Agenda
City of Cocoa
Planning & Zoning Board / Local Planning Agency Regular Meeting

June 4, 2025
6:00 PM
65 Stone Street, Cocoa, FL 32922

I. Opening Matters:

1. Call to Order
2. Pledge of Allegiance
3. Roll Call

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of June 4, 2025.
2. Minutes: Regular Meeting of May 7, 2025.

III. Old Business:

IV. New Business:

1. PZ 25-00500002 VISIONING FOUR CORNERS OVERLAY COMPREHENSIVE PLAN TEXT AMENDMENT ORD 01-2025

Consideration of an Expedited State Review Comprehensive Plan Text Amendment to amend Figure FLU-1, Standards for Future Land Use Categories, to include the Commercial Parkway (C-P) zoning district within the Four Corners Overlay District, as an applicable zoning district in the Mixed-Use (MU) Future Land Use Designation.

2. PZ 25-02000002 LDR AMENDMENT CREATING FOUR CORNERS OVERLAY DISTRICT ORD 02-2025

Consideration of a Land Development Code Text Amendment Appendix A, Article XI Code of Ordinances of the City of Cocoa creating Section 23, Four Corners Overlay District, establishing permitted, special exception, and prohibited uses; providing for performance standards, including setbacks, parking, landscaping, and signage requirements; establishing building design standards; establishing the boundaries of the Four Corners Overlay District.

3. PZ 25-02000001 ALCOHOLIC BEVERAGE ORDINANCE AMENDMENT
ORD 04-2025

Consideration of an Ordinance of the City Council of the City of Cocoa, Brevard County, Florida; amending the Zoning Ordinance of the City of Cocoa, relating to regulation of alcoholic beverages; imposing separation requirements for liquor stores and package stores from certain other uses; imposing separation requirements between locations for on-premise consumption of alcohol and public parks and playgrounds; updating the Zoning Ordinance to be consistent with state law regarding separation requirements between schools and locations for on-premise consumption of alcohol; amending the method of measuring separation for purposes of alcoholic beverage regulations; amending certain definitions to clarify the application of the alcoholic beverage regulations; modifying the regulations pertaining to alcoholic beverage sales as an accessory use; amending the list of permitted and special exception uses in the General Commercial district (C-G) relating to alcoholic beverages.

V. Tree Board:

VI. Open Discussion:

VII. Other Business:

VIII. Next Meeting Date: Wednesday, July 9, 2025, at 65 Stone Street in Cocoa, FL

IX. 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: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov.

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://www.cocoafl.gov/291/20338/City-Meetings Documents pertaining to the above may also be inspected at the Planning & Zoning Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8535.

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.

PLANNING & ZONING AGENDA ITEM

Memo Date:	04/30/2025
Agenda Date:	6/4/2025
Prepared By:	Breanna Earley, Assistant City Clerk
Through:	Jennifer Webster, Senior Planner
Requested Action:	Request Board Approval of the Short Agenda for the Regular Meeting on June 4, 2025, either as written or with amendments.

BACKGROUND:
Board Members approve the agenda at the beginning of the meeting.

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
Budgeted? N/A

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
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PLANNING & ZONING AGENDA ITEM

Memo Date:	04/30/2025
Agenda Date:	6/4/2025
Prepared By:	Breanna Earley, Assistant City Clerk
Through:	Jennifer Webster, Senior Planner
Requested Action:	Request Board approval of the Minutes from the Planning & Zoning May 7, 2025 Regular Meeting, either as written or with amendments.

BACKGROUND:
Board members approve the minutes at the beginning of the meeting.

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
Budgeted? N/A

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
Request Board approval of the Minutes from the Planning & Zoning May 7, 2025 Regular Meeting, either as written or with amendments.

MINUTES
CITY OF COCOA
PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY
REGULAR MEETING
May 7, 2025

A Regular meeting of the Planning & Zoning Board Local Planning Agency was held on May 7, 2025, at City Hall, 65 Stone Street, Cocoa, FL, as publicly noted.

I. CALL TO ORDER:

Chairperson Park called the meeting to order at 6:00PM.

ROLL CALL:

Wesley Park	Chairperson
Todd Anderson	Vice Chairperson
Ron Chabot	Board Member
Tamisha Findlay	Board Member
Aleck Greenwood	Board Member
Victoria Jones	Board Member
Katherine Stewart	Board Member
Marcus Wheeler	Board Member
Russel Sengel	Board Member
Keith Wall	Alternate Board Member
Joseph Bachand	2nd Alternate
Kristin Eick	City Attorney

PRESENT:

Wesley Park	Chairperson
Todd Anderson	Vice Chairperson
Ron Chabot	Board Member
Tamisha Findlay	Board Member
Aleck Greenwood	Board Member
Marcus Wheeler	Board Member
Russell Sengel	Board Member
Kristin Eick	City Attorney

ABSENT:

Victoria Jones	Board Member
Katherine Stewart	Board Member
Keith Wall	1st Alternate
Joseph Bachand	2nd Alternate

STAFF PRESENT:

Breanna Earley, Recording Secretary; Jennifer Webster, City Planner; Luci Ribero, City Planner; Stockton Whitten, City Manager.

Chairperson Park led the assembly in the Pledge of Allegiance.

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of May 7, 2025

* **MOTION BY BOARD MEMBER WHEELER; SECONDED BY BOARD MEMBER SENGEL TO APPROVE THE MAY 7, 2025, REGULAR MEETING AGENDA AS WRITTEN.**

AYES: PARK, ANDERSON, CHABOT, FINDLAY, GREENWOOD, SENGEL, WHEELER

MOTION PASSED UNANIMOUSLY (7-0)

2. MINUTES: Regular Meeting of April 2, 2025

* **MOTION BY VICECHAIR ANDERSON; SECONDED BY BOARD MEMBER FINDLAY TO APPROVE THE APRIL 2, 2025, REGULAR MEETING MINUTES AS WRITTEN.**

AYES: PARK, ANDERSON, CHABOT, FINDLAY, GREENWOOD, SENGEL, WHEELER

MOTION PASSED UNANIMOUSLY (7-0)

III. OLD BUSINESS:

IV. NEW BUSINESS:

1. **PZ 25-00500002 LARGE SCALE COMPREHENSIVE PLAN TEXT AMENDMENT ORD 01-2025**

Consideration of an Expedited State Review Comprehensive Plan Text Amendment to amend Figure FLU-1, Standards for Future Land Use Categories, to include the Commercial Parkway (C-P) zoning district within the Four Corners Overlay District, as an applicable zoning district in the Mixed-Use (MU) Future Land Use Designation. **Postponed until next meeting.**

2. **PZ 25-02000002 LAND DEVELOPMENT REGULATIONS AMENDMENT ORD 02-2025**

Consideration of a Land Development Code Text Amendment Appendix A, Article XI Code of Ordinances of the City of Cocoa creating Section 23, Four Corners Overlay District, establishing permitted, special exception, and prohibited uses; providing for performance standards, including setbacks, parking, landscaping, and signage requirements; establishing building design standards; establishing the boundaries of the Four Corners Overlay District. **Postponed until next meeting.**

* **MOTION BY CHAIR PARK; SECONDED BY BOARD MEMBER WHEELER TO POSTPONE THE 2 NEW BUSINESS ITEMS UNTIL THE JUNE 2, 2025 MEETING.**

AYES: PARK, ANDERSON, CHABOT, FINDLAY, GREENWOOD, SENGEL, WHEELER

MOTION PASSED UNANIMOUSLY (7-0)

3. **PZ 24-07000006 PLUCKEBAUM PLANNED UNIT DEVELOPMENT (PRELIMINARY)**

Consideration of a Preliminary Planned Unit Development (PUD) consistent with Appendix A, Zoning, Article XI, Section 17, for a 230 single-family residential subdivision on +/- 76.21 acres of property located at the northwest corner of Pluckebaum Road and Clearlake Road in the City of Cocoa.

Jennifer Webster, City Planner, introduced Alexis Crespo from RVi Consulting.

Ms. Crespo presented a PowerPoint about the Pluckebaum Planned Unit Development.[1]

Board Member Greenwood spoke about the site plan provided to the Board being different from the presentation. In response, Ms. Crespo provided clarification.

Board Member Wheeler asked for clarification on the term “exotic vegetation”.

Board Member Wheeler asked about the flood water mitigation. He asked if there would be a lift station. In response, Ms. Crespo shared additional information.

Board Member Greenwood asked about the percentage of areas being designated for onsite water retention.

Ana Saunders, LJA Engineering, spoke about the water elevation and stormwater system.

Board Member Sengel asked about the ownership of homes.

[1] Exhibit 1: Proposed Pluckebaum Planned Unit Development PowerPoint

In response, Ms. Saunders stated they would be for sale.

Board Member Sengel asked about a red area on the conceptual plan. In response, Ms. Saunders stated they had a plan to enhance the area.

Board Member Sengel asked if there would be lakes to manage storm water.

Ms. Saunders stated there would be 12ft detention ponds. She spoke about creating pedestrian walking trails as well as a floating dock and fish being added to the lake.

Board Member Sengel asked about amenities for children living within the development.

Ms. Saunders stated there would be an open-air cabana with restrooms and a tot-lot.

Board Member Sengel asked about the sidewalk on Clearlake. In response, Ms. Saunders stated it's going to connect to the existing sidewalk at Lakeside Palms.

Board Member Sengel asked about the square footage of the homes.

Ms. Saunders stated they would investigate it, but that it does meet code requirements.

Board Member Greenwood asked if they would be wood or combination homes. In response, David Canfield, Lennar, stated they are combination homes.

Board Member Greenwood asked about the trees in the area.

Ms. Saunders spoke about Lennar's robust planting system and what is being proposed.

Board Member Wheeler asked about the exterior siding.

Chairperson Park asked who owns Pluckebaum Road.

City Manger Whitten stated it is owned by the County.

Ms. Saunders thanked City staff for their work and acknowledged staff's conditions.

* **MOTION BY BOARD MEMBER GREENWOOD; SECONDED BY BOARD MEMBER ANDERSON TO APPROVE THE PROJECT AT THE STAGE IT IS CURRENTLY AT WITH THE STAFF CONDITIONS.**

AYES: PARK, ANDERSON, CHABOT, FINDLAY, GREENWOOD, SENGEL, WHEELER

MOTION PASSED UNANIMOUSLY (7-0)

V. TREE BOARD:

Board Member Greenwood shared an article about a homeowner receiving a fine for illegally removing a tree on their property.

City Attorney Eick spoke about penalties in the City's Code for unauthorized removal of trees.

Board Member Chabot spoke about a neighbor asking him about a property.

Further discussion was held on the property.

City Attorney Eick spoke about disclosing conversations with ex-parte.

VI. OPEN DISCUSSION:

Board Member Chabot reminded everyone to use a microphone. He also spoke about not having agendas being printed.

Board Member Wheeler spoke about the agenda sizes.

City Attorney Eick spoke about the documents given to the Board Members.

Board Member Wheeler inquired about being given time to look at and review documents.

Board Member Greenwood asked about postponing items.

City Attorney Eick provided clarification to all questions.

VII. OTHER BUSINESS:

VIII. NEXT MEETING DATE:

The next scheduled meeting for the Planning and Zoning Board will be held on Wednesday, May 7, 2025, at 6 pm in Cocoa City Hall, 65 Stone St, Cocoa, FL 32922.

VIII. ADJOURNMENT:

* **MOTION BY BOARD MEMBER CHABOT; SECONDED BY BOARD MEMBER FINDLAY TO ADJOURN THE MEETING.**

AYES: PARK, ANDERSON, CHABOT, FINDLAY, GREENWOOD, SENGEL, WHEELER

MOTION PASSED UNANIMOUSLY (7-0)

MEETING ADJOURNED AT 6:50 PM.

_____
Wesley Park, Chairperson

Respectfully Submitted By:

_____
Breanna Earley, Recording Secretary

PLANNING & ZONING AGENDA ITEM

Memo Date:	05/23/2025
Agenda Date:	6/4/2025
Prepared By:	Alexis Crespo, Planning Consultant, RVi
Through:	Stockton Whitten, City Manager
Requested Action:	Consideration of an Expedited State Review Comprehensive Plan Text Amendment to amend Figure FLU-1, Standards for Future Land Use Categories, to include the Commercial Parkway (C-P) zoning district within the Four Corners Overlay District, as an applicable zoning district in the Mixed-Use (MU) Future Land Use Designation.

BACKGROUND:

The Cocoa Planning and Zoning Board is requested to review a city-initiated amendment to the City's Comprehensive Plan to accommodate the creation of a new overlay district, called the Four Corners Overlay District, and ensure that it is compatible with the Mixed-Use Future Land Use category for the properties within the proposed Four Corners District, which are all generally located at the intersection of SR 520 and US Hwy1, as shown in the Location Map (Exhibit A). In addition, the proposed amendment corrects an inconsistency that currently exists between the affected properties' zoning district, Commercial Parkway (C-P), and the Mixed-Use Future Land Use category without altering the underlying zoning of the properties.

In the fall of 2023, City staff identified a number of parcels located along SR 520 and US Hwy1 that have incompatible zoning districts and future land use categories. This situation creates a consistency issue with the Comprehensive Plan and impacts property development opportunities. Specifically, in the Four Corners area located at the intersection of SR 520 and US Hwy1, the existing Commercial Parkway (C-P) zoning of the properties is not an applicable zoning district in the Mixed-Use Future Land Use category. In addition, it was found that the available zoning districts that were consistent with the underlying Mixed-Use Future Land Use (FLU) category were either not appropriate for the Four Corners properties or were not structured in a manner to support the goals and objectives of the Mixed-Use FLU category. Staff also recognized that the Four Corners properties are located in the Cocoa Community Redevelopment Area and subject to the Cocoa Community Redevelopment Plan, which calls for a long-range strategy to utilize the Four Corners properties as key gateways into the City of Cocoa and, specifically, the historic Cocoa Village, by promoting high quality development, architecture and wayfinding at the entrance to the City's downtown. The existing available zoning districts again were not suited to achieve these goals.

Given the scope of the impacted area, generally described as the intersection of SR 520 and US Hwy 1, and more clearly shown in the attached maps, City staff requested that RVi Planning + Landscape Architecture review the impacted corridor and provide strategic solutions in how to address the inconsistency issues. RVi created a scope that

consisted of five (5) stages:

City Kickoff and Strategy
Community Outreach
Gateway Corridor Land Development Code (LDC) Amendments
Zoning and Future Land Use Compatibility Strategy
Public Hearings

The first stage of the project consisted of the City Kickoff and development of initial strategies for the study area as well as planning for Community Outreach. Upon completion of that stage, it was determined that the initial study area would be limited to the “Four Corners”, which is generally described as the parcels at the intersection of SR 520 and US Hwy 1. The community outreach meeting was held on Monday, June 17, 2024, at the Dr. Joe Lee Smith Recreation Center. A virtual option was provided to attendees as well.

In order to maximize community involvement, 1,800+/- public notice letters were sent two (2) weeks before the meeting. This notice was sent to parcels within both the Cocoa and Diamond Square CRAs.

City staff also created and published a Community Visioning Workshop flyer that was posted on the City’s website and created a Facebook event on the City Facebook page promoting the Workshop. The flyer was also included Cocoa’s 3rd Quarter 2024 FYI Printed Newsletter that gets mailed to every resident and business owner in Cocoa.

Approximately 100 residents and interested parties attended the Community Workshop in-person, and approximately 2 dozen attended online. A full team from RVi was present, as well as representatives from FDOT and the Space Coast Transportation Planning Organization (TPO). The City of Cocoa Mayor and Councilmembers, along with the City Manager and staff were also present.

RVi covered a detailed presentation that included background of the project, an overview of the City’s LDC and Comprehensive Plan and how they impact the Four Corners, an existing conditions analysis, and design considerations in order to meet the intent of the City’s adopted Comprehensive Plan. Breakout sessions were held with those in attendance in order to gather feedback on ideas and solutions for Streetscape, Land Use, Mobility, and Urban Design.

A variety of written and verbal feedback was provided relating to land use, built form/architecture and mobility/access that was incorporated into this amendment and the companion Land Development Code Amendment.

As a result of the feedback from the Community Meetings, RVi and staff recommend the following:

Prepare a Land Development Code Amendment to create the Four Corners Overlay

District addressing the land use regulations and design standard objectives obtained from the community outreach process.
Update the Comprehensive Plan to include Commercial Parkway Zoning District within the Four Corners Overlay District, as an applicable zoning district within the Mixed-Use Future Land Use category, in Figure FLU-1.

On Monday, August 5, 2024, and Monday, August 19, 2024, RVi presented the outcomes of the Community Workshop to the Cocoa CRA, and Diamond Square CRAs, respectively. No additional public input was received, and the questions received from the CRA were generally related to the implementation of potential code changes, uses, timing, and intergovernmental coordination of pedestrian improvements.

The above served as the data and analysis to move forward with the preparation of the Comprehensive Plan Amendment and LDC Amendment relating to the Four Corners Overlay District (FCOD), as well as the City's prior visioning documents, including the Mixed-Use Future Land Use and CRA Plan.

PROPOSED COMPREHENSIVE PLAN AMENDMENT:

The proposed Comprehensive Plan Amendment to support the FCOD project is straightforward in nature and is relatively limited in its scope.

The proposed amendment is limited to a text amendment to Figure FLU-1, Standards for Future Land Use Categories, in the Future Land Use Element. The amendment adds the Commercial Parkway (C-P) zoning district within the Four Corners Overlay District, as an applicable zoning district in the Mixed-Use (MU) Future Land Use category.

It is important to emphasize, the future land use category for the Four Corners Overlay District is not being modified and will remain Mixed Use. The modification simply serves to add the C-P district within the FCOD as an applicable zoning district in the Mixed Use Future Land Use category. In addition, this Comprehensive Plan amendment does not affect properties that are zoned C-P outside of the proposed FCOD with a Commercial Future Land Use category, as C-P is already an applicable zoning district in the Commercial Future Land Use category.

CONSISTENCY WITH COMPREHENSIVE PLAN:

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 the local Land Planning Agency and City Council:

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

Staff Finding: The purpose of allowing the C-P within the FCOD as a compatible zoning to the MU FLU is to create a more direct path to compliance on the existing properties

where the existing zoning is inconsistent with the Comprehensive Plan. By creating compliance, property owners are able to develop or redevelop their properties without requesting a FLU amendment, which has a positive impact on private project timelines and budgets. In addition, implementation of the goals and objectives of the Mixed Use Future Land Use category and the Cocoa Community Redevelopment Plan, envisioning the Four Corners properties as key gateways into the City of Cocoa and, specifically, the historic Cocoa Village, by promoting high quality development, architecture and wayfinding at the entrance to the City's downtown, is anticipated to provide an economic benefit to the community.

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

Staff Finding: The amendment does not modify allowable densities or intensities that are currently authorized by the Mixed Use FLU category. Thus, the amendment will not impact the service level of public facilities.

Furthermore, it is anticipated that by allowing the C-P zoning within the FCOD to occur within the MU FLU, construction of projects of a mixed-use nature will occur, which allows for coherent and economical use of the City's resources and infrastructure.

Applications to develop or redevelop property within the FCOD will be required to provide a LOS analysis regarding impacts to public infrastructure. In the event a shortfall is found, improvement requirements would be determined at that time.

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 is not anticipated to affect any natural or historical resources. As sites are developed/redeveloped, the developer will be required to provide all environmental and historical studies as required by the Land Development Code. It should also be noted that the implementation of the Mixed Use Future Land Use category through the creation of the FCOD is anticipated to assist in achieving environmental goals. Specifically, the intent of the Mixed Use Future Land Use category is to encourage compact mixed-use centers and reduce greenhouse gas emissions.

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 amendment will facilitate development opportunities with a mix of uses combining living, working, shopping and recreational activities, which is directly consistent with 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."

Additionally, the proposed amendment is consistent with the East Central Florida Comprehensive Regional Policy Plan, including specific policies encouraging mixed use development patterns along major corridors, particularly those served by transit.

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 amendment does not modify allowable densities or intensities that are currently authorized by the Mixed Use FLU category. Thus, the amendment will not impact the service level of public facilities, as noted in b. above.

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

Staff Finding: As noted, this text change will make an additional commercial zoning category compliant with the existing FLU category of MU, Mixed Use. This will not create a compatibility issue in surrounding neighborhoods or land uses, it will correct an existing incompatibility.

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 as part of mixed-use development patterns. It will also allow for pedestrian-friendly and compatible commercial uses proximate to housing.

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

Staff Finding: The proposed amendment is consistent with Policy 1.1.2.6 by including an appropriate implementing zoning district for lands designated in the Mixed Use future land use category within the FCOD. The implementing LDC amendment further reinforces the intent of this policy via expanded and context-appropriate land uses, site design standards and architectural standards.

The amendment is consistent with Objective 1.1.4 and its policies by encouraging redevelopment, promoting increased vitality through proposed land development regulations, encouraging infill development, requiring interconnectivity between sites, and ensuring pedestrian-scale site and building design.

The amendment is consistent with Goal 1.2 and its supporting objectives and policies by implementing smart growth principles via the establishment of the FCOD, which creates standards to ensure an appropriate mix of uses, integrated site design, walkability, enhanced urban design standards relating to both building design and placement, and landscaping.

The amendment will address an inconsistency between the LDC and Comprehensive Plan, which will satisfy Policies 1.1.10.8 and 1.1.10.11.

RECOMMENDED MOTION:
Staff recommends that the Planning & Zoning Board recommend to City Council APPROVAL TO TRANSMIT the proposed amendment.

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
Consideration of an Expedited State Review Comprehensive Plan Text Amendment to amend Figure FLU-1, Standards for Future Land Use Categories, to include the Commercial Parkway (C-P) zoning district within the Four Corners Overlay District, as an applicable zoning district in the Mixed-Use (MU) Future Land Use Designation.

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Jennifer Webster, Planning & Zoning Dept.
Attn: Accounting Division
City Of Cocoa (Te)
65 Stone St
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

05/20/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/20/2025

Legal Clerk

Notary, State of WI, County of Brown

4-6-27
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DENISE ROBERTS
Notary Public
State of Wisconsin

CITY OF COCOA
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT

THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AND THE COCOA CITY COUNCIL

PROPOSE TO CONSIDER THE FOLLOWING:

LARGE SCALE COMPREHENSIVE PLAN TEXT AMENDMENT | ORD 01-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, ADOPTING A LARGE SCALE COMPREHENSIVE PLAN TEXT AMENDMENT; AMENDING FIGURE FLU-1 SET FORTH IN THE FUTURE LAND USE ELEMENT TO PROVIDE THAT THE COMMERCIAL PARKWAY ZONING DISTRICT WITHIN THE FOUR CORNERS OVERLAY DISTRICT IS AN ALLOWABLE ZONING DISTRICT IN THE MIXED USE 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.

LAND DEVELOPMENT REGULATIONS AMENDMENT| ORD 02-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ZONING, ARTICLE XI OF THE CODE OF THE CITY OF COCOA, CREATING AND ADOPTING THE FOUR CORNERS OVERLAY DISTRICT; PROVIDING FOR ITS PURPOSE AND APPLICABILITY; ESTABLISHING PERMITTED, SPECIAL EXCEPTION, AND PROHIBITED USES; PROVIDING FOR PERFORMANCE STANDARDS, INCLUDING SETBACKS, PARKING, LANDSCAPING, AND SIGNAGE REQUIREMENTS; ESTABLISHING BUILDING DESIGN STANDARDS; ESTABLISHING THE BOUNDARIES OF THE FOUR CORNERS OVERLAY DISTRICT, PARTICULARLY DEPICTED AND DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

CONSISTING OF THE FOLLOWING TAX ID NUMBERS:

24 3633-31-C-1,24 3633-32-*-3,24 3633-30-*-14,24 3633-00-251,24 3633-01-*-51,24 3633-00-289,24 3633-30-*-15,24 3633-30-*-8,24 3633-31-A-5,24 3633-31-C-2,24 3633-30-*-21.03,24 3633-30-*-21.04,24 3633-00-253,24 3633-31-*-R.4,24 3633-31-*-R.3,24 3633-31-*-R.5,24 3633-31-*-R.1,24 3633-31-*-R.2,24 3633-32-*-9,24 3633-00-288,24 3633-32-*-7,24 3633-31-D-11,24 3633-31-D-12,24 3633-31-D-13, 24 3633-00-258



AND THE FOLLOWING:

ALCOHOLIC BEVERAGE ORDINANCE AMENDMENT| ORD 04-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING ORDINANCE OF THE CITY OF COCOA, RELATING TO REGULATION OF ALCOHOLIC BEVERAGES; IMPOSING SEPARATION REQUIREMENTS FOR LIQUOR STORES AND PACKAGE STORES FROM CERTAIN OTHER USES; IMPOSING SEPARATION REQUIREMENTS BETWEEN LOCATIONS FOR ON-PREMISE CONSUMPTION OF ALCOHOL AND PUBLIC PARKS AND PLAYGROUNDS; UPDATING THE ZONING ORDINANCE TO BE CONSISTENT WITH STATE LAW REGARDING SEPARATION REQUIREMENTS BETWEEN SCHOOLS AND LOCATIONS FOR ON-PREMISE CONSUMPTION OF ALCOHOL; AMENDING THE METHOD OF MEASURING SEPARATION FOR PURPOSES OF ALCOHOLIC BEVERAGE REGULATIONS; AMENDING CERTAIN DEFINITIONS TO CLARIFY THE APPLICATION OF THE ALCOHOLIC BEVERAGE REGULATIONS; MODIFYING THE REGULATIONS PERTAINING TO ALCOHOLIC BEVERAGE SALES AS AN ACCESSORY USE; AMENDING THE LIST OF PERMITTED AND SPECIAL EXCEPTION USES IN THE GENERAL COMMERCIAL DISTRICT (C-G) RELATING TO ALCOHOLIC BEVERAGES; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY PUBLIC HEARING WILL BE HELD ON

June 4, 2025

CITY COUNCIL PUBLIC HEARING WILL BE HELD ON

July 8, 2025

ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON THEREAFTER IN THE COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FL

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, Monica Arsenault, at least 48 hours prior to the meeting by telephone at (321) 433-8484 or via email at marsenault@cocoafl.org.

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, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

The public may inspect the agenda items, ordinances, and supporting documents at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451, or on the City's website at the following link prior to the meeting: https://www.cocoafl.gov/291/20338/City-Meetings

Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org.

Viewing In Real Time. Interested persons may view and listen to the hearings live at the following internet address. https://www.cocoafl.gov/291/20338/City-Meetings The City is not responsible for technical difficulties that may occur while viewing or listening online.

FOUR CORNERS OVERLAY DISTRICT

DATA & ANALYSIS

CP ZONING DISTRICT

Sec. 14. District and intent—C-P, Commercial Parkway District.

The provisions of this district are intended to apply to areas located adjacent to a main highway approach to the city. The types of uses permitted and restrictions are intended to serve the needs of the motorist and provide an amenable impression of the city. Large lot sizes and other restrictions are intended to minimize frequent ingress and egress to the highway from abutting uses, thereby allowing the thoroughfare to serve its primary function of carrying an uninterrupted flow of traffic.

(A) PRINCIPAL USES AND STRUCTURES. The following uses and structures are permitted for any use of group of uses that are developed, either separately, or as a unit with certain site improvements shared in common:

(1) Retail stores, sales and display rooms, including places in which goods are produced and sold at retail on premises.

(2) Personal service establishments such as florist shops, barber and beauty shops, laundry and dry cleaning pickup stations, tailor shops, and similar uses.

(3) Professional offices, studios, clinics, laboratories, general offices, business schools and similar uses, eating and drinking establishments.

(4) Commercial recreation such as theatres, driving ranges, bowling alleys, and similar uses except drive-in theatres (enclosed structures shall be air conditioned).

(5) Research, design and development activities and accessory laboratories:

a. Where the use does not involve:

1) Operation of heavy machinery or equipment, or

2) Creation of noise, fumes, dirt, or

3) Damage to or interference with other properties.

b. Where all work is done within the building.

c. Where no product is manufactured except purely incidental results of such research, design and development activities for the purpose of these activities only and not for sale.

(6) Hotels and motels except there shall be no more than fifty (50) units per gross residential acre:

a. Minimum living area per dwelling unit shall be three hundred (300) square feet.

(7) Plant nurseries and greenhouses, providing that no outside display of merchandise shall be contained in the required setbacks.

(8) Retail stores using outside display areas providing the following provisions are met:

a. The area outside shall not exceed in size one-third (⅓) the enclosed area of the principal structure.

b. The outside display area shall be surfaced with concrete or asphalt or other suitable materials.

c. The outside display area may be open along the front of the lot but shall be effectively screened on the sides in order to avoid any deleterious effect on adjacent properties.

d. The outside display areas shall be considered the same as the floor area for the purpose of calculating off-street parking requirements.

(9) Public and private clubs and lodges.

(10) Package store, beer and wine.

(11) Retail automotive gasoline/fuel sales as an accessory use to convenience stores, subject to the following provisions:

a. Access: Convenience stores selling gasoline/fuel shall be located on arterial roadways or on corner lots at intersections of collector roads or roads of higher functional classification (as identified in the City of Cocoa Comprehensive Plan). No driveway or point of access shall be permitted within one hundred (100) feet of an intersection of collector roads or roads of higher functional classification.

b. Minimum street frontage: One hundred fifty (150) feet on each abutting street.

c. Location of facilities: Gasoline/fuel pumps and other service island equipment shall be set back at least twenty (20) feet from all property lines, fifteen (15) feet from any building, and one hundred (100) feet from the nearest residentially zoned land. In addition, pumps and other service island equipment shall not interfere with the safe and orderly movement of traffic in parking and other vehicular use areas.

d. Tank storage: Underground storage is required for all receptacles for combustible materials in excess of two hundred (200) gallons.

(12) Gym and fitness facilities.

(B) ACCESSORY USES AND STRUCTURES.

(1) Customary accessory uses clearly incidental and subordinate to the principal use, and in keeping with the highway approach character of the district.

(C) SPECIAL EXCEPTIONS.

(1) Multiple-family dwellings as regulated by section 6, RU-2-25 Multiple-Family District.

(2) New and used automotive vehicles, agricultural equipment, major recreational equipment and mobile home sales or rentals with accessory uses; subject to design standards provided in appendix A, article XIII, section 28, of the City Code.

(3) Veterinary hospitals and clinics providing that the following conditions are met:

a. All areas used for boarding or temporary housing of animals shall be completely enclosed unless appropriate safeguards are constructed to control objectionable odors and/or noises, as determined by the board of adjustment.

b. Any area used for boarding or temporary housing of animals shall be buffered from all adjacent properties by a visual and aural screen, meeting the specifications of article XIII, section 5, Supplementary District Regulations, and any other conditions required by the board of adjustment.

(4) Service stations as regulated in section 12, C-2, C-G General Commercial District.

(5) Sewer lift stations.

(6) Churches, rectories, parish houses, temples, synagogues, and associated buildings, including educational and recreational facilities.

(7) Mortuaries and funeral homes.

(8) Security mobile home or facility located upon public or private property.

(9) A bar or lounge without a package store providing there is a total net floor area of three thousand five hundred (3,500) square feet.

(10) Television dish receivers and antennae as regulated by article XIII, section 21, Television dish receivers and antennae.

(11) Electronic communication/transmission facilities and exchanges.

(12) Telecommunication towers and antennas, pursuant to article XIII, section 26.

(D) PROHIBITED USES AND STRUCTURES.

(1) Residential uses except those specifically or provisionally permitted herein.

(2) Outdoor sales and/or display except those specifically or provisionally allowed herein.

(3) Manufacturing activities, transportation, terminals, storage, warehousing and other activities of a similar nature.

(4) Any other use not specifically or provisionally permitted herein.

(E) BULK REGULATIONS.

Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Lot Coverage	Minimum Floor Area	Maximum Height
10,000 sq. ft.	100 ft.	100 ft.	40%	300 sq. ft.	45 ft.

(F) MINIMUM YARD REQUIREMENTS.

Front setback—Thirty (30) feet.

Side interior lot setback—Ten (10) feet.

Side corner lot setback—Twenty (20) feet.

Rear setback—Fifteen (15) feet, ten (10) feet when abutting an alley.

(G) BUFFER REQUIREMENTS. In addition to the bulk and yard requirements as set forth herein, all development in the C-P District shall be subject to the buffer requirements imposed by article XIII, section 3(C).

(Ord. No. 1618-3, § 3; Ord. No. 1618-11, § 3, 5-10-77; Ord. No. 1-78, § 4, 1-10-78; Ord. No. 2-79, §§ 4, 9, 3-6-79; Ord. No. 26-82, § 1, 5-25-82; Ord. No. 3-85, § 20, 1-8-85; Ord. No. 4-85, § 21, 2-12-85; Ord. No. 2-88, § 6, 2-9-88; Ord. No. 7-88, § 7, 3-8-88; Ord. No. 2-03, § 2, 7-22-03; Ord. No. 08-2008, § 2, 4-22-2008; Ord. No. 02-2023, § 2, 5-23-2023)

MIXED USE FUTURE LAND USE CATEGORY

ORDINANCE NO. 14-2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, ADOPTING A LARGE SCALE COMPREHENSIVE PLAN TEXT AMENDMENT; AMENDING A POLICY IN THE FUTURE LAND USE ELEMENT RELATED TO THE MIXED-USE FUTURE LAND USE CATEGORY, ESTABLISHING THE AUTHORIZED USES PERMITTED ON THE GROUND FLOOR OF A MIXED USE BUILDING, SUCH MIXED-USE BUILDINGS BEING ELIGIBLE FOR RESIDENTIAL DENSITY BONUSES GENERALLY OF AN ADDITIONAL FIVE (5) DWELLING UNITS PER ACRE FOR VERTICAL MIXED-USE BUILDINGS AND UP TO 125 DWELLING UNITS PER ACRE FOR VERTICAL MIXED-USE PROJECTS IN THE VERY LIMITED GEOGRAPHICAL AREA IDENTIFIED IN POLICY 1.1.2.6 OF THE COMPREHENSIVE PLAN AND REQUIRING A DEVELOPMENT AGREEMENT BY THE CITY COUNCIL UNDER CERTAIN TERMS AND CONDITIONS DEEMED NECESSARY AND ACCEPTABLE TO THE CITY COUNCIL; 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 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, in 2010, the City Council created a new future land use category, Mixed-Use (MU), which was intended to provide a mixture of residential, commercial, office, recreational, and institutional uses along the major transportation corridors in the City, such as SR 520 and US1, and in the Cocoa Village; and

WHEREAS, the adoption of the Mixed-Use future land use category was intended to strengthen support of redevelopment activities and place a stronger emphasis on quality, integrated development incorporating "smart growth" principles that would lead to compact development as opposed to conventional development standards and reduce urban sprawl; and

WHEREAS, the Mixed-Use future land use category was also intended to promote energy efficient land use patterns and assist in the reduction of greenhouse gas emissions by encouraging such integrated and compact development; and

WHEREAS, to encourage the compact, walkable, energy-efficient land development within the Mixed-Use future land use category, the Comprehensive Plan policies for such Mixed-Use category authorized a density bonus of up to five (5) dwelling units per acre, in addition to the twenty-five (25) dwelling unit per acre generally authorized, for vertical mixed use buildings; and

WHEREAS, Policy 1.1.2.6 of the City's Comprehensive Plan, further establishing the intent of the Mixed-Use future land use category, provides that mixed use buildings within a single development will be "highly encouraged" in this category; and

WHEREAS, for a mixed-use building in the Mixed-Use future land use category, "only retail sales, offices and services and restaurants" are currently permitted on the ground floor; and

WHEREAS, attracting a limited number of new large, vertical mixed-use projects to certain limited areas within the Cocoa Village is consistent with the City's and the Cocoa Community Redevelopment Agency's redevelopment plans and will help ensure the long-term viability and vibrancy of the Cocoa Village as a distinct, attractive, and safe place to live, work, and visit; and

WHEREAS, consequently, the City Council previously adopted via Ordinances 07-2022 and 17-2023 amendments to Policy 1.1.2.6 to authorize up to 125 dwelling units per acre for certain very limited geographic areas in the Cocoa Waterfront Overlay District ("CWOD"), subject to approval of a development agreement in the discretion of the City Council after consideration of a number of factors, including but not limited to, economic and social benefits to the City and Community Redevelopment Agency, aesthetic quality and character, architectural design, and physical and visual scale; compatibility and harmony with the special and distinctive character of the Cocoa Village, including the South End Subdistrict, if applicable, and waterfront district; impact upon public facilities; and adequacy of on-site parking and impact of off-site parking; and

WHEREAS, the City Council desires to provide additional flexibility related to uses permitted on the ground floor of vertical mixed-use buildings eligible for density bonuses under the Comprehensive Plan to encourage the development of such buildings to fulfill the goals and objectives of the Mixed-Use future land use category; and

WHEREAS, revising the requirement that ground floor uses must consist entirely of retail sales, offices, services, and restaurants reflects the fact that market conditions may not support such commercial uses on every street frontage of a proposed mixed-use building; and

WHEREAS, providing for such flexibility may stimulate the development of mixed use buildings in the City of Cocoa while still ensuring that commercial uses are integrated into such buildings to create compact, walkable, and energy-efficient development that will benefit the citizens of the City of Cocoa; and

WHEREAS, allowing the construction of high-density residential mixed-use projects within the urban core of the Mixed-Use future land use area also provides for the economical use of City resources and infrastructure and provides opportunities for significant work, live, and recreation options that will allow residents to reduce their automobile dependence and live a more sustainable lifestyle; and

WHEREAS, the City Council finds that this Ordinance serves a legitimate government interest related to implementing the goals and objectives set forth in the Cocoa Waterfront Master Plan, Agency Redevelopment Plan, and promoting catalyst redevelopment opportunities that will improve the social and economic interests of the City of Cocoa; and

WHEREAS, the City Council of the City of Cocoa hereby finds this Ordinance is in the best interest 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.

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

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 the adoption of this Ordinance):

* * *

I - FUTURE LAND USE ELEMENT

* * *

FIGURE FLU-1
STANDARD FOR FUTURE LAND USE CATEGORIES

* * *

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

	Commercial	Neighborhood Commercial	Regional Activity Center	Industrial	Open Space Recreational	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	1 lane arterial that intersects 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, C-R, P-S, PUD, R-P, UMD
Maximum Impervious Surface Ratio	0.90	0.80	0.95	0.75	0.25	0.65	0.95 1.0 in CBD

NOTES FOR FIGURE FLU-1:

1. Maximum density may be increased up to 12 due/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.
3. Maximum FAR in the Cocoa RDA is 2.0 and a bonus may permit up to an additional 2.5 FAR in the Central Business District outside the Cocoa Village Overlay sub-district. An additional 25 units per acre may be achieved in certain areas within the Cocoa RDA.
4. Four (4) acre maximum land area for new Neighborhood Commercial and one (1) acre maximum site land area.
5. Minimum land area of 50 acres and minimum cumulative gross floor area of 500,000 sq. ft. for all structures.
6. Commercial uses that are complementary to and support industrial development and operations.
7. Maximum residential density shall be 25 du/acre, except where reduced by the underlying zoning district regulations.
8. Residential uses shall be permitted only where allowed in the underlying zoning district.
9. Notwithstanding the base level maximum density stated in the above chart and Notes 2 & 3, the maximum density may be increased by the City Council for certain approved redevelopment projects on properties designated Cocoa Village and South End Subdistrict with a Commercial/Mixed Use Large (CL) building type on the Cocoa Waterfront Overlay District Regulating Plan pursuant to Policy 1.1.2.6.

* * *

Policy 1.1.2.6: Mixed-Use (MU).

(a). 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. The following criteria shall be used for determining appropriate locations for mixed-use land use areas.

A. Areas within a quarter mile walking distances of public transit stations, transitional areas between high and low intensity uses, and areas adjacent to major corridors within the City are appropriate for Mixed-Use category.

B. The land development regulations implementing this category shall encourage a compact and walkable environment to reduce vehicle miles of travel and encourage use of public transit.

C. Development within mixed-use shall be encouraged to follow Transit Oriented Design (TOD) principles.

D. Unified architectural and streetscape themes are encouraged for all developments within the Mixed-Use category.

E. Mixed use buildings within a single development will be highly encouraged in this category.

F. ~~For~~ Except as provided herein, for a vertical mixed-use building, density bonuses as provided in Figure FLU 1 and this Policy 1.1.2.6(b) shall only be permitted where at least 51% of the total building length of the ground floor street frontage is devoted to occupiable space for retail sales, offices and services available to the general public, and restaurants, or a combination thereof ~~are permitted on the ground floor~~. The total building length of the ground floor street frontage shall be measured by determining the length of the vertical, mixed use building on the ground floor on all street frontages up to a maximum of two (2) street frontages which shall be the two longest sides of the building with street frontage. For purposes of this Policy, pedestrian and vehicle driveways and ingress and egress corridors may be subtracted from the building length on each street prior to calculating the required percentage of the building length that must be devoted to the ground floor commercial uses on such street frontage. The required 51% of the total building length of the ground floor street frontage that is devoted to occupiable space for the ground floor commercial uses listed in this Policy may be distributed among street frontages as deemed most advantageous by the applicant, which may include locating the ground floor commercial uses entirely on one street. Non-commercial uses, uses otherwise permitted by the underlying zoning district, and parking to serve the vertical, mixed use building or the general public may occur on the remainder of the street frontage or within the interior of the building.

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 dwelling 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 or South End Subdistrict on the Cocoa Waterfront Overlay District Regulating Plan and located on real property designated (outlined) on the following map:

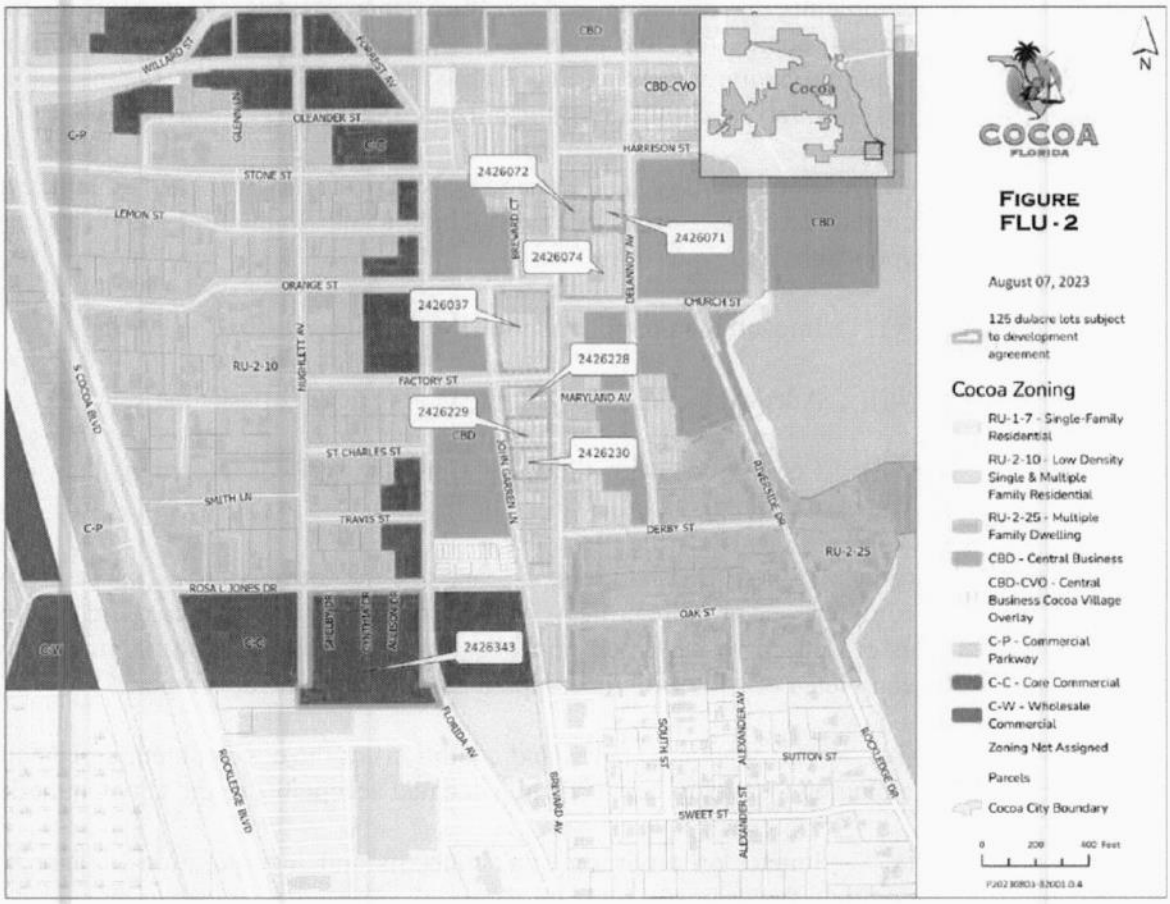


FIGURE FLU-2

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 a 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, including the South End Subdistrict, if applicable, and waterfront district;

(v). Impact upon public facilities;

(vi). Adequacy of on-site parking and impact of 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 the applicable land development regulations and comprehensive plan policies;

(xiii). Any other factors as may be deemed relevant by the City Council.

* * *

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.

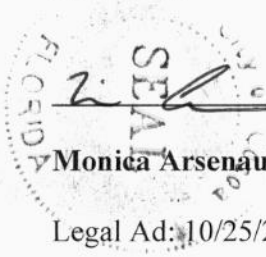
Section 8. Effective Date. The effective date of the Comprehensive Plan Amendment adopted by this Ordinance shall be thirty-one (31) days after the state land planning agency notifies the City that the plan amendment package is complete pursuant to section 163.3184(3)(c)(4.), Florida Statutes. If the 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 14th day of January, 2025.

Michael C. Blake

Michael C. Blake, Mayor

ATTEST:



Monica Arsenault, City Clerk

Legal Ad: 10/25/2024

LPA/P&Z: 11/06/2024

First Reading: 11/12/2024

Legal Ad: 01/02/2025

Second Reading: 01/14/2025

Effective Date: _____

2010 MIXED USE

FUTURE LAND USE CATEGORY

CITY OF COCOA
COMPREHENSIVE PLAN

DATA & ANALYSIS

October 2010

Prepared By:

LAND DESIGN INNOVATIONS
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CITY OF COCOA
COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

Data and Analysis

October 2010

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CHAPTER I
FUTURE LAND USE ELEMENT

A. INTRODUCTION

The purpose of the Future Land Use Element is to determine the future land use pattern that will best accommodate the City's projected population. The Future Land Use Element is dependent upon the goals, objectives and policies of all of the other elements in the comprehensive plan to minimize adverse impacts on natural resources and maintain essential facilities and services at desired levels to maintain the quality of life within the City.

The goals, objectives and policies established for this element, in conjunction with the City's land development regulations and other implementing mechanisms, will guide the distribution of growth to ensure that future patterns of land use are tailored to:

- Reduce sprawl, consistent with Rules 9J-5.006(3)(b) and 9J-5.011(2)(b)3, Florida Administrative Code (F.A.C.);
- Improve development efficiency by guiding development to existing growth areas where infrastructure systems are in place and where unit costs for public services and facilities are relatively low;
- Protect natural resources by guiding development away from wetlands and other natural resources; and
- Enhance community character by reinforcing existing development patterns and addressing compatibility issues.

This element consists of an inventory and analysis of existing land use, the projection of future land use needs, objectives and policies, and a future land use map series. The Future Land Use Map and associated policies will guide the review and permitting of new development through 2020. This element was developed and adopted pursuant to Chapter 163, Florida Statutes (F.S.), and as such will have significant legal standing. All existing development regulations are required to be consistent with this element and all other elements in the comprehensive plan.

1. Regional Setting

The City of Cocoa is located in Florida's Space Coast in Brevard County (see **Map I-1)**. Located on the west side of the Indian River Lagoon, the City is only 15 minutes from Port Canaveral and the Kennedy Space Center and 40 minutes from the Orlando International Airport. The City is bordered by the City of Rockledge on the south side and unincorporated Brevard County land on the west and north sides.

2. City Profile

According to the University of Florida's Bureau of Economic and Business Research (BEBR), the population of Cocoa was estimated at 16,825 as of April 1, 2009. Based on the City's GIS data, Cocoa contains approximately 8,443 acres or 14 square miles of total area within its jurisdictional limits. I-95, SR 520, SR 524, SR 528 and US 1 are the major roadways connecting Cocoa to other cities. Two four-lane high-rise bridges, the Indian River Bridge (SR 520) and the Merritt Island Bridge (SR 528), connect Cocoa to the islands on the east side, which contain Merritt Island and the Cities of Cocoa Beach and Cape Canaveral.

The City of Cocoa was incorporated in 1895[1]. The City suffered several setbacks in its history including the 1890 fire that destroyed the business district, the 1895 "Great Freeze" and the Great Depression in the 1930s. Following the development of the space industry in 1950s, the City experienced tremendous growth and its population quadrupled from 3,098 in 1940 to 12,244 in 1960 (Source: U.S. Census).

Due to its location near the Kennedy Space Center and the associated high-tech companies along the "Space Coast," the City contains a mix of land uses including residential, commercial and industrial. Historic Cocoa Village is a focal point of the community and is home to a number of buildings listed on the National Register of Historic Places.

According to the 2000 Census, the City of Cocoa population accounted for 3.4% of Brevard County's population at the time and ranked fifth in population among the fifteen cities in the county. The City has a high minority population and high poverty rate as compared to Brevard County. According to the 2000 Census, 32.3% of the population was black in Cocoa, compared to 8.4% in Brevard County. The poverty rate in Cocoa was 21.8%, compared to 9.5% in the county. Although the City has a high concentration of low income housing, an abundance of rental housing and a lack of homeownership opportunities, the City has many strengths and assets including its strategic location, downtown waterfront, revitalized historic Cocoa Village and opportunities for redevelopment.

B. EXISTING LAND USE DATA

1. Generalized Land Uses

The pattern and mix of existing land uses is indicative of the market forces and natural resource constraints that have shaped existing development and are likely to influence future growth. A detailed Existing Land Use Map, **Map I-2**, was developed depicting the land use patterns in the City as of 2009. **Table I-1** shows the current distribution of uses. The acreage of each existing land use category was calculated utilizing Brevard County Property Appraiser information and geographic information systems software.

The land use breakdown in the City in 2009 is 20.4% residential, 5.8% commercial, 7.8% industrial, 7.2% public, 0.8% recreation, 38.6% vacant and 5.8% conservation. The remaining 13.7% consists of water and roadway rights-of-way. The City does not have any agricultural land. **Map I-2** shows that the residential and public uses are spread throughout the City. The commercial uses are located in the downtown and along the major corridors including US 1, SR 520, SR 501 (Clearlake Road), SR 524 and Cox Road. Industrial uses are mainly concentrated on the north side of the City, just north of SR 528. Some industrial uses have also developed along Cox Road and along the railway line just north of SR 520. Vacant land, which comprises about 3,333 acres, is mostly concentrated on the west and central parts of the City.

2. Historic Resources

According to the Florida Master Site File (FMSF), maintained by the Florida Department of State, Division of Historical Resources, there are two historical structures within Cocoa that have been listed on the National Register of Historic Places (NRHP). The NRHP,

[1] http://www.cocoafl.org

maintained by National Parks Service, is the Nation's official list of cultural resources worthy of preservation. **Table I-2** contains the names of the structures.

The City conducted a cultural resource survey in 1991, which was funded by the State and identified several historical and archeological resources in the City. **Map I-3** shows the historical structures and archeological sites that were surveyed in the City of Cocoa.

The City has a local historic district known as Historic Cocoa Village, which is located in the downtown area between US 1 and Indian River Lagoon. The district is comprised of twenty historical buildings that have been renovated and offers a variety of antique shops, art galleries, boutiques and specialty stores.

In addition, Indian River Drive (CR 515) within the City of Cocoa is a part of the Indian River Lagoon Scenic Highway Corridor, which was designated as a Florida Scenic Highway by the Florida Department of Transportation (FDOT) in 2002. The scenic highway corridor is a 156-mile loop that begins at Canaveral National Seashore on the north, encompasses the heart of the Indian River Lagoon on the mainland and barrier island and ends at the Wabasso Causeway in the south. Activities along the scenic highway are coordinated with the Corridor Management Plan that ensures the preservation, protection, maintenance and enhancement of the corridor.

3. Natural Resources

Other than the water bodies, isolated wetlands and limited 100-year floodplain areas, there are few natural constraints to development in Cocoa. Environmental permitting requirements restrict development in pristine natural areas and preserve wildlife habitats.

a. Public Potable Waterwells and Wellhead Protection Areas

The City of Cocoa draws water from 38 wells: 34 wells drilled 400 to 600 feet into the Floridan aquifer and 14 wells drilled into the Intermediate Aquifer. In Brevard County, the aquifer generally contains brackish water; therefore, Cocoa located its well field in east Orange County. Because the wells are located outside the City limits, the City has not established any standards for wellhead protection. **Figure VII-3** in the Potable Water Element shows the location of existing potable water wells that serve the City.

b. Beaches and Estuarine System

The City is located on Florida's mainland along the Indian River Lagoon and does not have any actual beach area within its boundaries. The estuarine system in Cocoa is comprised primarily of the Indian River Lagoon. The Coastal Management Element analyzes this resource in detail.

c. Soils and Topography

The development potential of land is affected by the types of soils present. Soils that have poor load bearing features or drain poorly are more difficult and costly to develop. Other soils may not be suitable for certain types of development and septic tanks.

Soils in Cocoa are not a significant constrain for development, except for wetland soils. Any vacant land located in areas of wetland soils cannot be filled-in without a permit from the Florida Department of Environmental Protection (FDEP) or the Army Corps of Engineers. In addition, the City has established wetland regulations that ensure the protection and conservation of the wetlands from development impacts. The Conservation Element addresses the criteria and mitigation options of the new development and redevelopment impacts on the wetlands. Similarly, the topography of Cocoa does not represent a significant constraint for development because the majority of the City is characterized by gentle slopes that are developable without the need to drastically disturb the natural contours of the land. **Map XII-3** in the Conservation Element shows the major soil types found in the City.

d. Wetlands and Flood-Prone Areas

There are several areas within the City that lie within wetlands and floodplains. In addition, there are a few smaller scattered areas within the City typically associated with small lakes. The City requires all development to conform with the standards set forth by the United States Department of Housing and Urban Development (HUD) Flood Insurance Program and the St. Johns River Water Management District. **Map XII-1** and **Map XII-2** in the Conservation Element show the wetland and flood prone areas found in the City.

4. Adjacent Uses and Areas of Critical State Concern

Map I-4 depicts the land uses for all lands adjacent to the City of Cocoa. The map shows that the areas closest to the City limits to the west and south are mostly developed. Most of these areas are currently used for single-family residential, although commercial and industrial uses are also found along major transportation corridors. Currently, there are no Areas of Critical State Concern and no dredge spoil sites within the City limits.

5. Population Projections

Chapter 9J-5, F.A.C., requires that the "comprehensive plan be based on resident and seasonal population estimates and projections." According to the definition established by 9J-5, resident population refers to "inhabitants counted in the U.S. Bureau of the Census in the total population category." Seasonal population encompasses those "inhabitants who utilize, or may be expected to utilize, public facilities or services, but who are not residents. Seasonal population shall include tourists, migrant farm workers, and other short-term and long-term visitors." The total seasonal population combined with the total resident population represents the "total functional population."

Projected population figures determine future facility needs and land requirements and must be taken into consideration in preparing the Future Land Use Element. Population estimates and projections were prepared by Land Design Innovations, Inc. as part of the comprehensive plan and are shown in **Table I-3**. A description of the methodologies used to formulate the projections is found in the report titled "City of Cocoa Population Projections," please reference **Appendix B**.

According to the U.S. Census Bureau, the 2000 population for the City of Cocoa was 16,412 permanent residents. **Table I-3** shows that this population is expected to reach 29,173

permanent residents by the year 2020, 34,992 by 2025 and 42,311 by 2030. The projected average annual rate of population growth for the planning period is 3.21percent annually.

The seasonal component in Cocoa has been less significant than in most Florida communities. The existing number of seasonal residents in 2000 was estimated to be 834, which is approximately 5% of the total number of residents. By 2020, the number of seasonal residents is projected to increase to 1,482 citizens, based on maintaining the 5% average.

C. LAND USE ANALYSIS

1. Availability of Facilities and Services

This Section summarizes the availability of public facilities and services necessary to support future development.

a. Transportation

The City of Cocoa is serviced by six major roadways: US 1, SR 501 and Interstate 95 running north-south, and SR 528, SR 520 and SR 524 running east-west. These roadways are classified by the State as Urban Principal Arterials or Minor Arterials.

The 2008 Space Coast Transportation Planning Organization (TPO) State of the System Report indicated that only a portion of I-95, from SR 524 to SR 520 within the City, is congested and does not meet the adopted level of service standard. Currently, the section of I-95 from South of SR 519 (Fiske Blvd.) to North of SR 528 is being widened from four lanes to six lanes and construction is projected to be completed in 2014. The Transportation Element describes transportation facilities in more detail.

There are no airports within the City; however, there are passenger and freight rail services available. Limited public transit service is provided and operated by the Space Coast Area Transit Authority (SCAT). The public transit service within the City of Cocoa is provided along three routes 1, 4 and 6. Route 4 connects Cocoa to Cocoa Beach and Route 6 circulates internally throughout the City. The City does not provide a comprehensive system of bicycle or sidewalk facilities.

b. Sanitary Sewer

The City of Cocoa provides sanitary sewer service to its residents. The City operates and maintains one wastewater treatment facility known as the Jerry Sellers Wastewater Reclamation Facility, which has a capacity of 4.5 million gallons per day (MGD). This facility is operated in accordance with the rules of the FDEP and the SJRWMD.

The City has an improvement plan designed to provide sufficient wastewater collection, treatment and disposal services to meet projected demands through the year 2025. The Sanitary Sewer Element describes the sanitary sewer system facilities in more detail.

c. Solid Waste

The municipal solid waste collection is provided by a solid waste contractor, Waste Management, Inc., to all residents and businesses in the City of Cocoa. Non-residential solid waste collection occurs two to six times per week, as needed, per location. Residential service is offered twice a week per household. Waste Management, Inc. is also responsible for collecting recyclables, bulk trash, green waste, commercial dumpster and construction debris within the City. Recyclables and green waste are collected once per week.

Brevard County handles the disposal of all solid waste for the City of Cocoa. All Class I (municipal solid waste) and IIII solid waste (construction and demolition debris) are disposed at the Central Disposal Facility (Cocoa landfill), located in Cocoa. The Cocoa landfill will reach capacity in 2013 and is expected to be partially closed in 2014. Brevard County has made plans for the southern expansion of the Cocoa landfill. The expansion will include the development and construction of additional Class I landfill cells (space), which will add an additional 220 acres to the Cocoa landfill. It is anticipated that this expansion will provide adequate capacity to serve all of Brevard County, including that solid waste generated by the City of Cocoa, until 2040[2].

At the level of service standards established in the Solid Waste Element there is sufficient capacity to serve existing land and future land uses.

d. Stormwater

The Stormwater Division is responsible for maintaining the City's drainage ditches and swales, piping, inlets and retention and detention ponds. The City does not have a Stormwater Management Plan that determines the status of existing system. The Stormwater Element describes the system in more detail.

e. Potable Water

The City of Cocoa is a regional water supplier for central Brevard County, serving other cities and unincorporated areas in Brevard County. Cocoa's geographic water service area includes Cocoa, Canaveral Groves, Cape Canaveral, Cocoa Beach, Kennedy Space Center, Merritt Island, Patrick Air Force Base, Rockledge, Viera, Sharpes, Suntree, Titusville, Melbourne (when needed), Port St. John and a large portion of unincorporated areas of Brevard County.

The Cocoa water utility serves primarily residential and commercial land uses. Water service is also provided to a small number of industrial and agricultural land uses. The City of Cocoa has two water treatment plants, Wewahootee Water Treatment Plant and Claude H. Dyal Water Treatment Plant, with a total systemwide production capacity of 48 million gallons per day (mgd), with an average usage of 25 mgd in 2008. The water use allocated to the City of Cocoa through its current SJRWMD CUP is limited to 34.11 mgd for the year 2009, and increases annually through year 2023 to 39.64 mgd. At the level of service standards established in the Potable Water Element, the water utility has sufficient water production and storage

[2] Brevard County Solid Waste Management Department, August 2009.

capacity to meet current and future average daily and typical peak day demands generated by customers in its water service area.

f. Natural Groundwater Aquifer Recharge

There are few prime aquifer recharge areas within the City of Cocoa. Within surficial aquifer recharge areas, the City allows a maximum impervious surface area of 75 percent. **Map VIII-2** in the Natural Groundwater Aquifer Recharge Element shows the location of the recharge areas of the Floridan Aquifer in the SJRWMD.

2. Vacant Land Suitability Analysis

The purpose of this section is to assess the suitability of vacant land for development by identifying how much of the vacant land is constrained by natural and historical resources and by determining the extent to which development can be directed away from these constraints.

The City of Cocoa contains 3,333 acres of vacant land, or approximately 39% percent of its total acreage (45% not including water and rights-of-way) (see **Table I-1**).

Some of the properties that are vacant have received development approval and therefore, cannot be counted toward "developable" vacant land. Those sites, shown on **Map I-5** and listed below, comprise approximately 991.35 acres.

Development Name	Acreage	Units Approved
Brevard Crossing	272.35	675[1]
London Cove PUD	20.53	61 Townhomes
Cocoa Landings	43.32	178 Townhomes and 310 Apartments
35 Carmalt Street	0.24	4 Townhomes
Summer Breeze	36.39	40 Single Family
Trinity Condos	0.12	3 Condominiums
Santa Barbara	88.91	479 Townhomes and Condominiums
Barrara Shores	283.62	600 Single Family
Space Needle	245.87	400 Single Family
TOTAL	**991.35**	**2,750**

1. Note: Brevard Crossings is a pending development application not yet approved.

Map I-6 depicts vacant land with the assigned future land use classification and a sensitive land overlay showing potential development constraints. The overlay was created by combining layers of floodplains, wetlands and soils. The map shows that the sensitive areas are mostly along the waterways and on the west and the north sides of the City. **Map I-6** does not include properties that are vacant but have received development approval. The vacant properties within the City are primarily designated on the FLUM for residential (54.5%), followed by industrial uses (23.4%) and commercial uses (14.0%).

Map I-6 shows that most of the vacant land is located on the west and central parts of the City. Medium sized vacant parcels are located primarily along US 1 and in the downtown area, while medium to large vacant tracts of lands are located in the north and west parts of

the City. The acreage of "developable" vacant lands (excluding potentially sensitive lands and lands approved for development) is approximately 1,006 acres.

Table I-7 shows the acreage of uncommitted developable vacant lands and the development potential.

3. Projected Land Use Needs

This section of the Future Land Use Element projects the amount of land for different land uses that will be necessary to accommodate future population growth. The methodology used to project the future demand for the various land uses was based on the current proportion of land use acreage to population.

a. Future Agricultural Use

Currently, no land is dedicated for agricultural uses on the City's FLUM. When the City annexes agricultural land, a City land use category is applied to the site based on adjacent land uses and adequacy of the site for development. The City may allow agricultural operations to continue on the site. To promote the continuation of agricultural uses on the site, the City is adopting a Rural/Urban Transition land use category. The Rural/Urban Transition land use category will protect and preserve agricultural activities while providing for residential uses limited to family homesteads as defined in Chapter 163.3179 Florida Statutes.

b. Future Residential Land Use

The City has designated 3,820 acres of residential land on the FLUM (**Map I-7**). The proportion of acreage of land use to population, and the housing needs to accommodate 2020 population were used to determine future residential land use needs. As seen in **Table I-4**, future growth would demand approximately 695 residential acres by 2020 if the 2009 ratio were used. The housing units needed by 2020 were calculated by dividing the 2020 population projection (30,656) by the persons per dwelling units figure from the 2000 Census (2.04). Based on this calculation, a total of 15,027 dwelling units will be needed by 2020. This number reflects current units plus the additional units needed to accommodate projected population growth. Of the 15,027 housing units, 9,807 are needed for single-family and 5,220 are needed for multi-family. The distribution between single-family and multi-family is based upon the 2000 Census distribution.

Table I-7 presents the amount of developable residential lands by land use category and the holding capacity of those lands. Based on the 413 acres of developable vacant land designated as residential in the FLUM, the City could accommodate approximately 3,197 additional dwelling units by 2020. In addition to the residential land use categories, the neighborhood commercial and mixed-use land use categories encourage the provision of residential uses in conjunction with retail or office developments. That increase in available lands for residential development will satisfy the future demand for residential land use. As shown in **Table I-7**, the mixed-use and neighborhood commercial categories will add the potential for 256 additional dwelling units, for a total of approximately 3,453 units.

By adding the approved units (2,750 units) and the potential units (3,453 units), the City has a total development potential of 6,203 new residential units. By 2020, the City would have 14,735 dwelling units**,** which is calculated by adding the potential new units (6,203) to the existing units (8,532). Comparing the need (15,027) with the holding capacity (14,735), the City will have a deficit of 292 residential units.

Residential development will be accommodated based on the following ranges of density (see mixed-use category below for additional areas allowing residential uses):

- Very Low Density Residential – Up to 4 units per acre
- Low Density Residential – Up to 7 dwelling units per acre
- Medium Density Residential – Up to 15 dwelling units per acre
- High Density Residential – Up to 25 dwelling units per acre

c. Future Commercial Land Use

The commercial category will primarily consist of commercial and office uses. Projections of future commercial land were based on current ratio of land use to population. Based on the 2009 population of 16,825, the ratio is currently 30 commercial acres per 1,000 residents. This ratio includes the commercial development included within mixed-use areas. Applying the 2009 ratio to the 2020 population projection, the City would need a total of 906 commercial acres.

Economic development is one of the big focuses of the City. In order to encourage economic activities, the City needs to increase the current land use allocation percentage for the commercial activities. The FLUM designates 1,150 acres of commercial land use. The acreage is split between commercial acres (867 acres/77%) and neighborhood commercial acres (284 acres/23%).

d. Future Mixed-Use Land Use

In addition to the more traditional commercial land use category, the City is establishing a mixed-use land use category to support commercial development in a mixed-use setting with supporting residential uses. The intent of the category is to encourage the development of compact mixed-use centers and avoid a strip commercial development pattern. This category is not intended to require a mix of uses for each site, but rather to achieve an area-wide mix of uses.

The Mixed-Use land use is applicable to areas generally along SR 520 (King Street) and US 1. The FLUM shows 120 acres of Mixed-Use. The City anticipates that by 2020, the mix of uses in the Mixed-Use land use category will be about 50% non-residential and 50% residential.

e. Future Regional Activity Center

The Regional Activity Center (RAC) land use category allows compact, high intensity and mixed-use developments on parcels with land area of 50 acres or more. The amount of RAC acreage required to meet future growth is shown in **Table I-4**. Currently, there are approximately 270 acres of land designated RAC on the FLUM. The RAC areas are located at the intersection of I-95 and SR524, known as Brevard

Crossings Regional Activity Center. The RAC acreage is not expected to grow through the planning horizon.

f. Future Industrial Land Use

Industrial land use projections were calculated using the same basic methodology as described above for commercial lands. The amount of industrial acreage required to meet future growth is shown in **Table I-4**. Currently, there are approximately 675 acres of developed industrial lands within the City of Cocoa, or 40 acres for every 1,000 residents. Based on the projected population for 2020, there would be a need for 1,230 acres of industrial land use, using the 2009 ratio. The 2020 FLUM provides 1,245 acres for industrial uses, allowing a 15-acre surplus.

Industrial uses tend to benefit an economy more than other uses such as residential and institutional. To enable desirable future economic development outcomes, the City needs to increase the current land use allocation percentage for the industrial activities. Based upon the current work force and community needs, it is projected that the demand for industrial uses will increase. Therefore, the City may need additional industrial land acreage to meet the future demand.

g. Future Institutional Land Use

Currently, the City of Cocoa has a low percentage of institutional land use as a percentage of overall land use The institutional uses owned by non-profit and public organizations do not contribute to ad-valorem taxes; therefore, a smaller percentage of these uses is not a negative indicator for the City. However, the City needs land in this category to accommodate those institutional uses that are generators of public activities (such as civic centers, museum and arena) to offset lost ad-valorem taxes from other institutional uses that do not pay ad-valorem taxes. Based upon an analysis of existing and future needs, the City anticipates the need to acquire additional land to accommodate its public facility and service functions as the population increases. **Table I-4** indicates an increase in demand for institutional acres (1,140 acres by 2020 over the 626 acres in 2009). The increase is based upon an average of 37 acres per 1,000 residents. The 2020 FLUM shows a total of 249 acres of institutional land use, which indicates a deficit of 891 acres. Therefore, the City needs additional institutional land acreage to meet the projected future demand.

h. Future Recreation/Open Space Land Use

Currently, the City of Cocoa has 156.66 acres of recreation and open space lands within the City, 71 acres of which are designated Recreation and Open Space on the Future Land Use Map. This translates into an actual level of service of 6.91 acres/1,000 population. With a projected total population of 30,656 persons by 2020, the City will have an excess of 118.34 acres of recreation and open space land to meet the future demand. Therefore, it is not anticipated that the City will require additional lands for the Recreation and Open Space future land use category over the 10 year planning horizon.

i. Future Conservation Land Use

This land use category includes those lands that contain valuable and threatened natural resources such as floodplains, estuarine properties and unique ecological communities. Several areas in the central portion of the City and along US 1 have already been designated as conservation, but there may be other noteworthy areas identified in the future which may be considered for conservation designation on the Future Land Use Map. Additional conservation lands can also be anticipated with annexations of natural resources.

4. Need for Redevelopment

The City of Cocoa contains limited areas of blight characterized by aging buildings, inadequate and obsolete infrastructure and lack of employment opportunities. Under Florida law (Chapter 163, Part III, F.S.), local governments are permitted to designate areas as Community Redevelopment Areas where deterioration is severe or widespread. The City of Cocoa has established three community redevelopment areas (CRAs), including the Cocoa (Downtown) CRA, the U.S. 1 Corridor CRA and the Diamond Square CRA, encompassing a total 1,403 acres. **Map I-8** shows the location of the City's redevelopment areas.

The Cocoa (Downtown) CRA was established in 1998 and encompasses approximately 280 acres, with its boundaries extending north to Mitchell Street, south to the City limits, west to the railroad tracks and east to the Indian River Lagoon. The Cocoa Community Redevelopment Agency sponsors a Commercial Façade Improvement Program to benefit property owners in the Cocoa (Downtown) CRA. Matching grants of up to $10,000 are available per commercial parcel to qualified owners. Cocoa Village, located in the Cocoa downtown CRA, is the best example of the City's successful redevelopment efforts.

The U.S. 1 Corridor CRA was established in 1998 and encompasses approximately 805 acres, with its boundaries extending north to Clearlake Road, south to School Street, west to the Fiske Boulevard and east to U.S. 1. The U.S. 1 Corridor Redevelopment Agency also sponsors a Commercial Façade Improvement Program. Matching grants of up to $10,000 are available per commercial parcel to qualified owners.

The Diamond Square CRA, created in 1998, is located on the southern border of the City and is approximately 318 acres in size. The Diamond Square CRA encompasses the area bordered by Oleander Road on the west, School Street on the north, railroad tracks on the east and Poinsetta Drive on the south. The Diamond Square Redevelopment agency sponsors façade improvement programs that offer a matching grant of up to $2,500 per residential parcel and $10,000 per commercial parcel to qualified owners. The agency provides funding at a maximum of $2,000 per program to programs whose services are located within the Diamond Square CRA and whose program goals match one or more of the goals of the agency. The agency also offers a first time homebuyers program and a drainage improvement program.

In addition to the creation of the community redevelopment areas, the City has focused other targeted efforts on economic development in the City. Economic Development is discussed in **Section E** of this element.

5. Proposed Development and Redevelopment of Flood Prone Areas

Floodplain areas, as defined by the Federal Emergency Management Agency, include the 100-year floodplain (Zone AE) and the velocity zone (Zone VE). Flood-prone areas in Cocoa are depicted in **Map XII-2** in the Conservation Element. Much of the development within flood-prone areas occurred before the adoption of state and local regulations in the early 1980's.

Implementation of the comprehensive plan goals, objectives and policies and enforcement of the land development regulations will direct new growth away from areas particularly susceptible to flooding from severe storms or hurricanes and will ensure that all redevelopment activities will be consistent with regulations that result in their safe construction.

6. Dredge Disposal

As noted in the inventory section, there are currently no dredge spoil sites within the City.

7. Hazard Mitigation

The Brevard Local Mitigation Strategy is the guiding plan for local governments in the County's coastal planning area. The City has not prepared a Post-Disaster Redevelopment Plan, nor has Brevard County.

The City of Cocoa's coastal planning area includes the parts of the City that are adjacent to the littoral area along the Indian River Lagoon. The entire coastal planning area within the City of Cocoa is predominantly developed. There are a number of water-dependent uses, including recreation sites, boat ramps and marinas. None of the water-dependent land uses can be relocated. In addition to these water-dependent uses, there are a number of single family residential uses and water-related uses in the coastal high hazard area. Water-related uses include numerous commercial enterprises, such as boating and other marine related facilities. There are also several publicly owned parks along the Indian River Lagoon. The City does not currently anticipate the need to relocate, modify, or acquire any of these uses which it does not already own. However, in the wake of a storm event, City personnel will make inspections of all damaged structures. When the City has determined that a structure has suffered damage of greater than fifty percent (50%) of its value, the City will require that the owner rebuild landward of the existing structure or modify the structure in such a way that additional damage is unlikely. In some instances, the City may consider acquiring damaged structures and their lots in order to expand park areas or prevent build-back in areas of extensive erosion.

The City is mostly built out within the coastal planning area with the exceptions of one or two sites on the Indian River Lagoon. The vacant areas consist primarily of low density residential properties with some scatted commercial properties within the downtown. Commercial and residential land uses within this area are expected to continue as the predominant activities. The City of Cocoa land development code addresses lot coverage, setbacks from wetlands and water bodies, and protection of native vegetation by new development and redevelopment projects. Therefore, no special consideration for proposed land uses is necessary over and above those required to deal with the existing land uses addressed above. However, if older neighborhoods or communities are scheduled to be

revitalized or redeveloped, hazard mitigation should be an aspect considered and integrated into the project prior to the time of development approval.

D. GREEN HOUSE GAS REDUCTION AND ENERGY CONSERVATION

Greenhouse gases (GHGs) are the gases in the atmosphere that trap heat. Carbon dioxide, methane, nitrous oxide, ozone and fluorinated gases are some of the most abundant GHGs in the atmosphere. Some of the GHGs, such as carbon dioxide, occur naturally in the atmosphere through natural processes and human activities. Other greenhouse gases (e.g., fluorinated gases) are created and emitted solely through human activities. The greenhouse gases that enter the atmosphere because of the human activities are listed below.

- Carbon Dioxide - Burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).
- Methane – Production and transport of coal, natural gas, and oil. Methane emissions also result from livestock and other agricultural practices and by the decay of organic waste in municipal solid waste landfills.
- Nitrous Oxide – Agricultural and industrial activities, as well as during combustion of fossil fuels and solid waste.
- Fluorinated Gases (also known as High Global Warming Potential Gases) – Variety of Industrial processes.

While greenhouse gases play a vital role in maintaining the necessary conditions for life on Earth, the rapidly increasing concentrations of these gases are causing a rise in global temperature – Global Warming. It is now apparent that the increasing atmospheric concentration of GHGs resulting from human activities is changing the climate in ways that pose serious risks to citizen's health, economy, and environment. The Florida Legislature enacted House Bill 697 in its 2008 session. HB 697 amended Chapter 163, F.S. to address green house gas reduction and energy conservation through comprehensive plans. Chapter 163.31776(a), F.S., requires that the Future Land Use Element include greenhouse gas reduction strategies and energy efficient land use patterns, accounting for existing and future energy electric power generation and transmission systems.

The land use pattern plays a significant role in reducing vehicle miles travelled (VMT) and thus in reducing energy consumption and its associated GHGs emission. VMT can be reduced by promoting strategies such as compact development, high density development arranged to encourage pedestrians, bicycle and transit use, transit oriented development and mixed-use development. The preservation of historic buildings and their adaptive reuse result in energy conservation. These buildings are typically closer to population centers and adaptive reuse generally involves lower impacts on natural resources than new construction. The use of "green" building standards, as opposed to conventional codes, results in energy conservation. In addition, protecting and enhancing green spaces provides natural carbon sinks in soils, vegetation and streambeds to mitigate carbon emissions.

Implementation of the City of Cocoa's comprehensive plan goals, objectives and policies and enforcement of the land development regulations will reduce urban sprawl and VMT, encourage more mixed-use development in specific areas in the City, preserve green space and promote education of citizens in energy conservation measure and practices.

E. ECONOMIC DEVELOPMENT

Economic development must be considered as part of the City's long term plans in concert with planning for land use, transportation facilities and other services in order to coordinate the targeted location and support for business and industry. For the City of Cocoa, economic development is defined as a strategic program to:

- Increase the standard of living and quality of life for City residents.
- Stimulate job growth and provide higher-income jobs for residents.
- Diversify the local economy to provide stability during economic downturns and to provide a steady and growing tax base.

1. Current Economic Development Programs

The City's Office of Economic Development (ED) is responsible for all the economic development activities in the City. The goal of the ED Office is to strengthen and diversify the City's economy and expand the tax base, while enhancing the quality of life enjoyed by current residents, businesses and visitors. The City has taken several steps since 2000 to foster the entrepreneurial environment by encouraging new business formation, retaining and improving success of existing business and attracting businesses.

The City of Cocoa is a member of a non-profit organization known as the Economic Development Commission (EDC) of Florida's Space Coast. The EDC provides education, training and financial incentives to the businesses that are trying to expand and relocate in the Space Coast area. The City works closely with the EDC on projects planned in Cocoa.

The City offers a variety of local, state and federal programs and incentives to businesses that locate, expand and do business in Cocoa, including:

- *Florida Enterprise Zone*: Enterprise Zones encourage economic growth and investment in distressed areas by offering tax advantages and incentives to businesses locating within the zone boundaries. In 2002, the City adopted an enterprise zone boundary (see **Map I-9**) and the corresponding Enterprise Zone Strategic Plan. The City was awarded Enterprise Zone 501 (EZ 501) in 2003.
- *Small Business Assistance Program*: The City offers financial assistance to new and expanding businesses with costs associated with small-scale infrastructure project and development fees.
- *Tax Abatement Program*: This program offers a City ad valorem tax exemption for new and expanding businesses within the City. The scope of exemption is generally determined by the number of new jobs created, as well as the wages associated with the newly created jobs.
- *Foreign Trade Zone*: A Foreign Trade Zone (FTZ) is land deemed to be outside the United States customs territory for purposes of duty assessment. Companies located in a foreign trade zone are able to defer, reduce and/or eliminate import duties. When goods are withdrawn from the FTZ and entered into the commerce of the United States the appropriate duty is levied upon the goods, if applicable. The City of Cocoa Foreign Trade Zone offers significant benefits for many types of businesses that import goods. Almost 24 acres of Foreign Trade Zone # 136 lie

within the City of Cocoa, located at the TATE Industrial Park. **Map I-9** shows the boundary of Foreign Trade Zone in the City.

- *Historically Underutilized Business Zones* (HUBZones): The program provides federal contracting and sub-contracting opportunities for qualified small businesses located in designated areas. The City has two census tracts that are designated non-metropolitan HubZones by the U.S. Small Business Administration.
- *Brownfield Redevelopment Program*: In 2003, the City of Cocoa established a Brownfield Redevelopment Program, which is funded through a Brownfields Assessment Grant by the U.S. Environmental Protection Agency (EPA). The redevelopment plan offers environmental Site Assessments to determine the nature and extent of contamination, facilitates applicants' participation in the State's Program, assists with redevelopment planning, provides coordination between intergovernmental agencies and participates in promotions for brownfield sites/projects.

2. Analysis of the Economic Development Environment in Cocoa

In 2005, the City and the University of Florida conducted a comprehensive assessment of the economic development environment in the City of Cocoa. The strengths identified in the report included:

- Strategic location that provides excellent access to the regional market, yet offers the advantage of more accessibility and lower costs.
- Good primary transportation infrastructure including excellent road network that provides a location incentive to businesses seeking sites in close proximity to interstate highways for major freight transport. The City is also in close proximity to Port Canaveral, which is the second busiest cruise port in the world.
- Rich valuable history that can be seen in its Victorian homes, historic hotels and the historic Cocoa Village. The Village has year-round special events and a variety of restaurants and shops, many locally-owned and arts-based.
- Positive City government willing to annex surrounding properties and to create and implement economic development plans to rebound from problems that have plagued the City.

The weaknesses identified in the report included:

- Too many greyfield, brownfield areas and distressed commercial corridors in the City. The U.S. 1 corridor has many vacant strip malls, which are considered unsightly and a deterrent for businesses.
- Need for continued and stricter aesthetics and design standards for the corridors. The buildings on the commercial corridors lack quality architecture design and landscaping and streetscape features.
- Lack of high tech employers, high-skilled jobs, professional offices, variety of restaurants and accommodation services in the City.
- Lack of quality affordable housing and diversity of housing choices for middle and upper income home buyers.

- Negative self-image and lack of an articulated and shared community vision of the City.

The report proposed a series of implementation strategies to build on strengths, mitigate weaknesses and capitalize assets for economic development. The report also identified the following goals and objectives representing key issues that should be addressed in this comprehensive plan.

- *Employment Opportunities*: The City should support and work with County and community leaders to meet the economic diversification needs of the community with emphasis on local job creation, business expansion and attraction of high-value-added commercial activity. The employment growth in the City will benefit other existing market sectors and will generate wealth within the community.
- *Business Expansion, Attraction and Retention*: The City, County and private leadership should work together to develop and implement economic development strategies that will establish a business environment that supports the operation, retention and expansion of existing Cocoa businesses, as well as the attraction and development of new commercial enterprises.
- *Coordination of Economic Diversification Efforts*: The City and County should coordinate the collaborative efforts between the public and community leadership. The efforts should be concentrated on developing industry clusters which will make the greatest contribution to job growth and wealth creation.
- *Streamlining Permitting and Regulatory Process*: The City should provide incentives such as expedited permitting to assist higher education institutions to expand when they are ready.
- *Economic Development Advisory Board*: To involve community stakeholders, the City should create an advisory board consisting of local community and business leaders.
- *Maintain Infrastructure for Supporting Economic Development*: The City should maintain adequate infrastructure for encouraging economic activities in the industrial and commercial sectors. The City should maintain or increase the current land use allocation percentages for industrial and commercial activities for the purposes of strengthening the revenue tax base of the City.
- *Increase Tourism*: The City should develop strategies to attract tourists by expanding recreational, entertainment, environmental, and cultural activities that are clean, family friendly, diverse, and unique.
- *Encourage Growth in Regional Industries with Supporting Activities*: The City should collaborate with the greater region to identify opportunities in the related service industries present in the region. The City should also encourage employment growth in high growth industries and small businesses through various programs and public/private partnerships.

In the last few years, economic development efforts by the City have accelerated, yielding very positive results for Cocoa. The Historic Cocoa Village is an example of successful downtown redevelopment and has become a destination for tourists and residents.

F. URBAN FORM

Urban form refers to the physical layout and design of a city. Characteristics such as urban density and intensity, block layout, street layout, streetscape, building placement/orientation and location define the urban form of a city. As the development standards change in terms of the above mentioned characteristics, the urban form also changes.

Incorporated in 1895, the City of Cocoa was a fairly compact city in the early 20th century. The compact form is visible in the older areas of Cocoa including the Cocoa downtown, the Historic Cocoa Village and downtown neighborhoods, which have narrow lots, are pedestrian oriented and include a mix of uses at higher densities. In the mid-20th century, the automobile began to dominate the development market. The development moved from the inner-city to the outskirts, and was characterized by low density and auto-dependent uses. Moreover, the development of railroad and major transportation improvements disrupted older commercial and residential neighborhoods. The result of this trend was the less efficient use of the infrastructure with no pressure for infill development. The urban form of the City changed from a dense compact form to a suburban sprawl form.

The City residents and past studies have identified the negative visual character of the major transportation corridors, the lack of overall identity of the City and the negative impact of the enclaves that detract from the City's aesthetics. The widening of US 1 in the 1950's by FDOT was one of the major reasons for the poor quality development along US 1, the loss of inner-city connectivity and the loss of businesses along the US 1 corridor in the City.

SR 524, US 1, SR 501, and SR 520 are the major commercial corridors of the City. They consist primarily of auto-oriented strip shopping centers that lack adequate pedestrian and bicycle access. The developments along these corridors also lack quality architectural design and adequate landscaping and are generally poorly maintened.

The City has two large enclaves along SR 501. These enclaves contribute to loss of inner city connectivity, land use conflicts and inefficient use of existing facilities and services. Additionally, the layout of some of the urbanized areas of the City is not very well organized or interconnected. These factors contribute to an image of disorder.

The City's goal is to create a physical planning framework to improve the quality of life and to ensure that new development shapes the City into a unique community that residents can identify with. A comprehensive urban design approach, citywide and on specific areas and corridors in the City, will be required to correct the disjointed nature of the past piecemeal development.

1. Vision Plan

A Vision Plan describes the kind of community that people who live and work in it want it to become over the next 10 to 20 years. It identifies what people value and want to preserve, what improvements are needed and how change should occur. A vision plan helps in creating a positive image and community identity, which is lacking in the City of Cocoa. A positive image helps to improve public relations. The awareness of the existing and desired image of an area can be the basis for a capital improvement plan and public policy formation. A positive image is important to a City government because it reflects on the excellence of service the government provides, attracts high quality business and well educated people.

The City adopted a Vision Plan in June 1996 to guide the future development of the City. The plan included the analysis of the physical, social and economic conditions of the City. The plan identified two primary challenges facing the City – improving the general image of the City and diversification and strengthening of the City's economic base. The Vision Plan included economic, land use, urban design, infrastructure and governmental and administrative strategies for future development, including a conceptual long range master land use plan and an action plan to implement the vision. The plan identified five redevelopment goals for the City:

- **Economic Function**: Strengthen downtown and core areas of Cocoa as a mixed-use center that will attract and serve the people of the region. Create a strong new industrial employment base.
- **Regional Context**: Strengthen the Cocoa area as a unique place within the County.
- **Community Role**: Strengthen Cocoa's contribution to the general well-being of the community.
- **General Environment Character**: Improve the physical image within the City.
- **Implementation**: Enable revitalization of the City to be a successful and on-going reality.

In addition to the Visions Plan, the City held a visioning public workshop in September 2007 to obtain public input on the issues facing the community. During the workshop, the citizens and city staff identified the following two major issues within the community:

- **Housing**: An abundance of affordable housing is located within the City. The balance of incomes has shifted to a very low income base compared to the County average.
- **Revitalization**: A serious concern was acknowledged about the visual appearance of the City and the overall identity. Economic and redevelopment efforts have been arduous because of the City's appearance and unfair perception.

Both the 1996 vision plan and the 2006 workshop identified similar issues including lack of identity, economic development and affordable housing. The City has consistently taken efforts to address and overcome these issues by implementing the goals and objectives of the vision plan and will continue these efforts.

The City will also plan to invite additional community input and to update the vision plan. While updating the master plan contained in the vision plan, the City will identify the character districts in the City and their interconnectivity. The several character districts within the City of Cocoa may include:

- **City Center**: Cocoa's downtown, the City center, is located on the east side of US 1. It can be characterized as a small village business area with one-story shops and restaurants. The downtown has an excellent collection of historic buildings, many of which have been renovated for adaptive reuse. The Historic Cocoa Village is the major attraction of the area.

- **Commercial Nodes**: Other than the downtown area, there are no well defined commercial nodes within the City. The Brevard Crossing RAC, located at the intersection of I-95 and SR 524, is intended to include a mixed-use activity center; however, development has not occurred to date.
- **Corridors**: SR 520, U.S. 1, SR 524, Dixon Boulevard and Fiske Boulevard (SR 519) are the major commercial corridors in Cocoa. These major corridors should be developed as mix-used corridors.
- **Waterfront**: The City is located along the Indian River Lagoon. Existing land use along the Indian River is primarily medium-density residential with some commercial uses in the downtown area, most of which provide limited access to the waterfront.

2. Form-based Design Guidelines for Corridors

Design standards can be used to guide development toward creating a cohesive urban pattern of buildings and streetscapes. When the aesthetic appearance of a community is maintained or improved, a sense of pride develops for the residents, owners and merchants. The quality appearance of its commercial corridors can help the City competitively in the regional market.

The City has established form-based design standards for the Downtown Cocoa Redevelopment Area. The City is also partnering with the FDOT to widen U.S. 1 from four lanes to six lanes and to upgrade the aesthetics and design of the widening project by adding landscaping and gateway features. The City is coordinating with the Space Coast TPO and FDOT to improve the existing sidewalks and bike trails in the City.

The City should continue its efforts in the creation of a quality, safe and functional urban environment by establishing form-based design standards for the commercial corridors along SR 520, U.S. 1, SR 524, Dixon Boulevard and Fiske Boulevard (SR 519), the CRAs and the waterfront. These standards should implement the desired vision of each area.

3. Safe Community

A sense of security is one of the important characteristics of a great community. Research has shown the relationship between the environment and criminal behavior. There is a relationship between declining areas, areas of low property ownership and higher crime rates. The perception of a higher crime rate in an area results in disinvestment, a lack of maintenance and decline due to a fear of crime. In turn, the economic loss and fear escalate the opportunities for crime.

The opportunity and fear of crime can be deterred through good maintenance practices and the proper design and use of the environment. This concept is known as "Crime Prevention Through Environmental Design" or CPTED. The major premise of CPTED is that an environment can be designed to reduce the opportunities for crime and the fear of crime, without resorting to building fortresses. The primary principles of CPTED include the proper design and defined use of buildings and sites, reinforcement of territoriality and responsibility by residents, and the use of access control as well as natural surveillance.

Proactive deterrence of crime depends on a thoughtful understanding of how site and building design guide human behavior. At a neighborhood scale, defining the boundaries of the neighborhood and giving it a themed identity help to establish a known "territory" that

can be defended. Defining the appropriate behavior in public areas and designing the sites to support those behaviors will deter unwanted behaviors. Controlling access to a public space so that the area can be effectively monitored and help deter vandals. Providing visual access to public areas and pedestrian routes of travel are techniques that can be applied to deter crime. The City will consider incorporating CPTED principles in its land development code.

Table I - 1: Existing Land Use in Cocoa, 2009

Existing Land Use Categories	Max. Density/ Intensity Currently Allowed	ELUM	
		Acreage	%
Residential:		1,763.5	20.4%
Very Low Density	4 upa	178.9	2.1%
Low Density	7 upa	1,345.2	15.6%
Medium Density	15 upa	172.5	2.0%
High Density	25+ upa	67.0	0.8%
Commercial/Office	90% lot coverage/66' Height (90%/None CBD)	497.4	5.8%
Industrial	75% lot coverage/40' Height	675.1	7.8%
Public/Institutional	65% lot coverage/66' Height	625.9	7.2%
Open Space	NA	71.3	0.8%
Conservation	1 unit per 5 acres	497.4	5.8%
Vacant	NA	3,332.9	38.6%
Other (unclassified, ROW & Water)	NA	1,181.6	13.7%
GRAND TOTAL		**8645.2**	**100%**

Source: City of Cocoa GIS Department, 2009

Table I - 2: Structures Listed on the National Register of Historical Places

Resource Name	Address	City	Date Listed
Porcher House	434 Delannoy Ave	Cocoa	1986
Aladdin Theater	300 Brevard Avenue	Cocoa	1991

Source: City of Cocoa., 2009

Table I - 3: Population Forecast

Year	Shimberg	Permanent Population	Seasonal Population	Total Population	% Change
2010	17,851	21,570	1,096	22,666	
2015	18,018	24,741	1,257	25,998	14%
2020	18,124	29,173	1,482	30,656	18%
2025	18,151	34,992	1,778	36,770	20
2030	18,138	42,311	2,150	44,461	21%

Source: Land Design Innovations, Inc., August 2009

Table I - 4: Projected Land Use Demand, 2009 – 2020

Land Use Categories	Acres	Acres/1,000 population	Demand Based on 2009 Ratio	FLUM (2020)	Surplus/ (Deficiency) *
Population		**16,825**	**30,656**		
Residential:					
Very Low Density	179	11	326	841	515
Low Density	1,345	80	2,451	1,930	(521)
Medium Density	172	10	314	1,085	771
High Density	67	4	122	52	(70)
Mixed-Use	0	0	0	120	120
Regional Activity Center	0	0	0	270	270
Commercial/Office	497	30	906	1,150	244
Industrial*	675	40	1,230	1,245	15
Public/Institutional*	626	37	1,140	249	(891)
Recreation	71	4	130	109	(21)
Vacant	3,333	198	6,073	0	NA
TOTAL DEVELOPABLE	**6,966**	**414**	**12,693**	**7,053**	**433**
Conservation	497	30	906	342	(565)
Other (unclassified, ROW & Water)	1,182	70	2,153	1,251	(902)
TOTAL UNDEVELOPABLE	**1,679**	**100**	**3,059**	**1,593**	**(1,466)**
GRAND TOTAL	**8,645**	**514**	**15,752**	**8,646**	**(1,033)**

***** *Based on 2009 Ratio & 2020 Population*

Sources: City of Cocoa; Land Design Innovations, Inc., 2009

Table I - 5: Future Land Use Table

Future Land Use Categories	Maximum Density/Intensity	FLUM Acreage	Percent of Total Lands
Residential		3,909	45.2%
Very Low Density	4 upa	841	9.7%
Low Density	7 upa	1,930	22.3%
Medium Density	15 upa	1,085	12.6%
High Density	25 upa	52	0.6%
Mixed-Use	25 upa and 1.0 FAR	120	1.4%
Regional Activity Center	25 upa	270	3.1%
Neighborhood Commercial	15 upa and 0.75 FAR	284	3.3%
Commercial	1.0 FAR	867	10.0%
Industrial	1.5 FAR	1,245	14.4%
Public/Institutional	Compatible with adjacent land uses	249	2.9%
Recreation		109	1.3%
SUB-TOTAL		**7,053**	**81.6%**
Conservation	1 unit per 5 acres	342	4.0%
Other (ROW & Water)	Not Developable	1,251	14.5%
GRAND TOTAL		**8,645**	**100.0%**

Source: City of Cocoa and Land Design Innovations, Inc., 2009

Table I - 6: Land Use Comparison

Land Use Categories	2009 ELUM Acreage	2020 FLUM Acreage	2009 to 2020 Acreage Change
Residential:	1,763	3,909	2,145
Very Low Density	179	841	662
Low Density	1,345	1,930	585
Medium Density	172	1,085	913
High Density	67	52	(15)
Mixed-Use	0	120	120
Regional Activity Center	0	270	270
Commercial/Office	497	1,150	653
Industrial	675	1,245	570
Public/Institutional	626	249	(377)
Recreation/Open Space	71	109	38
Vacant	3,333	0	(3,333)
TOTAL DEVELOPABLE	**6,966**	**7,053**	**87**
Conservation	497	342	(156)
Other (unclassified, ROW & Water)	1,182	1,251	69
TOTAL UNDEVELOPABLE	**1,679**	**1,593**	**(86)**
GRAND TOTAL	**8,645**	**8,645**	0

Source: Brevard County Property Appraiser; City of Cocoa; Land Design Innovations, Inc., 2009

Table I - 7: Vacant Land Analysis

Future Land Use	Density/ Intensity	Vacant Developable Acreage	Use Split (Resid/ Non-Resid)	Density Factor	Potential for Residential Units
Residential		413			**3,197**
Very Low Density	4 upa	23	95/5	75%	64
Low Density	7 upa	188	95/5	75%	936
Medium Density	15 upa	202	90/10	80%	2,182
High Density	25 upa	1	90/10	85%	14
Mixed-Use	25 upa	16	50/50	85%	**170**
Regional Activity Center	***	0			0
Neighborhood Commercial	15 du/a	45	15/85	85%	**86**
Commercial		199			NA
Industrial		321			NA
Institutional		6			NA
Recreation		6			NA
Conservation	1 unit per 5 acres	0			NA
TOTAL		**1,006**			**3,453**

***** Acreage adjusted to exclude areas of potential environmental constraints (combination of wetlands, floodplains and wildlife habitats) and lands approved for development (approximately 689 acres).
****** Assumes that only a percentage of the acreage will be used for residential due to locational/density restrictions.
******* Approved Brevard Crossing RAC for 1,850,000 sq ft (Retail, Theater and Hotel).

2020 Total Population Projection	30,656
2000 persons per unit	2.04
Dwelling Units Needed by 2020	15,027
Units in 2000	8,064
Units Approved from 2000 to 2008	468
Total Existing Units in 2008	8,532
Approved Units	2,750
Potential for Residential Units	3,453
Total Projected Units in 2020	6,203

Total Units Needed by 2020*	**15,027**
Total Units Built by 2008	8,532
New units needed (2008 to 2020)	6,495
Vacant land holding capacity	6,203
	(292)

*** 2020 dwelling unit need calculated by dividing the 2020 projection (30,656) by the 2000 persons per unit factor (2.04)**

Source: Future Land Use Element, Land Design Innovations Inc., 2009

CITY OF COCOA
COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

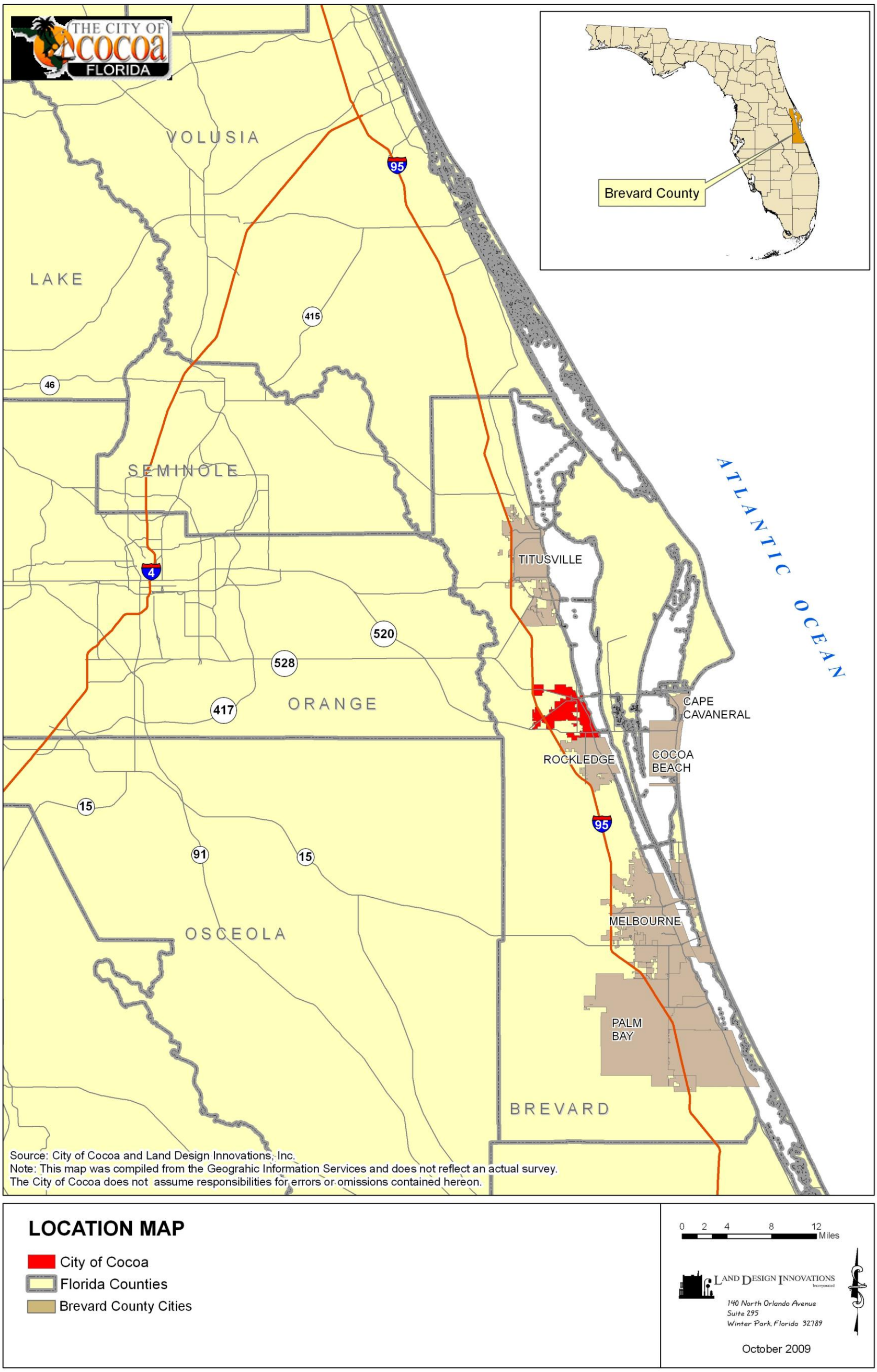
Oversized Maps

October 2010

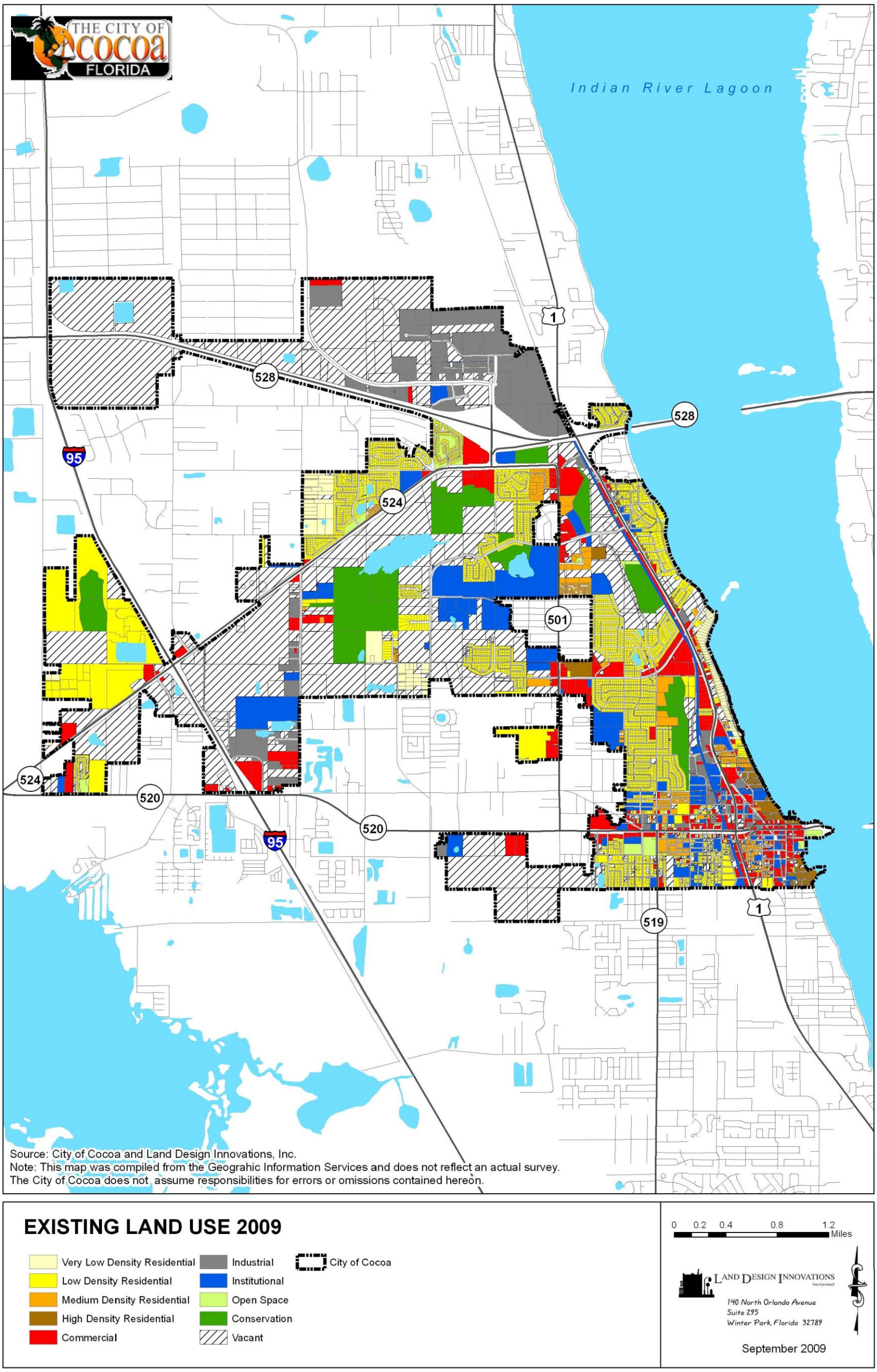
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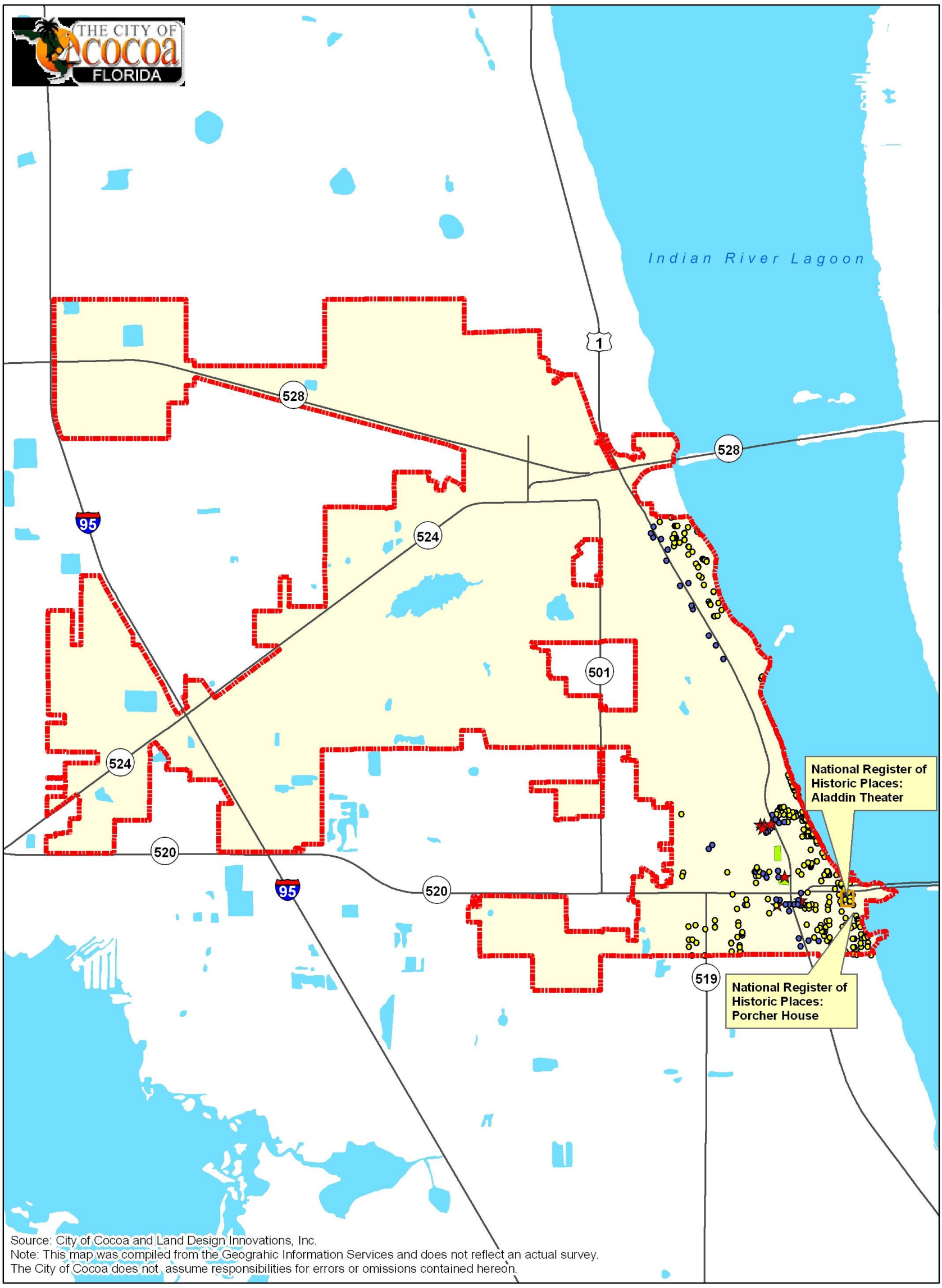
Map M-I-1: Location Map



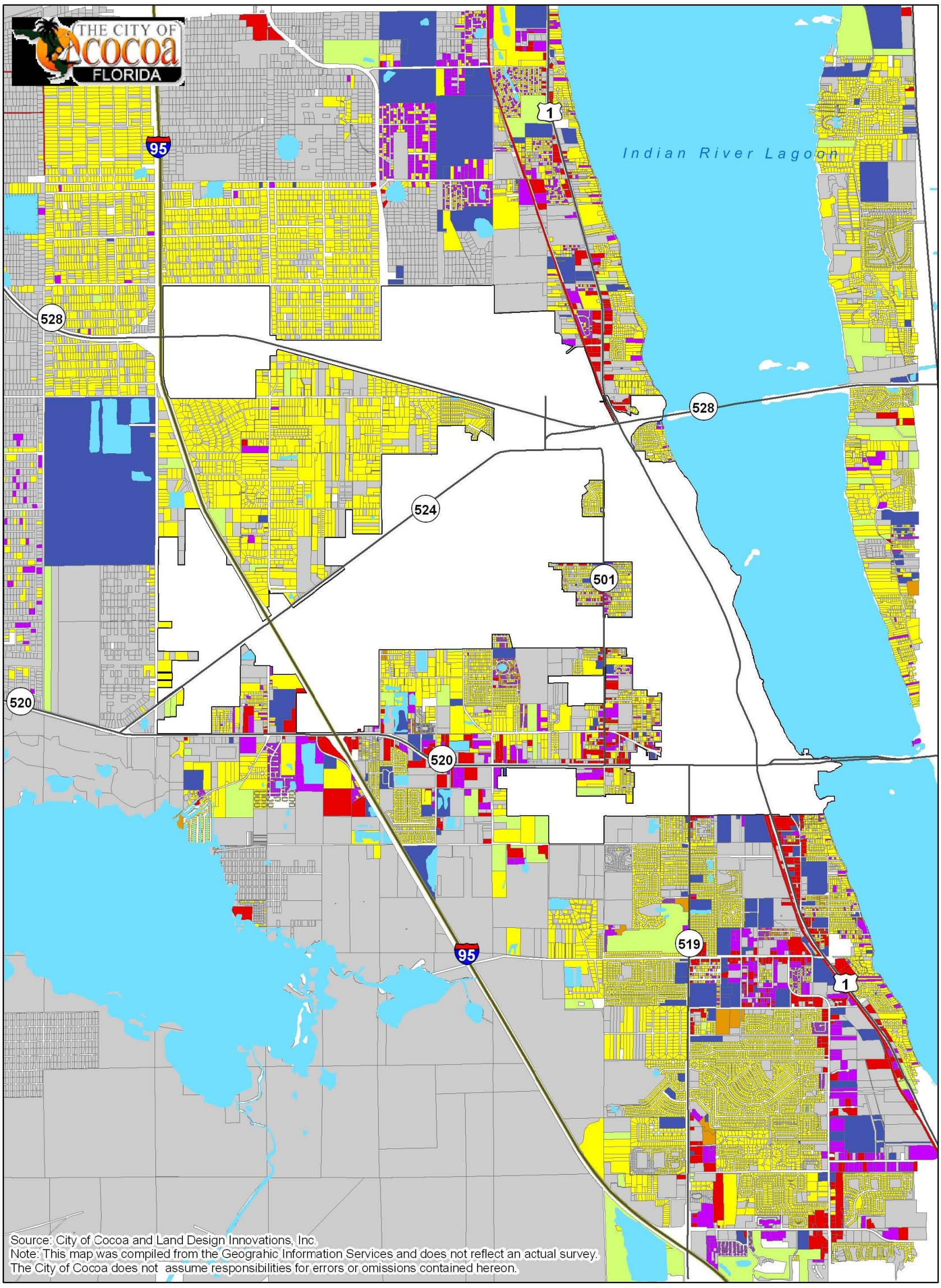
Map M-I-2: Existing Land Use Map



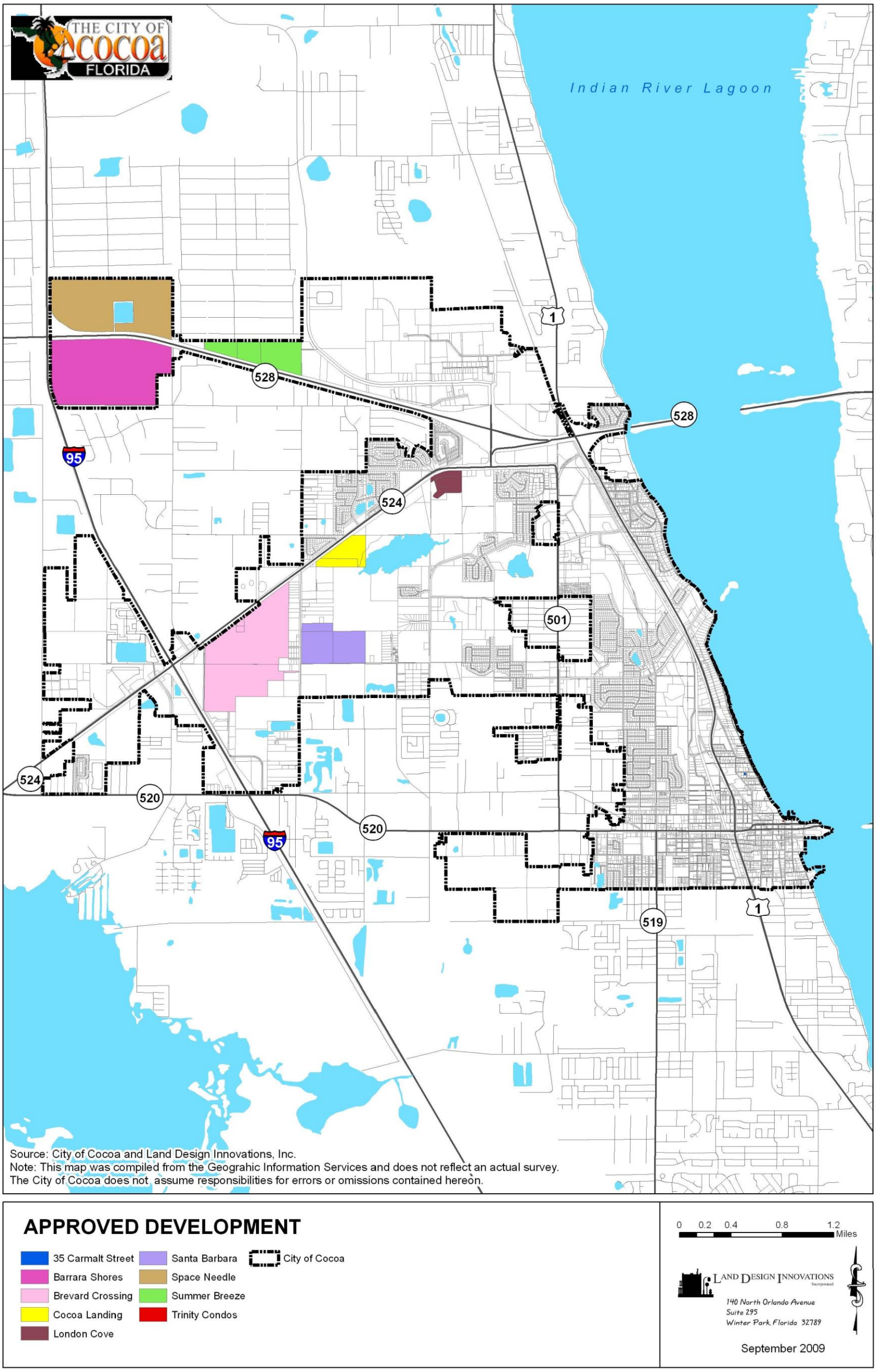
Map M-I-3: Historical Resources



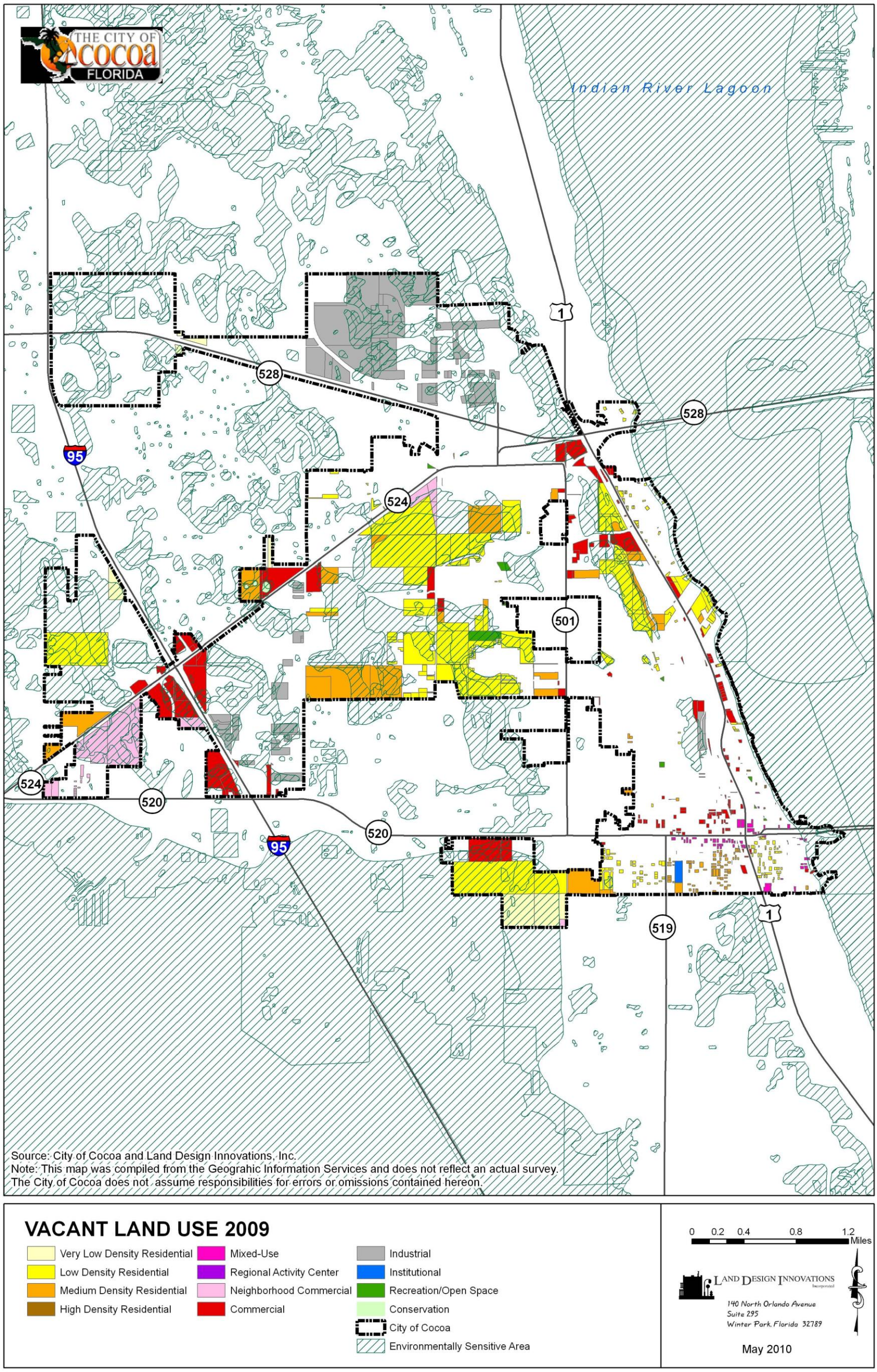
Map M-I-4: Existing Land Use Surrounding Cocoa



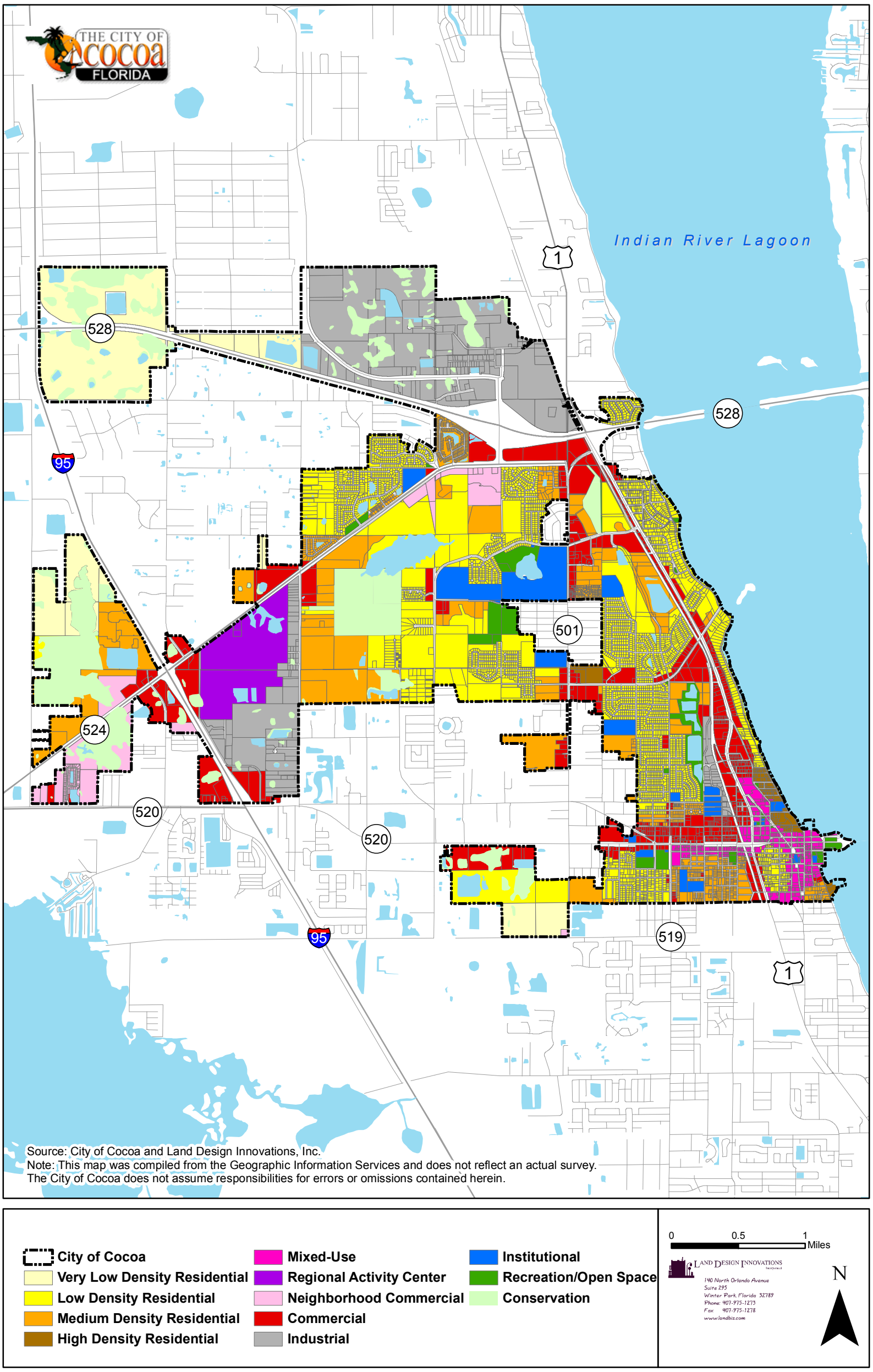
Map M-I-5: Approved Development



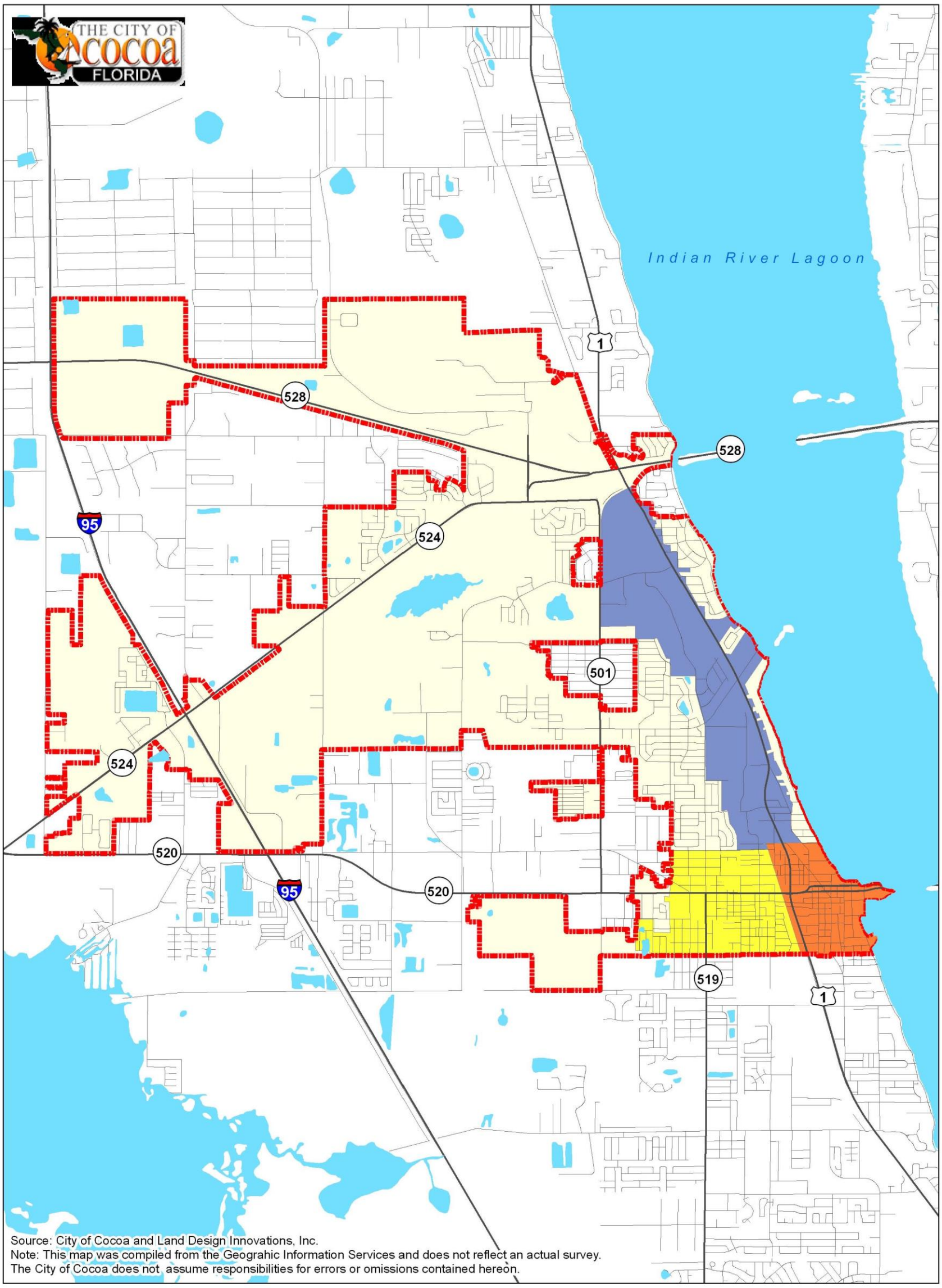
Map M-I-6: Vacant Land by Future Land Use Category



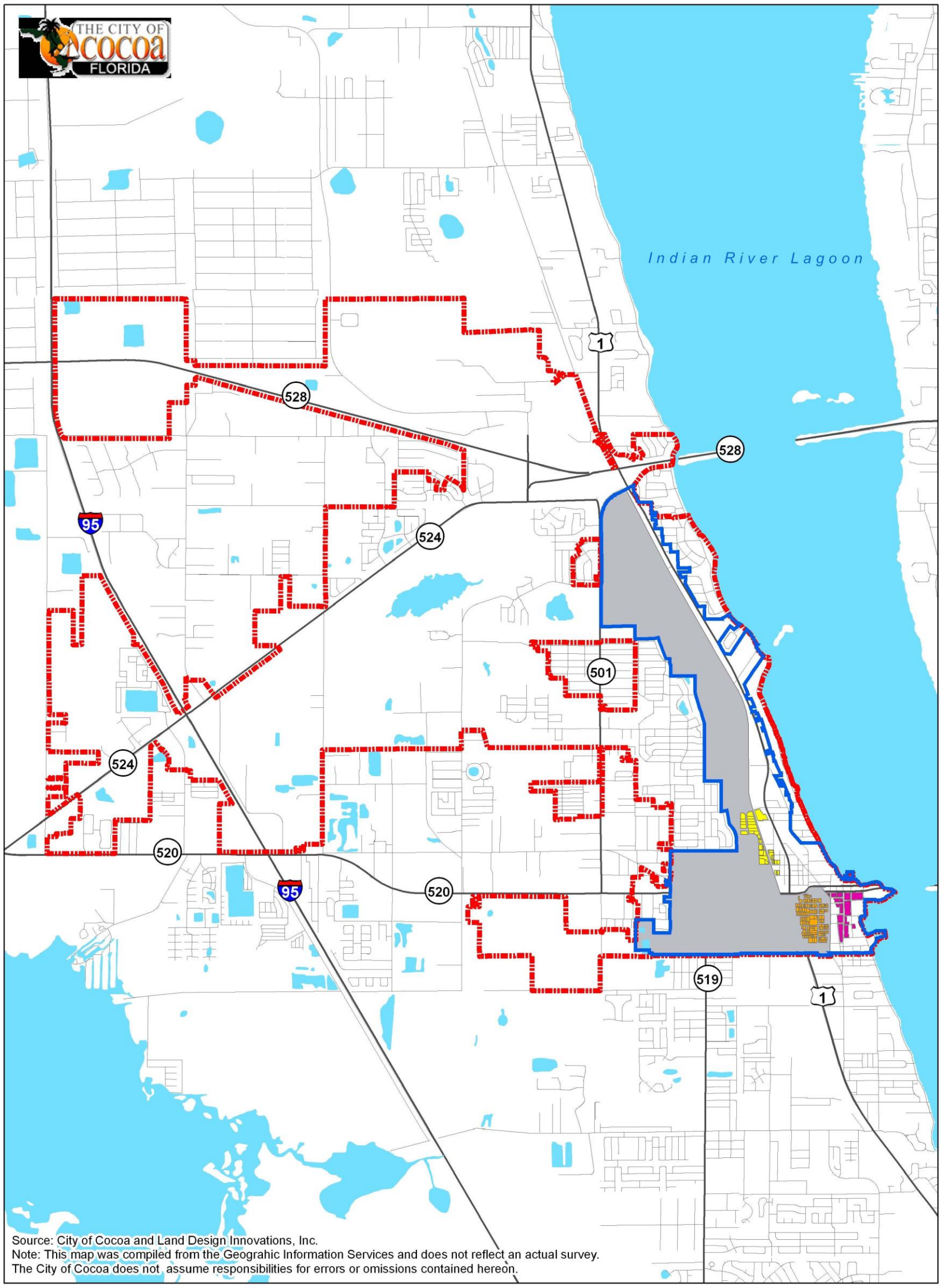
Map M-I-7: Future Land Use Map



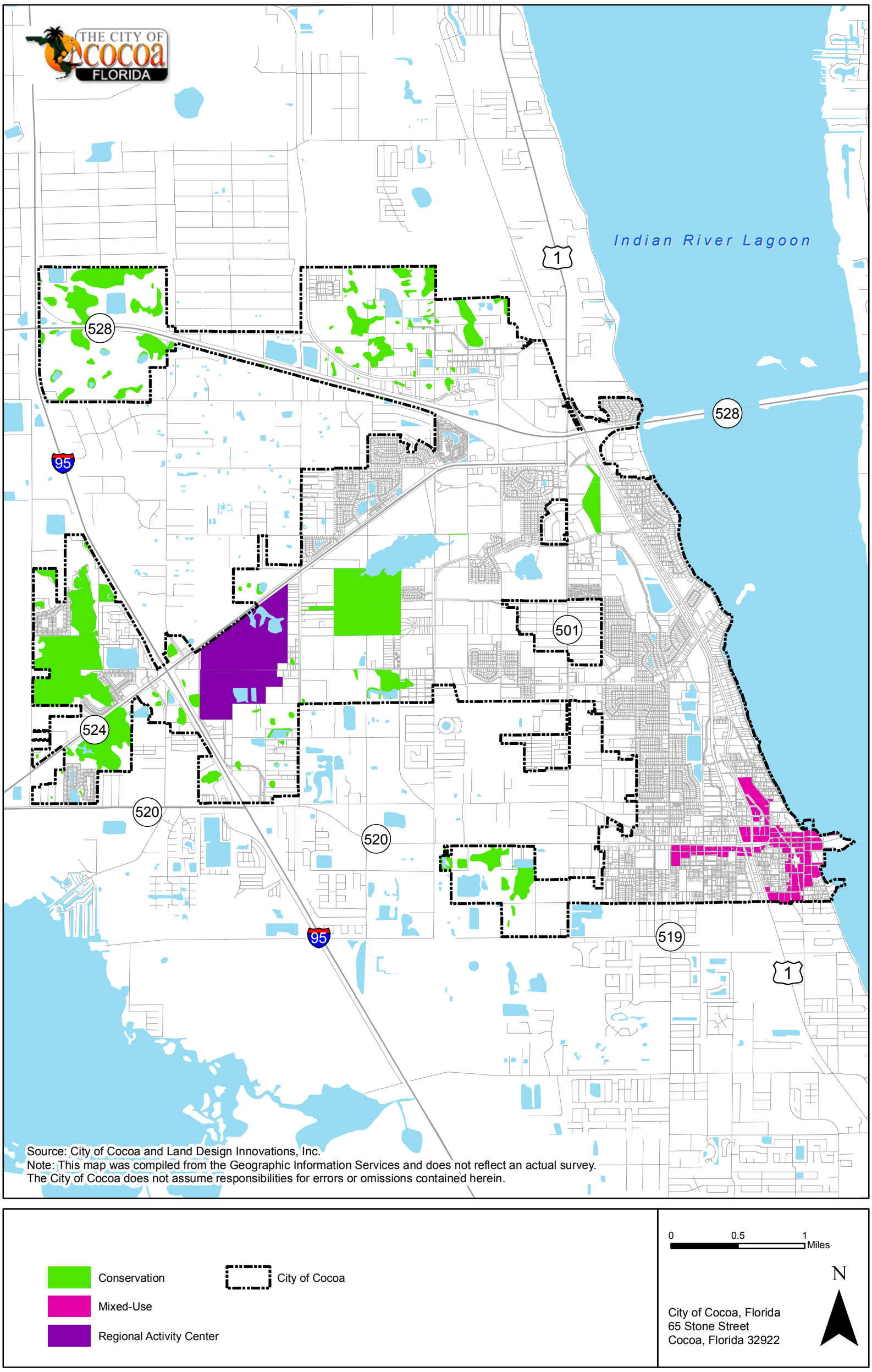
Map M-I-8: Community Redevelopment Areas



Map M-I-9: Enterprise Zones and Special Economic Development Districts



Map M-I-10: Energy Conservation Areas Map



2022 STRATEGIC PLAN

2022 PLANNING AND PRIORITIES DOCUMENT

Our community. Our future.

COCOA FLORIDA



SWOT ANALYSIS

STRENGTHS

- Regional Water Utility
- Cocoa Village
- Employee Knowledge
- Location
- Financial Status
- Culturally Diverse
- Abundance of Churches/Non-profits
- Educational Hub
- Tree City USA
- Centers for Distribution
- Dr. Joe Lee Smith Community Center
- Diamond Square Community

WEAKNESSES

- Cocoa's Image/Reputation
- Irregular City Boundaries
- Crime and the perception of crime
- Limited funding for improvements
- Limited control over our parks
- Affordable business space for entrepreneurs
- Incentives for city employees living in the City
- Representative of the population
- Sustainability

OPPORTUNITIES

- Cocoa Village
- Use of City Facilities and Amenities
- Annexations
- Expansion of Water/Wastewater utilities
- Industrial areas
- Brightline Station
- Cocoa's Image/Reputation
- Tradeschools and partnership with STEM and CTE programs
- Diamond Square Community
- Eco tourism
- Grant Eligibility
- More connected pathways
- Low-impact development
- Have a culturally and ethnically diverse workforce
- Building/residential development
- Vacant commercial property
- Citizen participation/engagement

THREATS

- Competition for municipal employees
- Cocoa's Image/Reputation
- Unmanaged growth
- Homelessness
- Lack of Attainable workforce housing
- Lack of civic engagement
- Lack of service and healthcare businesses
- Health of the lagoon
- Climate change (storm surge, heat events, sea level rise)

OUR MISSION



To enrich the quality of life for our unique and diverse community by delivering Professional, Responsive, Innovative, Dedicated and Exceptional public services!
Serving our community with P.R.I.D.E.

OUR VISION

We envision Cocoa as a safe, vibrant, and diverse city that values its rich history and environmental resources, while promoting an engaged and inclusive community with ample employment, housing, recreational, and social opportunities for all.

OUR VALUES

INTEGRITY
Conducting ourselves in a moral, ethical, and honest manner.

ACCOUNTABILITY
Citizens, Staff and City Council taking ownership and responsibility to promote public trust.

COMMUNITY ENGAGEMENT
Encouraging community participation, inclusivity and awareness so that all residents feel they have an opportunity to participate in their local government.

PROFESSIONALISM
Serving the community competently and efficiently with character and a positive attitude.

EXCELLENCE
Providing responsive and exceptional customer service.

RESPECT
Treating the public and one another with dignity, consideration and compassion.

PUBLIC SAFETY/COMMUNITY STANDARDS



Provide effective and efficient public safety services that remains proactive and allows for enhanced community relations and preparedness.

The City of Cocoa's commitment to be a safe and inclusive community can be seen in its efforts to implement proactive, community-based solutions to build strong partnerships, engage its residents and focus on our youth. This past year the City of Cocoa welcomed a new Police Chief, Evander Collier IV. His focus was on getting out in the community and forming partnerships between our police officers and our residents. Chief Collier held several community walks where he and the team were seen walking the streets of Cocoa to meet residents and learn first hand their concerns. This past year, we saw a reducation in overall crime from the previous year and through these community based, data driven efforts, the Cocoa Police Department is better prepared to respond to crime trends and emerging social problems.

Through this unimaginable few years of a global pandemic, the public safety team has become better prepared to respond in times of disaster with training and enhancements to disaster preparedness intiatives. The Fire Department has been enhancing training and response efforts as well.

These proactive, community-based solutions are helping enhance public safety and improve the overall quality of life for the Cocoa community.

Broad-based initiatives to achieve the priority area of public safety and community standards include:

- **Implement proactive, community-based solutions to build strong community relations.**
- **Proactively and consistently respond to shifting crime trends and emerging social problems.**
- **Attract and retain a skilled community-oriented and diverse sworn and civilian workforce.**
- **Ensure training and readiness of Public Safety employees.**
- **Enhance community disaster preparedness intiatives.**
- **Enhance community standard efforts while continuing to strive for voluntary compliance.**

INVESTMENT IN PUBLIC INFRASTRUCTURE



Ensure safe and efficient public infrastructure that drives growth and development in an environmentally responsible manner.

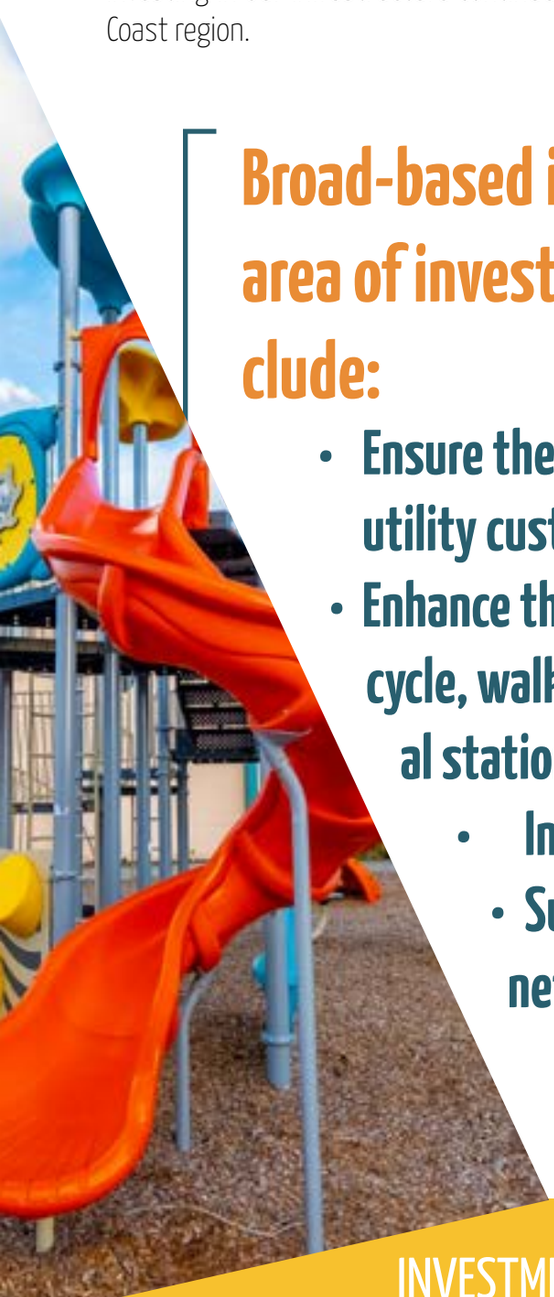
Cocoa is a unique and diverse community centrally located in the heart of the Space Coast region, along the Indian River in Brevard County. With one of the largest regional water utility systems in the state, Cocoa Water Utility provides customers with safe, clean drinking water. Enhancements were made to the Dyal Water Treatment facility to allow the system to continue to expand and remain resilient for years to come.

Brightline continues to construct it's high speed rail from Miami to Orlando through the Cocoa community. The City of Cocoa is working to bring a multi-modal station to the Cocoa community to allow our residents and the entire Space Coast region to take advantage of this enhanced public transportation service in our region. The City continually strives to enhance other transportation networks as well including annual upgrades to streets and sidewalks to ensure safe modes of transportation for our community.

A focus for the City Council this past year was to enhance and support a safe, accessible and well-maintained network of community parks. A number of improvements are planned to enhance playing fields, facilities, and safety to allow for increased use of our parks.

The City also invested in parking for the downtown business district. Property was purchased to allow for additional parking while additional on-street parking was also configured. This is an on-going commitment as the downtown continues to grow.

Investing in our infrastructure continues to drive growth and development and make Cocoa a leader in the Space Coast region.



Broad-based initiatives to achieve the priority area of investment in public infrastructure include:

- Ensure the delivery of safe, clean drinking water to all utility customers.
- Enhance the City's transportation networks. (Train, bicycle, walk, drive, public transit, Brightline Multi-modal station)
- Invest in environmental stewardship.
- Support a safe, accessible, well-maintained network of parks, facilities and greenspace.
- Continue to expand parking options in Cocoa Village.

ECONOMIC/COMMUNITY DEVELOPMENT



Enhance efforts to make the City of Cocoa a thriving and competitive economic driver along the Space Coast.

Cocoa is a unique and diverse community situated in the heart of the Space Coast. Serving as a gateway to Brevard's beautiful beaches, Cocoa is minutes to Central Florida's many amenities and attractions such as Port Canaveral's cruise port, Kennedy Space Center, the Brevard Zoo, historical downtown districts, and Orlando area attractions. The City of Cocoa is emerging as a competitive and innovative regional hub with an array of available land, a central location close to major highways, and commitment to invest in development.

This past year, the City paved a pathway for faster permitting with development of online permitting. This new program makes it easier for residents and businesses to obtain permits.

This past year major investments in the City of Cocoa came from large organization such as Amazon and the expansion of the WalMart Distribution Center to include Sam's Club. The City's new Upstart program helped two new business owners get started with and expand their business in the Cocoa community.

The City is seeing economic growth through the investment in public infrastructure, incentives to foster continued development, and investment in targeted marketing and data collection efforts. The City also supports local job readiness training and continuing education programs to foster a prepared market of employees for the growing business community.

A surge in residential developments and investment in local residential programs help to ensure a diverse variety of housing options for our growing community. With all of this investment and growth, Cocoa is building a stronger, more competitive community poised for economic success.

Broad-based initiatives to achieve the priority area of economic and community development include:

- Enable growth through enhanced and modernized infrastructure.
- Maintain and attract new industry, jobs and investment through targeted marketing efforts, data collection and maintenace.
- Support education, training and job readiness programs.
- Improve residential development and rehabilitation programs to ensure a diversity of housing options.

147 New Businesses Started in Cocoa in 2021
106 Brick and Mortar businesses and 41 Home-based businesses

325 New Employees
from the 147 new businesses

Cocoa saw a 31% increase in New Businesses in 2021
over fiscal year 2020

COMMUNITY OUTREACH & ENGAGEMENT



Engage residents, business owners and visitors to participate in and be informed about their community.

Community input and involvement is paramount to good governance. The City of Cocoa has increased efforts over the last year to reach residents, business owners and visitors with community information. An enhanced website that is more user friendly and drives valuable community content was launched at the beginning of the fiscal year. The site contains easily accesible information that is important to our community including a calendar of events, emergency alerts, videos, the latest news, and more.

To make community information even more accessible, the City launched a new and improved mobile app. This app features easy access to City information at anytime. Features include a calendar of events that can be synced to your mobile device calendar, push notifications, alerts, report a conern and more.

The City's Leisure Services division was host to hundreds of special events at City facilities throughout the year and put on a number of free community events including celebrations for July4th, Juneteenth, Memorial Day, movies in the park and more. These events attract hundreds of thousands of attendees, increasing the economic vitality of the Cocoa community.

The Cocoa Citizens Academy continues to build a strong and diverse base of community volunteers. Citizens and business owners apply to participate in this fantastic opportunity to learn more about the City of Cocoa, how their local government operates, and how they can become more involved. Participants visit with each City department, meet employees, and learn about how that department provides services to the community. This program has developed a number of dedicated community volunteers that are better equipped to assist in making their community better.

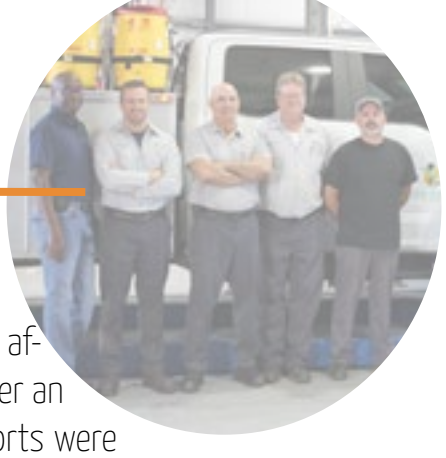
Reaching our residents, business owners and visitors is vital to cultivating a vibrant and dynamic community and there are many opportunities for engagement and participation in the Cocoa community.



Broad-based initiatives to achieve the priority area of community outreach and engagement include:

- Continue to find new ways to communicate and reach the entire community with the latest news and information.
- Engage residents in volunteer boards and committees through community outreach programs.
- Ensure branding standards are maintained.
- Encourage a diverse array of special events at city facilities attracting a diverse audience.

ORGANIZATIONAL EFFECTIVENESS



Drive efficiency with impact focused workflow and attraction and development of a qualified workforce.

The past year, the City of Cocoa focused on recovery efforts after a pandemic affected not only our community but the entire world. The City was able to deliver an excellent level of effective and efficient public services to the community. Efforts were focused this past year on maintaining a qualified and driven workforce by ensuring competitive wages.

Efforts will now focus on attracting and supporting a qualified and capable workforce that is reflective of the Cocoa community and leveraging the latest in technology to continue to deliver the best public services. This will include enhancing and analyzing workflow processes to ensure a high standard of service.

This past year the City also received awards for it's budget and financial documents and received a glowing annual financial report with no audit comments. This solidifies the work of Council and staff to ensure the City is financially stable and ready for continued growth opportunities and to maintain long-term fiscal sustainability.

A dedicated and capable workforce that is impact focused and efficient is the base for delivering professional, responsive, innovative, dedicated and exceptional public services to the Cocoa community.

Broad-based initiatives to achieve the priority area of organizational effectiveness include:

- Enhance efforts to attract, develop and support a qualified and capable workforce reflective of the community.
- Leverage the latest technology to deliver efficient and effective public services to the community.
- Improve organization efficiency and effectiveness by analyzing workflow processes.
- Maintain the City's long-term fiscal sustainability.



Stay Connected with the online dashboard



Stay connected and see all of the intiatives and projects of the City of Cocoa's priority planning at our online dashboard, www.CocoaFL.gov/priorities.

COCOA CRA MASTER PLAN UPDATE

Acknowledgements

Cocoa Community Redevelopment Board

Michael C. Blake, Chairman
Lavander Hearn, Vice Chairman
James “Alex” Goins
Herbert “Rip” Dyal
Lorraine Koss
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Glatting Jackson Kercher Anglin, Inc. (2008 Waterfront Master Plan)
GAI Consultants – Community Solutions Group (2018 Waterfront Update)
Infrastructure Solutions Services (2018 Waterfront Update)

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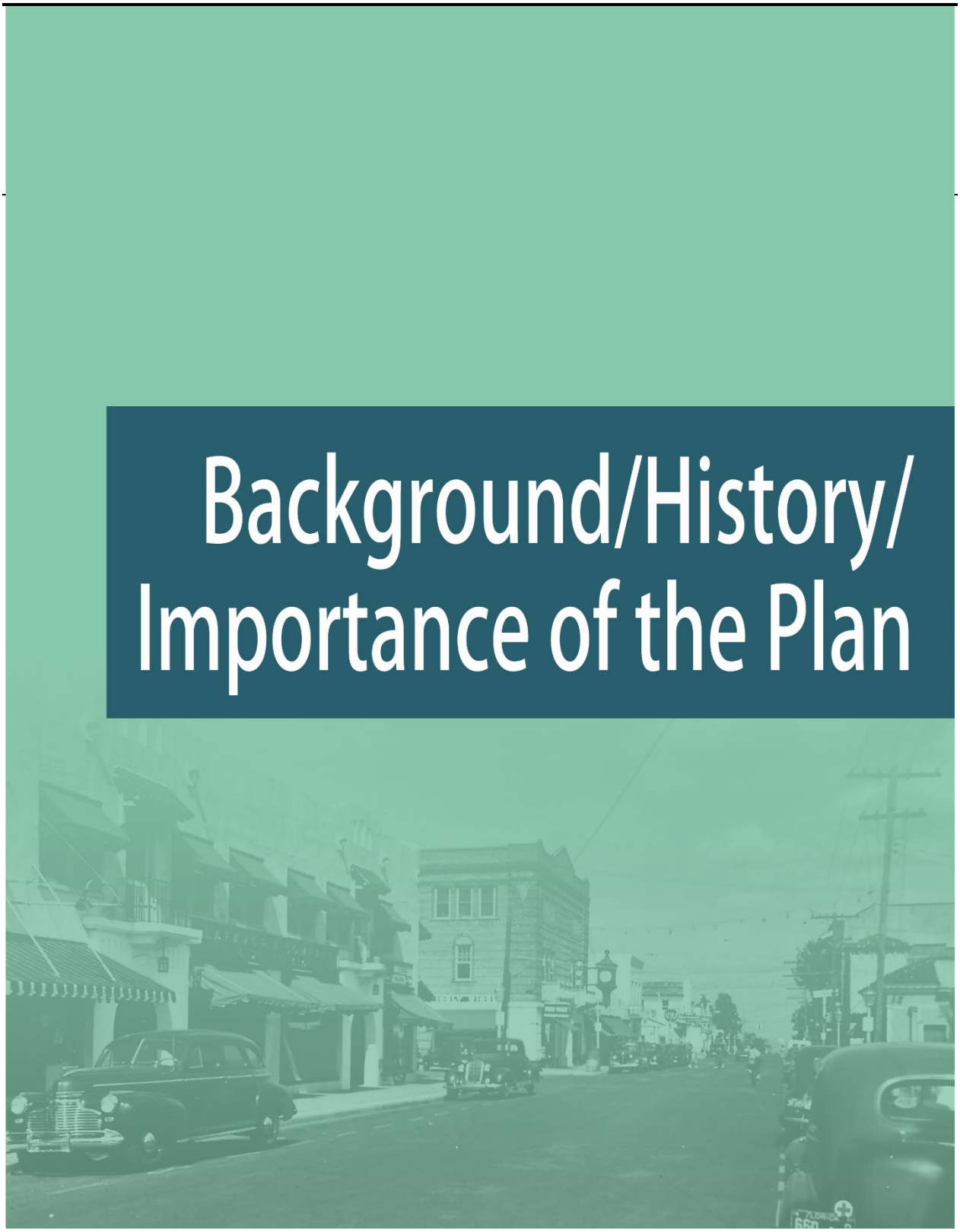
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PART I



Introduction to the Cocoa CRA Plan

This document represents the 2018 update of the Cocoa Community Redevelopment Agency's Redevelopment Plan. The Plan was originally completed and adopted in 1981 and updated in 1997. The Cocoa Community Redevelopment Agency (hereinafter referred to as the "Agency," "CRA Agency" or "CRA") was created in 1980 to guide the City in its redevelopment efforts of the City's downtown and surrounding area. The primary purpose of the Agency is to revitalize the physical and economic environment of the Community Redevelopment Area by promoting and implementing redevelopment activities that mitigate against slum and blight within the redevelopment area. The creation of the Agency allowed the Agency to utilize a financing mechanism known as Tax Increment Financing authorized by Florida Statutes upon the adoption a Redevelopment Plan to guide the sound use of these funds for redevelopment activities within the redevelopment area. The Agency's redevelopment plan, as amended over the years, has guided the expenditure of the tax increment financing monies in the redevelopment area since 1981.

By 1996, the original CRA Redevelopment Plan no longer reflected existing conditions. Plan modifications were needed for the Agency to undertake new projects due to the changing conditions within the redevelopment area and City, and the Agency's desire to undertake a variety of new programs not anticipated at the time of the original redevelopment plan was adopted. This 2018 update to the Redevelopment Plan provides the framework for programming a new series of redevelopment activities within the CRA. Since it is not possible or practical for the Community Redevelopment Agency to fund and implement all redevelopment projects in the redevelopment area, the plan sets forth a series of goals, policies and objectives, implementation steps and specific proposed projects intended to leverage or stimulate the type of public interest and private investment necessary to achieve revitalization and removal of slum and blight within the redevelopment area.

Redevelopment best practices recommend a Redevelopment Plan be evaluated and updated periodically. Plan revisions should reflect existing and changing conditions of the community redevelopment area and update to projects and reprioritization of projects. The plan, as warranted and consistent with statutory authority, may also be updated to extend the timeframe of the CRA to implement redevelopment activities, programs, and projects. This plan amendment will extend the timeframe of the CRA from 2027 to 2041 in order to afford the Agency adequate time to implement the Redevelopment Plan.

The extended time period is required, in part, because the Agency funds the implementation of the Redevelopment Plan using tax increment financing, which is dependent on increasing property values within the redevelopment area. The Great Recession and Hurricane Irma negatively impacted the redevelopment area. Since the Great Recession and Hurricane Irma, there has been a renewed interest in developing key vacant parcels within the redevelopment area by the private sector and such projects are now more viable. Additionally, the destruction caused by Hurricane Irma to public infrastructure has made it necessary to for the City and the Agency to redevelop public properties and infrastructure. The CRA believes extending the timeframe will allow the City to capitalize on the potential future increase in TIF money for purposes of supporting the public infrastructure needs of the redevelopment area and the renewed interest in redeveloping various private properties within the redevelopment area.

History of the Cocoa CRA

The City of Cocoa is a coastal community located on the western shore of the Indian River in Brevard County. The City is bordered by the City of Rockledge to the south, the Indian River on the east and unincorporated Brevard County on the north and west. Cocoa was settled in the 1860s and was known as Scrub City, Magnolia Point. Initially platted as Indian River City in 1882, Cocoa started as an agricultural area with over 20,000 citrus trees. Farmers in the area commonly produced oranges, lemons, pineapples, bananas and cane syrup. The introduction of the steamship transformed logistics and attracted related businesses such as ice plants, packing houses, and canneries. Cocoa expanded as an agricultural production hub and incorporated as a city in 1895. Henry Flagler's Florida East Coast Railway, which arrived in Cocoa in 1896, quickly replaced the steamboat as the primary mode of transport in the region. Cocoa's prosperity was evidenced by the diversity of stores, nice houses, wide sidewalks and a number of schools in the downtown core by 1905. An African-American community was formed on the west side of Florida Avenue and the railroad (known as The Heart of Cocoa) because of the area's proximity to citrus fields. Several black-owned businesses and two churches were established, serving the Heart of Cocoa residents.

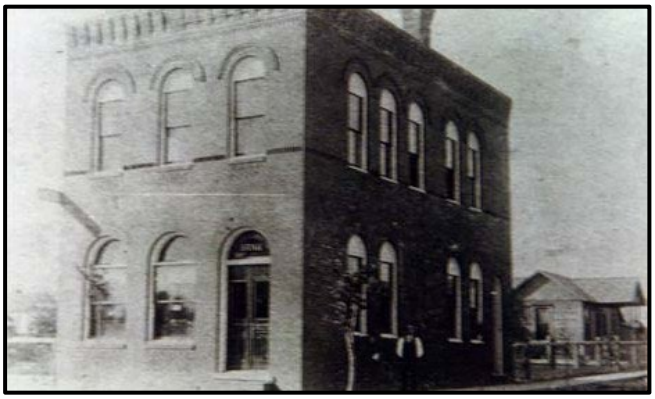




Behind all this prosperity was the city's original livelihood: citrus. Like elsewhere in the state, growers were affected by the freezes of 1894 and 1895 but they were able to bounce back to previous levels of production by the 1910s. The industry in Cocoa was so healthy that the city became the headquarters of the Florida Citrus Exchange – a prominent cooperative for the packing, shipping and marketing of local citrus. Packing houses and associated businesses lined the Indian River riverfront, and by the 1920s, Cocoa had the fifth largest number of packing houses in the state. It also had a large Orange Festival, which consisted of three days of activities, races on Cocoa Beach, and a ball at the New Indian River Hotel.

Despite the utility of the Indian River to the citrus industry, it was also a barrier to reaching Merritt Island and the Atlantic. Private boats and yacht service were the only ways to cross the river. By 1917, a 5,840 foot-long bridge spanned the River with a draw bridge that would still allow for boating activities. Once linked to Merritt Island, Cocoa residents were eager to build a road all the way to the beach, which was completed in 1923.

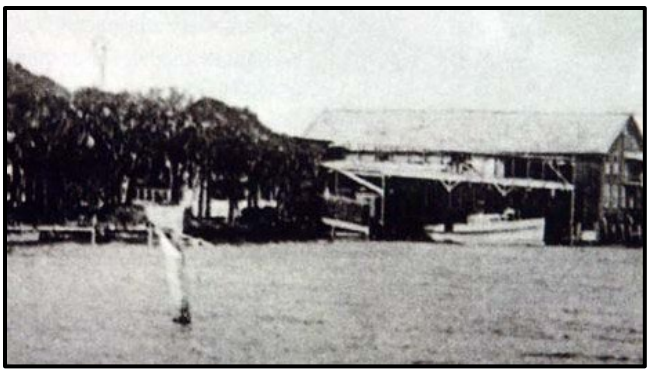
The building of the bridge and the beach road coincided neatly with the Florida's land boom of the 1920s. Because Cocoa had been "opened up" by railroad in the 1890s, it benefitted from a surge of building activity. Commercial development was concentrated around the riverfront, and the main streets of town were Brevard and Delannoy Avenues, Willard and Magnolia (now Stone) Streets, and King Street which provided direct access to the city's dock. Most of the growth was concentrated naturally because of access to the railroad and wharves; residential development occurred along the fringes of the commercial core.





In addition to the development of downtown, Cocoa became a real estate center – developing drained lands further west. Located between the St. Johns River and the railroad, the Cocoa Drainage District was created in the 1920s. The draining of these lands was possible through better technology and greater real estate pressures, but it was also enabled by the growing accessibility of owning a car. In Brevard County in 1920, there were only 749 registered cars; by 1927 there were about 6,000. This began to change the landscape in seemingly small ways at first, such as the cropping up of tourist "auto camps" and filling stations downtown.





By 1940, the population of Cocoa was 3,014 people. King Street was extended west from US 1, and Fiske Boulevard extended from Poinsett Drive (Rosa L. Jones Boulevard). More prevalent car ownership and development of areas north of the city led to Cocoa residents living outside of the downtown core and returning for work, shopping, and recreation.



In the 1950's, everything changed for Cocoa and Brevard County with the coming of the Space Program. This massive development of technology on Cape Canaveral brought thousands of skilled jobs to the area. Facilities and infrastructure were built quickly in order to meet the housing demand, without a great deal of planning. While economically, the Space program was a great boon for the county at first, the influx of so many people in a short period of time also disturbed the tight communities that had grown organically over the previous decades. Cocoa grew from 3,538 people in 1950 to 12,294 in 1960. Roads were widened to facilitate movement to and from Cape Canaveral. The car began to dominate land use planning and development and traditional industries like citrus and downtown populations declined.

The 1970's saw the reduction of funding for the Space program. A significant number of jobs were eliminated, negatively impacting the regional and local economy. The City of Cocoa was faced with high unemployment and crime by the 1980's. In response, the County sought to diversify its economy and reinvigorate its tourism market.

With the close of the Cold War and later with the end of the Space Shuttle program, the effect on Cocoa and Brevard was acute: funding for the space program decreased, jobs at Kennedy Space Center were cut, and the area was left with a landscape that was hastily constructed and designed for getting people to the coast as fast as possible.

Despite this, the City of Cocoa in some instances and especially as it relates to its downtown, fared better than others in the County. Cocoa's downtown, known as Cocoa Village, benefits from the preservation of its historic core and a relatively healthy downtown. While a handful of the these streets are doing well commercially, and the waterfront has experienced several condominium developments, the historic connection of the village to the Indian River is lacking, and many people's view of Cocoa Village is seen at 50 mph on their way to Merritt Island and Cocoa Beach.

The Great Recession set back the City and the Cocoa CRA with a significant drop in property values and a dysfunctional real estate market, non-conducive for redevelopment. Projects planned and approved were mothballed, and by the time the City began to experience the recovery around 2014, later than

surrounding jurisdictions in the County, most projects were abandoned. As redevelopment and interest in Cocoa Village was increasing, Hurricane Irma presented another challenge in September 2017, as the entire waterfront infrastructure was decimated and several streets experienced flooding. However, with these challenges the Cocoa CRA has opportunity to validate and refine its vision for the waterfront, the historic business district, and the surrounding neighborhoods.

The Cocoa riverfront within the downtown area has always been a special place in Cocoa's long history for economic and recreational reasons. In recognition of the importance of the Cocoa riverfront, on August 12, 2014, City Council adopted Ordinance No. 18-2014 for purposes of holding a referendum on whether to amend the City Charter to declare the Cocoa Riverfront Park a special scenic and recreational landmark of the City of Cocoa and to impose requirements on the City Council to safeguard the scenic vistas and recreational amenities of the Park for the benefit of the public. Cocoa voters approved the referendum during the November 2014 General Election. The CRA must honor this City Charter provision.

The park consists of multiple land conveyances that were conveyed to the City over a period of decades. They include: (1) an upland portion consisting of the Taylor Park area; (2) the upland portion generally consisting of the band shell and grass area; (3) the upland portion consisting of the Porcher House and Civic Center; and (4) a submerged portion of the Indian River generally consisting of the riverbed including the boardwalk area. Historically, since the City acquired title to the several properties constituting the park, the park has been dedicated to public use and enjoyment, as evidenced by the deed and dedication restrictions imposed on the properties at the time they were conveyed to the City.

1. **Taylor Park.** Taylor Park was conveyed to the City by Albert & Grace Taylor by deed, dated December 2, 1920. The deed states that the property shall be used solely and only as a public park and that none of the lands shall be used for commercial purposes. Further, the property shall forever be known and marked as "Taylor Park."

2. **Band Shell and Grass Area.** This area generally consists of Lot 11 and River Edge Boulevard of the Cocoa River Development. The property previously consisted of sovereign submerged lands that were filled and claimed as uplands by the State. The property was then conveyed to the City in trust by the Trustees of the Internal Improvement Fund of the State of Florida in 1956 along with other lands along the river that were filled. The deed states that Lot 11 shall be used for "public purposes only" and River Edge Boulevard shall be used for "road purposes."

3. **Porcher House and Civic Center Area.** As stated in City Ordinance No. 1404, the City acquired this property from the Estate of E.P. Porcher on May 7, 1956, and the City dedicated the property for certain purposes. The ordinance stated that this property, along with the adjacent property (aka Taylor Park), was acquired because they were "ideally adaptable to the creation thereon of a public park and grounds that will meet the needs of the City and its citizens, residents and inhabitants for such, not only for the present but for years to come." The ordinance was recorded in the Official Public Records of Brevard County and stated that the property was "hereby dedicated as a public park to be known and hereby named as Porcher Park, for municipal purposes including the erection of a band shell, shuffle board courts, bowling greens, a library building, community center building, and a city hall thereon so long as the grounds shall be open to the public for park purposes." Further, "that neither the land and property shall ever be sold or conveyed by the City of Cocoa, except and unless the sale or conveyance thereof shall first be approved by a majority of the votes cast in an election by the qualified electors of the City of Cocoa."

4. **Submerged Portion of Indian River.** This property was acquired by the City from the Trustees of the Internal Improvement Fund of the State of Florida in 1965 and 1975 and dedicated for "municipal park and recreational purposes only, under the supervision and management of the City of Cocoa." Such purposes expressly include, but are not limited to, a marina complex, concessions and associated facilities operated by the City of Cocoa or leased and under the strict regulation and control of the City of Cocoa." If the City neglects to maintain and use the property for these purposes, the State has the right to terminate the dedication.

5. **Boardwalk Area.** Prior to Hurricane Irma, the Boardwalk traversed uplands and the submerged portion dedicated to the City. Much of the boardwalk was destroyed by Hurricane Irma. The boardwalk must be rebuilt and plans are being developed to rebuild the boardwalk in a better condition than originally planned and constructed. Because the City received State FRDP grant funds to build a portion of the original Boardwalk (wood pavilion, deck and slips along Harrison Street), the portion funded by the State grant is restricted by a covenant, dated September 4, 1998, that provides that the project "shall be managed as a public outdoor recreation area for a minimum period of twenty-five years from the completion date" of the Project. The Project is required to be "open at reasonable times and shall be managed in a safe and attractive manner appropriate for public use." Rebuilding boardwalk is a major proposed redevelopment activity in this updated redevelopment plan.

6. **Lee Wenner Park.** The City and Brevard County approved an Interlocal Agreement on November 14, 2017, conveying Brevard County's portion of the park to the City as the Cocoa CRA approved Waterfront Master Plan contemplated public capital improvement to improving the waterfront by the Cocoa CRA and or City (Deed Recorded January 4, 2018). The redevelopment of Lee Wenner Park is a major proposed redevelopment activity in this updated redevelopment plan.

Authority to Undertake Community Redevelopment

This document is prepared under the direction of the Cocoa Community Redevelopment Agency in accordance with the Community Redevelopment Act of 1969, F.S. 163, Part III. In recognition of the need to prevent and eliminate slum and blighted conditions within the community, the Community Redevelopment Act confers upon counties and municipalities the authority and powers to carry out "Community Redevelopment". For the purpose of this Cocoa CRA Redevelopment Plan, the following definition taken from the Florida Statutes shall apply:

"Community Redevelopment" or "Redevelopment" means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such plan."

The Cocoa CRA Findings of Necessity

Pursuant to Florida Statutes, a community redevelopment area must be a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly. On July 8, 1980, the City adopted a Resolution determining a Necessity for Redevelopment of Blighted Areas. On April 14, 1981, after preparing a Blight Study, the City adopted a Resolution establishing a redevelopment area based on certain findings of necessity pursuant to Section 163.355, Florida Statutes.

The findings of necessity states that the City of Cocoa shall not exercise the community redevelopment authority conferred by this part until after the City has adopted a resolution, supported by data and analysis, which makes a legislative finding that the conditions in the area meet the criteria described in s. 163.340(7) or (8). The resolution must state that:

(1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such county or municipality; and

(2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.

The redevelopment boundaries were delineated as the area encompassing those properties that were found to qualify as slum and blighted.

Creation of the Community Redevelopment Agency

Upon a “Finding of Necessity” by the governing body and upon further finding that there is a need for a Community Redevelopment Agency to function in the county or municipality to carry out community redevelopment purposes, any county or municipality may create a public body corporate and politic to be known as “Community Redevelopment Agency”. The agency shall be constituted as a public instrumentality, and the exercise by the agency of the powers conferred by F.S. Chapter 163, Part III shall be deemed and held to be the performance of an essential public function.

The City of Cocoa Council established the Community Redevelopment Agency on April 14, 1981, with the adoption of Ordinance No. 10-81. The organizational structure of the agency was established at that time. Pursuant to resolution of the City Council dated December 10, 1985 and April 22, 1986 and Section 163.357, Florida Statutes, the original governing board structure changed composition. The current board consists of the five (5) council persons plus two (2) additional members who are appointed by the City Council.

The Cocoa CRA Redevelopment Plan

All public redevelopment activities expressly authored by the Community Redevelopment Act and funded by tax increment financing, must be in accordance with a redevelopment plan, which has been approved by the City Council. Like the City's Comprehensive Plan, the Cocoa CRA Redevelopment Plan is an evolving document, which must be evaluated and amended on a regular basis to accurately reflect changing conditions and community objectives. This updated Cocoa CRA Redevelopment Plan is intended establish action priorities of the plan based upon a new set of priorities. These priorities were established by necessity, in the case of the negative impacts of Hurricane Irma, and by a comprehensive public strategic planning process conducted by the CRA and the City at which a substantially amount of input and ideas were provided by City citizens, businesses, property owners and other stakeholders in the redevelopment area.

The Cocoa CRA Area Boundary

The Cocoa Redevelopment Agency was established for carrying out redevelopment activities for the area defined as the Redevelopment Area in the Resolution dated April 14, 1981, which area is described as:

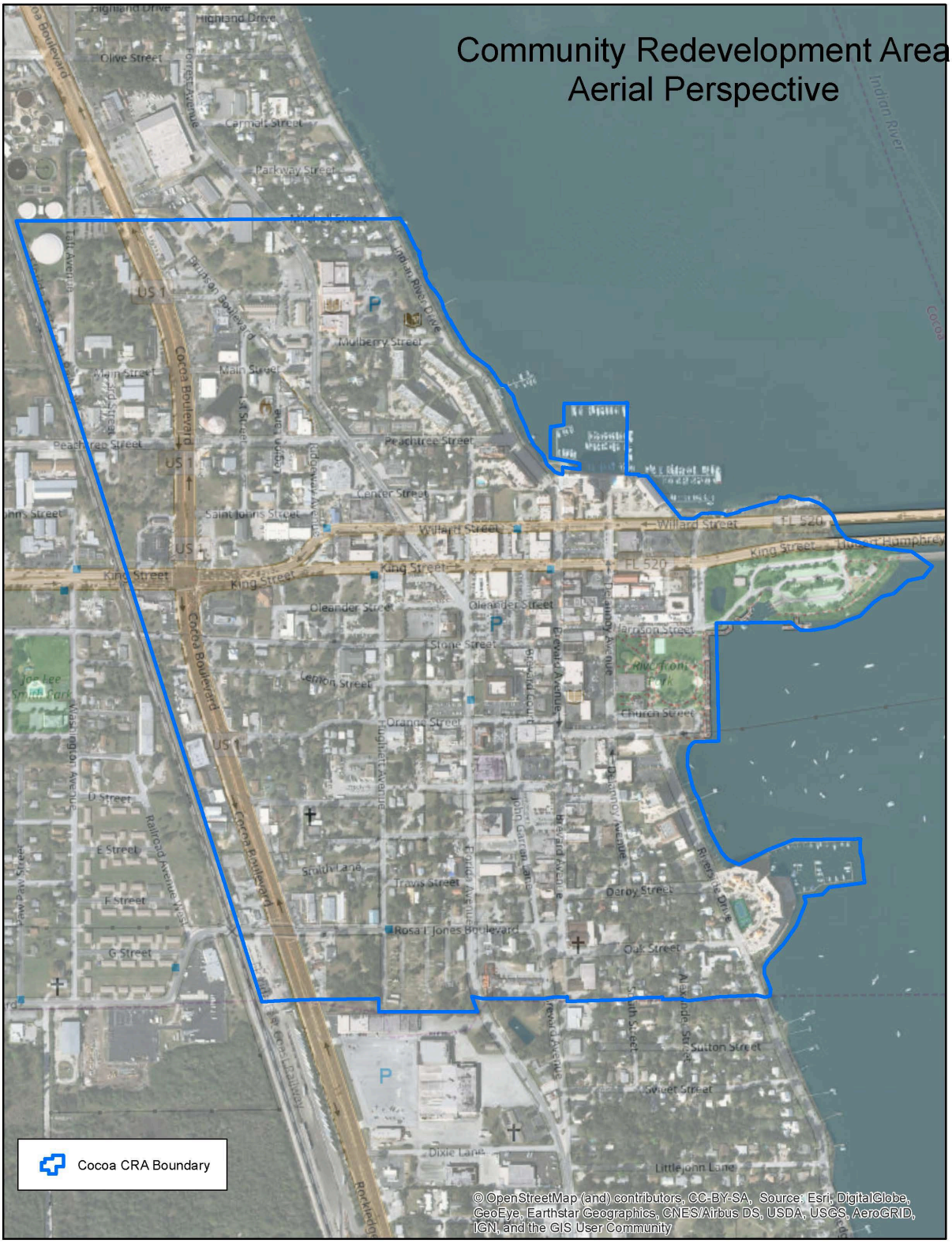
South: A straight line extending along the southern boundary of the City of Cocoa between the east and west boundaries cited herein;

East: The center line of the channel of the Indian River between the South and North boundaries cited herein;

West: The eastern edge of the Florida East Coast right-of-way between the South and North boundaries cited herein;

North: A straight line extending along the northern edge of the right-of-way of Mitchell Street between the East and West boundaries cited herein.

Cocoa CRA Area Location Map



The Cocoa CRA Area Description

The redevelopment area in Cocoa comprises of 248 ± acres or .45 square miles. The redevelopment area is only 2% of the total area of the corporate city limits (8,960 acres or 14 square miles). The CRA area contains of mix of land uses and buildings. Within the area is an estimated residential population of 1,089, the City's population is estimated to be 19,286 (2018 BEBR), representing 6% of the total population of Cocoa.

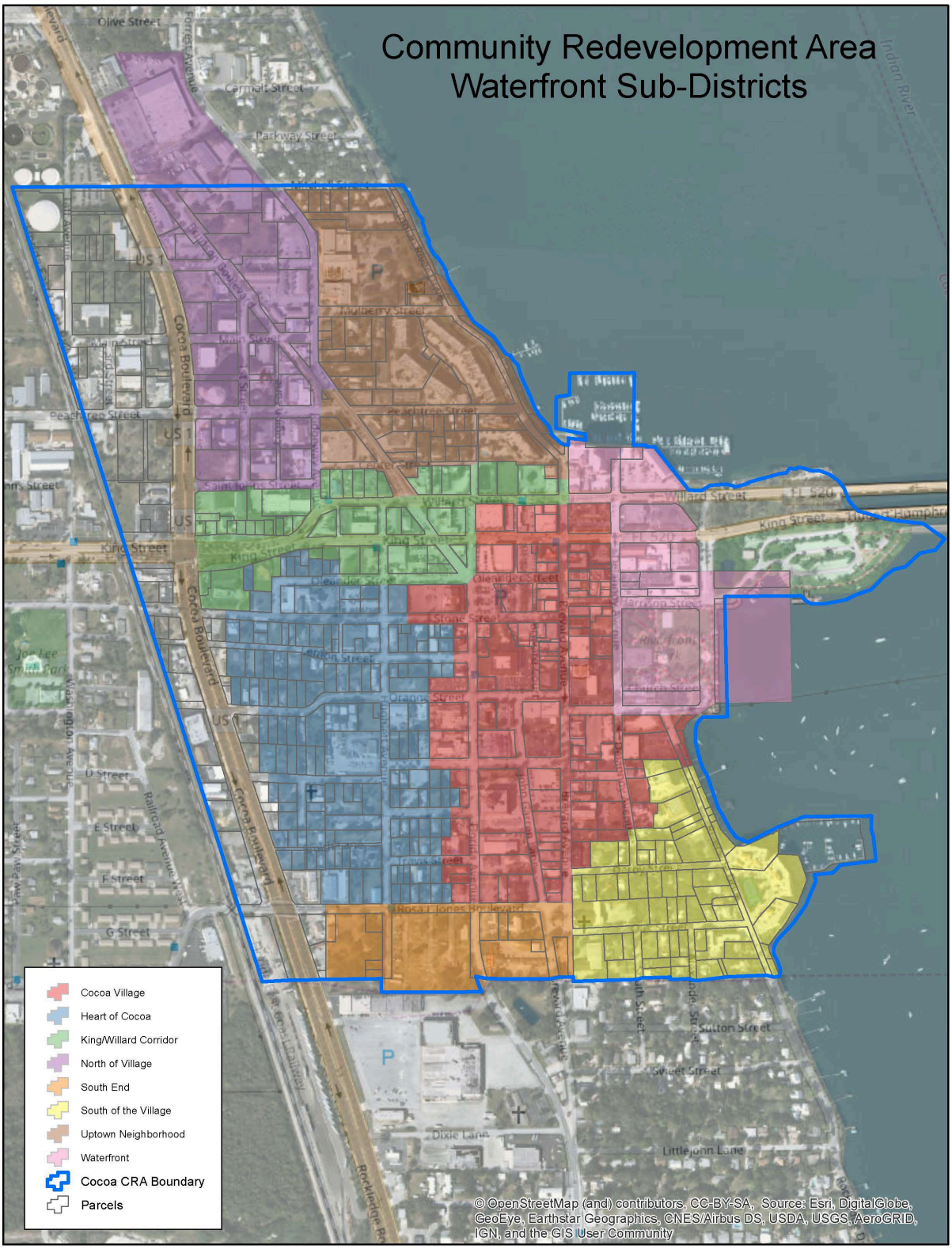
Of the 769 housing units in the Cocoa CRA, 297 are owner occupied (38.6%), 306 are renter occupied (39.8%), and 166 are vacant (21.6%). (U.S. Census Bureau, Census 2010 Summary File 1, ESRI 2018 Forecast). The redevelopment area also serves as the City's historic downtown with a myriad of unique retail shops, restaurants, bed & breakfasts, and personal service establishments. Numerous historic buildings are also located in the downtown including the Historic Cocoa Village Playhouse and Porcher House. Additionally, important community institutional buildings are located in the downtown including Cocoa City Hall, U.S. Post Office, and the Florida Historical Society. And the downtown also benefits by having complementary recreational amenities such as the Cocoa Riverfront Park, Taylor Park and Lee Wenner Park.

The 1997 Community Redevelopment Plan generally divided the redevelopment area into five areas, whereas the 2008 Waterfront Master Plan evaluated the redevelopment area more granularly and it was determined that there are nine distinct and unique sub-districts. The sub-districts of the Cocoa CRA are: **Cocoa Village; Heart of Cocoa; South of the Village; South End; King Street and Willard Street Corridor; North of the Village; Uptown Neighborhood; US1 Regional Corridor and the Waterfront.**

- **Cocoa Village** is generally bounded by Center Street on the north, Forrest Avenue and Florida Avenue on the west, Rosa L. Jones Blvd and Derby Street on the south, and the Indian River on the east.
- **The Heart of Cocoa Neighborhood** (HCN) is located immediately west of the historic Cocoa Village and although the boundaries are irregular, the boundaries are generally between several major roadways: east of Florida Avenue, South of SR 520; west of US 1; and north of Rosa L. Jones Blvd (formerly Poinsett Drive).
- **King Street and Willard Street Corridor** is generally located north of the downtown village along SR 520 east to Forrest Avenue along the northern boundary of Peachtree Street to the Indian River**.**
- **Uptown Neighborhood** is generally located north of the Corridor to US1 along the northern boundary of the CRA along Mitchell Street to the Indian River.
- **North of the Village** is generally bound between St. Johns Street as the southerly boundary, US1 on the west, Ridgeway Avenue and Forrest Avenue along the easterly boundaries, to Carmalt Street.
- **South End** is located along the southern City limits just south of Rosa L. Jones Boulevard, east of US1 to Brevard Avenue.
- **South of the Village** is located along the southern City limits with Brevard Avenue to the west, the Indian River to the east and Derby and Church streets to the north.

- **Waterfront** is part of the Central Business District and nestled along the Intracoastal Waterway on the east Indian River and Delannoy Avenue on the west, and Cocoa Village Marina to the north and Cocoa Riverfront Park and Church Street to the south.
- **US1 Corridor** runs through the western portion of the entire CRA located along US Highway 1 and extends to the Florida East Coast railroad to the west.

Cocoa CRA Sub-Districts Map



Powers of the Cocoa CRA

As Authorized by the Community Redevelopment Act, a wide variety of powers are available to the City of Cocoa to carry out redevelopment activities. Without intending to limit the powers of the CRA, the Cocoa Redevelopment Agency is vested with the following powers pursuant to Section 163.370, Florida Statutes:

(1) The CRA may not exercise the power of eminent domain for the purpose of preventing or eliminating a slum area or blighted area as defined in this part; however, counties and municipalities may acquire property by eminent domain within a community redevelopment area, subject to the limitations set forth in ss. 73.013 and 73.014 or other general law.

(2) The CRA shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted:

(a) To make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part.

(b) To disseminate slum clearance and community redevelopment information.

(c) To undertake and carry out community redevelopment and related activities within the community redevelopment area, which may include:

1. Acquisition of property within a slum area or a blighted area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition.
2. Demolition and removal of buildings and improvements.
3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities, parking garages, lobbies, and passageways, and other improvements necessary for carrying out in the community redevelopment area the community redevelopment objectives of this part in accordance with the community redevelopment plan.
4. Disposition of any property acquired in the community redevelopment area at its fair value as provided in s. 163.380 for uses in accordance with the community redevelopment plan.
5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan.
6. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of real property in the community redevelopment area which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.
7. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.

8. Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.
9. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of property in unincorporated enclaves surrounded by the boundaries of a community redevelopment area when it is determined necessary by the agency to accomplish the community redevelopment plan.
10. Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

(d) To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate.

(e) Within the community redevelopment area:
1. To enter into any building or property in any community redevelopment area in order to make inspections, surveys, appraisals, soundings, or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted.
2. To acquire by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition any personal or real property, together with any improvements thereon.
3. To hold, improve, clear, or prepare for redevelopment any such property.
4. To mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property.
5. To insure or provide for the insurance of any real or personal property or operations of the county or municipality against any risks or hazards, including the power to pay premiums on any such insurance.
6. To enter into any contracts necessary to effectuate the purposes of this part.
7. To solicit requests for proposals for redevelopment of parcels of real property contemplated by a community redevelopment plan to be acquired for redevelopment purposes by a community redevelopment agency and, as a result of such requests for proposals, to advertise for the disposition of such real property to private persons

pursuant to s. 163.380 prior to acquisition of such real property by the community redevelopment agency.

(f) To invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control and to redeem such bonds as have been issued pursuant to s. 163.385 at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled.

(g) To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government or the state, county, or other public body or from any sources, public or private, for the purposes of this part and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and related activities such conditions imposed pursuant to federal laws as the county or municipality deems reasonable and appropriate which are not inconsistent with the purposes of this part.

(h) To make or have made all surveys and plans necessary to the carrying out of the purposes of this part; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:

1. Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.
2. Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.
3. Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities.

(i) To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income.

(j) To apply for, accept, and utilize grants of funds from the Federal Government for such purposes.

(k) To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from a community redevelopment area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.

(l) To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this part; to zone or rezone any part of the county or municipality or make exceptions from building regulations; and to enter into agreements with a housing

authority, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part.

(m) To close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the county or municipality.

(n) To organize, coordinate, and direct the administration of the provisions of this part, as they may apply to such county or municipality, in order that the objective of remedying slum and blighted areas and preventing the causes thereof within such county or municipality may be most effectively promoted and achieved and to establish such new office or offices of the county or municipality or to reorganize existing offices in order to carry out such purpose most effectively.

(o) To develop and implement community policing innovations.

(3) The following projects may not be paid for or financed by increment revenues:

(a) Construction or expansion of administrative buildings for public bodies or police and fire buildings, unless each taxing authority agrees to such method of financing for the construction or expansion, or unless the construction or expansion is contemplated as part of a community policing innovation.

(b) Installation, construction, reconstruction, repair, or alteration of any publicly owned capital improvements or projects if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of the community redevelopment plan by the governing body pursuant to a previously approved public capital improvement or project schedule or plan of the governing body which approved the community redevelopment plan unless and until such projects or improvements have been removed from such schedule or plan of the governing body and 3 years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the community redevelopment trust fund.

(c) General government operating expenses unrelated to the planning and carrying out of a community redevelopment plan.

(4) With the approval of the governing body, a community redevelopment agency may:

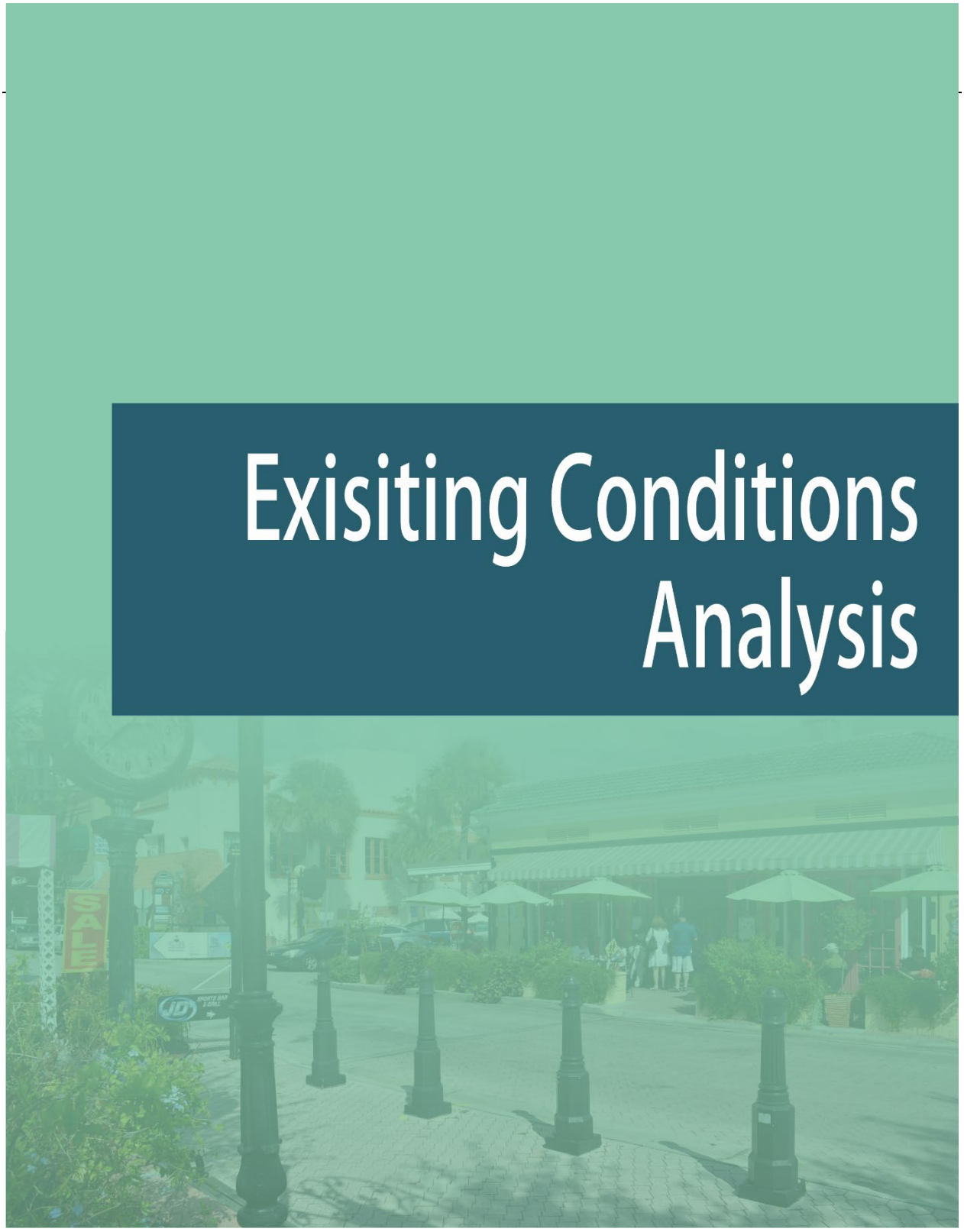
(a) Prior to approval of a community redevelopment plan or approval of any modifications of the plan, acquire real property in a community redevelopment area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition; demolish and remove any structures on the property; and pay all costs related to the acquisition, demolition, or removal, including any administrative or relocation expenses.

(b) Assume the responsibility to bear any loss that may arise as the result of the exercise of authority under this subsection, in the event that the real property is not made part of the community redevelopment area.

Pursuant to Section 8-23 (Powers of the council) of the City Code, the following powers shall continue to vest in the City Council:

(a) The power to determine an area to be a slum or blighted area, or combination thereof, to designate such area as appropriate for a community redevelopment project, and to hold any public hearings required with respect thereto.
(b) The power to grant final approval to community redevelopment plans and modifications thereof.
(c) The power to authorize the issuance of revenue bonds as set forth in Section 163.385, Florida Statutes.
(d) The power to approve the acquisition, demolition, removal, or disposal of property as provided in Section 163.370(4), Florida Statutes, and the power to assume the responsibility to bear loss as provided in Section 163.370(4), Florida Statutes.

PART II



Land Use

Commercial

The land use patterns of the redevelopment area are a direct response to a long-term trend of commercial intrusions into traditional single-family neighborhood areas. In the beginning years of the city, commercial and industrial uses were concentrated in the downtown clustered around Brevard Avenue, Harrison Street, and Delannoy Avenue adjacent to the waterfront shipping area and packinghouse distribution rail heads. Over time, the railroads and highways were relocated west of US1. In doing so, these transportation routes cut through existing residential neighborhoods. These new roadways were rezoned to commercial and slowly over time, the residential character of the cityscape has been sliced into small neighborhoods surrounded by heavy commercial uses.

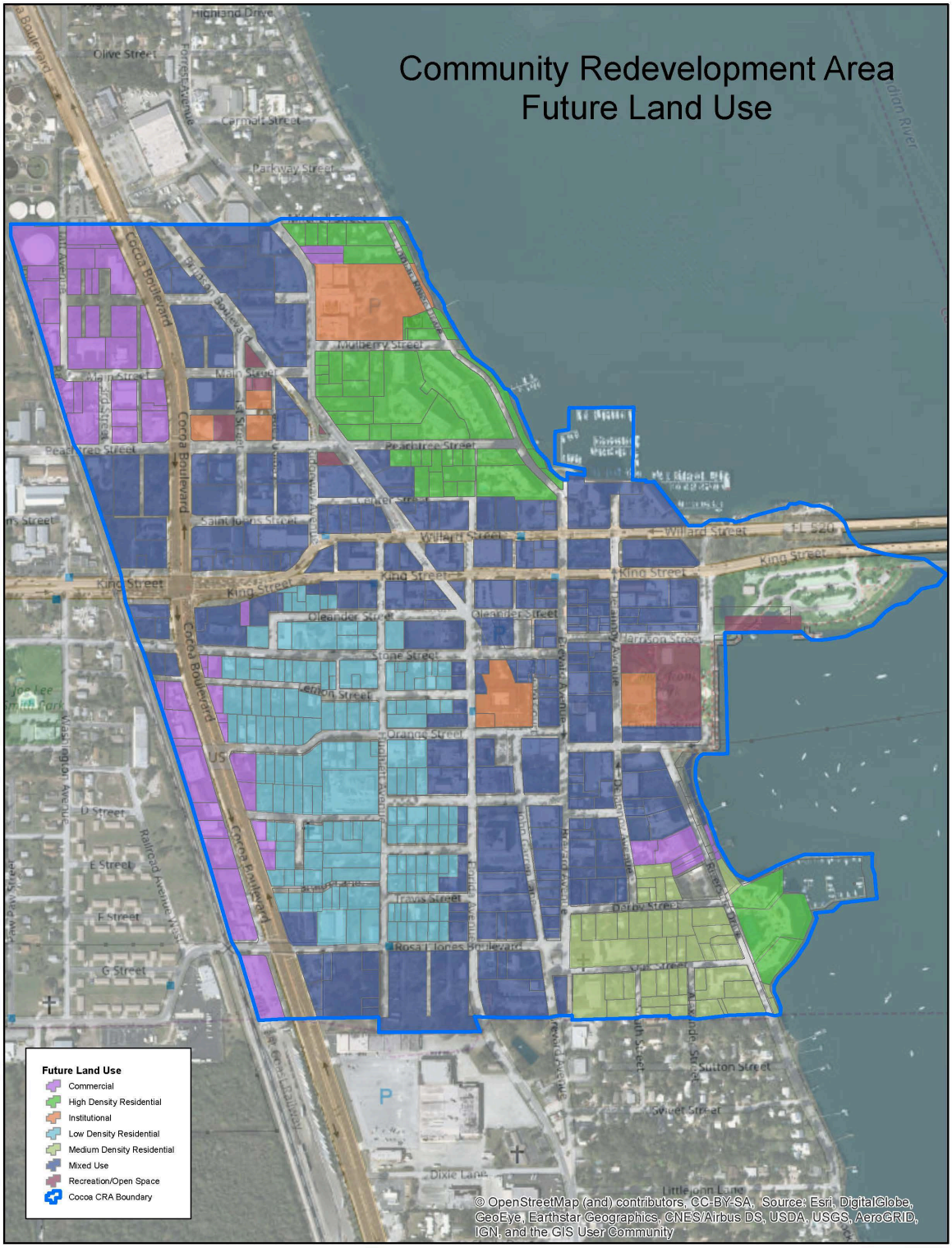
Residential

Residential uses are the second most dominant land use, with single family dwellings the most common type. Residential uses are located along the waterfront and between the water and east of Brevard Avenue, south of Church Street to Rosa L Jones Blvd; west of Florida Avenue and east of US1 from Rosa L Jones Blvd. to Stone Street; and east of US1 and west of the river north of Willard Street.

Civic – Cultural and Institutional

The remaining land uses include Cocoa City Hall, Cocoa's Civic Center, Heart of Cocoa Community Meeting Room, Florida Historical Society, churches, a fire station, water tower, electric substation, communications tower, marina, parks and waterfront esplanade.

Cocoa CRA Area
Future Land Use Map



Zoning

There are several applicable City zoning districts currently applicable to the properties located within the redevelopment area. These districts are subject to change by the City under the City's zoning powers.

C-W

The area between the railroad tracks and US 1 in the northwest is the C-W or "Wholesale Commercial District." This district is intended to apply to transportation facilities, warehousing, distribution, and wholesaling as well as other retail commercial uses.

RU-2-25

One of the two residential zones designated in the redevelopment area is the RU-2-25 district or "Multiple Family Dwelling District." The provisions of this district apply to high density residential developments which are adjacent to major commercial centers and major collector or arterial streets. This zone has resulted in the development of multi-storied residential projects on the water. There are two districts with this zoning type in the redevelopment area. The southern district contains single-family and multi-family residential uses. There are several condominium complexes and two low-rise apartment buildings. The district in the north does contain multi-story condominiums with a few single-family homes.

RU-2-10

The other residential zone designation is the RU-2-10 district. This "Low- Density Single-Family and Multi-Family Dwelling District" seeks to preserve the residential character of the area and foster mixed-use development in proximity to major collector or arterial streets. The Heart of Cocoa neighborhood was rezoned to this category in accordance with the provisions of the Federal Consent Decree.

C-C

The areas along Florida Avenue are zoned C-C to encourage multi-family, professional office, and retail commercial development. Some of this transformation is occurring. However, there are still some left over heavy commercial uses in the area that inhibit the evolution to a less intense commercial use.

C-G

There are a few parcels of land zoned C-G or "General Commercial." This zoning configuration is intended for major commercial centers serving the needs of the community and region.

C-P

The provisions of Commercial Parkway district are intended to apply to areas located adjacent to a main highway approach to the city, primarily directed along US1. The types of uses permitted and restrictions are intended to serve the needs of the motorist and provide an amenable impression of the city.

Furthermore, certain properties within the CRA area are also subject to overlay zoning regulations including:

Central Business District (CBD)

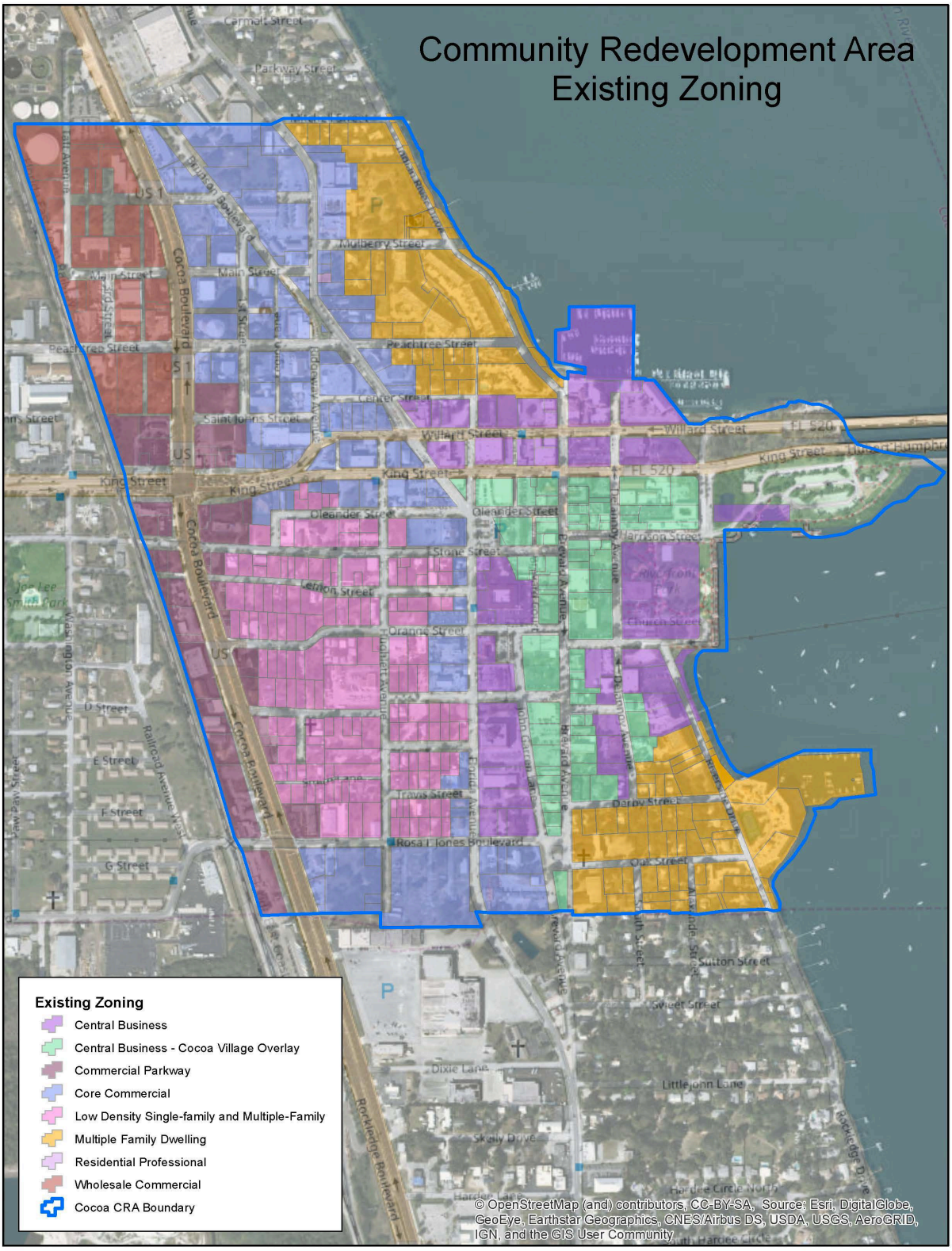
The provisions of this overlay district are intended to apply to the central commercial, professional, financial, governmental and civic core of the city as described in the comprehensive plan and which is entirely within a designated redevelopment area as defined in the Cocoa Redevelopment Agency Redevelopment Plan. The area is generally bounded by Center Street on the north, Forrest Avenue and

Florida Avenue on the west, Rosa L. Jones Drive and Derby Street on the south, and the Indian River on the east.

Cocoa Waterfront Overlay District (CWOD)

The provisions of this overlay district are intended to assist in the implementation of the Cocoa Waterfront Master Plan, November 2008, which require regulations by sub district that address design, scale and appearance of developing within the Cocoa Redevelopment Area. Further, this zoning is 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. The Cocoa Redevelopment Area is defined by recognizable geographic boundaries.

Cocoa CRA Zoning Map



Natural Features

The natural features within the redevelopment area are few since the entire area has been virtually all developed or modified by man. A description of the four existing soil types in the area best describes the condition of any features in the area. The four soil types are: Urban Land, Canaveral/Urban Land Complex, Paola/Urban Land Complex, and Pomello/Urban Land Complex. Following are their descriptions:

SOILS

Ur – Urban Land – This soil consists of soils which are usually all covered with streets, buildings, parking lots, shopping centers, and other man-made facilities. Unoccupied soils are mixtures of other types of too small an area to map separately.

Cc – Canaveral/Urban Complex – A mixture of sand and shells dredged from the river bed, then leveled and smoothed by man. Most areas are artificially drained with a water table between depths of 40 to 60 inches. Soil is poorly suited to lawn uses and ornamental plants. Most soils are covered by man-made urban uses.

Ph – Paola/Urban Land Complex – This soil is composed of 70 percent Paola fine sand, 10 percent altered Paola fine sand, and 20 to 45 percent Urban Land soil. Open areas of this soil are mostly lawns, vacant lots, and playgrounds. The water table is usually below a depth of 10 feet. The soil is poorly suited to lawn grasses and ornamental plants.

Pu – Pomello/Urban Land Complex – This soil group is composed of 45 to 60 percent Pomello sand, 20 percent altered Pomello sand, and 20 to 45 percent Urban Land Complex. Other characteristics of this soil group are similar to Paola.

PHYSIOGRAPHY

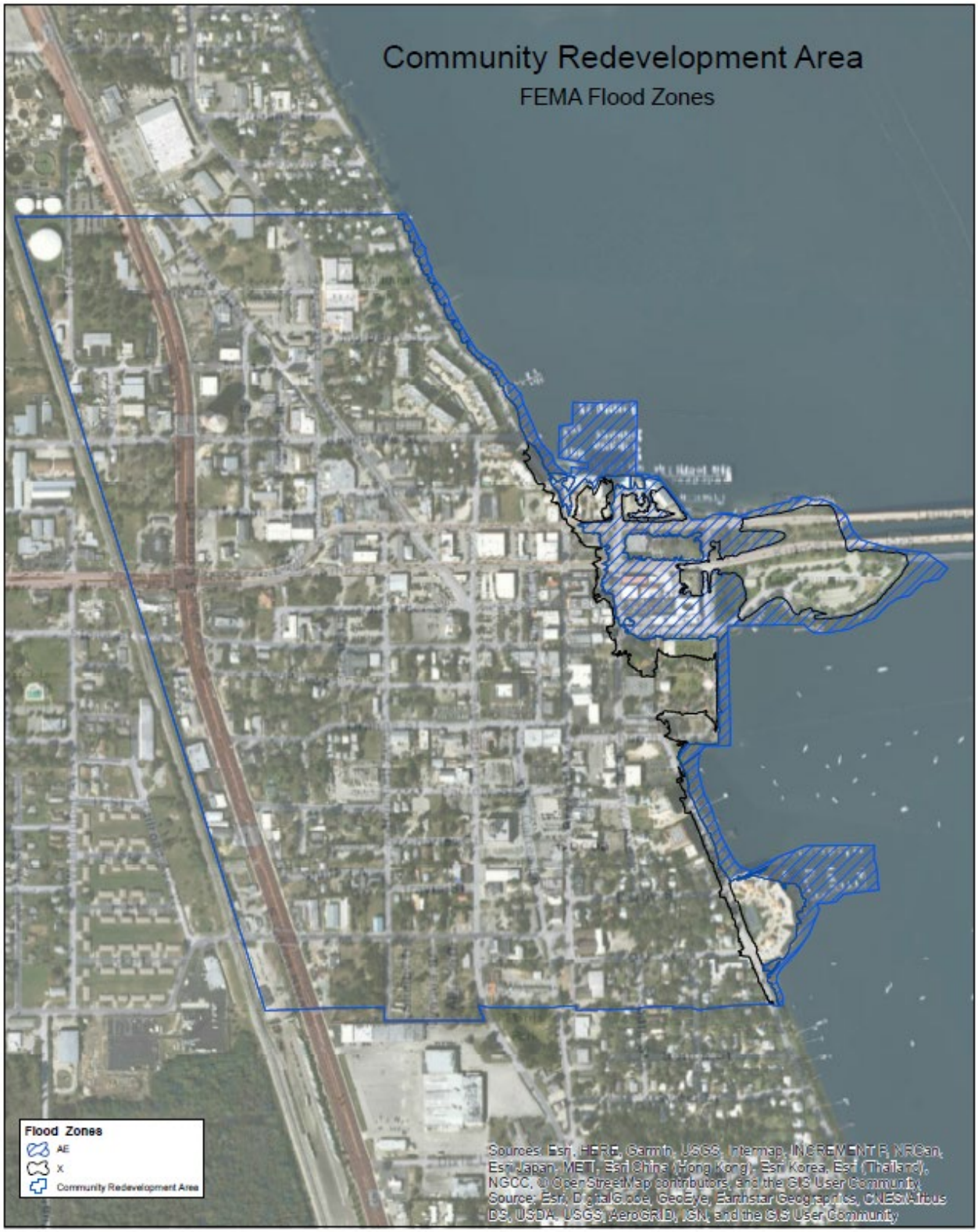
Indian River

The most prominent natural feature of the area is the Indian River, situated between the mainland and Merritt Island. Although commercial traffic on the river is scarce, the water body does provide varied recreational boating opportunities and scenic beauty.

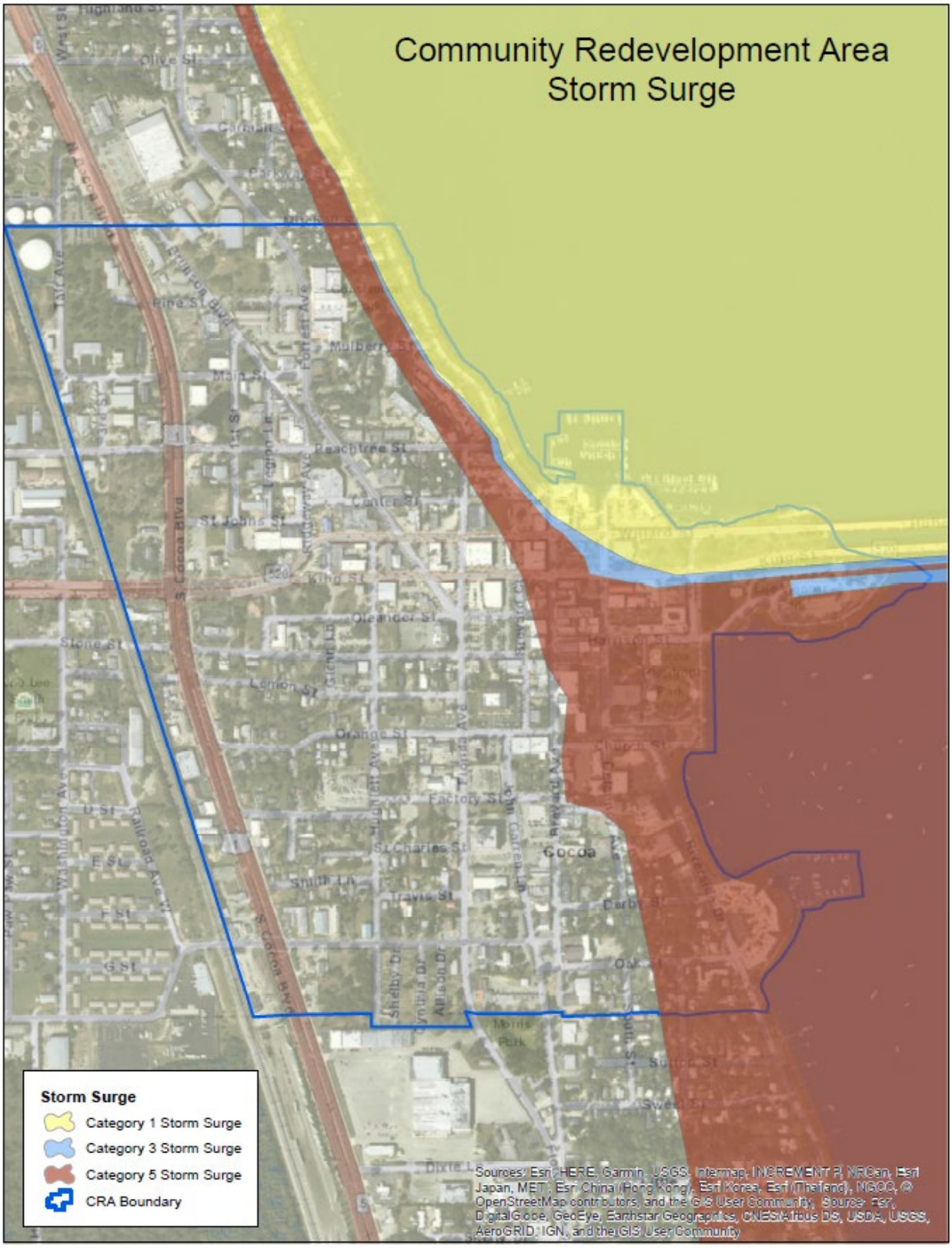
Risk of flooding from the river was slight until Fall 2017. Hurricane Irma caused prolonged flooding of streets within the City. The hurricane's destructive winds and rain caused over $3.5 million in damages to businesses along Harrison Street, Lee Wenner Park, docks, and the surrounding boardwalk area in Riverfront Park. Stormwater runoff from the hurricane and a subsequent Nor'easter rain event, resulted in prolonged street flooding.

The Flood Zone X boundary for the 500-year storm level virtually matches the shoreline of the CRA from Riverside Drive to Harrison Street and North to Indian River Drive including Oleander Pointe and Lee Wenner Park. However, the Flood Zone AE boundary for the 100-year storm level includes the area from Harrison Street north to Indian River Drive excluding portions of Whitley Bay and the SR 520 overpass as designated on the FEMA Flood Zone Map. No other flood zone areas are found within the CRA.

FEMA Flood Zone Map



CRA Storm Surge Map



Relic Dune System

The City of Cocoa, and in particular the RDA area, is situated on top of the old dune system along the Indian River. The first dune line runs down the middle of the district. This locally high linear feature was selected for the old Dixie highway alignment and railroad spur. This road alignment is now Forrest Avenue. The second dune line lies underneath the present alignment of the railroad and US 1. The early settlers utilized these local high points to site these important transportation routes. Today these high points provide excellent opportunities for long views out toward the Indian River.



Housing

Each of the nine CRA sub-districts, described previously in the Cocoa CRA Area Description, are uniquely different from each other. Of the nine sub-districts, six contain housing. The housing types varies by sub-district.

The **Cocoa Village** Sub-District provisions are intended to apply to the central commercial, professional, financial, governmental and civic core of the city. In addition to multi-family residential development the area uses are intended to permit and encourage more intensive office and commercial development, hotel and motel development, marinas and marina-related development. The district is intended to discourage uses not requiring a central location and which would create friction with or be incompatible with performance of Central Business District functions. The permitted uses and design and development standards are intended to promote high quality development compatible with a Central Business District location, not single-family housing. It is intended that "performance standards" control the permissible type, density and intensity, mix of development and design and development standards to assure and

promote the development and redevelopment of property in the Central Business District in a manner compatible with comprehensive and redevelopment plan objectives.

It is intended that high density multiple-family residential development in this area is to be promoted and encouraged, either in separate buildings or in combination with office and supporting, retail and service areas, and that such supporting uses shall be scaled and designed to serve the needs of the district. All uses and design should recognize the proximity to the areas of great natural beauty, which are historically significant to the city. High density, so long as it provides public and scenic access to these natural and historic areas, is permitted. Water views, easy access to contiguous water walks, and several key water vistas should be made available to the public. The purpose of this district is to allow for the development of fully integrated, mixed-use, pedestrian-oriented neighborhoods. Streets, pedestrian paths and bike paths should contribute to a system of fully-connected and interesting routes to all destinations.

The **Heart of Cocoa** Sub-District has been subject to a Federal Consent Decree since 1990. The original voluminous consent decree was replaced by a substantially streamlined Substitute Federal Consent Decree on January 28, 2009. The Substitute Consent Decree requires the City maintain the low-density residential character of the Heart of Cocoa; and encourages voluntary replacement of existing wholesale commercial uses with low density residential uses or low intensive neighborhood commercial uses such as mixed-use developments, while preserving existing uses as provided by law. Moreover, the Substitute Consent Decree encourages production and development of affordable houses by the private sector in the Heart of Cocoa. Consistent with the Substitute Consent Decree, the zoning is RU2-10, which allows for low-density single and multi-family residential. Allowable building types include single-family, mixed use, and neighborhood supported commercial.

In the **South of the Village** Sub-District the City acquired the former Oaks Mobile Home Park, a primarily vacant mobile home park with dilapidated and uninhabitable units, at the corner of Florida Avenue and Rosa L. Jones Blvd. The site is comprised of one main parcel and a smaller companion parcel, totaling just under 5 acres of vacant land immediately suitable for development. This residential project is expected to serve as a catalyst for additional residential development in and around the Heart of Cocoa, although the site lies just outside the boundaries of the Heart of Cocoa, on the south side of Rosa L. Jones Boulevard.

The **South End** Sub-District, located to the east and bordering the **South of the Village** Sub-District, mainly consists of single family residential, multi-family apartments/condominiums and high rise developments.

The King Street and Willard Street Corridor Sub-District consists of mainly commercial development and provides for opportunities of mixed-use and multi-family high rise developments.

The **Waterfront** Sub-District is characterized by multi-story, multi-family residential units.

Many of the lots in the Sub-Districts by themselves are inadequately sized and constrained by utility infrastructure (mainly electric), to be redeveloped as mixed-use and multi-family apartments or high rise condominiums. Thus, the need for the assemblage of land to facilitate a suitable redevelopment project yielding the highest and best use for the respective land. Additionally, and critically important, the City through its various EPA Brownfields Grants have determined several properties environmentally constrained as they are contaminated or suffer from the perception of contamination. Bisecting the heart of the Cocoa CRA is the former Flagler Rail Line, and railroad tracks are use of which contamination is commonly associated. Some properties have been confirmed to have no recognized environmental

conditions while others have been determined to be contaminated. Three properties located in the general core of Cocoa CRA were environmentally assessed and after being found to having contaminants present, were remediated through the Florida Department of Environmental Protection (FDEP) Voluntary Cleanup Tax Credit Program. Others have been found to have potential off-site environmental impacts.

Parks and Recreation

The redevelopment area contains three parks, Taylor Park, Riverfront Park and Lee Wenner Park. Taylor Park is located just south of Harrison Street and just north of the Cocoa Civic Center, Riverfront Park adjoins Taylor Park to the East and sits directly on Indian River, and Lee Wenner Park is located just south of the Hubert Humphrey Bridge on the old abandoned SR 520 right-of-way.

Taylor Park is designed mainly as a passive park. It contains 1.64 acres and is well landscaped with large shade trees and a view of the Indian River. Facilities in Taylor Park are limited to park benches and playground equipment.

Riverfront Park is an attraction to both Cocoa's citizens and visitors. The park is approximately 2.74 acres and its green park area, playgrounds, boardwalks and amphitheater, draws crowds for special events, City-sponsored celebrations and private functions. The park annually hosts more than 65 events — including one of the largest marathons in the region, The Space Coast Marathon and Half Marathon — attracting more than 135,500 visitors.

Lee Wenner Park is a waterfront-oriented park located across the street from Taylor Park and Riverfront Park. The 3.5-acre park contains four boat ramps with catwalks, a fishing dock and parking facilities for approximately 40 boat trailers and 50 passenger cars. As of 2017, it is now owned and maintained by the City. The acquisition of Lee Wenner Park by the City presents a new and exciting redevelopment opportunity for the CRA and the City. Lee Wenner Park is heavily used on weekends by boaters for recreational purposes only. The Brevard County Board of County Commissioners conveyed its portion of Lee Wenner Park with the expressed purpose to redevelop the park (see attached Agreement located in the Appendix). Through this Agreement, the CRA has committed to improving the waterfront in phases through public capital improvements and public/private partnerships.

In addition to these three public parks, there are two "key" shaped parcels of property which have no facilities but are landscaped for beautification. Each of these passive parks are rarely used for purposes other than aesthetics. One park is located at Brunson Boulevard and First Street. The other park is at the corner of Forrest Avenue and Mulberry Street.

Historical Features

As a city with a rich history, the Cocoa CRA and surrounding neighborhoods contain numerous historic structures telling the story of the early beginnings of Cocoa. Within the Cocoa CRA, seven (7) structures are listed on the County, State or National listings of historic structures. Of the 1,005 structures located in the boundaries of the Cocoa CRA, 21% were constructed prior to 1960. A large percentage of those

structures have been identified as being historically significant. They are a symbol and physical record of the city's past in regard to architectural style and unique character.

The following structures are listed on the Brevard County Historical Site registry:

- Community Women's Club (5 Rosa L. Jones Blvd.)
- SF Travis Building (300 Delannoy Ave.)
- The Historic Porcher House (430 Delannoy Ave.)
- St. Mark's Episcopal Church (2 Church St.)
- The Florida Historical Society's Library of Florida History (435 Brevard Ave.)
- Derby Street Chapel (121 Derby St.)

The following structures are displayed with Florida Historical Markers:

- St. Mark's Episcopal Church
- The Historic Porcher House
- Derby Street Chapel

The following structures are listed on the National Registry of Historic Places

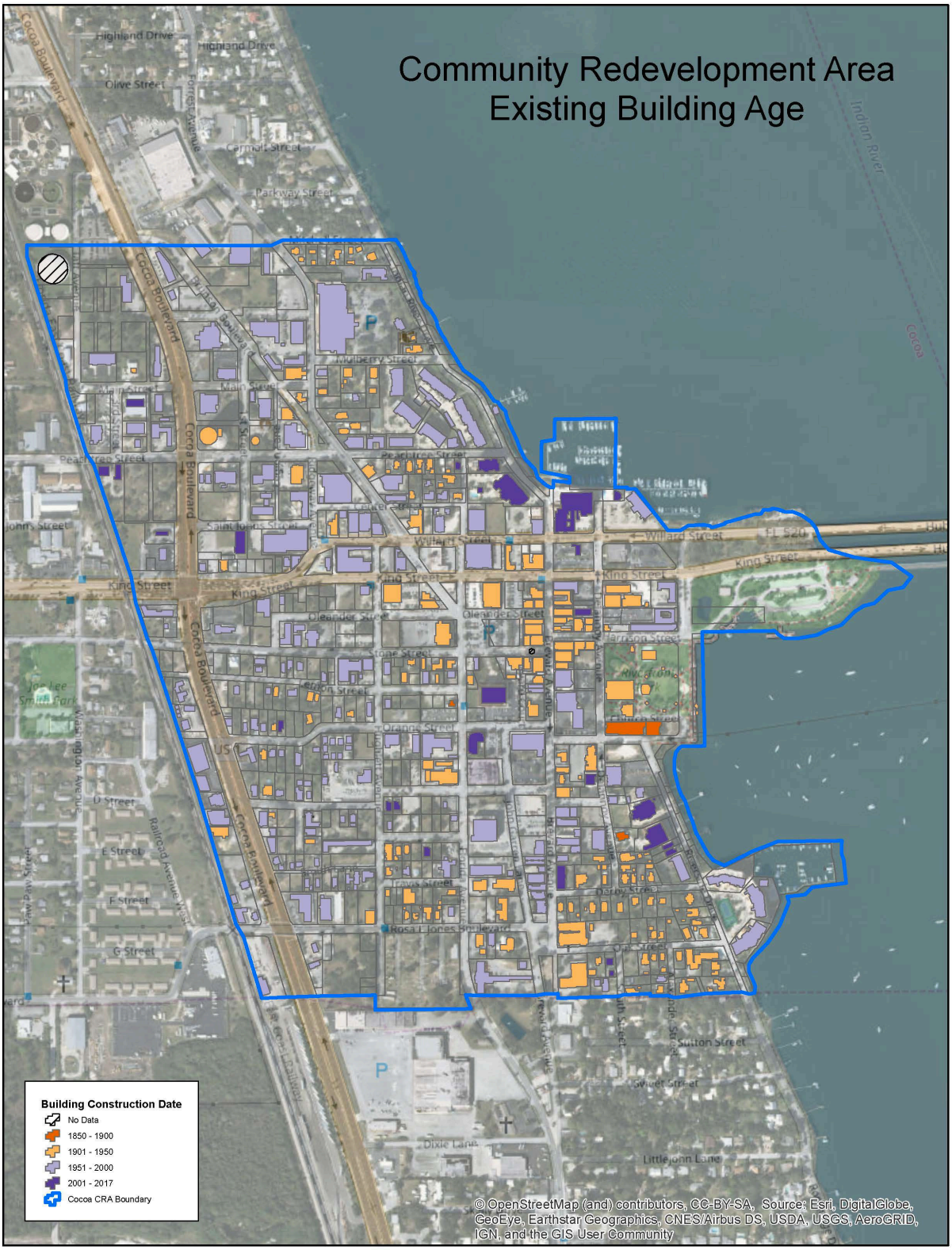
- The Aladdin Theater (Historic Cocoa Village Playhouse)
- Porcher House

The Porcher House is of particular significance to the City of Cocoa. The landmark home, built in 1916, was home to Edward and Byrnina Porcher. He was responsible for several innovations to the citrus industry and was a founder of the Indian River Orange Growers Association. This classic revival style, constructed out of local coquina rock, displays some coquina stones representing the suits of cards. These stones, placed in the front of the house, show the love that Mrs. Porcher had for the game of Bridge. In 1945, the City of Cocoa purchased the home and it became City Hall. Today, the Porcher House is used as a historic backdrop for events, especially weddings.

The Aladdin Theater, or commonly known today as The Historic Cocoa Village Playhouse, opened to the public in 1924. Of significance, the theater showed the first "talkie" movies in Brevard County. The Playhouse grew from a small movie house to a noteworthy community theater house. A multi-million dollar renovation, supported by the City of Cocoa, the Historic Cocoa Village Playhouse, with a State of Florida Cultural Facilities Grant, restored the look and feel of the original Aladdin Theater. Today, the Historic Cocoa Village Playhouse "Broadway on Brevard" brings amazing shows to Cocoa where local talent showcase their theatrical skills. Each season, the shows sell out and patrons are entertained by the talent of this high-quality community theater.

In addition, Indian River Drive (CR 515) within the City of Cocoa is a part of the Indian River Lagoon Scenic Highway Corridor, which was designated as a Florida Scenic Highway by the Florida Department of Transportation (FDOT) in 2002. The scenic highway corridor is a 156-mile loop that begins at Canaveral National Seashore on the north, encompasses the heart of the Indian River Lagoon on the mainland and barrier island and ends at the Wabasso Causeway in the south. Activities along the scenic highway are coordinated with the Corridor Management Plan that ensures the preservation, protection, maintenance and enhancement of the corridor.

Cocoa CRA Building Construction Date Map



Transportation and Traffic Circulation

A unique feature of the Redevelopment Area is that it is traversed by two (2) of the three (3) major arterials in the city, U.S. Highway 1 and SR 520. Together these two (2) arterials carry over 107,000 ADT (average daily trips) through the area. Feeding into those arterials are the two (2) major north/south streets of Florida/Forrest Avenue and Indian River/Riverside Drive. The east/west feeders are Rosa L Jones Blvd, Stone, and Peachtree Streets.

A conspicuous feature of the street layout in the area is the design of Brunson Boulevard/Forrest Avenue. This is a northwest to southeast diagonal street which runs against the normal east/west, north/south street design scheme. The reason for this is that this was the original railroad right-of-way which was eventually abandoned and converted in use to automobile travel. Along these routes at least two properties have been found to be contaminated and required remediation.

The City Hall site is located in the center of Historic Cocoa Village. It is a former brownfields site and near a dry cleaner, former major automobile dealer and service center, as well as major electric transmission stations.

Another feature to the traffic circulation pattern is the effect of SR 520/King Street. This major six-lane artery is split into two one-way directions as it passes through the redevelopment area. The high rate of traffic flow presents a challenge in developing land and building uses between the east-bound and west-bound streets. Florida Department of Transportation has plans to repave the downtown portion of SR520/King Street. City staff is in discussions with FDOT about opportunities to introduce traffic calming measures to improve pedestrian and vehicular safety in this area.

The main north/south artery through the area is US 1. This artery carries mainly “through” traffic but also some in-town traffic as well. Other than US1, the only other through north/south roadway is Florida/Forrest Avenue. The Florida/Forrest Avenue diagonal serves as a by-pass of the US 1 and 520 intersection.

The Florida Avenue Complete Streets Project addressed the needs of pedestrians, bicyclists, transit users and motorists of all ages by safely accommodating those qualities in one “complete street”. Planning for this diverse group required consideration of the following elements: sidewalk space for pedestrians; bike routes; appropriate-sized lanes for cars, trucks and emergency vehicles; on-street parking; adequate buffer for pedestrian safety; landscaping and hardscaping for pedestrian safety and ADA crosswalks along the corridor.

The intersection of Brevard Avenue, Oak Street, John Garren Lane, and Rosa L Jones Blvd culminates in a traffic wedge. Improvements are being considered to facilitate more effective vehicular and pedestrian movements as interest in the redevelopment of the southern section of Cocoa Village increases.

Parking

Parking is an essential redevelopment component for the Cocoa CRA. The CRA, is comprised largely of small business retail uses in the downtown core area, and a mix of single family residential extending from the core to the outside perimeter of the CRA, with several high-density residential properties on the waterfront. Cocoa Village has become a destination shopping and dining area and a center for leisure, events, entertainment, waterfront and civic activities, virtually attracting hundreds of thousands of visitors per year.

The increasing demand for parking was documented in the 2007 Historic Cocoa Village Parking Study. In 2017, with continued growth of the Cocoa CRA, and an estimated $20 Million of new projects on the horizon, the CRA Board felt it was prudent to engage Rich and Associates Inc. to revise the 2007 Parking Study to determine the current parking demand. The update sought to evaluate and identify existing parking supply, analyze parking demands, and evaluate potential sites for feasibility of a parking facility.

The study focused on a 45-block area; bounded by Peachtree Street to the north, the riverfront to the east, and the southern limits of the Cocoa CRA, Hughlett Avenue to the west below King St and Ridgeway Avenue to the north of King Street to Peachtree Street. An inventory of existing parking included a survey of public and private supply.

The results of the demand study determined that the 5-year projected parking need for zone one is 1,197 spaces. With 813 parking spaces in this zone, there will be a deficit of 384 spaces in zone one. Zone two has a 5-year projected parking need of 1,594 spaces. With 1,362 parking spaces in zone 2, there will be a deficit of 232 spaces. They averaged the numbers for the two zones and planned the parking garages for 308 spaces.

Parking Recommendations/Solutions

There are several options for addressing the parking situation in Cocoa Village. These range from a "Do Nothing" option since there is available parking, though it is not being used due to location, to options that include a modest increase in parking supply with added surface parking or on- street parking to a significant capital expense with a new parking garage.

1. Do Nothing Option
   The "Do Nothing" Option may severely limit the development potential in the core downtown. It will affect businesses that are currently downtown as well as how the downtown currently functions. The recommended policy changes and reallocation of parking will not increase the total parking supply or the availability of parking in the downtown. Therefore, Rich & Associates did not recommend this option.

2. Maximize On-Street Parking
   Another option is to increase on-street parking wherever possible. This approach can economically add parking spaces to help address the parking deficit, though it will not provide enough spaces to eliminate the parking deficit.

3. Provide New Surface PublicParking
   Another option is to increase parking supply through the redesign of existing surface parking lots or the creation of additional surface parking on vacant or underutilized property. Rich & Associates analyzed the potential for redesign of existing public parking areas and this will not help gain spaces. Potential sites were reviewed for the construction of new surface parking lots in the core downtown. While this was not recommended due to no viable sites being identified for additional parking or redesign within the core area, a site has since been identified as potentially attainable.

4. Work With Private Lot Owners to Create Shared Use Parking
   Work with private lot owners to establish partnerships to allow underutilized parking for public parking. Agreements could be developed to provide lot cleaning and general maintenance in exchange for public use of the parking lots.

5. Provide New Public Parking in a Parking Garage
   Unfortunately, there are no magic answers for the financing of a parking garage or any parking improvements. Where there is a parking system and a charge for on and off-street parking, revenues are generally used to pay for parking operations and improvements. In general, this requires the pooling of revenues from all parking areas and parking fines, if possible.

Funding Options for Operation Improvements and Additional Parking

Cocoa CRA should look for opportunities such as projects where a developer is going to build parking as part of their development (more than likely a parking garage) and then fund the construction of additional public parking as part of the development. This will spread some of the fixed costs over more spaces thus making the additional parking more economical.

Cities have also used a combination of general fund, fee-in-lieu payments, TIF and special assessment districts to pay the debt service and operating expenses. In some communities, the operating expenses are paid for by an assessment and the debt service from general fund and other sources. Today in general, there are few Federal or State grants for parking garages unless they are associated with a transit project.

The City could attempt to privatize the development of a parking garage. In order to be competitive in terms of funding, the project would need to be done tax exempt and leased back to the City. It is not possible at this time to amortize the debt and pay for the operating costs of a parking garage with existing parking revenues or parking revenues that could be generated in Cocoa alone.

Myra Planning and Design, LLC. has been commissioned to study current and future on-street parking within the Village. The purpose of the study, consistent with the above solutions, is to maximize existing on-street parking in Cocoa Village, and determine what would likely be the most cost effective (capital construction, maintenance) means to add additional spaces in the downtown closest to the businesses they serve.

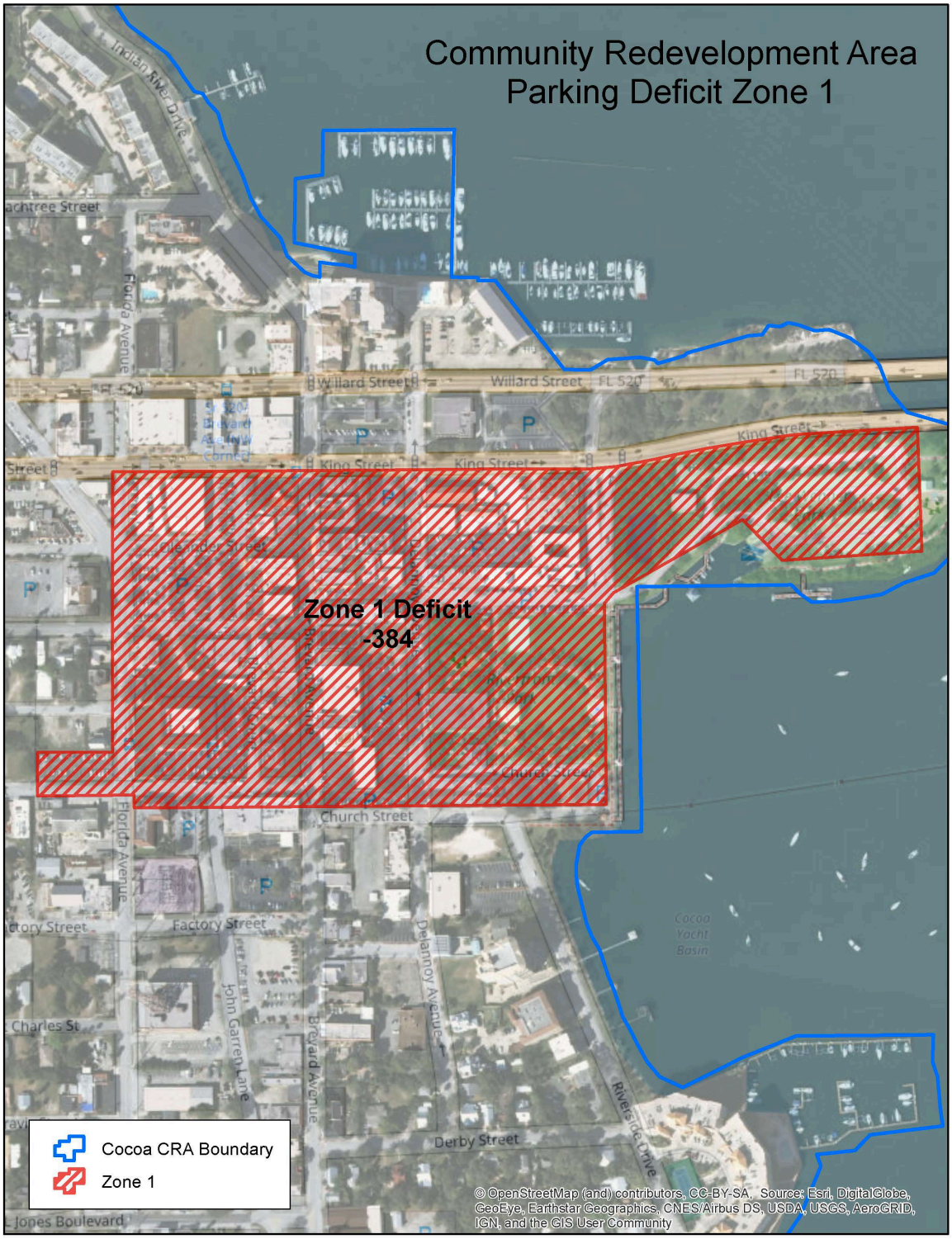
Community Redevelopment Area

Existing Parking Lots/Structures



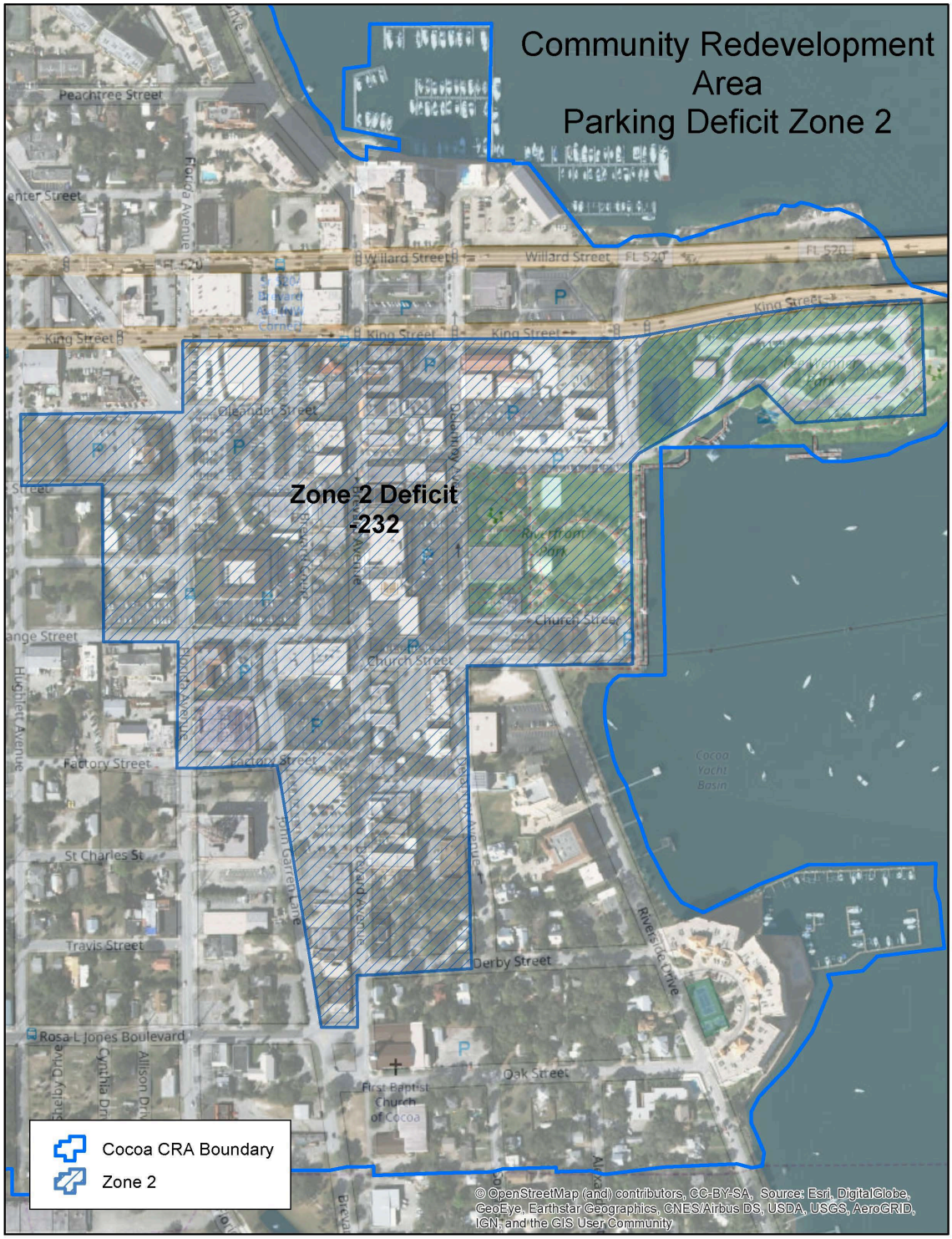
Community Redevelopment Area

Parking Deficit Zone 1



Community Redevelopment Area

Parking Deficit Zone 2



Sewer, Water, and Stormwater

There are generally no significant existing Sanitary, Potable, or Storm system issues within the Cocoa CRA. Utility capacity for infill development is not significantly constrained. A high quality reclaimed water system exists in Cocoa, which is a benefit to the sanitary sewer system load and the provision of irrigation for new development and public open spaces in the district. However, the amount and intensity of potential development in the CRA will require examination of the infrastructure system capacity on a case-by-case basis.

Water System

Since 1957, Cocoa has supplied the communities of central Brevard County with high quality water at a reasonable cost. Cocoa has accomplished this by making major investments in the water supply and treatment facilities needed to produce a sophisticated, well developed sub-regional water system. Today Cocoa provides water to over 82,000 customers (220,000+ people) in Cocoa, Rockledge, Port St. John, Merritt Island, Cape Canaveral, Cocoa Beach, Suntree/Viera, Patrick AFB and the Kennedy Space Center. Cocoa's water system includes the wellfield and raw water collection system, Wewahootee Water Treatment Plant, transmission mains, and the Dyal Water Treatment Plant (WTP). Cocoa's drinking water sources include the Floridan Aquifer, Intermediate Aquifer, Taylor Creek Reservoir, and Aquifer Storage and Recovery (ASR) wells. All of these facilities are located in east Orange County. A distribution system and storage and pumping facilities are located in Brevard County. The Dyal WTP processes about eight billion gallons per year, with peak flows reaching 30 million gallons per day (mgd) during the summer. Daily flows average 22 mgd.

Within the redevelopment boundaries, all parts of the area are adequately served with potable water. Most lines are six inches in diameter or larger and can, therefore, supply any new improvements or additions easily. Approximately 90 fire hydrants are dispersed at intervals which provide adequate water pressure and volume for fire protection needs.

Sewer System

The City of Cocoa provides sanitary sewer service to residents within the CRA. The City operates and maintains one wastewater treatment facility known as the Jerry Sellers Wastewater Reclamation Facility, which has a capacity of 4.5 million gallons per day (mgd), of which it currently operates at approximately half its capacity. Thus, sufficient sewer is available.

Stormwater

The Public Works Department Stormwater Division is responsible for maintaining the City's drainage ditches and swales, piping, inlets and retention and detention ponds. With the completion of the Florida Avenue Streetscape, the Factory Street Retention Pond and the Church Street Baffle Box, several drainage issues were corrected. There remains challenges as there is very little land available for the pre-treatment or storage of runoff prior to it entering the Indian River Lagoon. In 2016, Brevard County residents approved a ½ cent infrastructure sales tax for the purposes of funding projects that would improve the water quality of the Indian River Lagoon. Due to the elevation, the runoff from the Cocoa CRA flows towards the Indian River Lagoon. It will be very important to implement improvements that would address the water quality prior to entering the lagoon. The Florida Avenue Streetscape implemented a

PaveDrain design for its on-street parking areas between Rosa L. Jones Boulevard and King Street. This unique PaveDrain system, limits the distribution of natural water flows by managing stormwater runoff. Additionally, the PaveDrain system promotes on-site filtration and eliminates contaminants into the Indian River Lagoon. Additional drainage projects are in the early planning stages to improve water quality entering the Lagoon.

Effect on School Population

Existing school facilities within the community redevelopment area are more than adequate to serve the present and anticipated future school age population. According to the 2012-2016 ACS estimates, the number of school age children within the Cocoa CRA is 183. As the potential commercial and residential developments will not be oriented specifically toward families with school age children, there should be little or no increase in the school age population. Activities which are undertaken to redevelop and revitalize the project area, will incorporate into the design improvements needed to make the school facilities more accessible to the community by eliminating perceived hazards to the safety and wellbeing of the children and removing obstacles to the handicapped and infirmed.

Current Conditions

The waterfront has been a critical element of Cocoa's economic and cultural growth since the establishment of the city. The river and the surrounding area has been used for fishing, commercial and residential boat access, social events, leisure activities, and recreation for over 150 years. Cocoa had been in a period of decline with the concentration of public housing, closing of the Space Program, and encroachment of commercial uses into the Heart of Cocoa. Lee Wenner Park was the only active portion of the riverfront with boat ramps and docks. A road provided vehicular access along the river serving as a bypass between Merritt Island and Rockledge. The Cocoa CRA was established in 1980 to eliminate slum and blight and redevelop Downtown. The CRA has worked with the City to expand waterfront access for social and recreational use. The library was relocated north of downtown and the existing library was converted to a Civic Center. Additional park space was created with the conversion of a parking lot behind the Civic Center into green space. Water features, a playground and a pavilion were added to encourage community use. Plans were already underway to construct day slips, a T-Dock, a major riverfront walkway esplanade, viewing areas, a riverfront connector under the bridge for pedestrians and bicyclists, and a mooring field and upland facilities when Hurricane Irma brought its devastation ashore.

The importance of restoring waterfront amenities to enhance and improve the quality of life and economic vitality is a core component of the 2018 Cocoa Community Redevelopment Agency Plan Update. The 2008 Waterfront Master Plan provided an opportunity to expand upon the existing vision and inspire transformative change. The improved waterfront will connect four (4) different parks on the waterfront, creating spaces to congregate, meditate and recreate. The Waterfront Master Plan seeks to implement projects aimed at spurring economic development, transforming the social landscape, and preserving the cultural asset in utilization of the waterfront. The projects are organized in three specific areas of the CRA: 1) The Waterfront, 2) Lee Wenner Park and 3) the Downtown Riverfront Park. The plan includes

several fundamentally new ideas for Cocoa's Waterfront: diversified boating access, with increased day slips, dinghy docks and large vessel tie up via more resilient floating docks and concrete piers; a managed mooring field with support facilities, including a harbor master building, pump out and boater services; a relocated civic center to take advantage of the waterfront and diversify the use of Lee Wenner Park, to serve the CRA, the City and the Region; re-imagined promenade to include overlooks and strolling and seating experience, but not to replace the old structures over water; and opening the waterfront view to property on Delannoy Avenue by relocating the existing civic center.

While Cocoa Village, the core of downtown, continues to exude a strong sense of place and regional identity, its downtown context is fraying due to the impact of high-speed roads and its disconnection from the waterfront. The nearby neighborhoods do not have a solid connection to downtown or the waterfront because the vibrancy of Cocoa Village is limited to Brevard and Delannoy Avenues with emergence of the Florida Avenue area. This characterizes the general circumstances currently challenging the extended success of Cocoa Village, but the following describes the specific physical features observed to be major factors for the improvement of the downtown district.

Urban Form

- The basic pattern of blocks and buildings in the CRA is of a pedestrian scale, most of the district is walkable and yet convenient and accessible to motorists.
- Buildings are generally 2-4 stories in heights in core of Cocoa Village and several are of historic significance or are otherwise charming architecturally.
- The waterfront is an important community asset. Connectivity to the Village is hindered due to the lack of public streets and the presence of large private development.
- There is a good mix of commercial and office uses in the Village, but a lack of quality residential development within.

Transportation

- SR 520 is a major conduit to Merritt Island and Cocoa Beach consisting of a six-lane roadway designed with one-way pairs (King Street eastbound and Willard Street westbound) navigating through the RDA district. The current design creates a hostile barrier for pedestrians seeking to connect between Cocoa Village and the North Forrest Avenue community.
- Brevard and Delannoy Avenues operate as one-way pairs through most of the Village; channeling traffic on one-way streets is less safe for pedestrians and less attractive to shop owners who seek optimal vehicular accessibility.
- Florida Avenue is the former Dixie Highway, the historically north-south path through Cocoa. There is a burgeoning urban commercial corridor along Florida Avenue, with a new streetscape from the southern City limits to SR 520. This streetscape created additional parking, pedestrian accessibility on both sides of the road and a quaint landscaping, inviting to residents and visitors.
- Federal East Coast Railroad (FEC) is located along the western boundary of the redevelopment area. Located at the intersection of US1 and Rosa L Jones Blvd is the site of the future FEC Rail Station. This site has been identified as a potentially viable location for a future passenger rail stop.

Infrastructure

- There are generally no significant existing Potable Water Sanitary Sewer issues.
- There are challenges as there is very little land available for the pre-treatment or storage of runoff prior to it entering the Indian River Lagoon.
- A high quality reclaimed water system exists in Cocoa and is used for irrigation in several sections of the CRA.

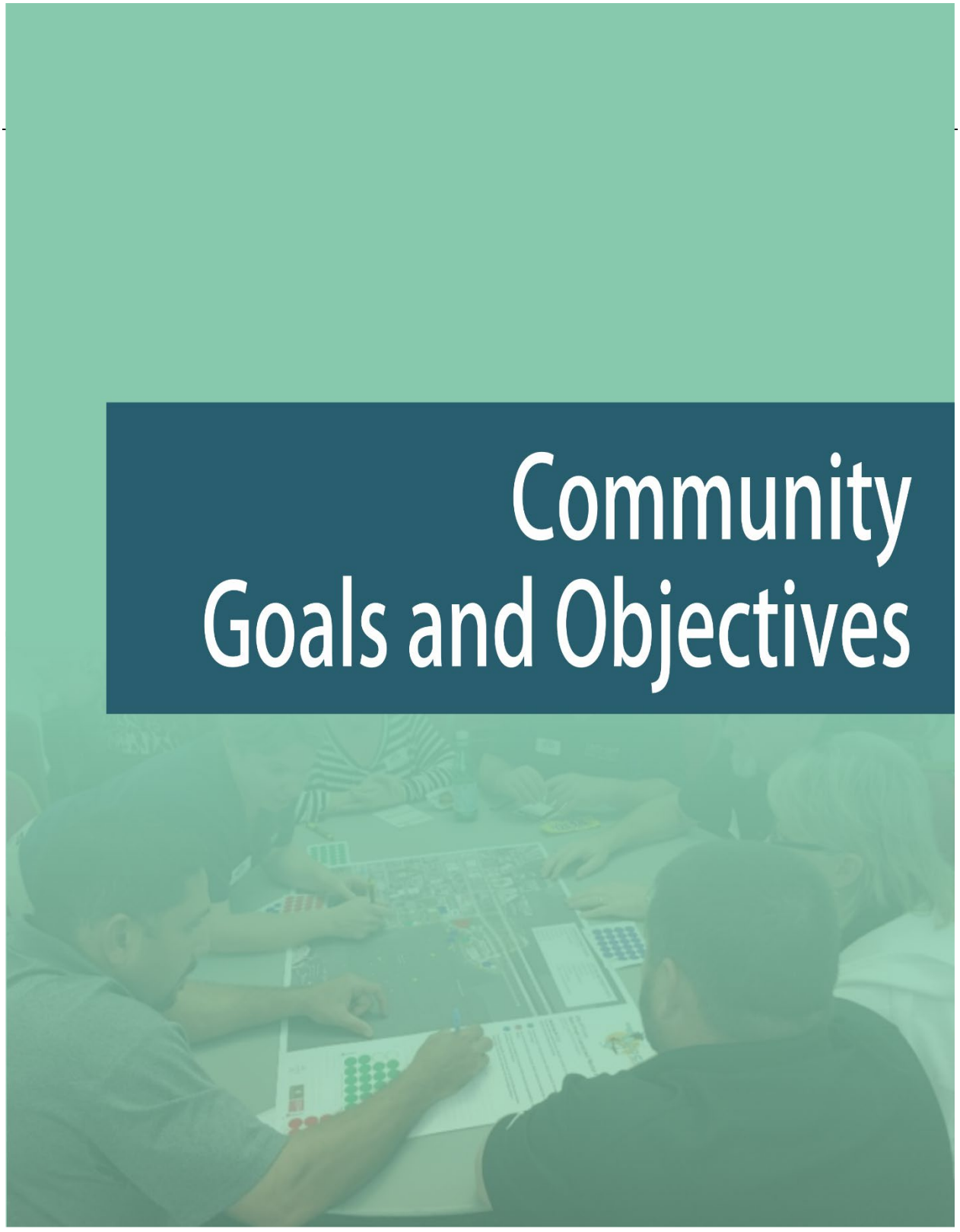
Marine Features

- Existing wooden boardwalks were destroyed by Hurricane Irma in 2017 and are in the design stage for replacement.
- Existing revetment areas are not in good condition and are part of the plan to stabilize the waterfront area from Whitley Bay in the north to the southern end of Riverfront Park.
- The bulkhead beneath SR 520 is in the planning stages of being repaired by the Florida Department of Transportation.
- The bulkhead at Riverfront Park is in fair condition and following Hurricane Irma the washed out sections were filled.
- Additional day slips, a larger T-Dock and additional improvements are part of the larger plan to revitalize the riverfront region of the CRA.
- Existing depths of the waters along the waterfront could benefit from additional dredging to improve boat draft.

CRA Vacant Parcels Map



PART III



COCOA REDEVELOPMENT AGENCY
DOWNTOWN COMMUNITY POLICING PROGRAM

SCOPE OF PROGRAM
The scope of the Cocoa Redevelopment Community Policing Program ("Program") will include additional police presence in the Cocoa Downtown Community Redevelopment Area including the Cocoa Riverfront Park and waterfront area ("Downtown Area"). The primary focus of the Program will be to ensure that residents, customers, visitors, and merchants and their employees consider Downtown Cocoa to be a safe and welcoming environment to patronize and conduct business and recreate. The intent and purpose of this Program is to proactively enhance the current level of police patrol and provide a more personal level of service by providing a direct liaison between the Agency Board/Downtown community and the Cocoa Police Department. It is expected that police officers will be assigned to permanent areas of responsibility and shift details to maximize the effectiveness of the Program. Police officers will work to proactively form partnerships with residents and businesses to jointly promote crime prevention, prevent disorder and improve public safety by addressing specific issues indigenous to the Downtown Area.

DEFINITION
The term "community policing" is defined under Section 163.340(23), Florida Statutes to mean a policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol.

ANNUAL BUDGET AND APPROPRIATIONS
The Agency Board may, at its sole discretion, annually budget and appropriate funds to implement the Program. During the Agency's annual budget adoption process, the City Manager, in consultation with the Police Chief, shall present to the Agency Board a written budget proposal for the Program. The proposal shall include a level of service (number of officers, vehicles, equipment and such other necessary law enforcement expenditures) and an annual cost estimate. The annual budget and appropriations shall be based on the annual level of service and related cost estimate approved by Agency Board and agreed to by the City of Cocoa. Nothing herein shall require the Agency Board to budget and appropriate funds for the Program.

POLICE CHIEF REPORTING TO AGENCY BOARD
The Police Chief or the Police Chief's designee will be available to attend Agency Board meetings on an as needed basis to report on the development and implementation of the Program and during the annual budget and appropriation process.

POLICE PERSONNEL AND PROGRAM SERVICES
Police personnel utilized for the Program will have responsibilities as determined by the Agency Board and Police Chief. The Program is intended to be flexible based on the law enforcement needs in the

Downtown Area. However, the following is a summary of the Program components that will be developed and fine-tuned through experience:

- The Agency Board, in consultation with the Police Chief, will be responsible for defining the geographical limits of the Downtown Area for purposes of implementing the Program.
- Develop task forces to address specific problems as issues are identified or seasonal issues present themselves including, but not limited to, crime, drug and gang activities, homelessness, nightclubs and bar early morning hours and closings, noise and other nuisances, traffic enforcement, special event issues, and quality of life problems.
- Officers assigned to serve the Program shall be in addition to the current police coverage within the Downtown Area. Assigned officers shall not be used as a substitute for regular officers currently assigned to patrol the Downtown Area.
- Officers assigned to serve the Program will work specifically assigned shift details exclusively for the Downtown Area in order to build a relationship with residents and businesses within the Downtown area.
- Officers assigned to serve the Program will not be utilized for calls outside of the Downtown Area unless an emergency situation arises as determined by the Police Chief. Assigned officers will have flexibility to adjust their work schedule and tactics to address a myriad of issues they will encounter within the Downtown Area. Tactical plans will remain fluid and Assigned officers will continuously analyze the issues and problems in the Downtown Area to ensure maximum effectiveness.
- Officers assigned to serve the Program will regularly patrol on foot, bike, ATV or other approved mobility device to provide a noticeable Downtown Area presence.
- Officers will be trained and become a “specialist” in problem solving issues that are prevalent in the Downtown Area.
- Officers assigned to serve the Program will provide outreach and education to Downtown businesses and residents with regard to crime prevention and public safety.
- Officers assigned to the Program will conduct regular patrols of Riverfront Park and Lee Wenner Park.
- Officers assigned to serve the Program may be required to provide enhanced parking enforcement within the Downtown Area and code enforcement related to vessels docking at Riverfront Park pursuant to Section 14-11 of the City Code.
- Officers will provide such other non-traditional services approved by the Agency Board and Police Chief as deemed necessary to provide enhanced law enforcement services within the Downtown Area.

CITY COUNCIL DELEGATION OF AUTHORITY

The City Council hereby delegates authority to the City Manager and Police Chief to implement the operational aspects of the Program on the City of Cocoa’s behalf and employ such personnel and resources as deemed reasonably necessary in furtherance of and consistent with this Program. The Agency Board is hereby empowered to implement the Program consistent with this Program.

CITY COUNCIL RESERVATION

The City Council hereby reserves the right to suspend or terminate the Program at any time.

During the planning and development of the 2022 Cocoa CRA Plan Update, Staff and Agency Members discussed the Community Policing Initiatives and the Agency Members directed Staff to modify the CRA Plan and bring it back before the Agency and Council for approval.

Planning and Implementation Meetings

- July 5, 2022 – Agency Members authorized Staff to amend the Plan to include enhanced Community Policing Initiatives.
- August 1, 2022 – Agency Members approved the FY2023 Budget that includes Community Policing Initiatives.
- September 6, 2022 – Special Cocoa CRA meeting to approve draft plan
- September 7, 2022 – Regular P&Z Meeting
- September 13, 2022 – Special Cocoa CRA meeting to approve the final plan
- September 27, 2022 – City Council meeting (First Reading)
- October 11, 2022 – City Council meeting (Second Reading) – Adoption

The 2008 Cocoa Waterfront Master Plan and the 2018 Waterfront Plan Update

During the development of the 2008 Cocoa Waterfront Master Plan and 2018 Cocoa CRA Waterfront Master Plan Update, a series of public workshops were held with the citizens and merchants of the City of Cocoa to assist in the development of this redevelopment plan. After each meeting, the consultants summarized the results and incorporated them into the next phase, at which time consensus was attained. The 2008 plan was approved as the Great Recession occurred and only up until the last five years has there been a renewed interest in redevelopment. Redevelopment was occurring largely around Riverfront and Lee Wenner Parks until Hurricane Irma in September 2017 destroyed all waterside amenities. The following is a summary of the workshops and the planning activities that occurred:

2008	**WATERFRONT PLAN**
May 28	Steering Committee Kick Off Meeting
June 17	Public Kickoff Workshop
June 25	Issues & Opportunities Public Workshop Part A
June 26	Issues & Opportunities Public Workshop Part B
July 29 to 31	Design & Implementation Workshop
2017-2018	**WATERFRONT PLAN UPDATE**
December 20	Public Kickoff Workshop
January 9	CRA Board Introduction
January 10	Programming Workshop
February 26	Public Review Meeting
April 10	Presentation to CRA Board
June 12	Approved Waterfront Plan Update and Directed Staff to Draft Amendments to Cocoa CRA Community Redevelopment Plan
2018	**CRA PLAN UPDATE – WORKSHOPS/MEETINGS**
August 29	Public Workshop
September 4	Special Cocoa CRA Meeting
September 10	Special Planning & Zoning Meeting
September 18	Cocoa CRA meeting to approve plan
October 10	City Council First Reading
October 24	City Council Second Reading

BACKGROUND

With the devastation to the Cocoa Waterfront brought on by Hurricane IRMA in September 2017, the Cocoa CRA Board felt compelled to work with the public to rapidly cast a new vision for the Waterfront. The loss of waterfront access and facilities had an immediate impact on the quality of life and economic vitality of Downtown Cocoa Village. The result was a 2018 Waterfront Master Plan update study which will guide the CRA and City of Cocoa in the rebuilding of existing waterfront infrastructure, the development of new amenities, and addressing waterfront resiliency. The implemented plan will result in an important social and economic center and serve as a catalyst for redevelopment activity and business growth.

PUBLIC PARTICIPATION

There was a strong community commitment to the goals of recovery, and improving waterfront access for the future, where City Council, the CRA Board, City Management, managers, consultants, and staff were committed to the full range of activities required to make public participation work and be willing to obtain and consider public input in the creation of the Plan. Extensive efforts were made to include and to survey citizens, waterfront residents, boaters, a gambit of waterfront user groups ranging from the Coast Guard Auxiliary, to Sea Scouts, other key stakeholders, and environmental organizations, representatives of waterfront agencies that are, could or would be involved. The Planning and Engineering consulting team and City Staff diligently worked together to design a public participation strategy that helped to successfully serve the need for actively engaging public participation through setting forth meaningful, clear, successful public participation with all groups concerned. This helped to build the capacity of the community to work together constructively and deal with the immediacy of the hurricane damage, solve problems, and build a stakeholder engaged plan for the future. A clear structured planning process was designed with well-defined rules of engagement about how public participation will be conducted, what questions needed to be asked, and how the decisions would be made.

As Cocoa prepares to rebuild waterfront amenities, it was deemed important to validate and refine prior ideas for the waterfront, plan for enhanced waterfront resiliency, and continue to position the waterfront as socially and economically supportive of the adjacent properties and community at large. The downtown waterfront at Cocoa Village is a vital environmental, recreational, cultural and economic asset that should be planned in concert with the broader community and CRA vision. The goals for the update were to take a high level review of the existing plan, and validate and /or refine the current community needs, interests and opportunities associated with the waterfront facilities.

The outcome is an updated set of ideas included herein for park, waterfront and boating facilities that have been identified as specific projects that have been assigned priority and conceptual budget estimates. The Cocoa CRA is prepared to continue to reinvest in its signature downtown to expand the use of the waterfront for all residents.

Five key problem takeaways were derived from participatory public meeting sessions as follows:

- Make Lee Wenner Park feel safer;
- Enhance and Promote the Environment;
- Increase Boater Access and Day boater visitations;

- Expand Landside Activities; and
- Preserve and grow the Economic Development of the Village.

Solutions took form in an updated set of ideas for park, waterfront and boating facilities that have been identified as specific projects that have been assigned priority and conceptual budget estimates included in the CRA Projects List. The Cocoa CRA is prepared to continue to reinvest in its waterfront for all residents to expand the use of its signature downtown as follows:

- A Living Breakwater
- North Mooring Facility & Pump Out Vessel and Facilities
- T Dock with mix of Fixed and Floating Piers (400')
- Dinghy Dock, Day Slips, & New Fishing Pier
- East Lee Wenner Park Island Shoreline Stabilization
- Lee Wenner Park Civic Center
- Harbor Master Building
- Lee Wenner Park Renovation
- Taylor Park Renovation
- Promenade with Overlook Viewing Areas
- Porcher House Lawn and Garden
- Support Building for Amphitheatre
- Harrison Street Streetscape

While the projects identified in the plan, are and will be highly impactful for many years, a central overlying concern/problem was resiliency. The question is how do we construct access to the waterfront, in ways that are hurricane, and storm surge resistant, aesthetic, and environmentally sound? How do we prevent and how do we protect, newly constructed projects from being washed away in the next storm, and how would we do it in a way that enhances, the marine environment? As such, there was a strong consensus that the Plan must provide for project structures, that are based upon tested, more resilient engineering designs, and made of more durable materials.

Adopted 2008 CRA Plan



2017 Hurricane Irma Damage



Waterfront Update 2018 Study Area



THE PLANNING PROCESS



The Waterfront Master Plan Update was completed between January and April, 2018. The plan included a January 10th Programming workshop with specific exercises regarding community goals for the waterfront, as well as strengths, weaknesses and opportunities for the waterfront. The Design Team used this information, as well as other technical review, to develop a draft conceptual master plan, which was reviewed in a second public meeting on February 26th. This meeting focused on draft plan ideas, and specific exercises for community response and refinement. Over 100 attendees participated in each event. Following the public meetings, the master plan and implementation projects were refined in workshop sessions with the City/CRA staff and presented to the CRA Board and approved on April 10, 2018.

The public meetings provided the design team with hundreds of comments and ideas, each of which was documented and reviewed. A set of guiding Planning Principles were developed as a way of organizing the major topics of community input:



1. **Make Lee Wenner Park Feel Safer**
    - Homeless at Lee Wenner Park
    - Lighting, Cameras and Clear Views
    - Activity at Lee Wenner Park
    - Utilize “Crime Prevention Through Environmental Design” Principles
2. **Enhance and Promote the Environment**
    - Water quality / River Outfalls
    - Clean up the FDOT relief pond
    - Education and New Forms of Access
    - Storm Protection / Protected ‘Harbor’
    - Fishing and Views at Waters’ Edge
3. **More Access: Boats and Day Visitation**
    - Day Slips and T-Dock for Smaller Vessels
    - Mooring Field and Pump-out & Dinghy Docks
    - Kayak / Canoe Opportunities
    - Potential future large ICW Dockage
    - Cocoa Waterfront as ICW ‘Destination’
    - Harbor Master and Concession Building
4. **Expand Landside Activities**
    - Continue to Support Large Events
    - New Gathering / Small Event Spaces
    - Walking and Biking Linkages
    - Maintain Quiet / Respite Spots

- Find spot for a Dog Park
- Maintain Amphitheater and Taylor Park

5. Economic Development

- Quality waterfront enhances City
- Tourism and 'events' build business
- A new Civic Center might support community needs, create new waterfront / water-based activity and a new 'address' for downtown development.

The Waterfront Master Plan identifies specific projects and ideas based upon the Community Input, Planning Principles and post-IRMA reconstruction needs. The plan includes several fundamentally new ideas for Cocoa's Waterfront:

1) Diversified boating access, with increased day slips, dinghy docks and large vessel tie up via more resilient floating docks and concrete peers.

2) Managed mooring field with support facilities, including harbor master building, pump out and boater services.

3) Relocated civic center to take advantage of the waterfront and diversify the use of Lee Wenner Park.

4) Re-imagined promenade to include overlooks and strolling and seating experience, but not to replace the old structures over water.

5) Opening the waterfront to Delannoy Ave by relocating the existing Civic Center.

The plan includes other features and details best reviewed in the project presentation documents.



COCOA FLORIDA

City of Cocoa

Waterfront Conceptual Master Plan

April 09, 2018

LEGEND:

Waterfront Improvements

1. Living Breakwater
2. North Mooring Facility + Pump Out vessel & facilities
3. T Dock with mix of fixed and floating piers + 100' extension. Include floating piers + concrete construction
4. Dinghy Dock
5. Day Slips
6. New Fishing Pier, East Lee Wenner Island
7. Shoreline Stabilization

Lee Wenner Improvements

1. Civic Building
2. Harbor Master Building
3. Lee Wenner Park Renovation

Downtown Park Improvements

1. Taylor Park Renovation
2. Promenade
3. Overlooks
4. Porcher House Lawn + Garden
5. Support Building for Amphitheater
6. Harrison Street Streetscape

VISION AND VISUALIZATION

VISION : OPENING RIVERFRONT PARK TO COCOA VILLAGE

The community recognizes that the current Civic Center (former downtown Library) is reaching the end of its' useful life. If the Civic Center was removed, the Porcher House, Riverfront Park, Amphitheater and waterfront views would all be opened and featured to Cocoa Village in a more dramatic, accessible way. This would also create a more attractive 'address' for nearby redevelopment property in the Village, as well as expand the use of the park for all the residents of Cocoa.





VISION : NEW CIVIC CENTER AT LEE WENNER PARK

The community is interested in the possibility of locating a new Civic Center at Lee Wenner Park to gather and celebrate the waterfront in a more proximate manner than is currently possible. Further, locating this type of community use would diversify the function of the park to support a wider array of boating, recreation, and community activities – making the park more relevant, safe and useful for all the residents of Cocoa.





High, Medium, and Low Priority Projects

HIGH PRIORITY PROJECTS

A. Waterfront Projects
Dinghy Docks
T-Dock and Extension
Day Slips
New Fishing Pier, East Lee Wenner Park
Shoreline Stabilization
**The City is reconstructing the facilities through grants, etc. as they existed prior to Hurricane Irma. The CRA will fund enhancements.*

B. Historic Cocoa Village
New Civic Center
Lee Wenner Park Renovations **
***Agreement attached as an Appendix*
Promenade Reconstruction
Promenade Overlooks
Support Building for Amphitheatre
Identify Gateway Locations and Develop Wayfinding Package
6 Forrest Avenue Entrance Features
Gateways and Signage

C. Uptown District
Street and Sidewalk Improvement Program
Landscape Standards
Signage Regulations
Land Use Provisions

D. Streets
Municipal Parking/Shared Parking Facilities/ Additional On Street Parking
Street Tree Program
Streetscape Reconstruction

E. Catalyst Mixed Use Redevelopment Sites
Redevelopment of 603 Brevard Avenue
Redevelopment of 915 Florida Avenue

F. The Heart of Cocoa
Creation of Workforce Housing
Façade Grant Program
Paint Program

MEDIUM PRIORITY PROJECTS

A. Waterfront Projects
North Mooring Facility and Pump Out vessel & facilities

B. Lee Wenner Park
Harbor Master Building
Porcher House Lawn and Garden

C. State Road 520 Corridor
King Street and Willard Street Improvements-Option A
Improve Intersections at King/Brevard & Willard/Brevard Streets
Promote Vehicular Cross Access from King or Willard Streets

D. Streets
Rosa L. Jones Blvd. Traffic Circle
Two Way Street Conversion
Loading Zones in Village

E. Catalyst Mixed Use Redevelopment Sites
Bank of America Site
Suntrust Bank Site

LOW PRIORITY PROJECTS

A. Waterfront Projects
Living Breakwater

B. Park Projects
Large Vessel Docking Pier
Taylor Park Renovation
Harrison Street Streetscape

D. Uptown District
Mixed Use Residential Infill

E. The Heart of Cocoa
Catalyst Park Site

F. State Road 520 Corridor
King Street and Willard Street Improvements Option B
Two Way Access to Riveredge Dr./SR 520

Environmental Quality

The essential premise behind the Community Redevelopment Plan is to formulate a program which will enhance the overall quality of life in the CRA. Through the provision of public infrastructure improvements

and the encouragement of private sector restorations and reconstructions of commercial and residential structures, this plan shall have a positive impact upon the quality of the environment of the boundaries of the community redevelopment area. The plan will ensure that all commercial and dwelling units comply with the standards for safe, decent and sanitary human occupancy, thereby encouraging pride in the community. Furthermore, through the encouragement and creation of additional opportunities for employment, it will foster a positive economic impact on the blighted and economically disadvantage areas of the City, including the Heart of Cocoa Neighborhood.

Crime Prevention

Several portions of Chapter 163, Florida Statutes, encourage the development and support of community policing initiatives within the CRA. Community policing involves the face-to-face interaction of law enforcement officers with neighborhood residents and businesses in order to involve the community in identifying problem areas and assisting with the police effort. Crime prevention and community policing programs, such as Crime Prevention Through Environmental Design (CPTED), will become an important component of the area's civic support system. CPTED is based upon the theory that the proper design and effective use of the built environment can reduce crime, reduce the fear of crime, and improve the quality of life. Built environment implementations of CPTED seek to dissuade offenders from committing crimes by manipulating the built environment in which those crimes proceed from or occur. The three most common built environment strategies are natural surveillance, natural access control and natural territorial reinforcement. Community policing is a proven method to help increase the sense of security, possibly resulting in increased investment. Experience with community policing efforts shows that it takes a period of years for local law enforcement to establish the community bonds and contacts needed to form the foundation of community policing. The issue of safety and security in the area is considered a priority.

Urban Design Improvements

In 2008, the City of Cocoa commissioned Glatting Jackson Kercher Anglin to prepare a master plan and implementation strategy for the Cocoa RDA with particular focus on improving the activity of the waterfront and connectivity to it. Key elements of the 2008 Waterfront Masterplan, are included herein. Four general waterfront objectives were established at the outset of the project:

1. Connect the riverfront boardwalk along the river
2. Enlarge the "T-Dock" to accommodate larger vessels
3. Establish boat mooring fields adjacent to the Cocoa Village waterfront
4. Connect Cocoa Village to the river

Community Vision

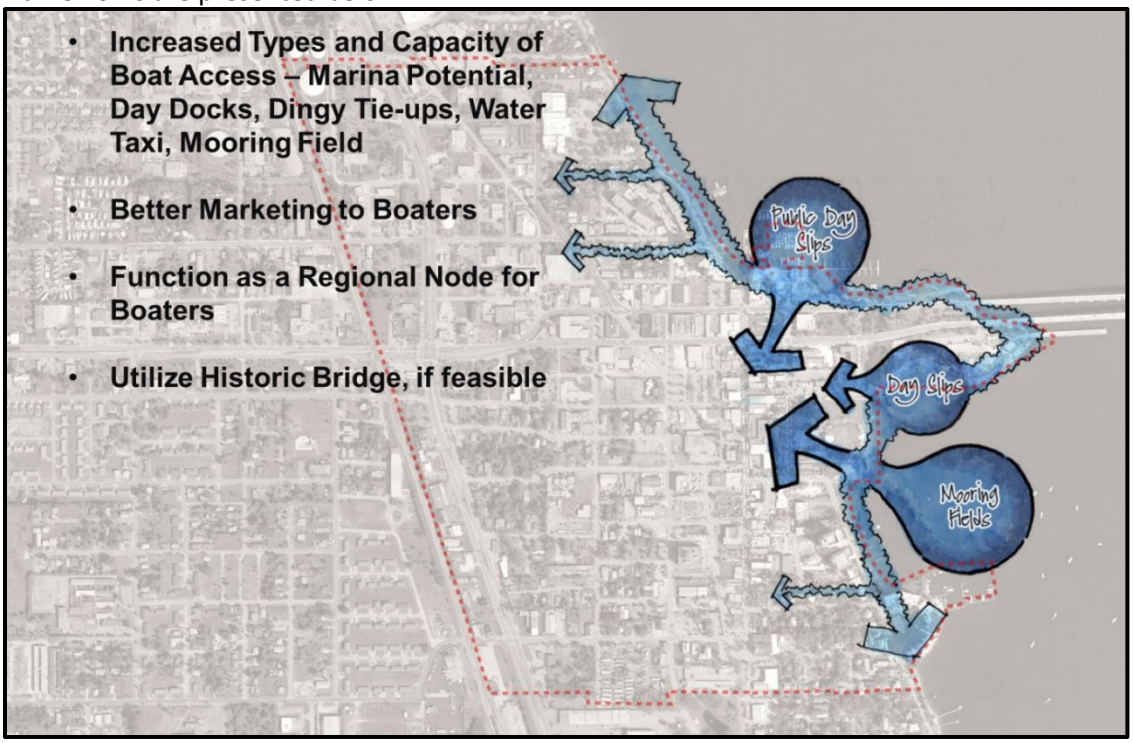
The four stated waterfront objectives became the springboard for a comprehensive discussion on urban design and redevelopment of Cocoa Village and its context. As a result of community input during the

early stages of the project, the following objectives broadened the study to include the balance of the Cocoa RDA District and articulated the community's vision for the future:

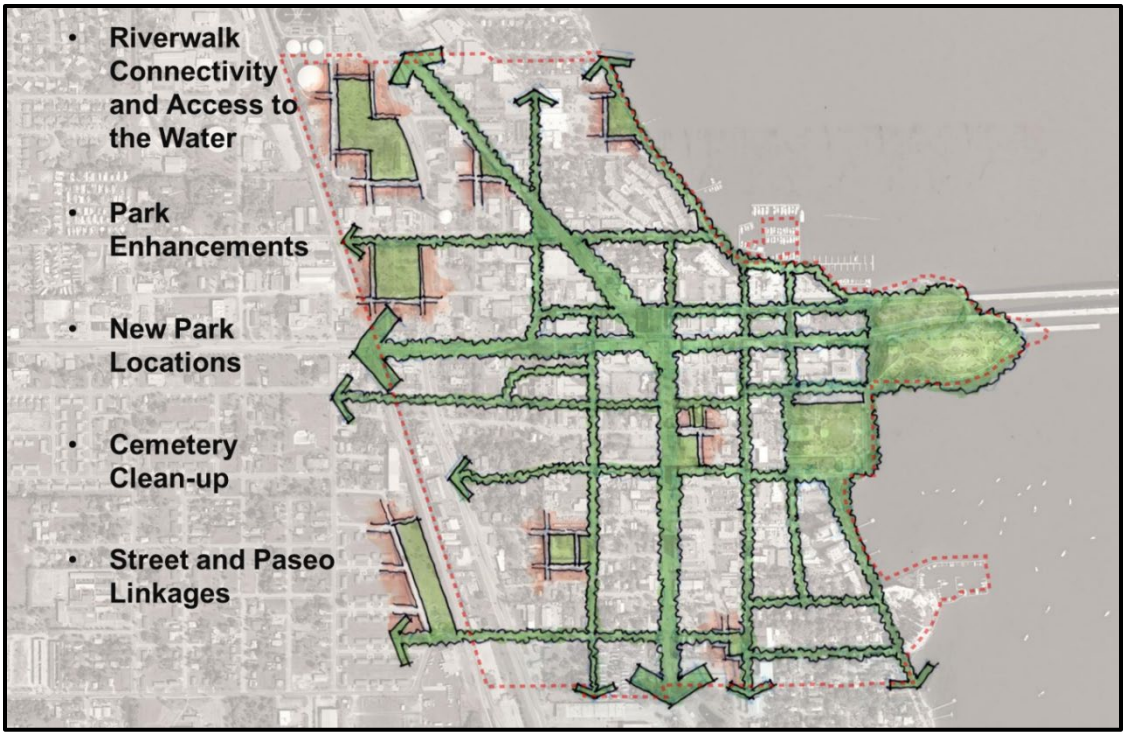
1. Enhance downtown vibrancy and sustainability by increasing opportunities for mixed-use residential development in the RDA.
2. Strengthen the identity of Cocoa Village through improved gateways, internal wayfinding, and branding downtown Cocoa.
3. Improve pedestrian walkability and livability of streets within the district, particularly the major arterials that bisect and border the RDA district such as State Road 520 and US 1.
4. Improve boater accessibility to Cocoa Village and improve connectivity of open spaces along the riverfront.
5. Build upon the existing artistic, cultural, and historic assets of Cocoa Village by re-introducing past traditions and promoting new community events.
6. Improve the appearance and image of the community by addressing derelict properties, improving controls on noxious aesthetics, and creating a more consistent appearance and quality.
7. Improve the success of business downtown by uniting merchants and creating shared standards of retailing.

Planning Principles and Design Frameworks

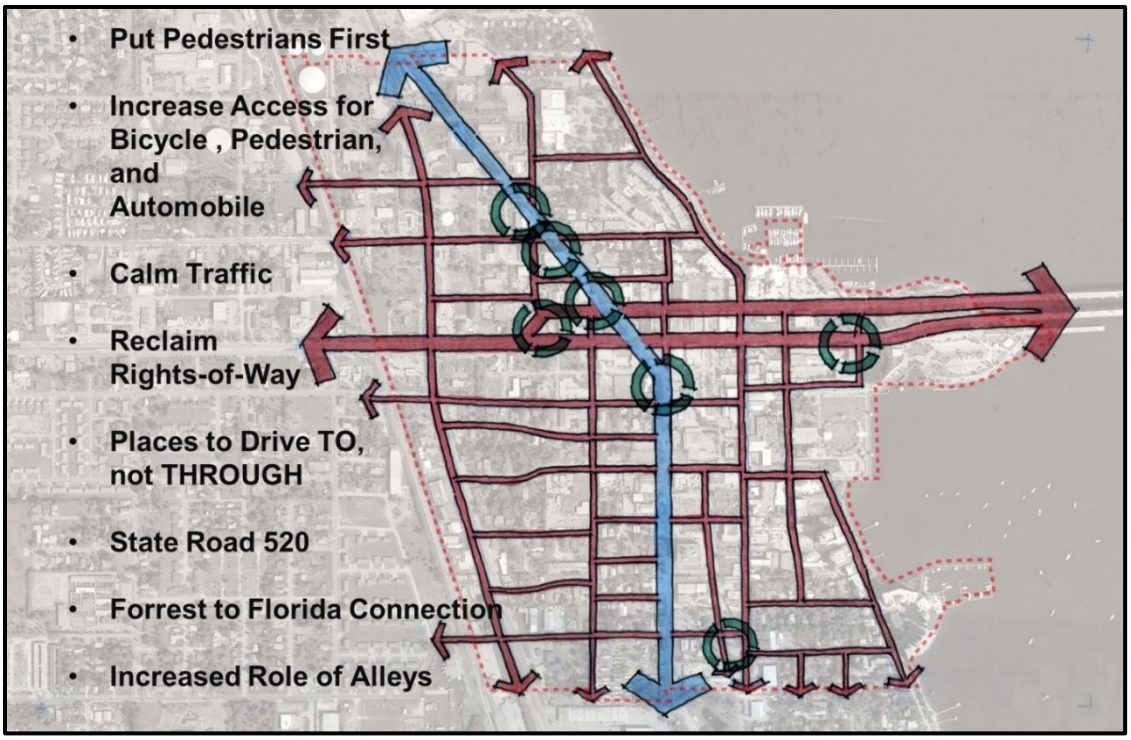
As part of the Public Issues and Opportunities Workshop, the community stakeholders established the following six (6) frameworks to improve the local and regional allure of the Cocoa Village waterfront and downtown vicinity by enhancing pedestrian connectivity, boater access, public identity, and diversity of development within the Cocoa CRA. Glatting Jackson and the steering committee developed the following Design Framework to lead design recommendations and proposed improvements. Each of the frameworks are presented below:



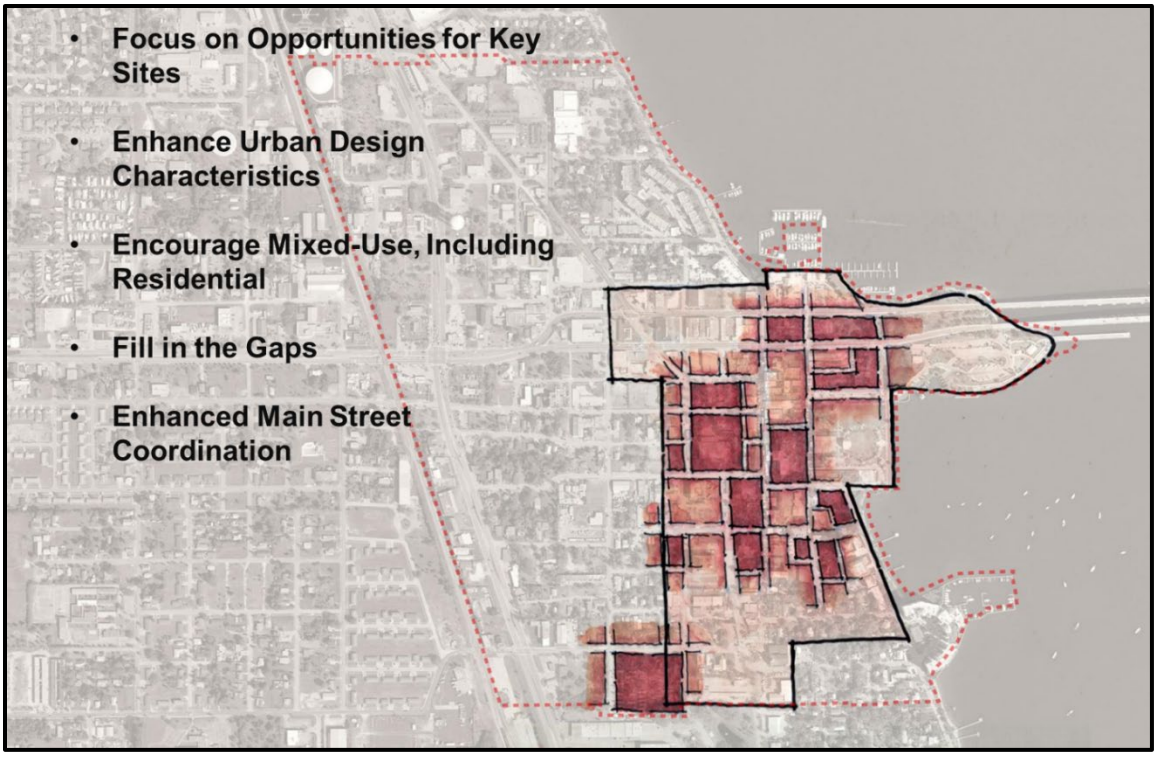
Framework II - *Enhance and Connect Open Space*



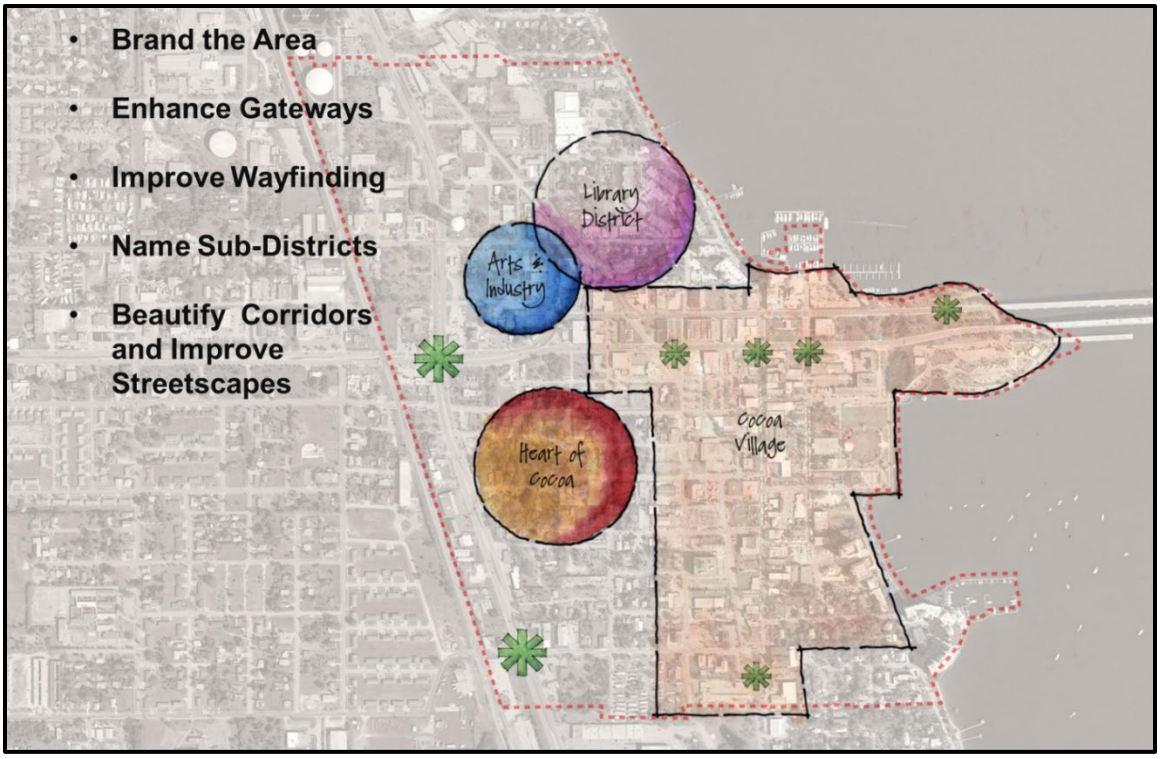
Framework III - *Livable Approach to Streets and Traffic*



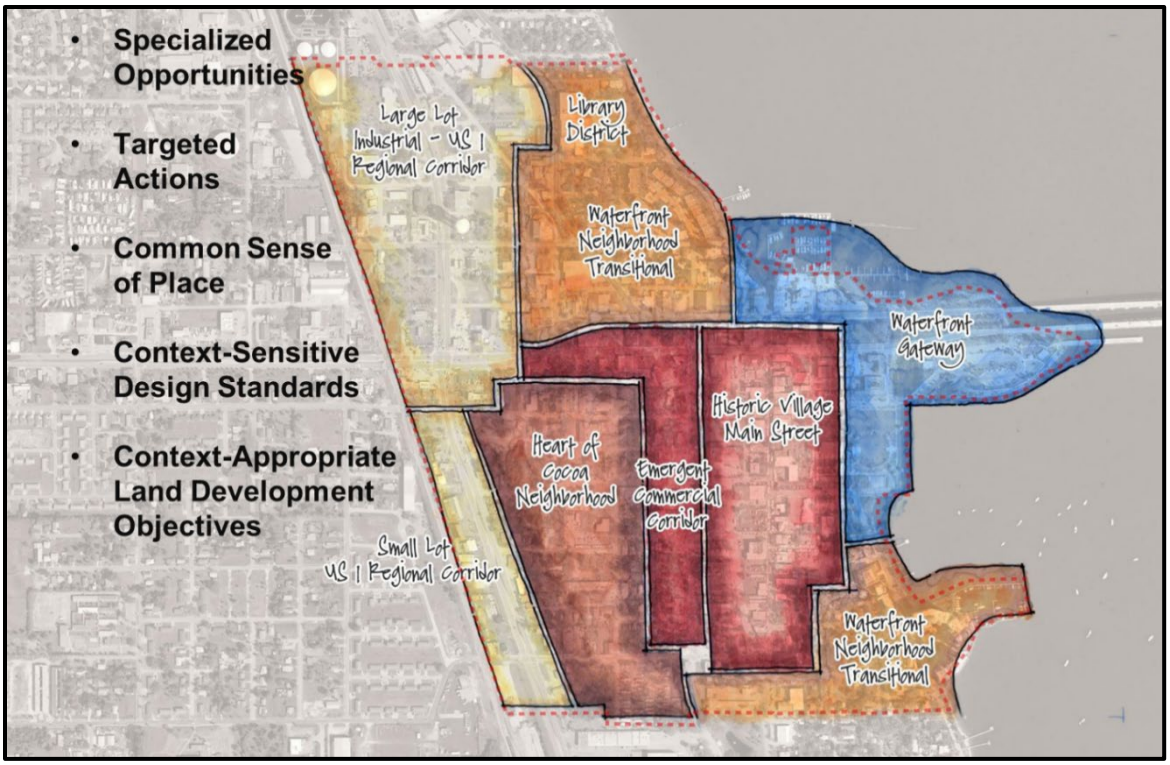
Framework IV - *Expand Main Street District-Wide*



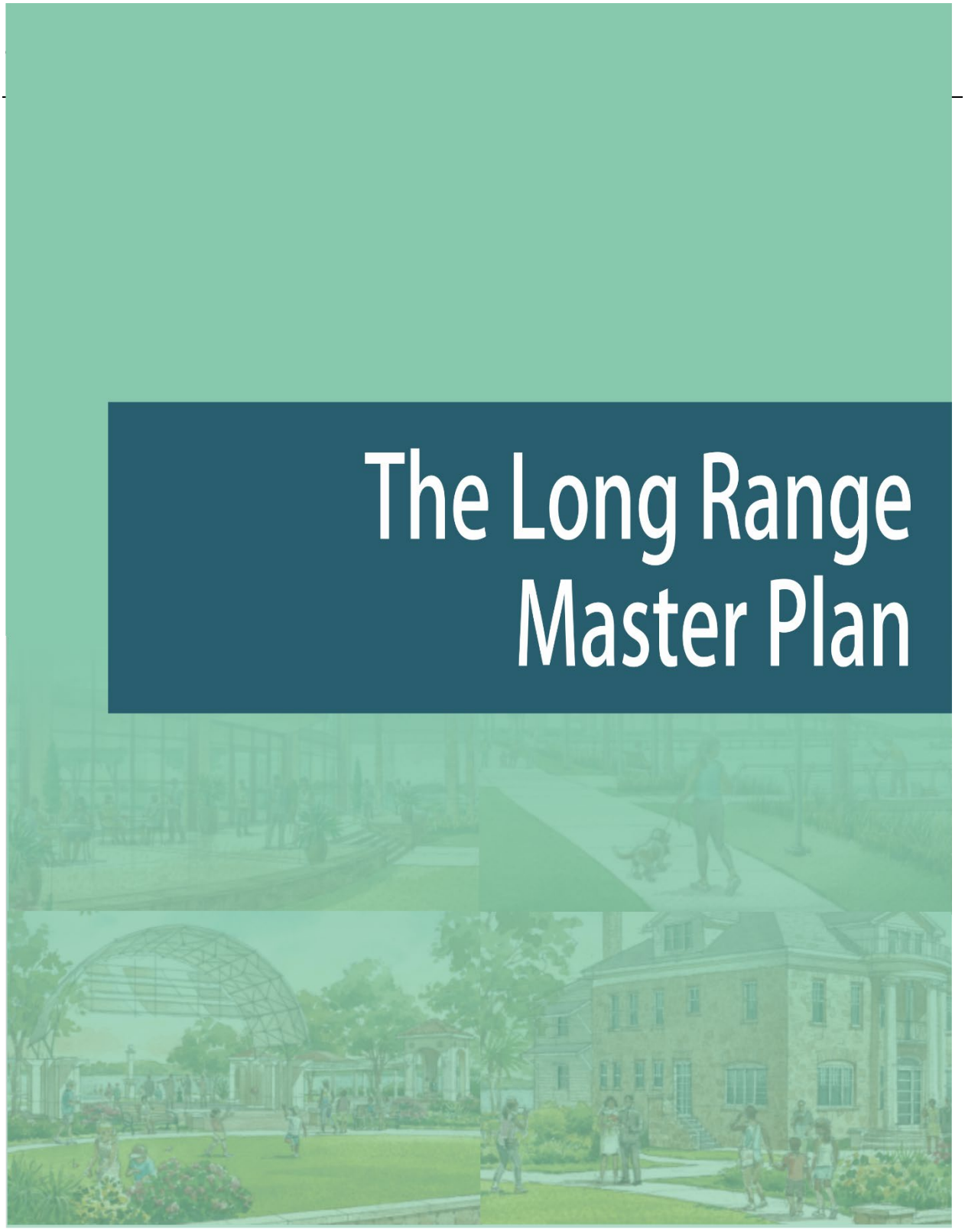
Framework V - *Enhance the Village Arts Image*



Framework VI - *Enhance the Sub-Districts*



PART IV



Long Range Land Use Concept Plan

OVERVIEW

The Long-Range Master Land Use Plan was developed as a guideline for promoting the sound development and redevelopment of the properties in the Cocoa Redevelopment Area. The plan should be updated and revised based upon changes in the economy, public concerns, and private development proposals. The plan seeks to translate economic development strategies into a physical form with minimal impact to natural and cultural resources. The significant aspects of the plan are listed below.

- The plan locates where the major economic base land uses (industrial / office / commercial) should be in order to best attract prospective businesses, and at the same time be well integrated into the desired future transportation and land-use patterns.

- The plan locates and plans for a transportation system that can accommodate the future growth patterns without costly retro-fit and renovation widening projects.

- The plan allocates areas of residential densities that: work with the loading of future roadway networks; are compatible with the existing community structures of each area; are respectful and compatible with adjacent land-uses; minimizes commuting distances and reinforces future public transportation options, offers a diverse range of housing opportunities for all income ranges and lifestyles.

- The plan locates commercial sites based upon expected market demands and reasonable residential service areas.

- The plan provides for the location and size of parcels of land to be set aside for schools, parks, and other community services. This eliminates the costly and awkward approach of having to retrofit these essential amenities later.

- The plan provides a tool for the RDA to promote economic development by showing prospective corporate entities locations of parcels that have been set aside for their purpose, thereby reducing the developers risk and permitting hurdles when coming to the community.

- The plan provides a holistic means for the RDA to guide the approvals of new developments based upon an agreed upon strategy.

- The plan allows the RDA to make capital improvements projections based upon known future public project needs, demands, and proposed locations.

COCOA VILLAGE

While already a strong center of the community, the Village requires improved visual and physical accessibility and a strategic plan for revitalizing under-utilized private properties. The major initiatives recommended include a focus on public infrastructure and private development incentives. Enhancement to wayfinding and signage is desired along the periphery of Cocoa Village. Currently, there are minimal signs and gateways elements that announce the entry points into the Village. Identification of key gateway locations on the periphery of the Village, acquisition of easements from property owners and gateway architecture and development of a signage/wayfinding package are recommended. In addition, conversion of one-way streets to two-way and streetscape improvement for aging streets are recommended. Significant redevelopment opportunities exist at several sites in the Village, including Bank of America, the former City Hall and Sun Trust Bank sites.

The Cocoa Village historic commercial area could be visually and spatially one of the finest in the state of Florida. Clearly, this asset needs to be stabilized economically and preserved and enhanced visually in order to maintain it as the thematic heart and soul of the City. The historic character of this part of the City should always set the tone for the quality of life draw for the City's future growth and development. The CRA needs to continue with the remarkable strides it has made over the past few years to maintain the character of the area.

From a land use standpoint, the redevelopment strategy for this area should be to encourage the in-fill of vacant buildings and sites with new retail commercial businesses that are compatible with the historic boutique specialty shops that already exist in the area. The architecture of these buildings should be historic Cocoa in nature and be built on the ROW with new setbacks; similar to the older historic buildings. An effort should be made to encourage the occupancy of the second floor space with residential and office uses. This goal should be encouraged for both existing as well as new in-fill buildings.

The CRA needs to continue to promote the village as an activity center and provide assistance to the existing businesses in the area of marketing, product venues and display, façade renovations, etc. An on-going recruitment program needs to be in place to continually bring in "specialty or boutique" retailers into the downtown. The synergy that is developed by creating a concentration of quality, one-of-a-kind merchandisers into the village will help everyone.

The properties between Florida Avenue and Brevard Avenue are situated on top of the old dune formation along the river. This local high point was utilized for the old railroad spur and the old Dixie Highway Alignment due to its high and dry condition. This same condition of high elevation also makes it ideal for the future location of multi-story buildings. Multi-storied buildings would have magnificent views toward the water looking out over the village below. As the market continues to become receptive and attractive, these sites should eventually be redeveloped into mixed-use office buildings or residential condominiums. In either case, they should have retail space on the ground level to be oriented toward either Brevard Avenue or Florida Avenue. These existing sites are currently occupied by the telephone and power company. These are uses that are extremely difficult to relocate.

In addition to relocating utility companies, as previously mentioned overhead utilities, managing stormwater, inadequate lot sizes, and several properties determined to be environmentally constrained

as they are contaminated or suffer from the perception of contamination, all pose challenges to redevelopment. For these reasons, this is a long range proposal.

Gateways and Signage

Along the periphery of Cocoa Village, enhancement to wayfinding and signage is desired. Currently, there are minimal signs and gateways elements that announce the entry points into the Village. The CRA should identify key gateway locations on the periphery of the Village and acquire easements from property owners and design gateway architecture and develop a signage/wayfinding package.

Streets

Two major ideas that precipitated from the Design Workshop were conversion of one-way streets to two- way and streetscape improvement for aging streets. Recommended programs and capital projects include:



1 Existing one-way condition on Brevard Ave. Motorists use two lanes as one; rarely is the second lane utilized for thru traffic

- Two-Way Street Conversion: Initiate a transportation study for two-way conversion of one-way streets: Brevard Ave., Delannoy Ave., Oleander St., River Edge Blvd., and Brevard Court, including the overall traffic network for the entire Village.



2 Potential Cocoa Village designated loading zones showing loading/unloading point and service area (yellow halo)

- Traffic Circle: Redesign Rosa L. Jones Boulevard Traffic Circle as a true square with a gateway park.
- Two-Way Access to River Edge Blvd./SR 520: Study the feasibility of a traffic signal and two-way access to/from River Edge Boulevard to east and west bound SR 520.
- Streetscape Reconstruction: Initiate streetscape reconstruction projects for Brevard Ave. and Delannoy Ave. – refurbishing the corridor of Rosa L. Jones Boulevard.
- Street Tree Program: Consider a Village-wide street tree program for installing new and replacing failing trees.
- Loading Zones in the Village: Designated loading zones on alleys and side streets for deliveries during peak hours to relieve retail streets from congestion by large trucks. Explore the possibility of adding ride-sharing sites to the loading zones.

Catalyst Mixed-Use Development Sites

As the real estate market continues to express interest in the Cocoa CRA, assessing the existing building occupancy in Cocoa Village and determining which sites are best positioned to redevelop as market conditions improve is recommended. There are several key development sites that are currently under-utilized due to outdated land use or building design and the following suggestions resulted:

- 603 Brevard Avenue (former City Hall site): Study site development options and potential public/private development venture on the former City Hall site at the corner of Factory Street and Brevard Avenue.

- 430 Brevard Avenue (former Bank of America site): Determine status of potential time frame for redevelopment of the property and utilize former development studies as the basis for attracting developers to consider the parcel at the corner of Church Street and Brevard Avenue.

- 100 Delannoy Avenue (former branch office of SunTrust Bank): SunTrust consolidated and redeveloped its branch office on its former drive-thru site and sold the former branch office site. Work with the current property owners to determine highest and best use for the site.

HEART OF COCOA

The Heart of Cocoa neighborhood (HCN) has tremendous historical significance to the City of Cocoa especially the African-American community. The City and the CRA have made a substantial financial investments in the HCN and has adopted policies and programs in furtherance of the Federal Consent Decree. The City has taken enforcement action against property owners and tenants when such actions are warranted to preserve the residential and historical character of the HCN. Private investment in the HCN has not been as significant as projected. New private and public investment projects have recently materialized on properties adjacent to and near the HCN. City staff is optimistic the proposed redevelopment projects will serve as the catalyst for future private investment within the HCN. The City and CRA continue to affirmatively embrace and enforce the provisions of the Substitute Consent Decree as it serves as the instrument to maintain the residential and historical character of the HCN.

The Substitute Consent Decree

Due to a previous federal lawsuit in which the City and CRA were defendants, the Heart of Cocoa area is a subject to an original federal consent decree which was substituted with a revised Substitute Consent Decree. The Substitute Consent Decree was prepared approved by the Federal District Court on January 28, 2009. The City and the CRA are parties to the Substitute Consent Decree, and the terms and conditions of the Substitute Consent Decree is binding upon the City and CRA. The Substitute Consent Decree entirely replaced the original Federal Consent Decree and rendering the original Consent Decree obsolete. Critical provision of the Substitute Consent Decree which will preserve and enhance the residential character of the Heart of Cocoa neighborhood, as well as facilitate redevelopment include:

1. Zoning. The City will maintain the low-density residential character of the HCN; encourage voluntary replacement of existing wholesale commercial uses with low density residential uses or low intensive neighborhood commercial uses such as mixed-use developments, while preserving existing uses as provided by law. Further, the City will encourage production and development of affordable houses by the private sector in the HCN.

2. CRA's Redevelopment Plan. The City and CRA will generally support a variety of housing initiatives in the HCN. For example, through the CRA's Redevelopment Plan, the CRA and City shall continue to support applications for Section 8 housing certificates, vouchers, and other rental housing

programs. The City will support programs for improving rental housing, infill housing, new construction of affordable housing to low and low to moderate income persons in the HCN. The City will make affirmative efforts to promote the use of rental assistance in conjunction with rental rehabilitation units to members of the plaintiffs' class who are low income renters and to take other appropriate measures. The City and CRA shall continue to support the development of new single-family residences in the HCN for low and low to moderate income families and to support. The City and the CRA may also enhance the residential character of neighborhood amenities within the HCN by supporting appropriate neighborhood commercial uses within the HCN and along the outermost perimeter of the HCN and adjacent to Florida Avenue, US Highway 1, or Rosa L. Jones Blvd.

3.

Redevelopment Goals and Objectives

In pursuit of accomplishing substantial improvements in the CRA, the following goals and objectives were established based on community input and approval. They provide the framework and general guidelines needed to direct decision making that will enable redevelopment activities that are consistent with the primary intentions of the community.

REDEVELOPMENT ADMINISTRATION

Goal I

Utilize the administrative and financial mechanisms necessary to achieve the goals and objectives of the Cocoa Redevelopment Plan as amended.

Objectives

1. The CRA should provide funding for staff and operational support for agency activities while concentrating tax increment revenues for funding capital improvements and other programs as approved in the Redevelopment Plan as amended and to leverage those revenues through grants, loans, or other financial mechanisms to expedite the completion of projects.

2. Enable the CRA to oversee the redevelopment planning process and to develop the appropriate strategies and policies necessary to implement the plan.

3. Promote effective communication and a cohesive, cooperative spirit among the various public and private leaders in the CRA using the talents of existing civic and merchant organizations and committees.

4. Utilize the above civic talents in conjunction with the Cocoa Main Street Program and Historic Cocoa Village Association to initiate desirable special events activities, to develop and implement sound marketing and promotion strategies and undertake public space improvement projects.

5. Ensure the provision of suitable public information services concerning all aspects of the redevelopment program through all forms of media, as well as neighborhood, merchant, and civic organization meetings.

6. Ensure the public of an on-going community communication process whereby the community is able to be involved in the development of new CRA policies and initiatives through public workshops and regular CRA board meetings.

REDEVELOPMENT POLICY

Goal II

Eliminate slum and blight conditions, which constitute an economic and social liability as defined by Florida Statute 163, in the redevelopment area.

Objectives

1. Eliminate dilapidated and unsafe structures through the continuation of the City's Demolition Program, where it is deemed appropriate.

2. Encourage the repair of existing substandard structures through enforcement of the City's Codes and the provision of financial incentives for rehabilitation and facade improvements, if possible.

3. Eliminate unsanitary and unsightly outside storage conditions through proactive code enforcement and revisions to the City's Zoning Codes.

4. Eliminate nonconforming uses that detract from the character of the community hindering investment opportunities through negotiation, acquisition, exchange, transfer of development rights, zoning changes or any other available means assuming the property owner voluntarily consents.

5. In cooperation with property owners, encourage the consolidation of nonconforming parcels of land into parcels of adequate size to accommodate new construction encouraging stable growth in those areas deemed appropriate.

6. Through successful implementation of projects and programs as described in the Redevelopment Plan, as amended, increase the tax base to generate additional revenue for the CRA.

Goal III

Prevent the future occurrence of slum and blight.

Objectives

1. As warranted, work with the Planning & Zoning staff, Planning and Zoning Board, and the City Council to revise the zoning classifications and the land development regulations within the redevelopment district based on the adopted overlay district to encourage a high degree of design and development standards for new construction and rehabilitation. Ensure that new development consists of appropriate land uses that will stabilize and enhance the overall quality of life of the area in order to achieve the desires and interests of its residents and property owners.

2. Work with the City's Community Services Department to formulate economic development strategies for the district that will ensure future economic stability and incorporate those strategies in this plan.

3. Create programs for development, rehabilitation, financial or other economic incentives to facilitate new investment in the redevelopment district thereby increasing the tax base.

Goal IV

Encourage the acquisition, demolition, and reuse of those properties, which, by virtue of their location, condition, or value no longer function at their highest potential economic use and are currently depressing the value and viability of the uses in the near vicinity to them.

Objectives

1. Identify and cooperate with those property owners within areas designated for potential redevelopment projects to encourage their willingness to participate in those projects in a way that best benefits their personal interests as well as the public good.

2. Encourage partnerships among the property owners, the private sector and the public sector in order to implement proposed redevelopment projects which will achieve public goals.

3. Facilitate redevelopment transitions by developing appropriate relocation plans sensitive to the needs of those whose properties will undergo reuse activities.

4. Work creatively to provide incentives for private sector participation in redevelopment projects and programs, such as a Facade Grant Program.

ECONOMIC DEVELOPMENT

Goal V

Maintain the unique and positive character of the sub-districts while promoting economic vitality of each.

Objectives

1. Establish public/private partnerships for redeveloping sites.

2. Improve the investment image of the CRA and utilize selected public actions to stimulate private investment.

3. Make the redevelopment area competitive with major activity centers in Brevard County while maintaining its unique character.

4. Expand the economic base of the district retaining existing jobs while creating new diverse employment opportunities.

5. Create investment opportunities which will increase the tax base thereby generating additional revenues to finance actions which support CRA goals.

6. Encourage the development of businesses in the area that are competitive in the region and encourage consumers to "buy local".

Goal VI

Market the CRA as a major destination point in the Central Florida Region.

Objectives

1. Promote the CRA as the center of the City's unique economic activities and market its assets.

2. Work to ensure sufficient funding for marketing that may include national campaigns as well as local and regional promotional efforts.

3. Maximize marketing opportunities in conjunction with other promotional organizations such as the Tourism Development Council and Historic Cocoa Village Association.

4. Project the image of the redevelopment area as a safe and exciting place to go while encouraging both business and family-oriented patronage.

5. Promote the redevelopment area as a unique center of activities that include a full range of commercial, office, institutional, community, residential, and neighborhood service facilities as well as the Cocoa Village Playhouse, arts and entertainment.

FUTURE LAND USE

Goal VII

Establish a land use pattern that reflects the CRA as a total community of diversified interests and activities while promoting compatibility and harmonious land-use relationships.

Objectives

1. Promote and locate strategic land use activities of regional importance, such as museums, within the CRA to attract visitors to the area and capture additional market opportunities, while reinforcing the unique character of the CRA.

2. Develop land uses and patterns that compliment and strengthen existing activity centers such as the waterfront and Cocoa Village providing linkages between those areas and proposed redevelopment projects.

3. Formulate future land use strategies on the premise of sound market analysis and demographic research.

Goal VIII

Encourage innovation in land planning and site development techniques.

Objectives

1. Work with the City and Planning and Zoning Board to include Mixed Use Developments within the Cocoa Overlay District, where appropriate.

2. Work with the City and Planning and Zoning Staff in the development of performance standards to be used within the CRA which will provide incentives and/or bonuses for developer proposals that provide for creative design and amenities.

3. Achieve the on-site mixing of residential and commercial uses in appropriate locations as determined by the community.

4. The CRA will promote mixed-use development patterns in new projects to provide greater diversity of use in close proximity of one another to promote reduced dependence on automobiles, and increased use of pedestrian and bicycle travel.

Goal IX

Provide aesthetic improvements and way-finding measures to increase the sense of community identity.

Objectives

1. Sign regulations should address the size, type, location, and amount of signage for the purpose of minimizing visual clutter, enhancing community character, and maximizing the flow of clear information to pedestrian and automotive traffic.

2. Develop sign regulations and standard design guidelines for store frontages and establish programs that provide incentives for voluntary compliance with new construction and retrofitting of existing signs and structures, where financially feasible.

3. When undertaking streetscape improvements, new private construction, and building rehabilitation, place utility lines underground where it is financially feasible to improve visual qualities.

4. Utilize a variety of beautification techniques to provide comfortable, pleasing, and healthful work, leisure, residential, and shopping environments.

5. Develop urban site design, landscape design, and architectural design guidelines for new and redevelopment projects.

6. Prepare landscaping, streetscaping, and lighting plans for public spaces to strengthen the historic character of the CRA and encourage the use of these features when negotiating private sector development plans.

Goal X

Make the protection of the historic character of the CRA a priority in all development activities.

Objectives

1. Encourage the retention and preservation of landmarks and historically significant structures.

2. Encourage the continued identification, analysis, and preservation of the CRA's historical resources.

3. Make property owners and investors aware of the tax inducements available as an incentive for restoring historical buildings for practical use.

TRANSPORTATION

Goal XI

Create a safe efficient traffic circulation system which provides sufficient access by all modes of transportation between activity centers within the CRA and the balance of the community.

Objectives

1. Assess existing traffic patterns and pursue any automotive transportation improvements, which may include vacating right of ways, redistribution of traffic, roadway realignment, directional changes in traffic flow, and other measures which will increase traffic capacity and traveling convenience.

2. Create a parking system to support existing activities as well as increased demands as new development occurs in the CRA taking into consideration quantity, location, and design of such facilities.

3. Minimize the impacts of increased traffic and activity levels in residential areas.

4. Provide adequate loading and unloading zones for goods with minimum disruption of through-traffic.

5. Work with area wide mass transit providers including SCAT, taxi services, real time sharing, other modes of transit, and shuttles to encourage the expansion of an efficient mass transportation system.

6. Create a safe, secure, appealing, and efficient pedestrian system linking all major activity centers, parking facilities, and other interchange points.

7. Encourage pedestrian and bicycle pathways through the CRA appropriately designed and separated from auto circulation for safety purposes to be used as positive tools to improve the areas environment through the use of landscaping and other visual treatments.

8. Take advantage of the waterfront in pursuit of less conventional modes of transportation such as dingy docks, day slips and a T-Dock.

9. Support the redevelopment of the former FEC Railway passenger station site at US 1 and Rosa Jones Blvd. to a possible All Aboard Florida Brightline Tier 2 Station.

Goal XII

The CRA shall support the development of parking strategies to support the transportation goals.

Objectives

1. The CRA shall encourage the City to seek a public-private partnership to help establish a multi-use, multi-level parking facility, if needed, to reduce traffic congestion and increase pedestrian safety, reduce the amount of surface parking lots and increase green space within the Central Business District.

HOUSING

Goal XIII

Encourage and promote the provision of decent, safe, and sanitary housing to meet the needs of the present and future population of the CRA.

Objectives

1. Identify and encourage areas where private interests can develop housing and the necessary support infrastructure in the CRA.

2. The CRA shall continue to utilize local government partnerships with the private sector in order to improve the efficiency and expand the capacity of the housing delivery system.

3. The City shall promote mixed-use developments that include provisions for a wide variety of housing types and price ranges.

4. Encourage and incentivize home ownership opportunities, especially within the Heart of Cocoa.

5. Housing designated as historically significant by virtue of architecture, social significance, or ethnic heritage will continue to be identified and continue to be preserved and protected, and if possible, maintained for residential uses.

PUBLIC FACILITIES AND SERVICES

Goal XIV

Provide necessary public facilities at acceptable levels of service to accommodate existing needs as well as new demands as proposed development occurs within the CRA.

Objectives

1. Work with all appropriate government and private utilities to ensure the provision of adequate services including electricity, telecommunications, cable television, water, stormwater, sanitary sewer, gas, and solid waste.

2. Work with the City's solid waste service provider to improve garbage and recyclable pick-up and removal within the redevelopment area, increasing the level of service, providing convenient locations for disposal and increased services during special events.

3. Strategically locate well designed public restrooms that retain the historical architectural features throughout the redevelopment area providing sufficient stalls for daily use as well as during special events.

4. Encourage the stabilization of neighborhoods within the CRA and maintain the quality of existing neighborhoods, by upgrading the supporting infrastructure and facilities, including paved public road access; stormwater management facilities and flood protection; wastewater disposal facilities; potable water facilities; solid waste collection service; electric utility service; and by protecting natural and historic resources.

COASTAL

Goal XV

The natural resources of the City's CRA coastal planning area shall be preserved, protected or enhanced to provide the highest possible water quality, habitat for fish and wildlife and use for public recreation.

Objectives

1. The CRA shall preserve and protect the environmental quality of estuarine environments by limiting specific impacts and cumulative impacts of development or redevelopment.

2. The CRA shall continue to promote appropriate land uses along the Indian River Lagoon consistent with the public need, while protecting natural resources.

3. The use of public funds for infrastructure improvements which subsidize increased development in the Coastal High-Hazard Area (CHHA) will be restricted to those projects which restore or enhance natural resources and/or part of the Cocoa CRA Plan.

4. The CRA shall continue to coordinate with other coastal cities and Brevard County to investigate and implement equitable measures to promote the provision or funding of public access ways to the Indian River Lagoon by new development.

5. The CRA shall cooperate with and assist St. John's River Water Management District (SJRWMD) and the Department of Environmental Protection (DEP) to continue to protect or restore the aquatic vegetation including, but not limited to, aquatic weed control, restoration or creation of aquatic grass beds or shoreline restoration. In addition, the CRA will protect the diversity of submerged and emergent aquatic vegetation and fish species as well as the quality of fresh water (estuarine), found in the Indian River within the zone between the Cocoa shoreline and the lntracoastal Waterway.

6. The CRA shall not encourage or promote shoreline development activities that would destroy or degrade the function of estuarine shoreline or deep water habitat.

RECREATION AND OPEN SPACE

Goal XVI

Establish parks, recreation, open space, and beautification efforts to create an identifiable character for the redevelopment area which will reflect a pleasant appealing atmosphere for working, shopping, touring, and residing in the district.

Objectives

1. Expand park and recreational opportunities as a means to leverage private sector development plans when deemed appropriate.

2. Seek parks, waterfront and open space grant funding when possible to leverage tax increment revenues to accomplish stated goals.

3. The CRA shall provide inter-connectivity between recreational facilities and the surrounding community.

Policy Objectives & Plan Strategies

ECONOMIC STRATEGIES

CRA/Merchant Associations/Tourist Development Council

- City and regional area should be strategically marketed with an emphasis on the Cocoa Village theme to increase visitation to the Village.

- Encourage marketing of village waterfront residential area as a quality waterside retirement and second home opportunity area.

- Promotion of regions quality outdoor recreational activities and affordability of quality retirement residential opportunities.

- Market Historic Cocoa Village as a destination to live, work and play.

- Build on legacy of historic waterfront shipping center for the citrus industry; special events, etc.

- Promote activities and sponsor events that benefit and enhance the tourism industry.

- Attract key niche market retailers, both local and regional, to the downtown area; then recapture local residents back to CBD.

- Encourage existing merchants to change their merchandizing approach to create the specialty market niche. Strive for after 5:30 pm nightlife mix.

- Work with existing retailers in joint venture marketing.

- Work to increase quality and quantity of major downtown special events, such as, HCVA Art & Craft Fairs, Mardi Gras, Holiday Festivals, Space Coast Marathon, 5K Runs, Movies in the Park, KBB Trash Bash, and HCVA Car Show.

CRA Staff

- Grants and subsidies should be sought to implement improvements to sub-standard housing within the Heart of Cocoa Neighborhood.

- Prepare grants feasibility study for public infrastructure public projects; streetscapes, park enhancements, and potentially a police sub-station within the CRA.

- Research bond or other financing mechanisms for feasibility of major public facility projects.

- Form public/private development agreements to assemble properties and develop key private business activity centers.

- Develop strategies to rehabilitate and create new living opportunities in the CRA area.

LAND USE PLANNING AND URBAN DESIGN STRATEGIES

City Planning Staff

- Achieve a mix of mutually supportive land uses in a compatible and functionally related arrangement in the downtown area to bring new shoppers to the area.

- Create a waterfront mixed-use center, which reinforces existing activity centers downtown and provides an attractive combination of building masses and open spaces.

- Screen and buffer conflicting large commercial uses close to commercial and residential.

- Utilize existing vacant land as an opportunity for redevelopment, assemble land for redevelopment purposes.

- Residential development, both multi-family and medium to high density should be encouraged in the downtown and low density in the Heart of Cocoa Neighborhood, where appropriate.

- Implement neighborhood planning, especially in the Heart of Cocoa Neighborhood.

- Prepare a corridor plan and guidelines for State Road 520 which addresses land uses, land development regulations, landscape codes, and architectural guidelines.

- Create peripheral City entrance treatments with signage and graphic theme on all direction approaches.

- Working with merchants and merchant associations, seek the reduction of confusion and visual clutter through the control of the size, placement, and related aspects of signage. Implement landscaping and signage codes and storefront guidelines.

- Develop corridor entryway designs within the CRA.

- Prepare a Capital Improvement Program master plan with phasing identified for implementation.

- Continue to proactively enforce City Codes, through the Chapter 6 Property Maintenance Code and the Building/Fire Code.

- Preparation of long-term parking strategies to accommodate existing and long-range development needs in downtown area.

- **GOVERNMENTAL / ADMINISTRATIVE / PRIVATE SECTOR STRATEGIES**

  The implementation of the plan for the community redevelopment areas surrounding downtown Cocoa will require the coordinated efforts of the City, the CRA, and local business organizations. These efforts will be coupled with the employment of various organizational, legal, funding, and promotional techniques to successfully implement the plan.

  While leadership is a highly-intangible quality, it is the single most important factor for successful implementation of the plan for downtown Cocoa. This leadership must come from both the public and private sectors. Some projects will require considerably more leadership, effort, and collaboration than others because of their difficulty and/or importance to the overall revitalization program. Participation in a particular project will depend upon necessary powers and resources which must be brought to bear on the project for its successful implementation. Key leadership roles must be played by both the City and the Community Redevelopment Agency.

  City Council and City Manager

  - Provide commitment of public policy for CRA revitalization.

  - Buy-in to redevelopment mission.

  - Assist in implementation of scheduled projects.

  - Commit to making the necessary basic public system improvements to the pedestrian and vehicular circulation systems by working with FDOT to upgrade SR520.

- Provide leadership and support for administrating public development controls and incentives to promote high quality private development; this will include zoning requirements and incentives and coordinated capital improvement programs.

- Continue to promote community revitalization as a fundamental economic development goal and strategy.

Community Redevelopment Agency

The Community Redevelopment Agency's primary leadership role will involve:

- Pursue redevelopment projects, activities and programs consistent with the Redevelopment Plan whether said projects, activities and programs are expressly set forth in the Redevelopment Plan or not so long as the redevelopment activities are consistent with the goals, policies, objectives and strategies set forth in the Redevelopment Plan and do not conflict with the Redevelopment Plan.

- Active and persuasive advocacy and initiation of downtown improvements within the redevelopment plan.

- Leverage its tax increment revenues and seek out grants to undertake community redevelopment activities consistent with the community redevelopment plan.

- Being the critical interface between the public sector and the private sector.

- Providing, on a day-to-day basis, the necessary continuity of effort and momentum to keep the revitalization program moving toward its goal.

- Promoting downtown revitalization and informing the community of its progress.

- Ensuring implementation of scheduled projects.

- Ensure adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.

- Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the City deems necessary to effectuate the purposes of F.S. 163.362.

- Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the CRA.

Private Sector

- Essential private sector leadership must come from the Community Redevelopment Agency, local banks, real estate, and development entrepreneurs within the community.

- A unified downtown merchant's advertising program, coordinated storefront and signage improvements, downtown promotional activities and festivities and a shopper's parking guide.

- The leadership role of local banks will involve providing financing for private developments. A consortium will be established to provide a revolving loan pool at below market interest rates for certain downtown improvements.

- Private real estate and development leadership must provide necessary entrepreneurial vision and initiative that will create profitable enterprises and an attractive redevelopment of downtown.

COORDINATION BETWEEN COUNCIL / CRA / PRIVATE SECTOR

To have a strong redevelopment program, it is a must to first establish lines of communication between all sectors and facets of the community. The Community Redevelopment Plan starts that relationship, but does not fully develop their roles. First, each of the CRA members must take on a specific area of responsibility which will become one piece of the puzzle in which the redevelopment plan will be implemented. Second, the CRA members must act in a leadership role for each committee to retain their focus. The CRA Chairman will be a member of all committees, as well as the liaison to the City Council on all matters regarding the redevelopment plan. The City Council must support the CRAs activities and provide a strong framework in which the CRA is able to carry out the redevelopment plan. Conflicting agendas between organizations will not assist in the redevelopment process to positively affect Cocoa. The key is communication and working together.

Capital Improvements Plan

COCOA CRA PROJECTS IMPLEMENTATION PLAN

The proposed Cocoa Redevelopment Plan, as amended, contains major projects consisting of public, private, and joint public/private efforts that will take at the entire duration of the CRA for completion. It is critical that the CRA incorporates a sound project implementation strategy when identifying priorities to accomplish the most effective results in terms of addressing the community's needs, while stimulating private sector involvement to obtain a favorable return on the public sector's financial investment. The following implementation strategy sets forth recommendations concerning project priorities, funding sources, and preliminary courses of action for each of the projects. To streamline the process and simplify the presentation, project priorities have been reduced to the ensuing three categories.

- **High Priority Projects:** Those that should be implemented immediately and should be completed within one to three years.
- **Medium Priority Projects:** Those to be completed within three to seven years.
- **Low Priority Projects:** Those that will take seven to 10 or more years.

While these recommendations set the standard for departure from program planning to implementation, it is important that the program is flexible enough to take advantage of unforeseen opportunities such as

private sector development initiatives or newly created government programs and funding sources, which may provide additional leverage for tax increment financing. Project numbers coincide with the base map.

The Cost of Redevelopment

The following table contains an estimate of total public costs to the City, the County, the CRA, and other agencies of the City of Cocoa for redevelopment projects/programs and for capital improvements with the Community Redevelopment Area. Cost projections for on-going long term programs are given for a five-year time period only and will be amended accordingly as this plan is continually updated.

Other CRA Projects, Activities and Programs

Although the Redevelopment Plan proposes major projects, this Plan does not identify all CRA redevelopment projects, activities and programs that can be pursued by the CRA in accordance with the powers vested in the CRA by law. The CRA must remain flexible to address new redevelopment projects, activities and programs as opportunities arise. Therefore, this Redevelopment Plan is not intended to limit or prohibit the CRA from performing other redevelopment projects, activities and programs not expressly set forth in this Redevelopment Plan, provided such projects, activities and programs are consistent with the redevelopment goals, policies, objectives and strategies set forth in this Redevelopment Plan, and the powers vested in the CRA by law. Expenditures by the CRA for such projects, activities and programs are permissible to effectuate the implementation of this Redevelopment Plan.

COCOA CRA CAPITAL IMPROVEMENTS PLAN
PRIORITY + BUDGETING FIGURES

Item No.						
1	**Living Breakwater**			$4,500,000.00	Fund $100,000 for a feasibility analysis. 6 Islands (10-15 ft x 200 lf ea)	FEMA, FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing
	Total w Design / Eng, Permit & Contingency	Low	7-10 Years	**$6,345,000.00**	**TOTAL: 10% Design + 10% Permitting + 21% Inflation based on 5+ years**	
2	**North Mooring Facility + Pump Out vessel & facilities**			$200,000.00	ISS to work w/ATM on approximate cost of Mooring + Pump Out. City has existing info and prepositioning with Agencies. Need to start with re-initiating feasibility. Assumed 20 mooring stations, include sewage pumpout and water taxi landing.	Investigate feasibility of a mooring field fronting the bulkhead of Riverside Park, (consider public/private partnership for subsidizing construction)
3	**Submerged Land Lease Query**				Submerged Land Lease Query	
	Total w Design / Eng, Permit & Contingency	Medium	3-5 years	**$288,000.00**	**TOTAL: 15% Design + 15% Permitting + 14% Inflation based on 3-5 years**	
4	T Dock with mix of fixed and floating piers + 100' extension. Include floating piers + concrete construction				Assumes floating concrete w/aluminum gangways	FEMA, FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing
				$670,000.00		
	Total w Design / Eng, Permit & Contingency	High	1-2 years	**$804,000.00**	**TOTAL: 10% Design + 10% Permitting + 7% Inflation based on 1-2 years**	
5	**Dinghy Dock**	High	1-2 years	**$108,000.00**	Assumes fixed concrete dock. Wood = $56k. Aluminum = $74k	FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing
	Total w Design / Eng, Permit & Contingency			**$147,960.00**	**TOTAL: 20% Design + 10% Permitting + 7% Inflation based on 1-2 years**	
6	**Day Slips**	High	1-2 Years	$315,000.00	City/CRA has identified a budget and needs to modify the permit because the prior stucture is gone. Assume fixed concrete piers. Wood = $164k. Aluminum = $214k	FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing
	Total w Design / Eng, Permit & Contingency	High	1-2 Years	**$415,800.00**	**TOTAL: 15% Design + 10% Permitting + 7% Inflation based on 1-2 years**	
7	**New Fishing Pier, East Lee Wenner**			$225,000.00	Assumes 1500 sf. Assumes fixed concrete. Wood = $117k. Aluminum = $153k	FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing
	Total w Design / Eng, Permit & Contingency	High	1-2 Years	**$308,250.00**	**TOTAL: 20% Design + 10% Permitting + 7% Inflation based on 1-2 years**	
8	**Shoreline Stabilization**			$700,000.00	Number will vary dependent extent of stabilization. Costs from recent CPA project.	FEMA, FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing
	Total w Design / Eng, Permit & Contingency	High	1-2 Years	**$819,000.00**	**TOTAL: 10% Design + 10% Permitting + 7% Inflation based on 1-2 years**	

COCOA CRA CAPITAL IMPROVEMENTS PLAN
PRIORITY + BUDGETING FIGURES

Item No.						
1	**New Civic Center**			$4,200,000.00	Begin by funding feasibility study - need Geotech (added $10-$20/sf for pilings)	CRA Reserves, Cocoa Reserves, and Financing
				$75,000.00	Market Assessment + Feasibility of New Facility	
	Total w Design / Eng, Permit & Contingency	High	1-2 Years	**$5,199,000.00**	**TOTAL: 10% Design + 5% Permitting + 7% Inflation based on 1-2 years**	
2	**Harbor Master Building**	Medium	1-2 Years	$800,000.00	Linked to the Mooring Field and completion of other dock, etc. Begin by funding feasibility / design/engineering	FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing
	Total w Design / Eng, Permit & Contingency			**$1,480,000.00**	**TOTAL: 10% Design + 5% Permitting + 7% Inflation based on 1-2 years**	
3	**Lee Wenner Park Renovation**			$700,000.00	Parking, Utilities, Striping, Paving, Stormwater, Trails, Landscape & Irrigation	FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing
	Design & Engineering			$175,000.00	15% Design + 10% Permitting	
				$49,000.00	7% Contingency	
	Total w Design / Eng, Permit & Contingency	High	1-2 Years	**$924,000.00**	**TOTAL: 15% Design + 10% Permitting + 7% Inflation based on 1-2 years**	
4	**Large Vessell Docking Pier**	Low	7-10 years		Retrofit the former drawbridge causeway with a lower deck to function as a pierfor docking larger overnight passenger vessels	FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing, and other Grants.
					Future - Playground Renovation, Picnic Pavilions, Surfacing, Landscape & Irrigation, Gateway	CRA Reserves, Cocoa Reserves, and Financing, and other Grants.
1	**Taylor Park Renovation**			$250,000.00		
	Total w Design / Eng, Permit & Contingency	Low	5-7 years	**$335,000.00**	**TOTAL: 15% Design + 5% Permitting + 21% Inflation based on 5+ years**	
2	**Promenade Reconstruction**			$400,000.00	FEMA + FIND reimbursement funding is available. Up to $1.7M is avail for Tdock, Dayslips and boardwalk. Demo, Paving, Swings, Landscape & Irrigation, Gateway (25'x600' = 15,000 sf x $25/SF)	FEMA FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing, and other Grants.
	Total w Design / Eng, Permit & Contingency	High	1-2 Years, Start Now	**$556,000.00**	**TOTAL: 20% Design + 5% Permitting + 7% Inflation based on 1-2 years**	
3	**Promenade Overlooks**			$100,000.00	Demo, Decking, Railing, Site Furnishings	FEMA FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing, and other Grants.
	Total w Design / Eng, Permit & Contingency	High	1-2 Years	**$134,000.00**	**TOTAL: 15% Design + 5% Permitting + 7% Inflation based on 1-2 years**	

COCOA CRA CAPITAL IMPROVEMENTS PLAN
PRIORITY + BUDGETING FIGURES

Item No.	Recommendation	Priority	Timing	Magnitude Cost	Description + Implementation Details	Possible Funding Sources
					After Civic Center Development, Demo Civic Center($12-$15/sf)	CRA Reserves, Cocoa Reserves, and Financing, and other Grants.
4	**Porcher House Lawn & Garden**	Medium	3-5 Years	$350,000.00	Garden Pathways, Landscape & Irrigation	
	Total w Design / Eng, Permit & Contingency			**$469,000.00**	**TOTAL: 15% Design + 5% Permitting + 14% Inflation based on 3-5 years**	
5	**Support Building for Amphitheatre**	High	1-2 Years	$360,000.00	Catering Kitchen, Green Room, Restrooms	CRA Reserves, Cocoa Reserves, and Financing, and other Grants.
	Total w Design / Eng, Permit & Contingency			**$482,400.00**	**TOTAL: 15% Design + 5% Permitting + 7% Inflation based on 1-2 years**	
6	**Harrison Street Streetscape**	Low	5-7 Years	$850,000.00	Streetscape Project is in design phase	
	Total w Design / Eng, Permit & Contingency			**$1,088,000.00**	**TOTAL: 5% Design + 2% Permitting + 21% Inflation based on 5+ years The approved updated Waterfront Master Plan identifies this project. This project will enhance the walkability and safety of pedestrian, bicyclists and automobiles as well as much needed Stormwater management.**	**The Capital Cost is the portion being funded by the Cocoa CRA TIF. Split between the Utility Fund, Stormwater Fund and the Cocoa CRA (110) Fund.**
	SUBTOTAL Downtown Park Projects			**$3,064,400.00**		
	GRAND TOTAL all Waterfront Projects			**$19,795,410.00**		
C	**Overall Cocoa CRA**					
	Evaluate Site Design Standards	High	1-2 Years	**$ 100,000**	Determine if current site design standards for each district in the Cocoa CRA are providing the desired form of development and urban design quality envisioned by the community. Develop a regulating plan and standards for site development.	CRA Reserves, Cocoa Reserves, and Financing, and other Grants.
	Total Overall Cocoa CRA Projects			**$ 100,000**	See Overall Cocoa CRA recommendations	
D	**US Highway One Corridor**					
1	Evaluate Site Design Standards				Evaluate adequacy of current Site Design Standards; include the US1 corridor in overall RDA evaluation of Site Design Standards	
	(See Overall Cocoa CRA Recommendations)	High	1-2 Years	Fee Included Above		
E	**Uptown District**					
	Industrial and Commercial Property				Initiate a street and sidewalk improvement program	
1	Street and Sidewalk Improvement Program	High	1-2 Years	$200,000		
2	Landscape Standards	High	1-2 Years	$50,000	Enforce landscape standards for industrial & commercial uses	
	Signage Regulations	High	1-2 Years	**N/A**	Enforce Signage Standards Consider provision for mixed-use buildings/projects (small office and retail). Support flex industrial building formats provided that site design standards are adopted	
	Land Use Plan Provisions	High	1-2 Years	**N/A**		
	TOTAL Uptown District Projects			**$250,000.00**		

COCOA CRA CAPITAL IMPROVEMENTS PLAN
PRIORITY + BUDGETING FIGURES

Item No.	Recommendation	Priority	Timing	Magnitude Cost	Description + Implementation Details	Possible Funding Sources
F	**The Heart of Cocoa**					
	Workforce Housing and Community Development					
1	Comprehensive Investment Strategy			**N/A**	Consider a comprehensive investment strategy for residential enhancement and community development	
	Public Parks and Infrastructure					
2	Catalyst Park Site	Low	5-7 Years	**$950,000**	Acquire land for a public park and small residential development at the corner of Hughlett Avenue and Factory Street	
	Total Heart of Cocoa CRA Projects			**$950,000**		
G	**Waterfront Neighborhood Infill Development**					
1	Single Family Infill			**N/A**	Support continued redevelopment of single-family homes and renovation of historic residences and Incentivize townhome infill development with appropriate site design standards	
2	Multi-Family Infill			**N/A**		
	Total Waterfront Neighborhood Infill Projects			**$0.00**		
H	**South of Cocoa Village**					
1	Residential Infill Node			$75,000	Residential Infill Node Consider a residential redevelopment opportunity on the vacant/underutilized land south of Rosa L. Jones Blvd. between Florida Avenue and US-1 (mobile home site); acquire property or partner with private developer to purchase or develop the land	
2	Major Mixed Use Node (Rockledge/Cocoa City Line)			$100,000	Consider a consolidated planning/development effort with the City of Rockledge relative to the immediately abutting property known as the Sears Town Site (existing power center on US-1); prepare an RFP for development proposals	
	Total South of Cocoa Village Projects			**$175,000.00**		
I	**State Road 520 Corridor**					
1	King Street and Willard Street Improvements Option A	Medium	3-5 Years	$975,000	Add palm trees to King and Willard Street and improve existing sidewalks;	**FDOT Project** - CRA initiated a preliminary study of the SR520 corridor, of which SCTPO/FDOT subsequently conducted a more detailed corridor study. Staff will continue to work with FDOT/SCTPO on accelerating funding, certain improvements may require CRA financial participation.
2	King Street and Willard Street Improvements Option B	Low	5-7 Years	$8,550,000	Reduce travel lane widths, widen sidewalks, and install shade trees	
3	Improve Intersections at King/Brevard & Willard/Brevard Streets	Medium	3-5 Years	$1,600,000	Improve intersections at King/Brevard and Willard/Brevard to reduce pedestrian crossing distance and increase intersection visibility (highly visible pavement treatment and clear sightlines) -	
4	Promote Vehicular Cross Access from King or Willard Streets	Medium	3-5 Years	**N/A**	Promote vehicular cross access between businesses that front King or Willard Street	
	Total State Road 520 Corridor Projects (Option A)* **			**$ 2,575,000**		
	Total State Road 520 Corridor Projects (Option B)			**$ 10,150,000**		

COCOA CRA CAPITAL IMPROVEMENTS PLAN
PRIORITY + BUDGETING FIGURES

Item No.	Recommendation	Priority	Timing	Magnitude Cost	Description + Implementation Details	Possible Funding Sources
J	**Cocoa Village**					
	Gateways and Signage				Provide clear directions and gateways into the district along the downtown perimeter and within the Village.	**The CRA allocated $100,000 towards the design of the wayfinding project which was completed in FY 2015.**
1	Identify Gateway Locations and Develop Wayfinding Package	High	1-2 Years			
2	6 Forrest Avenue Entrance Feature	High	1-2 Years	$260,000	Develop and install a gateway entry feature at 6 Forrest Avenue to signify entry into Historic Cocoa Village.	
3	Gateways and Signage	High	1-2 Years	$490,000	The Cocoa CRA approved the Waterfront Masterplan, which included funding a Gateway Entry Feature, and funding implementation of the Wayfinding Plan. Total Waterfront Plan costs estimates were $750,000 at that time.	The Cocoa CRA will apply for any grant funding available for signage and use TIF revenues as needed to fund the project.
	Total Gateways and Signage			**$750,000**		
K	**Streets**					
1	Rosa L. Jones Traffic Circle	Medium	3-5 Years	$1,500,000	Rebuild Rosa L. Jones Blvd. Traffic Circle as a true square with a gateway park	
2	Two Way Street Conversion	Medium	3-5 Years	$2,000,000	Study the feasibility of a traffic signal and two-way access to/from River Edge Blvd. to east and west bound SR 520	
3	Underpass beneath SR 520			$360,000	Currently under construction is a pedestrian connector underpassing Hubert Humphrey Bridge from Lee Wenner Park.	
6	Municipal Parking/Shared Parking Facilities/ On Street Parking	High	1-2 Years	$2,360,000	The construction of new on-street parking spaces within the existing street right of way in Downtown Cocoa Village. Other alternatives included partnering with private developers for provision of public parking spaces.	The Cocoa CRA will apply for any grant funding available for signage and use TIF revenues as needed to fund the project.Cocoa CRA/City General Fund
7	Street Tree Program	High	1-2 Years	$250,000	Consider a Village-wide street tree program for installing new and replacing failing trees	
8	Streetscape Reconstruction	High	1-2 Years	$750,000	Initiate streetscape reconstruction projects for Brevard and Delannoy, refurbishing the corridors	
	Total Streets			**$7,220,000.00**		
L	***Catalyst Mixed Use Redevelopment Sites***					
1	Former City Hall Site	High	1-2 Years	**N/A**	Currently in post RFP Development Agreement Stage to construct for a mixed use hotel/retail project	Private Sector Project Finacning or P3 Project
2	Bank of America Site	Medium	3-5 Years	**N/A**	Availability of site for development is becoming less constrained and should be pursued for mixed use zoning compliant multi-story development	Private Sector Project Finacning or P3 Project
3	Suntrust Bank Site	Medium	3-5 Years	**N/A**	Continue to support the study of the existing Oleander municipal parking lot as a future site for a parking garage with ground-floor commercial space	Private Sector Project Finacning or P3 Project
	GRAND TOTAL ALL PROJECTS			**$31,815,410.00**		

Sources of Redevelopment Funding and Financing

The following section provides a general review of potential sources of funding for redevelopment programs. In general, a variety of financing options are presently available to the Community Redevelopment Agency and the City of Cocoa. Among these are the following:

Tax Increment Revenues

Tax Increment Revenue is typically the major source of funding for redevelopment projects under the State of Florida Community Redevelopment Act. This increment, which is to be determined annually, is equal to 95% of the difference between: the amount of ad valorem taxes levied each year by each applicable taxing authority on taxable real property within the Community Redevelopment Area, and the amount of ad valorem taxes that would have been produced by the current millage rates prior to establishing the Redevelopment Trust Fund. Both of these amounts are exclusive of debt service millage of the taxing authorities.

The ability of the Community Redevelopment Agency to utilize this funding method requires two key actions:

- *The establishment of a redevelopment trust fund as required by FS 163.387 as the repository for increment tax for increment tax funds, and;*
- *The provision, by ordinance of the City, for funding of the redevelopment trust fund for the duration of the Community Redevelopment Plan.*

Redevelopment Revenue Bonds

The provisions of FS 163.385 allow the City of Cocoa or Community Redevelopment Agency to issue "Revenue Bonds" to finance redevelopment actions, with the security for such bonds being based on the "anticipated assessed valuation" of the completed Community Redevelopment Area, the "tax increment", is used to finance the long term bond debt. Prior to the issuance of long term revenue bonds, the City or Community Redevelopment Agency may issue bond anticipation notes to provide up-front funding for redevelopment actions until sufficient tax increment funds are available to amortize a bond issue.

Direct Borrowing from the Commercial Lenders

The CRA is also authorized to fund redevelopment projects and programs through direct borrowing of funds. Depending on the particular project(s) funding requirements, the CRA may utilize both short and long term borrowing. Although terms and conditions may have a direct bearing on use of a particular commercial lending institution, the CRA will generally attempt to attain the lowest available interest rate.

Special Assessment Districts

The City of Cocoa could also establish special assessment districts for the purpose of funding various neighborhood improvements within an area or for the construction of a particular project.

Business Improvement Districts

A business improvement district (BID) is a form of Special Assessment District, where areas are defined within which businesses or property owners pay an additional tax or fee in order to fund improvements

within the district's boundaries. Grant funds acquired by the city for special programs and/or incentives such as tax abatements can be made available to assist businesses or to recruit new business. BIDs may go by other names, such as business improvement area (BIA), business revitalization zone (BRZ), community improvement district (CID), special services area (SSA), or special improvement district (SID).

Florida Inland Navigation District (FIND)

The Florida Inland Navigation District (FIND) is a special State taxing district for the continued management and maintenance of the Atlantic Intracoastal Waterway (ICW), commonly referred to as M-95 marine highway. FIND grants funds for Waterway related projects that are be located on natural, navigable waterways within the District. Eligible waterway related projects include navigation channel dredging, mooring fields, channel markers, navigation signs or buoys, boat ramps, docking facilities, fishing & viewing piers, waterfront boardwalks, inlet management, environmental education, law enforcement equipment, boating safety programs, beach re-nourishment, dredge material management, environmental mitigation, and shoreline stabilization. The City/CRA has received funding through FIND for the engineering, permitting, and construction of day slips, T docks, riverfront connector, and emergency reconstruction.

Florida Fish and Wildlife Conservation (FWC)

FWC has grant programs to enhance boating access and other boating-related activities from the Florida Boating Improvement Program (FBIP), funding for transient tie-up facilities for boats 26' or longer from the Boating Infrastructure Grant Program (BigP), assistance for removal of derelict vessels from the Derelict Vessels Removal Grant Program and other boating-related grant programs.

Other Marine related Grant Programs

Grant programs to fund aids to navigation, and other projects to enhance recreational boating in Florida as follows:

- Related Grant Programs External Website
- Clean Marina Program - DEP
- Coastal Partnership Initiative
- Florida Communities Trust - DEP
- Florida Recreation Development Assistance Program - DEP
- Greenways and Trails - DEP
- Stan Mayfield Working Waterfronts Program
- Waterfronts Florida Program - DEO
- Clean Vessel Act Grants – DEP

Federal Emergency Management Agency (FEMA)

For reconstruction purposes only, FEMA may provide disaster assistance to communities, whose public infrastructure has been damaged or destroyed as a result of a federally-declared disaster, and whose losses are not covered by insurance. It is meant to help with critical expenses that cannot be covered in other ways.

The New Markets Tax Credit
The New Markets Tax Credit program, or NMTC, attracts investment for real estate projects, community facilities, and operating businesses. New Markets Tax Credits are federal income tax credits used to encourage private investment in low-income communities around the United States, and may or may not be available in certain portions of the CRA.

Federal and State Housing Grants
Annually, the City receives Community Development Block Grant (CDBG) HOME Investment Partnership Program (HOME) and State Housing Initiatives Partnership (SHIP) Program funds. HOME and SHIP funds are restricted to housing repair or replacement and homeownership assistance. CDBG funds are committed to demolition of substandard housing units, housing rehab assistance, and public service agencies within the City, however most of the funds are expended within the City's low income target area, which includes much of the CRA. Over 80% of the total funds expended have been for the benefit of low and moderate income of residents.

Land Sales / Leases
The resale or leasing of such land to private developers can provide another source of income within the Community Redevelopment Area.

Contributions and Grants
Voluntary contributions by private companies, foundations and individuals are a potential source of income to the Community Redevelopment Agency under provisions of FS 163. Although such contributions may only account for a small portion of redevelopment costs, they do provide opportunities for community participation with positive promotional benefits.

Safe Neighborhoods Act – Chapter 163.502 FS
Neighborhood Improvement Districts created pursuant to the Act may request a planning grant from the state's Safe Neighborhood Trust Fund on a 100% matching basis. The district may also authorize to levy an ad valorem tax of up to two mills annually on real and personal property.

Revenue Projections

The accompanying table provides a twenty-three (23) year projection of tax increment based revenues into the Redevelopment Trust Fund. This Fund is the depository for all TIF revenues generated within the Community Redevelopment Area. Based on estimates of the current property valuations, millage rates and assuming a conservative annual increase of 1.75% in tax increment value, it is estimated, not including new construction, that the total tax increment revenue will reach approximately $1.4 million over the next five (5) years. New construction and private redevelopment projects will enhance taxable values that could generate up to $3 million by the year 2041. This estimate is believed to be conservative since it does not include revenues specifically generated by the redevelopment projects described in this plan. These projects will increase the total tax increment as they are completed and entered on the tax rolls.

The CRA continues to expand its redevelopment efforts into the surrounding community. Starting with just a few projects, the CRA has increased its activities to include over two dozen projects and programs. It must be noted, however, that this increased commitment is not without costs. Consequently, the CRA's overall program has outgrown the limited funding provided by TIF revenues. To continue its redevelopment effort and provide adequate funding for its various projects and programs, the agency must now turn to long-term borrowing, public-private partnerships, and possibly public-public-private partnerships. As previously mentioned, leveraging TIF revenues with grant opportunities will lower capital contributions on the CRA and avail those resources to facilitate private capital investment. Since property values will inevitably increase as a result of its activities, this method of financing the CRA redevelopment effort can also be looked upon as an investment in future TIF revenues.

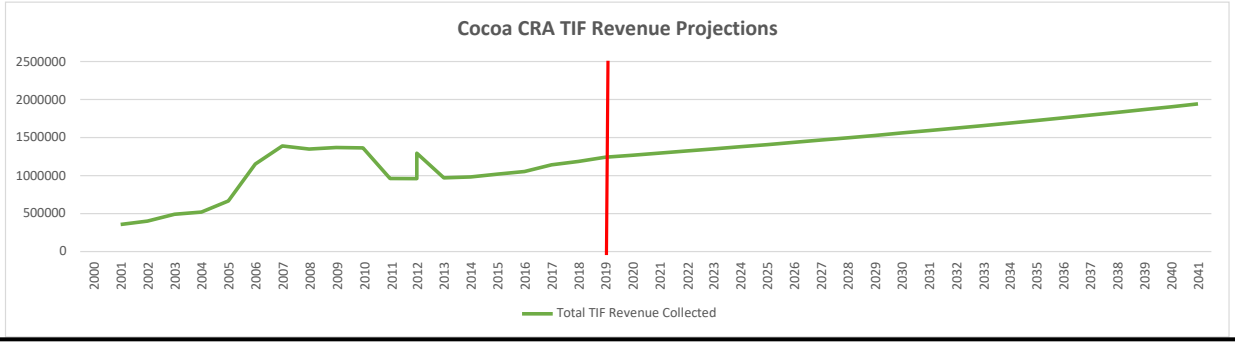
Tax Increment Revenue Projections - Cocoa CRA

Fiscal Year	CRA Taxable Value	Less Base Value (1981)	Total Taxable Value Subject to TIF (Tax Increment)	Total TIF Revenue	TIF Collectible Percentage	Total TIF Revenue Collected	Brevard County General Fund	District IV Rec	City of Cocoa
2000		$ 26,410,420			95%		0.00417810	0.00063640	0.00413210
2001	$ 68,902,380	$ 26,410,420	$ 42,491,960	$ 376,432	95%	$ 357,610.42	0.00410420	0.00062260	0.00413210
2002	$ 71,970,090	$ 26,410,420	$ 45,559,670	$ 422,621	95%	$ 401,489.58	0.00423030	0.00063910	0.00440680
2003	$ 81,250,510	$ 26,410,420	$ 54,840,090	$ 516,731	95%	$ 490,894.21	0.00449500	0.00052070	0.00440680
2004	$ 86,860,600	$ 26,410,420	$ 60,450,180	$ 545,579	95%	$ 518,300.24	0.00443440	0.00006207	0.00452880
2005	$ 102,144,720	$ 26,410,420	$ 75,734,300	$ 700,421	95%	$ 665,400.05	0.00412780	0.00059180	0.00452880
2006	$ 162,015,780	$ 26,410,420	$ 135,605,360	$ 1,211,864	95%	$ 1,151,271.20	0.00362490	0.00050920	0.00480260
2007	$ 191,600,060	$ 26,410,420	$ 165,189,640	$ 1,463,052	95%	$ 1,389,899.02	0.00385580	0.00043050	0.00457050
2008	$ 192,812,760	$ 26,410,420	$ 166,402,340	$ 1,419,046	95%	$ 1,348,093.58	0.00364400	0.00039470	0.00448910
2009	$ 179,097,160	$ 26,410,420	$ 152,686,740	$ 1,441,638	95%	$ 1,369,555.78	0.00371930	0.00037250	0.00535000
2010	$ 157,482,170	$ 26,410,420	$ 131,071,750	$ 1,436,179	95%	$ 1,364,370.41	0.00490630	0.00046960	0.00558130
2011	$ 131,306,380	$ 26,410,420	$ 104,895,960	$ 1,012,257	95%	$ 961,643.68	0.00427170	0.00041220	0.00496620
2012	$ 118,552,750	$ 26,410,420	$ 92,142,330	$ 1,009,622	95%	$ 959,140.84	0.00490630	0.00046960	0.00558130
2013	$ 116,259,430	$ 26,410,420	$ 89,849,010	$ 1,020,415	95%	$ 969,394.45	0.00490630	0.00046960	0.00598110
2014	$ 118,193,900	$ 26,410,420	$ 91,783,480	$ 1,033,822	95%	$ 982,130.50	0.00482390	0.00045870	0.00598110
2015	$ 122,092,370	$ 26,410,420	$ 95,681,950	$ 1,072,681	95%	$ 1,019,046.73	0.00468140	0.00055050	0.00597900
2016	$ 125,796,180	$ 26,410,420	$ 99,385,760	$ 1,108,827	95%	$ 1,053,385.69	0.00454970	0.00062810	0.00597900
2017	$ 135,052,692	$ 26,410,420	$ 108,642,272	$ 1,201,812	95%	$ 1,141,721.09	0.00436310	0.00072000	0.00597900
2018	$ 141,518,117	$ 26,410,420	$ 115,107,697	$ 1,248,389	95%	$ 1,185,969.57	0.00415500	0.00071140	0.00597900
2019	$ 149,354,167	$ 26,410,420	$ 122,943,747	$ 1,307,630	95%	$ 1,242,248.21	0.00394560	0.00071140	0.00597900
2020	$ 151,967,865	$ 26,410,420	$ 125,557,445	$ 1,335,429	95%	$ 1,268,657.53	0.00394560	0.00071140	0.00597900
2012	$ 154,627,303	$ 26,410,420	$ 128,216,883	$ 1,363,715	95%	$ 1,295,529.02	0.00394560	0.00071140	0.00597900
2022	$ 157,333,280	$ 26,410,420	$ 130,922,860	$ 1,392,496	95%	$ 1,322,870.77	0.00394560	0.00071140	0.00597900
2023	$ 160,086,613	$ 26,410,420	$ 133,676,193	$ 1,421,780	95%	$ 1,350,690.99	0.00394560	0.00071140	0.00597900
2024	$ 162,888,128	$ 26,410,420	$ 136,477,708	$ 1,451,577	95%	$ 1,378,998.06	0.00394560	0.00071140	0.00597900
2025	$ 165,738,671	$ 26,410,420	$ 139,328,251	$ 1,481,895	95%	$ 1,407,800.51	0.00394560	0.00071140	0.00597900
2026	$ 168,639,097	$ 26,410,420	$ 142,228,677	$ 1,512,744	95%	$ 1,437,107.00	0.00394560	0.00071140	0.00597900
2027	$ 171,590,282	$ 26,410,420	$ 145,179,862	$ 1,544,133	95%	$ 1,466,926.36	0.00394560	0.00071140	0.00597900
2028	$ 174,593,112	$ 26,410,420	$ 148,182,692	$ 1,576,071	95%	$ 1,497,267.55	0.00394560	0.00071140	0.00597900
2029	$ 177,648,491	$ 26,410,420	$ 151,238,071	$ 1,608,568	95%	$ 1,528,139.72	0.00394560	0.00071140	0.00597900
2030	$ 180,757,340	$ 26,410,420	$ 154,346,920	$ 1,641,634	95%	$ 1,559,552.15	0.00394560	0.00071140	0.00597900
2031	$ 183,920,593	$ 26,410,420	$ 157,510,173	$ 1,675,278	95%	$ 1,591,514.29	0.00394560	0.00071140	0.00597900
2032	$ 187,139,203	$ 26,410,420	$ 160,728,783	$ 1,709,511	95%	$ 1,624,035.77	0.00394560	0.00071140	0.00597900
2033	$ 190,414,140	$ 26,410,420	$ 164,003,720	$ 1,744,344	95%	$ 1,657,126.38	0.00394560	0.00071140	0.00597900
2034	$ 193,746,387	$ 26,410,420	$ 167,335,967	$ 1,779,785	95%	$ 1,690,796.08	0.00394560	0.00071140	0.00597900
2035	$ 197,136,949	$ 26,410,420	$ 170,726,529	$ 1,815,847	95%	$ 1,725,054.99	0.00394560	0.00071140	0.00597900
2036	$ 200,586,845	$ 26,410,420	$ 174,176,425	$ 1,852,540	95%	$ 1,759,913.44	0.00394560	0.00071140	0.00597900
2037	$ 204,097,115	$ 26,410,420	$ 177,686,695	$ 1,889,876	95%	$ 1,795,381.91	0.00394560	0.00071140	0.00597900
2038	$ 207,668,815	$ 26,410,420	$ 181,258,395	$ 1,927,864	95%	$ 1,831,471.07	0.00394560	0.00071140	0.00597900
2039	$ 211,303,019	$ 26,410,420	$ 184,892,599	$ 1,966,518	95%	$ 1,868,191.80	0.00394560	0.00071140	0.00597900
2040	$ 215,000,822	$ 26,410,420	$ 188,590,402	$ 2,005,848	95%	$ 1,905,555.14	0.00394560	0.00071140	0.00597900
2041	$ 218,763,336	$ 26,410,420	$ 192,352,916	$ 2,045,866	95%	$ 1,943,572.34	0.00394560	0.00071140	0.00597900

Note:

1.75% Projected Increment Increase post 2019

Assumed Millage Rates remain at current rate (2019-2041)



Five Year Redevelopment Program and Funding Allocations

This section of the Community Redevelopment Plan provides a ten-year funding program for the Planning, Redevelopment, and Community Improvement programs and projects which are identified within the Plan.

The accompanying table lists estimated project-specific net funding allocations for each CRA project. This table is for planning purposes only and is not a guarantee of expenditure of funds on a given project. Actual project allocations will be determined annually through the budget process. As priorities change, projects are deleted or new projects or programs are created, this table will be amended. It is intended that this process occur at least once annually, after adoption of the budget.

PROJECT COSTS AND TIMELINE

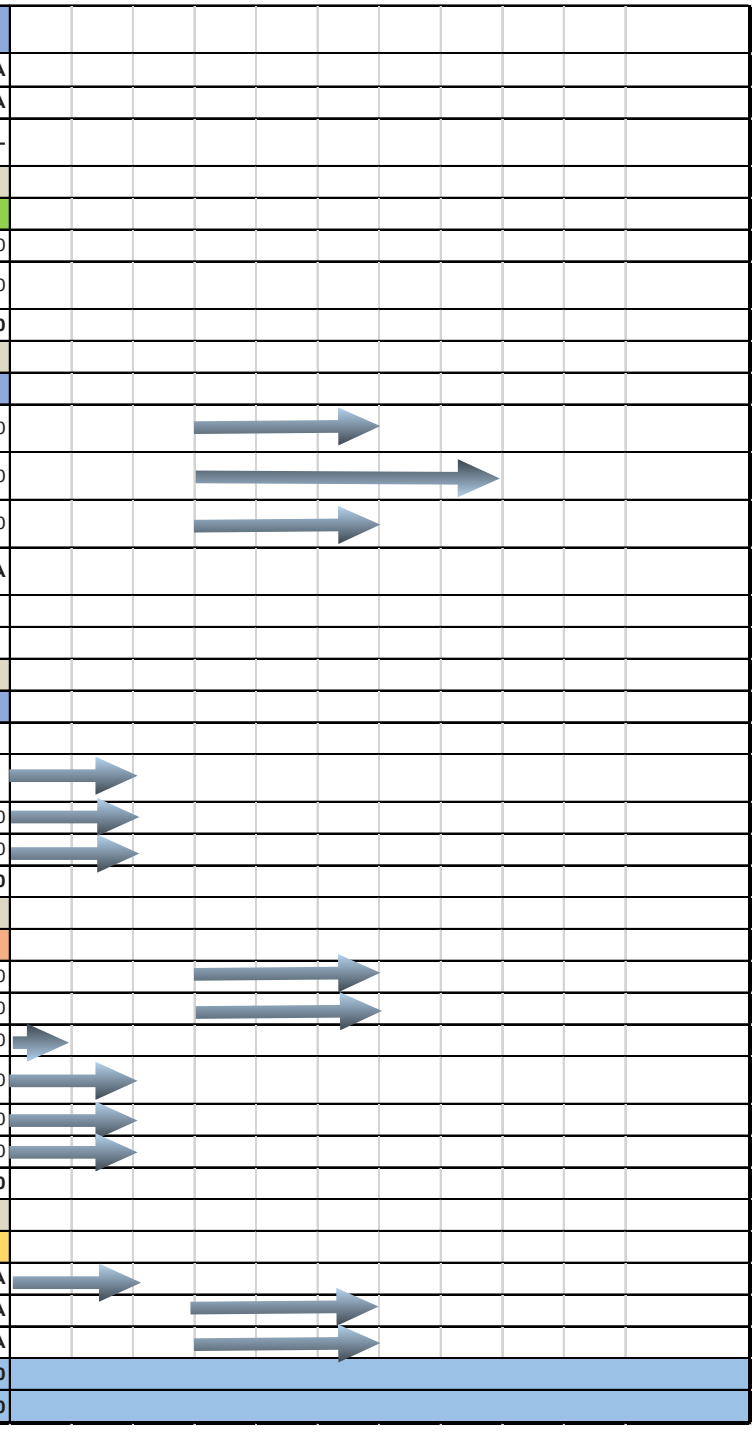
Item No.	Project Name	Project Cost	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond
A	**WATERFRONT PROJECTS**												
A1	**Living Breakwater**	$ 4,500,000								→	→	→	→
	Total w Design / Eng, Permit & Contingency	**$ 6,345,000**											
A2	**North Mooring Facility + Pump Out vessel & facilities**	$ 200,000				→	→	→					
A3	**Submerged Land Lease Query**												
	Total w Design / Eng, Permit & Contingency	**$ 288,000**											
A4	T Dock w ith mix of fixed and floating piers + 250' extension. Include floating piers + concrete construction	$ 670,000	→	→									
	Total w Design / Eng, Permit & Contingency	**$ 804,000**											
A5	**Dinghy Dock**	**$ 108,000**	→	→									
	Total w Design / Eng, Permit & Contingency	**$ 147,960**											
A6	**Day Slips**	$ 315,000	→	→									
	Total w Design / Eng, Permit & Contingency	**$ 415,800**											
A7	**New Fishing Pier, East Lee Wenner**	$ 225,000	→	→									
	Total w Design / Eng, Permit & Contingency	**$ 308,250**											
A8	**Shoreline Stabilization**	$ 700,000	→	→									
	Total w Design / Eng, Permit & Contingency	**$ 819,000**											
	SUBTOTAL Waterfront Projects	**$ 9,128,010**											
B	**Lee Wenner Park**												
B1	**New Civic Center**	$ 4,200,000	→	→									
		$ 75,000											
	Total w Design / Eng, Permit & Contingency	**$ 5,199,000**											
B2	**Harbor Master Building**	$ 800,000	→	→									
	Total w Design / Eng, Permit & Contingency	**$ 1,480,000**											
B3	**Lee Wenner Park Renovation**	$ 700,000	→	→									
	Design & Engineering	$ 175,000											
	Total w Design / Eng, Permit & Contingency	$ 49,000											
		$ 924,000											
B4	**Large Vessell Docking Pier**									→	→	→	→
	SUBTOTAL Lee Wenner Projects	**$ 7,603,000**											
C	**Downtown Park**												
C1	**Taylor Park Renovation**	$ 250,000						→	→				
	Total w Design / Eng, Permit & Contingency	**$ 335,000**											

PROJECT COSTS AND TIMELINE continued

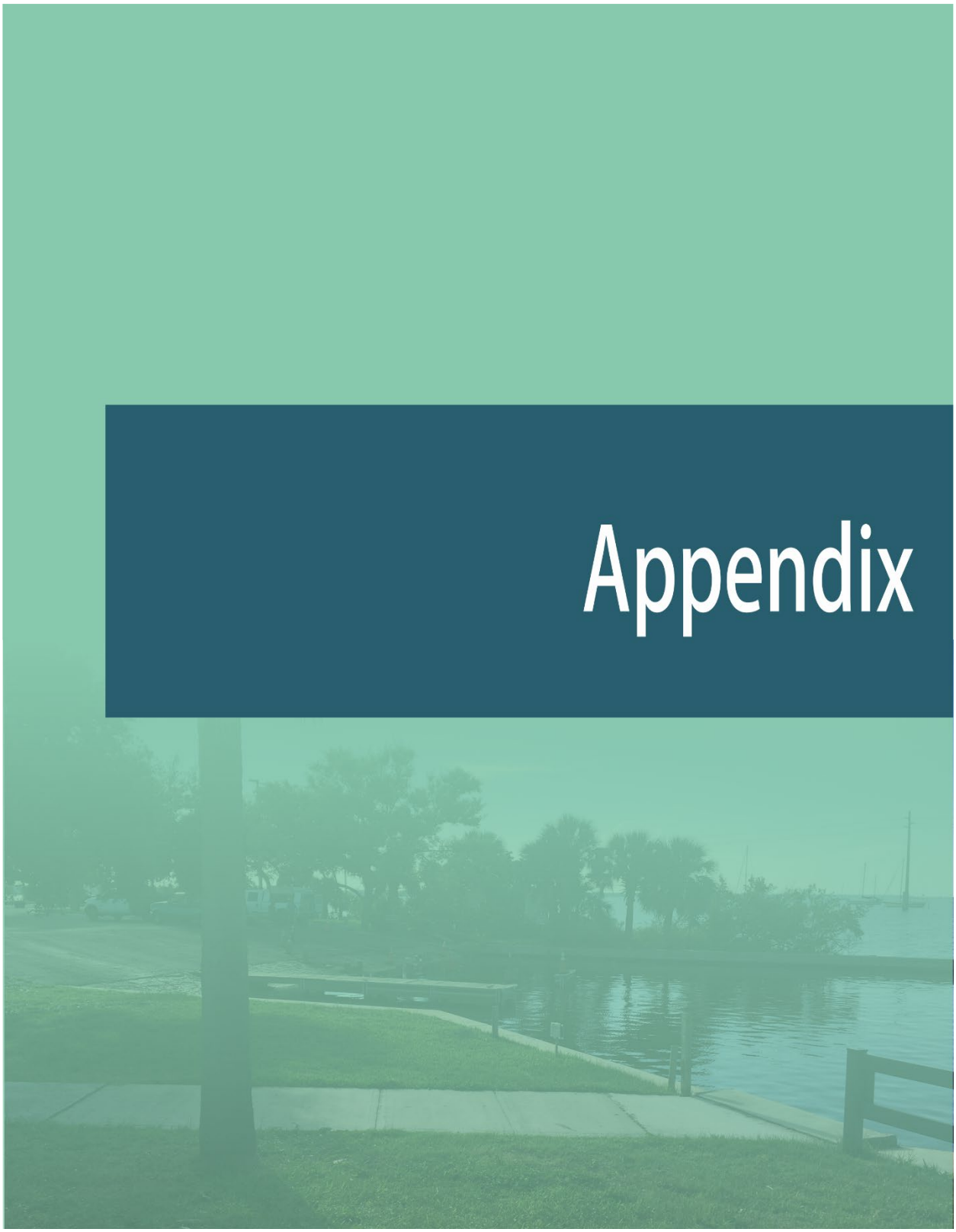
C2	**Promenade Reconstruction**	$	400,000
	Total w Design / Eng, Permit & Contingency	**$**	**556,000**
C3	**Promenade Overlooks**	$	100,000
	Total w Design / Eng, Permit & Contingency	**$**	**134,000**
C4	**Porcher House Lawn & Garden**	$	350,000
	Total w Design / Eng, Permit & Contingency	**$**	**469,000**
C5	**Support Building for Amphitheatre**	$	360,000
	Total w Design / Eng, Permit & Contingency	**$**	**482,400**
C6	**Harrison Street Streetscape**	$	850,000
	Total w Design / Eng, Permit & Contingency	**$**	**1,088,000**
	SUBTOTAL Downtown Park Projects	**$**	**3,064,400**
	GRAND TOTAL all Waterfront Projects	**$**	**19,795,410**
D	**Overall Cocoa CRA**		
D1	Evaluate Site Design Standards	**$**	**100,000**
	Total Overall Cocoa CRA Projects	**$**	**100,000**
	US Highway One Corridor		
D2	Evaluate Site Design Standards		
	(See Overall Cocoa Recommendations)	Fee Included Above	
E	**Uptown District**		
	Industrial and Commercial Property		
E1	Street and Sidew alk Improvement Program	$	200,000
E2	Landscape Standards	$	50,000
E3	Signage Regulations		**N/A**
E4	Land Use Plan Provisions		**N/A**
	Uptown Residential Opportunity		
	TOTAL Uptown District Projects	**$**	**250,000**
F	**The Heart of Cocoa**		
	Workforce Housing and Community Development		
F1	Comprehensive Investment Strategy		**N/A**
	Public Parks and Infrastructure		
F2	Catalyst Park Site	**$**	**950,000**
	Total Heart of Cocoa CRA Projects	**$**	**950,000**

PROJECT COSTS AND TIMELINE continued

G	**Waterfront Neighborhood Infill Development**		
1	Single Family Infill		**N/A**
2	Multi-Family Infill		**N/A**
	Total Waterfront Neighborhood Infill Projects	**$**	**-**
H	**South of Cocoa Village**		
H1	Residential Infill Node	$	75,000
H2	Major Mixed Use Node (Rockledge/Cocoa City Line)	$	100,000
	Total South of Cocoa Village Projects	**$**	**175,000**
I	**State Road 520 Corridor**		
I 1	King Street and Willard Street Improvements Option A	$	975,000
I 2	King Street and Willard Street Improvements Option B	$	8,550,000
I 3	Improve Intersections at King/Brevard & Willard/Brevard Streets	$	1,600,000
I 4	Promote Vehicular Cross Access from King or Willard Streets		**N/A**
	Total SR520 Corridor Projects-Option A	**$**	**2,575,000**
	Total SR520 Corridor Projects-Option B	**$**	**10,150,000**
J	**Cocoa Village**		
	Gateways and Signage		
J1	Identify Gateway Locations and Develop Wayfinding Package		
J2	6 Forrest Avenue Entrance Feature	$	260,000
J3	Gateways and Signage	$	490,000
	Total Gateways and Signage	**$**	**750,000**
K	**Streets**		
K1	Rosa L. Jones Traffic Circle	$	1,500,000
K2	Two Way Street Conversion	$	2,000,000
K4	Underpass beneath SR 520	$	360,000
K6	Municipal Parking/Shared Parking Facilities/ On Street Parking	$	2,360,000
K7	Street Tree Program	$	250,000
K8	Streetscape Reconstruction	$	750,000
	Total Streets	**$**	**7,220,000**
L	***Catalyst Mixed Use Redevelopment Sites***		
L1	Former City Hall Site		**N/A**
L2	Bank of America Site		**N/A**
L3	Suntrust Bank Site		**N/A**
	GRAND TOTAL ALL PROJECTS Option A	**$**	**31,815,410**
	GRAND TOTAL ALL PROJECTS Option B	**$**	**39,390,410**



APPENDIX



CFN 2018002912, OR BK 8063 PAGE 1885.
Recorded 01/04/2018 at 04:43 PM, Scott Ellis, Clerk of Courts, Brevard County
Doc D: $0.70 # Pgs:20

Prepared by:
Office of the County Attorney
2725 Judge Fran Jamieson Way
Building C- Suite 308
Viera, Florida 32940

COUNTY DEED

THIS INDENTURE, made this 25 day of July, 2017 between the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, party of the first part, and CITY OF COCOA, a Florida Municipal Corporation, party of the second part,

WITNESSETH: that the said party of the first part, for and in consideration of the sum of $10.00 to it in hand paid by the party to the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, its successors and assigns forever, the land described in Exhibit "A", (the "Property"), said Exhibit is attached hereto and made a part of this Deed, said land lying and being in Brevard County, Florida, and commonly referred to as Lee Wenner Park.

However, the party of the first part reserves a perpetual nonexclusive access and maintenance easement on, over and through the entirety of the Property as depicted in Exhibit "B1", for the purpose of accessing, installing, maintaining and/or repairing the pier as depicted in Exhibit "B2", and all necessary appurtenances thereto.

The Property is to be used solely for providing municipal, recreational, and related activities. Any user fees required by the City must be applied uniformly with no differential in amount charged to the public. In the event this Property is not used or ceases to be used for the stated purpose and under the stated conditions, or in the event the party of the second part fails to comply with the Interlocal Agreement between the County and City dated 7/25/17 attached hereto as Exhibit "C" and made a part hereof, then all right title and interest in the Property shall revert to the party of the first part which shall thereafter have the right to reenter and repossess the Property conveyed herein. The foregoing shall be deemed to be a restrictive covenant which shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair of said board, the day and year aforesaid

ATTEST:
Scott Ellis, Clerk of Court

BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA

By: _____
Curt Smith, Chairman
As approved by the Board 7/25/17.

"EXHIBIT A"

LEE WENNER PARK

Official Records Book 2930, Page 2376:

A parcel of filled land adjacent to and East of Section 33, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows: Begin at the intersection of the North line of the State of Florida Board of Trustees of the Internal Improvement Trust Fund Dedication No. 25177 (2328-05) and the Easterly right of way line of Riveredge Boulevard as shown on the Cocoa River Development according to the plat thereof recorded in Plat Book 11 at Page 75 of the Public Records of Brevard County, Florida and run N00°56'32"W along said Easterly right of way line for 118.56 feet to the Point of Curvature of a circular curve to the right having a radius of 49.80 feet; thence run Northeasterly along the arc of said curve and said Easterly right of way line through a central angle of 50°24'50" for 43.82 feet to the North line of the parcel released by the State of Florida Department of Transportation recorded in Official Records Book 2549 at Page 2910 of the Public Records of Brevard County, Florida; thence run N89°18'48"E along the north line of said release parcel for 120.15 feet; thence run N79°08'43"E along said North line for 244.45 feet; thence run N86°55'19"E along said North line for 347.14 feet; thence run N03°04'41"W along said North line for 32.00 feet; thence run N86°55'19"E along North line for 305.71 feet to the safe upland line of the Indian River; thence meander said safe upland line the following courses; S31°33'01"E for 28.55 feet; S04°05'19"W for 1.34 feet; S04°05'19"W for 17.13 feet; S04°05'19"W for 14.29 feet; S04°16'18"W for 2.84 feet; S04°16'18"W for 25.14 feet; S42°11'59"W for 31.14 feet; S38°39'28"W for 76.67 feet; S39°43'35"W for 83.66 feet; S44 24'03W for 9.08 feet to the North line of said I.I.T.F. Dedication; thence run S86°55'19"W along said North line for 315.15 feet to the Point of Curvature of a circular curve to the right having a radius of 23,113.13 feet; thence run Westerly along the arc of said curve through a central angle of 01°04'00" for 430.25 feet to the Point of Tangency of said curve; thence run S89°18'48"W for 162.99 feet to the Point of Beginning, said parcel contains 4.49 acres, more or less.

And

Together with those lands described in Official Records Book 2309, Page 1265, Official Records Book 1082, Page 312, and Official Records Book 1174, Page 506.

"EXHIBIT B1"

LEE WENNER PARK

ORB 2930, Page 2376:

A parcel of filled land adjacent to and East of Section 33, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows: Begin at the intersection of the North line of the State of Florida Board of Trustees of the Internal Improvement Trust Fund Dedication No. 25177 (2328-05) and the Easterly right of way line of Riveredge Boulevard as shown on the Cocoa River Development according to the plat thereof recorded in Plat Book 11 at Page 75 of the Public Records of Brevard County, Florida and run N00°56'32"W along said Easterly right of way line for 118.56 feet to the Point of Curvature of a circular curve to the right having a radius of 49.80 feet; thence run Northeasterly along the arc of said curve and said Easterly right of way line through a central angle of 50°24'50" for 43.82 feet to the North line of the parcel released by the State of Florida Department of Transportation recorded in Official Records Book 2549 at Page 2910 of the Public Records of Brevard County, Florida; thence run N89°18'48"E along the north line of said release parcel for 120.15 feet; thence run N79°08'43"E along said North line for 244.45 feet; thence run N86°55'19"E along said North line for 347.14 feet; thence run N03°04'41"W along said North line for 32.00 feet; thence run N86°55'19"E along North line for 305.71 feet to the safe upland line of the Indian River; thence meander said safe upland line the following courses; S31°33'01"E for 28.55 feet; S04°05'19"W for 1.34 feet; S04°05'19"W for 17.13 feet; S04°05'19"W for 14.29 feet; S04°16'18"W for 2.84 feet; S04°16'18"W for 25.14 feet; S42°11'59"W for 31.14 feet; S38°39'28"W for 76.67 feet; S39°43'35"W for 83.66 feet; S44 24'03W for 9.08 feet to the North line of said I.I.T.F. Dedication; thence run S86°55'19"W along said North line for 315.15 feet to the Point of Curvature of a circular curve to the right having a radius of 23,113.13 feet; thence run Westerly along the arc of said curve through a central angle of 01°04'00" for 430.25 feet to the Point of Tangency of said curve; thence run S89°18'48"W for 162.99 feet to the Point of Beginning, said parcel contains 4.49 acres, more or less.

And

Together with those lands described in Official Records Book 2309, Page 1265, Official Records Book 1082, Page 312, Official Records Book 1174, Page 506, and Official Records Book 832, Page 946.

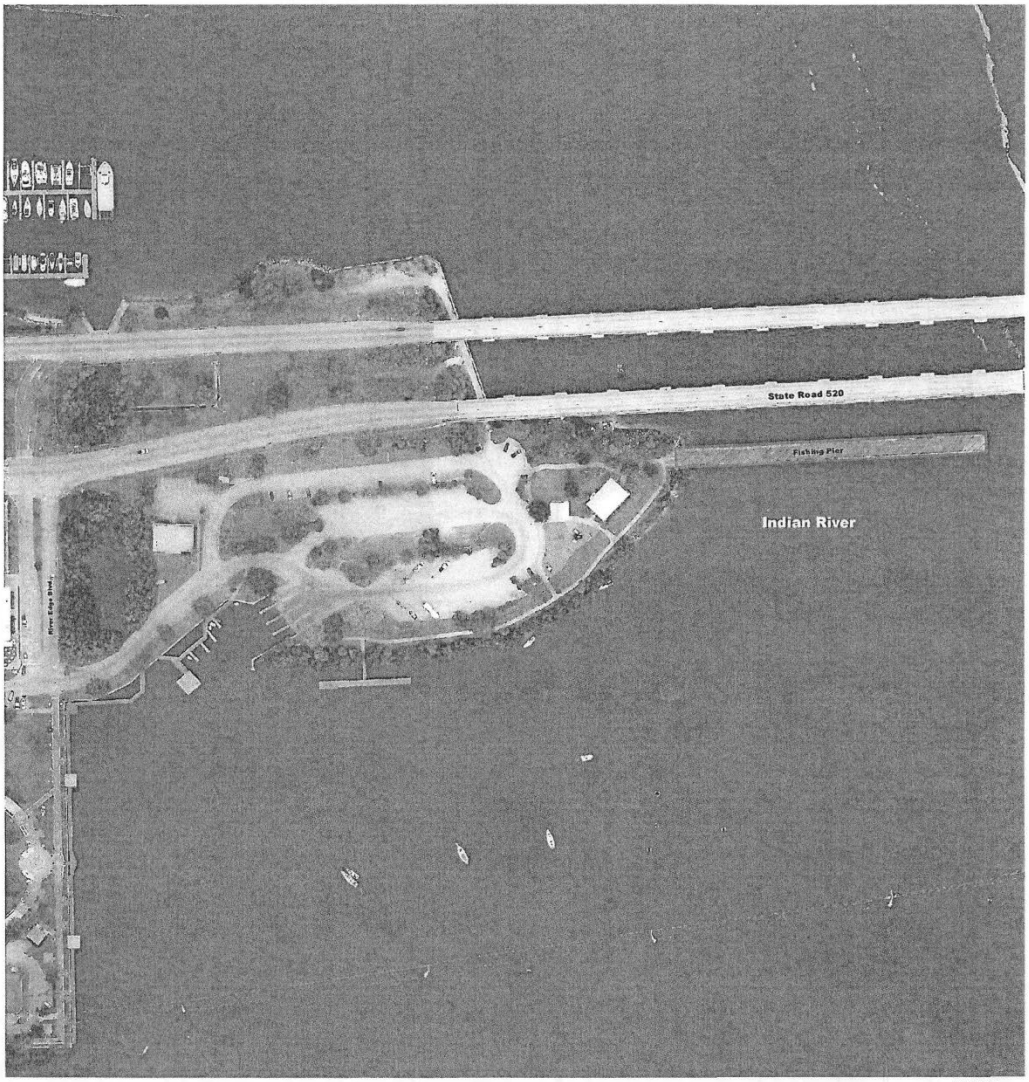
And

Together with those lands described in Dedication No. 25177 (2328-05) from the State of Florida Board of Trustees of the Internal Improvement Trust Fund.

"EXHIBIT B2"

Lee Wenner Park

300 River Edge Boulevard
Cocoa, FL 32922



2016 Aerial

Brevard County Parks and Recreation

2725 Judge Fran Jamieson Way
Viera, FL 32940

0 50 100 200 Feet

DISCLAIMER: This map is intended for display purposes only and is not intented for any legal representation.

Deed Recorded 1/4/18

4

Prepared by and Return to:

Anthony A. Garganese
City Attorney of Cocoa
Garganese, Weiss & D'Agresta, P.A.
P.O. Box 2873
Orlando, FL 32802-2873
(407) 425-9566

INTERLOCAL AGREEMENT
BETWEEN
BREVARD COUNTY AND THE CITY OF COCOA

(Transfer of Lee Wenner Park)

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into this 25th **day of** July**, 2017, by and between BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, (hereafter referred to as the "County") and the CITY OF COCOA, a Florida municipal corporation, whose address is 65 Stone Street, Cocoa, Florida 33922, (hereafter referred to as the "City").**

WITNESSETH:

WHEREAS, the County and the City desire to continue to cooperate and coordinate the provision of recreational services and facilities within the jurisdictional limits of the city of Cocoa in an efficient and economical manner; and

WHEREAS, the County and the City have common power to provide recreational services and facilities for the benefit of the public; and

WHEREAS, the County currently owns a portion of and maintains all of Lee Wenner Park (inclusive of the boat launch facility); and

WHEREAS, the City currently owns and maintains the Cocoa Riverfront Park (inclusive of the riverfront boardwalk facilities), which has been designated by the citizens of Cocoa as a special scenic and recreational landmark of the City of Cocoa by City Charter; and

WHEREAS, Lee Wenner Park and the Cocoa Riverfront Park are located within the City of Cocoa Downtown Village Area ("Cocoa Village") which is an important area for tourism, redevelopment and special events; and

WHEREAS, Lee Wenner Park and the Cocoa Riverfront Park are also generally connected by the aforesaid riverfront boardwalk and therefore share common attributes and characteristics that are recognized by the public; and

WHEREAS, because of the close proximity of Lee Wenner Park and Cocoa Riverfront Park and their common attributes and characteristics, the County and the City recognize that it may be more efficient and economical for the City to own, manage and improve Lee Wenner Park, especially when it comes to managing the many special events that occur in the Cocoa Village area and the demands of local tourism and recreational needs; and

WHEREAS, the City and the County also recognize that Lee Wenner Park and Cocoa Riverfront Park are located within the redevelopment area of the Cocoa Community Development Agency ("Agency") and that the Agency has adopted a "Cocoa Waterfront Master Plan" under which the City and the Agency have developed a strategic vision for the Cocoa waterfront (including Lee Wenner Park and Cocoa Riverfront Park) and have commitued to improving the waterfront in phases through public capital improvements and public/private partnerships to the extent feasible; and

WHEREAS, in furtherance of this recognition, the County and the City are agreeable to transferring ownership, maintenance and functional responsibility of Lee Wenner Park and the

buildings, structures, and facilities thereon to the City under the terms and conditions of this Agreement; and

WHEREAS, the County shall continue to own, maintain, and be responsible for the pier located at Lee Wenner Park; and

WHEREAS, this Agreement is authorized pursuant to the provisions of Chapters 125, 163, and 166, Florida Statutes and other applicable law; and

WHEREAS, the parties hereto have determined that this Agreement is in furtherance of the community health, safety and welfare and the public interest;

NOW THEREFORE, in consideration of the premises herein, the parties hereby agree as follows:

Section 1. Recitals. The above recitals are deemed true and correct and are hereby incorporated herein by this reference.

Section 2. Purpose. The purpose of this Agreement is for the County to assign and transfer to the City ownership over and full functional responsibility for a portion of Lee Wenner Park owned by the County, more particularly and legally described in "EXHIBIT A." ("Lee Wenner Park").

Section 3. Transfer of Responsibility. Within thirty (30) days of the date this Agreement is approved and fully executed by both parties ("effective date"), the County shall deliver a deed in accordance with Section 125.411, Florida Statutes, conveying its interest in Lee Wenner Park and all buildings, structures, and facilities thereon to the City. The County deed conveying Lee Wenner Park to the City shall contain a restrictive covenant running with the land prohibiting any use other than for municipal and recreational purposes, as defined herein, and associated uses directly related thereto, including the requirement of uniform user fees. The City is

expected to provide the same, or a better, level of service at Lee Wenner Park. Said County deed is attached herein as "EXHIBIT B." The County will continue to own, maintain, and be responsible for the pier, more particularly described in "EXHIBIT C." ("Pier"). The County shall retain an access and maintenance easement over a portion of Lee Wenner Park for accessing and maintaining the Pier. Said easement is more particularly and legally described in "EXHIBIT D."

If at any point the County desires to convey the Pier, the County shall notify the City in writing of the County's intent to convey the Pier. The City shall provide written notification to the County of its intent to exercise its right of first refusal within thirty (30) days of receipt of the County's notice. In the event the City fails to exercise the right of first refusal, this provision shall expire and the right of first refusal shall not bind the other purchaser. Nothing herein shall require that the County maintain, reconstruct, or repair the Pier.

The City shall be responsible for the cost to record the deeds and this Agreement in the public records of Brevard County, Florida. Upon conveyance, the City shall have ownership of, plenary authority over and full responsibility for the functional operation and maintenance of Lee Wenner Park. All of the COUNTY's rights, responsibilities, liabilities, duties and obligations as to Lee Wenner Park shall be transferred to and assumed by the CITY and said park shall be deemed City property, with the exception that the County shall be responsible for providing the City with an annual financial contribution for the future maintenance of Lee Wenner Park pursuant to Section 6 of this Agreement.

Section 4. Covenant to Maintain For Municipal and Recreational Purposes. Upon conveyance of Lee Wenner Park to the City, the City agrees to maintain the subject property for municipal and recreational purposes. Both parties agree that the definition of municipal purpose shall include the development of small commercial use to support waterfront or marine-related

activities but does not include the development of hotels and/or full service restaurants. Other non-recreational uses not permitted herein may be permitted upon the written consent of the Brevard County Board of County Commissioners. In event Lee Wenner Park is not used or ceases to be used for the stated purposes herein, then all right, title and interest Lee Wenner Park shall revert to the County which shall thereafter have the right to reenter and repossess Lee Wenner Park. In the event Lee Wenner Park reverts to the County, the City shall ensure that Lee Wenner Park is returned to the County in same condition or better, normal wear and tear excepted. The City agrees to make the use of Lee Wenner Park available to all County residents and visitors with no differential in fees.

Section 5. Additional Terms.

(a) The parties agree there shall be no metered parking at Lee Wenner Park and that, during normal hours of operation, parking shall be provided to the public free of charge.

(b) The parties agree that the name of the park shall remain Lee Wenner Park. The City shall not change the name of the park without the prior written consent of the Brevard County Board of County Commissioners.

Section 6. County's Annual Maintenance Contribution. The County agrees to provide, for a period of five years, an annual financial contribution to the City to be used exclusively by the City for the future maintenance and operation of Lee Wenner Park. Said contribution shall be made each fiscal year commencing on October 1, 2017 and each anniversary thereafter. The annual payment shall be due no later than November 1 of each fiscal year. The annual payment amount shall be as follows:

(a) For a period of five (5) years commencing on October 1, 2017, the payment amount shall be $60,000.00. The total amount of financial contribution to be provided to the City for the

maintenance and operation of Lee Wenner Park is $300,000.00. At the end of the referenced period of five (5) years the County shall have no further obligation of providing financial contributions to the City for the maintenance and operation of Lee Wenner Park.

Section 7. Implementation and Other Documents. To the extent that the County Attorney and City Attorney determine that additional documents are required to be prepared and executed in order to effectuate the conveyance of Lee Wenner Park, the County Manager and City Manager are authorized to prepare or have prepared said documents and execute the same. Further, the parties agree to cooperate and execute such other instruments and documents as may be required to effectuate this Agreement.

Section 8. Employee Status. Persons employed by the CITY in the performance of services and functions pursuant to this Agreement shall not be deemed to be the employees or agents of the County, nor shall they have any claims to pensions, worker's compensation, unemployment compensation, civil service or other employee rights or privileges granted to the County's officers and employees either by operation of law or by the County. Persons employed by the County in the performance of services and functions pursuant to this Agreement shall not be deemed to be the employees or agents of the City, nor shall they have any claims to pensions, worker's compensation, unemployment compensation, civil service or other employee rights or privileges granted to the City's officers and employees either by operation of law or by the City.

Section 9. Indemnification. Neither party to this Agreement, its officers, employees or agents shall be deemed to assume any liability for the acts, omissions or negligence of the other party, its officers, employee or agents, except as provided by this Agreement.

Section 10. Notices.

(a) Whenever either party desires to give notice to the other party, notice shall be sent

to:

For the COUNTY:

County Manager
2725 Judge Fran Jamieson Way
Viera, Florida 32940
Telephone: (321) 633-2001

For the CITY:

City Manager
65 Stone Street
Cocoa, Florida 32922
Telephone: (321) 433-8660

(b) Either of parties may change, by written notice as provided herein, the addresses or persons for receipt of notices. Each such notice shall be deemed delivered on the date delivered if by personal delivery or on the date of transmission if by facsimile, or on the date upon which the return receipt is signed or delivery is refused or notice is designated by the postal authorities as not deliverable, as the case may be, if mailed or date of delivery by overnight delivery services as evidenced by a service receipt.

Section 11. Counterparts. This Agreement may be executed in any number of counterparts each of which, when executed and delivered, shall be an original, but all counterparts shall together constitute one and the same instrument.

Section 12. Entire Agreement. This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof, and neither this Agreement nor any portion of it may be altered, modified, waived, deleted or amended except by a written instrument equal in dignity herewith and executed by the parties to be bound thereby. This Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter of this Agreement.

Section 13. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the successors in interest, transferees and assigns of the parties.

Section 14. **Public Records.** The parties shall allow public access to all documents, papers, letters or other materials subject to the provisions of Chapter 119, Florida Statutes, which have been made or received in conjunction with this Agreement.

Section 15. **Conflict of Interest.** Both parties agree that they will not commit any act in the performance of its obligations pursuant to this Agreement that would create a conflict of interest, as defined by Chapter 112, Florida Statutes.

Section 16. **Attorney's Fees.** In the event of any legal action to enforce the terms of this Agreement, each party shall bear its own attorney's fee and cost.

Section 17. **Governing Law.** This Agreement shall be deemed to have been executed and entered into within the State of Florida and this Agreement, and any dispute arising hereunder, shall be governed, interpreted and construed according to the laws of the State of Florida.

Section 18. **Venue.** Venue for any legal action brought by any party to this Agreement to interpret, construe or enforce this Agreement shall be in a court of competent jurisdiction in and for Brevard County, Florida, and any trial shall be non-jury.

Section 19. **Effective Date.** This Agreement shall take effect on the date that it is executed by both parties hereto and recorded in the Official Records of Brevard County, Florida by either the City or County.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date first written.

ATTEST:

Carie Shealy, City Clerk

CITY:

CITY OF COCOA, FLORIDA:

By: _____
Henry U. Parrish, III, Mayor

As authorized for execution by the City of Cocoa City Council at its 11/14, 2017 regular meeting.

ATTEST:

SCOTT ELLIS, Clerk of Court

Reviewed for legal form and content:

(Assistant) County Attorney

COUNTY:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS:

By: _____
Curt Smith, Chairman

Date: July 25, 2017

As authorized by the Board of County Commissioners at its regular meeting on 7/25/17, 2017.

"EXHIBIT A"

LEE WENNER PARK

Official Records Book 2996, Page 2876:

A parcel of filled land adjacent to and East of Section 33, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows: Begin at the intersection of the North line of the State of Florida Board of Trustees of the Internal Improvement Trust Fund Dedication No. 25177 (2328-05) and the Easterly right of way line of Riveredge Boulevard as shown on the Cocoa River Development according to the plat thereof recorded in Plat Book 11 at Page 75 of the Public Records of Brevard County, Florida and run N00°56'32"W along said Easterly right of way line for 118.56 feet to the Point of Curvature of a circular curve to the right having a radius of 49.80 feet; thence run Northeasterly along the arc of said curve and said Easterly right of way line through a central angle of 50°24'50" for 43.82 feet to the North line of the parcel released by the State of Florida Department of Transportation recorded in Official Records Book 2549 at Page 2910 of the Public Records of Brevard County, Florida; thence run N89°18'48"E along the north line of said release parcel for 120.15 feet; thence run N79°08'43"E along said North line for 244.45 feet; thence run N86°55'19"E along said North line for 347.14 feet; thence run N03°04'41"W along said North line for 32.80 feet; thence run N86°55'19"E along North line for 305.71 feet to the safe upland line of the Indian River; thence meander said safe upland line the following courses; S31°33'01"E for 28.55 feet; S04°05'19"W for 1.34 feet; S04°05'19"W for 17.13 feet; S04°05'19"W for 14.29 feet; S04°16'18"W for 2.84 feet; S04°16'18"W for 25.14 feet; S42°11'59"W for 31.14 feet; S38°39'28"W for 76.67 feet; S39°43'35"W for 83.66 feet; S44 24'03W for 9.08 feet to the North line of said I.I.T.F. Dedication; thence run S86°55'19"W along said North line for 315.15 feet to the Point of Curvature of a circular curve to the right having a radius of 23,113.13 feet; thence run Westerly along the arc of said curve through a central angle of 01°04'00" for 430.25 feet to the Point of Tangency of said curve; thence run S89°18'48"W for 162.99 feet to the Point of Beginning, said parcel contains 4.49 acres, more or less.

And

Together with those lands described in Official Records Book 2309, Page 1265, Official Records Book 1082, Page 312, and Official Records Book 1174, Page 506.

"EXHIBIT B"

Prepared by:
Office of the County Attorney
2725 Judge Fran Jamieson Way
Building C- Suite 308
Viera, Florida 32940

COUNTY DEED

THIS INDENTURE, made this 25 day of July, 2017 between the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, party of the first part, and CITY OF COCOA, a Florida Municipal Corporation, party of the second part,

WITNESSETH: that the said party of the first part, for and in consideration of the sum of $10.00 to it in hand paid by the party to the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, its successors and assigns forever, the land described in Exhibit "A", (the "Property"), said Exhibit is attached hereto and made a part of this Deed, said land lying and being in Brevard County, Florida, and commonly referred to as Lee Wenner Park.

However, the party of the first part reserves a perpetual nonexclusive access and maintenance easement on, over and through the entirety of the Property as depicted in Exhibit "B1", for the purpose of accessing, installing, maintaining and/or repairing the pier as depicted in Exhibit "B2", and all necessary appurtenances thereto.

The Property is to be used solely for providing municipal, recreational, and related activities. Any user fees required by the City must be applied uniformly with no differential in amount charged to the public. In the event this Property is not used or ceases to be used for the stated purpose and under the stated conditions, or in the event the party of the second part fails to comply with the Interlocal Agreement between the County and City dated [illegible] attached hereto as Exhibit "C" and made a part hereof, then all right title and interest in the Property shall revert to the party of the first part which shall thereafter have the right to reenter and repossess the Property conveyed herein. The foregoing shall be deemed to be a restrictive covenant which shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair of said board, the day and year aforesaid.

ATTEST:
Scott Ellis, Clerk of Court

BOARD OF COUNTY COMMISSIONERS OF
BREVARD COUNTY, FLORIDA
By:
Curt Smith, Chairman
As approved by the Board 7/25/17.

INTERLOCAL AGREEMENT
BREVARD COUNTY/CITY OF COCOA
PAGE 11 OF PAGE 16

Deed Recorded 1/4/18

15

EXHIBIT "A" TO THE COUNTY DEED

LEE WENNER PARK

Official Records Book 2930, Page 2376:

A parcel of filled land adjacent to and East of Section 33, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows: Begin at the intersection of the North line of the State of Florida Board of Trustees of the Internal Improvement Trust Fund Dedication No. 25177 (2328-05) and the Easterly right of way line of Riveredge Boulevard as shown on the Cocoa River Development according to the plat thereof recorded in Plat Book 11 at Page 75 of the Public Records of Brevard County, Florida and run N00°56'32"W along said Easterly right of way line for 118.56 feet to the Point of Curvature of a circular curve to the right having a radius of 49.80 feet; thence run Northeasterly along the arc of said curve and said Easterly right of way line through a central angle of 50°24'50" for 43.82 feet to the North line of the parcel released by the State of Florida Department of Transportation recorded in Official Records Book 2549 at Page 2910 of the Public Records of Brevard County, Florida; thence run N89°18'48"E along the north line of said release parcel for 120.15 feet; thence run N79°08'43"E along said North line for 244.45 feet; thence run N86°55'19"E along said North line for 347.14 feet; thence run N03°04'41"W along said North line for 32.00 feet; thence run N86°55'19"E along North line for 305.71 feet to the safe upland line of the Indian River; thence meander said safe upland line the following courses; S31°33'01"E for 28.55 feet; S04°05'19"W for 1.34 feet; S04°05'19"W for 17.13 feet; S04°05'19"W for 14.29 feet; S04°16'18"W for 2.84 feet; S04°16'18"W for 25.14 feet; S42°11'59"W for 31.14 feet; S38°39'28"W for 76.67 feet; S39°43'35"W for 83.66 feet; S44 24'03W for 9.08 feet to the North line of said I.I.T.F. Dedication; thence run S86°55'19"W along said North line for 315.15 feet to the Point of Curvature of a circular curve to the right having a radius of 23,113.13 feet; thence run Westerly along the arc of said curve through a central angle of 01°04'00" for 430.25 feet to the Point of Tangency of said curve; thence run S89°18'48"W for 162.99 feet to the Point of Beginning, said parcel contains 4.49 acres, more or less.

And

Together with those lands described in Official Records Book 2309, Page 1265, Official Records Book 1082, Page 312, and Official Records Book 1174, Page 506.

EXHIBIT "B1" TO THE COUNTY DEED

LEE WENNER PARK

ORB 2930, Page 2376:

A parcel of filled land adjacent to and East of Section 33, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows: Begin at the intersection of the North line of the State of Florida Board of Trustees of the Internal Improvement Trust Fund Dedication No. 25177 (2328-05) and the Easterly right of way line of Riveredge Boulevard as shown on the Cocoa River Development according to the plat thereof recorded in Plat Book 11 at Page 75 of the Public Records of Brevard County, Florida and run N00°56'32"W along said Easterly right of way line for 118.56 feet to the Point of Curvature of a circular curve to the right having a radius of 49.80 feet; thence run Northeasterly along the arc of said curve and said Easterly right of way line through a central angle of 50°24'50" for 43.82 feet to the North line of the parcel released by the State of Florida Department of Transportation recorded in Official Records Book 2549 at Page 2910 of the Public Records of Brevard County, Florida; thence run N89°18'48"E along the north line of said release parcel for 120.15 feet; thence run N79°08'43"E along said North line for 244.45 feet; thence run N86°55'19"E along said North line for 347.14 feet; thence run N03°04'41"W along said North line for 32.00 feet; thence run N86°55'19"E along North line for 305.71 feet to the safe upland line of the Indian River; thence meander said safe upland line the following courses; S31°33'01"E for 28.55 feet; S04°05'19"W for 1.34 feet; S04°05'19"W for 17.13 feet; S04°05'19"W for 14.29 feet; S04°16'18"W for 2.84 feet; S04°16'18"W for 25.14 feet; S42°11'59"W for 31.14 feet; S38°39'28"W for 76.67 feet; S39°43'35"W for 83.66 feet; S44 24'03W for 9.08 feet to the North line of said I.I.T.F. Dedication; thence run S86°55'19"W along said North line for 315.15 feet to the Point of Curvature of a circular curve to the right having a radius of 23,113.13 feet; thence run Westerly along the arc of said curve through a central angle of 01°04'00" for 430.25 feet to the Point of Tangency of said curve; thence run S89°18'48"W for 162.99 feet to the Point of Beginning, said parcel contains 4.49 acres, more or less.

And

Together with those lands described in Official Records Book 2309, Page 1265, Official Records Book 1082, Page 312, Official Records Book 1174, Page 506, and Official Records Book 832, Page 946.

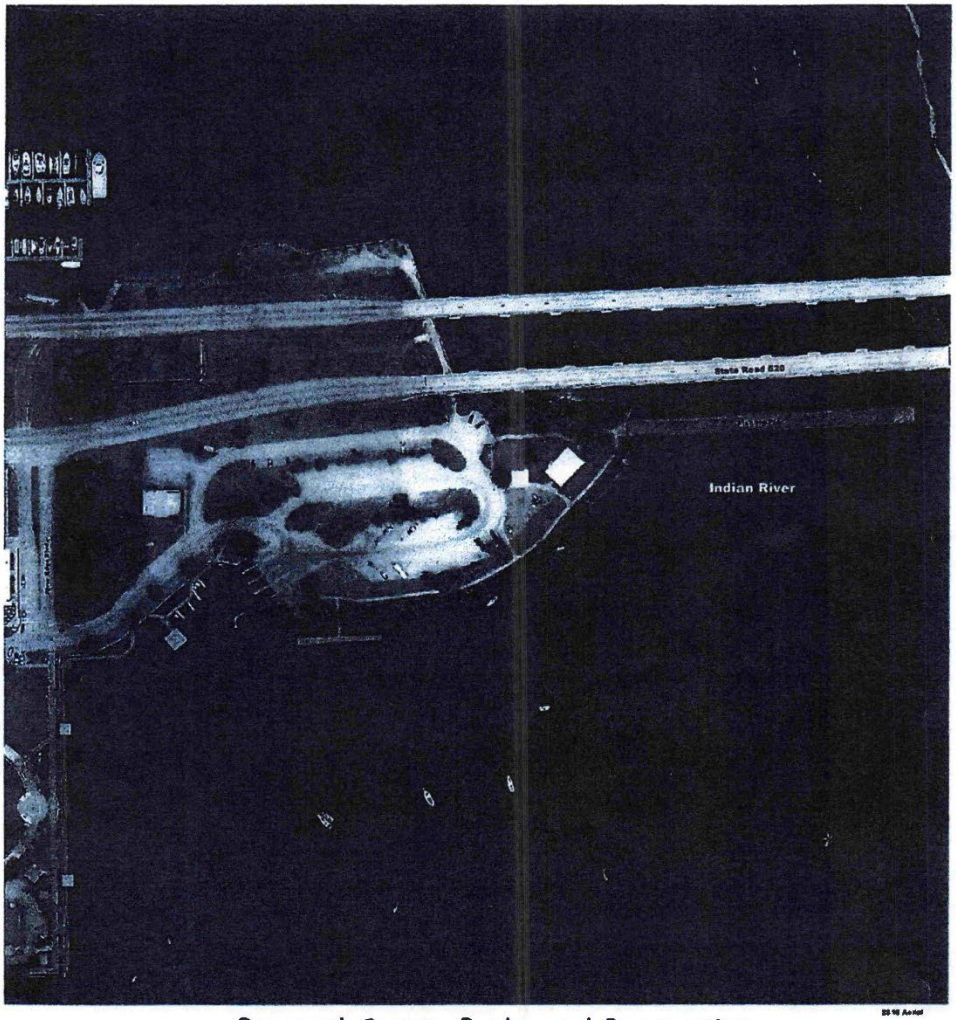
And

Together with those lands described in Dedication No. 25177 (2328-05) from the State of Florida Board of Trustees of the Internal Improvement Trust Fund.

EXHIBIT "B2" TO THE COUNTY DEED

Lee Wenner Park

300 River Edge Boulevard
Cocoa, FL 32922



Brevard County Parks and Recreation

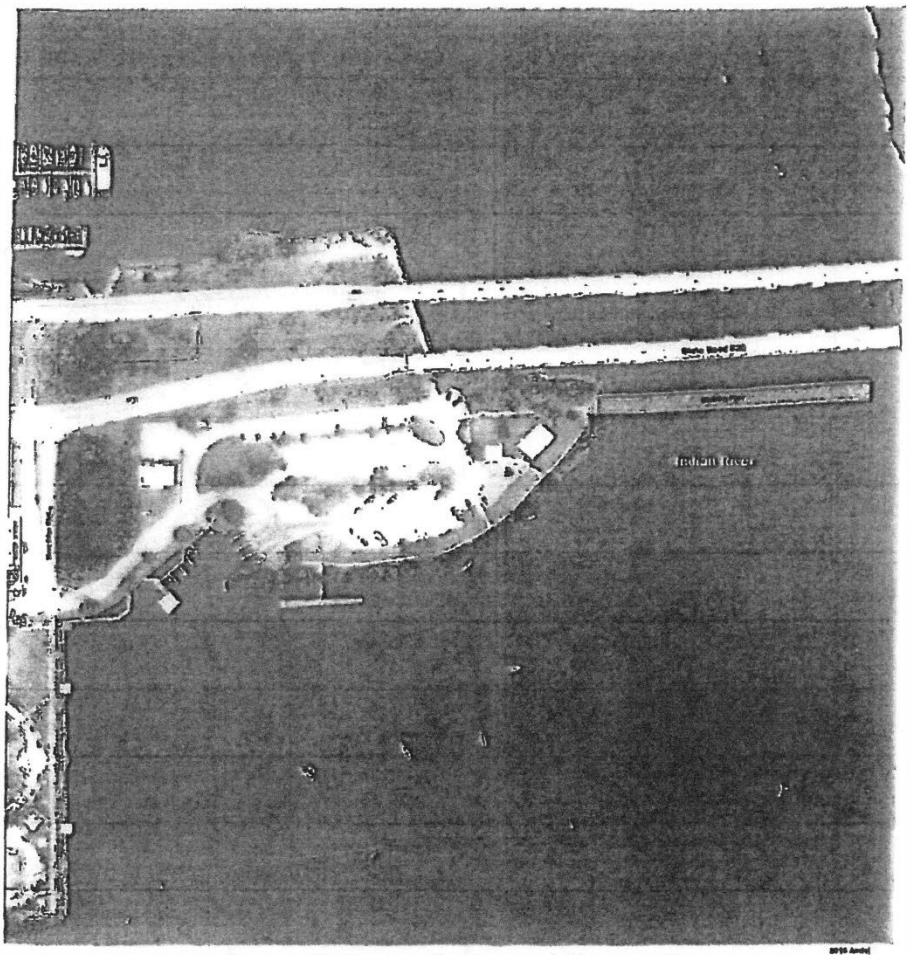
2725 Judge Fran Jamieson Way
Viera, FL 32940

DISCLAIMER: This map is intended for display purposes only and is not intended for any legal representation.

"EXHIBIT C"

Lee Wenner Park

300 River Edge Boulevard
Cocoa, FL 32922



Brevard County Parks and Recreation
2725 Judge Fran Jamieson Way
Viera, FL 32940

INTERLOCAL AGREEMENT
BREVARD COUNTY / CITY OF COCOA
PAGE 15 OF PAGE 16

"EXHIBIT D"

LEE WENNER PARK

ORB 2930, Page 2376;

A parcel of filled land adjacent to and East of Section 33, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows: Begin at the intersection of the North line of the State of Florida Board of Trustees of the Internal Improvement Trust Fund Dedication No. 25177 (2328-05) and the Easterly right of way line of Riveredge Boulevard as shown on the Cocoa River Development according to the plat thereof recorded in Plat Book 11 at Page 75 of the Public Records of Brevard County, Florida and run N00°56'32"W along said Easterly right of way line for 118.56 feet to the Point of Curvature of a circular curve to the right having a radius of 49.80 feet; thence run Northeasterly along the arc of said curve and said Easterly right of way line through a central angle of 50°24'50" for 43.82 feet to the North line of the parcel released by the State of Florida Department of Transportation recorded in Official Records Book 2549 at Page 2910 of the Public Records of Brevard County, Florida; thence run N89°18'48"E along the north line of said release parcel for 120.15 feet; thence run N79°08'43"E along said North line for 244.45 feet; thence run N86°55'19"E along said North line for 347.14 feet; thence run N03°04'41"W along said North line for 32.00 feet; thence run N86°55'19"E along North line for 305.71 feet to the safe upland line of the Indian River; thence meander said safe upland line the following courses; S31°33'01"E for 28.55 feet; S04°05'19"W for 1.34 feet; S04°05'19"W for 17.13 feet; S04°05'19"W for 14.29 feet; S04°16'18"W for 2.84 feet; S04°16'18"W for 25.14 feet; S42°11'59"W for 31.14 feet; S38°39'28"W for 76.67 feet; S39°43'35"W for 83.66 feet; S44 24'03W for 9.08 feet to the North line of said I.I.T.F. Dedication; thence run S86°55'19"W along said North line for 315.15 feet to the Point of Curvature of a circular curve to the right having a radius of 23,113.13 feet; thence run Westerly along the arc of said curve through a central angle of 01°04'00" for 430.25 feet to the Point of Tangency of said curve; thence run S89°18'48"W for 162.99 feet to the Point of Beginning, said parcel contains 4.49 acres, more or less.

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Together with those lands described in Official Records Book 2309, Page 1265, Official Records Book 1082, Page 312, Official Records Book 1174, Page 506, and Official Records Book 832, Page 946.

And

Together with those lands described in Dedication No. 25177 (2328-05) from the State of Florida Board of Trustees of the Internal Improvement Trust Fund.

CRA WORKSHOP MATERIALS

RVi Planning + Landscape Architecture

COCOA FLORIDA

SR 520 / US1 CORRIDOR

COMMUNITY VISIONING

COMMUNITY WORKSHOP – AGENDA

- Team Introductions
- Why are we here?
- Study Area
- What's Zoning and Future Land Use?
- The SR 520 and US 1 Challenge
- Community Visioning
- Team Breakouts
- Question & Answer Session

COMMUNITY WORKSHOP – WELCOME!

Project Team

- RVi Planning & Landscape Architecture
  - *Ryan Seacrist, PLA, ASLA, Vice President - Principal*
  - *Alexis Crespo, AICP, Vice President of Planning*
  - *Stephen Noto, AICP, Director of Planning*
  - *Patrick Murray, Planning Project Manager*
- City of Cocoa
  - *Mayor Blake*
  - *Stockton Whitten, City Manager*
  - *Kristin Eick, Assistant City Attorney*
  - *Lucilene Ribeiro, Planner*
  - *Jennifer Webster, Planner*

COMMUNITY WORKSHOP - VISIONING

- RVi Planning and Landscape Architecture is completing a zoning and land use compatibility study of the SR 520 and US 1 corridor
- The are a number of properties within the corridor that have Zoning Districts that are not in compliance with their Future Land Use (FLU) Category
- This creates a consistency issue with the Comprehensive Plan



VISIONING STUDY AREA

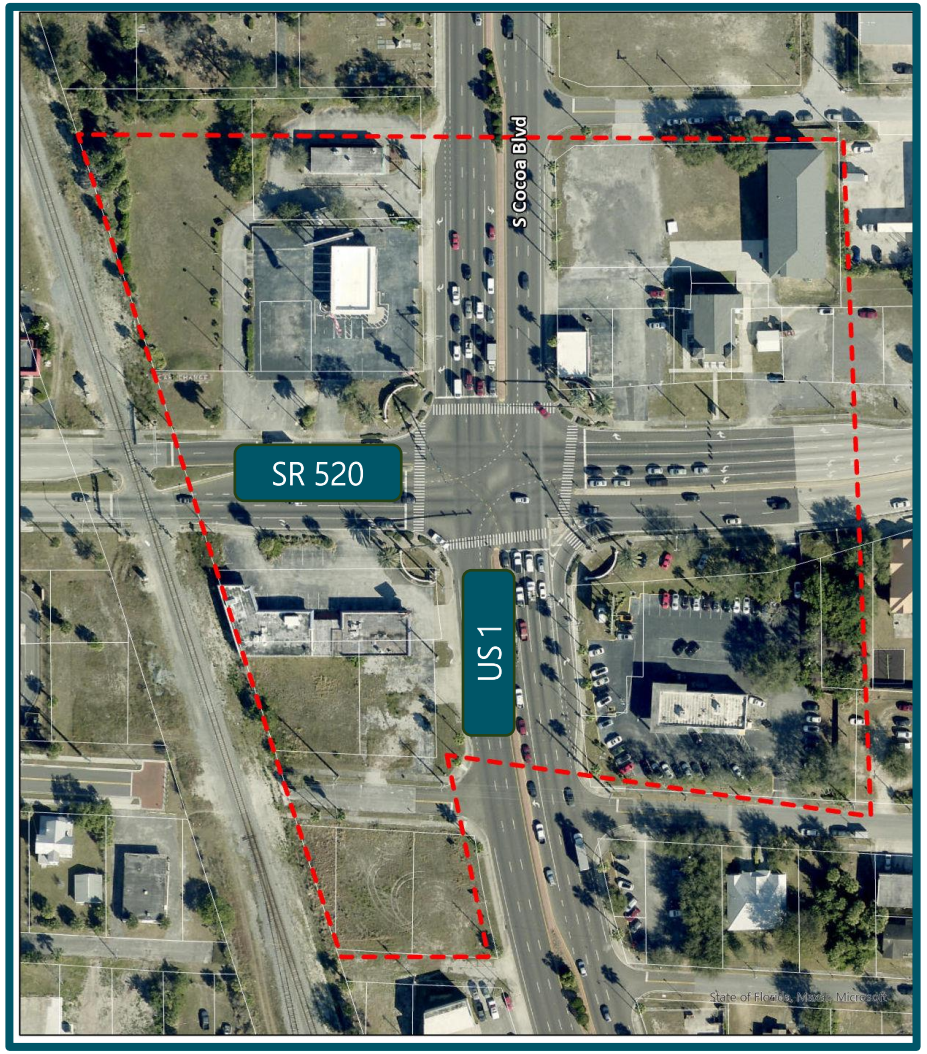
- The Four Corners has been identified as a vital intersection that acts as an into the core of the City of Cocoa
- It is the intersection of the Diamond Square and Cocoa CRAs
- It is also an entrance into Cocoa Village
- Given this strategic location, it is the start of this visioning



FOUR CORNERS VISIONING AREA

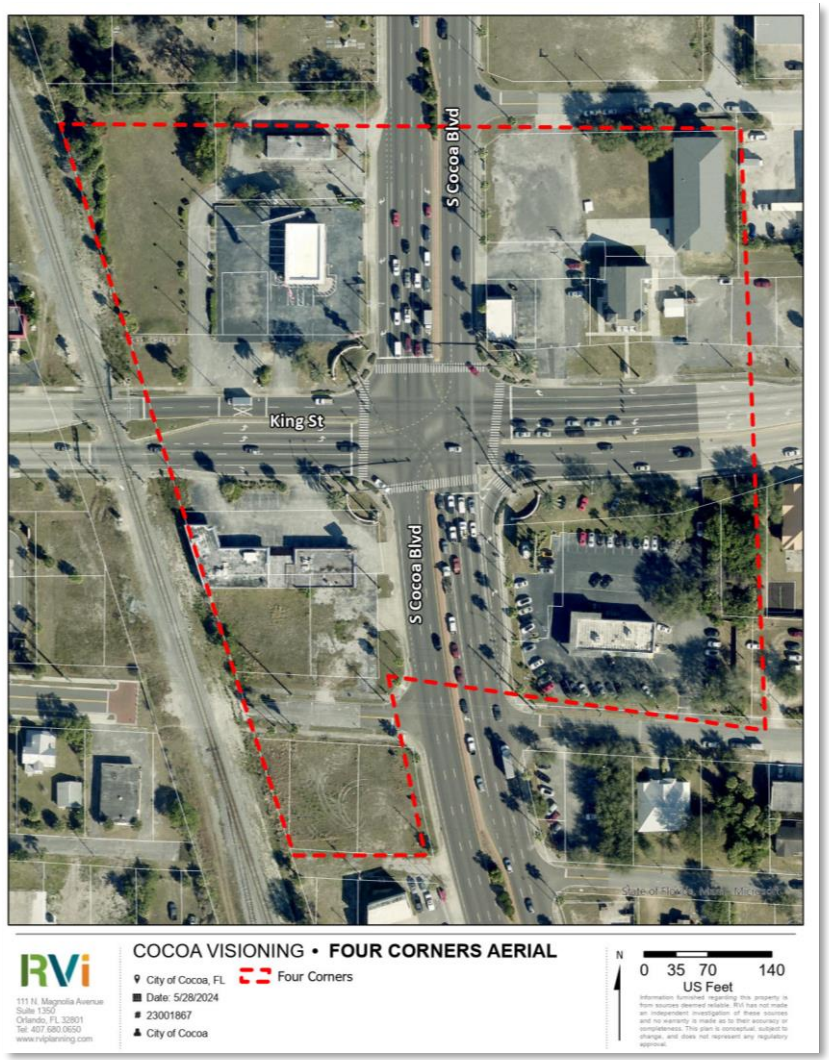
- The Four Corners generally consists of properties that are abutting SR 520 and US 1. The northern boundary is St. Johns St., and the southern boundary is Stone St.

- There are twenty-two (22) parcels within the study area, with six (6) different property owners



FOUR CORNERS

- This study will review the existing condition of the Four Corners.
- We want to understand through analysis how the Mixed-Use vision is currently being implemented.
- If there are gaps in the vision, we want to create opportunities for a shared theme for not only this intersection, but the corridor as a whole.



WHAT IS FUTURE LAND USE?

- Every property in the City is designated within a future land use designation to ensure property is developed in a safe manner that protects the community long-term

- A Future Land Use (FLU) Designation is a generalized map with broad descriptions such as

  - ✓ Residential
  - ✓ Commercial
  - ✓ Industrial

- The Future Land Use Map dictates the properties general type of use, intensity (square footage of commercial) and density (# of homes per acre), and character.

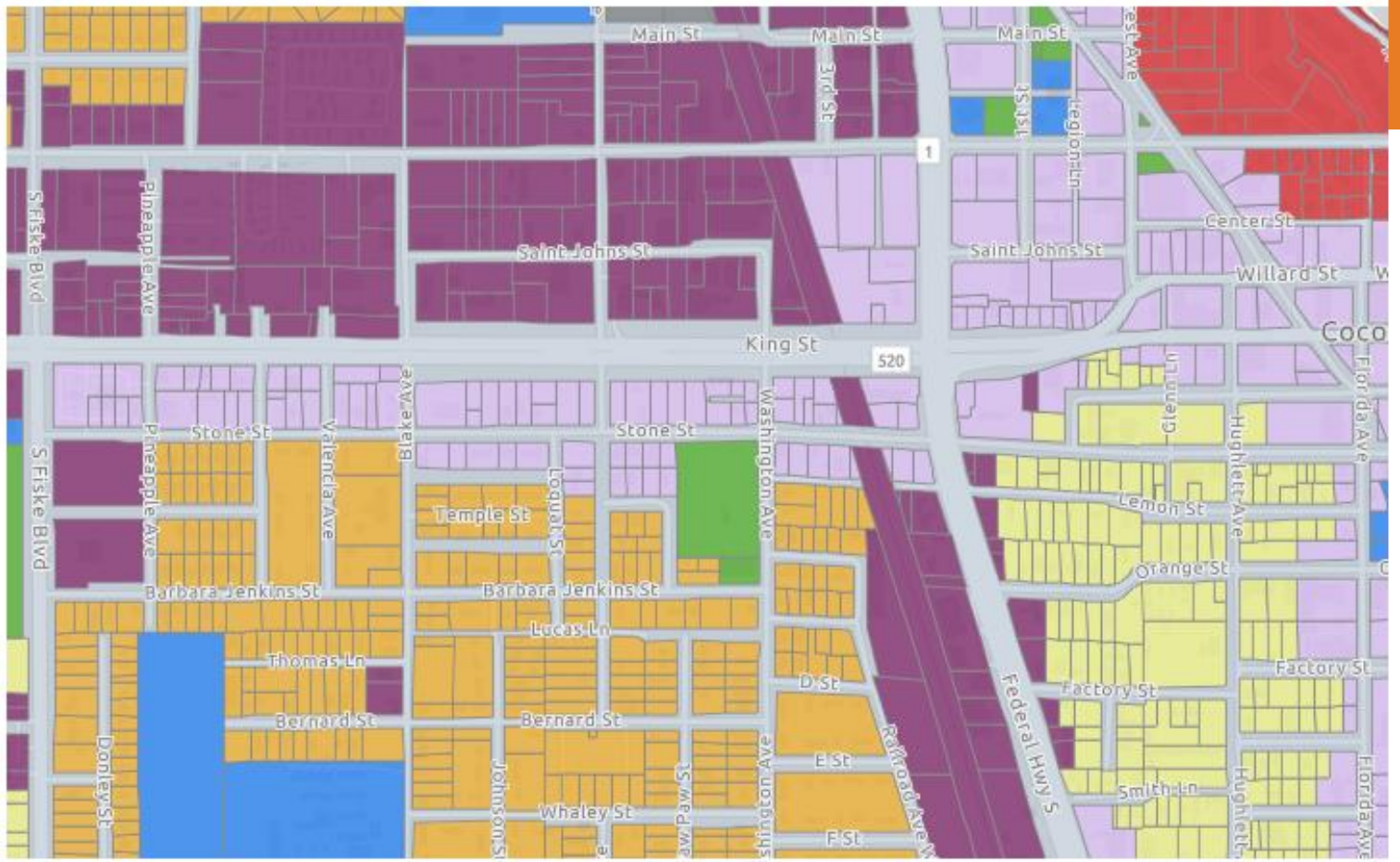
- These designations are assigned on the Future Land Use Map that guides growth in the City for 10+ years so this map does not change frequently

City of Cocoa Future Land Use Map

Future Land Use

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Commercial
- Mixed Use
- Industrial
- Conservation
- Institutional
- Recreation/Open Space
- Regional Activity Center
- County Zoning

Cocoa City Boundary



WHAT IS ZONING?

- Every property in the City is also assigned a zoning district to ensure what is built is safe, attractive and compatible with the neighboring properties

- A Zoning District regulates very specific uses such as:

  - ✓ Single family home
  - ✓ "Multi-family" buildings/apartments
  - ✓ Medical office
  - ✓ Bank

- Zoning also establishes setbacks, building height, and other standards, i.e. homes must be 25 feet from a street or no more than 35 feet tall

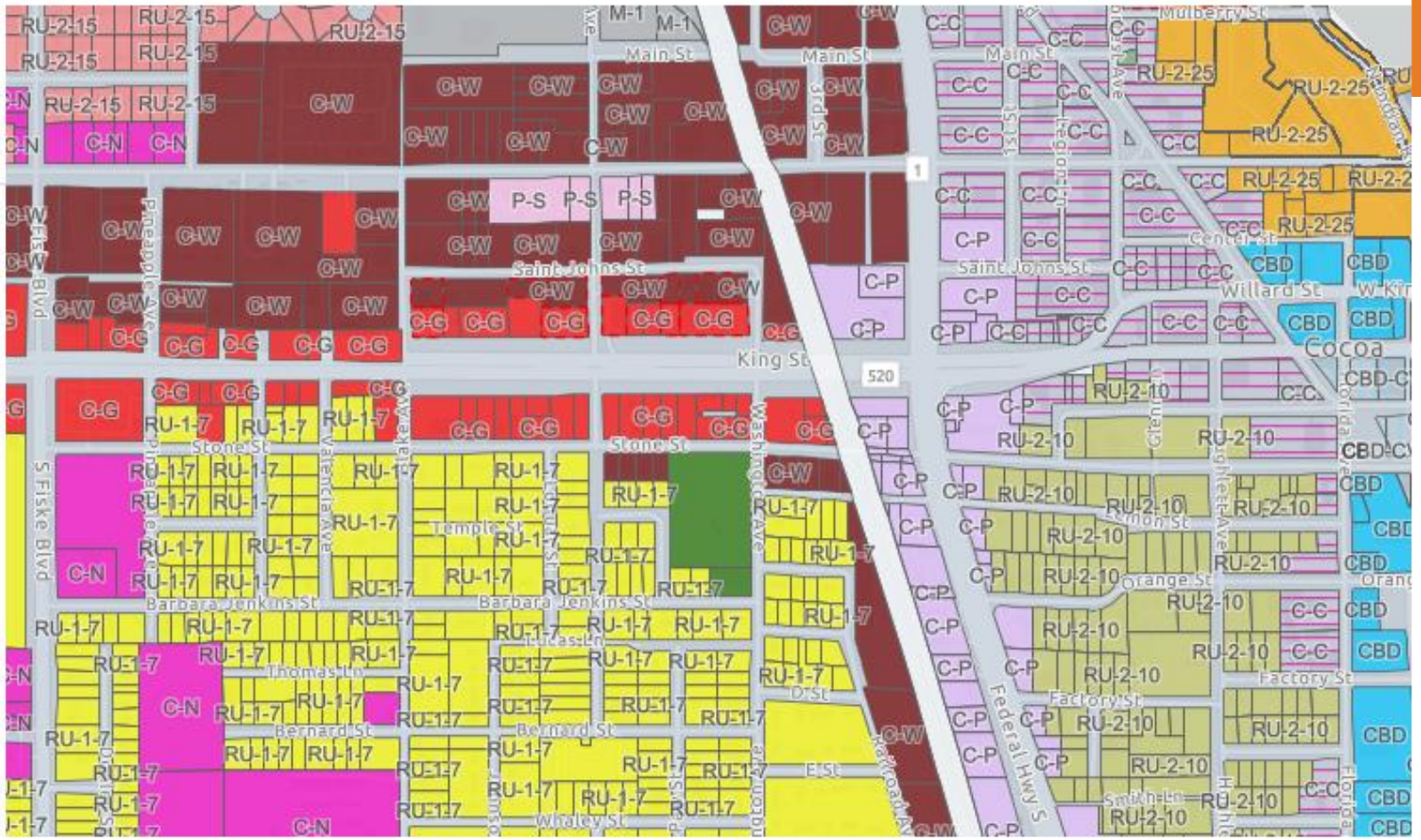
- This map changes more frequently than the Future Land Use Map, i.e. when a bank converts to a day care the zoning map may need to change

City of Cocoa Zoning Map

Split Lots

Cocoa Zoning

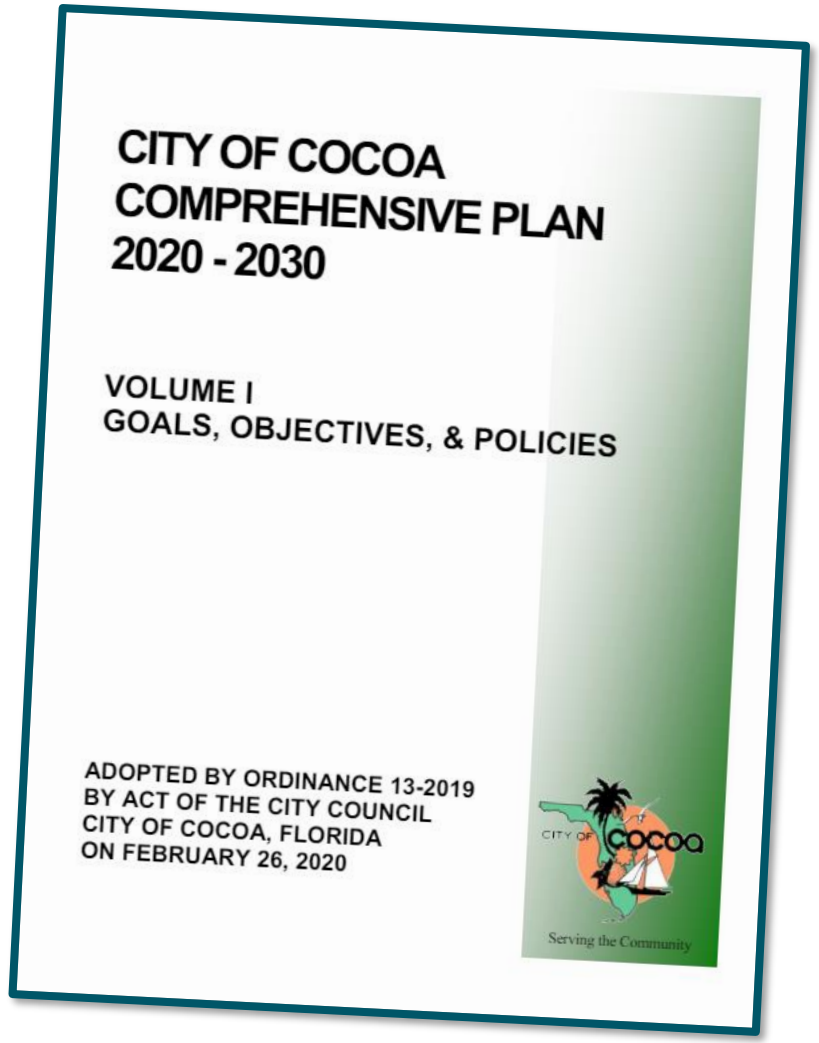
- RA - Residential Agricultural
- RR-1 - Rural Residential
- RE - Residential Estate
- RU-1-7 - Single-Family Residential
- RU-1-7a - Single-Family Residential
- RU-2-10 - Low Density Single & Multiple Family Residential
- RU-2-15 - Multiple Family Dwelling
- RU-2-15 and C-G
- RU-2-25 - Multiple Family Dwelling
- RM-3 - Planned Residential for Mobile Home Park



FOUR CORNERS MIXED USE FUTURE LAND USE

- The Mixed-Use FLU is intended to provide a mix of uses, such as residential, commercial, office, recreational and institutional.

- The Comprehensive Plan has multiple criteria in determining where the MU category is placed, and includes public transit, a compact and walkable environment, unified architectural and streetscape themes, and mixed-use buildings.



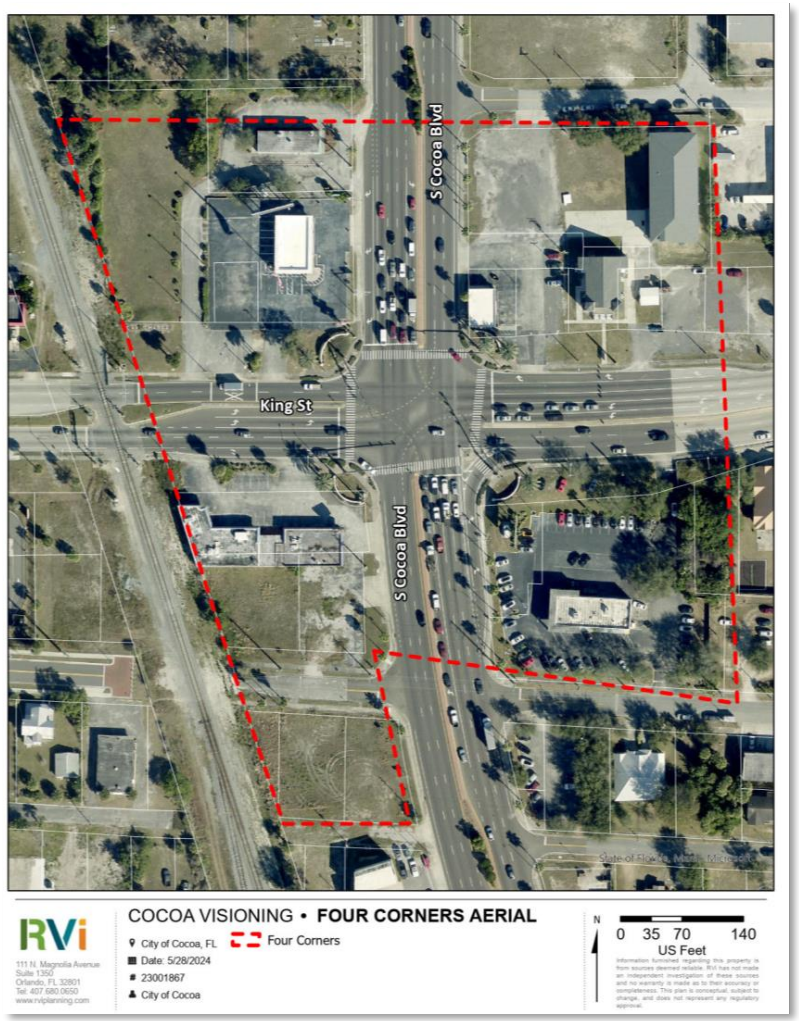
WHAT IS URBAN "MIXED USE" DEVELOPMENT



Source: Business Observer

FOUR CORNERS ZONING ISSUE

- All of the properties within the Study Area have a zoning district of "C-P", Commercial Parkway.
- The C-P zoning district allows for a variety of commercial uses, with a focus on areas located adjacent to a main highway approach into the City.
- *Most of the permitted uses are very auto-oriented and not always supportive of pedestrian friendly designations for the community*



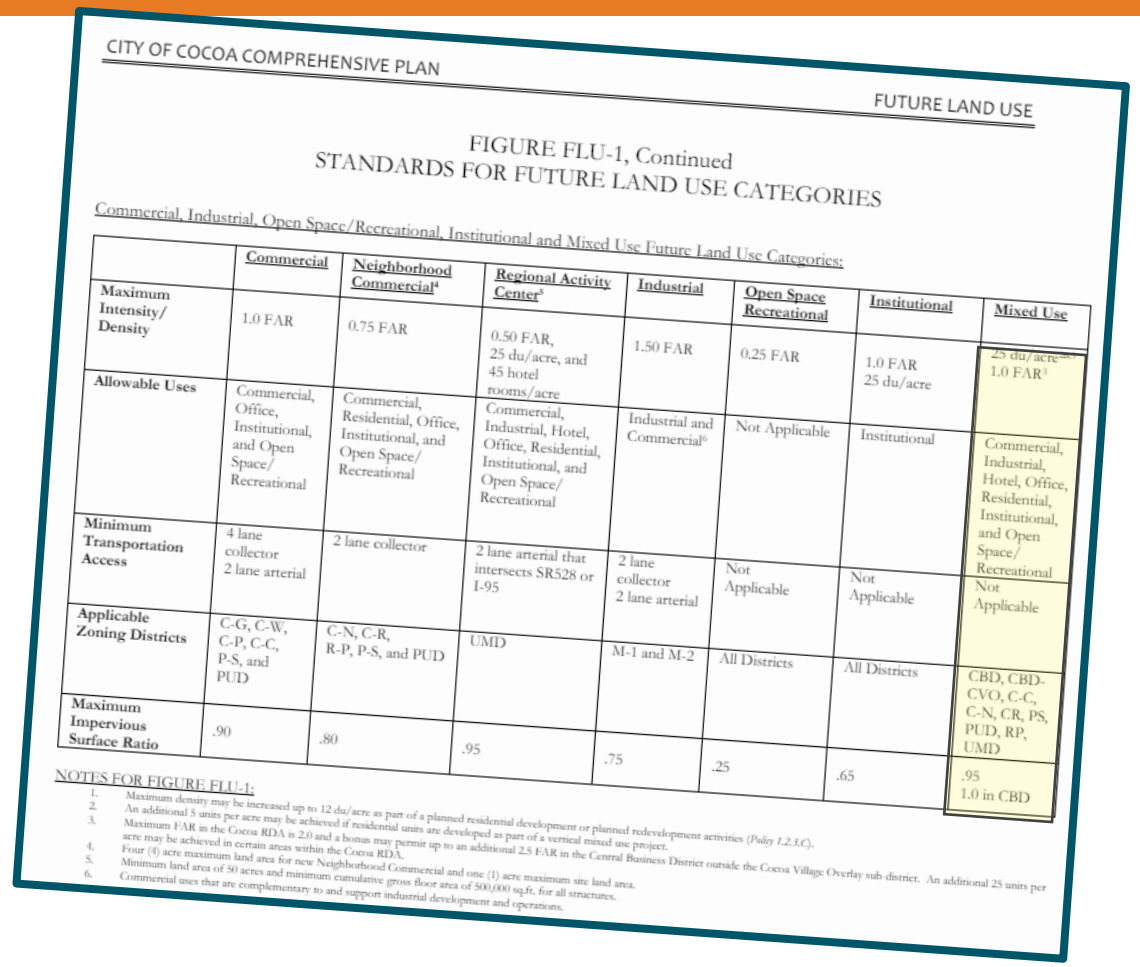
WHAT IS "AUTO ORIENTED" DEVELOPMENT



Source: Crexi

ZONING AND LAND USE – WHAT IS THE ISSUE?

- The C-P is not consistent with Mixed-Use.
- The zoning districts that are consistent, outside of the Central Business District, don't encourage an urban form that encourages a mixture of uses or pedestrian oriented scale to be expected of a mixed-use area.



CITY OF COCOA COMPREHENSIVE PLAN — FUTURE LAND USE

FIGURE FLU-1, Continued
STANDARDS FOR FUTURE LAND USE CATEGORIES

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

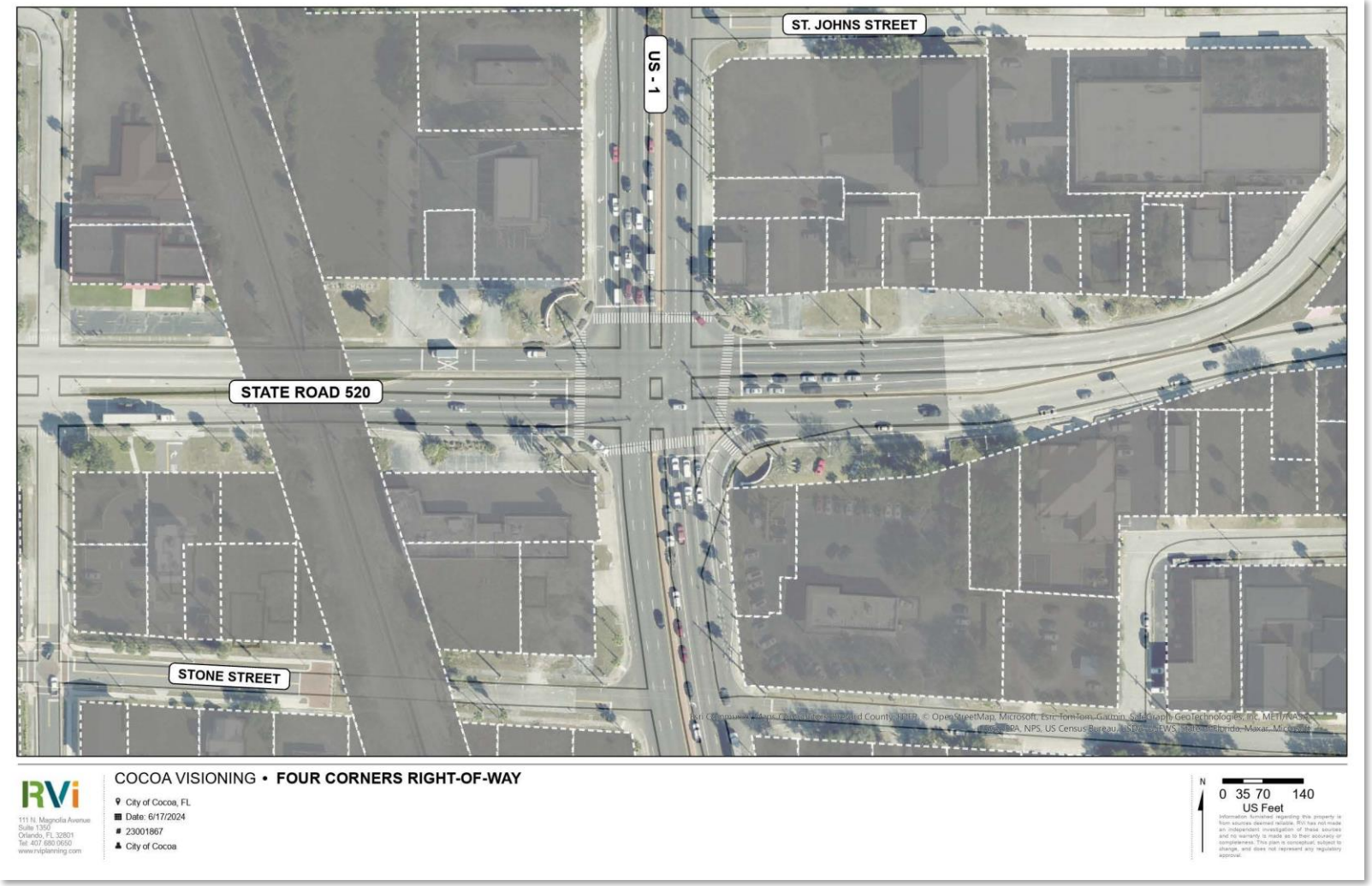
	Commercial	Neighborhood Commercial[4]	Regional Activity Center[5]	Industrial	Open Space Recreational	Institutional	Mixed Use
Maximum Intensity/ Density	1.0 FAR	0.75 FAR	0.50 FAR, 25 du/acre, and 45 hotel rooms/acre	1.50 FAR	0.25 FAR	1.0 FAR 25 du/acre	25 du/acre[1,2] 1.0 FAR[3]
Allowable Uses	Commercial, Office, Institutional, 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 intersects SR528 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:

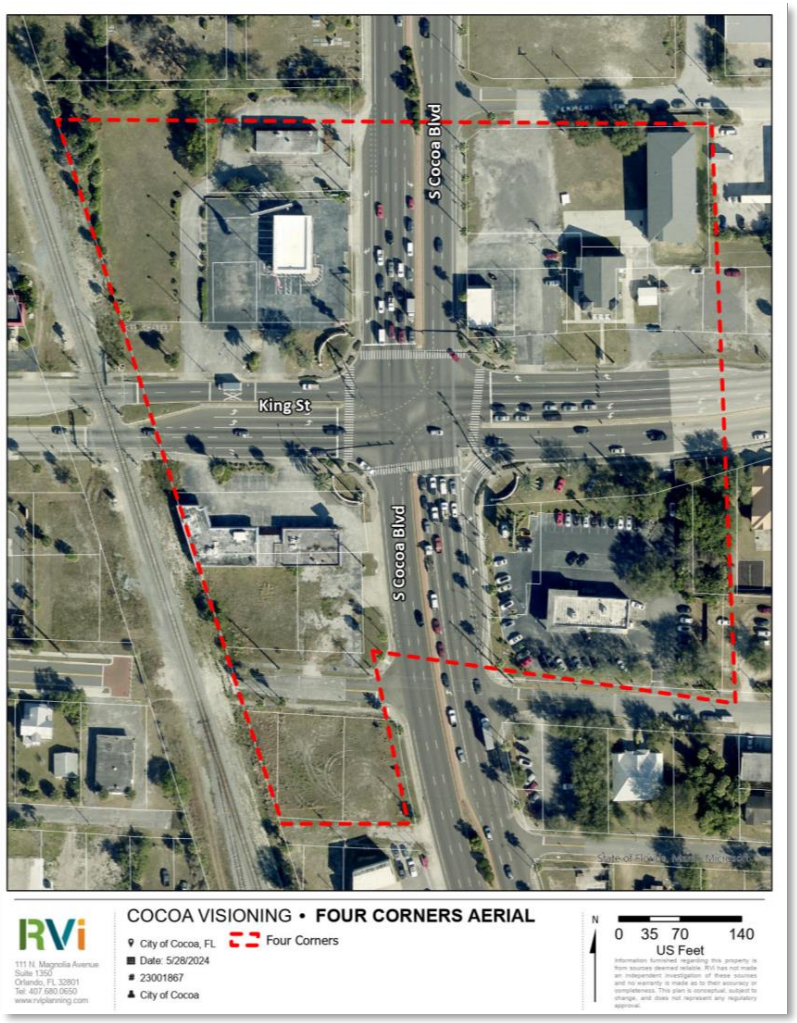
1. Maximum density may be increased up to 12 du/acre as part of a planned residential development or planned redevelopment activities (*Policy 1.2.3.C*).
2. An additional 5 units per acre may be achieved if residential units are developed as part of a vertical mixed use project.
3. Maximum FAR in the Cocoa RDA is 2.0 and a bonus may permit up to an additional 2.5 FAR in the Central Business District outside the Cocoa Village Overlay sub district. An additional 25 units per acre may be achieved in certain areas within the Cocoa RDA.
4. Four (4) acre maximum land area for new Neighborhood Commercial and one (1) acre maximum site land area.
5. Minimum land area of 50 acres and minimum cumulative gross floor area of 500,000 sq.ft. for all structures.
6. Commercial uses that are complementary to and support industrial development and operations.

RIGHT OF WAY CHALLENGES

- The SR520 ROW is 200’ wide in certain areas.
- Some properties have private parking that extend into the ROW.
- This impacts site design and ROW improvements.
- Does allow for opportunities for pedestrian and multi-modal improvements.



FOUR CORNERS – EXISTING CONDITIONS



FOUR CORNERS – EXISTING CONDITIONS

- 209 & 219 S. Cocoa Blvd.
- Papa Johns and Multiple-use office building
- Office building previously operated as an auto sales lot



FOUR CORNERS – EXISTING CONDITIONS

1. The site is single-use with no building frontage up to the street.

2. There is no street landscaping.

3. Due to the location of the building, parking, sidewalks, and other infrastructure, there is no pedestrian scale or encouraged level of walkability.

4. There is a Space Coast Area Transit stop available (520 Connector), but no bus shelter. This does not encourage use of multi-modal transportation options.

5. Aside from the Cocoa entry identification sign, the intersection would benefit from landscaping, higher visibility pedestrian crossings, and an intersection enhancement.



FOUR CORNERS – EXISTING CONDITIONS

- 220 N. Cocoa Blvd. & 474 W. King St.
- Smoke shop, parking lot, & Church.
- Smoke shop was previously a payday loans business.



FOUR CORNERS – EXISTING CONDITIONS

1. It is a single-use structure, however the building is brought to the street.

2. There is minimal landscape between the structure and the sidewalk.

3. Aside from the Cocoa entry identification sign, the intersection would benefit from landscaping, higher visibility pedestrian crossings, and an intersection enhancement.



FOUR CORNERS – EXISTING CONDITIONS

- 304 S. Cocoa Blvd.
- CARite of Cocoa
- Has operated as a car sales lot for over twenty years



FOUR CORNERS – EXISTING CONDITIONS

1. Traditional auto-oriented use with building setback from the street with a parking lot separating.

2. Perimeter landscaping includes palm trees but lacks a pedestrian level hedge row to buffer the use from the roadway.

3. Recent DOT improvements included the removal of a turn lane from US1 to SR520 and widening of pedestrian walkway, which improves the pedestrian experience.

4. Intersection would benefit from landscaping, higher visibility pedestrian crossings, and an intersection enhancement.



FOUR CORNERS – EXISTING CONDITIONS

- 301 S. Cocoa Blvd.
- Currently vacant
- Multiple curb-cuts on US1 and SR 520
- Previously consisted of multiple retail buildings



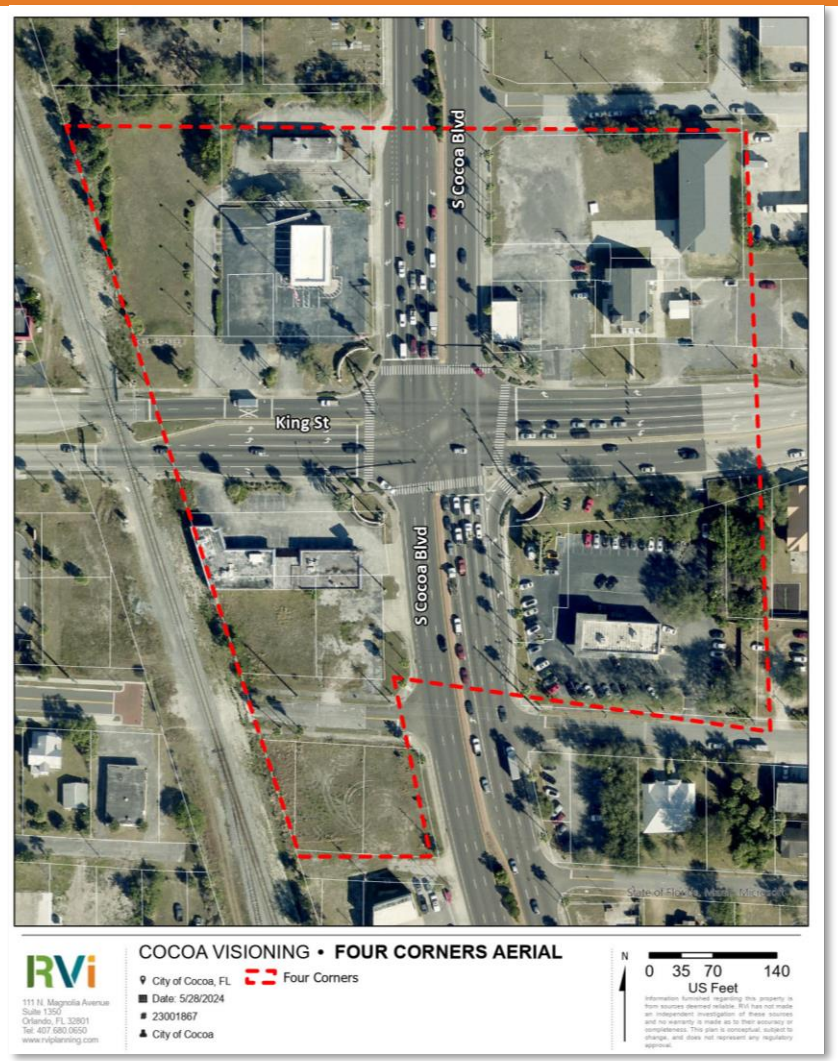
FOUR CORNERS – EXISTING CONDITIONS

- Site has greatest chance for success due to it being vacant.
- Multiple challenges due to existing on-site easements and curb cuts.
- Pedestrian scale can be achieved through proper site design in building location, landscape, and location of infrastructure.



FOUR CORNERS – EXISTING CONDITIONS

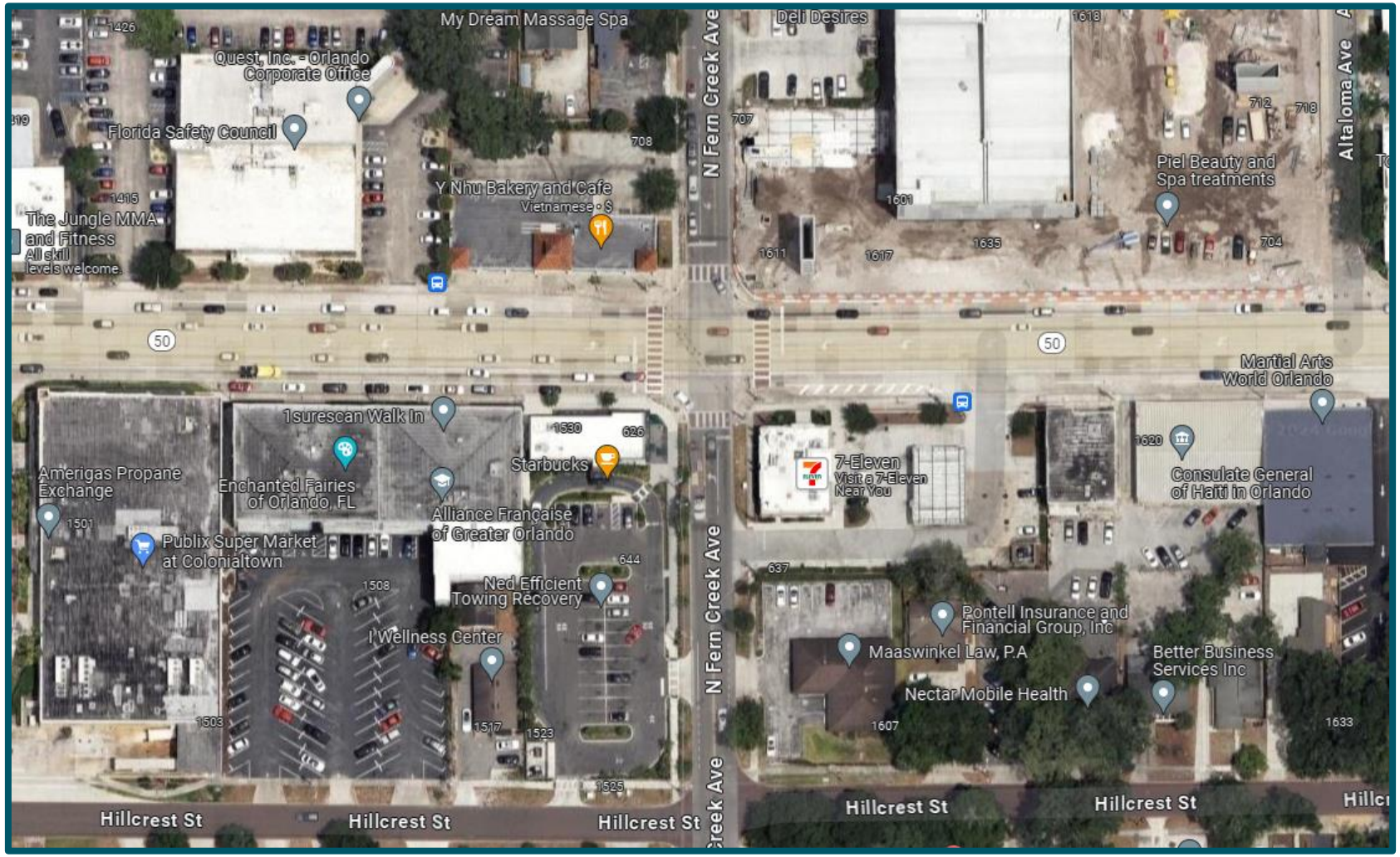
- On the whole, the intersection struggles with auto-oriented uses that are not at a pedestrian scale to encourage walkability.
- This isn't all due to the buildings: the SR 520 right-of-way is so large that building setbacks seem exaggerated due to the lack of landscaping and pedestrian or transit amenities.
- Due to the ROW width, traffic counts, and railroad infrastructure, it can be difficult to create a pedestrian scale environment typically seen in a mixed-use neighborhood.



FOUR CORNERS – THE VISION

Knowing that the vision is a mixed-use corridor, while understanding the conditions brought by two major state roadways, there are real world strategies to improve the aesthetics of the corridor through design. These aesthetics impact the use of the site.

FOUR CORNERS – REAL WORLD EXAMPLES



FOUR CORNERS – REAL WORLD EXAMPLES



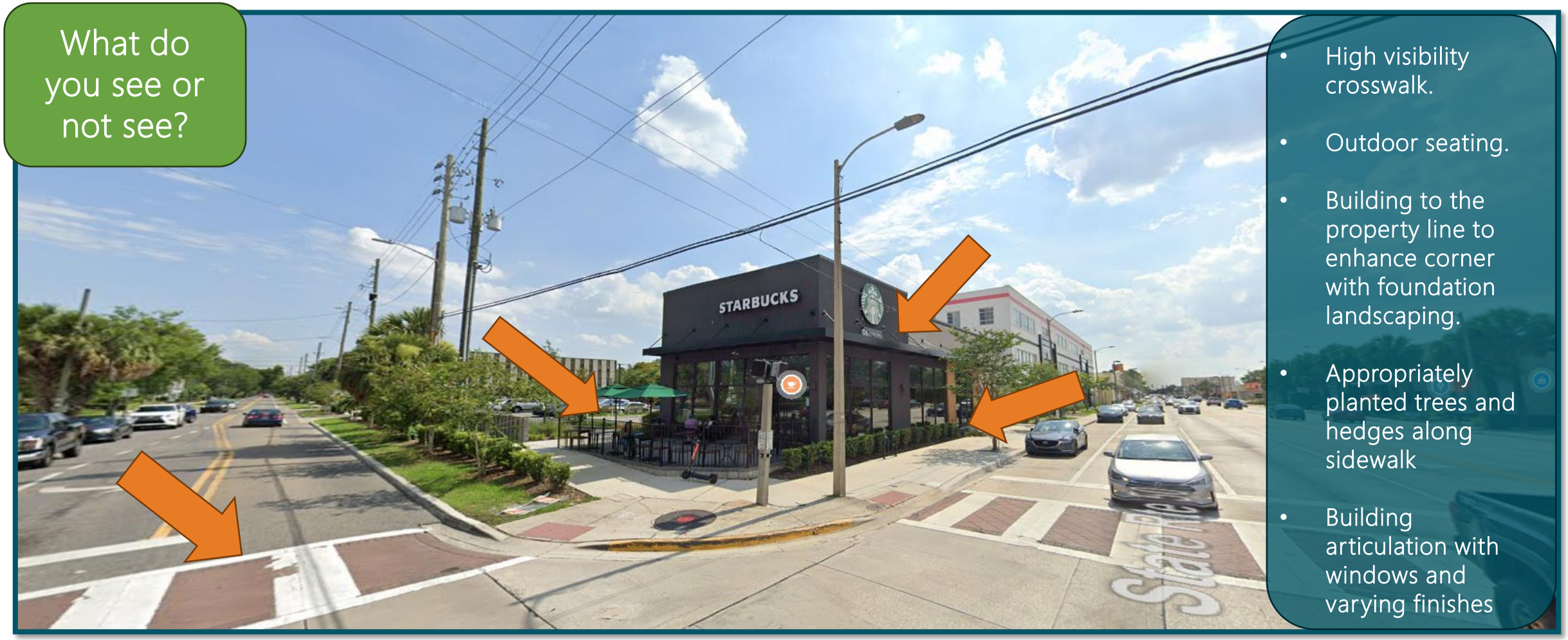
REAL WORLD EXAMPLES

What do you see or not see?



REAL WORLD EXAMPLES

What do you see or not see?



- High visibility crosswalk.
- Outdoor seating.
- Building to the property line to enhance corner with foundation landscaping.
- Appropriately planted trees and hedges along sidewalk
- Building articulation with windows and varying finishes

REAL WORLD EXAMPLES

Drive-Thru is hidden!



- Hidden drive-thru with internal flow.
- Stem wall to protect pedestrians and improve buffer
- Pedestrian scale landscape that is also sensitive to overhead powerlines
- Continued building articulation and finishes with limited signage.

REAL WORLD EXAMPLES

What do you see or not see?



REAL WORLD EXAMPLES

What do you see or not see?



- High visibility crosswalk.
- Building to the property line to enhance corner with foundation landscaping.
- Public entrance from framework road.
- Appropriately planted trees and hedges along sidewalk.

REAL WORLD EXAMPLES

What do you see or not see?



- Stem wall with landscape to enhance buffer and improve pedestrian safety.
- Appropriately located trees away from the overhead powerlines.
- Location of canopy is behind front wall of building, and hidden due to landscape.

REAL WORLD EXAMPLES

What do you see or not see?



REAL WORLD EXAMPLES

What do you see or not see?



- Gas canopy is behind main wall of building.
- Multiple building finishes and articulation points.
- Foundation landscaping.
- Limited signage.
- Public art to enhance the corner and pedestrian experience.

REAL WORLD EXAMPLES



2474 and 2504 S. Orange Ave., Orlando, FL

REAL WORLD EXAMPLES



4120 SR 46, Sanford, FL



FOUR CORNERS – IMPLEMENTING A VISION



FOUR CORNERS – THE VISION



FOUR CORNERS – IMPLEMENTING A VISION



FOUR CORNERS – THE VISION



FOUR CORNERS – IMPLEMENTING A VISION



FOUR CORNERS – THE VISION



INTERACTIVE SESSION!

We’re now all urbanists.

We are here this evening to engage with the community for your feedback.

Group Breakout Sessions to discuss Land Use, Built Form, Landscape, Mobility.

NEXT STEPS

After this workshop, RVi will coordinate with City staff to prepare a "Four Corners Overlay" to create design standards for the corridor. This standards will also be considered for the rest of the SR520/US1 corridor that has zoning/FLU inconsistencies.

Public hearings will be held with the Planning and Zoning Board as well as the City Council regarding these code amendments. You have the opportunity to provide your input about this project during those hearings.

QUESTION & ANSWER

RVi Planning + Landscape Architecture

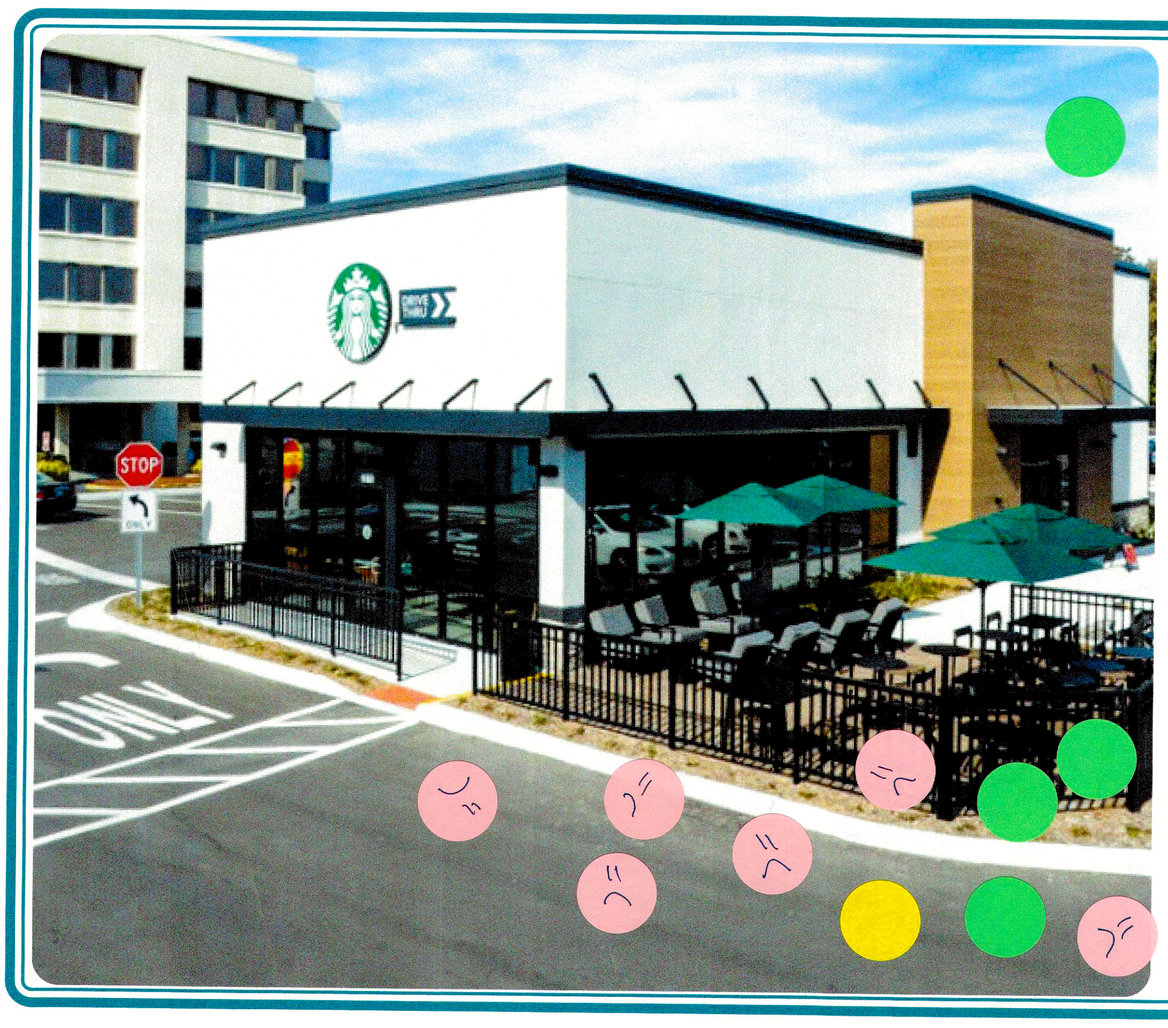
COCOA FLORIDA

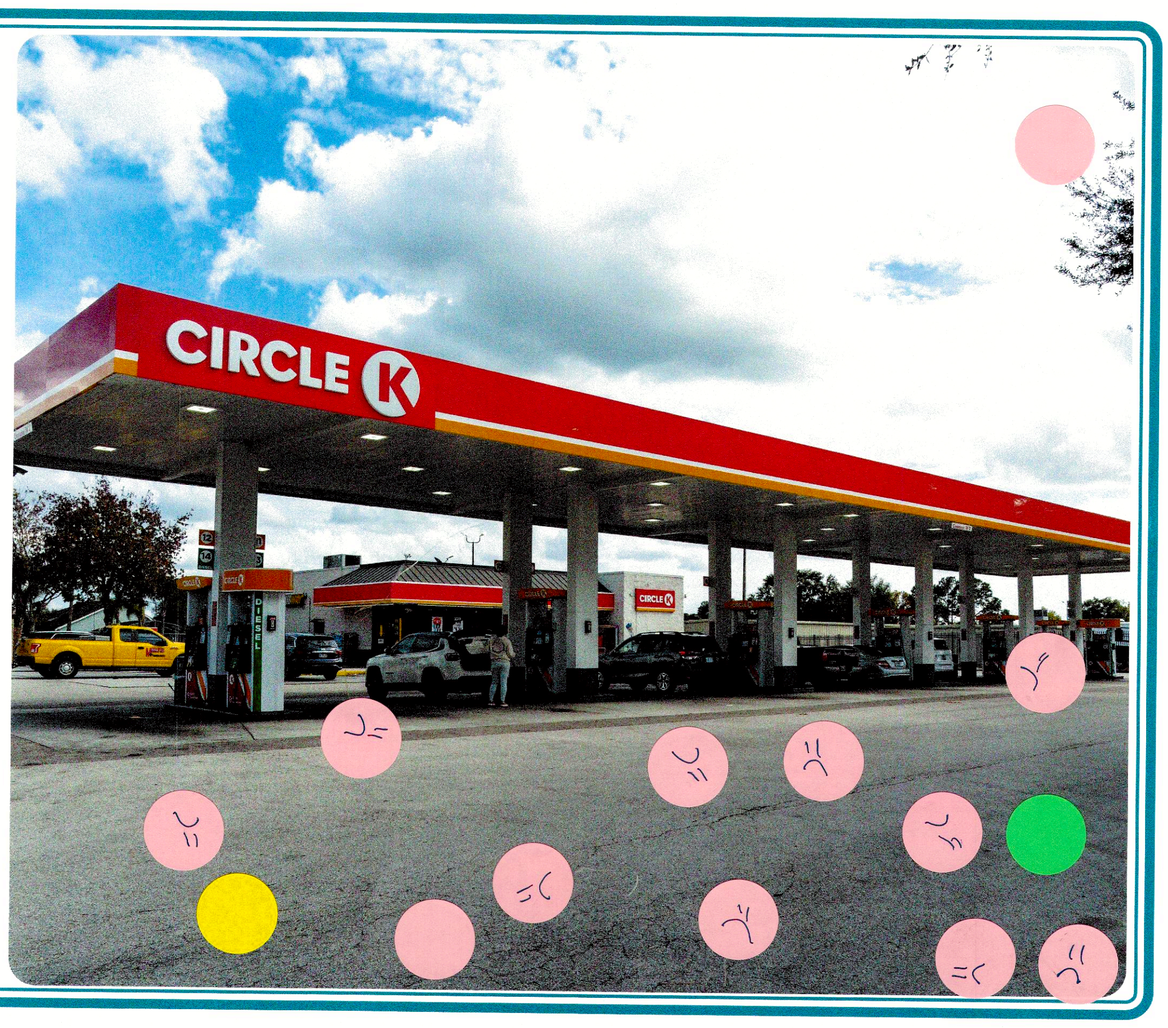
THANK YOU!

LAND USE













RVi
Open the Outdoors

URBAN DESIGN

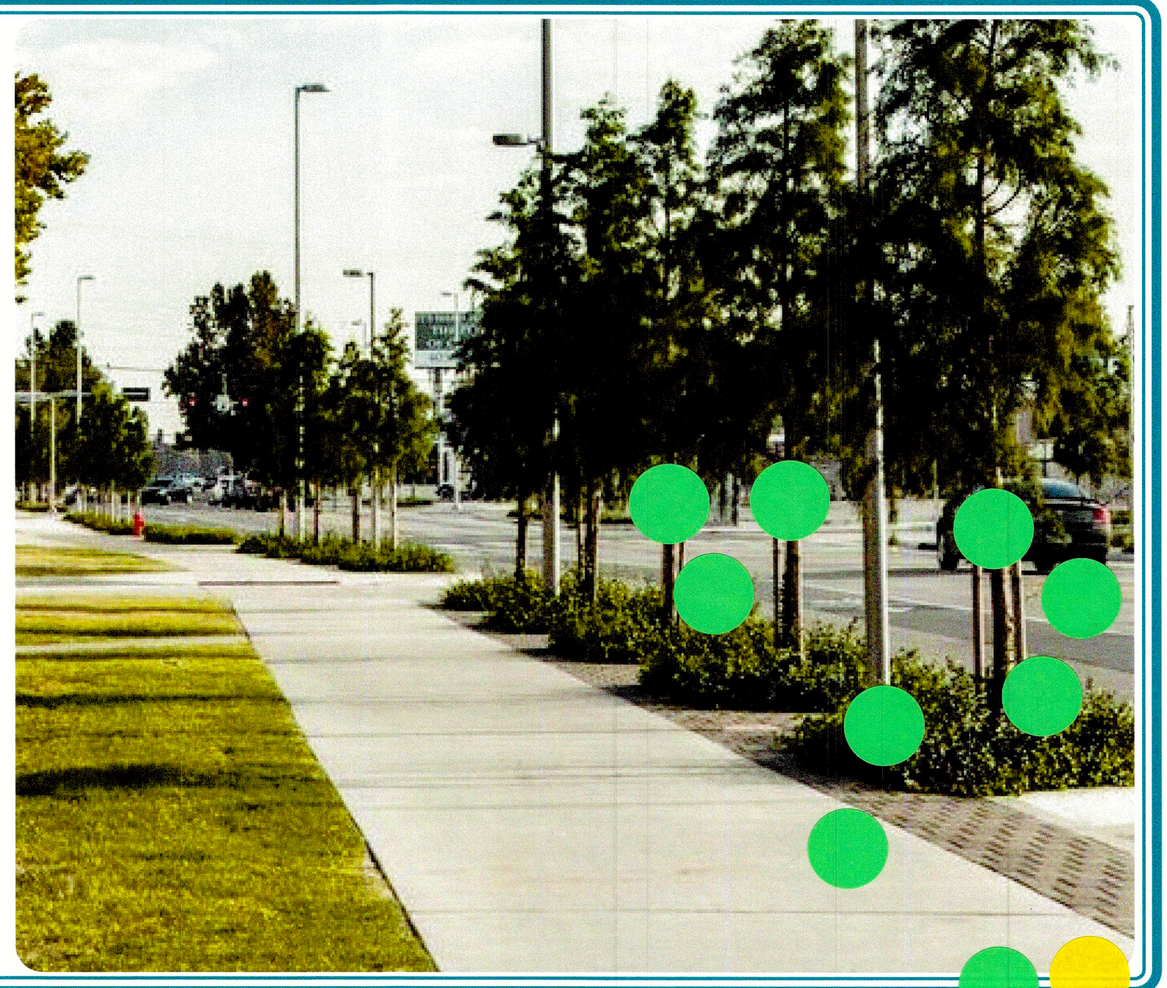








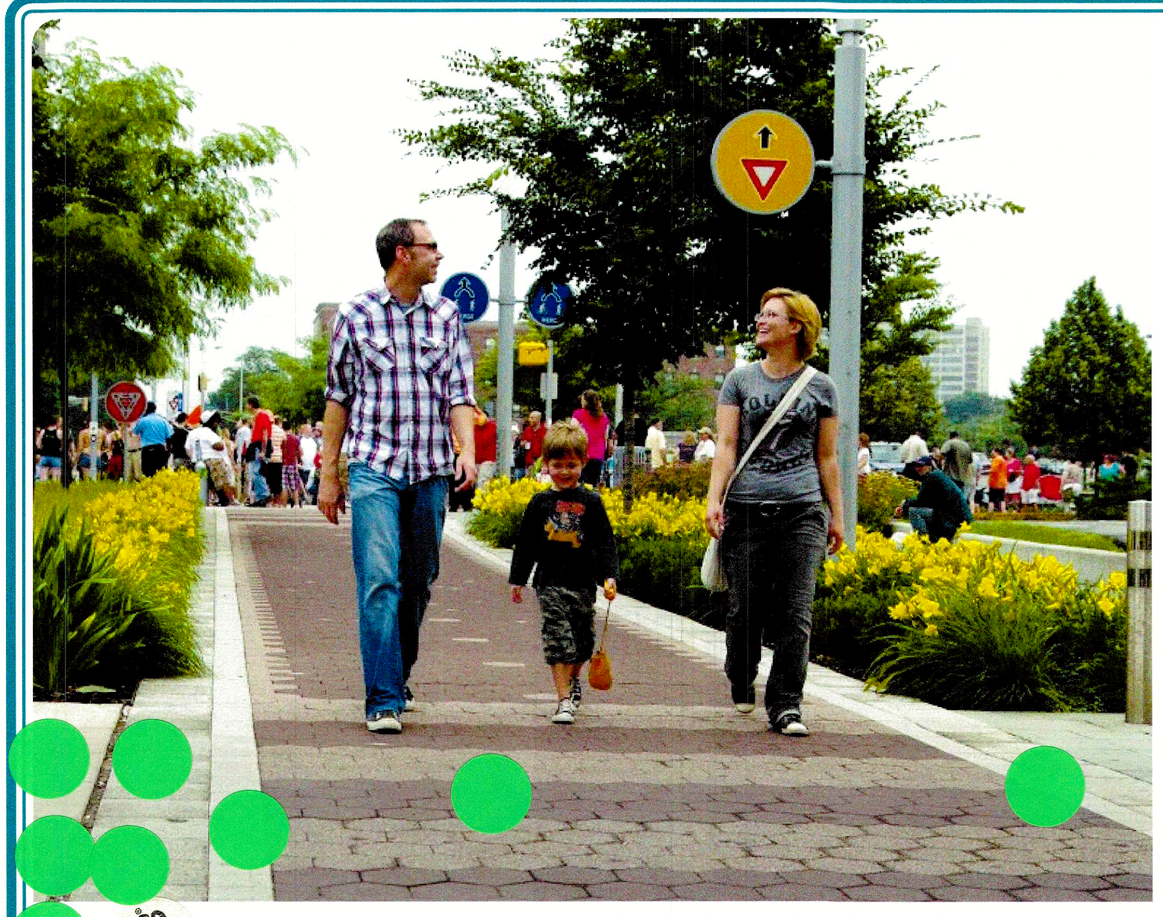




MOBILITY











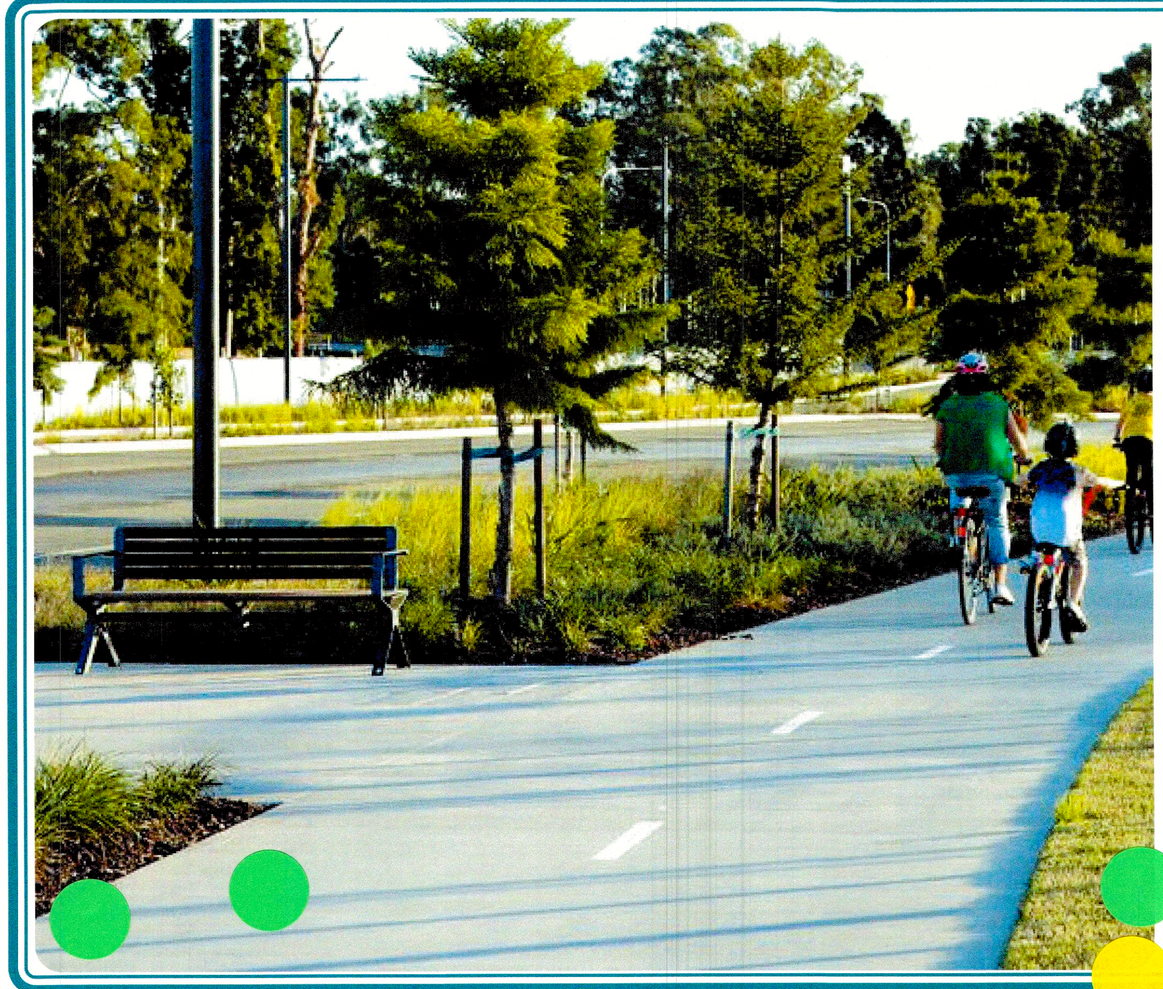


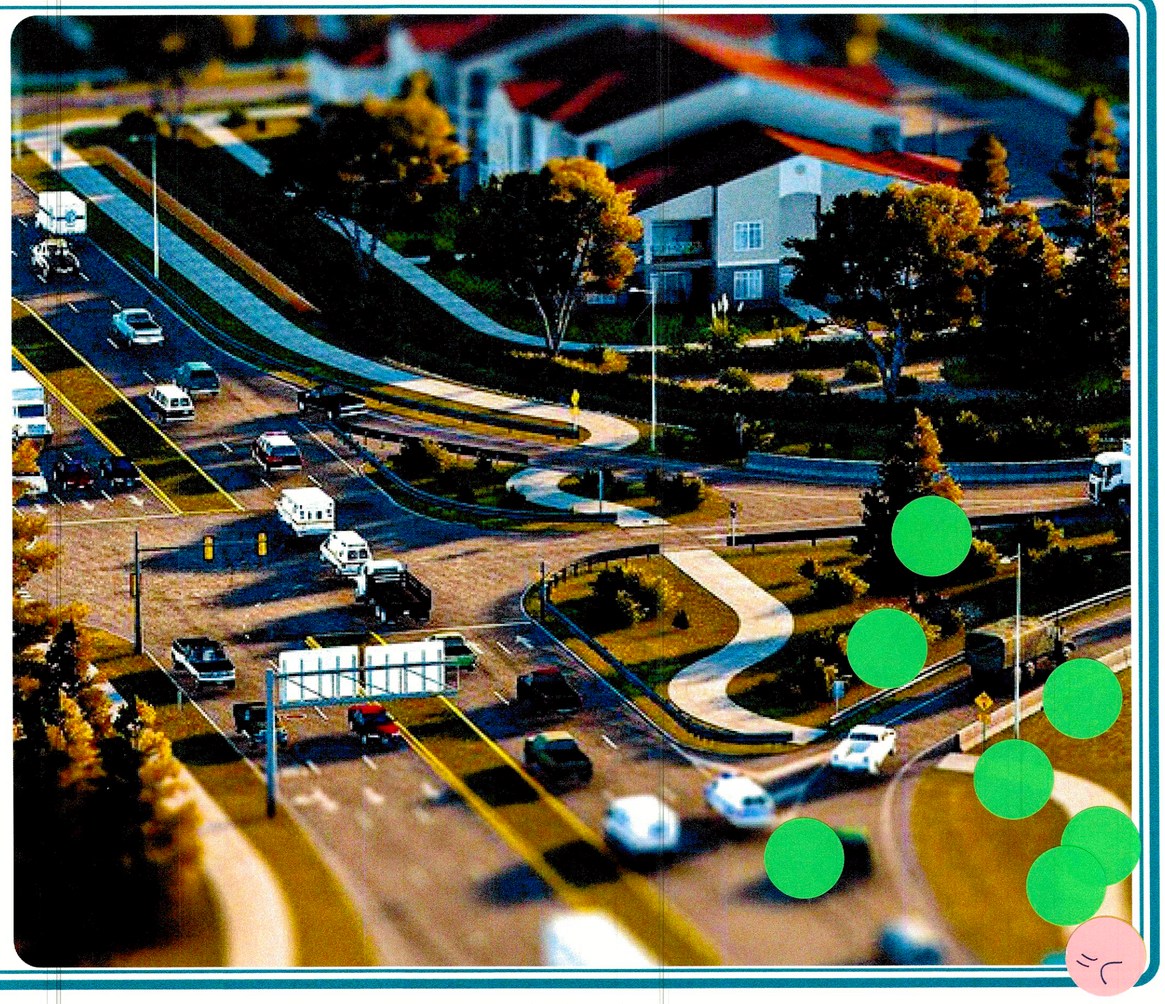
Open the Outdoors

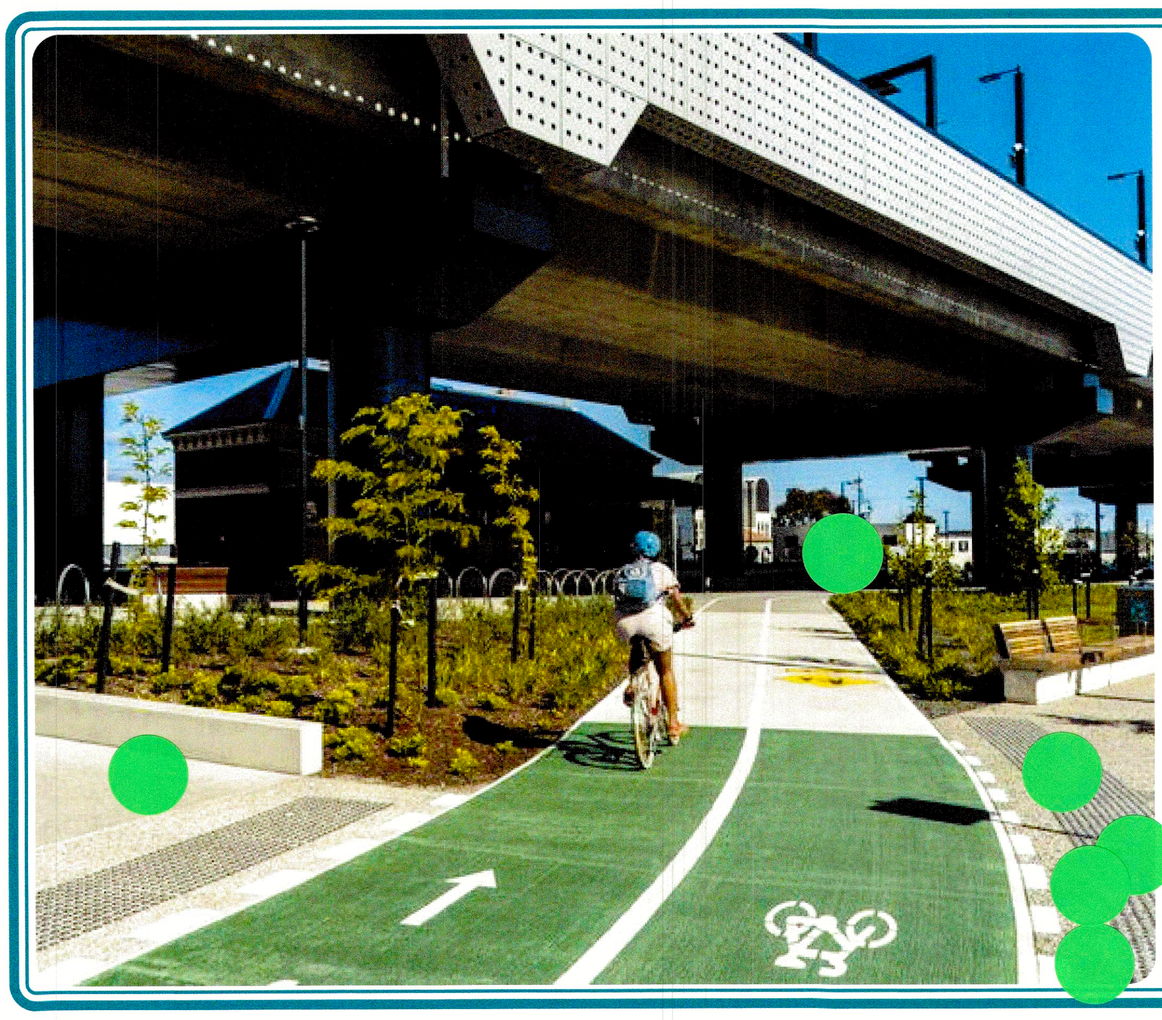
STREETSCAPE













Open the Outdoors



N

COCOA
FLORIDA

Four Corners Overlay Location

February 24, 2025

- Subject Parcels
- Parcels
- Cocoa City Boundary

0 200 400 Feet

P20250221-159001.0.1

ORDINANCE NO. 01-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, ADOPTING A LARGE SCALE COMPREHENSIVE PLAN TEXT AMENDMENT; AMENDING FIGURE FLU-1 SET FORTH IN THE FUTURE LAND USE ELEMENT TO PROVIDE THAT THE COMMERCIAL PARKWAY ZONING DISTRICT WITHIN THE FOUR CORNERS OVERLAY DISTRICT IS AN ALLOWABLE ZONING DISTRICT IN THE MIXED USE 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 amend Figure FLU-1 set forth in the Future Land Use Element of the Comprehensive Plan, which establishes the uses and zoning districts allowed in each future land use category; 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 support the Comprehensive Plan amendment approved hereunder; and

WHEREAS, certain properties located near the intersection of State Road 520 and US 1 within the City of Cocoa are currently zoned Commercial Parkway (C-P) and have a Future Land Use designation of Mixed Use; and

WHEREAS, the Commercial Parkway (C-P) zoning district is not currently an allowable zoning district within the Mixed Use Future Land Use category; and

WHEREAS, the City Council desires to create and adopt a new Four Corners Overlay District, which shall be a zoning overlay district for certain designated properties currently zoned Commercial Parkway (C-P) with a Mixed Used Future Land Use designation; and

WHEREAS, this Ordinance will ensure that those certain properties currently zoned Commercial Parkway (C-P) within the Four Corners Overlay District (FCOD) will be consistent with the Comprehensive Plan Future Land Use designation of Mixed Use; 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

* * *

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

	Commercial	**Neighborhood Commercial**	**Regional Activity Center**	**Industrial**	**Open Space Recreational**	**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	1 lane arterial that intersects 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, Inst, and PUD	C-N, C-R, R-P, P-S, Inst and PUD	UMD	M-1 and M-2	All Districts	All Districts	CBD, CBD-CVO, C-C, C-N, C-R, C-P within FCOD, P-S, PUD, R-P, UMD
Maximum Impervious Surface Ratio	0.90	0.80	0.95	0.75	0.25	0.65	0.95 1.0 in CBD

NOTES FOR FIGURE FLU-1:

1. Maximum density may be increased up to 12 due/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.
3. Maximum FAR in the Cocoa RDA is 2.0 and a bonus may permit up to an additional 2.5 FAR in the Central Business District outside the Cocoa Village Overlay sub-district. An additional 25 units per acre may be achieved in certain areas within the Cocoa RDA.
4. Four (4) acre maximum land area for new Neighborhood Commercial and one (1) acre maximum site land area.
5. Minimum land area of 50 acres and minimum cumulative gross floor area of 500,000 sq. ft. for all structures.
6. Commercial uses that are complementary to and support industrial development and operations.
7. Maximum residential density shall be 25 du/acre, except where reduced by the underlying zoning district regulations.
8. Residential uses shall be permitted only where allowed in the underlying zoning district.
9. Notwithstanding the base level maximum density stated in the above chart and Notes 2 & 3, the maximum density may be increased by the City Council for certain approved redevelopment projects on properties designated Cocoa Village and South End Subdistrict with a Commercial/Mixed Use Large (CL) building type on the Cocoa Waterfront Overlay District Regulating Plan pursuant to Policy 1.1.2.6.

* * *

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 _____, 2025.

_____
Michael C. Blake, Mayor

ATTEST:

_____
Monica Arsenault, **CMC, City Clerk**

Legal Ad: _____

LPA/P&Z: _____

First Reading: _____

Legal Ad:_____

Second Reading: _____

Effective Date: _____

PLANNING & ZONING AGENDA ITEM

Memo Date:	05/23/2025
Agenda Date:	6/4/2025
Prepared By:	Alexis Crespo, Planning Consultant, RVi
Through:	Stockton Whitten, City Manager
Requested Action:	Consideration of a Land Development Code Text Amendment Appendix A, Article XI Code of Ordinances of the City of Cocoa creating Section 23, Four Corners Overlay District, establishing permitted, special exception, and prohibited uses; providing for performance standards, including setbacks, parking, landscaping, and signage requirements; establishing building design standards; establishing the boundaries of the Four Corners Overlay District.

BACKGROUND:

The Cocoa Planning and Zoning Board is requested to review a city-initiated amendment to the City's Zoning Ordinance to create a new overlay district, called the Four Corners Overlay District (FCOD), for certain properties which are all generally located at the intersection of SR 520 and US Hwy 1, as shown in the Location Map (Exhibit A).

In Fall 2023, City staff identified a number of parcels located along SR 520 and US Hwy 1 that have incompatible zoning and future land use. This situation creates a consistency issue with the Comprehensive Plan and impacts property development opportunities. Specifically, in the Four Corners area located at the intersection of SR 520 and US Hwy 1, the existing Commercial Parkway (C-P) zoning of the properties is not an applicable zoning district in the Mixed-Use Future Land Use category per the Comprehensive Plan. In addition, it was found that the zoning categories that are consistent with the underlying Mixed-Use Future Land Use (FLU) designation are either not appropriate for the Four Corners properties or are not structured in a manner to support the goals and objectives of the Mixed-Use FLU designations. Staff also recognized that the Four Corners properties are located in the Cocoa Community Redevelopment Area and subject to the Cocoa Community Redevelopment Plan, which calls for a long-range strategy to utilize the Four Corners properties as key gateways into the City of Cocoa and, specifically, the historic Cocoa Village, by promoting high quality development, architecture and wayfinding at the entrance to the City's downtown. The existing available zoning districts again were not suited to achieve these goals.

Given the scope of the impacted area, generally described as the intersection of SR 520 and US Hwy 1, and more clearly shown in the attached maps, City staff requested that RVi Planning + Landscape Architecture (RVi) review the impacted corridor and provide strategic solutions in how to address the inconsistency issues. RVi created a scope that consisted of five (5) stages:

- City Kickoff and Strategy
- Community Outreach
- Gateway Corridor Land Development Code (LDC) Amendments
- Zoning and Future Land Use Compatibility Strategy
- Public Hearings

The first stage of the project consisted of the City Kickoff and development of initial strategies for the study area as well as planning for Community Outreach. Upon completion of that stage, it was determined that the initial study area would be limited to the Four Corners, which is generally described as the parcels at the intersection of SR 520 and US Hwy 1. The community outreach meeting was held on Monday, June 17, 2024, at the Dr. Joe Lee Smith Recreation Center. A virtual option was provided to attendees as well.

In order to maximize community involvement, 1,800+/- public notice letters were sent two (2) weeks before the meeting. This notice was sent to parcels within both the Cocoa and Diamond Square CRAs.

City staff also created and published a Community Visioning Workshop flyer that was posted on the City's website and created a Facebook event on the City Facebook page promoting the Workshop. The flyer was also included Cocoa's 3rd Quarter 2024 FYI Printed Newsletter that gets mailed to every resident and business owner in Cocoa.

Approximately 100 residents and interested parties attended the Community Workshop in-person, and approximately 2 dozen attended online. A full team from RVi was present, as well as representatives from FDOT and the Space Coast Transportation Planning Organization (TPO). The City of Cocoa Mayor and Councilmembers, along with the City Manager and staff were also present.

RVi provided a detailed presentation that included background of the project, an overview of the City's Zoning Ordinance and Comprehensive Plan and how they impact the Four Corners, an existing conditions analysis, and design considerations in order to meet the intent of the City's adopted Comprehensive Plan. Breakout sessions were held with those in attendance in order to gather feedback on ideas and solutions for Streetscape, Land Use, Mobility, and Urban Design.

A variety of written and verbal feedback was provided relating to land use, built form/architecture and mobility/access that was incorporated into this amendment and the companion Land Development Code Amendment.

As a result of the feedback from the Community Meetings, RVI and staff recommend the following:

1. Prepare a Land Development Code Amendment to create the Four Corners Overlay District addressing the land use regulations and design standard objectives obtained from the community outreach process.
2. Update the Comprehensive Plan to include Commercial Parkway Zoning District within the Four Corners Overlay District, as an applicable zoning district within the Mixed-Use Future Land Use designation, in Figure FLU-1 of the Comprehensive Plan.

On Monday, August 5, 2024, and Monday, August 19, 2024, RVi presented the outcomes of the Community Workshop to the Cocoa CRA, and Diamond Square CRA, respectively. No additional public input was received, and the questions received from the CRAs were generally related to the implementation of potential code changes, uses, timing, and intergovernmental coordination of pedestrian improvements and safety.

At their August 13, 2024, meeting, the City Council was presented the outcomes as noted above, and provided the following direction that they were not in favor of the following uses occurring in the Four Corners:

- Car Wash
- Liquor Store
- Smoke Shop
- Gas Station

The above served as the data and analysis to move forward with the preparation of the Comprehensive Plan Amendment and LDC Amendment relating to the Four Corners Overlay District (FCOD), as well as the City's prior visioning documents, including the Mixed-Use Future Land Use and CRA Plan.

LAND DEVELOPMENT CODE UPDATE:

As a result of the direction given by City Council, RVi in coordination with City staff, has created a new section of the Land Development Code, Section 23, Four Corners Overlay District. The purpose of the district is to codify the outcomes of the community engagement process to ensure the redevelopment of this key intersection aligns with the City's vision. Below is a summary of the proposed sections of the Four Corners Overlay District:

Applicability

This section ensures existing uses and structures that will become non-conforming upon adoption of this LDC amendment can continue in accordance with Article X – Nonconformities of the Zoning Ordinance. This section also establishes a tiered approach to bringing properties into compliance based upon the scope and scale of proposed development and redevelopment, whether it be minor or major.

Minor developments are generally defined as projects requiring change of use, or where buildings are renovated or expanded by more than 15% of the floor area but less than 30%. These smaller-scale projects will only require compliance with landscaping, signage, pedestrian access, and site design elements, i.e. property owners will not have to renovate the architecture of the building or meet setbacks/building placement requirements if below the Major development threshold.

Major developments, generally defined as those projects where buildings are renovated or expanded by more than 30% of the floor area, must comply with the entirety of the Article. Any new buildings constructed in the Overlay must be in compliance with the entirety of the Article.

Allowable Uses

The FCOD creates a specific list of permitted uses, a list of uses that require special exception approval, and a list of prohibited uses based upon the intent of the district. An analysis of the C-C, C-N, C-R, P-S, R-P, UMD, CBD, and CBD-CVO districts was completed in order to provide for a wide range of permitted uses within the Overlay.

A broad range of commercial retail, service and office uses are permitted by right including mixed use buildings containing residential dwellings, craft breweries and wineries, health care facilities, restaurants, retail stores, and gyms/fitness facilities. Uses that are inherently “auto dominant” and negatively impact pedestrian connectivity, urban design and aesthetics were included as either special exception uses or are prohibited.

Certain uses that are not currently permitted under the C-P zoning district or required a special exception approval have been added to the FCOD as either permitted or special exception uses, including:

- Craft breweries and craft wineries, with a bar or lounge area as an accessory use, subject to certain conditions
- Financial institutions and related services
- Health care facilities, including hospitals, nursing homes and hospices, and assisted living facilities
- Mixed-use vertically integrated structures
- Pet grooming
- Veterinary hospitals, subject to certain conditions
- Child care centers (special exception)
- Food truck park, subject to certain conditions (special exception)

Performance, Building & Architectural Standards

Urban design and enhancing the built form of development at this intersection was

central to the community outreach discussions. This generated a robust table of standards to guide development and redevelopment in the FCOD. These standards include:

- Maximum setbacks to ensure buildings are oriented to the public right-of-way and pedestrian facilities, which will correspondingly screen parking areas in the side and/or rear yards of sites.
- Limitation on maximum building height to 4 stories and requiring the 4th floor to be "tiered" or set back further from the bottom 3 stories, to create a pedestrian-friendly scale of development.
- Landscaping standards to uphold views from the public rights-of-way, including perimeter/right-of-way planting requirements, as well as foundation plantings around buildings.
- Signage standards to prohibit unattractive and distracting signs, as well as sign proliferation.
- A "menu" of allowable architectural standards to ensure a building is designed with sufficient architectural elements to promote quality urban design. The menu was created to be permissive and allow creativity based upon the range of architectural styles currently built in the City, including: "Old Florida", Mediterranean, Modern and Colonial vernaculars.
- Incorporation of minimum site elements to promote a sense of place and usable civic areas, such as water features, shaded seating, or landscaping enhancements.
- Specific standards for drive-thru establishments and buildings with overhead doors to screen applicable development from public rights-of-way.

LAND DEVELOPMENT CODE CRITERIA:

Pursuant to Appendix A, Zoning, Article XXI, Amendment, Section 1(G)(1), when modifying a zoning district boundary, the Planning and Zoning Board shall consider the following criteria:

1. The proposed change is contrary to the established land use pattern.

Staff Finding: The proposed change is not contrary to the established and intended land use pattern, as directed by the underlying Mixed Use future land use category and CRA plan. The Overlay will promote a walkable, human-scale, urban and mixed-use built form that will complement the established land use pattern and enhance development opportunities at this key intersection.

2. The proposed change would create an isolated district unrelated to adjacent and

nearby districts.

<u>Staff Finding</u>: The Overlay will create a geographically distinct district applicable to the Four Corners area defined herein. This gateway to Cocoa Village warrants context-sensitive development standards, as directed by the Comprehensive Plan, Cocoa CRA Plan, the City's Strategic Plan, and public input obtained at community workshops.

100. The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, access, etc.

<u>Staff Finding</u>: The Overlay will not materially alter the population density pattern or overtax public facilities. The compact, urban and mixed-use development encouraged by the Overlay will support more efficient use of the public investment of infrastructure in this area. The Overlay does not modify allowable densities or intensities that are currently authorized by the Mixed Use FLU category. Thus, the amendment will not impact the service level of public facilities.

500. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

<u>Staff Finding</u>: The existing CP zoning district is illogically drawn as the subject area is within the Mixed Use future land use category, resulting in a conflict between future land use and zoning. The proposed Overlay is logically drawn to address this inconsistency.

5. The proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan.

<u>Staff Finding</u>: The Overlay is expressly written for consistency with the Comprehensive Plan and the underlying Mixed Use future land use district. The existing Commercial Parkway (C-P) zoning of the properties in the subject area is not an applicable zoning district for the Mixed-Use future land use category.

6. Changed or changing conditions make the passage of the proposed amendment necessary.

<u>Staff Finding</u>: The adoption of the Mixed Use future land use category, dating

back to 2010, created an inconsistency with the underlying CP zoning district applicable to the subject area. As stated previously, the adoption of the Overlay is intended to correct this inconsistency and implement the Mixed-Use future land use category goals and objectives.

7. The proposed change will adversely influence living conditions in the neighborhood.

Staff Finding: The Overlay will positively influence living conditions in the neighborhood through enhanced design standards that promote pedestrian-scale buildings, multi-modal accessibility and architectural standards to ensure attractive development and redevelopment.

8. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Staff Finding: The Overlay will positively influence traffic by promoting multi-modal accessibility through the proposed development standards, and ensuring a mix of uses that reduce emphasis on auto-oriented developments.

1. The proposed change will create a drainage problem.

Staff Finding: The Overlay maintains maximum lot coverage and will not impact drainage. All projects in the Overlay will continue to require site plan review by the City, as well as Water Management District permits, where applicable.

10. The proposed change will seriously reduce light and air to adjacent areas.

Staff Finding: The Overlay limits building height, setbacks and other related development regulations to ensure no reduction of light and air to adjacent properties.

11. The proposed change will adversely affect property values in the adjacent areas.

Staff Finding: The Overlay will not adversely affect property values in adjacent areas and is intended to incentivize quality development and redevelopment that will serve to enhance property values in the Overlay and surrounding areas.

50. The proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

<u>Staff Finding</u>: The Overlay provides design standards and an extensive list of permitted uses allowed by right, or by special exception, intended to incentivize development and redevelopment of the surrounding area and serve as an attractive gateway to the downtown Cocoa Village.

1000. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

<u>Staff Finding</u>: The amendment does not grant special privilege to an individual or owner, provides increased flexibility of design and range of uses, while protecting public welfare.

14. There are substantial reasons why the property cannot be used in accord with existing zoning.

<u>Staff Finding</u>: The existing zoning is inconsistent with the underlying Mixed Use future land use category.

1. Whether the change suggested is out of scale with the needs of the neighborhood of the city.

<u>Staff Finding</u>: The Overlay is intended to ensure development and future redevelopment is in scale with the needs of the neighborhood via human-scale and pedestrian friendly design standards and use regulations.

16. It is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

<u>Staff Finding</u>: The Overlay is specific to the proposed district boundaries established by this amendment and is geographically distinct from other areas of the City.

Additionally, for Land Development Code Amendments, the Planning and Zoning Board shall also consider the following criteria per Appendix A, Zoning, Article XXI, Amendment, Section 1(G)(2):

1. The need and justification for the change.

<u>Staff Finding</u>: As previously noted, City staff identified a number of parcels located along SR 520 and US Hwy 1 that have incompatible zoning and future land use designations. This situation creates a consistency issue with the Comprehensive Plan and impacts property development opportunities. In addition, it was found that the zoning categories that were consistent with the underlying Mixed-Use Future Land Use (FLU) designation were either not appropriate for the Four Corners properties or not structured in a manner to support the goals and objectives of the Mixed-Use FLU designations to achieve pedestrian-scale, walkable compact and well-designed development patterns. The proposed Overlay addresses these issues and follows the feedback gathered by the community and the direction given by the City Council.

2. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of this zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.

<u>Staff Finding:</u> The proposed Zoning Text Amendment to create the Four Corners Overlay is directly implementing the City's Comprehensive Plan Goals, Objectives, and Policies by ensuring the mix of uses at the intersection are conducive to multi-modal transportation patterns and creating design standards that will direct redevelopment in a manner that enhances visual appeal and the City's aesthetics.

The City of Cocoa created the Mixed-Use Future Land Use category during the 2010 Comprehensive Plan Evaluation and Appraisal updates (EAR). The supporting data and analysis memorandum for the changes to the Future Land Use element of the City's Comprehensive Plan has been attached to this report as supporting background information. In 2010, the data and analysis memo identified certain objectives, including:

- **Reducing sprawl**
- **Improving development efficiency by guiding development to existing growth areas where infrastructure systems are in place and where unit costs for public services and facilities are relatively low**
- **Protecting natural resources by guiding development away from wetlands and other natural resources**
- **Enhancing community character by reinforcing existing development**

patterns and addressing compatibility issues

The memo further states that the Mixed-Use Land Use category was created to support commercial development in a mixed-use setting with supporting residential uses and to "encourage the development of compact mixed-use centers and void a strip commercial development pattern." The Mixed-Use Future Land use category was labeled as an "Energy Conservation Area" along with Regional Activity Centers and Conservation Future Land Use categories to promote efficient land use patterns and adopt a strategy to reduce greenhouse gas emissions and promote energy conservation and provision of energy efficient transportation options.

In addition, the data and analysis memo provided that economic development had to be considered as part of the City's long term plans in concert with planning for land use and transportation facilities. It noted certain weaknesses in the City of Cocoa with regard to economic development, including:

- **Too many distressed commercial corridors**
- **Need for stricter aesthetics and design standards for the corridors, noting that the buildings on commercial corridors lack quality architecture design and landscaping and streetscape features**
- **Lack of high tech employers, high-skilled jobs, professional offices, and variety of restaurants and accommodation services in the City**
- **Negative self-image and lack of an articulated and shared community vision of the City**

The memo also stressed that the SR 520 and US 1 major commercial corridors consisted of primarily auto-oriented strip shopping centers that lack adequate pedestrian and bicycle access and that lacked quality design and landscaping.

The amendment is also consistent with the text of the Mixed-Use Future Land Use category itself. Policy 1.1.2.6 relating to the Mixed-Use future land use category provides for a mixture of residential, commercial, office, recreational and institutional uses along SR 520 and US 1. The standards also encourage a compact and walkable environment to reduce vehicle miles of travel and encourage use of public transit and require a unified architectural and streetscape theme to enhance viewsheds.

The amendment is consistent with Objective 1.1.4 and its policies by encouraging redevelopment, promoting increased vitality through proposed land development regulations, encouraging infill development, requiring interconnectivity between sites, and ensuring pedestrian-scale site and building design.

The amendment is consistent with Goal 1.2 and its supporting objectives and

policies by implementing smart growth principles via the establishment of the FCOD, which creates standards to ensure an appropriate mix of uses, integrated site design, walkability, enhanced urban design standards relating to both building design and placement, and landscaping.

The amendment will address an inconsistency between the LDC and Comprehensive Plan, which will satisfy Policies 1.1.10.8 and 1.1.10.11.

The FCOD is intended to address the goals expressed in the Future Land Use element and the historical data and analysis surrounding its creation, which the other zoning districts available were not currently structured to achieve. The City has engaged in a robust effort to involve the community in a unified vision of the Four Corners area, which acts as a key gateway to the City.

RECOMMENDED MOTION:

Staff recommends that the Planning & Zoning Board recommend APPROVAL to City Council regarding the proposed Four Corners Overlay District Land Development Code Amendment.

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
N/A

RECOMMENDED MOTION:
Consideration of a Land Development Code Text Amendment Appendix A, Article XI Code of Ordinances of the City of Cocoa creating Section 23, Four Corners Overlay District, establishing permitted, special exception, and prohibited uses; providing for performance standards, including setbacks, parking, landscaping, and signage requirements; establishing building design standards; establishing the boundaries of the Four Corners Overlay District.

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Jennifer Webster, Planning & Zoning Dept.
Attn: Accounting Division
City Of Cocoa (Te)
65 Stone St
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

05/20/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/20/2025

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CITY OF COCOA
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT

THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AND THE COCOA CITY COUNCIL

PROPOSE TO CONSIDER THE FOLLOWING:

LARGE SCALE COMPREHENSIVE PLAN TEXT AMENDMENT | ORD 01-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, ADOPTING A LARGE SCALE COMPREHENSIVE PLAN TEXT AMENDMENT; AMENDING FIGURE FLU-1 SET FORTH IN THE FUTURE LAND USE ELEMENT TO PROVIDE THAT THE COMMERCIAL PARKWAY ZONING DISTRICT WITHIN THE FOUR CORNERS OVERLAY DISTRICT IS AN ALLOWABLE ZONING DISTRICT IN THE MIXED USE 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.

LAND DEVELOPMENT REGULATIONS AMENDMENT| ORD 02-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ZONING, ARTICLE XI OF THE CODE OF THE CITY OF COCOA, CREATING AND ADOPTING THE FOUR CORNERS OVERLAY DISTRICT; PROVIDING FOR ITS PURPOSE AND APPLICABILITY; ESTABLISHING PERMITTED, SPECIAL EXCEPTION, AND PROHIBITED USES; PROVIDING FOR PERFORMANCE STANDARDS, INCLUDING SETBACKS, PARKING, LANDSCAPING, AND SIGNAGE REQUIREMENTS; ESTABLISHING BUILDING DESIGN STANDARDS; ESTABLISHING THE BOUNDARIES OF THE FOUR CORNERS OVERLAY DISTRICT, PARTICULARLY DEPICTED AND DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

CONSISTING OF THE FOLLOWING TAX ID NUMBERS:

24 3633-31-C-1,24 3633-32-*-3,24 3633-30-*-14,24 3633-00-251,24 3633-01-*-51,24 3633-00-289,24 3633-30-*-15,24 3633-30-*-8,24 3633-31-A-5,24 3633-31-C-2,24 3633-30-*-21.03,24 3633-30-*-21.04,24 3633-00-253,24 3633-31-*-R.4,24 3633-31-*-R.3,24 3633-31-*-R.5,24 3633-31-*-R.1,24 3633-31-*-R.2,24 3633-32-*-9,24 3633-00-288,24 3633-32-*-7,24 3633-31-D-11, 24 3633-31-D-12,24 3633-31-D-13, 24 3633-00-258



AND THE FOLLOWING:

ALCOHOLIC BEVERAGE ORDINANCE AMENDMENT| ORD 04-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING ORDINANCE OF THE CITY OF COCOA, RELATING TO REGULATION OF ALCOHOLIC BEVERAGES; IMPOSING SEPARATION REQUIREMENTS FOR LIQUOR STORES AND PACKAGE STORES FROM CERTAIN OTHER USES; IMPOSING SEPARATION REQUIREMENTS BETWEEN LOCATIONS FOR ON-PREMISE CONSUMPTION OF ALCOHOL AND PUBLIC PARKS AND PLAYGROUNDS; UPDATING THE ZONING ORDINANCE TO BE CONSISTENT WITH STATE LAW REGARDING SEPARATION REQUIREMENTS BETWEEN SCHOOLS AND LOCATIONS FOR ON-PREMISE CONSUMPTION OF ALCOHOL; AMENDING THE METHOD OF MEASURING SEPARATION FOR PURPOSES OF ALCOHOLIC BEVERAGE REGULATIONS; AMENDING CERTAIN DEFINITIONS TO CLARIFY THE APPLICATION OF THE ALCOHOLIC BEVERAGE REGULATIONS; MODIFYING THE REGULATIONS PERTAINING TO ALCOHOLIC BEVERAGE SALES AS AN ACCESSORY USE; AMENDING THE LIST OF PERMITTED AND SPECIAL EXCEPTION USES IN THE GENERAL COMMERCIAL DISTRICT (C-G) RELATING TO ALCOHOLIC BEVERAGES; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY PUBLIC HEARING WILL BE HELD ON

June 4, 2025

CITY COUNCIL PUBLIC HEARING WILL BE HELD ON

July 8, 2025

ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON THEREAFTER IN THE COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FL

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, Monica Arsenault, at least 48 hours prior to the meeting by telephone at (321) 433-8484 or via email at marsenault@cocoafl.org.

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, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

The public may inspect the agenda items, ordinances, and supporting documents at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451, or on the City's website at the following link prior to the meeting: https://www.cocoafl.gov/291/20338/City-Meetings

Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org.

Viewing In Real Time. Interested persons may view and listen to the hearings live at the following internet address. https://www.cocoafl.gov/291/20338/City-Meetings The City is not responsible for technical difficulties that may occur while viewing or listening online.

FOUR CORNERS OVERLAY DISTRICT

DATA & ANALYSIS

CP ZONING DISTRICT

Sec. 14. District and intent—C-P, Commercial Parkway District.

The provisions of this district are intended to apply to areas located adjacent to a main highway approach to the city. The types of uses permitted and restrictions are intended to serve the needs of the motorist and provide an amenable impression of the city. Large lot sizes and other restrictions are intended to minimize frequent ingress and egress to the highway from abutting uses, thereby allowing the thoroughfare to serve its primary function of carrying an uninterrupted flow of traffic.

(A) PRINCIPAL USES AND STRUCTURES. The following uses and structures are permitted for any use of group of uses that are developed, either separately, or as a unit with certain site improvements shared in common:

(1) Retail stores, sales and display rooms, including places in which goods are produced and sold at retail on premises.

(2) Personal service establishments such as florist shops, barber and beauty shops, laundry and dry cleaning pickup stations, tailor shops, and similar uses.

(3) Professional offices, studios, clinics, laboratories, general offices, business schools and similar uses, eating and drinking establishments.

(4) Commercial recreation such as theatres, driving ranges, bowling alleys, and similar uses except drive-in theatres (enclosed structures shall be air conditioned).

(5) Research, design and development activities and accessory laboratories:

a. Where the use does not involve:

1) Operation of heavy machinery or equipment, or

2) Creation of noise, fumes, dirt, or

3) Damage to or interference with other properties.

b. Where all work is done within the building.

c. Where no product is manufactured except purely incidental results of such research, design and development activities for the purpose of these activities only and not for sale.

(6) Hotels and motels except there shall be no more than fifty (50) units per gross residential acre:

a. Minimum living area per dwelling unit shall be three hundred (300) square feet.

(7) Plant nurseries and greenhouses, providing that no outside display of merchandise shall be contained in the required setbacks.

(8) Retail stores using outside display areas providing the following provisions are met:

a. The area outside shall not exceed in size one-third (⅓) the enclosed area of the principal structure.

b. The outside display area shall be surfaced with concrete or asphalt or other suitable materials.

c. The outside display area may be open along the front of the lot but shall be effectively screened on the sides in order to avoid any deleterious effect on adjacent properties.

d. The outside display areas shall be considered the same as the floor area for the purpose of calculating off-street parking requirements.

(9) Public and private clubs and lodges.

(10) Package store, beer and wine.

(11) Retail automotive gasoline/fuel sales as an accessory use to convenience stores, subject to the following provisions:

a. Access: Convenience stores selling gasoline/fuel shall be located on arterial roadways or on corner lots at intersections of collector roads or roads of higher functional classification (as identified in the City of Cocoa Comprehensive Plan). No driveway or point of access shall be permitted within one hundred (100) feet of an intersection of collector roads or roads of higher functional classification.

b. Minimum street frontage: One hundred fifty (150) feet on each abutting street.

c. Location of facilities: Gasoline/fuel pumps and other service island equipment shall be set back at least twenty (20) feet from all property lines, fifteen (15) feet from any building, and one hundred (100) feet from the nearest residentially zoned land. In addition, pumps and other service island equipment shall not interfere with the safe and orderly movement of traffic in parking and other vehicular use areas.

d. Tank storage: Underground storage is required for all receptacles for combustible materials in excess of two hundred (200) gallons.

(12) Gym and fitness facilities.

(B) ACCESSORY USES AND STRUCTURES.

(1) Customary accessory uses clearly incidental and subordinate to the principal use, and in keeping with the highway approach character of the district.

(C) SPECIAL EXCEPTIONS.

(1) Multiple-family dwellings as regulated by section 6, RU-2-25 Multiple-Family District.

(2) New and used automotive vehicles, agricultural equipment, major recreational equipment and mobile home sales or rentals with accessory uses; subject to design standards provided in appendix A, article XIII, section 28, of the City Code.

(3) Veterinary hospitals and clinics providing that the following conditions are met:

a. All areas used for boarding or temporary housing of animals shall be completely enclosed unless appropriate safeguards are constructed to control objectionable odors and/or noises, as determined by the board of adjustment.

b. Any area used for boarding or temporary housing of animals shall be buffered from all adjacent properties by a visual and aural screen, meeting the specifications of article XIII, section 5, Supplementary District Regulations, and any other conditions required by the board of adjustment.

(4) Service stations as regulated in section 12, C-2, C-G General Commercial District.

(5) Sewer lift stations.

(6) Churches, rectories, parish houses, temples, synagogues, and associated buildings, including educational and recreational facilities.

(7) Mortuaries and funeral homes.

(8) Security mobile home or facility located upon public or private property.

(9) A bar or lounge without a package store providing there is a total net floor area of three thousand five hundred (3,500) square feet.

(10) Television dish receivers and antennae as regulated by article XIII, section 21, Television dish receivers and antennae.

(11) Electronic communication/transmission facilities and exchanges.

(12) Telecommunication towers and antennas, pursuant to article XIII, section 26.

(D) PROHIBITED USES AND STRUCTURES.

(1) Residential uses except those specifically or provisionally permitted herein.

(2) Outdoor sales and/or display except those specifically or provisionally allowed herein.

(3) Manufacturing activities, transportation, terminals, storage, warehousing and other activities of a similar nature.

(4) Any other use not specifically or provisionally permitted herein.

(E) BULK REGULATIONS.

Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Lot Coverage	Minimum Floor Area	Maximum Height
10,000 sq. ft.	100 ft.	100 ft.	40%	300 sq. ft.	45 ft.

(F) MINIMUM YARD REQUIREMENTS.

Front setback—Thirty (30) feet.

Side interior lot setback—Ten (10) feet.

Side corner lot setback—Twenty (20) feet.

Rear setback—Fifteen (15) feet, ten (10) feet when abutting an alley.

(G) BUFFER REQUIREMENTS. In addition to the bulk and yard requirements as set forth herein, all development in the C-P District shall be subject to the buffer requirements imposed by article XIII, section 3(C).

(Ord. No. 1618-3, § 3; Ord. No. 1618-11, § 3, 5-10-77; Ord. No. 1-78, § 4, 1-10-78; Ord. No. 2-79, §§ 4, 9, 3-6-79; Ord. No. 26-82, § 1, 5-25-82; Ord. No. 3-85, § 20, 1-8-85; Ord. No. 4-85, § 21, 2-12-85; Ord. No. 2-88, § 6, 2-9-88; Ord. No. 7-88, § 7, 3-8-88; Ord. No. 2-03, § 2, 7-22-03; Ord. No. 08-2008, § 2, 4-22-2008; Ord. No. 02-2023, § 2, 5-23-2023)

MIXED USE FUTURE LAND USE CATEGORY

ORDINANCE NO. 14-2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, ADOPTING A LARGE SCALE COMPREHENSIVE PLAN TEXT AMENDMENT; AMENDING A POLICY IN THE FUTURE LAND USE ELEMENT RELATED TO THE MIXED-USE FUTURE LAND USE CATEGORY, ESTABLISHING THE AUTHORIZED USES PERMITTED ON THE GROUND FLOOR OF A MIXED USE BUILDING, SUCH MIXED-USE BUILDINGS BEING ELIGIBLE FOR RESIDENTIAL DENSITY BONUSES GENERALLY OF AN ADDITIONAL FIVE (5) DWELLING UNITS PER ACRE FOR VERTICAL MIXED-USE BUILDINGS AND UP TO 125 DWELLING UNITS PER ACRE FOR VERTICAL MIXED-USE PROJECTS IN THE VERY LIMITED GEOGRAPHICAL AREA IDENTIFIED IN POLICY 1.1.2.6 OF THE COMPREHENSIVE PLAN AND REQUIRING A DEVELOPMENT AGREEMENT BY THE CITY COUNCIL UNDER CERTAIN TERMS AND CONDITIONS DEEMED NECESSARY AND ACCEPTABLE TO THE CITY COUNCIL; 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 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, in 2010, the City Council created a new future land use category, Mixed-Use (MU), which was intended to provide a mixture of residential, commercial, office, recreational, and institutional uses along the major transportation corridors in the City, such as SR 520 and US1, and in the Cocoa Village; and

WHEREAS, the adoption of the Mixed-Use future land use category was intended to strengthen support of redevelopment activities and place a stronger emphasis on quality, integrated development incorporating "smart growth" principles that would lead to compact development as opposed to conventional development standards and reduce urban sprawl; and

WHEREAS, the Mixed-Use future land use category was also intended to promote energy efficient land use patterns and assist in the reduction of greenhouse gas emissions by encouraging such integrated and compact development; and

WHEREAS, to encourage the compact, walkable, energy-efficient land development within the Mixed-Use future land use category, the Comprehensive Plan policies for such Mixed-Use category authorized a density bonus of up to five (5) dwelling units per acre, in addition to the twenty-five (25) dwelling unit per acre generally authorized, for vertical mixed use buildings; and

WHEREAS, Policy 1.1.2.6 of the City's Comprehensive Plan, further establishing the intent of the Mixed-Use future land use category, provides that mixed use buildings within a single development will be "highly encouraged" in this category; and

WHEREAS, for a mixed-use building in the Mixed-Use future land use category, "only retail sales, offices and services and restaurants" are currently permitted on the ground floor; and

WHEREAS, attracting a limited number of new large, vertical mixed-use projects to certain limited areas within the Cocoa Village is consistent with the City's and the Cocoa Community Redevelopment Agency's redevelopment plans and will help ensure the long-term viability and vibrancy of the Cocoa Village as a distinct, attractive, and safe place to live, work, and visit; and

WHEREAS, consequently, the City Council previously adopted via Ordinances 07-2022 and 17-2023 amendments to Policy 1.1.2.6 to authorize up to 125 dwelling units per acre for certain very limited geographic areas in the Cocoa Waterfront Overlay District ("CWOD"), subject to approval of a development agreement in the discretion of the City Council after consideration of a number of factors, including but not limited to, economic and social benefits to the City and Community Redevelopment Agency, aesthetic quality and character, architectural design, and physical and visual scale; compatibility and harmony with the special and distinctive character of the Cocoa Village, including the South End Subdistrict, if applicable, and waterfront district; impact upon public facilities; and adequacy of on-site parking and impact of off-site parking; and

WHEREAS, the City Council desires to provide additional flexibility related to uses permitted on the ground floor of vertical mixed-use buildings eligible for density bonuses under the Comprehensive Plan to encourage the development of such buildings to fulfill the goals and objectives of the Mixed-Use future land use category; and

WHEREAS, revising the requirement that ground floor uses must consist entirely of retail sales, offices, services, and restaurants reflects the fact that market conditions may not support such commercial uses on every street frontage of a proposed mixed-use building; and

WHEREAS, providing for such flexibility may stimulate the development of mixed use buildings in the City of Cocoa while still ensuring that commercial uses are integrated into such buildings to create compact, walkable, and energy-efficient development that will benefit the citizens of the City of Cocoa; and

WHEREAS, allowing the construction of high-density residential mixed-use projects within the urban core of the Mixed-Use future land use area also provides for the economical use of City resources and infrastructure and provides opportunities for significant work, live, and recreation options that will allow residents to reduce their automobile dependence and live a more sustainable lifestyle; and

WHEREAS, the City Council finds that this Ordinance serves a legitimate government interest related to implementing the goals and objectives set forth in the Cocoa Waterfront Master Plan, Agency Redevelopment Plan, and promoting catalyst redevelopment opportunities that will improve the social and economic interests of the City of Cocoa; and

WHEREAS, the City Council of the City of Cocoa hereby finds this Ordinance is in the best interest 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.

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

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 the adoption of this Ordinance):

* * *

I - FUTURE LAND USE ELEMENT

* * *

FIGURE FLU-1
STANDARD FOR FUTURE LAND USE CATEGORIES

* * *

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

	Commercial	Neighborhood Commercial	Regional Activity Center	Industrial	Open Space Recreational	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	1 lane arterial that intersects 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, C-R, P-S, PUD, R-P, UMD
Maximum Impervious Surface Ratio	0.90	0.80	0.95	0.75	0.25	0.65	0.95 1.0 in CBD

NOTES FOR FIGURE FLU-1:

1. Maximum density may be increased up to 12 due/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.
3. Maximum FAR in the Cocoa RDA is 2.0 and a bonus may permit up to an additional 2.5 FAR in the Central Business District outside the Cocoa Village Overlay sub-district. An additional 25 units per acre may be achieved in certain areas within the Cocoa RDA.
4. Four (4) acre maximum land area for new Neighborhood Commercial and one (1) acre maximum site land area.
5. Minimum land area of 50 acres and minimum cumulative gross floor area of 500,000 sq. ft. for all structures.
6. Commercial uses that are complementary to and support industrial development and operations.
7. Maximum residential density shall be 25 du/acre, except where reduced by the underlying zoning district regulations.
8. Residential uses shall be permitted only where allowed in the underlying zoning district.
9. Notwithstanding the base level maximum density stated in the above chart and Notes 2 & 3, the maximum density may be increased by the City Council for certain approved redevelopment projects on properties designated Cocoa Village and South End Subdistrict with a Commercial/Mixed Use Large (CL) building type on the Cocoa Waterfront Overlay District Regulating Plan pursuant to Policy 1.1.2.6.

* * *

Policy 1.1.2.6: Mixed-Use (MU).

(a). 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. The following criteria shall be used for determining appropriate locations for mixed-use land use areas.

A. Areas within a quarter mile walking distances of public transit stations, transitional areas between high and low intensity uses, and areas adjacent to major corridors within the City are appropriate for Mixed-Use category.

B. The land development regulations implementing this category shall encourage a compact and walkable environment to reduce vehicle miles of travel and encourage use of public transit.

C. Development within mixed-use shall be encouraged to follow Transit Oriented Design (TOD) principles.

D. Unified architectural and streetscape themes are encouraged for all developments within the Mixed-Use category.

E. Mixed use buildings within a single development will be highly encouraged in this category.

F. ~~For~~ Except as provided herein, for a vertical mixed-use building, density bonuses as provided in Figure FLU 1 and this Policy 1.1.2.6(b) shall only be permitted where at least 51% of the total building length of the ground floor street frontage is devoted to occupiable space for retail sales, offices and services available to the general public, and restaurants, or a combination thereof ~~are permitted on the ground floor~~. The total building length of the ground floor street frontage shall be measured by determining the length of the vertical, mixed use building on the ground floor on all street frontages up to a maximum of two (2) street frontages which shall be the two longest sides of the building with street frontage. For purposes of this Policy, pedestrian and vehicle driveways and ingress and egress corridors may be subtracted from the building length on each street prior to calculating the required percentage of the building length that must be devoted to the ground floor commercial uses on such street frontage. The required 51% of the total building length of the ground floor street frontage that is devoted to occupiable space for the ground floor commercial uses listed in this Policy may be distributed among street frontages as deemed most advantageous by the applicant, which may include locating the ground floor commercial uses entirely on one street. Non-commercial uses, uses otherwise permitted by the underlying zoning district, and parking to serve the vertical, mixed use building or the general public may occur on the remainder of the street frontage or within the interior of the building.

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 dwelling 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 or South End Subdistrict on the Cocoa Waterfront Overlay District Regulating Plan and located on real property designated (outlined) on the following map:

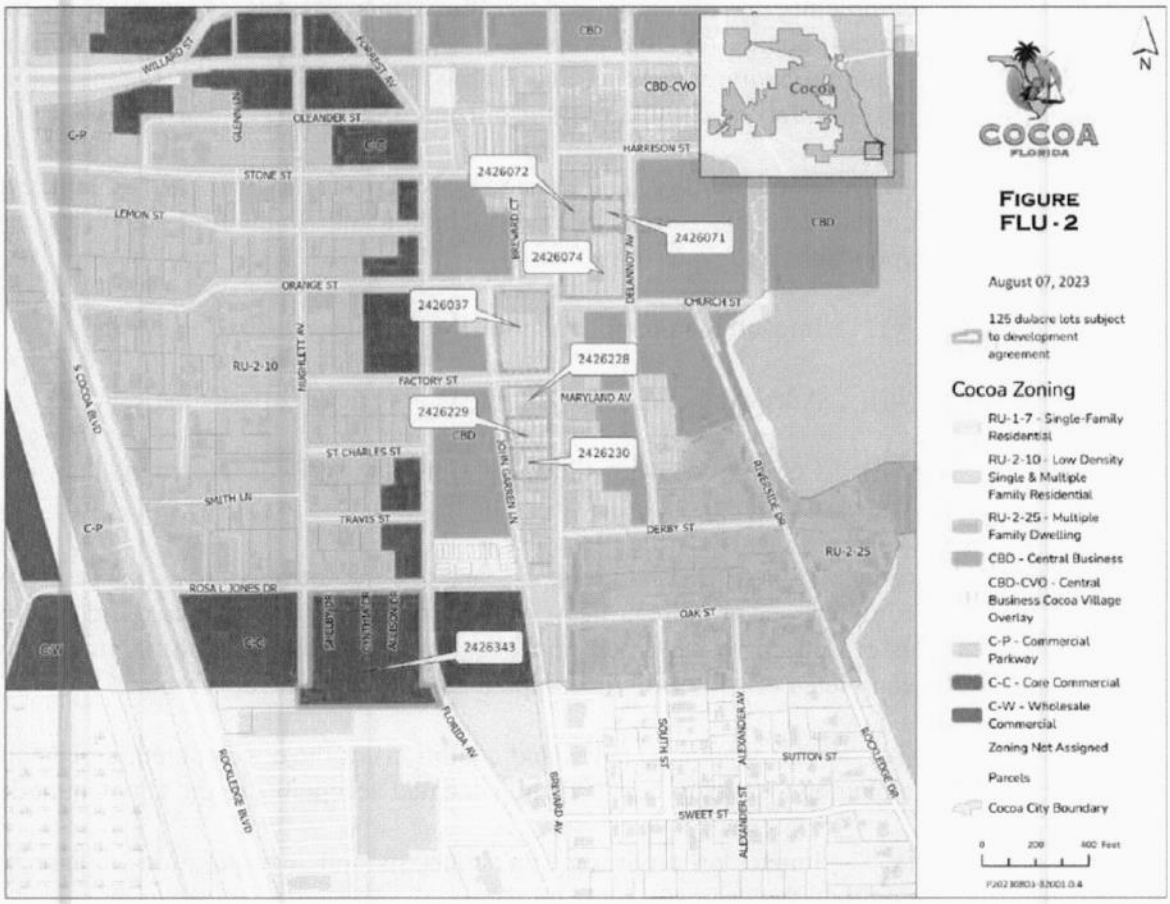


FIGURE FLU-2

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 a 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, including the South End Subdistrict, if applicable, and waterfront district;

(v). Impact upon public facilities;

(vi). Adequacy of on-site parking and impact of 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 the applicable land development regulations and comprehensive plan policies;

(xiii). Any other factors as may be deemed relevant by the City Council.

* * *

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.

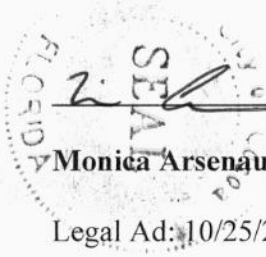
Section 8. Effective Date. The effective date of the Comprehensive Plan Amendment adopted by this Ordinance shall be thirty-one (31) days after the state land planning agency notifies the City that the plan amendment package is complete pursuant to section 163.3184(3)(c)(4.), Florida Statutes. If the 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 14th day of January, 2025.

Michael C. Blake

Michael C. Blake, Mayor

ATTEST:



Monica Arsenault, City Clerk

Legal Ad: 10/25/2024

LPA/P&Z: 11/06/2024

First Reading: 11/12/2024

Legal Ad: 01/02/2025

Second Reading: 01/14/2025

Effective Date: _____

2010 MIXED USE

FUTURE LAND USE CATEGORY

CITY OF COCOA
COMPREHENSIVE PLAN

DATA & ANALYSIS

October 2010

Prepared By:

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CITY OF COCOA
COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

Data and Analysis

October 2010

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CHAPTER I
FUTURE LAND USE ELEMENT

A. INTRODUCTION

The purpose of the Future Land Use Element is to determine the future land use pattern that will best accommodate the City's projected population. The Future Land Use Element is dependent upon the goals, objectives and policies of all of the other elements in the comprehensive plan to minimize adverse impacts on natural resources and maintain essential facilities and services at desired levels to maintain the quality of life within the City.

The goals, objectives and policies established for this element, in conjunction with the City's land development regulations and other implementing mechanisms, will guide the distribution of growth to ensure that future patterns of land use are tailored to:

- Reduce sprawl, consistent with Rules 9J-5.006(3)(b) and 9J-5.011(2)(b)3, Florida Administrative Code (F.A.C.);
- Improve development efficiency by guiding development to existing growth areas where infrastructure systems are in place and where unit costs for public services and facilities are relatively low;
- Protect natural resources by guiding development away from wetlands and other natural resources; and
- Enhance community character by reinforcing existing development patterns and addressing compatibility issues.

This element consists of an inventory and analysis of existing land use, the projection of future land use needs, objectives and policies, and a future land use map series. The Future Land Use Map and associated policies will guide the review and permitting of new development through 2020. This element was developed and adopted pursuant to Chapter 163, Florida Statutes (F.S.), and as such will have significant legal standing. All existing development regulations are required to be consistent with this element and all other elements in the comprehensive plan.

1. Regional Setting

The City of Cocoa is located in Florida's Space Coast in Brevard County (see **Map I-1)**. Located on the west side of the Indian River Lagoon, the City is only 15 minutes from Port Canaveral and the Kennedy Space Center and 40 minutes from the Orlando International Airport. The City is bordered by the City of Rockledge on the south side and unincorporated Brevard County land on the west and north sides.

2. City Profile

According to the University of Florida's Bureau of Economic and Business Research (BEBR), the population of Cocoa was estimated at 16,825 as of April 1, 2009. Based on the City's GIS data, Cocoa contains approximately 8,443 acres or 14 square miles of total area within its jurisdictional limits. I-95, SR 520, SR 524, SR 528 and US 1 are the major roadways connecting Cocoa to other cities. Two four-lane high-rise bridges, the Indian River Bridge (SR 520) and the Merritt Island Bridge (SR 528), connect Cocoa to the islands on the east side, which contain Merritt Island and the Cities of Cocoa Beach and Cape Canaveral.

The City of Cocoa was incorporated in 1895[1]. The City suffered several setbacks in its history including the 1890 fire that destroyed the business district, the 1895 "Great Freeze" and the Great Depression in the 1930s. Following the development of the space industry in 1950s, the City experienced tremendous growth and its population quadrupled from 3,098 in 1940 to 12,244 in 1960 (Source: U.S. Census).

Due to its location near the Kennedy Space Center and the associated high-tech companies along the "Space Coast," the City contains a mix of land uses including residential, commercial and industrial. Historic Cocoa Village is a focal point of the community and is home to a number of buildings listed on the National Register of Historic Places.

According to the 2000 Census, the City of Cocoa population accounted for 3.4% of Brevard County's population at the time and ranked fifth in population among the fifteen cities in the county. The City has a high minority population and high poverty rate as compared to Brevard County. According to the 2000 Census, 32.3% of the population was black in Cocoa, compared to 8.4% in Brevard County. The poverty rate in Cocoa was 21.8%, compared to 9.5% in the county. Although the City has a high concentration of low income housing, an abundance of rental housing and a lack of homeownership opportunities, the City has many strengths and assets including its strategic location, downtown waterfront, revitalized historic Cocoa Village and opportunities for redevelopment.

B. EXISTING LAND USE DATA

1. Generalized Land Uses

The pattern and mix of existing land uses is indicative of the market forces and natural resource constraints that have shaped existing development and are likely to influence future growth. A detailed Existing Land Use Map, **Map I-2**, was developed depicting the land use patterns in the City as of 2009. **Table I-1** shows the current distribution of uses. The acreage of each existing land use category was calculated utilizing Brevard County Property Appraiser information and geographic information systems software.

The land use breakdown in the City in 2009 is 20.4% residential, 5.8% commercial, 7.8% industrial, 7.2% public, 0.8% recreation, 38.6% vacant and 5.8% conservation. The remaining 13.7% consists of water and roadway rights-of-way. The City does not have any agricultural land. **Map I-2** shows that the residential and public uses are spread throughout the City. The commercial uses are located in the downtown and along the major corridors including US 1, SR 520, SR 501 (Clearlake Road), SR 524 and Cox Road. Industrial uses are mainly concentrated on the north side of the City, just north of SR 528. Some industrial uses have also developed along Cox Road and along the railway line just north of SR 520. Vacant land, which comprises about 3,333 acres, is mostly concentrated on the west and central parts of the City.

2. Historic Resources

According to the Florida Master Site File (FMSF), maintained by the Florida Department of State, Division of Historical Resources, there are two historical structures within Cocoa that have been listed on the National Register of Historic Places (NRHP). The NRHP,

[1] http://www.cocoafl.org

maintained by National Parks Service, is the Nation's official list of cultural resources worthy of preservation. **Table I-2** contains the names of the structures.

The City conducted a cultural resource survey in 1991, which was funded by the State and identified several historical and archeological resources in the City. **Map I-3** shows the historical structures and archeological sites that were surveyed in the City of Cocoa.

The City has a local historic district known as Historic Cocoa Village, which is located in the downtown area between US 1 and Indian River Lagoon. The district is comprised of twenty historical buildings that have been renovated and offers a variety of antique shops, art galleries, boutiques and specialty stores.

In addition, Indian River Drive (CR 515) within the City of Cocoa is a part of the Indian River Lagoon Scenic Highway Corridor, which was designated as a Florida Scenic Highway by the Florida Department of Transportation (FDOT) in 2002. The scenic highway corridor is a 156-mile loop that begins at Canaveral National Seashore on the north, encompasses the heart of the Indian River Lagoon on the mainland and barrier island and ends at the Wabasso Causeway in the south. Activities along the scenic highway are coordinated with the Corridor Management Plan that ensures the preservation, protection, maintenance and enhancement of the corridor.

3. Natural Resources

Other than the water bodies, isolated wetlands and limited 100-year floodplain areas, there are few natural constraints to development in Cocoa. Environmental permitting requirements restrict development in pristine natural areas and preserve wildlife habitats.

a. Public Potable Waterwells and Wellhead Protection Areas

The City of Cocoa draws water from 38 wells: 34 wells drilled 400 to 600 feet into the Floridan aquifer and 14 wells drilled into the Intermediate Aquifer. In Brevard County, the aquifer generally contains brackish water; therefore, Cocoa located its well field in east Orange County. Because the wells are located outside the City limits, the City has not established any standards for wellhead protection. **Figure VII-3** in the Potable Water Element shows the location of existing potable water wells that serve the City.

b. Beaches and Estuarine System

The City is located on Florida's mainland along the Indian River Lagoon and does not have any actual beach area within its boundaries. The estuarine system in Cocoa is comprised primarily of the Indian River Lagoon. The Coastal Management Element analyzes this resource in detail.

c. Soils and Topography

The development potential of land is affected by the types of soils present. Soils that have poor load bearing features or drain poorly are more difficult and costly to develop. Other soils may not be suitable for certain types of development and septic tanks.

Soils in Cocoa are not a significant constrain for development, except for wetland soils. Any vacant land located in areas of wetland soils cannot be filled-in without a permit from the Florida Department of Environmental Protection (FDEP) or the Army Corps of Engineers. In addition, the City has established wetland regulations that ensure the protection and conservation of the wetlands from development impacts. The Conservation Element addresses the criteria and mitigation options of the new development and redevelopment impacts on the wetlands. Similarly, the topography of Cocoa does not represent a significant constraint for development because the majority of the City is characterized by gentle slopes that are developable without the need to drastically disturb the natural contours of the land. **Map XII-3** in the Conservation Element shows the major soil types found in the City.

d. Wetlands and Flood-Prone Areas

There are several areas within the City that lie within wetlands and floodplains. In addition, there are a few smaller scattered areas within the City typically associated with small lakes. The City requires all development to conform with the standards set forth by the United States Department of Housing and Urban Development (HUD) Flood Insurance Program and the St. Johns River Water Management District. **Map XII-1** and **Map XII-2** in the Conservation Element show the wetland and flood prone areas found in the City.

4. Adjacent Uses and Areas of Critical State Concern

Map I-4 depicts the land uses for all lands adjacent to the City of Cocoa. The map shows that the areas closest to the City limits to the west and south are mostly developed. Most of these areas are currently used for single-family residential, although commercial and industrial uses are also found along major transportation corridors. Currently, there are no Areas of Critical State Concern and no dredge spoil sites within the City limits.

5. Population Projections

Chapter 9J-5, F.A.C., requires that the "comprehensive plan be based on resident and seasonal population estimates and projections." According to the definition established by 9J-5, resident population refers to "inhabitants counted in the U.S. Bureau of the Census in the total population category." Seasonal population encompasses those "inhabitants who utilize, or may be expected to utilize, public facilities or services, but who are not residents. Seasonal population shall include tourists, migrant farm workers, and other short-term and long-term visitors." The total seasonal population combined with the total resident population represents the "total functional population."

Projected population figures determine future facility needs and land requirements and must be taken into consideration in preparing the Future Land Use Element. Population estimates and projections were prepared by Land Design Innovations, Inc. as part of the comprehensive plan and are shown in **Table I-3**. A description of the methodologies used to formulate the projections is found in the report titled "City of Cocoa Population Projections," please reference **Appendix B**.

According to the U.S. Census Bureau, the 2000 population for the City of Cocoa was 16,412 permanent residents. **Table I-3** shows that this population is expected to reach 29,173

permanent residents by the year 2020, 34,992 by 2025 and 42,311 by 2030. The projected average annual rate of population growth for the planning period is 3.21percent annually.

The seasonal component in Cocoa has been less significant than in most Florida communities. The existing number of seasonal residents in 2000 was estimated to be 834, which is approximately 5% of the total number of residents. By 2020, the number of seasonal residents is projected to increase to 1,482 citizens, based on maintaining the 5% average.

C. LAND USE ANALYSIS

1. Availability of Facilities and Services

This Section summarizes the availability of public facilities and services necessary to support future development.

a. Transportation

The City of Cocoa is serviced by six major roadways: US 1, SR 501 and Interstate 95 running north-south, and SR 528, SR 520 and SR 524 running east-west. These roadways are classified by the State as Urban Principal Arterials or Minor Arterials.

The 2008 Space Coast Transportation Planning Organization (TPO) State of the System Report indicated that only a portion of I-95, from SR 524 to SR 520 within the City, is congested and does not meet the adopted level of service standard. Currently, the section of I-95 from South of SR 519 (Fiske Blvd.) to North of SR 528 is being widened from four lanes to six lanes and construction is projected to be completed in 2014. The Transportation Element describes transportation facilities in more detail.

There are no airports within the City; however, there are passenger and freight rail services available. Limited public transit service is provided and operated by the Space Coast Area Transit Authority (SCAT). The public transit service within the City of Cocoa is provided along three routes 1, 4 and 6. Route 4 connects Cocoa to Cocoa Beach and Route 6 circulates internally throughout the City. The City does not provide a comprehensive system of bicycle or sidewalk facilities.

b. Sanitary Sewer

The City of Cocoa provides sanitary sewer service to its residents. The City operates and maintains one wastewater treatment facility known as the Jerry Sellers Wastewater Reclamation Facility, which has a capacity of 4.5 million gallons per day (MGD). This facility is operated in accordance with the rules of the FDEP and the SJRWMD.

The City has an improvement plan designed to provide sufficient wastewater collection, treatment and disposal services to meet projected demands through the year 2025. The Sanitary Sewer Element describes the sanitary sewer system facilities in more detail.

c. Solid Waste

The municipal solid waste collection is provided by a solid waste contractor, Waste Management, Inc., to all residents and businesses in the City of Cocoa. Non-residential solid waste collection occurs two to six times per week, as needed, per location. Residential service is offered twice a week per household. Waste Management, Inc. is also responsible for collecting recyclables, bulk trash, green waste, commercial dumpster and construction debris within the City. Recyclables and green waste are collected once per week.

Brevard County handles the disposal of all solid waste for the City of Cocoa. All Class I (municipal solid waste) and IIII solid waste (construction and demolition debris) are disposed at the Central Disposal Facility (Cocoa landfill), located in Cocoa. The Cocoa landfill will reach capacity in 2013 and is expected to be partially closed in 2014. Brevard County has made plans for the southern expansion of the Cocoa landfill. The expansion will include the development and construction of additional Class I landfill cells (space), which will add an additional 220 acres to the Cocoa landfill. It is anticipated that this expansion will provide adequate capacity to serve all of Brevard County, including that solid waste generated by the City of Cocoa, until 2040[2].

At the level of service standards established in the Solid Waste Element there is sufficient capacity to serve existing land and future land uses.

d. Stormwater

The Stormwater Division is responsible for maintaining the City's drainage ditches and swales, piping, inlets and retention and detention ponds. The City does not have a Stormwater Management Plan that determines the status of existing system. The Stormwater Element describes the system in more detail.

e. Potable Water

The City of Cocoa is a regional water supplier for central Brevard County, serving other cities and unincorporated areas in Brevard County. Cocoa's geographic water service area includes Cocoa, Canaveral Groves, Cape Canaveral, Cocoa Beach, Kennedy Space Center, Merritt Island, Patrick Air Force Base, Rockledge, Viera, Sharpes, Suntree, Titusville, Melbourne (when needed), Port St. John and a large portion of unincorporated areas of Brevard County.

The Cocoa water utility serves primarily residential and commercial land uses. Water service is also provided to a small number of industrial and agricultural land uses. The City of Cocoa has two water treatment plants, Wewahootee Water Treatment Plant and Claude H. Dyal Water Treatment Plant, with a total systemwide production capacity of 48 million gallons per day (mgd), with an average usage of 25 mgd in 2008. The water use allocated to the City of Cocoa through its current SJRWMD CUP is limited to 34.11 mgd for the year 2009, and increases annually through year 2023 to 39.64 mgd. At the level of service standards established in the Potable Water Element, the water utility has sufficient water production and storage

[2] Brevard County Solid Waste Management Department, August 2009.

capacity to meet current and future average daily and typical peak day demands generated by customers in its water service area.

f. Natural Groundwater Aquifer Recharge

There are few prime aquifer recharge areas within the City of Cocoa. Within surficial aquifer recharge areas, the City allows a maximum impervious surface area of 75 percent. **Map VIII-2** in the Natural Groundwater Aquifer Recharge Element shows the location of the recharge areas of the Floridan Aquifer in the SJRWMD.

2. Vacant Land Suitability Analysis

The purpose of this section is to assess the suitability of vacant land for development by identifying how much of the vacant land is constrained by natural and historical resources and by determining the extent to which development can be directed away from these constraints.

The City of Cocoa contains 3,333 acres of vacant land, or approximately 39% percent of its total acreage (45% not including water and rights-of-way) (see **Table I-1**).

Some of the properties that are vacant have received development approval and therefore, cannot be counted toward "developable" vacant land. Those sites, shown on **Map I-5** and listed below, comprise approximately 991.35 acres.

Development Name	Acreage	Units Approved
Brevard Crossing	272.35	675[1]
London Cove PUD	20.53	61 Townhomes
Cocoa Landings	43.32	178 Townhomes and 310 Apartments
35 Carmalt Street	0.24	4 Townhomes
Summer Breeze	36.39	40 Single Family
Trinity Condos	0.12	3 Condominiums
Santa Barbara	88.91	479 Townhomes and Condominiums
Barrara Shores	283.62	600 Single Family
Space Needle	245.87	400 Single Family
TOTAL	**991.35**	**2,750**

1. Note: Brevard Crossings is a pending development application not yet approved.

Map I-6 depicts vacant land with the assigned future land use classification and a sensitive land overlay showing potential development constraints. The overlay was created by combining layers of floodplains, wetlands and soils. The map shows that the sensitive areas are mostly along the waterways and on the west and the north sides of the City. **Map I-6** does not include properties that are vacant but have received development approval. The vacant properties within the City are primarily designated on the FLUM for residential (54.5%), followed by industrial uses (23.4%) and commercial uses (14.0%).

Map I-6 shows that most of the vacant land is located on the west and central parts of the City. Medium sized vacant parcels are located primarily along US 1 and in the downtown area, while medium to large vacant tracts of lands are located in the north and west parts of

the City. The acreage of "developable" vacant lands (excluding potentially sensitive lands and lands approved for development) is approximately 1,006 acres.

Table I-7 shows the acreage of uncommitted developable vacant lands and the development potential.

3. Projected Land Use Needs

This section of the Future Land Use Element projects the amount of land for different land uses that will be necessary to accommodate future population growth. The methodology used to project the future demand for the various land uses was based on the current proportion of land use acreage to population.

a. Future Agricultural Use

Currently, no land is dedicated for agricultural uses on the City's FLUM. When the City annexes agricultural land, a City land use category is applied to the site based on adjacent land uses and adequacy of the site for development. The City may allow agricultural operations to continue on the site. To promote the continuation of agricultural uses on the site, the City is adopting a Rural/Urban Transition land use category. The Rural/Urban Transition land use category will protect and preserve agricultural activities while providing for residential uses limited to family homesteads as defined in Chapter 163.3179 Florida Statutes.

b. Future Residential Land Use

The City has designated 3,820 acres of residential land on the FLUM (**Map I-7**). The proportion of acreage of land use to population, and the housing needs to accommodate 2020 population were used to determine future residential land use needs. As seen in **Table I-4**, future growth would demand approximately 695 residential acres by 2020 if the 2009 ratio were used. The housing units needed by 2020 were calculated by dividing the 2020 population projection (30,656) by the persons per dwelling units figure from the 2000 Census (2.04). Based on this calculation, a total of 15,027 dwelling units will be needed by 2020. This number reflects current units plus the additional units needed to accommodate projected population growth. Of the 15,027 housing units, 9,807 are needed for single-family and 5,220 are needed for multi-family. The distribution between single-family and multi-family is based upon the 2000 Census distribution.

Table I-7 presents the amount of developable residential lands by land use category and the holding capacity of those lands. Based on the 413 acres of developable vacant land designated as residential in the FLUM, the City could accommodate approximately 3,197 additional dwelling units by 2020. In addition to the residential land use categories, the neighborhood commercial and mixed-use land use categories encourage the provision of residential uses in conjunction with retail or office developments. That increase in available lands for residential development will satisfy the future demand for residential land use. As shown in **Table I-7**, the mixed-use and neighborhood commercial categories will add the potential for 256 additional dwelling units, for a total of approximately 3,453 units.

By adding the approved units (2,750 units) and the potential units (3,453 units), the City has a total development potential of 6,203 new residential units. By 2020, the City would have 14,735 dwelling units**,** which is calculated by adding the potential new units (6,203) to the existing units (8,532). Comparing the need (15,027) with the holding capacity (14,735), the City will have a deficit of 292 residential units.

Residential development will be accommodated based on the following ranges of density (see mixed-use category below for additional areas allowing residential uses):

- Very Low Density Residential – Up to 4 units per acre
- Low Density Residential – Up to 7 dwelling units per acre
- Medium Density Residential – Up to 15 dwelling units per acre
- High Density Residential – Up to 25 dwelling units per acre

c. Future Commercial Land Use

The commercial category will primarily consist of commercial and office uses. Projections of future commercial land were based on current ratio of land use to population. Based on the 2009 population of 16,825, the ratio is currently 30 commercial acres per 1,000 residents. This ratio includes the commercial development included within mixed-use areas. Applying the 2009 ratio to the 2020 population projection, the City would need a total of 906 commercial acres.

Economic development is one of the big focuses of the City. In order to encourage economic activities, the City needs to increase the current land use allocation percentage for the commercial activities. The FLUM designates 1,150 acres of commercial land use. The acreage is split between commercial acres (867 acres/77%) and neighborhood commercial acres (284 acres/23%).

d. Future Mixed-Use Land Use

In addition to the more traditional commercial land use category, the City is establishing a mixed-use land use category to support commercial development in a mixed-use setting with supporting residential uses. The intent of the category is to encourage the development of compact mixed-use centers and avoid a strip commercial development pattern. This category is not intended to require a mix of uses for each site, but rather to achieve an area-wide mix of uses.

The Mixed-Use land use is applicable to areas generally along SR 520 (King Street) and US 1. The FLUM shows 120 acres of Mixed-Use. The City anticipates that by 2020, the mix of uses in the Mixed-Use land use category will be about 50% non-residential and 50% residential.

e. Future Regional Activity Center

The Regional Activity Center (RAC) land use category allows compact, high intensity and mixed-use developments on parcels with land area of 50 acres or more. The amount of RAC acreage required to meet future growth is shown in **Table I-4**. Currently, there are approximately 270 acres of land designated RAC on the FLUM. The RAC areas are located at the intersection of I-95 and SR524, known as Brevard

Crossings Regional Activity Center. The RAC acreage is not expected to grow through the planning horizon.

f. Future Industrial Land Use

Industrial land use projections were calculated using the same basic methodology as described above for commercial lands. The amount of industrial acreage required to meet future growth is shown in **Table I-4**. Currently, there are approximately 675 acres of developed industrial lands within the City of Cocoa, or 40 acres for every 1,000 residents. Based on the projected population for 2020, there would be a need for 1,230 acres of industrial land use, using the 2009 ratio. The 2020 FLUM provides 1,245 acres for industrial uses, allowing a 15-acre surplus.

Industrial uses tend to benefit an economy more than other uses such as residential and institutional. To enable desirable future economic development outcomes, the City needs to increase the current land use allocation percentage for the industrial activities. Based upon the current work force and community needs, it is projected that the demand for industrial uses will increase. Therefore, the City may need additional industrial land acreage to meet the future demand.

g. Future Institutional Land Use

Currently, the City of Cocoa has a low percentage of institutional land use as a percentage of overall land use The institutional uses owned by non-profit and public organizations do not contribute to ad-valorem taxes; therefore, a smaller percentage of these uses is not a negative indicator for the City. However, the City needs land in this category to accommodate those institutional uses that are generators of public activities (such as civic centers, museum and arena) to offset lost ad-valorem taxes from other institutional uses that do not pay ad-valorem taxes. Based upon an analysis of existing and future needs, the City anticipates the need to acquire additional land to accommodate its public facility and service functions as the population increases. **Table I-4** indicates an increase in demand for institutional acres (1,140 acres by 2020 over the 626 acres in 2009). The increase is based upon an average of 37 acres per 1,000 residents. The 2020 FLUM shows a total of 249 acres of institutional land use, which indicates a deficit of 891 acres. Therefore, the City needs additional institutional land acreage to meet the projected future demand.

h. Future Recreation/Open Space Land Use

Currently, the City of Cocoa has 156.66 acres of recreation and open space lands within the City, 71 acres of which are designated Recreation and Open Space on the Future Land Use Map. This translates into an actual level of service of 6.91 acres/1,000 population. With a projected total population of 30,656 persons by 2020, the City will have an excess of 118.34 acres of recreation and open space land to meet the future demand. Therefore, it is not anticipated that the City will require additional lands for the Recreation and Open Space future land use category over the 10 year planning horizon.

i. Future Conservation Land Use

This land use category includes those lands that contain valuable and threatened natural resources such as floodplains, estuarine properties and unique ecological communities. Several areas in the central portion of the City and along US 1 have already been designated as conservation, but there may be other noteworthy areas identified in the future which may be considered for conservation designation on the Future Land Use Map. Additional conservation lands can also be anticipated with annexations of natural resources.

4. Need for Redevelopment

The City of Cocoa contains limited areas of blight characterized by aging buildings, inadequate and obsolete infrastructure and lack of employment opportunities. Under Florida law (Chapter 163, Part III, F.S.), local governments are permitted to designate areas as Community Redevelopment Areas where deterioration is severe or widespread. The City of Cocoa has established three community redevelopment areas (CRAs), including the Cocoa (Downtown) CRA, the U.S. 1 Corridor CRA and the Diamond Square CRA, encompassing a total 1,403 acres. **Map I-8** shows the location of the City's redevelopment areas.

The Cocoa (Downtown) CRA was established in 1998 and encompasses approximately 280 acres, with its boundaries extending north to Mitchell Street, south to the City limits, west to the railroad tracks and east to the Indian River Lagoon. The Cocoa Community Redevelopment Agency sponsors a Commercial Façade Improvement Program to benefit property owners in the Cocoa (Downtown) CRA. Matching grants of up to $10,000 are available per commercial parcel to qualified owners. Cocoa Village, located in the Cocoa downtown CRA, is the best example of the City's successful redevelopment efforts.

The U.S. 1 Corridor CRA was established in 1998 and encompasses approximately 805 acres, with its boundaries extending north to Clearlake Road, south to School Street, west to the Fiske Boulevard and east to U.S. 1. The U.S. 1 Corridor Redevelopment Agency also sponsors a Commercial Façade Improvement Program. Matching grants of up to $10,000 are available per commercial parcel to qualified owners.

The Diamond Square CRA, created in 1998, is located on the southern border of the City and is approximately 318 acres in size. The Diamond Square CRA encompasses the area bordered by Oleander Road on the west, School Street on the north, railroad tracks on the east and Poinsetta Drive on the south. The Diamond Square Redevelopment agency sponsors façade improvement programs that offer a matching grant of up to $2,500 per residential parcel and $10,000 per commercial parcel to qualified owners. The agency provides funding at a maximum of $2,000 per program to programs whose services are located within the Diamond Square CRA and whose program goals match one or more of the goals of the agency. The agency also offers a first time homebuyers program and a drainage improvement program.

In addition to the creation of the community redevelopment areas, the City has focused other targeted efforts on economic development in the City. Economic Development is discussed in **Section E** of this element.

5. Proposed Development and Redevelopment of Flood Prone Areas

Floodplain areas, as defined by the Federal Emergency Management Agency, include the 100-year floodplain (Zone AE) and the velocity zone (Zone VE). Flood-prone areas in Cocoa are depicted in **Map XII-2** in the Conservation Element. Much of the development within flood-prone areas occurred before the adoption of state and local regulations in the early 1980's.

Implementation of the comprehensive plan goals, objectives and policies and enforcement of the land development regulations will direct new growth away from areas particularly susceptible to flooding from severe storms or hurricanes and will ensure that all redevelopment activities will be consistent with regulations that result in their safe construction.

6. Dredge Disposal

As noted in the inventory section, there are currently no dredge spoil sites within the City.

7. Hazard Mitigation

The Brevard Local Mitigation Strategy is the guiding plan for local governments in the County's coastal planning area. The City has not prepared a Post-Disaster Redevelopment Plan, nor has Brevard County.

The City of Cocoa's coastal planning area includes the parts of the City that are adjacent to the littoral area along the Indian River Lagoon. The entire coastal planning area within the City of Cocoa is predominantly developed. There are a number of water-dependent uses, including recreation sites, boat ramps and marinas. None of the water-dependent land uses can be relocated. In addition to these water-dependent uses, there are a number of single family residential uses and water-related uses in the coastal high hazard area. Water-related uses include numerous commercial enterprises, such as boating and other marine related facilities. There are also several publicly owned parks along the Indian River Lagoon. The City does not currently anticipate the need to relocate, modify, or acquire any of these uses which it does not already own. However, in the wake of a storm event, City personnel will make inspections of all damaged structures. When the City has determined that a structure has suffered damage of greater than fifty percent (50%) of its value, the City will require that the owner rebuild landward of the existing structure or modify the structure in such a way that additional damage is unlikely. In some instances, the City may consider acquiring damaged structures and their lots in order to expand park areas or prevent build-back in areas of extensive erosion.

The City is mostly built out within the coastal planning area with the exceptions of one or two sites on the Indian River Lagoon. The vacant areas consist primarily of low density residential properties with some scatted commercial properties within the downtown. Commercial and residential land uses within this area are expected to continue as the predominant activities. The City of Cocoa land development code addresses lot coverage, setbacks from wetlands and water bodies, and protection of native vegetation by new development and redevelopment projects. Therefore, no special consideration for proposed land uses is necessary over and above those required to deal with the existing land uses addressed above. However, if older neighborhoods or communities are scheduled to be

revitalized or redeveloped, hazard mitigation should be an aspect considered and integrated into the project prior to the time of development approval.

D. GREEN HOUSE GAS REDUCTION AND ENERGY CONSERVATION

Greenhouse gases (GHGs) are the gases in the atmosphere that trap heat. Carbon dioxide, methane, nitrous oxide, ozone and fluorinated gases are some of the most abundant GHGs in the atmosphere. Some of the GHGs, such as carbon dioxide, occur naturally in the atmosphere through natural processes and human activities. Other greenhouse gases (e.g., fluorinated gases) are created and emitted solely through human activities. The greenhouse gases that enter the atmosphere because of the human activities are listed below.

- Carbon Dioxide - Burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).
- Methane – Production and transport of coal, natural gas, and oil. Methane emissions also result from livestock and other agricultural practices and by the decay of organic waste in municipal solid waste landfills.
- Nitrous Oxide – Agricultural and industrial activities, as well as during combustion of fossil fuels and solid waste.
- Fluorinated Gases (also known as High Global Warming Potential Gases) – Variety of Industrial processes.

While greenhouse gases play a vital role in maintaining the necessary conditions for life on Earth, the rapidly increasing concentrations of these gases are causing a rise in global temperature – Global Warming. It is now apparent that the increasing atmospheric concentration of GHGs resulting from human activities is changing the climate in ways that pose serious risks to citizen's health, economy, and environment. The Florida Legislature enacted House Bill 697 in its 2008 session. HB 697 amended Chapter 163, F.S. to address green house gas reduction and energy conservation through comprehensive plans. Chapter 163.31776(a), F.S., requires that the Future Land Use Element include greenhouse gas reduction strategies and energy efficient land use patterns, accounting for existing and future energy electric power generation and transmission systems.

The land use pattern plays a significant role in reducing vehicle miles travelled (VMT) and thus in reducing energy consumption and its associated GHGs emission. VMT can be reduced by promoting strategies such as compact development, high density development arranged to encourage pedestrians, bicycle and transit use, transit oriented development and mixed-use development. The preservation of historic buildings and their adaptive reuse result in energy conservation. These buildings are typically closer to population centers and adaptive reuse generally involves lower impacts on natural resources than new construction. The use of "green" building standards, as opposed to conventional codes, results in energy conservation. In addition, protecting and enhancing green spaces provides natural carbon sinks in soils, vegetation and streambeds to mitigate carbon emissions.

Implementation of the City of Cocoa's comprehensive plan goals, objectives and policies and enforcement of the land development regulations will reduce urban sprawl and VMT, encourage more mixed-use development in specific areas in the City, preserve green space and promote education of citizens in energy conservation measure and practices.

E. ECONOMIC DEVELOPMENT

Economic development must be considered as part of the City's long term plans in concert with planning for land use, transportation facilities and other services in order to coordinate the targeted location and support for business and industry. For the City of Cocoa, economic development is defined as a strategic program to:

- Increase the standard of living and quality of life for City residents.
- Stimulate job growth and provide higher-income jobs for residents.
- Diversify the local economy to provide stability during economic downturns and to provide a steady and growing tax base.

1. Current Economic Development Programs

The City's Office of Economic Development (ED) is responsible for all the economic development activities in the City. The goal of the ED Office is to strengthen and diversify the City's economy and expand the tax base, while enhancing the quality of life enjoyed by current residents, businesses and visitors. The City has taken several steps since 2000 to foster the entrepreneurial environment by encouraging new business formation, retaining and improving success of existing business and attracting businesses.

The City of Cocoa is a member of a non-profit organization known as the Economic Development Commission (EDC) of Florida's Space Coast. The EDC provides education, training and financial incentives to the businesses that are trying to expand and relocate in the Space Coast area. The City works closely with the EDC on projects planned in Cocoa.

The City offers a variety of local, state and federal programs and incentives to businesses that locate, expand and do business in Cocoa, including:

- *Florida Enterprise Zone*: Enterprise Zones encourage economic growth and investment in distressed areas by offering tax advantages and incentives to businesses locating within the zone boundaries. In 2002, the City adopted an enterprise zone boundary (see **Map I-9**) and the corresponding Enterprise Zone Strategic Plan. The City was awarded Enterprise Zone 501 (EZ 501) in 2003.
- *Small Business Assistance Program*: The City offers financial assistance to new and expanding businesses with costs associated with small-scale infrastructure project and development fees.
- *Tax Abatement Program*: This program offers a City ad valorem tax exemption for new and expanding businesses within the City. The scope of exemption is generally determined by the number of new jobs created, as well as the wages associated with the newly created jobs.
- *Foreign Trade Zone*: A Foreign Trade Zone (FTZ) is land deemed to be outside the United States customs territory for purposes of duty assessment. Companies located in a foreign trade zone are able to defer, reduce and/or eliminate import duties. When goods are withdrawn from the FTZ and entered into the commerce of the United States the appropriate duty is levied upon the goods, if applicable. The City of Cocoa Foreign Trade Zone offers significant benefits for many types of businesses that import goods. Almost 24 acres of Foreign Trade Zone # 136 lie

within the City of Cocoa, located at the TATE Industrial Park. **Map I-9** shows the boundary of Foreign Trade Zone in the City.

- *Historically Underutilized Business Zones* (HUBZones): The program provides federal contracting and sub-contracting opportunities for qualified small businesses located in designated areas. The City has two census tracts that are designated non-metropolitan HubZones by the U.S. Small Business Administration.
- *Brownfield Redevelopment Program*: In 2003, the City of Cocoa established a Brownfield Redevelopment Program, which is funded through a Brownfields Assessment Grant by the U.S. Environmental Protection Agency (EPA). The redevelopment plan offers environmental Site Assessments to determine the nature and extent of contamination, facilitates applicants' participation in the State's Program, assists with redevelopment planning, provides coordination between intergovernmental agencies and participates in promotions for brownfield sites/projects.

2. Analysis of the Economic Development Environment in Cocoa

In 2005, the City and the University of Florida conducted a comprehensive assessment of the economic development environment in the City of Cocoa. The strengths identified in the report included:

- Strategic location that provides excellent access to the regional market, yet offers the advantage of more accessibility and lower costs.
- Good primary transportation infrastructure including excellent road network that provides a location incentive to businesses seeking sites in close proximity to interstate highways for major freight transport. The City is also in close proximity to Port Canaveral, which is the second busiest cruise port in the world.
- Rich valuable history that can be seen in its Victorian homes, historic hotels and the historic Cocoa Village. The Village has year-round special events and a variety of restaurants and shops, many locally-owned and arts-based.
- Positive City government willing to annex surrounding properties and to create and implement economic development plans to rebound from problems that have plagued the City.

The weaknesses identified in the report included:

- Too many greyfield, brownfield areas and distressed commercial corridors in the City. The U.S. 1 corridor has many vacant strip malls, which are considered unsightly and a deterrent for businesses.
- Need for continued and stricter aesthetics and design standards for the corridors. The buildings on the commercial corridors lack quality architecture design and landscaping and streetscape features.
- Lack of high tech employers, high-skilled jobs, professional offices, variety of restaurants and accommodation services in the City.
- Lack of quality affordable housing and diversity of housing choices for middle and upper income home buyers.

- Negative self-image and lack of an articulated and shared community vision of the City.

The report proposed a series of implementation strategies to build on strengths, mitigate weaknesses and capitalize assets for economic development. The report also identified the following goals and objectives representing key issues that should be addressed in this comprehensive plan.

- *Employment Opportunities*: The City should support and work with County and community leaders to meet the economic diversification needs of the community with emphasis on local job creation, business expansion and attraction of high-value-added commercial activity. The employment growth in the City will benefit other existing market sectors and will generate wealth within the community.
- *Business Expansion, Attraction and Retention*: The City, County and private leadership should work together to develop and implement economic development strategies that will establish a business environment that supports the operation, retention and expansion of existing Cocoa businesses, as well as the attraction and development of new commercial enterprises.
- *Coordination of Economic Diversification Efforts*: The City and County should coordinate the collaborative efforts between the public and community leadership. The efforts should be concentrated on developing industry clusters which will make the greatest contribution to job growth and wealth creation.
- *Streamlining Permitting and Regulatory Process*: The City should provide incentives such as expedited permitting to assist higher education institutions to expand when they are ready.
- *Economic Development Advisory Board*: To involve community stakeholders, the City should create an advisory board consisting of local community and business leaders.
- *Maintain Infrastructure for Supporting Economic Development*: The City should maintain adequate infrastructure for encouraging economic activities in the industrial and commercial sectors. The City should maintain or increase the current land use allocation percentages for industrial and commercial activities for the purposes of strengthening the revenue tax base of the City.
- *Increase Tourism*: The City should develop strategies to attract tourists by expanding recreational, entertainment, environmental, and cultural activities that are clean, family friendly, diverse, and unique.
- *Encourage Growth in Regional Industries with Supporting Activities*: The City should collaborate with the greater region to identify opportunities in the related service industries present in the region. The City should also encourage employment growth in high growth industries and small businesses through various programs and public/private partnerships.

In the last few years, economic development efforts by the City have accelerated, yielding very positive results for Cocoa. The Historic Cocoa Village is an example of successful downtown redevelopment and has become a destination for tourists and residents.

F. URBAN FORM

Urban form refers to the physical layout and design of a city. Characteristics such as urban density and intensity, block layout, street layout, streetscape, building placement/orientation and location define the urban form of a city. As the development standards change in terms of the above mentioned characteristics, the urban form also changes.

Incorporated in 1895, the City of Cocoa was a fairly compact city in the early 20th century. The compact form is visible in the older areas of Cocoa including the Cocoa downtown, the Historic Cocoa Village and downtown neighborhoods, which have narrow lots, are pedestrian oriented and include a mix of uses at higher densities. In the mid-20th century, the automobile began to dominate the development market. The development moved from the inner-city to the outskirts, and was characterized by low density and auto-dependent uses. Moreover, the development of railroad and major transportation improvements disrupted older commercial and residential neighborhoods. The result of this trend was the less efficient use of the infrastructure with no pressure for infill development. The urban form of the City changed from a dense compact form to a suburban sprawl form.

The City residents and past studies have identified the negative visual character of the major transportation corridors, the lack of overall identity of the City and the negative impact of the enclaves that detract from the City's aesthetics. The widening of US 1 in the 1950's by FDOT was one of the major reasons for the poor quality development along US 1, the loss of inner-city connectivity and the loss of businesses along the US 1 corridor in the City.

SR 524, US 1, SR 501, and SR 520 are the major commercial corridors of the City. They consist primarily of auto-oriented strip shopping centers that lack adequate pedestrian and bicycle access. The developments along these corridors also lack quality architectural design and adequate landscaping and are generally poorly maintened.

The City has two large enclaves along SR 501. These enclaves contribute to loss of inner city connectivity, land use conflicts and inefficient use of existing facilities and services. Additionally, the layout of some of the urbanized areas of the City is not very well organized or interconnected. These factors contribute to an image of disorder.

The City's goal is to create a physical planning framework to improve the quality of life and to ensure that new development shapes the City into a unique community that residents can identify with. A comprehensive urban design approach, citywide and on specific areas and corridors in the City, will be required to correct the disjointed nature of the past piecemeal development.

1. Vision Plan

A Vision Plan describes the kind of community that people who live and work in it want it to become over the next 10 to 20 years. It identifies what people value and want to preserve, what improvements are needed and how change should occur. A vision plan helps in creating a positive image and community identity, which is lacking in the City of Cocoa. A positive image helps to improve public relations. The awareness of the existing and desired image of an area can be the basis for a capital improvement plan and public policy formation. A positive image is important to a City government because it reflects on the excellence of service the government provides, attracts high quality business and well educated people.

The City adopted a Vision Plan in June 1996 to guide the future development of the City. The plan included the analysis of the physical, social and economic conditions of the City. The plan identified two primary challenges facing the City – improving the general image of the City and diversification and strengthening of the City's economic base. The Vision Plan included economic, land use, urban design, infrastructure and governmental and administrative strategies for future development, including a conceptual long range master land use plan and an action plan to implement the vision. The plan identified five redevelopment goals for the City:

- **Economic Function**: Strengthen downtown and core areas of Cocoa as a mixed-use center that will attract and serve the people of the region. Create a strong new industrial employment base.
- **Regional Context**: Strengthen the Cocoa area as a unique place within the County.
- **Community Role**: Strengthen Cocoa's contribution to the general well-being of the community.
- **General Environment Character**: Improve the physical image within the City.
- **Implementation**: Enable revitalization of the City to be a successful and on-going reality.

In addition to the Visions Plan, the City held a visioning public workshop in September 2007 to obtain public input on the issues facing the community. During the workshop, the citizens and city staff identified the following two major issues within the community:

- **Housing**: An abundance of affordable housing is located within the City. The balance of incomes has shifted to a very low income base compared to the County average.
- **Revitalization**: A serious concern was acknowledged about the visual appearance of the City and the overall identity. Economic and redevelopment efforts have been arduous because of the City's appearance and unfair perception.

Both the 1996 vision plan and the 2006 workshop identified similar issues including lack of identity, economic development and affordable housing. The City has consistently taken efforts to address and overcome these issues by implementing the goals and objectives of the vision plan and will continue these efforts.

The City will also plan to invite additional community input and to update the vision plan. While updating the master plan contained in the vision plan, the City will identify the character districts in the City and their interconnectivity. The several character districts within the City of Cocoa may include:

- **City Center**: Cocoa's downtown, the City center, is located on the east side of US 1. It can be characterized as a small village business area with one-story shops and restaurants. The downtown has an excellent collection of historic buildings, many of which have been renovated for adaptive reuse. The Historic Cocoa Village is the major attraction of the area.

- **Commercial Nodes**: Other than the downtown area, there are no well defined commercial nodes within the City. The Brevard Crossing RAC, located at the intersection of I-95 and SR 524, is intended to include a mixed-use activity center; however, development has not occurred to date.
- **Corridors**: SR 520, U.S. 1, SR 524, Dixon Boulevard and Fiske Boulevard (SR 519) are the major commercial corridors in Cocoa. These major corridors should be developed as mix-used corridors.
- **Waterfront**: The City is located along the Indian River Lagoon. Existing land use along the Indian River is primarily medium-density residential with some commercial uses in the downtown area, most of which provide limited access to the waterfront.

2. Form-based Design Guidelines for Corridors

Design standards can be used to guide development toward creating a cohesive urban pattern of buildings and streetscapes. When the aesthetic appearance of a community is maintained or improved, a sense of pride develops for the residents, owners and merchants. The quality appearance of its commercial corridors can help the City competitively in the regional market.

The City has established form-based design standards for the Downtown Cocoa Redevelopment Area. The City is also partnering with the FDOT to widen U.S. 1 from four lanes to six lanes and to upgrade the aesthetics and design of the widening project by adding landscaping and gateway features. The City is coordinating with the Space Coast TPO and FDOT to improve the existing sidewalks and bike trails in the City.

The City should continue its efforts in the creation of a quality, safe and functional urban environment by establishing form-based design standards for the commercial corridors along SR 520, U.S. 1, SR 524, Dixon Boulevard and Fiske Boulevard (SR 519), the CRAs and the waterfront. These standards should implement the desired vision of each area.

3. Safe Community

A sense of security is one of the important characteristics of a great community. Research has shown the relationship between the environment and criminal behavior. There is a relationship between declining areas, areas of low property ownership and higher crime rates. The perception of a higher crime rate in an area results in disinvestment, a lack of maintenance and decline due to a fear of crime. In turn, the economic loss and fear escalate the opportunities for crime.

The opportunity and fear of crime can be deterred through good maintenance practices and the proper design and use of the environment. This concept is known as "Crime Prevention Through Environmental Design" or CPTED. The major premise of CPTED is that an environment can be designed to reduce the opportunities for crime and the fear of crime, without resorting to building fortresses. The primary principles of CPTED include the proper design and defined use of buildings and sites, reinforcement of territoriality and responsibility by residents, and the use of access control as well as natural surveillance.

Proactive deterrence of crime depends on a thoughtful understanding of how site and building design guide human behavior. At a neighborhood scale, defining the boundaries of the neighborhood and giving it a themed identity help to establish a known "territory" that

can be defended. Defining the appropriate behavior in public areas and designing the sites to support those behaviors will deter unwanted behaviors. Controlling access to a public space so that the area can be effectively monitored and help deter vandals. Providing visual access to public areas and pedestrian routes of travel are techniques that can be applied to deter crime. The City will consider incorporating CPTED principles in its land development code.

Table I - 1: Existing Land Use in Cocoa, 2009

Existing Land Use Categories	Max. Density/ Intensity Currently Allowed	ELUM	
		Acreage	%
Residential:		1,763.5	20.4%
Very Low Density	4 upa	178.9	2.1%
Low Density	7 upa	1,345.2	15.6%
Medium Density	15 upa	172.5	2.0%
High Density	25+ upa	67.0	0.8%
Commercial/Office	90% lot coverage/66' Height (90%/None CBD)	497.4	5.8%
Industrial	75% lot coverage/40' Height	675.1	7.8%
Public/Institutional	65% lot coverage/66' Height	625.9	7.2%
Open Space	NA	71.3	0.8%
Conservation	1 unit per 5 acres	497.4	5.8%
Vacant	NA	3,332.9	38.6%
Other (unclassified, ROW & Water)	NA	1,181.6	13.7%
GRAND TOTAL		**8645.2**	**100%**

Source: City of Cocoa GIS Department, 2009

Table I - 2: Structures Listed on the National Register of Historical Places

Resource Name	Address	City	Date Listed
Porcher House	434 Delannoy Ave	Cocoa	1986
Aladdin Theater	300 Brevard Avenue	Cocoa	1991

Source: City of Cocoa., 2009

Table I - 3: Population Forecast

Year	Shimberg	Permanent Population	Seasonal Population	Total Population	% Change
2010	17,851	21,570	1,096	22,666	
2015	18,018	24,741	1,257	25,998	14%
2020	18,124	29,173	1,482	30,656	18%
2025	18,151	34,992	1,778	36,770	20
2030	18,138	42,311	2,150	44,461	21%

Source: Land Design Innovations, Inc., August 2009

Table I - 4: Projected Land Use Demand, 2009 – 2020

Land Use Categories	Acres	Acres/1,000 population	Demand Based on 2009 Ratio	FLUM (2020)	Surplus/ (Deficiency) *
Population		**16,825**	**30,656**		
Residential:					
Very Low Density	179	11	326	841	515
Low Density	1,345	80	2,451	1,930	(521)
Medium Density	172	10	314	1,085	771
High Density	67	4	122	52	(70)
Mixed-Use	0	0	0	120	120
Regional Activity Center	0	0	0	270	270
Commercial/Office	497	30	906	1,150	244
Industrial*	675	40	1,230	1,245	15
Public/Institutional*	626	37	1,140	249	(891)
Recreation	71	4	130	109	(21)
Vacant	3,333	198	6,073	0	NA
TOTAL DEVELOPABLE	**6,966**	**414**	**12,693**	**7,053**	**433**
Conservation	497	30	906	342	(565)
Other (unclassified, ROW & Water)	1,182	70	2,153	1,251	(902)
TOTAL UNDEVELOPABLE	**1,679**	**100**	**3,059**	**1,593**	**(1,466)**
GRAND TOTAL	**8,645**	**514**	**15,752**	**8,646**	**(1,033)**

***** *Based on 2009 Ratio & 2020 Population*

Sources: City of Cocoa; Land Design Innovations, Inc., 2009

Table I - 5: Future Land Use Table

Future Land Use Categories	Maximum Density/Intensity	FLUM Acreage	Percent of Total Lands
Residential		3,909	45.2%
Very Low Density	4 upa	841	9.7%
Low Density	7 upa	1,930	22.3%
Medium Density	15 upa	1,085	12.6%
High Density	25 upa	52	0.6%
Mixed-Use	25 upa and 1.0 FAR	120	1.4%
Regional Activity Center	25 upa	270	3.1%
Neighborhood Commercial	15 upa and 0.75 FAR	284	3.3%
Commercial	1.0 FAR	867	10.0%
Industrial	1.5 FAR	1,245	14.4%
Public/Institutional	Compatible with adjacent land uses	249	2.9%
Recreation		109	1.3%
SUB-TOTAL		**7,053**	**81.6%**
Conservation	1 unit per 5 acres	342	4.0%
Other (ROW & Water)	Not Developable	1,251	14.5%
GRAND TOTAL		**8,645**	**100.0%**

Source: City of Cocoa and Land Design Innovations, Inc., 2009

Table I - 6: Land Use Comparison

Land Use Categories	2009 ELUM Acreage	2020 FLUM Acreage	2009 to 2020 Acreage Change
Residential:	1,763	3,909	2,145
Very Low Density	179	841	662
Low Density	1,345	1,930	585
Medium Density	172	1,085	913
High Density	67	52	(15)
Mixed-Use	0	120	120
Regional Activity Center	0	270	270
Commercial/Office	497	1,150	653
Industrial	675	1,245	570
Public/Institutional	626	249	(377)
Recreation/Open Space	71	109	38
Vacant	3,333	0	(3,333)
TOTAL DEVELOPABLE	**6,966**	**7,053**	**87**
Conservation	497	342	(156)
Other (unclassified, ROW & Water)	1,182	1,251	69
TOTAL UNDEVELOPABLE	**1,679**	**1,593**	**(86)**
GRAND TOTAL	**8,645**	**8,645**	0

Source: Brevard County Property Appraiser; City of Cocoa; Land Design Innovations, Inc., 2009

Table I - 7: Vacant Land Analysis

Future Land Use	Density/ Intensity	Vacant Developable Acreage	Use Split (Resid/ Non-Resid)	Density Factor	Potential for Residential Units
Residential		413			**3,197**
Very Low Density	4 upa	23	95/5	75%	64
Low Density	7 upa	188	95/5	75%	936
Medium Density	15 upa	202	90/10	80%	2,182
High Density	25 upa	1	90/10	85%	14
Mixed-Use	25 upa	16	50/50	85%	**170**
Regional Activity Center	***	0			0
Neighborhood Commercial	15 du/a	45	15/85	85%	**86**
Commercial		199			NA
Industrial		321			NA
Institutional		6			NA
Recreation		6			NA
Conservation	1 unit per 5 acres	0			NA
TOTAL		**1,006**			**3,453**

***** Acreage adjusted to exclude areas of potential environmental constraints (combination of wetlands, floodplains and wildlife habitats) and lands approved for development (approximately 689 acres).
****** Assumes that only a percentage of the acreage will be used for residential due to locational/density restrictions.
******* Approved Brevard Crossing RAC for 1,850,000 sq ft (Retail, Theater and Hotel).

2020 Total Population Projection	30,656
2000 persons per unit	2.04
Dwelling Units Needed by 2020	15,027
Units in 2000	8,064
Units Approved from 2000 to 2008	468
Total Existing Units in 2008	8,532
Approved Units	2,750
Potential for Residential Units	3,453
Total Projected Units in 2020	6,203

Total Units Needed by 2020*	**15,027**
Total Units Built by 2008	8,532
New units needed (2008 to 2020)	6,495
Vacant land holding capacity	6,203
	(292)

*** 2020 dwelling unit need calculated by dividing the 2020 projection (30,656) by the 2000 persons per unit factor (2.04)**

Source: Future Land Use Element, Land Design Innovations Inc., 2009

CITY OF COCOA
COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

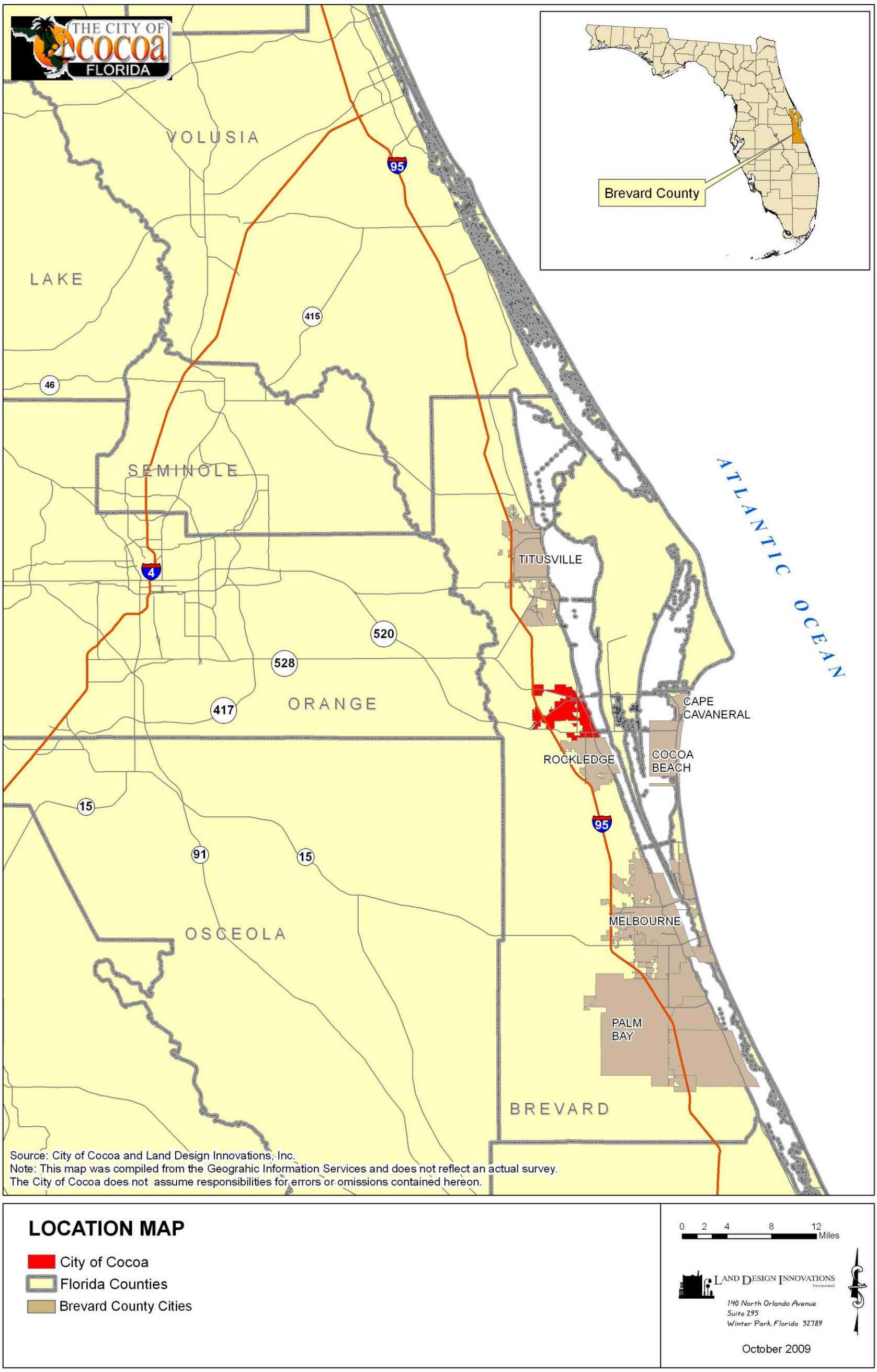
Oversized Maps

October 2010

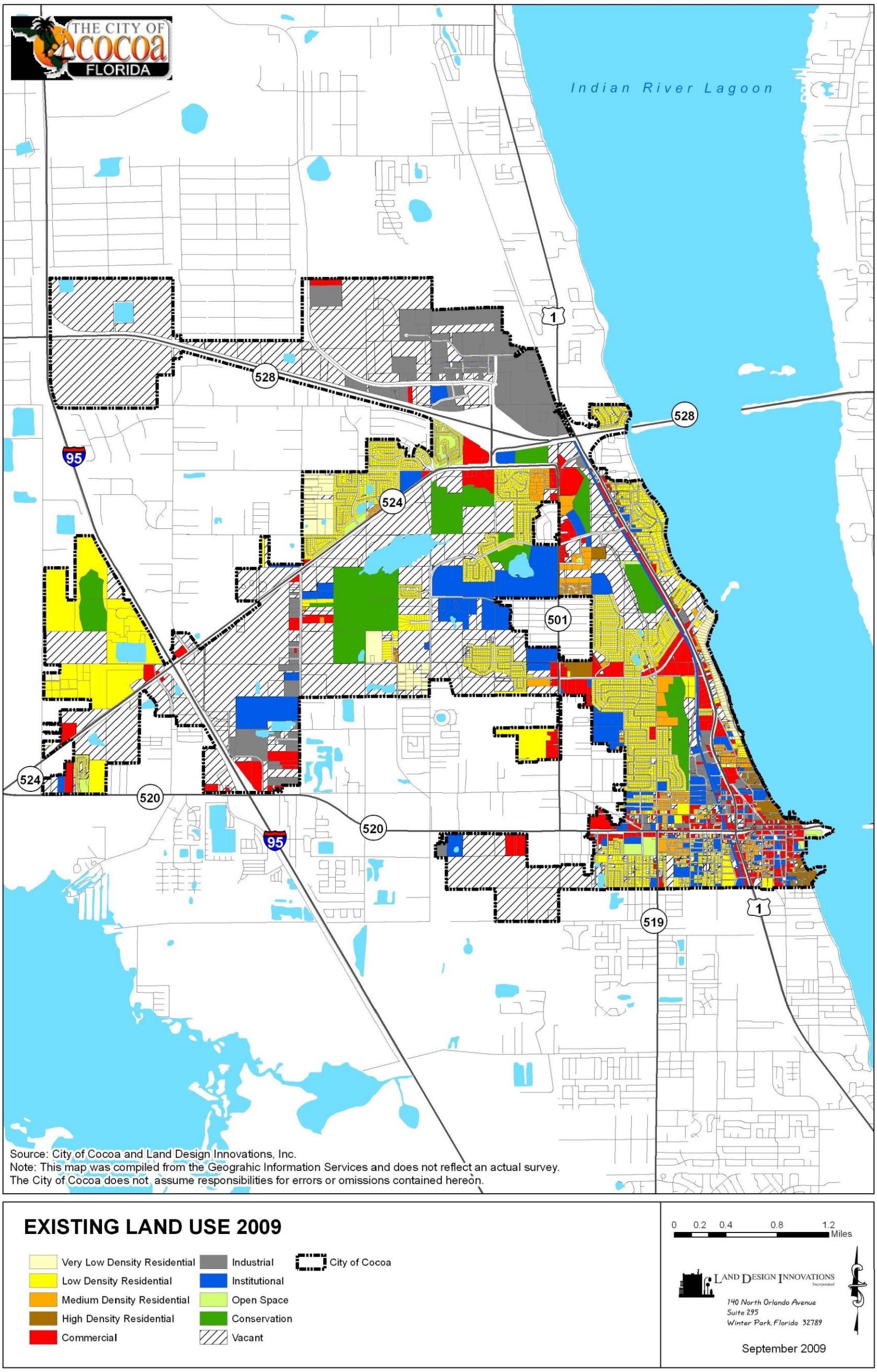
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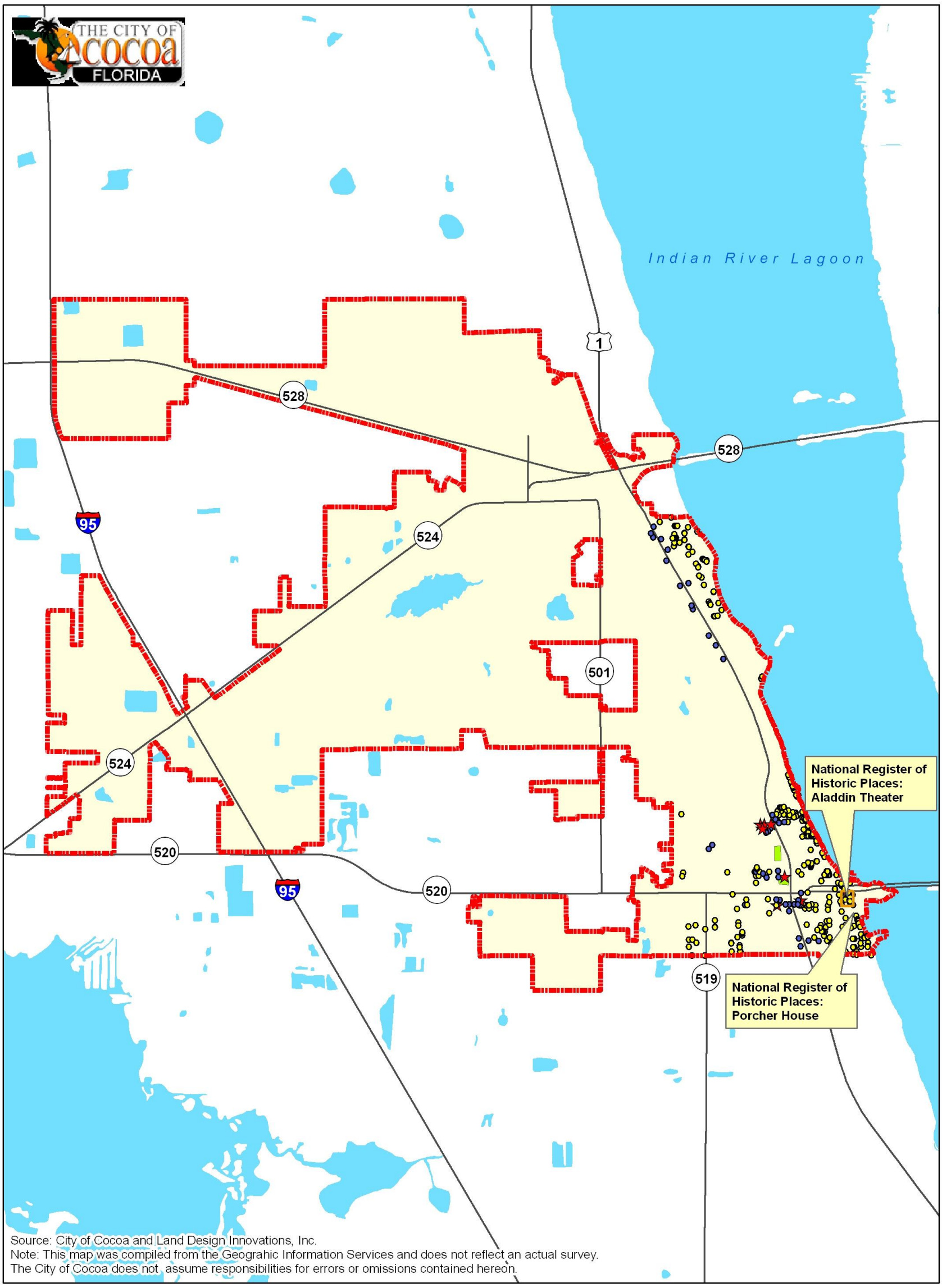
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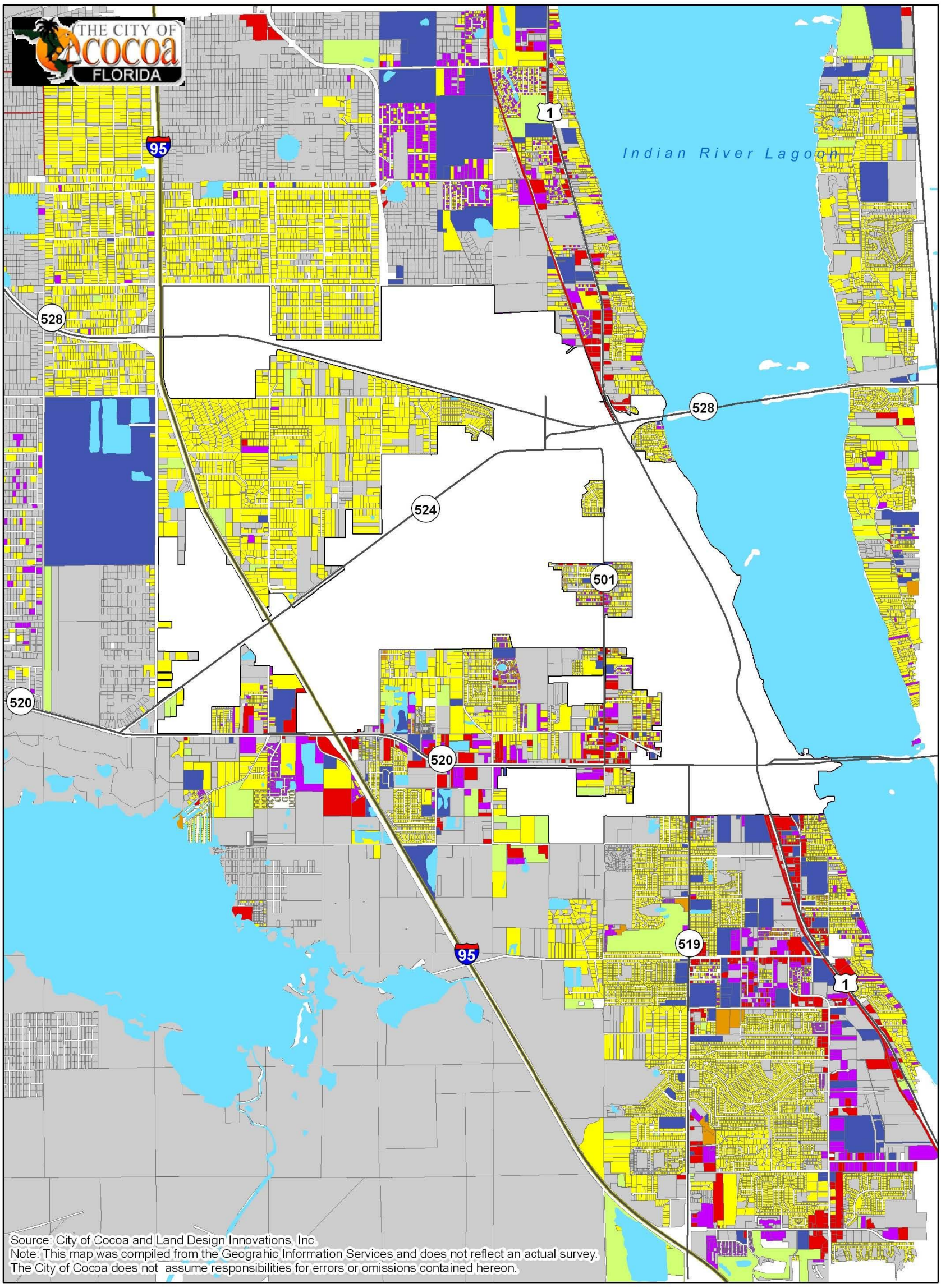
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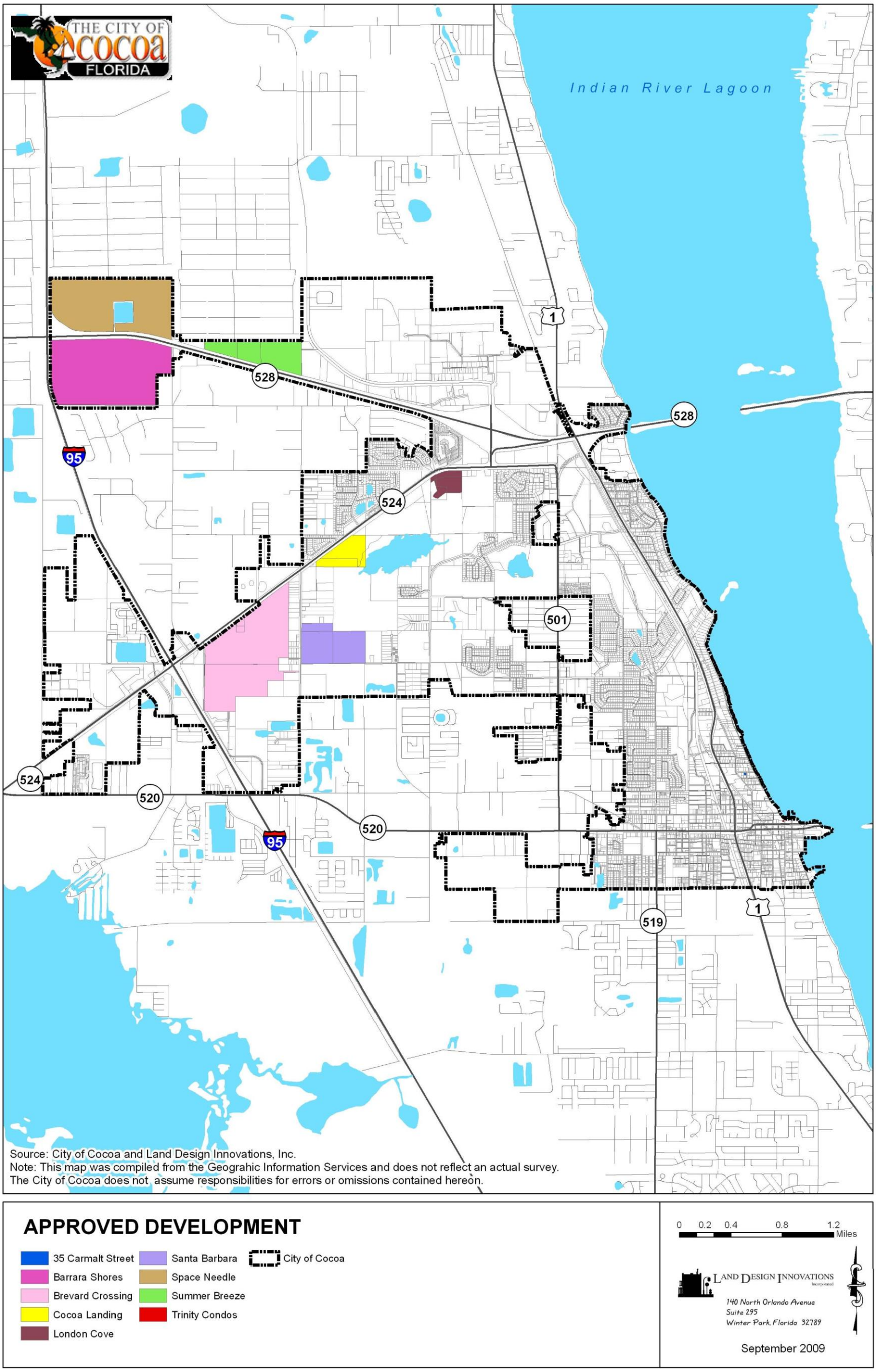
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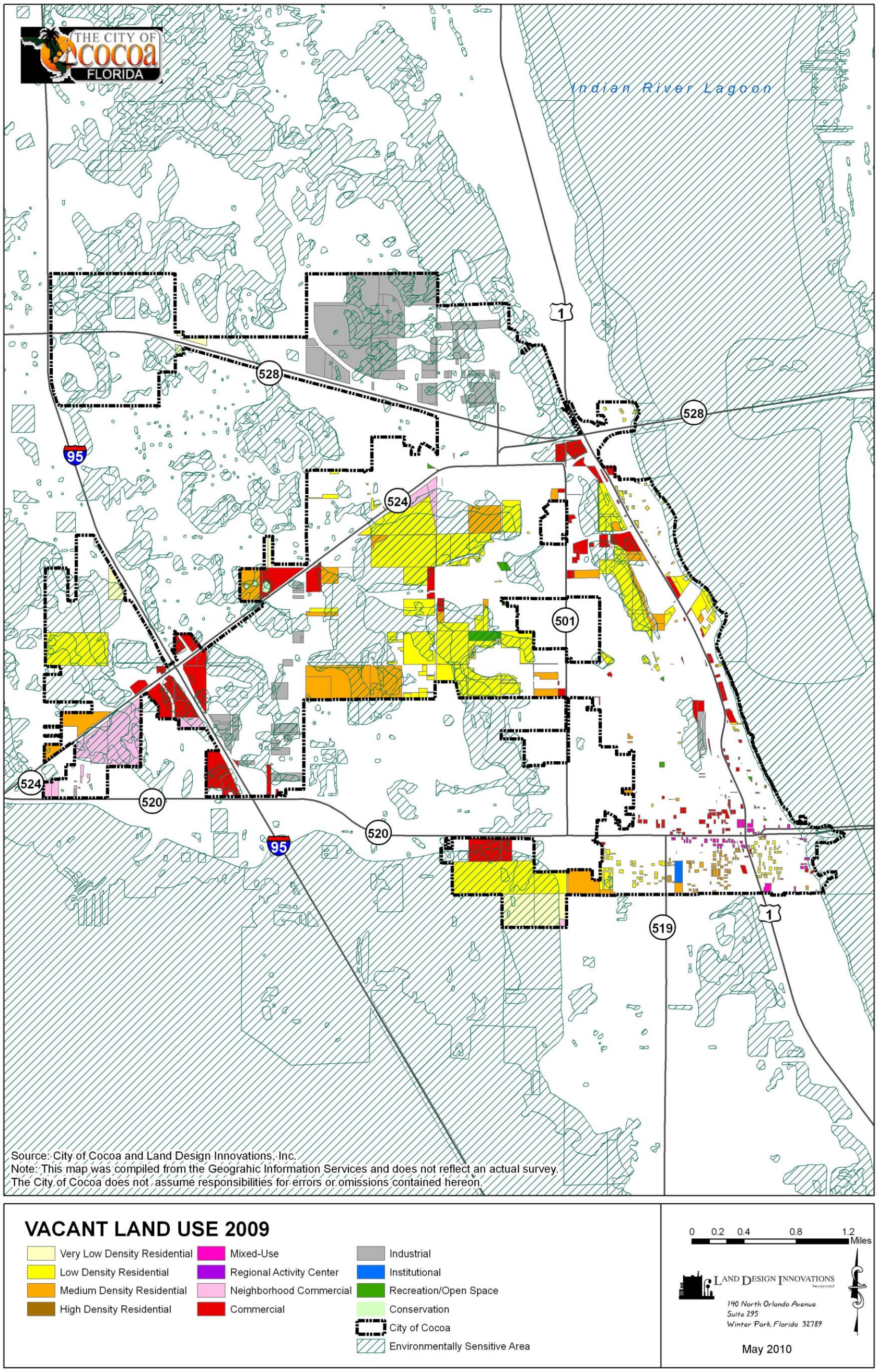
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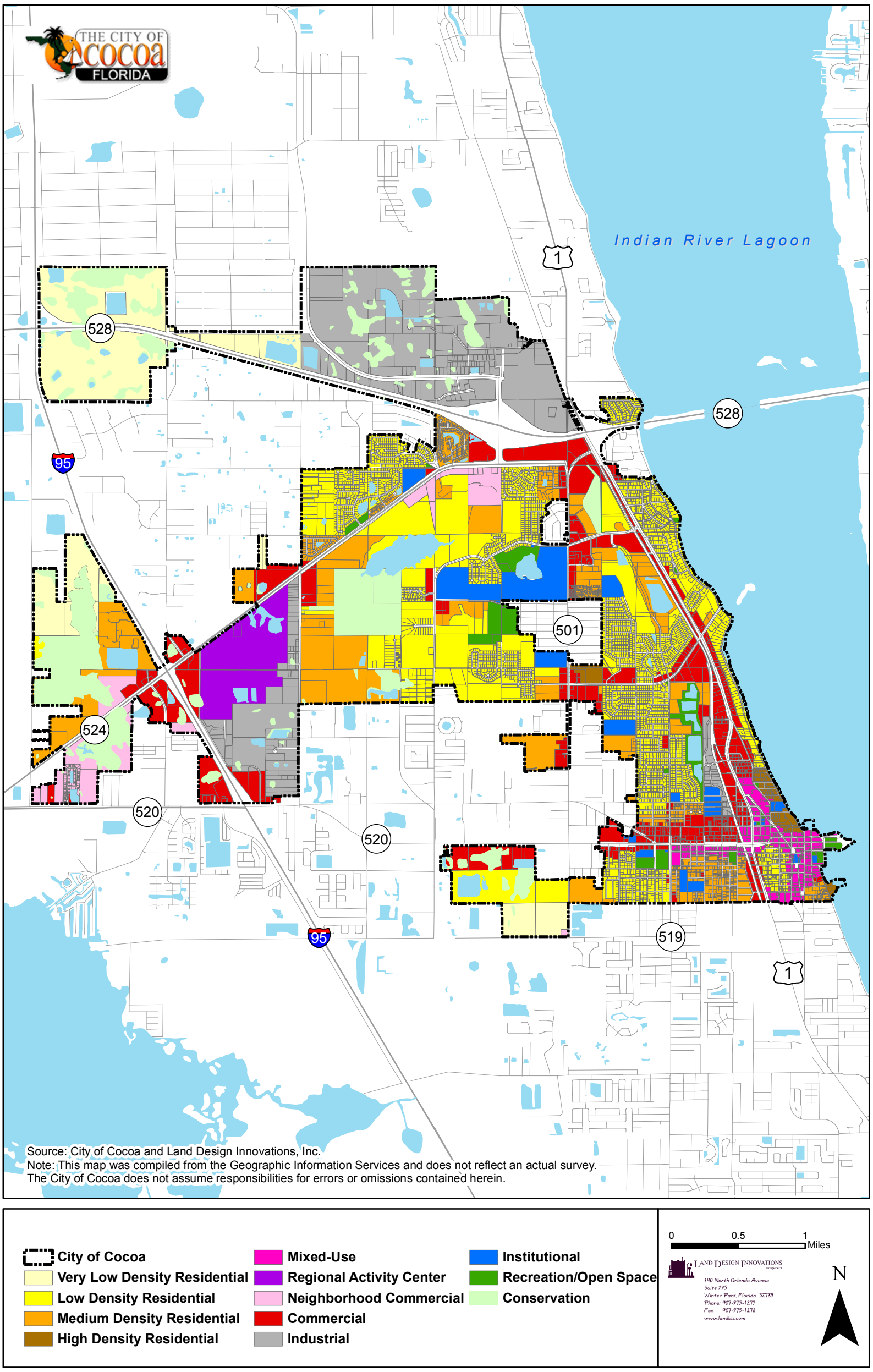
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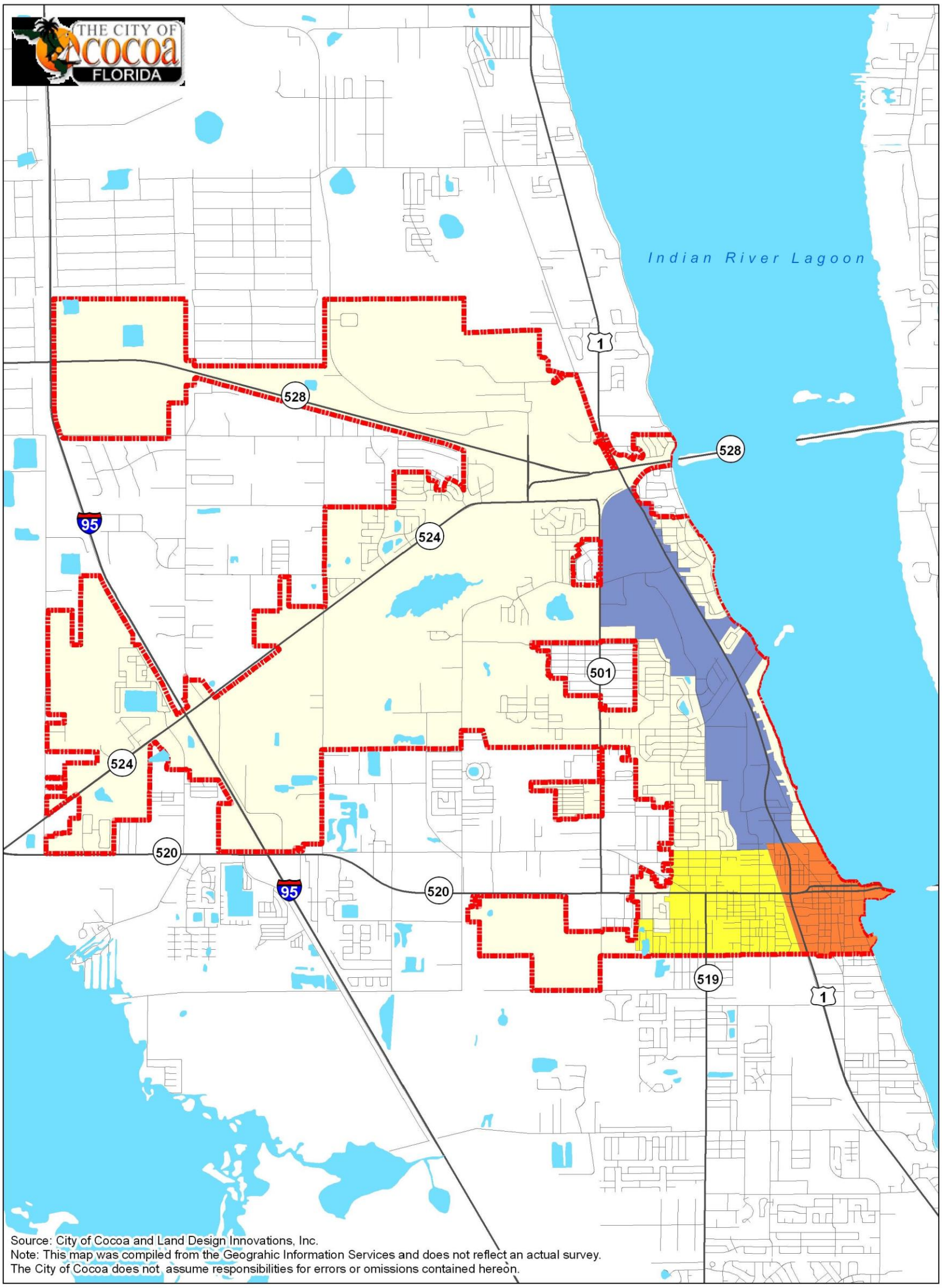
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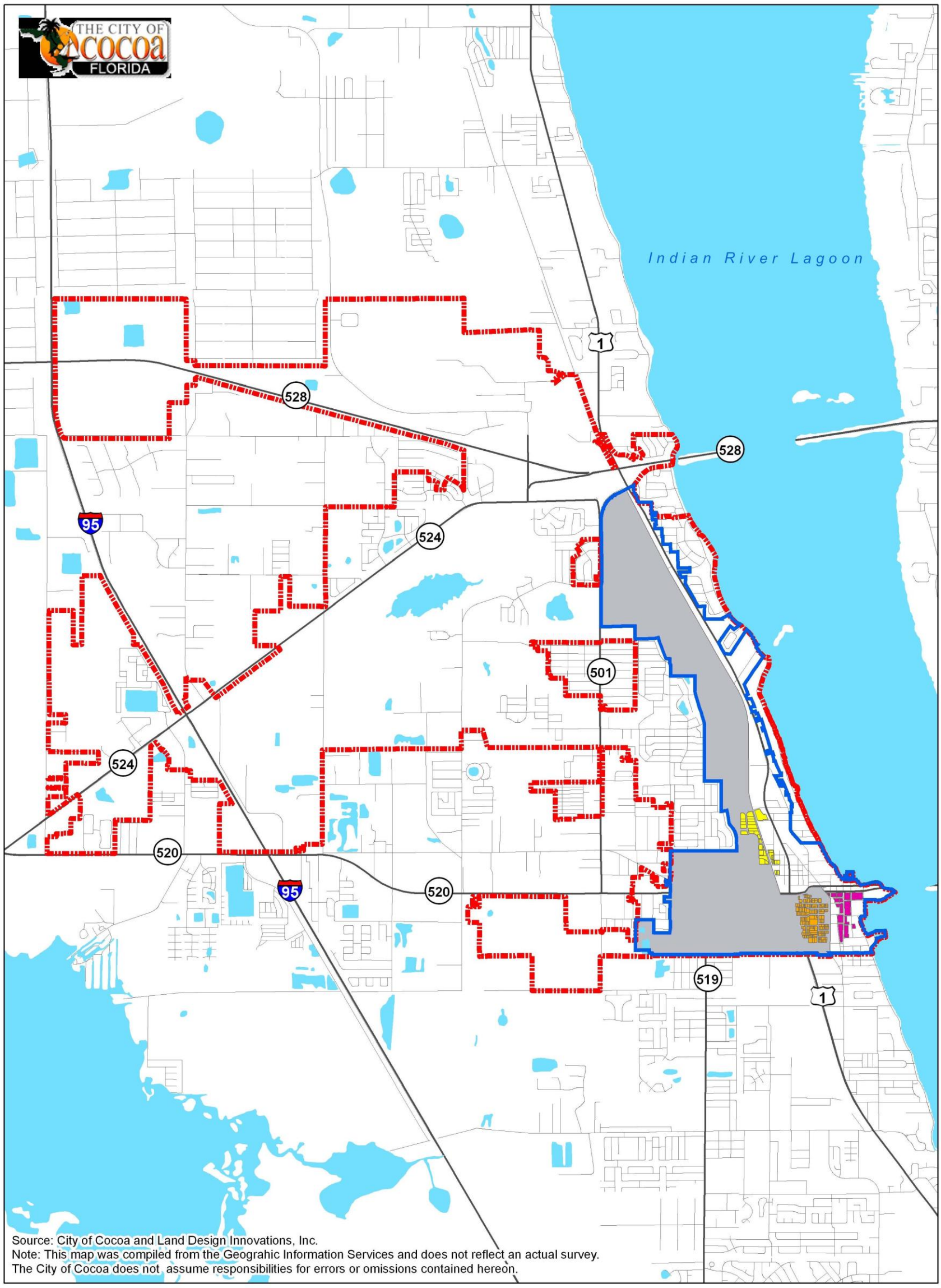
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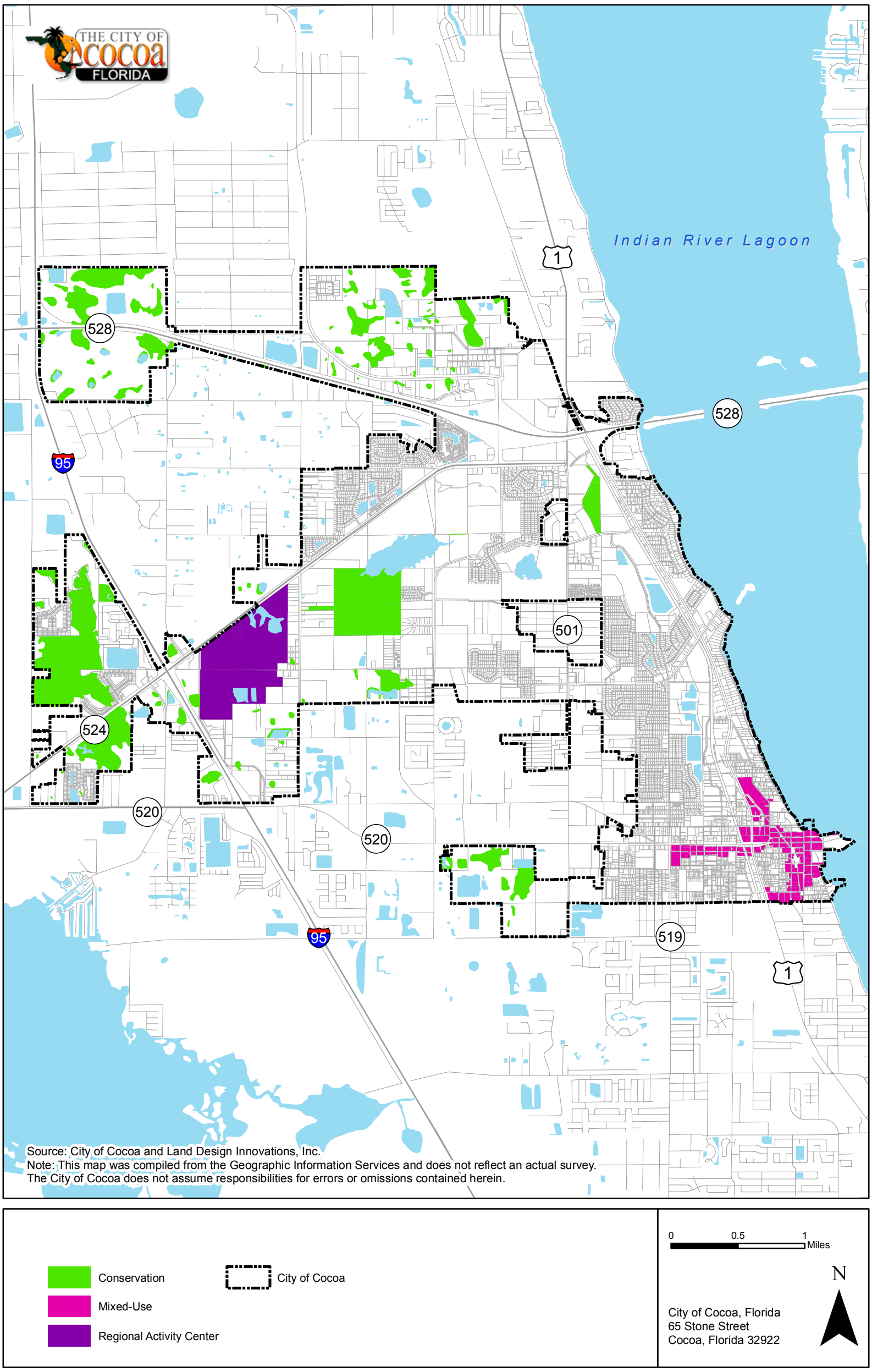
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Map M-I-9: Enterprise Zones and Special Economic Development Districts



Map M-I-10: Energy Conservation Areas Map



2022 STRATEGIC PLAN

2022 PLANNING AND PRIORITIES DOCUMENT

Our community. Our future.

COCOA FLORIDA



SWOT ANALYSIS

STRENGTHS

- Regional Water Utility
- Cocoa Village
- Employee Knowledge
- Location
- Financial Status
- Culturally Diverse
- Abundance of Churches/Non-profits
- Educational Hub
- Tree City USA
- Centers for Distribution
- Dr. Joe Lee Smith Community Center
- Diamond Square Community

WEAKNESSES

- Cocoa's Image/Reputation
- Irregular City Boundaries
- Crime and the perception of crime
- Limited funding for improvements
- Limited control over our parks
- Affordable business space for entrepreneurs
- Incentives for city employees living in the City
- Representative of the population
- Sustainability

OPPORTUNITIES

- Cocoa Village
- Use of City Facilities and Amenities
- Annexations
- Expansion of Water/Wastewater utilities
- Industrial areas
- Brightline Station
- Cocoa's Image/Reputation
- Tradeschools and partnership with STEM and CTE programs
- Diamond Square Community
- Eco tourism
- Grant Eligibility
- More connected pathways
- Low-impact development
- Have a culturally and ethnically diverse workforce
- Building/residential development
- Vacant commercial property
- Citizen participation/engagement

THREATS

- Competition for municipal employees
- Cocoa's Image/Reputation
- Unmanaged growth
- Homelessness
- Lack of Attainable workforce housing
- Lack of civic engagement
- Lack of service and healthcare businesses
- Health of the lagoon
- Climate change (storm surge, heat events, sea level rise)

OUR MISSION



To enrich the quality of life for our unique and diverse community by delivering Professional, Responsive, Innovative, Dedicated and Exceptional public services!
Serving our community with P.R.I.D.E.

OUR VISION

We envision Cocoa as a safe, vibrant, and diverse city that values its rich history and environmental resources, while promoting an engaged and inclusive community with ample employment, housing, recreational, and social opportunities for all.

OUR VALUES

INTEGRITY
Conducting ourselves in a moral, ethical, and honest manner.

ACCOUNTABILITY
Citizens, Staff and City Council taking ownership and responsibility to promote public trust.

COMMUNITY ENGAGEMENT
Encouraging community participation, inclusivity and awareness so that all residents feel they have an opportunity to participate in their local government.

PROFESSIONALISM
Serving the community competently and efficiently with character and a positive attitude.

EXCELLENCE
Providing responsive and exceptional customer service.

RESPECT
Treating the public and one another with dignity, consideration and compassion.

PUBLIC SAFETY/COMMUNITY STANDARDS



Provide effective and efficient public safety services that remains proactive and allows for enhanced community relations and preparedness.

The City of Cocoa's commitment to be a safe and inclusive community can be seen in its efforts to implement proactive, community-based solutions to build strong partnerships, engage its residents and focus on our youth. This past year the City of Cocoa welcomed a new Police Chief, Evander Collier IV. His focus was on getting out in the community and forming partnerships between our police officers and our residents. Chief Collier held several community walks where he and the team were seen walking the streets of Cocoa to meet residents and learn first hand their concerns. This past year, we saw a reducation in overall crime from the previous year and through these community based, data driven efforts, the Cocoa Police Department is better prepared to respond to crime trends and emerging social problems.

Through this unimaginable few years of a global pandemic, the public safety team has become better prepared to respond in times of disaster with training and enhancements to disaster preparedness intiatives. The Fire Department has been enhancing training and response efforts as well.

These proactive, community-based solutions are helping enhance public safety and improve the overall quality of life for the Cocoa community.

Broad-based initiatives to achieve the priority area of public safety and community standards include:

- **Implement proactive, community-based solutions to build strong community relations.**
- **Proactively and consistently respond to shifting crime trends and emerging social problems.**
- **Attract and retain a skilled community-oriented and diverse sworn and civilian workforce.**
- **Ensure training and readiness of Public Safety employees.**
- **Enhance community disaster preparedness intiatives.**
- **Enhance community standard efforts while continuing to strive for voluntary compliance.**

INVESTMENT IN PUBLIC INFRASTRUCTURE



Ensure safe and efficient public infrastructure that drives growth and development in an environmentally responsible manner.

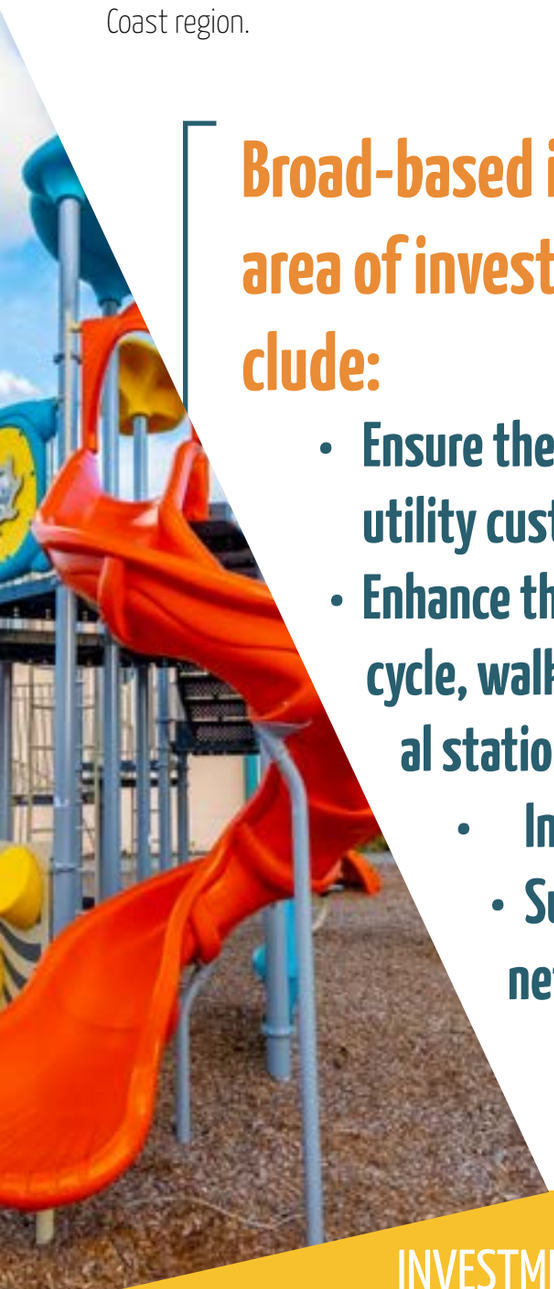
Cocoa is a unique and diverse community centrally located in the heart of the Space Coast region, along the Indian River in Brevard County. With one of the largest regional water utility systems in the state, Cocoa Water Utility provides customers with safe, clean drinking water. Enhancements were made to the Dyal Water Treatment facility to allow the system to continue to expand and remain resilient for years to come.

Brightline continues to construct it's high speed rail from Miami to Orlando through the Cocoa community. The City of Cocoa is working to bring a multi-modal station to the Cocoa community to allow our residents and the entire Space Coast region to take advantage of this enhanced public transportation service in our region. The City continually strives to enhance other transportation networks as well including annual upgrades to streets and sidewalks to ensure safe modes of transportation for our community.

A focus for the City Council this past year was to enhance and support a safe, accessible and well-maintained network of community parks. A number of improvements are planned to enhance playing fields, facilities, and safety to allow for increased use of our parks.

The City also invested in parking for the downtown business district. Property was purchased to allow for additional parking while additional on-street parking was also configured. This is an on-going commitment as the downtown continues to grow.

Investing in our infrastructure continues to drive growth and development and make Cocoa a leader in the Space Coast region.



Broad-based initiatives to achieve the priority area of investment in public infrastructure include:

- Ensure the delivery of safe, clean drinking water to all utility customers.
- Enhance the City's transportation networks. (Train, bicycle, walk, drive, public transit, Brightline Multi-modal station)
- Invest in environmental stewardship.
- Support a safe, accessible, well-maintained network of parks, facilities and greenspace.
- Continue to expand parking options in Cocoa Village.

ECONOMIC/COMMUNITY DEVELOPMENT



Enhance efforts to make the City of Cocoa a thriving and competitive economic driver along the Space Coast.

Cocoa is a unique and diverse community situated in the heart of the Space Coast. Serving as a gateway to Brevard's beautiful beaches, Cocoa is minutes to Central Florida's many amenities and attractions such as Port Canaveral's cruise port, Kennedy Space Center, the Brevard Zoo, historical downtown districts, and Orlando area attractions. The City of Cocoa is emerging as a competitive and innovative regional hub with an array of available land, a central location close to major highways, and commitment to invest in development.

This past year, the City paved a pathway for faster permitting with development of online permitting. This new program makes it easier for residents and businesses to obtain permits.

This past year major investments in the City of Cocoa came from large organization such as Amazon and the expansion of the WalMart Distribution Center to include Sam's Club. The City's new Upstart program helped two new business owners get started with and expand their business in the Cocoa community.

The City is seeing economic growth through the investment in public infrastructure, incentives to foster continued development, and investment in targeted marketing and data collection efforts. The City also supports local job readiness training and continuing education programs to foster a prepared market of employees for the growing business community.

A surge in residential developments and investment in local residential programs help to ensure a diverse variety of housing options for our growing community. With all of this investment and growth, Cocoa is building a stronger, more competitive community poised for economic success.

Broad-based initiatives to achieve the priority area of economic and community development include:

- Enable growth through enhanced and modernized infrastructure.
- Maintain and attract new industry, jobs and investment through targeted marketing efforts, data collection and maintenace.
- Support education, training and job readiness programs.
- Improve residential development and rehabilitation programs to ensure a diversity of housing options.

147 New Businesses Started in Cocoa in 2021
106 Brick and Mortar businesses and 41 Home-based businesses

325 New Employees
from the 147 new businesses

Cocoa saw a 31% increase in New Businesses in 2021
over fiscal year 2020

COMMUNITY OUTREACH & ENGAGEMENT



Engage residents, business owners and visitors to participate in and be informed about their community.

Community input and involvement is paramount to good governance. The City of Cocoa has increased efforts over the last year to reach residents, business owners and visitors with community information. An enhanced website that is more user friendly and drives valuable community content was launched at the beginning of the fiscal year. The site contains easily accesible information that is important to our community including a calendar of events, emergency alerts, videos, the latest news, and more.

To make community information even more accessible, the City launched a new and improved mobile app. This app features easy access to City information at anytime. Features include a calendar of events that can be synced to your mobile device calendar, push notifications, alerts, report a conern and more.

The City's Leisure Services division was host to hundreds of special events at City facilities throughout the year and put on a number of free community events including celebrations for July4th, Juneteenth, Memorial Day, movies in the park and more. These events attract hundreds of thousands of attendees, increasing the economic vitality of the Cocoa community.

The Cocoa Citizens Academy continues to build a strong and diverse base of community volunteers. Citizens and business owners apply to participate in this fantastic opportunity to learn more about the City of Cocoa, how their local government operates, and how they can become more involved. Participants visit with each City department, meet employees, and learn about how that department provides services to the community. This program has developed a number of dedicated community volunteers that are better equipped to assist in making their community better.

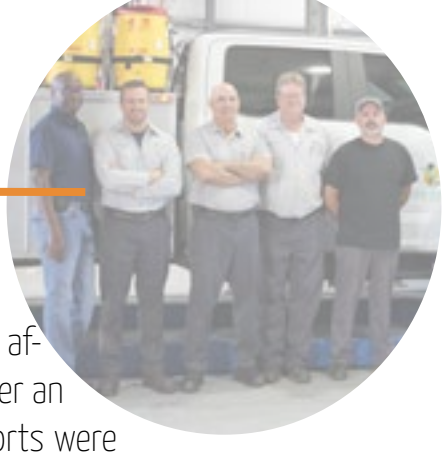
Reaching our residents, business owners and visitors is vital to cultivating a vibrant and dynamic community and there are many opportunities for engagement and participation in the Cocoa community.



Broad-based initiatives to achieve the priority area of community outreach and engagement include:

- Continue to find new ways to communicate and reach the entire community with the latest news and information.
- Engage residents in volunteer boards and committees through community outreach programs.
- Ensure branding standards are maintained.
- Encourage a diverse array of special events at city facilities attracting a diverse audience.

ORGANIZATIONAL EFFECTIVENESS



Drive efficiency with impact focused workflow and attraction and development of a qualified workforce.

The past year, the City of Cocoa focused on recovery efforts after a pandemic affected not only our community but the entire world. The City was able to deliver an excellent level of effective and efficient public services to the community. Efforts were focused this past year on maintaining a qualified and driven workforce by ensuring competitive wages.

Efforts will now focus on attracting and supporting a qualified and capable workforce that is reflective of the Cocoa community and leveraging the latest in technology to continue to deliver the best public services. This will include enhancing and analyzing workflow processes to ensure a high standard of service.

This past year the City also received awards for it's budget and financial documents and received a glowing annual financial report with no audit comments. This solidifies the work of Council and staff to ensure the City is financially stable and ready for continued growth opportunities and to maintain long-term fiscal sustainability.

A dedicated and capable workforce that is impact focused and efficient is the base for delivering professional, responsive, innovative, dedicated and exceptional public services to the Cocoa community.

Broad-based initiatives to achieve the priority area of organizational effectiveness include:

- Enhance efforts to attract, develop and support a qualified and capable workforce reflective of the community.
- Leverage the latest technology to deliver efficient and effective public services to the community.
- Improve organization efficiency and effectiveness by analyzing workflow processes.
- Maintain the City's long-term fiscal sustainability.



Stay Connected with the online dashboard



Stay connected and see all of the intiatives and projects of the City of Cocoa's priority planning at our online dashboard, www.CocoaFL.gov/priorities.

COCOA CRA MASTER PLAN UPDATE

Acknowledgements

Cocoa Community Redevelopment Board

Michael C. Blake, Chairman
Lavander Hearn, Vice Chairman
James “Alex” Goins
Herbert “Rip” Dyal
Lorraine Koss
Janne Etz
Candace Rogers

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(Garganese, Weiss, D’Agresta, & Salzman, P.A.)

Anthony A. Garganese, Managing Shareholder
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Glatting Jackson Kercher Anglin, Inc. (2008 Waterfront Master Plan)
GAI Consultants – Community Solutions Group (2018 Waterfront Update)
Infrastructure Solutions Services (2018 Waterfront Update)

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Cocoa, FL 32922
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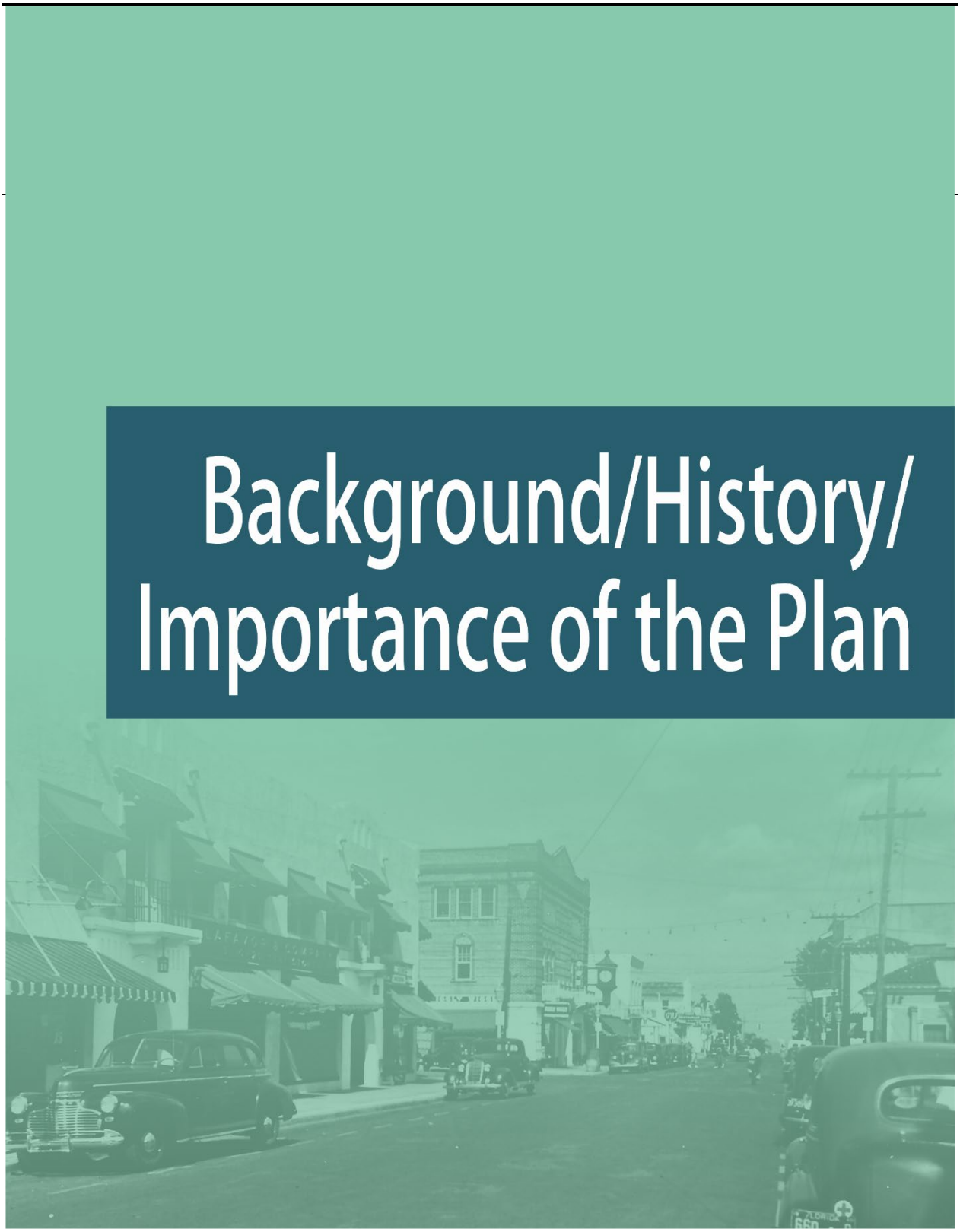
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PART I



Introduction to the Cocoa CRA Plan

This document represents the 2018 update of the Cocoa Community Redevelopment Agency's Redevelopment Plan. The Plan was originally completed and adopted in 1981 and updated in 1997. The Cocoa Community Redevelopment Agency (hereinafter referred to as the "Agency," "CRA Agency" or "CRA") was created in 1980 to guide the City in its redevelopment efforts of the City's downtown and surrounding area. The primary purpose of the Agency is to revitalize the physical and economic environment of the Community Redevelopment Area by promoting and implementing redevelopment activities that mitigate against slum and blight within the redevelopment area. The creation of the Agency allowed the Agency to utilize a financing mechanism known as Tax Increment Financing authorized by Florida Statutes upon the adoption a Redevelopment Plan to guide the sound use of these funds for redevelopment activities within the redevelopment area. The Agency's redevelopment plan, as amended over the years, has guided the expenditure of the tax increment financing monies in the redevelopment area since 1981.

By 1996, the original CRA Redevelopment Plan no longer reflected existing conditions. Plan modifications were needed for the Agency to undertake new projects due to the changing conditions within the redevelopment area and City, and the Agency's desire to undertake a variety of new programs not anticipated at the time of the original redevelopment plan was adopted. This 2018 update to the Redevelopment Plan provides the framework for programming a new series of redevelopment activities within the CRA. Since it is not possible or practical for the Community Redevelopment Agency to fund and implement all redevelopment projects in the redevelopment area, the plan sets forth a series of goals, policies and objectives, implementation steps and specific proposed projects intended to leverage or stimulate the type of public interest and private investment necessary to achieve revitalization and removal of slum and blight within the redevelopment area.

Redevelopment best practices recommend a Redevelopment Plan be evaluated and updated periodically. Plan revisions should reflect existing and changing conditions of the community redevelopment area and update to projects and reprioritization of projects. The plan, as warranted and consistent with statutory authority, may also be updated to extend the timeframe of the CRA to implement redevelopment activities, programs, and projects. This plan amendment will extend the timeframe of the CRA from 2027 to 2041 in order to afford the Agency adequate time to implement the Redevelopment Plan.

The extended time period is required, in part, because the Agency funds the implementation of the Redevelopment Plan using tax increment financing, which is dependent on increasing property values within the redevelopment area. The Great Recession and Hurricane Irma negatively impacted the redevelopment area. Since the Great Recession and Hurricane Irma, there has been a renewed interest in developing key vacant parcels within the redevelopment area by the private sector and such projects are now more viable. Additionally, the destruction caused by Hurricane Irma to public infrastructure has made it necessary to for the City and the Agency to redevelop public properties and infrastructure. The CRA believes extending the timeframe will allow the City to capitalize on the potential future increase in TIF money for purposes of supporting the public infrastructure needs of the redevelopment area and the renewed interest in redeveloping various private properties within the redevelopment area.

History of the Cocoa CRA

The City of Cocoa is a coastal community located on the western shore of the Indian River in Brevard County. The City is bordered by the City of Rockledge to the south, the Indian River on the east and unincorporated Brevard County on the north and west. Cocoa was settled in the 1860s and was known as Scrub City, Magnolia Point. Initially platted as Indian River City in 1882, Cocoa started as an agricultural area with over 20,000 citrus trees. Farmers in the area commonly produced oranges, lemons, pineapples, bananas and cane syrup. The introduction of the steamship transformed logistics and attracted related businesses such as ice plants, packing houses, and canneries. Cocoa expanded as an agricultural production hub and incorporated as a city in 1895. Henry Flagler's Florida East Coast Railway, which arrived in Cocoa in 1896, quickly replaced the steamboat as the primary mode of transport in the region. Cocoa's prosperity was evidenced by the diversity of stores, nice houses, wide sidewalks and a number of schools in the downtown core by 1905. An African-American community was formed on the west side of Florida Avenue and the railroad (known as The Heart of Cocoa) because of the area's proximity to citrus fields. Several black-owned businesses and two churches were established, serving the Heart of Cocoa residents.

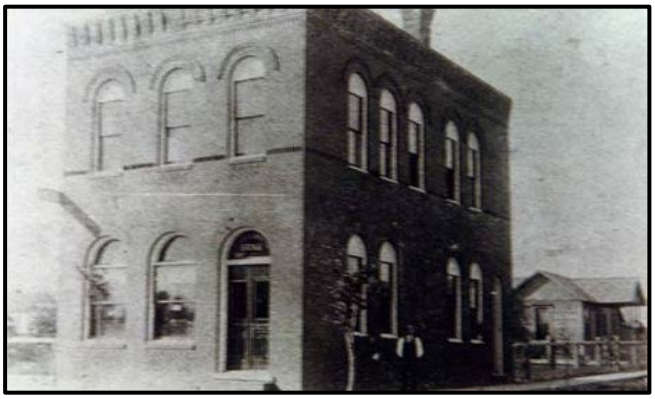




Behind all this prosperity was the city's original livelihood: citrus. Like elsewhere in the state, growers were affected by the freezes of 1894 and 1895 but they were able to bounce back to previous levels of production by the 1910s. The industry in Cocoa was so healthy that the city became the headquarters of the Florida Citrus Exchange – a prominent cooperative for the packing, shipping and marketing of local citrus. Packing houses and associated businesses lined the Indian River riverfront, and by the 1920s, Cocoa had the fifth largest number of packing houses in the state. It also had a large Orange Festival, which consisted of three days of activities, races on Cocoa Beach, and a ball at the New Indian River Hotel.

Despite the utility of the Indian River to the citrus industry, it was also a barrier to reaching Merritt Island and the Atlantic. Private boats and yacht service were the only ways to cross the river. By 1917, a 5,840 foot-long bridge spanned the River with a draw bridge that would still allow for boating activities. Once linked to Merritt Island, Cocoa residents were eager to build a road all the way to the beach, which was completed in 1923.

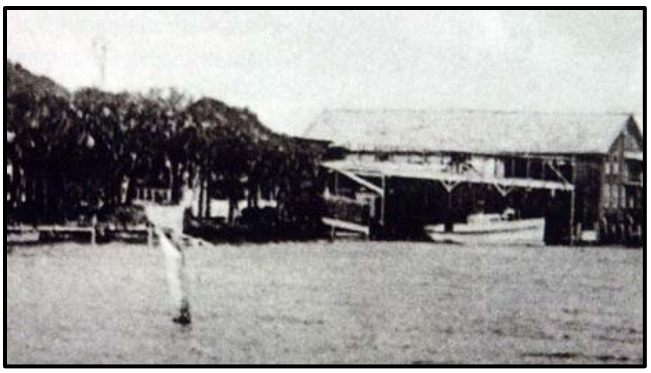
The building of the bridge and the beach road coincided neatly with the Florida's land boom of the 1920s. Because Cocoa had been "opened up" by railroad in the 1890s, it benefitted from a surge of building activity. Commercial development was concentrated around the riverfront, and the main streets of town were Brevard and Delannoy Avenues, Willard and Magnolia (now Stone) Streets, and King Street which provided direct access to the city's dock. Most of the growth was concentrated naturally because of access to the railroad and wharves; residential development occurred along the fringes of the commercial core.





In addition to the development of downtown, Cocoa became a real estate center – developing drained lands further west. Located between the St. Johns River and the railroad, the Cocoa Drainage District was created in the 1920s. The draining of these lands was possible through better technology and greater real estate pressures, but it was also enabled by the growing accessibility of owning a car. In Brevard County in 1920, there were only 749 registered cars; by 1927 there were about 6,000. This began to change the landscape in seemingly small ways at first, such as the cropping up of tourist "auto camps" and filling stations downtown.





By 1940, the population of Cocoa was 3,014 people. King Street was extended west from US 1, and Fiske Boulevard extended from Poinsett Drive (Rosa L. Jones Boulevard). More prevalent car ownership and development of areas north of the city led to Cocoa residents living outside of the downtown core and returning for work, shopping, and recreation.



In the 1950's, everything changed for Cocoa and Brevard County with the coming of the Space Program. This massive development of technology on Cape Canaveral brought thousands of skilled jobs to the area. Facilities and infrastructure were built quickly in order to meet the housing demand, without a great deal of planning. While economically, the Space program was a great boon for the county at first, the influx of so many people in a short period of time also disturbed the tight communities that had grown organically over the previous decades. Cocoa grew from 3,538 people in 1950 to 12,294 in 1960. Roads were widened to facilitate movement to and from Cape Canaveral. The car began to dominate land use planning and development and traditional industries like citrus and downtown populations declined.

The 1970's saw the reduction of funding for the Space program. A significant number of jobs were eliminated, negatively impacting the regional and local economy. The City of Cocoa was faced with high unemployment and crime by the 1980's. In response, the County sought to diversify its economy and reinvigorate its tourism market.

With the close of the Cold War and later with the end of the Space Shuttle program, the effect on Cocoa and Brevard was acute: funding for the space program decreased, jobs at Kennedy Space Center were cut, and the area was left with a landscape that was hastily constructed and designed for getting people to the coast as fast as possible.

Despite this, the City of Cocoa in some instances and especially as it relates to its downtown, fared better than others in the County. Cocoa's downtown, known as Cocoa Village, benefits from the preservation of its historic core and a relatively healthy downtown. While a handful of the these streets are doing well commercially, and the waterfront has experienced several condominium developments, the historic connection of the village to the Indian River is lacking, and many people's view of Cocoa Village is seen at 50 mph on their way to Merritt Island and Cocoa Beach.

The Great Recession set back the City and the Cocoa CRA with a significant drop in property values and a dysfunctional real estate market, non-conducive for redevelopment. Projects planned and approved were mothballed, and by the time the City began to experience the recovery around 2014, later than

surrounding jurisdictions in the County, most projects were abandoned. As redevelopment and interest in Cocoa Village was increasing, Hurricane Irma presented another challenge in September 2017, as the entire waterfront infrastructure was decimated and several streets experienced flooding. However, with these challenges the Cocoa CRA has opportunity to validate and refine its vision for the waterfront, the historic business district, and the surrounding neighborhoods.

The Cocoa riverfront within the downtown area has always been a special place in Cocoa's long history for economic and recreational reasons. In recognition of the importance of the Cocoa riverfront, on August 12, 2014, City Council adopted Ordinance No. 18-2014 for purposes of holding a referendum on whether to amend the City Charter to declare the Cocoa Riverfront Park a special scenic and recreational landmark of the City of Cocoa and to impose requirements on the City Council to safeguard the scenic vistas and recreational amenities of the Park for the benefit of the public. Cocoa voters approved the referendum during the November 2014 General Election. The CRA must honor this City Charter provision.

The park consists of multiple land conveyances that were conveyed to the City over a period of decades. They include: (1) an upland portion consisting of the Taylor Park area; (2) the upland portion generally consisting of the band shell and grass area; (3) the upland portion consisting of the Porcher House and Civic Center; and (4) a submerged portion of the Indian River generally consisting of the riverbed including the boardwalk area. Historically, since the City acquired title to the several properties constituting the park, the park has been dedicated to public use and enjoyment, as evidenced by the deed and dedication restrictions imposed on the properties at the time they were conveyed to the City.

1. **Taylor Park.** Taylor Park was conveyed to the City by Albert & Grace Taylor by deed, dated December 2, 1920. The deed states that the property shall be used solely and only as a public park and that none of the lands shall be used for commercial purposes. Further, the property shall forever be known and marked as "Taylor Park."

2. **Band Shell and Grass Area.** This area generally consists of Lot 11 and River Edge Boulevard of the Cocoa River Development. The property previously consisted of sovereign submerged lands that were filled and claimed as uplands by the State. The property was then conveyed to the City in trust by the Trustees of the Internal Improvement Fund of the State of Florida in 1956 along with other lands along the river that were filled. The deed states that Lot 11 shall be used for "public purposes only" and River Edge Boulevard shall be used for "road purposes."

3. **Porcher House and Civic Center Area.** As stated in City Ordinance No. 1404, the City acquired this property from the Estate of E.P. Porcher on May 7, 1956, and the City dedicated the property for certain purposes. The ordinance stated that this property, along with the adjacent property (aka Taylor Park), was acquired because they were "ideally adaptable to the creation thereon of a public park and grounds that will meet the needs of the City and its citizens, residents and inhabitants for such, not only for the present but for years to come." The ordinance was recorded in the Official Public Records of Brevard County and stated that the property was "hereby dedicated as a public park to be known and hereby named as Porcher Park, for municipal purposes including the erection of a band shell, shuffle board courts, bowling greens, a library building, community center building, and a city hall thereon so long as the grounds shall be open to the public for park purposes." Further, "that neither the land and property shall ever be sold or conveyed by the City of Cocoa, except and unless the sale or conveyance thereof shall first be approved by a majority of the votes cast in an election by the qualified electors of the City of Cocoa."

4. **Submerged Portion of Indian River.** This property was acquired by the City from the Trustees of the Internal Improvement Fund of the State of Florida in 1965 and 1975 and dedicated for "municipal park and recreational purposes only, under the supervision and management of the City of Cocoa." Such purposes expressly include, but are not limited to, a marina complex, concessions and associated facilities operated by the City of Cocoa or leased and under the strict regulation and control of the City of Cocoa." If the City neglects to maintain and use the property for these purposes, the State has the right to terminate the dedication.

5. **Boardwalk Area.** Prior to Hurricane Irma, the Boardwalk traversed uplands and the submerged portion dedicated to the City. Much of the boardwalk was destroyed by Hurricane Irma. The boardwalk must be rebuilt and plans are being developed to rebuild the boardwalk in a better condition than originally planned and constructed. Because the City received State FRDP grant funds to build a portion of the original Boardwalk (wood pavilion, deck and slips along Harrison Street), the portion funded by the State grant is restricted by a covenant, dated September 4, 1998, that provides that the project "shall be managed as a public outdoor recreation area for a minimum period of twenty-five years from the completion date" of the Project. The Project is required to be "open at reasonable times and shall be managed in a safe and attractive manner appropriate for public use." Rebuilding boardwalk is a major proposed redevelopment activity in this updated redevelopment plan.

6. **Lee Wenner Park.** The City and Brevard County approved an Interlocal Agreement on November 14, 2017, conveying Brevard County's portion of the park to the City as the Cocoa CRA approved Waterfront Master Plan contemplated public capital improvement to improving the waterfront by the Cocoa CRA and or City (Deed Recorded January 4, 2018). The redevelopment of Lee Wenner Park is a major proposed redevelopment activity in this updated redevelopment plan.

Authority to Undertake Community Redevelopment

This document is prepared under the direction of the Cocoa Community Redevelopment Agency in accordance with the Community Redevelopment Act of 1969, F.S. 163, Part III. In recognition of the need to prevent and eliminate slum and blighted conditions within the community, the Community Redevelopment Act confers upon counties and municipalities the authority and powers to carry out "Community Redevelopment". For the purpose of this Cocoa CRA Redevelopment Plan, the following definition taken from the Florida Statutes shall apply:

"Community Redevelopment" or "Redevelopment" means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such plan."

The Cocoa CRA Findings of Necessity

Pursuant to Florida Statutes, a community redevelopment area must be a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly. On July 8, 1980, the City adopted a Resolution determining a Necessity for Redevelopment of Blighted Areas. On April 14, 1981, after preparing a Blight Study, the City adopted a Resolution establishing a redevelopment area based on certain findings of necessity pursuant to Section 163.355, Florida Statutes.

The findings of necessity states that the City of Cocoa shall not exercise the community redevelopment authority conferred by this part until after the City has adopted a resolution, supported by data and analysis, which makes a legislative finding that the conditions in the area meet the criteria described in s. 163.340(7) or (8). The resolution must state that:

(1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such county or municipality; and

(2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.

The redevelopment boundaries were delineated as the area encompassing those properties that were found to qualify as slum and blighted.

Creation of the Community Redevelopment Agency

Upon a “Finding of Necessity” by the governing body and upon further finding that there is a need for a Community Redevelopment Agency to function in the county or municipality to carry out community redevelopment purposes, any county or municipality may create a public body corporate and politic to be known as “Community Redevelopment Agency”. The agency shall be constituted as a public instrumentality, and the exercise by the agency of the powers conferred by F.S. Chapter 163, Part III shall be deemed and held to be the performance of an essential public function.

The City of Cocoa Council established the Community Redevelopment Agency on April 14, 1981, with the adoption of Ordinance No. 10-81. The organizational structure of the agency was established at that time. Pursuant to resolution of the City Council dated December 10, 1985 and April 22, 1986 and Section 163.357, Florida Statutes, the original governing board structure changed composition. The current board consists of the five (5) council persons plus two (2) additional members who are appointed by the City Council.

The Cocoa CRA Redevelopment Plan

All public redevelopment activities expressly authored by the Community Redevelopment Act and funded by tax increment financing, must be in accordance with a redevelopment plan, which has been approved by the City Council. Like the City's Comprehensive Plan, the Cocoa CRA Redevelopment Plan is an evolving document, which must be evaluated and amended on a regular basis to accurately reflect changing conditions and community objectives. This updated Cocoa CRA Redevelopment Plan is intended establish action priorities of the plan based upon a new set of priorities. These priorities were established by necessity, in the case of the negative impacts of Hurricane Irma, and by a comprehensive public strategic planning process conducted by the CRA and the City at which a substantially amount of input and ideas were provided by City citizens, businesses, property owners and other stakeholders in the redevelopment area.

The Cocoa CRA Area Boundary

The Cocoa Redevelopment Agency was established for carrying out redevelopment activities for the area defined as the Redevelopment Area in the Resolution dated April 14, 1981, which area is described as:

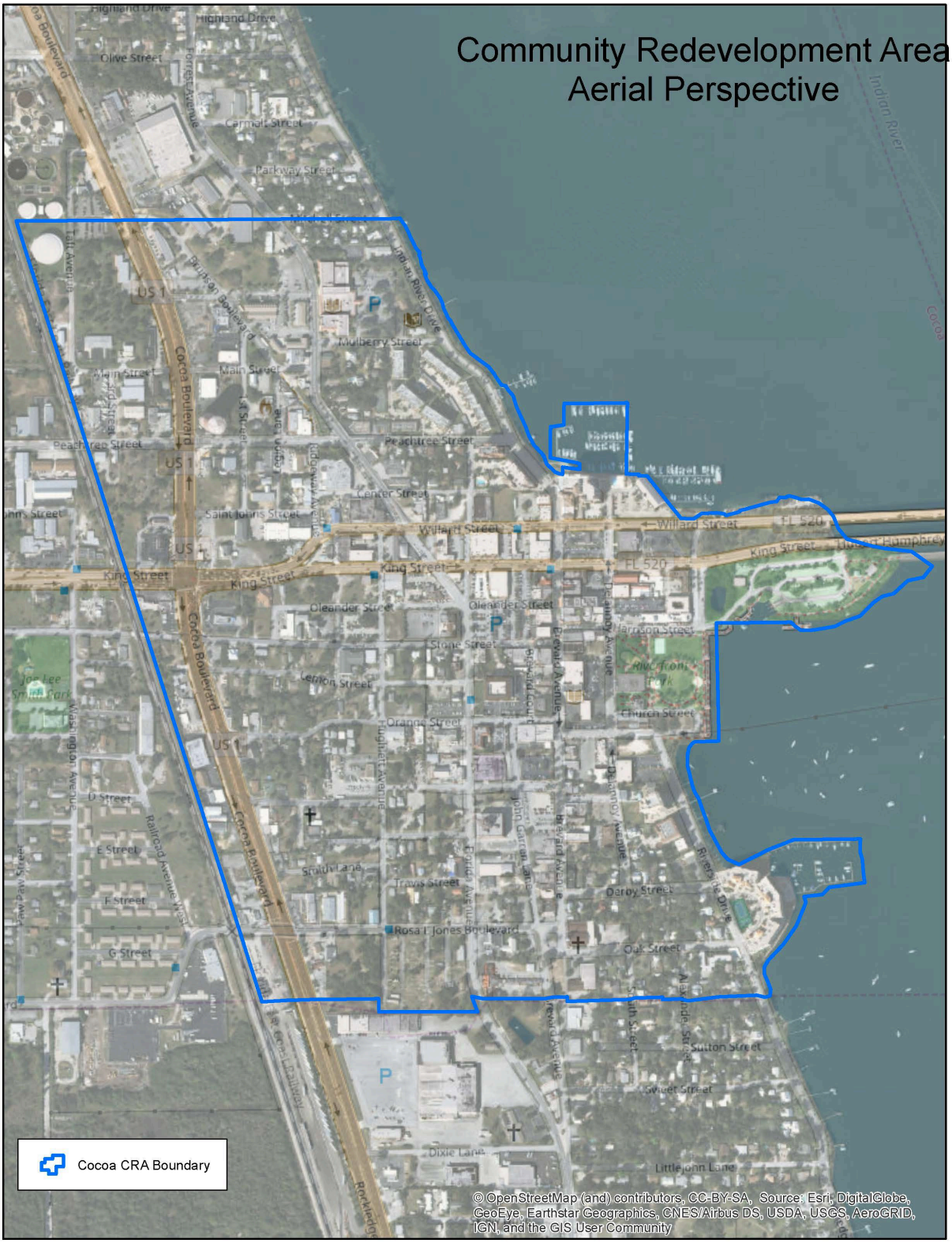
South: A straight line extending along the southern boundary of the City of Cocoa between the east and west boundaries cited herein;

East: The center line of the channel of the Indian River between the South and North boundaries cited herein;

West: The eastern edge of the Florida East Coast right-of-way between the South and North boundaries cited herein;

North: A straight line extending along the northern edge of the right-of-way of Mitchell Street between the East and West boundaries cited herein.

Cocoa CRA Area Location Map



The Cocoa CRA Area Description

The redevelopment area in Cocoa comprises of 248 ± acres or .45 square miles. The redevelopment area is only 2% of the total area of the corporate city limits (8,960 acres or 14 square miles). The CRA area contains of mix of land uses and buildings. Within the area is an estimated residential population of 1,089, the City's population is estimated to be 19,286 (2018 BEBR), representing 6% of the total population of Cocoa.

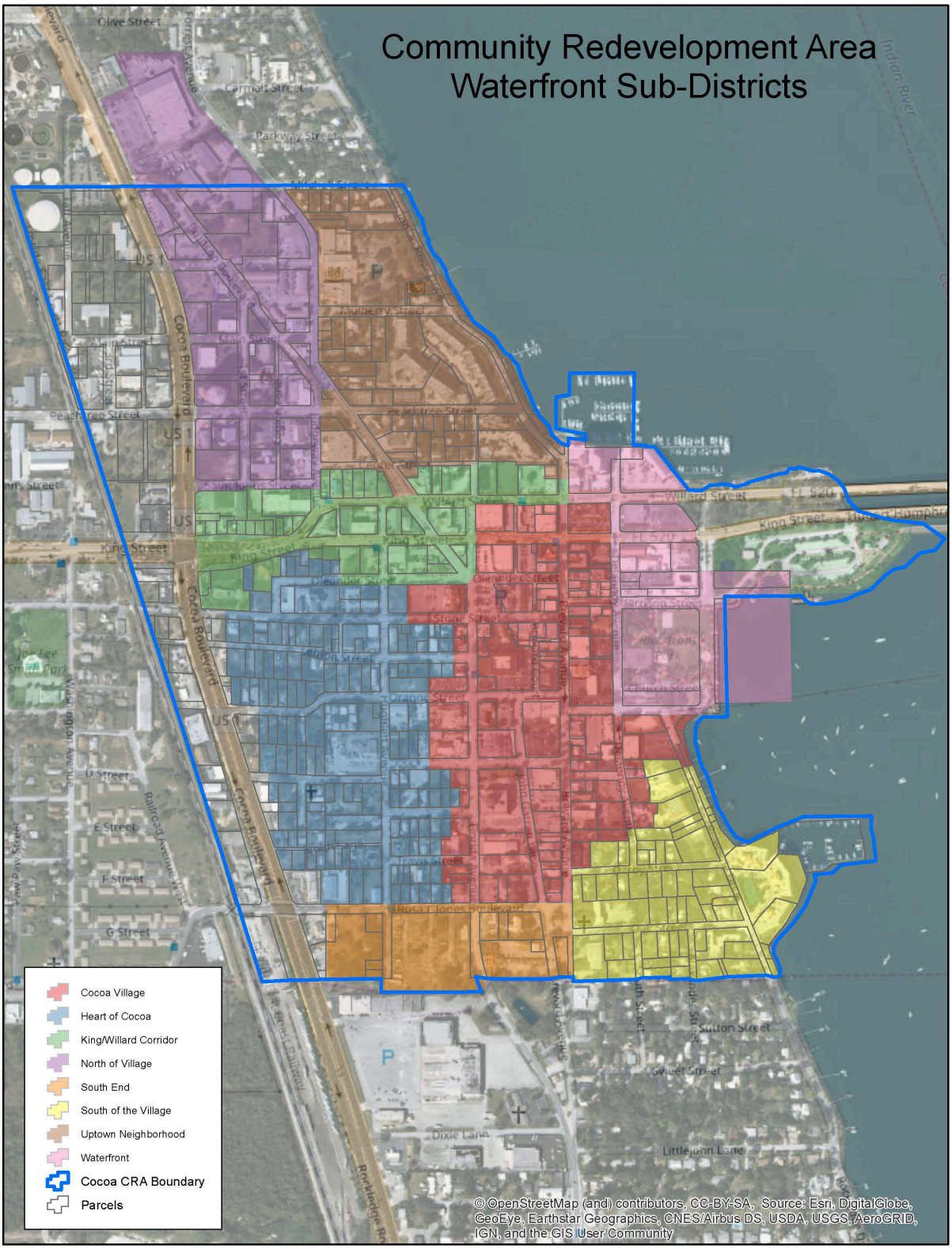
Of the 769 housing units in the Cocoa CRA, 297 are owner occupied (38.6%), 306 are renter occupied (39.8%), and 166 are vacant (21.6%). (U.S. Census Bureau, Census 2010 Summary File 1, ESRI 2018 Forecast). The redevelopment area also serves as the City's historic downtown with a myriad of unique retail shops, restaurants, bed & breakfasts, and personal service establishments. Numerous historic buildings are also located in the downtown including the Historic Cocoa Village Playhouse and Porcher House. Additionally, important community institutional buildings are located in the downtown including Cocoa City Hall, U.S. Post Office, and the Florida Historical Society. And the downtown also benefits by having complementary recreational amenities such as the Cocoa Riverfront Park, Taylor Park and Lee Wenner Park.

The 1997 Community Redevelopment Plan generally divided the redevelopment area into five areas, whereas the 2008 Waterfront Master Plan evaluated the redevelopment area more granularly and it was determined that there are nine distinct and unique sub-districts. The sub-districts of the Cocoa CRA are: **Cocoa Village; Heart of Cocoa; South of the Village; South End; King Street and Willard Street Corridor; North of the Village; Uptown Neighborhood; US1 Regional Corridor and the Waterfront.**

- **Cocoa Village** is generally bounded by Center Street on the north, Forrest Avenue and Florida Avenue on the west, Rosa L. Jones Blvd and Derby Street on the south, and the Indian River on the east.
- **The Heart of Cocoa Neighborhood** (HCN) is located immediately west of the historic Cocoa Village and although the boundaries are irregular, the boundaries are generally between several major roadways: east of Florida Avenue, South of SR 520; west of US 1; and north of Rosa L. Jones Blvd (formerly Poinsett Drive).
- **King Street and Willard Street Corridor** is generally located north of the downtown village along SR 520 east to Forrest Avenue along the northern boundary of Peachtree Street to the Indian River**.**
- **Uptown Neighborhood** is generally located north of the Corridor to US1 along the northern boundary of the CRA along Mitchell Street to the Indian River.
- **North of the Village** is generally bound between St. Johns Street as the southerly boundary, US1 on the west, Ridgeway Avenue and Forrest Avenue along the easterly boundaries, to Carmalt Street.
- **South End** is located along the southern City limits just south of Rosa L. Jones Boulevard, east of US1 to Brevard Avenue.
- **South of the Village** is located along the southern City limits with Brevard Avenue to the west, the Indian River to the east and Derby and Church streets to the north.

- **Waterfront** is part of the Central Business District and nestled along the Intracoastal Waterway on the east Indian River and Delannoy Avenue on the west, and Cocoa Village Marina to the north and Cocoa Riverfront Park and Church Street to the south.
- **US1 Corridor** runs through the western portion of the entire CRA located along US Highway 1 and extends to the Florida East Coast railroad to the west.

Cocoa CRA Sub-Districts Map



Powers of the Cocoa CRA

As Authorized by the Community Redevelopment Act, a wide variety of powers are available to the City of Cocoa to carry out redevelopment activities. Without intending to limit the powers of the CRA, the Cocoa Redevelopment Agency is vested with the following powers pursuant to Section 163.370, Florida Statutes:

(1) The CRA may not exercise the power of eminent domain for the purpose of preventing or eliminating a slum area or blighted area as defined in this part; however, counties and municipalities may acquire property by eminent domain within a community redevelopment area, subject to the limitations set forth in ss. 73.013 and 73.014 or other general law.

(2) The CRA shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted:

(a) To make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part.

(b) To disseminate slum clearance and community redevelopment information.

(c) To undertake and carry out community redevelopment and related activities within the community redevelopment area, which may include:

1. Acquisition of property within a slum area or a blighted area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition.
2. Demolition and removal of buildings and improvements.
3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities, parking garages, lobbies, and passageways, and other improvements necessary for carrying out in the community redevelopment area the community redevelopment objectives of this part in accordance with the community redevelopment plan.
4. Disposition of any property acquired in the community redevelopment area at its fair value as provided in s. 163.380 for uses in accordance with the community redevelopment plan.
5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan.
6. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of real property in the community redevelopment area which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.
7. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.

8. Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.
9. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of property in unincorporated enclaves surrounded by the boundaries of a community redevelopment area when it is determined necessary by the agency to accomplish the community redevelopment plan.
10. Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

(d) To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate.

(e) Within the community redevelopment area:
1. To enter into any building or property in any community redevelopment area in order to make inspections, surveys, appraisals, soundings, or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted.
2. To acquire by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition any personal or real property, together with any improvements thereon.
3. To hold, improve, clear, or prepare for redevelopment any such property.
4. To mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property.
5. To insure or provide for the insurance of any real or personal property or operations of the county or municipality against any risks or hazards, including the power to pay premiums on any such insurance.
6. To enter into any contracts necessary to effectuate the purposes of this part.
7. To solicit requests for proposals for redevelopment of parcels of real property contemplated by a community redevelopment plan to be acquired for redevelopment purposes by a community redevelopment agency and, as a result of such requests for proposals, to advertise for the disposition of such real property to private persons

pursuant to s. 163.380 prior to acquisition of such real property by the community redevelopment agency.

(f) To invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control and to redeem such bonds as have been issued pursuant to s. 163.385 at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled.

(g) To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government or the state, county, or other public body or from any sources, public or private, for the purposes of this part and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and related activities such conditions imposed pursuant to federal laws as the county or municipality deems reasonable and appropriate which are not inconsistent with the purposes of this part.

(h) To make or have made all surveys and plans necessary to the carrying out of the purposes of this part; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:

1. Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.
2. Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.
3. Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities.

(i) To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income.

(j) To apply for, accept, and utilize grants of funds from the Federal Government for such purposes.

(k) To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from a community redevelopment area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.

(l) To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this part; to zone or rezone any part of the county or municipality or make exceptions from building regulations; and to enter into agreements with a housing

authority, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part.

(m) To close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the county or municipality.

(n) To organize, coordinate, and direct the administration of the provisions of this part, as they may apply to such county or municipality, in order that the objective of remedying slum and blighted areas and preventing the causes thereof within such county or municipality may be most effectively promoted and achieved and to establish such new office or offices of the county or municipality or to reorganize existing offices in order to carry out such purpose most effectively.

(o) To develop and implement community policing innovations.

(3) The following projects may not be paid for or financed by increment revenues:

(a) Construction or expansion of administrative buildings for public bodies or police and fire buildings, unless each taxing authority agrees to such method of financing for the construction or expansion, or unless the construction or expansion is contemplated as part of a community policing innovation.

(b) Installation, construction, reconstruction, repair, or alteration of any publicly owned capital improvements or projects if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of the community redevelopment plan by the governing body pursuant to a previously approved public capital improvement or project schedule or plan of the governing body which approved the community redevelopment plan unless and until such projects or improvements have been removed from such schedule or plan of the governing body and 3 years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the community redevelopment trust fund.

(c) General government operating expenses unrelated to the planning and carrying out of a community redevelopment plan.

(4) With the approval of the governing body, a community redevelopment agency may:

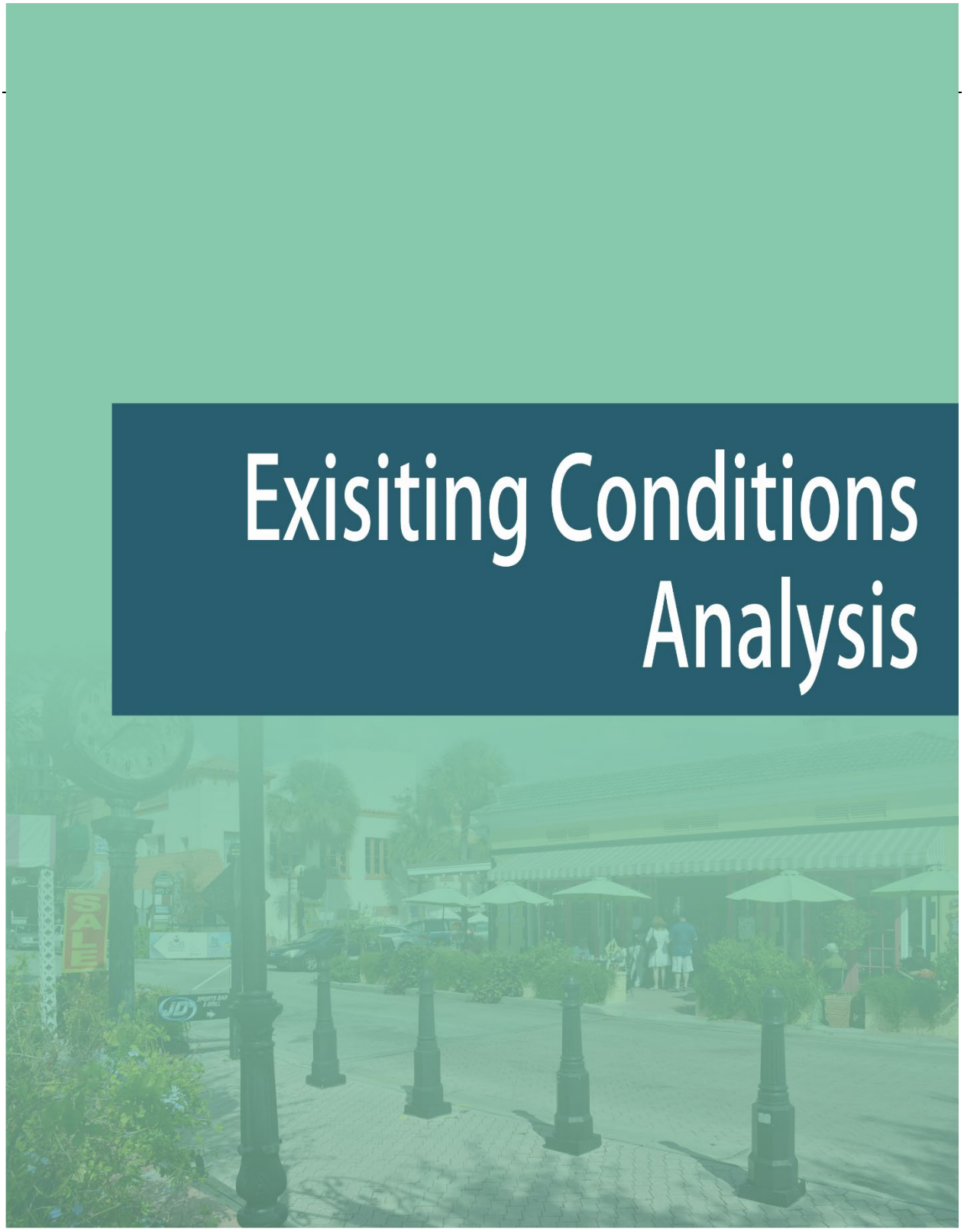
(a) Prior to approval of a community redevelopment plan or approval of any modifications of the plan, acquire real property in a community redevelopment area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition; demolish and remove any structures on the property; and pay all costs related to the acquisition, demolition, or removal, including any administrative or relocation expenses.

(b) Assume the responsibility to bear any loss that may arise as the result of the exercise of authority under this subsection, in the event that the real property is not made part of the community redevelopment area.

Pursuant to Section 8-23 (Powers of the council) of the City Code, the following powers shall continue to vest in the City Council:

(a) The power to determine an area to be a slum or blighted area, or combination thereof, to designate such area as appropriate for a community redevelopment project, and to hold any public hearings required with respect thereto.
(b) The power to grant final approval to community redevelopment plans and modifications thereof.
(c) The power to authorize the issuance of revenue bonds as set forth in Section 163.385, Florida Statutes.
(d) The power to approve the acquisition, demolition, removal, or disposal of property as provided in Section 163.370(4), Florida Statutes, and the power to assume the responsibility to bear loss as provided in Section 163.370(4), Florida Statutes.

PART II



Land Use

Commercial

The land use patterns of the redevelopment area are a direct response to a long-term trend of commercial intrusions into traditional single-family neighborhood areas. In the beginning years of the city, commercial and industrial uses were concentrated in the downtown clustered around Brevard Avenue, Harrison Street, and Delannoy Avenue adjacent to the waterfront shipping area and packinghouse distribution rail heads. Over time, the railroads and highways were relocated west of US1. In doing so, these transportation routes cut through existing residential neighborhoods. These new roadways were rezoned to commercial and slowly over time, the residential character of the cityscape has been sliced into small neighborhoods surrounded by heavy commercial uses.

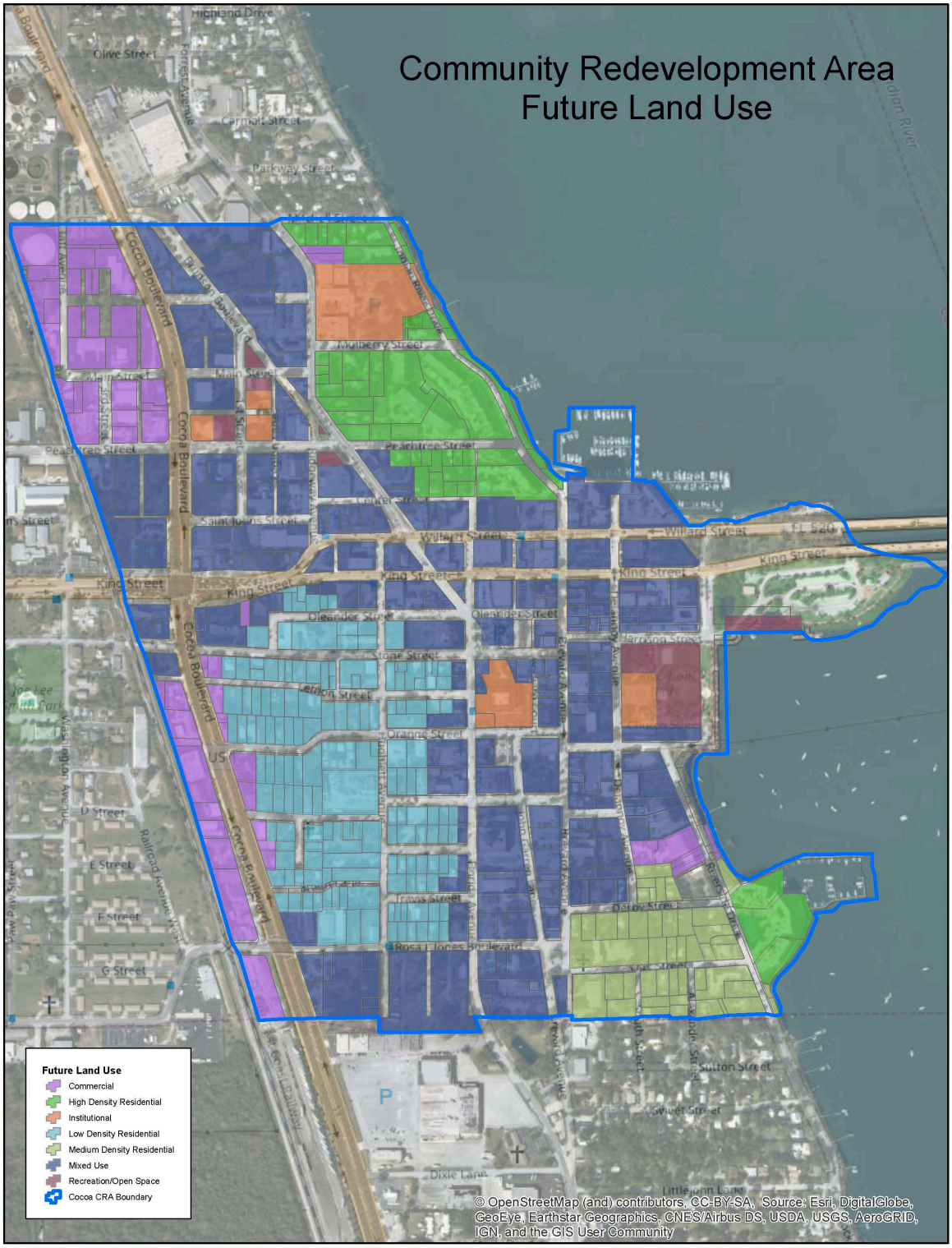
Residential

Residential uses are the second most dominant land use, with single family dwellings the most common type. Residential uses are located along the waterfront and between the water and east of Brevard Avenue, south of Church Street to Rosa L Jones Blvd; west of Florida Avenue and east of US1 from Rosa L Jones Blvd. to Stone Street; and east of US1 and west of the river north of Willard Street.

Civic – Cultural and Institutional

The remaining land uses include Cocoa City Hall, Cocoa's Civic Center, Heart of Cocoa Community Meeting Room, Florida Historical Society, churches, a fire station, water tower, electric substation, communications tower, marina, parks and waterfront esplanade.

Cocoa CRA Area
Future Land Use Map



Zoning

There are several applicable City zoning districts currently applicable to the properties located within the redevelopment area. These districts are subject to change by the City under the City's zoning powers.

C-W

The area between the railroad tracks and US 1 in the northwest is the C-W or "Wholesale Commercial District." This district is intended to apply to transportation facilities, warehousing, distribution, and wholesaling as well as other retail commercial uses.

RU-2-25

One of the two residential zones designated in the redevelopment area is the RU-2-25 district or "Multiple Family Dwelling District." The provisions of this district apply to high density residential developments which are adjacent to major commercial centers and major collector or arterial streets. This zone has resulted in the development of multi-storied residential projects on the water. There are two districts with this zoning type in the redevelopment area. The southern district contains single-family and multi-family residential uses. There are several condominium complexes and two low-rise apartment buildings. The district in the north does contain multi-story condominiums with a few single-family homes.

RU-2-10

The other residential zone designation is the RU-2-10 district. This "Low- Density Single-Family and Multi-Family Dwelling District" seeks to preserve the residential character of the area and foster mixed-use development in proximity to major collector or arterial streets. The Heart of Cocoa neighborhood was rezoned to this category in accordance with the provisions of the Federal Consent Decree.

C-C

The areas along Florida Avenue are zoned C-C to encourage multi-family, professional office, and retail commercial development. Some of this transformation is occurring. However, there are still some left over heavy commercial uses in the area that inhibit the evolution to a less intense commercial use.

C-G

There are a few parcels of land zoned C-G or "General Commercial." This zoning configuration is intended for major commercial centers serving the needs of the community and region.

C-P

The provisions of Commercial Parkway district are intended to apply to areas located adjacent to a main highway approach to the city, primarily directed along US1. The types of uses permitted and restrictions are intended to serve the needs of the motorist and provide an amenable impression of the city.

Furthermore, certain properties within the CRA area are also subject to overlay zoning regulations including:

Central Business District (CBD)

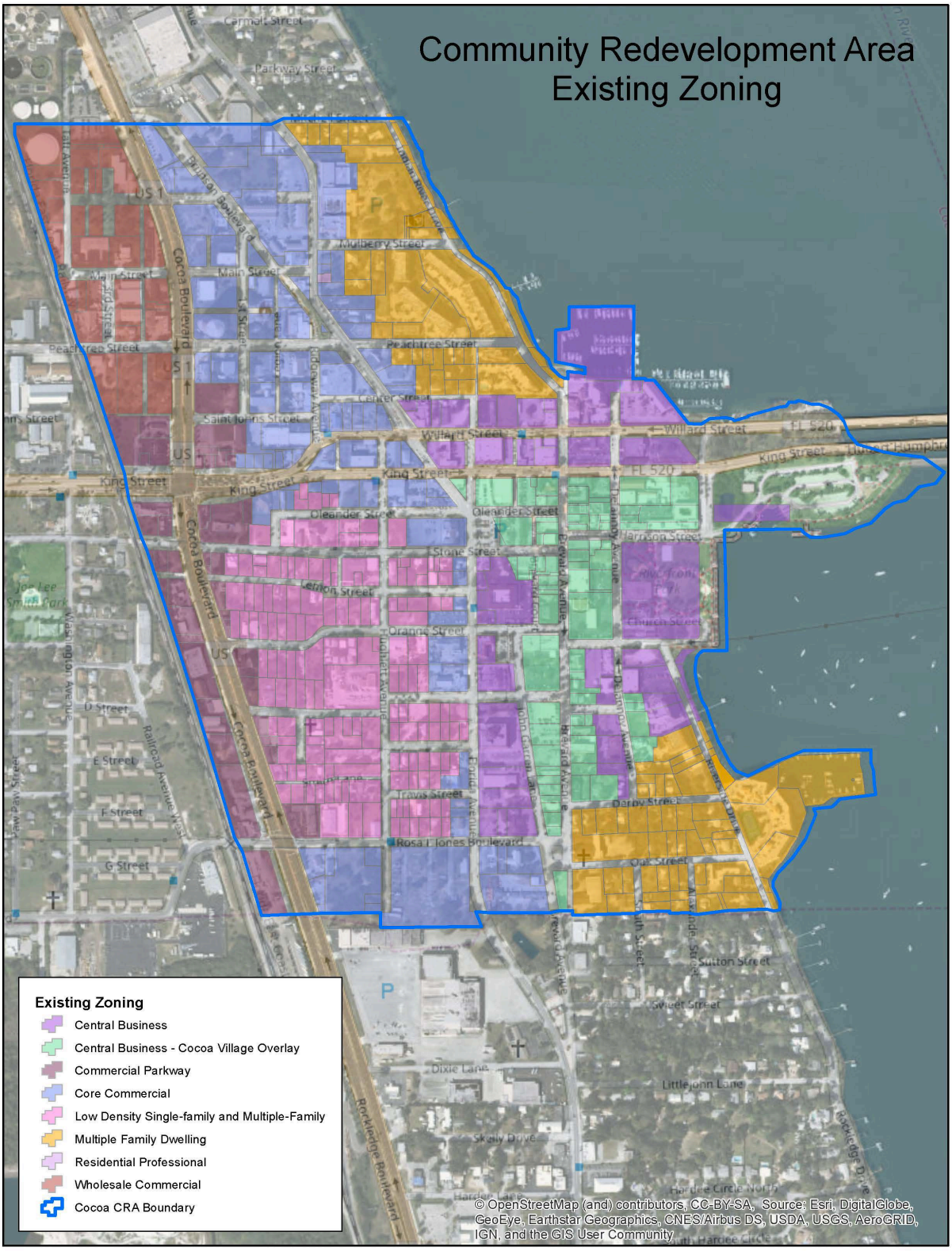
The provisions of this overlay district are intended to apply to the central commercial, professional, financial, governmental and civic core of the city as described in the comprehensive plan and which is entirely within a designated redevelopment area as defined in the Cocoa Redevelopment Agency Redevelopment Plan. The area is generally bounded by Center Street on the north, Forrest Avenue and

Florida Avenue on the west, Rosa L. Jones Drive and Derby Street on the south, and the Indian River on the east.

Cocoa Waterfront Overlay District (CWOD)

The provisions of this overlay district are intended to assist in the implementation of the Cocoa Waterfront Master Plan, November 2008, which require regulations by sub district that address design, scale and appearance of developing within the Cocoa Redevelopment Area. Further, this zoning is 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. The Cocoa Redevelopment Area is defined by recognizable geographic boundaries.

Cocoa CRA Zoning Map



Natural Features

The natural features within the redevelopment area are few since the entire area has been virtually all developed or modified by man. A description of the four existing soil types in the area best describes the condition of any features in the area. The four soil types are: Urban Land, Canaveral/Urban Land Complex, Paola/Urban Land Complex, and Pomello/Urban Land Complex. Following are their descriptions:

SOILS

Ur – Urban Land – This soil consists of soils which are usually all covered with streets, buildings, parking lots, shopping centers, and other man-made facilities. Unoccupied soils are mixtures of other types of too small an area to map separately.

Cc – Canaveral/Urban Complex – A mixture of sand and shells dredged from the river bed, then leveled and smoothed by man. Most areas are artificially drained with a water table between depths of 40 to 60 inches. Soil is poorly suited to lawn uses and ornamental plants. Most soils are covered by man-made urban uses.

Ph – Paola/Urban Land Complex – This soil is composed of 70 percent Paola fine sand, 10 percent altered Paola fine sand, and 20 to 45 percent Urban Land soil. Open areas of this soil are mostly lawns, vacant lots, and playgrounds. The water table is usually below a depth of 10 feet. The soil is poorly suited to lawn grasses and ornamental plants.

Pu – Pomello/Urban Land Complex – This soil group is composed of 45 to 60 percent Pomello sand, 20 percent altered Pomello sand, and 20 to 45 percent Urban Land Complex. Other characteristics of this soil group are similar to Paola.

PHYSIOGRAPHY

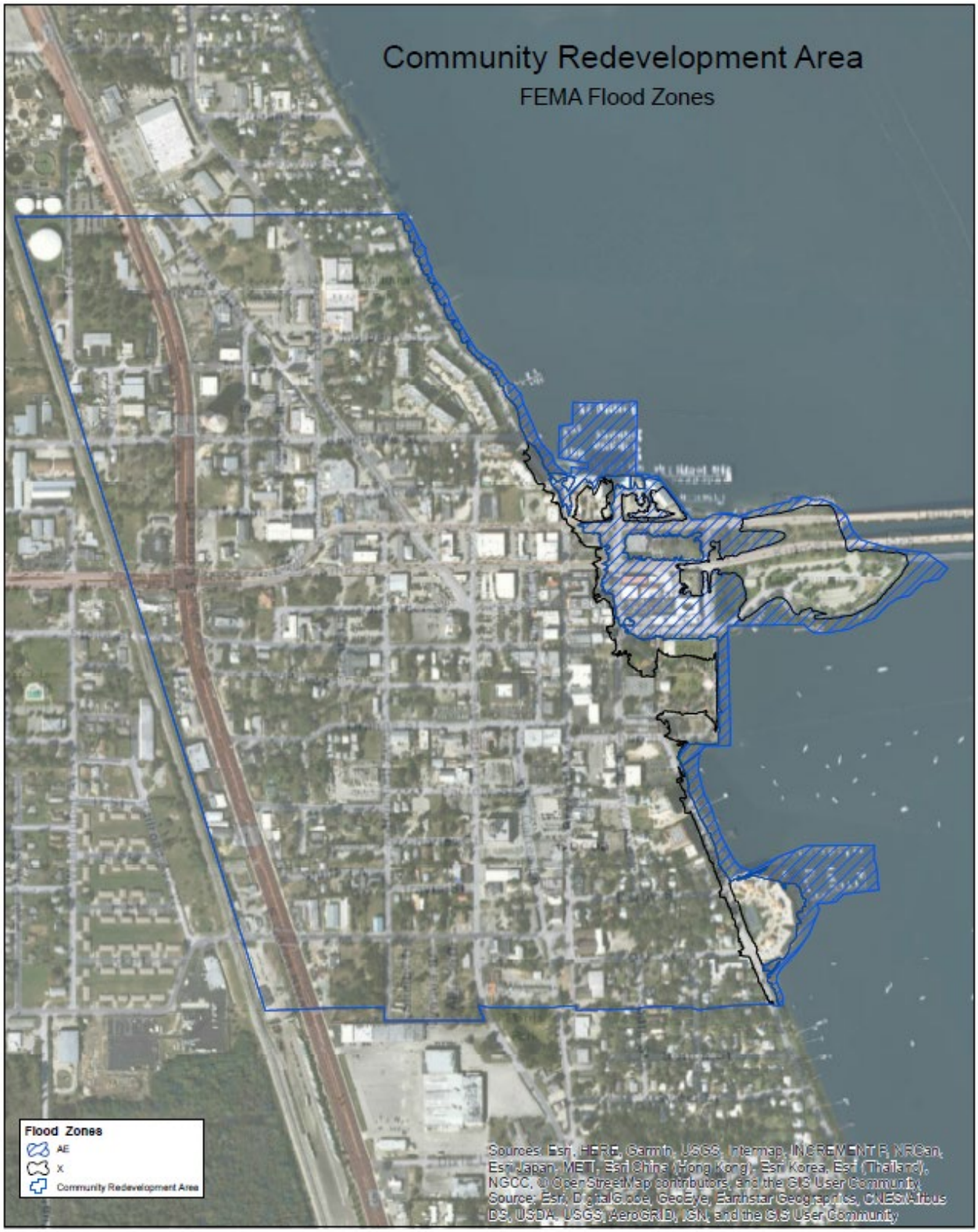
Indian River

The most prominent natural feature of the area is the Indian River, situated between the mainland and Merritt Island. Although commercial traffic on the river is scarce, the water body does provide varied recreational boating opportunities and scenic beauty.

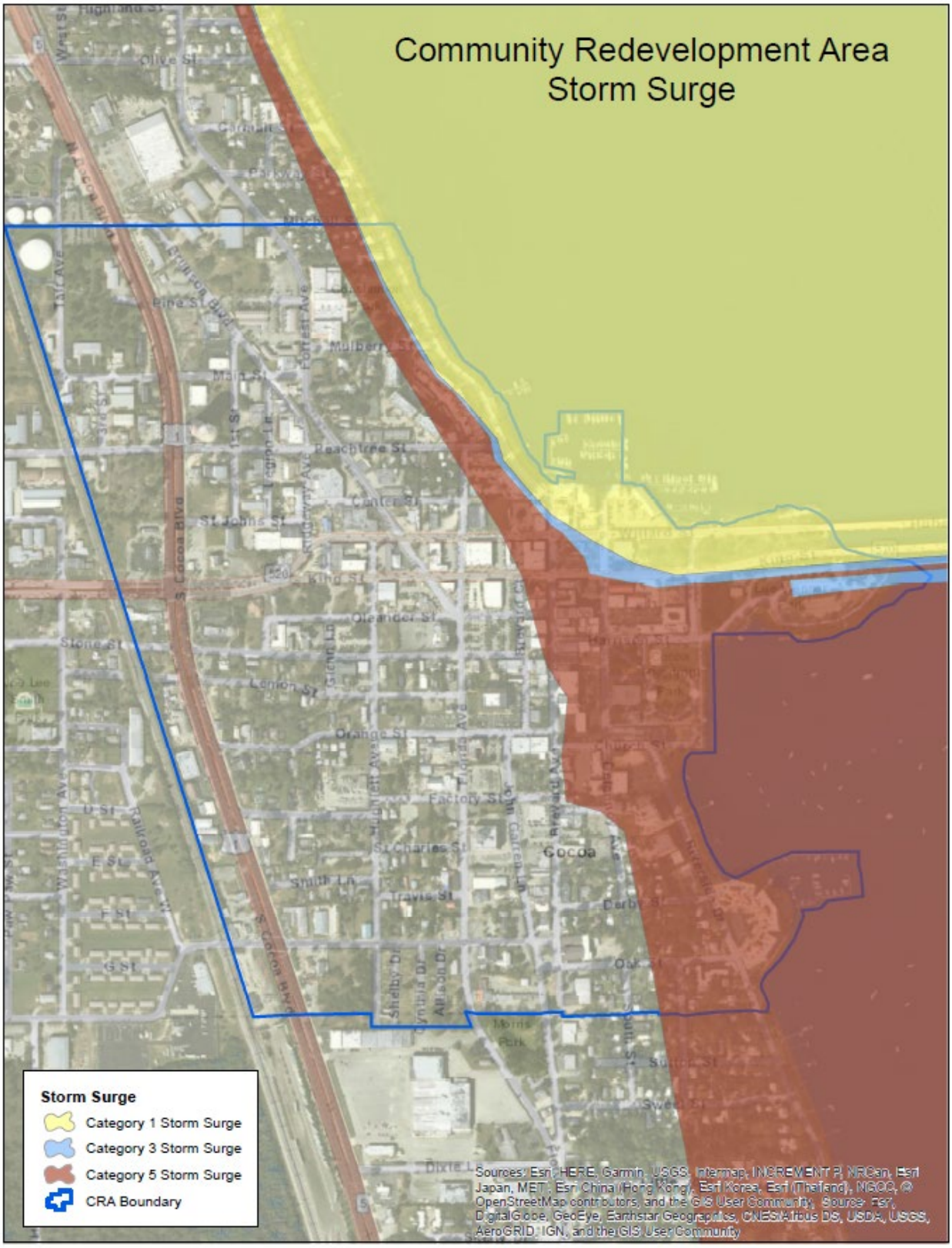
Risk of flooding from the river was slight until Fall 2017. Hurricane Irma caused prolonged flooding of streets within the City. The hurricane's destructive winds and rain caused over $3.5 million in damages to businesses along Harrison Street, Lee Wenner Park, docks, and the surrounding boardwalk area in Riverfront Park. Stormwater runoff from the hurricane and a subsequent Nor'easter rain event, resulted in prolonged street flooding.

The Flood Zone X boundary for the 500-year storm level virtually matches the shoreline of the CRA from Riverside Drive to Harrison Street and North to Indian River Drive including Oleander Pointe and Lee Wenner Park. However, the Flood Zone AE boundary for the 100-year storm level includes the area from Harrison Street north to Indian River Drive excluding portions of Whitley Bay and the SR 520 overpass as designated on the FEMA Flood Zone Map. No other flood zone areas are found within the CRA.

FEMA Flood Zone Map



CRA Storm Surge Map



Relic Dune System

The City of Cocoa, and in particular the RDA area, is situated on top of the old dune system along the Indian River. The first dune line runs down the middle of the district. This locally high linear feature was selected for the old Dixie highway alignment and railroad spur. This road alignment is now Forrest Avenue. The second dune line lies underneath the present alignment of the railroad and US 1. The early settlers utilized these local high points to site these important transportation routes. Today these high points provide excellent opportunities for long views out toward the Indian River.



Housing

Each of the nine CRA sub-districts, described previously in the Cocoa CRA Area Description, are uniquely different from each other. Of the nine sub-districts, six contain housing. The housing types varies by sub-district.

The **Cocoa Village** Sub-District provisions are intended to apply to the central commercial, professional, financial, governmental and civic core of the city. In addition to multi-family residential development the area uses are intended to permit and encourage more intensive office and commercial development, hotel and motel development, marinas and marina-related development. The district is intended to discourage uses not requiring a central location and which would create friction with or be incompatible with performance of Central Business District functions. The permitted uses and design and development standards are intended to promote high quality development compatible with a Central Business District location, not single-family housing. It is intended that "performance standards" control the permissible type, density and intensity, mix of development and design and development standards to assure and

promote the development and redevelopment of property in the Central Business District in a manner compatible with comprehensive and redevelopment plan objectives.

It is intended that high density multiple-family residential development in this area is to be promoted and encouraged, either in separate buildings or in combination with office and supporting, retail and service areas, and that such supporting uses shall be scaled and designed to serve the needs of the district. All uses and design should recognize the proximity to the areas of great natural beauty, which are historically significant to the city. High density, so long as it provides public and scenic access to these natural and historic areas, is permitted. Water views, easy access to contiguous water walks, and several key water vistas should be made available to the public. The purpose of this district is to allow for the development of fully integrated, mixed-use, pedestrian-oriented neighborhoods. Streets, pedestrian paths and bike paths should contribute to a system of fully-connected and interesting routes to all destinations.

The **Heart of Cocoa** Sub-District has been subject to a Federal Consent Decree since 1990. The original voluminous consent decree was replaced by a substantially streamlined Substitute Federal Consent Decree on January 28, 2009. The Substitute Consent Decree requires the City maintain the low-density residential character of the Heart of Cocoa; and encourages voluntary replacement of existing wholesale commercial uses with low density residential uses or low intensive neighborhood commercial uses such as mixed-use developments, while preserving existing uses as provided by law. Moreover, the Substitute Consent Decree encourages production and development of affordable houses by the private sector in the Heart of Cocoa. Consistent with the Substitute Consent Decree, the zoning is RU2-10, which allows for low-density single and multi-family residential. Allowable building types include single-family, mixed use, and neighborhood supported commercial.

In the **South of the Village** Sub-District the City acquired the former Oaks Mobile Home Park, a primarily vacant mobile home park with dilapidated and uninhabitable units, at the corner of Florida Avenue and Rosa L. Jones Blvd. The site is comprised of one main parcel and a smaller companion parcel, totaling just under 5 acres of vacant land immediately suitable for development. This residential project is expected to serve as a catalyst for additional residential development in and around the Heart of Cocoa, although the site lies just outside the boundaries of the Heart of Cocoa, on the south side of Rosa L. Jones Boulevard.

The **South End** Sub-District, located to the east and bordering the **South of the Village** Sub-District, mainly consists of single family residential, multi-family apartments/condominiums and high rise developments.

The King Street and Willard Street Corridor Sub-District consists of mainly commercial development and provides for opportunities of mixed-use and multi-family high rise developments.

The **Waterfront** Sub-District is characterized by multi-story, multi-family residential units.

Many of the lots in the Sub-Districts by themselves are inadequately sized and constrained by utility infrastructure (mainly electric), to be redeveloped as mixed-use and multi-family apartments or high rise condominiums. Thus, the need for the assemblage of land to facilitate a suitable redevelopment project yielding the highest and best use for the respective land. Additionally, and critically important, the City through its various EPA Brownfields Grants have determined several properties environmentally constrained as they are contaminated or suffer from the perception of contamination. Bisecting the heart of the Cocoa CRA is the former Flagler Rail Line, and railroad tracks are use of which contamination is commonly associated. Some properties have been confirmed to have no recognized environmental

conditions while others have been determined to be contaminated. Three properties located in the general core of Cocoa CRA were environmentally assessed and after being found to having contaminants present, were remediated through the Florida Department of Environmental Protection (FDEP) Voluntary Cleanup Tax Credit Program. Others have been found to have potential off-site environmental impacts.

Parks and Recreation

The redevelopment area contains three parks, Taylor Park, Riverfront Park and Lee Wenner Park. Taylor Park is located just south of Harrison Street and just north of the Cocoa Civic Center, Riverfront Park adjoins Taylor Park to the East and sits directly on Indian River, and Lee Wenner Park is located just south of the Hubert Humphrey Bridge on the old abandoned SR 520 right-of-way.

Taylor Park is designed mainly as a passive park. It contains 1.64 acres and is well landscaped with large shade trees and a view of the Indian River. Facilities in Taylor Park are limited to park benches and playground equipment.

Riverfront Park is an attraction to both Cocoa's citizens and visitors. The park is approximately 2.74 acres and its green park area, playgrounds, boardwalks and amphitheater, draws crowds for special events, City-sponsored celebrations and private functions. The park annually hosts more than 65 events — including one of the largest marathons in the region, The Space Coast Marathon and Half Marathon — attracting more than 135,500 visitors.

Lee Wenner Park is a waterfront-oriented park located across the street from Taylor Park and Riverfront Park. The 3.5-acre park contains four boat ramps with catwalks, a fishing dock and parking facilities for approximately 40 boat trailers and 50 passenger cars. As of 2017, it is now owned and maintained by the City. The acquisition of Lee Wenner Park by the City presents a new and exciting redevelopment opportunity for the CRA and the City. Lee Wenner Park is heavily used on weekends by boaters for recreational purposes only. The Brevard County Board of County Commissioners conveyed its portion of Lee Wenner Park with the expressed purpose to redevelop the park (see attached Agreement located in the Appendix). Through this Agreement, the CRA has committed to improving the waterfront in phases through public capital improvements and public/private partnerships.

In addition to these three public parks, there are two "key" shaped parcels of property which have no facilities but are landscaped for beautification. Each of these passive parks are rarely used for purposes other than aesthetics. One park is located at Brunson Boulevard and First Street. The other park is at the corner of Forrest Avenue and Mulberry Street.

Historical Features

As a city with a rich history, the Cocoa CRA and surrounding neighborhoods contain numerous historic structures telling the story of the early beginnings of Cocoa. Within the Cocoa CRA, seven (7) structures are listed on the County, State or National listings of historic structures. Of the 1,005 structures located in the boundaries of the Cocoa CRA, 21% were constructed prior to 1960. A large percentage of those

structures have been identified as being historically significant. They are a symbol and physical record of the city's past in regard to architectural style and unique character.

The following structures are listed on the Brevard County Historical Site registry:

- Community Women's Club (5 Rosa L. Jones Blvd.)
- SF Travis Building (300 Delannoy Ave.)
- The Historic Porcher House (430 Delannoy Ave.)
- St. Mark's Episcopal Church (2 Church St.)
- The Florida Historical Society's Library of Florida History (435 Brevard Ave.)
- Derby Street Chapel (121 Derby St.)

The following structures are displayed with Florida Historical Markers:

- St. Mark's Episcopal Church
- The Historic Porcher House
- Derby Street Chapel

The following structures are listed on the National Registry of Historic Places

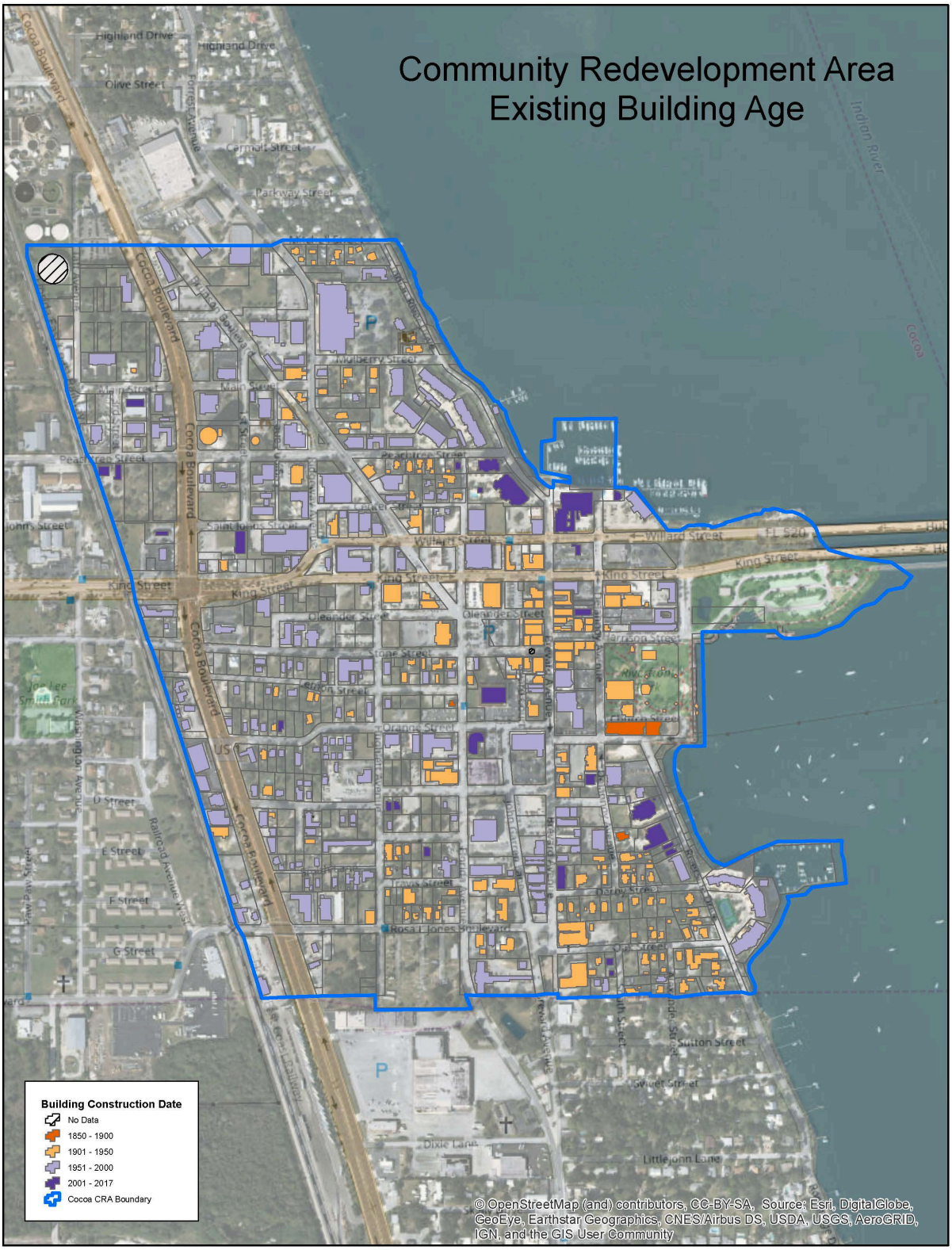
- The Aladdin Theater (Historic Cocoa Village Playhouse)
- Porcher House

The Porcher House is of particular significance to the City of Cocoa. The landmark home, built in 1916, was home to Edward and Byrnina Porcher. He was responsible for several innovations to the citrus industry and was a founder of the Indian River Orange Growers Association. This classic revival style, constructed out of local coquina rock, displays some coquina stones representing the suits of cards. These stones, placed in the front of the house, show the love that Mrs. Porcher had for the game of Bridge. In 1945, the City of Cocoa purchased the home and it became City Hall. Today, the Porcher House is used as a historic backdrop for events, especially weddings.

The Aladdin Theater, or commonly known today as The Historic Cocoa Village Playhouse, opened to the public in 1924. Of significance, the theater showed the first "talkie" movies in Brevard County. The Playhouse grew from a small movie house to a noteworthy community theater house. A multi-million dollar renovation, supported by the City of Cocoa, the Historic Cocoa Village Playhouse, with a State of Florida Cultural Facilities Grant, restored the look and feel of the original Aladdin Theater. Today, the Historic Cocoa Village Playhouse "Broadway on Brevard" brings amazing shows to Cocoa where local talent showcase their theatrical skills. Each season, the shows sell out and patrons are entertained by the talent of this high-quality community theater.

In addition, Indian River Drive (CR 515) within the City of Cocoa is a part of the Indian River Lagoon Scenic Highway Corridor, which was designated as a Florida Scenic Highway by the Florida Department of Transportation (FDOT) in 2002. The scenic highway corridor is a 156-mile loop that begins at Canaveral National Seashore on the north, encompasses the heart of the Indian River Lagoon on the mainland and barrier island and ends at the Wabasso Causeway in the south. Activities along the scenic highway are coordinated with the Corridor Management Plan that ensures the preservation, protection, maintenance and enhancement of the corridor.

Cocoa CRA Building Construction Date Map



Transportation and Traffic Circulation

A unique feature of the Redevelopment Area is that it is traversed by two (2) of the three (3) major arterials in the city, U.S. Highway 1 and SR 520. Together these two (2) arterials carry over 107,000 ADT (average daily trips) through the area. Feeding into those arterials are the two (2) major north/south streets of Florida/Forrest Avenue and Indian River/Riverside Drive. The east/west feeders are Rosa L Jones Blvd, Stone, and Peachtree Streets.

A conspicuous feature of the street layout in the area is the design of Brunson Boulevard/Forrest Avenue. This is a northwest to southeast diagonal street which runs against the normal east/west, north/south street design scheme. The reason for this is that this was the original railroad right-of-way which was eventually abandoned and converted in use to automobile travel. Along these routes at least two properties have been found to be contaminated and required remediation.

The City Hall site is located in the center of Historic Cocoa Village. It is a former brownfields site and near a dry cleaner, former major automobile dealer and service center, as well as major electric transmission stations.

Another feature to the traffic circulation pattern is the effect of SR 520/King Street. This major six-lane artery is split into two one-way directions as it passes through the redevelopment area. The high rate of traffic flow presents a challenge in developing land and building uses between the east-bound and west-bound streets. Florida Department of Transportation has plans to repave the downtown portion of SR520/King Street. City staff is in discussions with FDOT about opportunities to introduce traffic calming measures to improve pedestrian and vehicular safety in this area.

The main north/south artery through the area is US 1. This artery carries mainly “through” traffic but also some in-town traffic as well. Other than US1, the only other through north/south roadway is Florida/Forrest Avenue. The Florida/Forrest Avenue diagonal serves as a by-pass of the US 1 and 520 intersection.

The Florida Avenue Complete Streets Project addressed the needs of pedestrians, bicyclists, transit users and motorists of all ages by safely accommodating those qualities in one “complete street”. Planning for this diverse group required consideration of the following elements: sidewalk space for pedestrians; bike routes; appropriate-sized lanes for cars, trucks and emergency vehicles; on-street parking; adequate buffer for pedestrian safety; landscaping and hardscaping for pedestrian safety and ADA crosswalks along the corridor.

The intersection of Brevard Avenue, Oak Street, John Garren Lane, and Rosa L Jones Blvd culminates in a traffic wedge. Improvements are being considered to facilitate more effective vehicular and pedestrian movements as interest in the redevelopment of the southern section of Cocoa Village increases.

Parking

Parking is an essential redevelopment component for the Cocoa CRA. The CRA, is comprised largely of small business retail uses in the downtown core area, and a mix of single family residential extending from the core to the outside perimeter of the CRA, with several high-density residential properties on the waterfront. Cocoa Village has become a destination shopping and dining area and a center for leisure, events, entertainment, waterfront and civic activities, virtually attracting hundreds of thousands of visitors per year.

The increasing demand for parking was documented in the 2007 Historic Cocoa Village Parking Study. In 2017, with continued growth of the Cocoa CRA, and an estimated $20 Million of new projects on the horizon, the CRA Board felt it was prudent to engage Rich and Associates Inc. to revise the 2007 Parking Study to determine the current parking demand. The update sought to evaluate and identify existing parking supply, analyze parking demands, and evaluate potential sites for feasibility of a parking facility.

The study focused on a 45-block area; bounded by Peachtree Street to the north, the riverfront to the east, and the southern limits of the Cocoa CRA, Hughlett Avenue to the west below King St and Ridgeway Avenue to the north of King Street to Peachtree Street. An inventory of existing parking included a survey of public and private supply.

The results of the demand study determined that the 5-year projected parking need for zone one is 1,197 spaces. With 813 parking spaces in this zone, there will be a deficit of 384 spaces in zone one. Zone two has a 5-year projected parking need of 1,594 spaces. With 1,362 parking spaces in zone 2, there will be a deficit of 232 spaces. They averaged the numbers for the two zones and planned the parking garages for 308 spaces.

Parking Recommendations/Solutions

There are several options for addressing the parking situation in Cocoa Village. These range from a "Do Nothing" option since there is available parking, though it is not being used due to location, to options that include a modest increase in parking supply with added surface parking or on- street parking to a significant capital expense with a new parking garage.

1. Do Nothing Option
   The "Do Nothing" Option may severely limit the development potential in the core downtown. It will affect businesses that are currently downtown as well as how the downtown currently functions. The recommended policy changes and reallocation of parking will not increase the total parking supply or the availability of parking in the downtown. Therefore, Rich & Associates did not recommend this option.

2. Maximize On-Street Parking
   Another option is to increase on-street parking wherever possible. This approach can economically add parking spaces to help address the parking deficit, though it will not provide enough spaces to eliminate the parking deficit.

3. Provide New Surface PublicParking
   Another option is to increase parking supply through the redesign of existing surface parking lots or the creation of additional surface parking on vacant or underutilized property. Rich & Associates analyzed the potential for redesign of existing public parking areas and this will not help gain spaces. Potential sites were reviewed for the construction of new surface parking lots in the core downtown. While this was not recommended due to no viable sites being identified for additional parking or redesign within the core area, a site has since been identified as potentially attainable.

4. Work With Private Lot Owners to Create Shared Use Parking
   Work with private lot owners to establish partnerships to allow underutilized parking for public parking. Agreements could be developed to provide lot cleaning and general maintenance in exchange for public use of the parking lots.

5. Provide New Public Parking in a Parking Garage
   Unfortunately, there are no magic answers for the financing of a parking garage or any parking improvements. Where there is a parking system and a charge for on and off-street parking, revenues are generally used to pay for parking operations and improvements. In general, this requires the pooling of revenues from all parking areas and parking fines, if possible.

Funding Options for Operation Improvements and Additional Parking

Cocoa CRA should look for opportunities such as projects where a developer is going to build parking as part of their development (more than likely a parking garage) and then fund the construction of additional public parking as part of the development. This will spread some of the fixed costs over more spaces thus making the additional parking more economical.

Cities have also used a combination of general fund, fee-in-lieu payments, TIF and special assessment districts to pay the debt service and operating expenses. In some communities, the operating expenses are paid for by an assessment and the debt service from general fund and other sources. Today in general, there are few Federal or State grants for parking garages unless they are associated with a transit project.

The City could attempt to privatize the development of a parking garage. In order to be competitive in terms of funding, the project would need to be done tax exempt and leased back to the City. It is not possible at this time to amortize the debt and pay for the operating costs of a parking garage with existing parking revenues or parking revenues that could be generated in Cocoa alone.

Myra Planning and Design, LLC. has been commissioned to study current and future on-street parking within the Village. The purpose of the study, consistent with the above solutions, is to maximize existing on-street parking in Cocoa Village, and determine what would likely be the most cost effective (capital construction, maintenance) means to add additional spaces in the downtown closest to the businesses they serve.

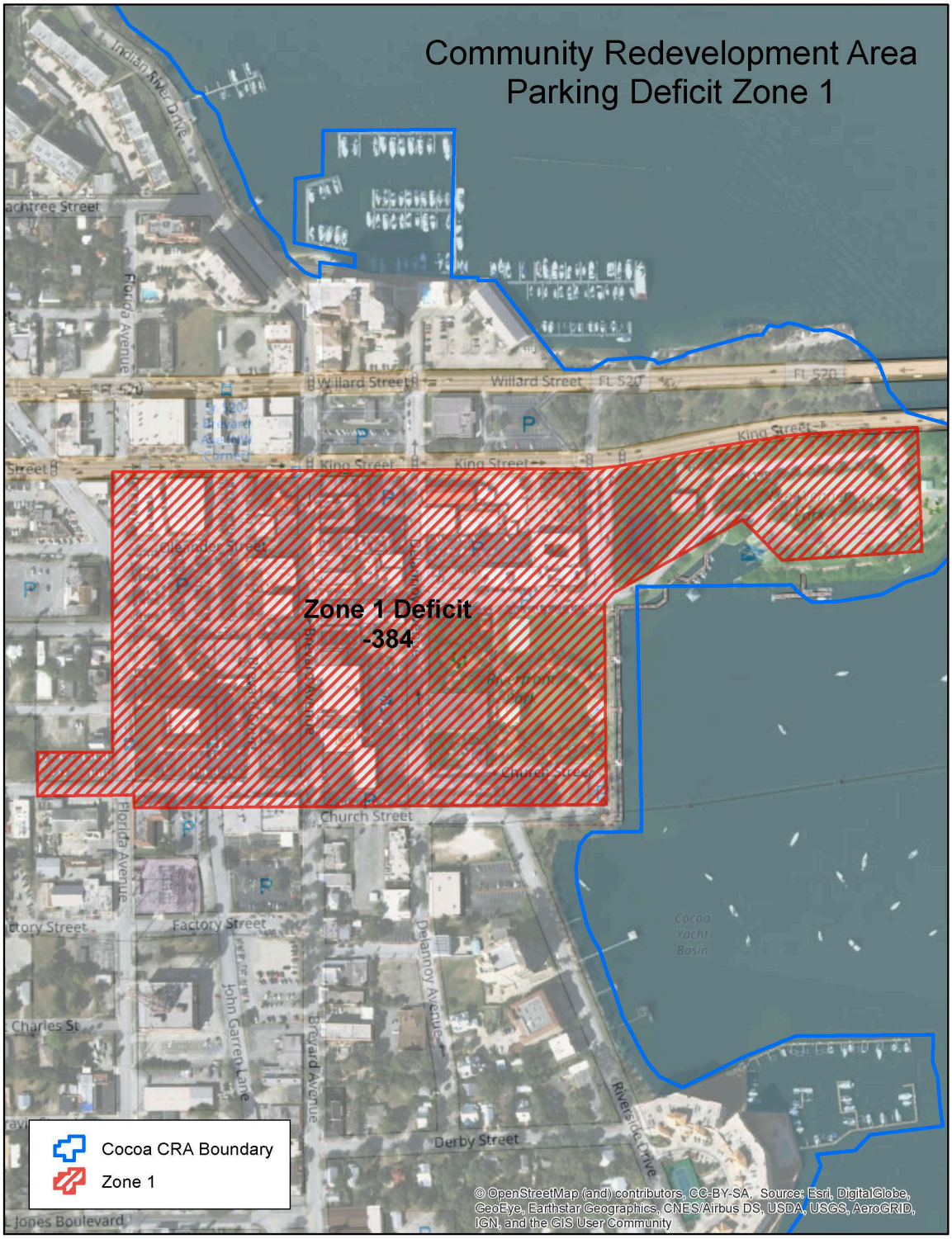
Community Redevelopment Area

Existing Parking Lots/Structures



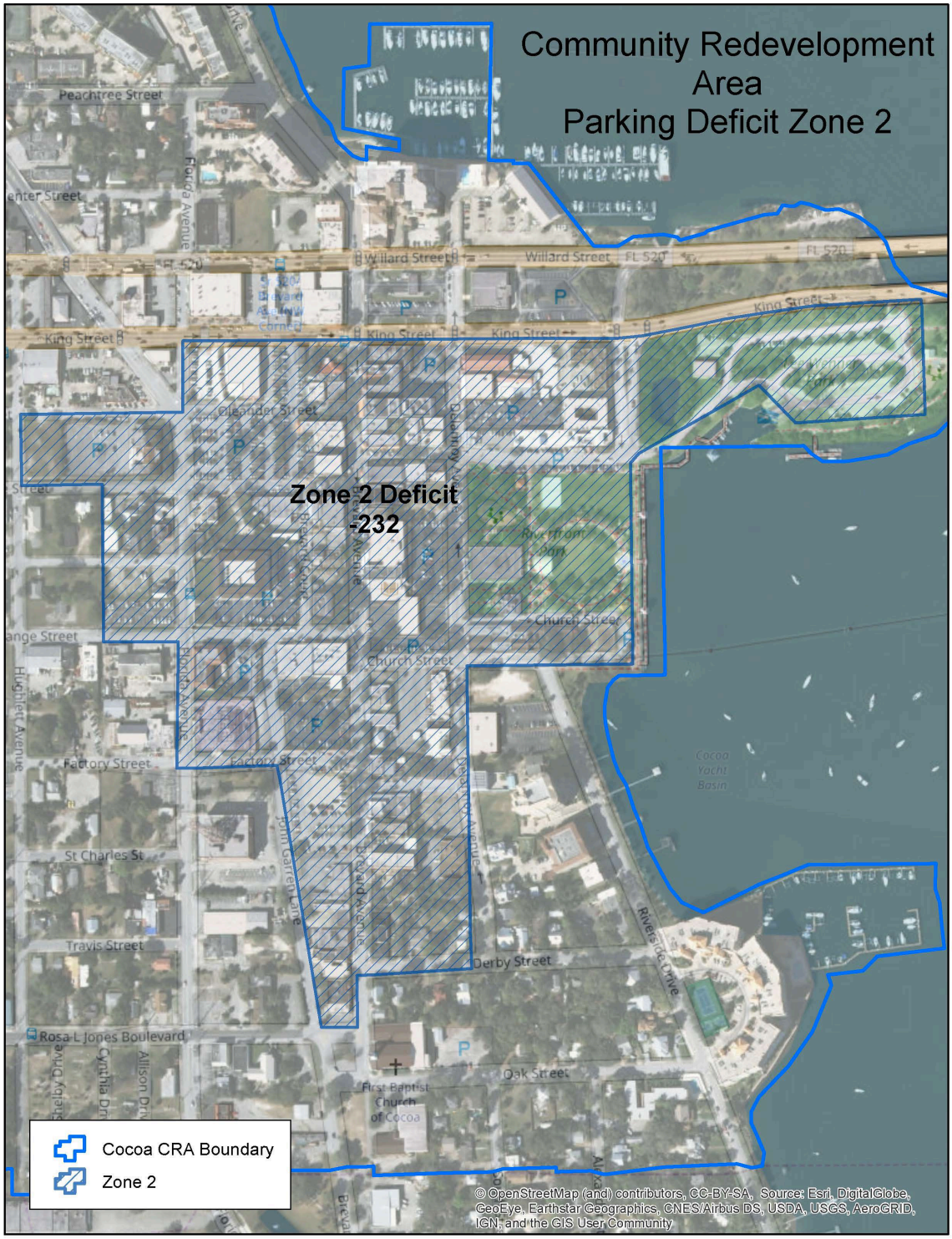
Community Redevelopment Area

Parking Deficit Zone 1



Community Redevelopment Area

Parking Deficit Zone 2



Sewer, Water, and Stormwater

There are generally no significant existing Sanitary, Potable, or Storm system issues within the Cocoa CRA. Utility capacity for infill development is not significantly constrained. A high quality reclaimed water system exists in Cocoa, which is a benefit to the sanitary sewer system load and the provision of irrigation for new development and public open spaces in the district. However, the amount and intensity of potential development in the CRA will require examination of the infrastructure system capacity on a case-by-case basis.

Water System

Since 1957, Cocoa has supplied the communities of central Brevard County with high quality water at a reasonable cost. Cocoa has accomplished this by making major investments in the water supply and treatment facilities needed to produce a sophisticated, well developed sub-regional water system. Today Cocoa provides water to over 82,000 customers (220,000+ people) in Cocoa, Rockledge, Port St. John, Merritt Island, Cape Canaveral, Cocoa Beach, Suntree/Viera, Patrick AFB and the Kennedy Space Center. Cocoa's water system includes the wellfield and raw water collection system, Wewahootee Water Treatment Plant, transmission mains, and the Dyal Water Treatment Plant (WTP). Cocoa's drinking water sources include the Floridan Aquifer, Intermediate Aquifer, Taylor Creek Reservoir, and Aquifer Storage and Recovery (ASR) wells. All of these facilities are located in east Orange County. A distribution system and storage and pumping facilities are located in Brevard County. The Dyal WTP processes about eight billion gallons per year, with peak flows reaching 30 million gallons per day (mgd) during the summer. Daily flows average 22 mgd.

Within the redevelopment boundaries, all parts of the area are adequately served with potable water. Most lines are six inches in diameter or larger and can, therefore, supply any new improvements or additions easily. Approximately 90 fire hydrants are dispersed at intervals which provide adequate water pressure and volume for fire protection needs.

Sewer System

The City of Cocoa provides sanitary sewer service to residents within the CRA. The City operates and maintains one wastewater treatment facility known as the Jerry Sellers Wastewater Reclamation Facility, which has a capacity of 4.5 million gallons per day (mgd), of which it currently operates at approximately half its capacity. Thus, sufficient sewer is available.

Stormwater

The Public Works Department Stormwater Division is responsible for maintaining the City's drainage ditches and swales, piping, inlets and retention and detention ponds. With the completion of the Florida Avenue Streetscape, the Factory Street Retention Pond and the Church Street Baffle Box, several drainage issues were corrected. There remains challenges as there is very little land available for the pre-treatment or storage of runoff prior to it entering the Indian River Lagoon. In 2016, Brevard County residents approved a ½ cent infrastructure sales tax for the purposes of funding projects that would improve the water quality of the Indian River Lagoon. Due to the elevation, the runoff from the Cocoa CRA flows towards the Indian River Lagoon. It will be very important to implement improvements that would address the water quality prior to entering the lagoon. The Florida Avenue Streetscape implemented a

PaveDrain design for its on-street parking areas between Rosa L. Jones Boulevard and King Street. This unique PaveDrain system, limits the distribution of natural water flows by managing stormwater runoff. Additionally, the PaveDrain system promotes on-site filtration and eliminates contaminants into the Indian River Lagoon. Additional drainage projects are in the early planning stages to improve water quality entering the Lagoon.

Effect on School Population

Existing school facilities within the community redevelopment area are more than adequate to serve the present and anticipated future school age population. According to the 2012-2016 ACS estimates, the number of school age children within the Cocoa CRA is 183. As the potential commercial and residential developments will not be oriented specifically toward families with school age children, there should be little or no increase in the school age population. Activities which are undertaken to redevelop and revitalize the project area, will incorporate into the design improvements needed to make the school facilities more accessible to the community by eliminating perceived hazards to the safety and wellbeing of the children and removing obstacles to the handicapped and infirmed.

Current Conditions

The waterfront has been a critical element of Cocoa's economic and cultural growth since the establishment of the city. The river and the surrounding area has been used for fishing, commercial and residential boat access, social events, leisure activities, and recreation for over 150 years. Cocoa had been in a period of decline with the concentration of public housing, closing of the Space Program, and encroachment of commercial uses into the Heart of Cocoa. Lee Wenner Park was the only active portion of the riverfront with boat ramps and docks. A road provided vehicular access along the river serving as a bypass between Merritt Island and Rockledge. The Cocoa CRA was established in 1980 to eliminate slum and blight and redevelop Downtown. The CRA has worked with the City to expand waterfront access for social and recreational use. The library was relocated north of downtown and the existing library was converted to a Civic Center. Additional park space was created with the conversion of a parking lot behind the Civic Center into green space. Water features, a playground and a pavilion were added to encourage community use. Plans were already underway to construct day slips, a T-Dock, a major riverfront walkway esplanade, viewing areas, a riverfront connector under the bridge for pedestrians and bicyclists, and a mooring field and upland facilities when Hurricane Irma brought its devastation ashore.

The importance of restoring waterfront amenities to enhance and improve the quality of life and economic vitality is a core component of the 2018 Cocoa Community Redevelopment Agency Plan Update. The 2008 Waterfront Master Plan provided an opportunity to expand upon the existing vision and inspire transformative change. The improved waterfront will connect four (4) different parks on the waterfront, creating spaces to congregate, meditate and recreate. The Waterfront Master Plan seeks to implement projects aimed at spurring economic development, transforming the social landscape, and preserving the cultural asset in utilization of the waterfront. The projects are organized in three specific areas of the CRA: 1) The Waterfront, 2) Lee Wenner Park and 3) the Downtown Riverfront Park. The plan includes

several fundamentally new ideas for Cocoa's Waterfront: diversified boating access, with increased day slips, dinghy docks and large vessel tie up via more resilient floating docks and concrete piers; a managed mooring field with support facilities, including a harbor master building, pump out and boater services; a relocated civic center to take advantage of the waterfront and diversify the use of Lee Wenner Park, to serve the CRA, the City and the Region; re-imagined promenade to include overlooks and strolling and seating experience, but not to replace the old structures over water; and opening the waterfront view to property on Delannoy Avenue by relocating the existing civic center.

While Cocoa Village, the core of downtown, continues to exude a strong sense of place and regional identity, its downtown context is fraying due to the impact of high-speed roads and its disconnection from the waterfront. The nearby neighborhoods do not have a solid connection to downtown or the waterfront because the vibrancy of Cocoa Village is limited to Brevard and Delannoy Avenues with emergence of the Florida Avenue area. This characterizes the general circumstances currently challenging the extended success of Cocoa Village, but the following describes the specific physical features observed to be major factors for the improvement of the downtown district.

Urban Form

- The basic pattern of blocks and buildings in the CRA is of a pedestrian scale, most of the district is walkable and yet convenient and accessible to motorists.
- Buildings are generally 2-4 stories in heights in core of Cocoa Village and several are of historic significance or are otherwise charming architecturally.
- The waterfront is an important community asset. Connectivity to the Village is hindered due to the lack of public streets and the presence of large private development.
- There is a good mix of commercial and office uses in the Village, but a lack of quality residential development within.

Transportation

- SR 520 is a major conduit to Merritt Island and Cocoa Beach consisting of a six-lane roadway designed with one-way pairs (King Street eastbound and Willard Street westbound) navigating through the RDA district. The current design creates a hostile barrier for pedestrians seeking to connect between Cocoa Village and the North Forrest Avenue community.
- Brevard and Delannoy Avenues operate as one-way pairs through most of the Village; channeling traffic on one-way streets is less safe for pedestrians and less attractive to shop owners who seek optimal vehicular accessibility.
- Florida Avenue is the former Dixie Highway, the historically north-south path through Cocoa. There is a burgeoning urban commercial corridor along Florida Avenue, with a new streetscape from the southern City limits to SR 520. This streetscape created additional parking, pedestrian accessibility on both sides of the road and a quaint landscaping, inviting to residents and visitors.
- Federal East Coast Railroad (FEC) is located along the western boundary of the redevelopment area. Located at the intersection of US1 and Rosa L Jones Blvd is the site of the future FEC Rail Station. This site has been identified as a potentially viable location for a future passenger rail stop.

Infrastructure

- There are generally no significant existing Potable Water Sanitary Sewer issues.
- There are challenges as there is very little land available for the pre-treatment or storage of runoff prior to it entering the Indian River Lagoon.
- A high quality reclaimed water system exists in Cocoa and is used for irrigation in several sections of the CRA.

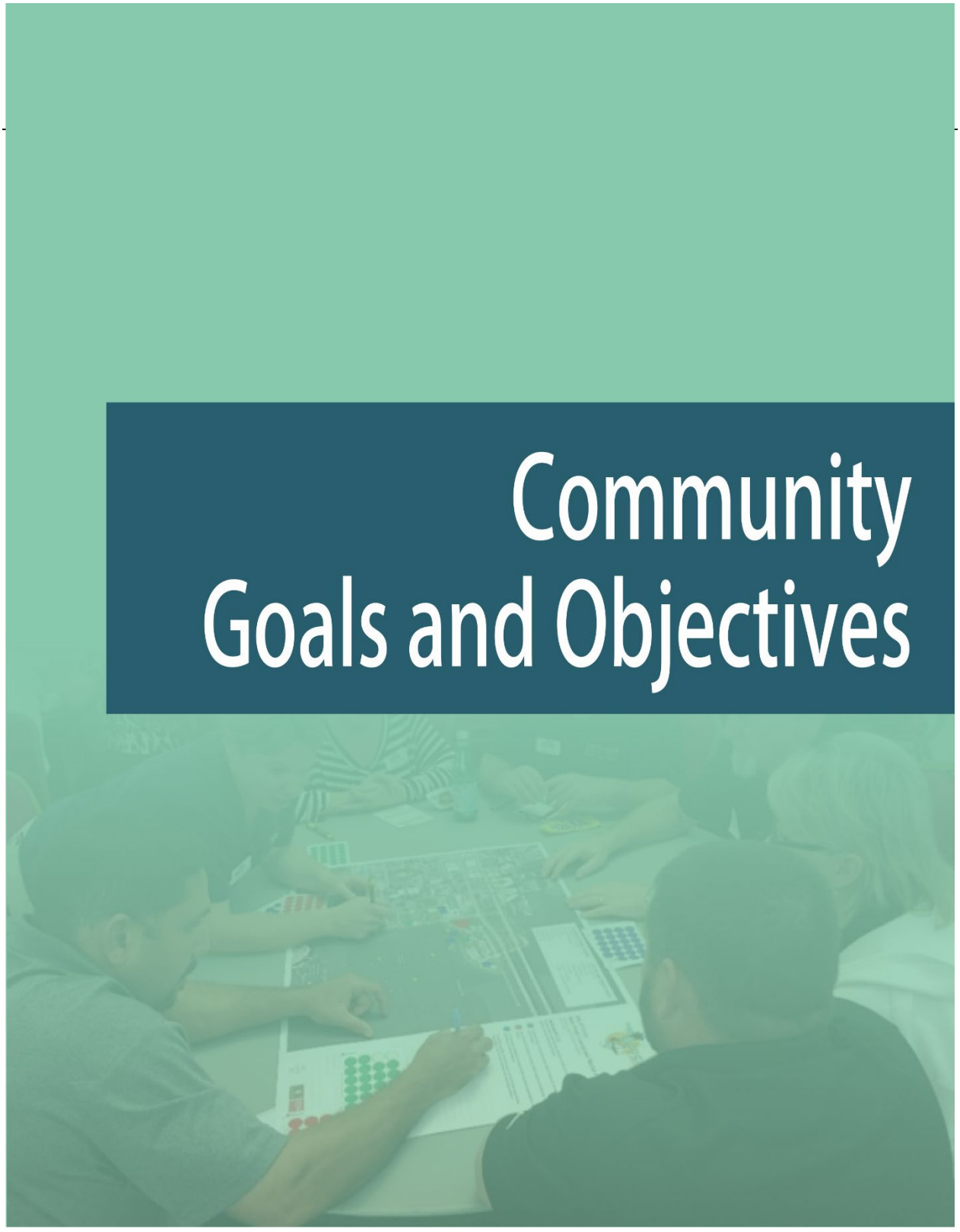
Marine Features

- Existing wooden boardwalks were destroyed by Hurricane Irma in 2017 and are in the design stage for replacement.
- Existing revetment areas are not in good condition and are part of the plan to stabilize the waterfront area from Whitley Bay in the north to the southern end of Riverfront Park.
- The bulkhead beneath SR 520 is in the planning stages of being repaired by the Florida Department of Transportation.
- The bulkhead at Riverfront Park is in fair condition and following Hurricane Irma the washed out sections were filled.
- Additional day slips, a larger T-Dock and additional improvements are part of the larger plan to revitalize the riverfront region of the CRA.
- Existing depths of the waters along the waterfront could benefit from additional dredging to improve boat draft.

CRA Vacant Parcels Map



PART III



COCOA REDEVELOPMENT AGENCY
DOWNTOWN COMMUNITY POLICING PROGRAM

SCOPE OF PROGRAM
The scope of the Cocoa Redevelopment Community Policing Program ("Program") will include additional police presence in the Cocoa Downtown Community Redevelopment Area including the Cocoa Riverfront Park and waterfront area ("Downtown Area"). The primary focus of the Program will be to ensure that residents, customers, visitors, and merchants and their employees consider Downtown Cocoa to be a safe and welcoming environment to patronize and conduct business and recreate. The intent and purpose of this Program is to proactively enhance the current level of police patrol and provide a more personal level of service by providing a direct liaison between the Agency Board/Downtown community and the Cocoa Police Department. It is expected that police officers will be assigned to permanent areas of responsibility and shift details to maximize the effectiveness of the Program. Police officers will work to proactively form partnerships with residents and businesses to jointly promote crime prevention, prevent disorder and improve public safety by addressing specific issues indigenous to the Downtown Area.

DEFINITION
The term "community policing" is defined under Section 163.340(23), Florida Statutes to mean a policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol.

ANNUAL BUDGET AND APPROPRIATIONS
The Agency Board may, at its sole discretion, annually budget and appropriate funds to implement the Program. During the Agency's annual budget adoption process, the City Manager, in consultation with the Police Chief, shall present to the Agency Board a written budget proposal for the Program. The proposal shall include a level of service (number of officers, vehicles, equipment and such other necessary law enforcement expenditures) and an annual cost estimate. The annual budget and appropriations shall be based on the annual level of service and related cost estimate approved by Agency Board and agreed to by the City of Cocoa. Nothing herein shall require the Agency Board to budget and appropriate funds for the Program.

POLICE CHIEF REPORTING TO AGENCY BOARD
The Police Chief or the Police Chief's designee will be available to attend Agency Board meetings on an as needed basis to report on the development and implementation of the Program and during the annual budget and appropriation process.

POLICE PERSONNEL AND PROGRAM SERVICES
Police personnel utilized for the Program will have responsibilities as determined by the Agency Board and Police Chief. The Program is intended to be flexible based on the law enforcement needs in the

Downtown Area. However, the following is a summary of the Program components that will be developed and fine-tuned through experience:

- The Agency Board, in consultation with the Police Chief, will be responsible for defining the geographical limits of the Downtown Area for purposes of implementing the Program.
- Develop task forces to address specific problems as issues are identified or seasonal issues present themselves including, but not limited to, crime, drug and gang activities, homelessness, nightclubs and bar early morning hours and closings, noise and other nuisances, traffic enforcement, special event issues, and quality of life problems.
- Officers assigned to serve the Program shall be in addition to the current police coverage within the Downtown Area. Assigned officers shall not be used as a substitute for regular officers currently assigned to patrol the Downtown Area.
- Officers assigned to serve the Program will work specifically assigned shift details exclusively for the Downtown Area in order to build a relationship with residents and businesses within the Downtown area.
- Officers assigned to serve the Program will not be utilized for calls outside of the Downtown Area unless an emergency situation arises as determined by the Police Chief. Assigned officers will have flexibility to adjust their work schedule and tactics to address a myriad of issues they will encounter within the Downtown Area. Tactical plans will remain fluid and Assigned officers will continuously analyze the issues and problems in the Downtown Area to ensure maximum effectiveness.
- Officers assigned to serve the Program will regularly patrol on foot, bike, ATV or other approved mobility device to provide a noticeable Downtown Area presence.
- Officers will be trained and become a “specialist” in problem solving issues that are prevalent in the Downtown Area.
- Officers assigned to serve the Program will provide outreach and education to Downtown businesses and residents with regard to crime prevention and public safety.
- Officers assigned to the Program will conduct regular patrols of Riverfront Park and Lee Wenner Park.
- Officers assigned to serve the Program may be required to provide enhanced parking enforcement within the Downtown Area and code enforcement related to vessels docking at Riverfront Park pursuant to Section 14-11 of the City Code.
- Officers will provide such other non-traditional services approved by the Agency Board and Police Chief as deemed necessary to provide enhanced law enforcement services within the Downtown Area.

CITY COUNCIL DELEGATION OF AUTHORITY

The City Council hereby delegates authority to the City Manager and Police Chief to implement the operational aspects of the Program on the City of Cocoa’s behalf and employ such personnel and resources as deemed reasonably necessary in furtherance of and consistent with this Program. The Agency Board is hereby empowered to implement the Program consistent with this Program.

CITY COUNCIL RESERVATION

The City Council hereby reserves the right to suspend or terminate the Program at any time.

During the planning and development of the 2022 Cocoa CRA Plan Update, Staff and Agency Members discussed the Community Policing Initiatives and the Agency Members directed Staff to modify the CRA Plan and bring it back before the Agency and Council for approval.

Planning and Implementation Meetings

- July 5, 2022 – Agency Members authorized Staff to amend the Plan to include enhanced Community Policing Initiatives.
- August 1, 2022 – Agency Members approved the FY2023 Budget that includes Community Policing Initiatives.
- September 6, 2022 – Special Cocoa CRA meeting to approve draft plan
- September 7, 2022 – Regular P&Z Meeting
- September 13, 2022 – Special Cocoa CRA meeting to approve the final plan
- September 27, 2022 – City Council meeting (First Reading)
- October 11, 2022 – City Council meeting (Second Reading) – Adoption

The 2008 Cocoa Waterfront Master Plan and the 2018 Waterfront Plan Update

During the development of the 2008 Cocoa Waterfront Master Plan and 2018 Cocoa CRA Waterfront Master Plan Update, a series of public workshops were held with the citizens and merchants of the City of Cocoa to assist in the development of this redevelopment plan. After each meeting, the consultants summarized the results and incorporated them into the next phase, at which time consensus was attained. The 2008 plan was approved as the Great Recession occurred and only up until the last five years has there been a renewed interest in redevelopment. Redevelopment was occurring largely around Riverfront and Lee Wenner Parks until Hurricane Irma in September 2017 destroyed all waterside amenities. The following is a summary of the workshops and the planning activities that occurred:

2008	**WATERFRONT PLAN**
May 28	Steering Committee Kick Off Meeting
June 17	Public Kickoff Workshop
June 25	Issues & Opportunities Public Workshop Part A
June 26	Issues & Opportunities Public Workshop Part B
July 29 to 31	Design & Implementation Workshop
2017-2018	**WATERFRONT PLAN UPDATE**
December 20	Public Kickoff Workshop
January 9	CRA Board Introduction
January 10	Programming Workshop
February 26	Public Review Meeting
April 10	Presentation to CRA Board
June 12	Approved Waterfront Plan Update and Directed Staff to Draft Amendments to Cocoa CRA Community Redevelopment Plan
2018	**CRA PLAN UPDATE – WORKSHOPS/MEETINGS**
August 29	Public Workshop
September 4	Special Cocoa CRA Meeting
September 10	Special Planning & Zoning Meeting
September 18	Cocoa CRA meeting to approve plan
October 10	City Council First Reading
October 24	City Council Second Reading

BACKGROUND

With the devastation to the Cocoa Waterfront brought on by Hurricane IRMA in September 2017, the Cocoa CRA Board felt compelled to work with the public to rapidly cast a new vision for the Waterfront. The loss of waterfront access and facilities had an immediate impact on the quality of life and economic vitality of Downtown Cocoa Village. The result was a 2018 Waterfront Master Plan update study which will guide the CRA and City of Cocoa in the rebuilding of existing waterfront infrastructure, the development of new amenities, and addressing waterfront resiliency. The implemented plan will result in an important social and economic center and serve as a catalyst for redevelopment activity and business growth.

PUBLIC PARTICIPATION

There was a strong community commitment to the goals of recovery, and improving waterfront access for the future, where City Council, the CRA Board, City Management, managers, consultants, and staff were committed to the full range of activities required to make public participation work and be willing to obtain and consider public input in the creation of the Plan. Extensive efforts were made to include and to survey citizens, waterfront residents, boaters, a gambit of waterfront user groups ranging from the Coast Guard Auxiliary, to Sea Scouts, other key stakeholders, and environmental organizations, representatives of waterfront agencies that are, could or would be involved. The Planning and Engineering consulting team and City Staff diligently worked together to design a public participation strategy that helped to successfully serve the need for actively engaging public participation through setting forth meaningful, clear, successful public participation with all groups concerned. This helped to build the capacity of the community to work together constructively and deal with the immediacy of the hurricane damage, solve problems, and build a stakeholder engaged plan for the future. A clear structured planning process was designed with well-defined rules of engagement about how public participation will be conducted, what questions needed to be asked, and how the decisions would be made.

As Cocoa prepares to rebuild waterfront amenities, it was deemed important to validate and refine prior ideas for the waterfront, plan for enhanced waterfront resiliency, and continue to position the waterfront as socially and economically supportive of the adjacent properties and community at large. The downtown waterfront at Cocoa Village is a vital environmental, recreational, cultural and economic asset that should be planned in concert with the broader community and CRA vision. The goals for the update were to take a high level review of the existing plan, and validate and /or refine the current community needs, interests and opportunities associated with the waterfront facilities.

The outcome is an updated set of ideas included herein for park, waterfront and boating facilities that have been identified as specific projects that have been assigned priority and conceptual budget estimates. The Cocoa CRA is prepared to continue to reinvest in its signature downtown to expand the use of the waterfront for all residents.

Five key problem takeaways were derived from participatory public meeting sessions as follows:

- Make Lee Wenner Park feel safer;
- Enhance and Promote the Environment;
- Increase Boater Access and Day boater visitations;

- Expand Landside Activities; and
- Preserve and grow the Economic Development of the Village.

Solutions took form in an updated set of ideas for park, waterfront and boating facilities that have been identified as specific projects that have been assigned priority and conceptual budget estimates included in the CRA Projects List. The Cocoa CRA is prepared to continue to reinvest in its waterfront for all residents to expand the use of its signature downtown as follows:

- A Living Breakwater
- North Mooring Facility & Pump Out Vessel and Facilities
- T Dock with mix of Fixed and Floating Piers (400')
- Dinghy Dock, Day Slips, & New Fishing Pier
- East Lee Wenner Park Island Shoreline Stabilization
- Lee Wenner Park Civic Center
- Harbor Master Building
- Lee Wenner Park Renovation
- Taylor Park Renovation
- Promenade with Overlook Viewing Areas
- Porcher House Lawn and Garden
- Support Building for Amphitheatre
- Harrison Street Streetscape

While the projects identified in the plan, are and will be highly impactful for many years, a central overlying concern/problem was resiliency. The question is how do we construct access to the waterfront, in ways that are hurricane, and storm surge resistant, aesthetic, and environmentally sound? How do we prevent and how do we protect, newly constructed projects from being washed away in the next storm, and how would we do it in a way that enhances, the marine environment? As such, there was a strong consensus that the Plan must provide for project structures, that are based upon tested, more resilient engineering designs, and made of more durable materials.

Adopted 2008 CRA Plan



2017 Hurricane Irma Damage



Waterfront Update 2018 Study Area



THE PLANNING PROCESS



The Waterfront Master Plan Update was completed between January and April, 2018. The plan included a January 10th Programming workshop with specific exercises regarding community goals for the waterfront, as well as strengths, weaknesses and opportunities for the waterfront. The Design Team used this information, as well as other technical review, to develop a draft conceptual master plan, which was reviewed in a second public meeting on February 26th. This meeting focused on draft plan ideas, and specific exercises for community response and refinement. Over 100 attendees participated in each event. Following the public meetings, the master plan and implementation projects were refined in workshop sessions with the City/CRA staff and presented to the CRA Board and approved on April 10, 2018.

The public meetings provided the design team with hundreds of comments and ideas, each of which was documented and reviewed. A set of guiding Planning Principles were developed as a way of organizing the major topics of community input:



1. **Make Lee Wenner Park Feel Safer**
    - Homeless at Lee Wenner Park
    - Lighting, Cameras and Clear Views
    - Activity at Lee Wenner Park
    - Utilize “Crime Prevention Through Environmental Design” Principles
2. **Enhance and Promote the Environment**
    - Water quality / River Outfalls
    - Clean up the FDOT relief pond
    - Education and New Forms of Access
    - Storm Protection / Protected ‘Harbor’
    - Fishing and Views at Waters’ Edge
3. **More Access: Boats and Day Visitation**
    - Day Slips and T-Dock for Smaller Vessels
    - Mooring Field and Pump-out & Dinghy Docks
    - Kayak / Canoe Opportunities
    - Potential future large ICW Dockage
    - Cocoa Waterfront as ICW ‘Destination’
    - Harbor Master and Concession Building
4. **Expand Landside Activities**
    - Continue to Support Large Events
    - New Gathering / Small Event Spaces
    - Walking and Biking Linkages
    - Maintain Quiet / Respite Spots

- Find spot for a Dog Park
- Maintain Amphitheater and Taylor Park

5. Economic Development

- Quality waterfront enhances City
- Tourism and 'events' build business
- A new Civic Center might support community needs, create new waterfront / water-based activity and a new 'address' for downtown development.

The Waterfront Master Plan identifies specific projects and ideas based upon the Community Input, Planning Principles and post-IRMA reconstruction needs. The plan includes several fundamentally new ideas for Cocoa's Waterfront:

1) Diversified boating access, with increased day slips, dinghy docks and large vessel tie up via more resilient floating docks and concrete peers.

2) Managed mooring field with support facilities, including harbor master building, pump out and boater services.

3) Relocated civic center to take advantage of the waterfront and diversify the use of Lee Wenner Park.

4) Re-imagined promenade to include overlooks and strolling and seating experience, but not to replace the old structures over water.

5) Opening the waterfront to Delannoy Ave by relocating the existing Civic Center.

The plan includes other features and details best reviewed in the project presentation documents.



City of Cocoa
Waterfront Conceptual Master Plan

April 09, 2018

LEGEND:

Waterfront Improvements
1. Living Breakwater
2. North Mooring Facility + Pump Out vessel & facilities
3. T Dock with mix of fixed and floating piers + 100' extension. Include floating piers + concrete construction
4. Dinghy Dock
5. Day Slips
6. New Fishing Pier, East Lee Wenner Island
7. Shoreline Stabilization

Lee Wenner Improvements
1. Civic Building
2. Harbor Master Building
3. Lee Wenner Park Renovation

Downtown Park Improvements
1. Taylor Park Renovation
2. Promenade
3. Overlooks
4. Porcher House Lawn + Garden
5. Support Building for Amphitheater
6. Harrison Street Streetscape

VISION AND VISUALIZATION

VISION : OPENING RIVERFRONT PARK TO COCOA VILLAGE

The community recognizes that the current Civic Center (former downtown Library) is reaching the end of its' useful life. If the Civic Center was removed, the Porcher House, Riverfront Park, Amphitheater and waterfront views would all be opened and featured to Cocoa Village in a more dramatic, accessible way. This would also create a more attractive 'address' for nearby redevelopment property in the Village, as well as expand the use of the park for all the residents of Cocoa.





VISION : NEW CIVIC CENTER AT LEE WENNER PARK

The community is interested in the possibility of locating a new Civic Center at Lee Wenner Park to gather and celebrate the waterfront in a more proximate manner than is currently possible. Further, locating this type of community use would diversify the function of the park to support a wider array of boating, recreation, and community activities – making the park more relevant, safe and useful for all the residents of Cocoa.





High, Medium, and Low Priority Projects

HIGH PRIORITY PROJECTS

A. Waterfront Projects
Dinghy Docks
T-Dock and Extension
Day Slips
New Fishing Pier, East Lee Wenner Park
Shoreline Stabilization
**The City is reconstructing the facilities through grants, etc. as they existed prior to Hurricane Irma. The CRA will fund enhancements.*

B. Historic Cocoa Village
New Civic Center
Lee Wenner Park Renovations **
***Agreement attached as an Appendix*
Promenade Reconstruction
Promenade Overlooks
Support Building for Amphitheatre
Identify Gateway Locations and Develop Wayfinding Package
6 Forrest Avenue Entrance Features
Gateways and Signage

C. Uptown District
Street and Sidewalk Improvement Program
Landscape Standards
Signage Regulations
Land Use Provisions

D. Streets
Municipal Parking/Shared Parking Facilities/ Additional On Street Parking
Street Tree Program
Streetscape Reconstruction

E. Catalyst Mixed Use Redevelopment Sites
Redevelopment of 603 Brevard Avenue
Redevelopment of 915 Florida Avenue

F. The Heart of Cocoa
Creation of Workforce Housing
Façade Grant Program
Paint Program

MEDIUM PRIORITY PROJECTS

A. Waterfront Projects
North Mooring Facility and Pump Out vessel & facilities

B. Lee Wenner Park
Harbor Master Building
Porcher House Lawn and Garden

C. State Road 520 Corridor
King Street and Willard Street Improvements-Option A
Improve Intersections at King/Brevard & Willard/Brevard Streets
Promote Vehicular Cross Access from King or Willard Streets

D. Streets
Rosa L. Jones Blvd. Traffic Circle
Two Way Street Conversion
Loading Zones in Village

E. Catalyst Mixed Use Redevelopment Sites
Bank of America Site
Suntrust Bank Site

LOW PRIORITY PROJECTS

A. Waterfront Projects
Living Breakwater

B. Park Projects
Large Vessel Docking Pier
Taylor Park Renovation
Harrison Street Streetscape

D. Uptown District
Mixed Use Residential Infill

E. The Heart of Cocoa
Catalyst Park Site

F. State Road 520 Corridor
King Street and Willard Street Improvements Option B
Two Way Access to Riveredge Dr./SR 520

Environmental Quality

The essential premise behind the Community Redevelopment Plan is to formulate a program which will enhance the overall quality of life in the CRA. Through the provision of public infrastructure improvements

and the encouragement of private sector restorations and reconstructions of commercial and residential structures, this plan shall have a positive impact upon the quality of the environment of the boundaries of the community redevelopment area. The plan will ensure that all commercial and dwelling units comply with the standards for safe, decent and sanitary human occupancy, thereby encouraging pride in the community. Furthermore, through the encouragement and creation of additional opportunities for employment, it will foster a positive economic impact on the blighted and economically disadvantage areas of the City, including the Heart of Cocoa Neighborhood.

Crime Prevention

Several portions of Chapter 163, Florida Statutes, encourage the development and support of community policing initiatives within the CRA. Community policing involves the face-to-face interaction of law enforcement officers with neighborhood residents and businesses in order to involve the community in identifying problem areas and assisting with the police effort. Crime prevention and community policing programs, such as Crime Prevention Through Environmental Design (CPTED), will become an important component of the area's civic support system. CPTED is based upon the theory that the proper design and effective use of the built environment can reduce crime, reduce the fear of crime, and improve the quality of life. Built environment implementations of CPTED seek to dissuade offenders from committing crimes by manipulating the built environment in which those crimes proceed from or occur. The three most common built environment strategies are natural surveillance, natural access control and natural territorial reinforcement. Community policing is a proven method to help increase the sense of security, possibly resulting in increased investment. Experience with community policing efforts shows that it takes a period of years for local law enforcement to establish the community bonds and contacts needed to form the foundation of community policing. The issue of safety and security in the area is considered a priority.

Urban Design Improvements

In 2008, the City of Cocoa commissioned Glatting Jackson Kercher Anglin to prepare a master plan and implementation strategy for the Cocoa RDA with particular focus on improving the activity of the waterfront and connectivity to it. Key elements of the 2008 Waterfront Masterplan, are included herein. Four general waterfront objectives were established at the outset of the project:

1. Connect the riverfront boardwalk along the river
2. Enlarge the "T-Dock" to accommodate larger vessels
3. Establish boat mooring fields adjacent to the Cocoa Village waterfront
4. Connect Cocoa Village to the river

Community Vision

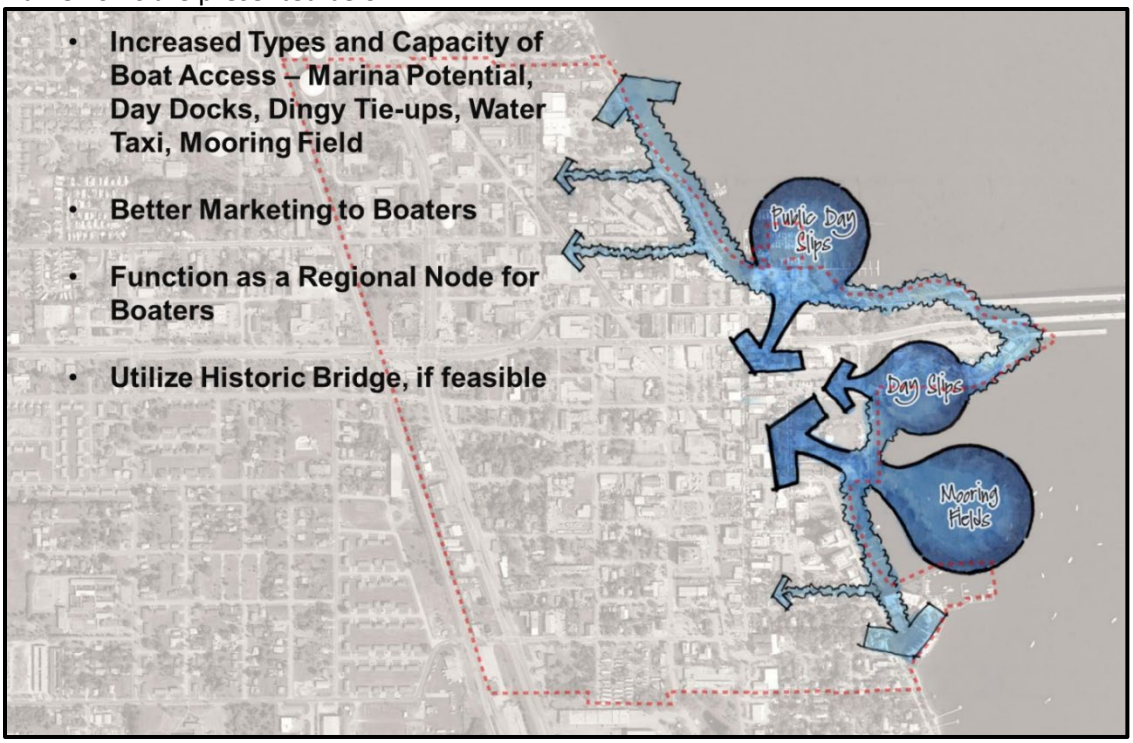
The four stated waterfront objectives became the springboard for a comprehensive discussion on urban design and redevelopment of Cocoa Village and its context. As a result of community input during the

early stages of the project, the following objectives broadened the study to include the balance of the Cocoa RDA District and articulated the community's vision for the future:

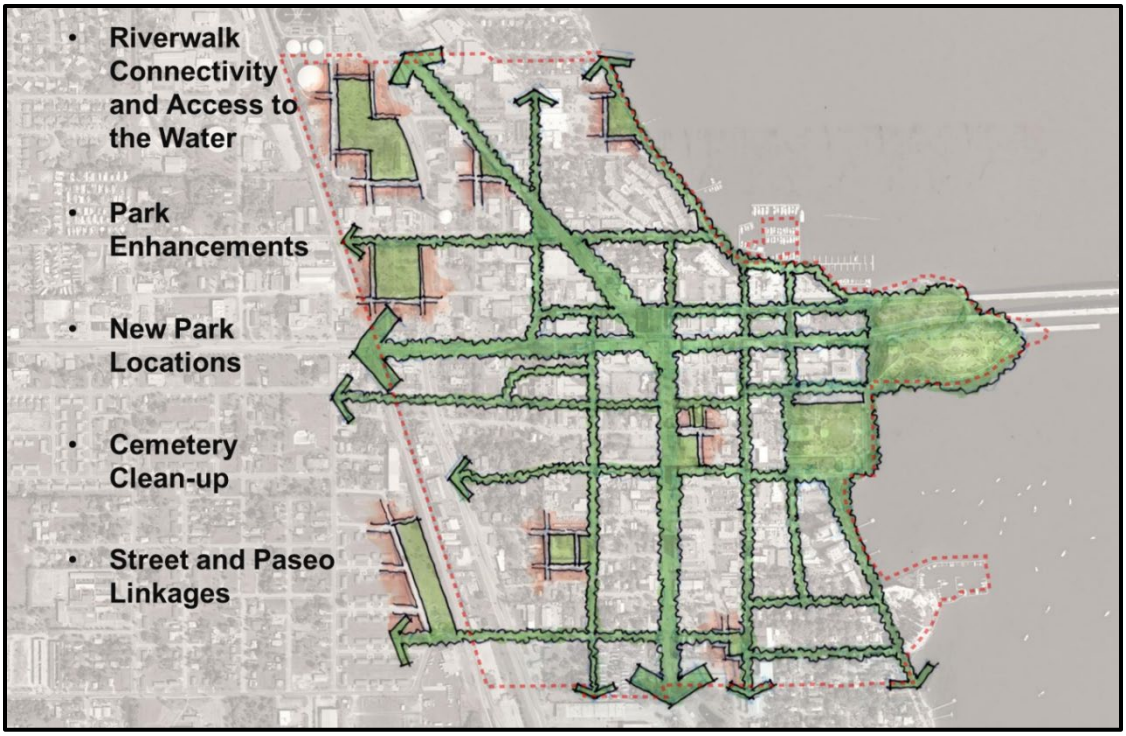
1. Enhance downtown vibrancy and sustainability by increasing opportunities for mixed-use residential development in the RDA.
2. Strengthen the identity of Cocoa Village through improved gateways, internal wayfinding, and branding downtown Cocoa.
3. Improve pedestrian walkability and livability of streets within the district, particularly the major arterials that bisect and border the RDA district such as State Road 520 and US 1.
4. Improve boater accessibility to Cocoa Village and improve connectivity of open spaces along the riverfront.
5. Build upon the existing artistic, cultural, and historic assets of Cocoa Village by re-introducing past traditions and promoting new community events.
6. Improve the appearance and image of the community by addressing derelict properties, improving controls on noxious aesthetics, and creating a more consistent appearance and quality.
7. Improve the success of business downtown by uniting merchants and creating shared standards of retailing.

Planning Principles and Design Frameworks

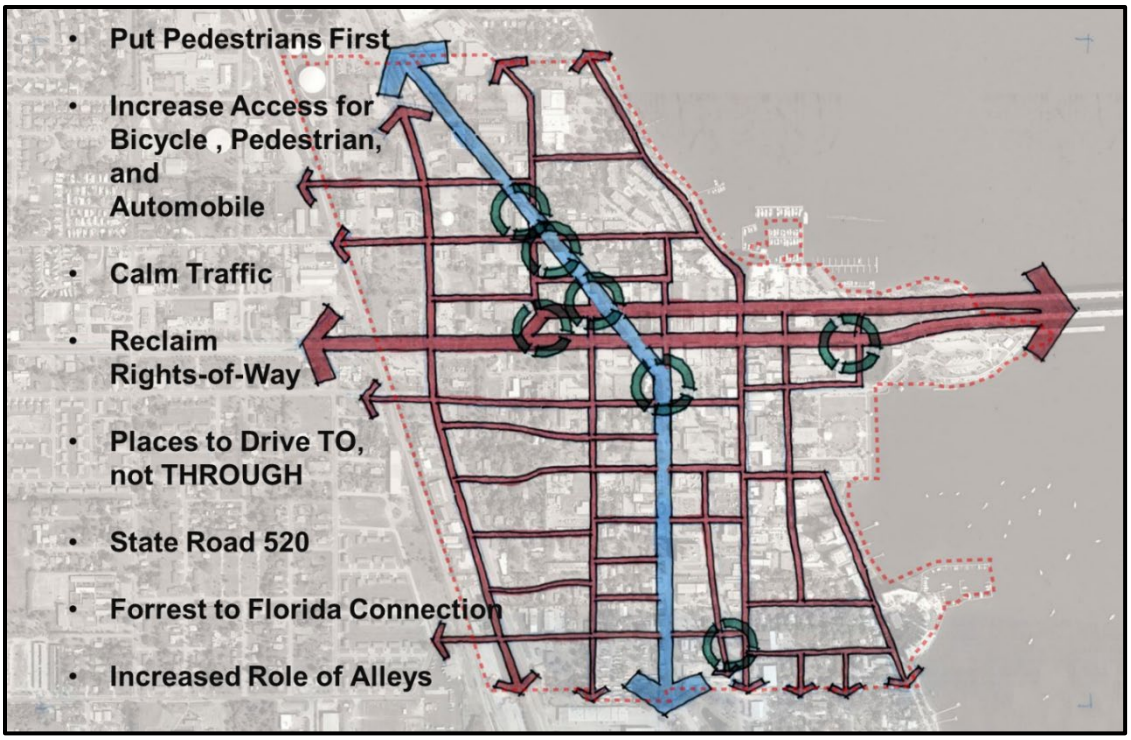
As part of the Public Issues and Opportunities Workshop, the community stakeholders established the following six (6) frameworks to improve the local and regional allure of the Cocoa Village waterfront and downtown vicinity by enhancing pedestrian connectivity, boater access, public identity, and diversity of development within the Cocoa CRA. Glatting Jackson and the steering committee developed the following Design Framework to lead design recommendations and proposed improvements. Each of the frameworks are presented below:



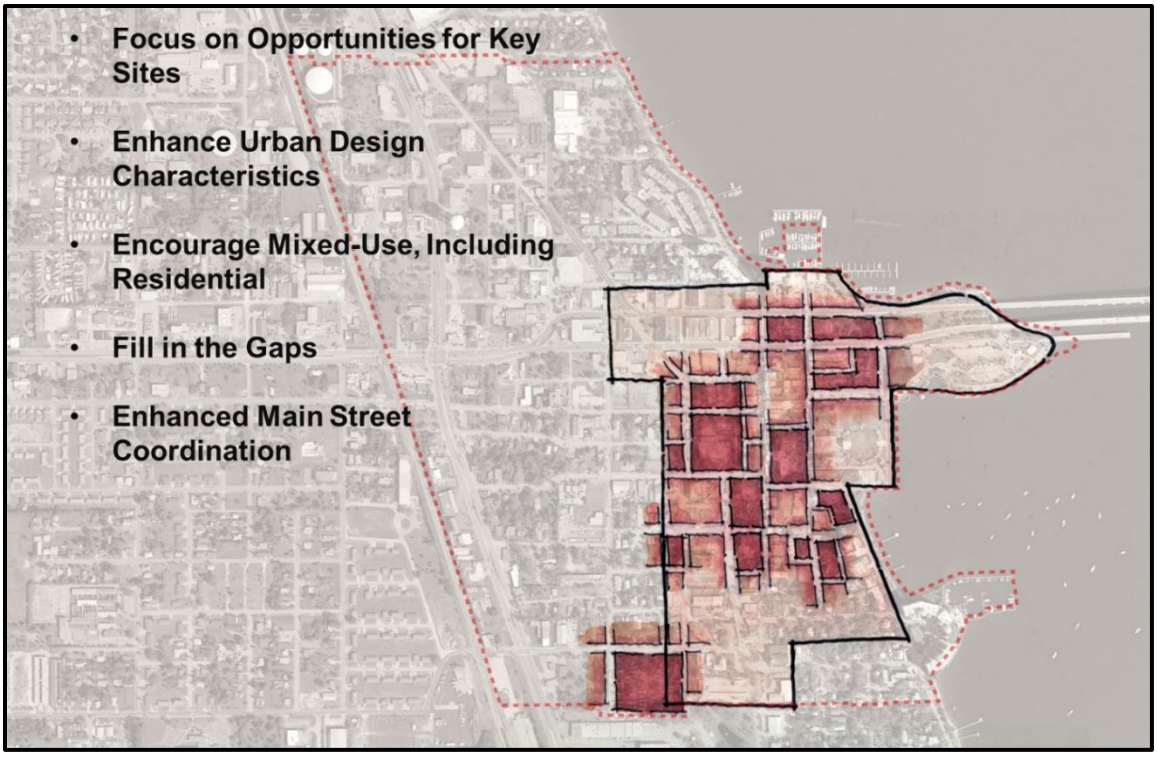
Framework II - *Enhance and Connect Open Space*



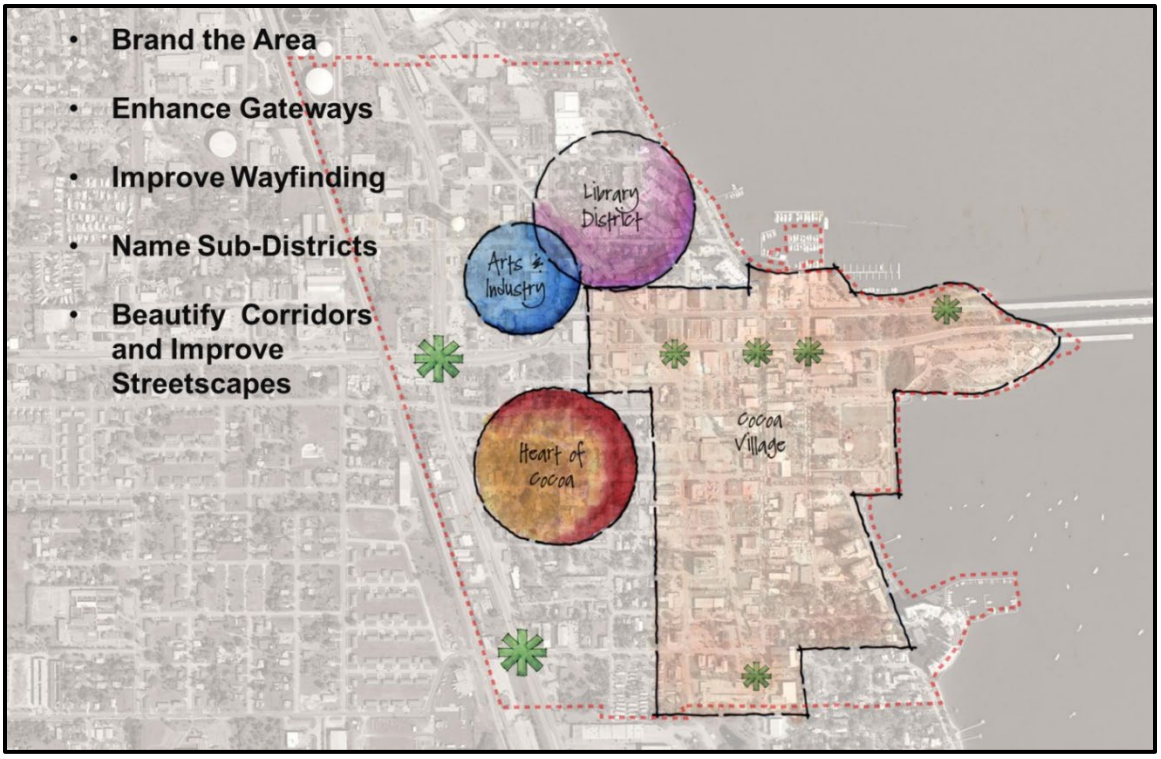
Framework III - *Livable Approach to Streets and Traffic*



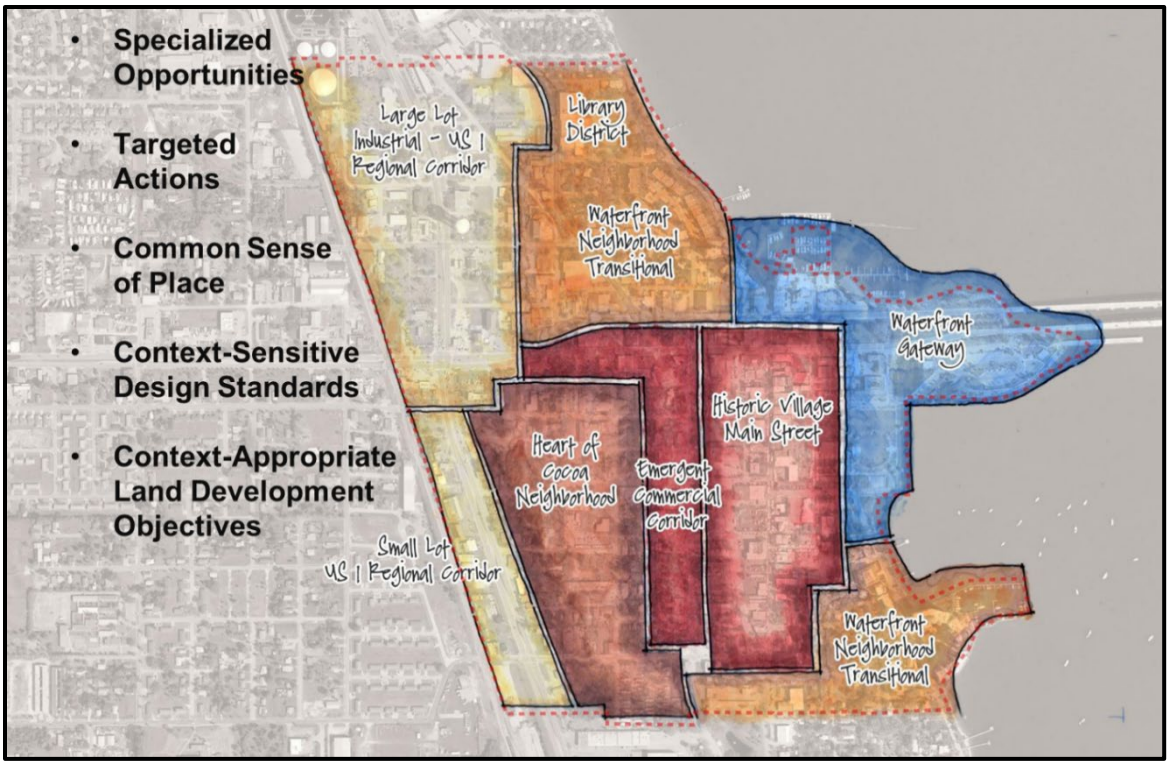
Framework IV - *Expand Main Street District-Wide*



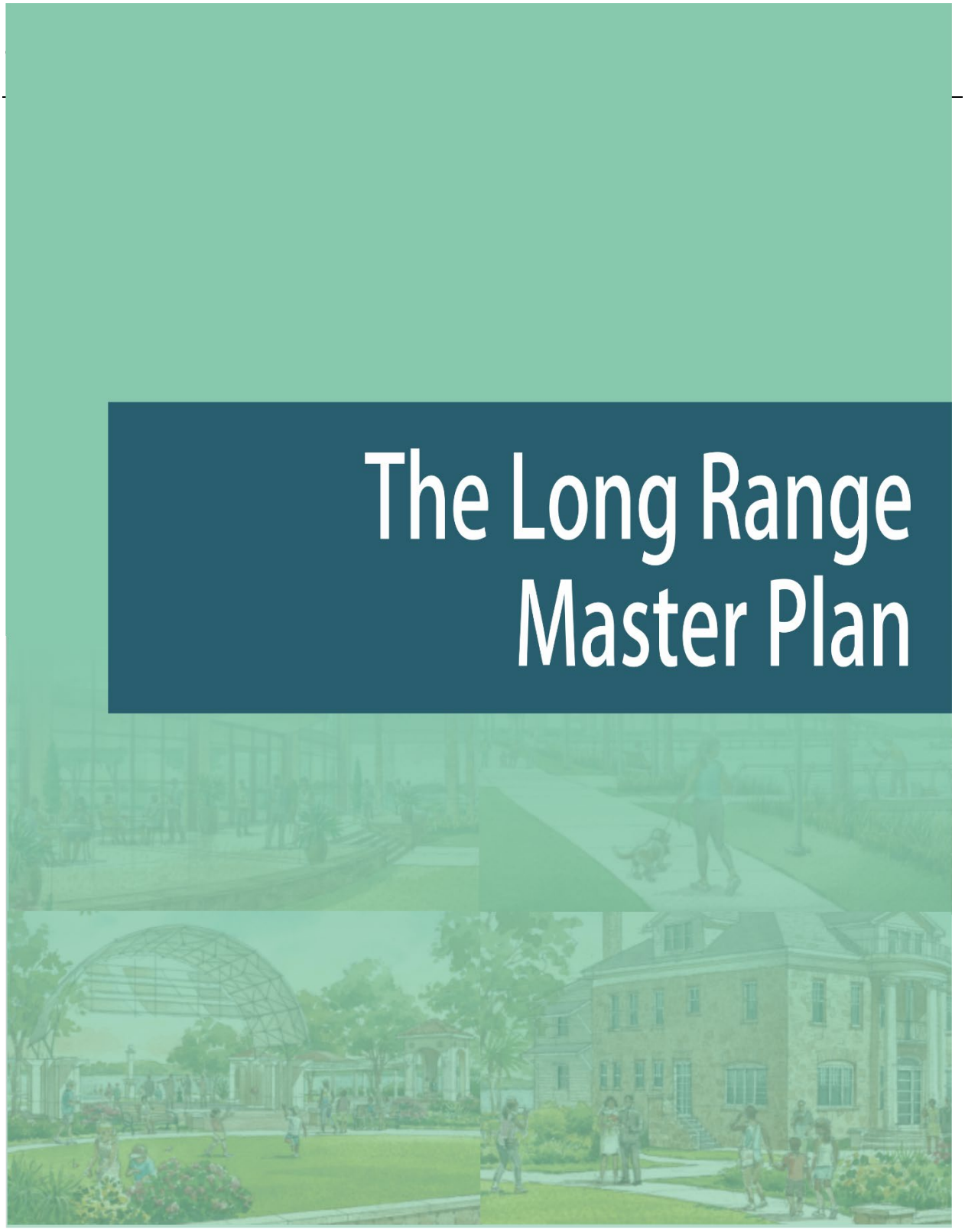
Framework V - *Enhance the Village Arts Image*



Framework VI - *Enhance the Sub-Districts*



PART IV



Long Range Land Use Concept Plan

OVERVIEW

The Long-Range Master Land Use Plan was developed as a guideline for promoting the sound development and redevelopment of the properties in the Cocoa Redevelopment Area. The plan should be updated and revised based upon changes in the economy, public concerns, and private development proposals. The plan seeks to translate economic development strategies into a physical form with minimal impact to natural and cultural resources. The significant aspects of the plan are listed below.

- The plan locates where the major economic base land uses (industrial / office / commercial) should be in order to best attract prospective businesses, and at the same time be well integrated into the desired future transportation and land-use patterns.

- The plan locates and plans for a transportation system that can accommodate the future growth patterns without costly retro-fit and renovation widening projects.

- The plan allocates areas of residential densities that: work with the loading of future roadway networks; are compatible with the existing community structures of each area; are respectful and compatible with adjacent land-uses; minimizes commuting distances and reinforces future public transportation options, offers a diverse range of housing opportunities for all income ranges and lifestyles.

- The plan locates commercial sites based upon expected market demands and reasonable residential service areas.

- The plan provides for the location and size of parcels of land to be set aside for schools, parks, and other community services. This eliminates the costly and awkward approach of having to retrofit these essential amenities later.

- The plan provides a tool for the RDA to promote economic development by showing prospective corporate entities locations of parcels that have been set aside for their purpose, thereby reducing the developers risk and permitting hurdles when coming to the community.

- The plan provides a holistic means for the RDA to guide the approvals of new developments based upon an agreed upon strategy.

- The plan allows the RDA to make capital improvements projections based upon known future public project needs, demands, and proposed locations.

COCOA VILLAGE

While already a strong center of the community, the Village requires improved visual and physical accessibility and a strategic plan for revitalizing under-utilized private properties. The major initiatives recommended include a focus on public infrastructure and private development incentives. Enhancement to wayfinding and signage is desired along the periphery of Cocoa Village. Currently, there are minimal signs and gateways elements that announce the entry points into the Village. Identification of key gateway locations on the periphery of the Village, acquisition of easements from property owners and gateway architecture and development of a signage/wayfinding package are recommended. In addition, conversion of one-way streets to two-way and streetscape improvement for aging streets are recommended. Significant redevelopment opportunities exist at several sites in the Village, including Bank of America, the former City Hall and Sun Trust Bank sites.

The Cocoa Village historic commercial area could be visually and spatially one of the finest in the state of Florida. Clearly, this asset needs to be stabilized economically and preserved and enhanced visually in order to maintain it as the thematic heart and soul of the City. The historic character of this part of the City should always set the tone for the quality of life draw for the City's future growth and development. The CRA needs to continue with the remarkable strides it has made over the past few years to maintain the character of the area.

From a land use standpoint, the redevelopment strategy for this area should be to encourage the in-fill of vacant buildings and sites with new retail commercial businesses that are compatible with the historic boutique specialty shops that already exist in the area. The architecture of these buildings should be historic Cocoa in nature and be built on the ROW with new setbacks; similar to the older historic buildings. An effort should be made to encourage the occupancy of the second floor space with residential and office uses. This goal should be encouraged for both existing as well as new in-fill buildings.

The CRA needs to continue to promote the village as an activity center and provide assistance to the existing businesses in the area of marketing, product venues and display, façade renovations, etc. An on-going recruitment program needs to be in place to continually bring in "specialty or boutique" retailers into the downtown. The synergy that is developed by creating a concentration of quality, one-of-a-kind merchandisers into the village will help everyone.

The properties between Florida Avenue and Brevard Avenue are situated on top of the old dune formation along the river. This local high point was utilized for the old railroad spur and the old Dixie Highway Alignment due to its high and dry condition. This same condition of high elevation also makes it ideal for the future location of multi-story buildings. Multi-storied buildings would have magnificent views toward the water looking out over the village below. As the market continues to become receptive and attractive, these sites should eventually be redeveloped into mixed-use office buildings or residential condominiums. In either case, they should have retail space on the ground level to be oriented toward either Brevard Avenue or Florida Avenue. These existing sites are currently occupied by the telephone and power company. These are uses that are extremely difficult to relocate.

In addition to relocating utility companies, as previously mentioned overhead utilities, managing stormwater, inadequate lot sizes, and several properties determined to be environmentally constrained

as they are contaminated or suffer from the perception of contamination, all pose challenges to redevelopment. For these reasons, this is a long range proposal.

Gateways and Signage

Along the periphery of Cocoa Village, enhancement to wayfinding and signage is desired. Currently, there are minimal signs and gateways elements that announce the entry points into the Village. The CRA should identify key gateway locations on the periphery of the Village and acquire easements from property owners and design gateway architecture and develop a signage/wayfinding package.

Streets

Two major ideas that precipitated from the Design Workshop were conversion of one-way streets to two- way and streetscape improvement for aging streets. Recommended programs and capital projects include:



1 Existing one-way condition on Brevard Ave. Motorists use two lanes as one; rarely is the second lane utilized for thru traffic

- Two-Way Street Conversion: Initiate a transportation study for two-way conversion of one-way streets: Brevard Ave., Delannoy Ave., Oleander St., River Edge Blvd., and Brevard Court, including the overall traffic network for the entire Village.



2 Potential Cocoa Village designated loading zones showing loading/unloading point and service area (yellow halo)

- Traffic Circle: Redesign Rosa L. Jones Boulevard Traffic Circle as a true square with a gateway park.
- Two-Way Access to River Edge Blvd./SR 520: Study the feasibility of a traffic signal and two-way access to/from River Edge Boulevard to east and west bound SR 520.
- Streetscape Reconstruction: Initiate streetscape reconstruction projects for Brevard Ave. and Delannoy Ave. – refurbishing the corridor of Rosa L. Jones Boulevard.
- Street Tree Program: Consider a Village-wide street tree program for installing new and replacing failing trees.
- Loading Zones in the Village: Designated loading zones on alleys and side streets for deliveries during peak hours to relieve retail streets from congestion by large trucks. Explore the possibility of adding ride-sharing sites to the loading zones.

Catalyst Mixed-Use Development Sites

As the real estate market continues to express interest in the Cocoa CRA, assessing the existing building occupancy in Cocoa Village and determining which sites are best positioned to redevelop as market conditions improve is recommended. There are several key development sites that are currently under-utilized due to outdated land use or building design and the following suggestions resulted:

- 603 Brevard Avenue (former City Hall site): Study site development options and potential public/private development venture on the former City Hall site at the corner of Factory Street and Brevard Avenue.

- 430 Brevard Avenue (former Bank of America site): Determine status of potential time frame for redevelopment of the property and utilize former development studies as the basis for attracting developers to consider the parcel at the corner of Church Street and Brevard Avenue.

- 100 Delannoy Avenue (former branch office of SunTrust Bank): SunTrust consolidated and redeveloped its branch office on its former drive-thru site and sold the former branch office site. Work with the current property owners to determine highest and best use for the site.

HEART OF COCOA

The Heart of Cocoa neighborhood (HCN) has tremendous historical significance to the City of Cocoa especially the African-American community. The City and the CRA have made a substantial financial investments in the HCN and has adopted policies and programs in furtherance of the Federal Consent Decree. The City has taken enforcement action against property owners and tenants when such actions are warranted to preserve the residential and historical character of the HCN. Private investment in the HCN has not been as significant as projected. New private and public investment projects have recently materialized on properties adjacent to and near the HCN. City staff is optimistic the proposed redevelopment projects will serve as the catalyst for future private investment within the HCN. The City and CRA continue to affirmatively embrace and enforce the provisions of the Substitute Consent Decree as it serves as the instrument to maintain the residential and historical character of the HCN.

The Substitute Consent Decree

Due to a previous federal lawsuit in which the City and CRA were defendants, the Heart of Cocoa area is a subject to an original federal consent decree which was substituted with a revised Substitute Consent Decree. The Substitute Consent Decree was prepared approved by the Federal District Court on January 28, 2009. The City and the CRA are parties to the Substitute Consent Decree, and the terms and conditions of the Substitute Consent Decree is binding upon the City and CRA. The Substitute Consent Decree entirely replaced the original Federal Consent Decree and rendering the original Consent Decree obsolete. Critical provision of the Substitute Consent Decree which will preserve and enhance the residential character of the Heart of Cocoa neighborhood, as well as facilitate redevelopment include:

1. Zoning. The City will maintain the low-density residential character of the HCN; encourage voluntary replacement of existing wholesale commercial uses with low density residential uses or low intensive neighborhood commercial uses such as mixed-use developments, while preserving existing uses as provided by law. Further, the City will encourage production and development of affordable houses by the private sector in the HCN.

2. CRA's Redevelopment Plan. The City and CRA will generally support a variety of housing initiatives in the HCN. For example, through the CRA's Redevelopment Plan, the CRA and City shall continue to support applications for Section 8 housing certificates, vouchers, and other rental housing

programs. The City will support programs for improving rental housing, infill housing, new construction of affordable housing to low and low to moderate income persons in the HCN. The City will make affirmative efforts to promote the use of rental assistance in conjunction with rental rehabilitation units to members of the plaintiffs' class who are low income renters and to take other appropriate measures. The City and CRA shall continue to support the development of new single-family residences in the HCN for low and low to moderate income families and to support. The City and the CRA may also enhance the residential character of neighborhood amenities within the HCN by supporting appropriate neighborhood commercial uses within the HCN and along the outermost perimeter of the HCN and adjacent to Florida Avenue, US Highway 1, or Rosa L. Jones Blvd.

3.

Redevelopment Goals and Objectives

In pursuit of accomplishing substantial improvements in the CRA, the following goals and objectives were established based on community input and approval. They provide the framework and general guidelines needed to direct decision making that will enable redevelopment activities that are consistent with the primary intentions of the community.

REDEVELOPMENT ADMINISTRATION

Goal I

Utilize the administrative and financial mechanisms necessary to achieve the goals and objectives of the Cocoa Redevelopment Plan as amended.

Objectives

1. The CRA should provide funding for staff and operational support for agency activities while concentrating tax increment revenues for funding capital improvements and other programs as approved in the Redevelopment Plan as amended and to leverage those revenues through grants, loans, or other financial mechanisms to expedite the completion of projects.

2. Enable the CRA to oversee the redevelopment planning process and to develop the appropriate strategies and policies necessary to implement the plan.

3. Promote effective communication and a cohesive, cooperative spirit among the various public and private leaders in the CRA using the talents of existing civic and merchant organizations and committees.

4. Utilize the above civic talents in conjunction with the Cocoa Main Street Program and Historic Cocoa Village Association to initiate desirable special events activities, to develop and implement sound marketing and promotion strategies and undertake public space improvement projects.

5. Ensure the provision of suitable public information services concerning all aspects of the redevelopment program through all forms of media, as well as neighborhood, merchant, and civic organization meetings.

6. Ensure the public of an on-going community communication process whereby the community is able to be involved in the development of new CRA policies and initiatives through public workshops and regular CRA board meetings.

REDEVELOPMENT POLICY

Goal II

Eliminate slum and blight conditions, which constitute an economic and social liability as defined by Florida Statute 163, in the redevelopment area.

Objectives

1. Eliminate dilapidated and unsafe structures through the continuation of the City's Demolition Program, where it is deemed appropriate.

2. Encourage the repair of existing substandard structures through enforcement of the City's Codes and the provision of financial incentives for rehabilitation and facade improvements, if possible.

3. Eliminate unsanitary and unsightly outside storage conditions through proactive code enforcement and revisions to the City's Zoning Codes.

4. Eliminate nonconforming uses that detract from the character of the community hindering investment opportunities through negotiation, acquisition, exchange, transfer of development rights, zoning changes or any other available means assuming the property owner voluntarily consents.

5. In cooperation with property owners, encourage the consolidation of nonconforming parcels of land into parcels of adequate size to accommodate new construction encouraging stable growth in those areas deemed appropriate.

6. Through successful implementation of projects and programs as described in the Redevelopment Plan, as amended, increase the tax base to generate additional revenue for the CRA.

Goal III

Prevent the future occurrence of slum and blight.

Objectives

1. As warranted, work with the Planning & Zoning staff, Planning and Zoning Board, and the City Council to revise the zoning classifications and the land development regulations within the redevelopment district based on the adopted overlay district to encourage a high degree of design and development standards for new construction and rehabilitation. Ensure that new development consists of appropriate land uses that will stabilize and enhance the overall quality of life of the area in order to achieve the desires and interests of its residents and property owners.

2. Work with the City's Community Services Department to formulate economic development strategies for the district that will ensure future economic stability and incorporate those strategies in this plan.

3. Create programs for development, rehabilitation, financial or other economic incentives to facilitate new investment in the redevelopment district thereby increasing the tax base.

Goal IV

Encourage the acquisition, demolition, and reuse of those properties, which, by virtue of their location, condition, or value no longer function at their highest potential economic use and are currently depressing the value and viability of the uses in the near vicinity to them.

Objectives

1. Identify and cooperate with those property owners within areas designated for potential redevelopment projects to encourage their willingness to participate in those projects in a way that best benefits their personal interests as well as the public good.

2. Encourage partnerships among the property owners, the private sector and the public sector in order to implement proposed redevelopment projects which will achieve public goals.

3. Facilitate redevelopment transitions by developing appropriate relocation plans sensitive to the needs of those whose properties will undergo reuse activities.

4. Work creatively to provide incentives for private sector participation in redevelopment projects and programs, such as a Facade Grant Program.

ECONOMIC DEVELOPMENT

Goal V

Maintain the unique and positive character of the sub-districts while promoting economic vitality of each.

Objectives

1. Establish public/private partnerships for redeveloping sites.

2. Improve the investment image of the CRA and utilize selected public actions to stimulate private investment.

3. Make the redevelopment area competitive with major activity centers in Brevard County while maintaining its unique character.

4. Expand the economic base of the district retaining existing jobs while creating new diverse employment opportunities.

5. Create investment opportunities which will increase the tax base thereby generating additional revenues to finance actions which support CRA goals.

6. Encourage the development of businesses in the area that are competitive in the region and encourage consumers to "buy local".

Goal VI

Market the CRA as a major destination point in the Central Florida Region.

Objectives

1. Promote the CRA as the center of the City's unique economic activities and market its assets.

2. Work to ensure sufficient funding for marketing that may include national campaigns as well as local and regional promotional efforts.

3. Maximize marketing opportunities in conjunction with other promotional organizations such as the Tourism Development Council and Historic Cocoa Village Association.

4. Project the image of the redevelopment area as a safe and exciting place to go while encouraging both business and family-oriented patronage.

5. Promote the redevelopment area as a unique center of activities that include a full range of commercial, office, institutional, community, residential, and neighborhood service facilities as well as the Cocoa Village Playhouse, arts and entertainment.

FUTURE LAND USE

Goal VII

Establish a land use pattern that reflects the CRA as a total community of diversified interests and activities while promoting compatibility and harmonious land-use relationships.

Objectives

1. Promote and locate strategic land use activities of regional importance, such as museums, within the CRA to attract visitors to the area and capture additional market opportunities, while reinforcing the unique character of the CRA.

2. Develop land uses and patterns that compliment and strengthen existing activity centers such as the waterfront and Cocoa Village providing linkages between those areas and proposed redevelopment projects.

3. Formulate future land use strategies on the premise of sound market analysis and demographic research.

Goal VIII

Encourage innovation in land planning and site development techniques.

Objectives

1. Work with the City and Planning and Zoning Board to include Mixed Use Developments within the Cocoa Overlay District, where appropriate.

2. Work with the City and Planning and Zoning Staff in the development of performance standards to be used within the CRA which will provide incentives and/or bonuses for developer proposals that provide for creative design and amenities.

3. Achieve the on-site mixing of residential and commercial uses in appropriate locations as determined by the community.

4. The CRA will promote mixed-use development patterns in new projects to provide greater diversity of use in close proximity of one another to promote reduced dependence on automobiles, and increased use of pedestrian and bicycle travel.

Goal IX

Provide aesthetic improvements and way-finding measures to increase the sense of community identity.

Objectives

1. Sign regulations should address the size, type, location, and amount of signage for the purpose of minimizing visual clutter, enhancing community character, and maximizing the flow of clear information to pedestrian and automotive traffic.

2. Develop sign regulations and standard design guidelines for store frontages and establish programs that provide incentives for voluntary compliance with new construction and retrofitting of existing signs and structures, where financially feasible.

3. When undertaking streetscape improvements, new private construction, and building rehabilitation, place utility lines underground where it is financially feasible to improve visual qualities.

4. Utilize a variety of beautification techniques to provide comfortable, pleasing, and healthful work, leisure, residential, and shopping environments.

5. Develop urban site design, landscape design, and architectural design guidelines for new and redevelopment projects.

6. Prepare landscaping, streetscaping, and lighting plans for public spaces to strengthen the historic character of the CRA and encourage the use of these features when negotiating private sector development plans.

Goal X

Make the protection of the historic character of the CRA a priority in all development activities.

Objectives

1. Encourage the retention and preservation of landmarks and historically significant structures.

2. Encourage the continued identification, analysis, and preservation of the CRA's historical resources.

3. Make property owners and investors aware of the tax inducements available as an incentive for restoring historical buildings for practical use.

TRANSPORTATION

Goal XI

Create a safe efficient traffic circulation system which provides sufficient access by all modes of transportation between activity centers within the CRA and the balance of the community.

Objectives

1. Assess existing traffic patterns and pursue any automotive transportation improvements, which may include vacating right of ways, redistribution of traffic, roadway realignment, directional changes in traffic flow, and other measures which will increase traffic capacity and traveling convenience.

2. Create a parking system to support existing activities as well as increased demands as new development occurs in the CRA taking into consideration quantity, location, and design of such facilities.

3. Minimize the impacts of increased traffic and activity levels in residential areas.

4. Provide adequate loading and unloading zones for goods with minimum disruption of through-traffic.

5. Work with area wide mass transit providers including SCAT, taxi services, real time sharing, other modes of transit, and shuttles to encourage the expansion of an efficient mass transportation system.

6. Create a safe, secure, appealing, and efficient pedestrian system linking all major activity centers, parking facilities, and other interchange points.

7. Encourage pedestrian and bicycle pathways through the CRA appropriately designed and separated from auto circulation for safety purposes to be used as positive tools to improve the areas environment through the use of landscaping and other visual treatments.

8. Take advantage of the waterfront in pursuit of less conventional modes of transportation such as dingy docks, day slips and a T-Dock.

9. Support the redevelopment of the former FEC Railway passenger station site at US 1 and Rosa Jones Blvd. to a possible All Aboard Florida Brightline Tier 2 Station.

Goal XII

The CRA shall support the development of parking strategies to support the transportation goals.

Objectives

1. The CRA shall encourage the City to seek a public-private partnership to help establish a multi-use, multi-level parking facility, if needed, to reduce traffic congestion and increase pedestrian safety, reduce the amount of surface parking lots and increase green space within the Central Business District.

HOUSING

Goal XIII

Encourage and promote the provision of decent, safe, and sanitary housing to meet the needs of the present and future population of the CRA.

Objectives

1. Identify and encourage areas where private interests can develop housing and the necessary support infrastructure in the CRA.

2. The CRA shall continue to utilize local government partnerships with the private sector in order to improve the efficiency and expand the capacity of the housing delivery system.

3. The City shall promote mixed-use developments that include provisions for a wide variety of housing types and price ranges.

4. Encourage and incentivize home ownership opportunities, especially within the Heart of Cocoa.

5. Housing designated as historically significant by virtue of architecture, social significance, or ethnic heritage will continue to be identified and continue to be preserved and protected, and if possible, maintained for residential uses.

PUBLIC FACILITIES AND SERVICES

Goal XIV

Provide necessary public facilities at acceptable levels of service to accommodate existing needs as well as new demands as proposed development occurs within the CRA.

Objectives

1. Work with all appropriate government and private utilities to ensure the provision of adequate services including electricity, telecommunications, cable television, water, stormwater, sanitary sewer, gas, and solid waste.

2. Work with the City's solid waste service provider to improve garbage and recyclable pick-up and removal within the redevelopment area, increasing the level of service, providing convenient locations for disposal and increased services during special events.

3. Strategically locate well designed public restrooms that retain the historical architectural features throughout the redevelopment area providing sufficient stalls for daily use as well as during special events.

4. Encourage the stabilization of neighborhoods within the CRA and maintain the quality of existing neighborhoods, by upgrading the supporting infrastructure and facilities, including paved public road access; stormwater management facilities and flood protection; wastewater disposal facilities; potable water facilities; solid waste collection service; electric utility service; and by protecting natural and historic resources.

COASTAL

Goal XV

The natural resources of the City's CRA coastal planning area shall be preserved, protected or enhanced to provide the highest possible water quality, habitat for fish and wildlife and use for public recreation.

Objectives

1. The CRA shall preserve and protect the environmental quality of estuarine environments by limiting specific impacts and cumulative impacts of development or redevelopment.

2. The CRA shall continue to promote appropriate land uses along the Indian River Lagoon consistent with the public need, while protecting natural resources.

3. The use of public funds for infrastructure improvements which subsidize increased development in the Coastal High-Hazard Area (CHHA) will be restricted to those projects which restore or enhance natural resources and/or part of the Cocoa CRA Plan.

4. The CRA shall continue to coordinate with other coastal cities and Brevard County to investigate and implement equitable measures to promote the provision or funding of public access ways to the Indian River Lagoon by new development.

5. The CRA shall cooperate with and assist St. John's River Water Management District (SJRWMD) and the Department of Environmental Protection (DEP) to continue to protect or restore the aquatic vegetation including, but not limited to, aquatic weed control, restoration or creation of aquatic grass beds or shoreline restoration. In addition, the CRA will protect the diversity of submerged and emergent aquatic vegetation and fish species as well as the quality of fresh water (estuarine), found in the Indian River within the zone between the Cocoa shoreline and the lntracoastal Waterway.

6. The CRA shall not encourage or promote shoreline development activities that would destroy or degrade the function of estuarine shoreline or deep water habitat.

RECREATION AND OPEN SPACE

Goal XVI

Establish parks, recreation, open space, and beautification efforts to create an identifiable character for the redevelopment area which will reflect a pleasant appealing atmosphere for working, shopping, touring, and residing in the district.

Objectives

1. Expand park and recreational opportunities as a means to leverage private sector development plans when deemed appropriate.

2. Seek parks, waterfront and open space grant funding when possible to leverage tax increment revenues to accomplish stated goals.

3. The CRA shall provide inter-connectivity between recreational facilities and the surrounding community.

Policy Objectives & Plan Strategies

ECONOMIC STRATEGIES

CRA/Merchant Associations/Tourist Development Council

- City and regional area should be strategically marketed with an emphasis on the Cocoa Village theme to increase visitation to the Village.

- Encourage marketing of village waterfront residential area as a quality waterside retirement and second home opportunity area.

- Promotion of regions quality outdoor recreational activities and affordability of quality retirement residential opportunities.

- Market Historic Cocoa Village as a destination to live, work and play.

- Build on legacy of historic waterfront shipping center for the citrus industry; special events, etc.

- Promote activities and sponsor events that benefit and enhance the tourism industry.

- Attract key niche market retailers, both local and regional, to the downtown area; then recapture local residents back to CBD.

- Encourage existing merchants to change their merchandizing approach to create the specialty market niche. Strive for after 5:30 pm nightlife mix.

- Work with existing retailers in joint venture marketing.

- Work to increase quality and quantity of major downtown special events, such as, HCVA Art & Craft Fairs, Mardi Gras, Holiday Festivals, Space Coast Marathon, 5K Runs, Movies in the Park, KBB Trash Bash, and HCVA Car Show.

CRA Staff

- Grants and subsidies should be sought to implement improvements to sub-standard housing within the Heart of Cocoa Neighborhood.

- Prepare grants feasibility study for public infrastructure public projects; streetscapes, park enhancements, and potentially a police sub-station within the CRA.

- Research bond or other financing mechanisms for feasibility of major public facility projects.

- Form public/private development agreements to assemble properties and develop key private business activity centers.

- Develop strategies to rehabilitate and create new living opportunities in the CRA area.

LAND USE PLANNING AND URBAN DESIGN STRATEGIES

City Planning Staff

- Achieve a mix of mutually supportive land uses in a compatible and functionally related arrangement in the downtown area to bring new shoppers to the area.

- Create a waterfront mixed-use center, which reinforces existing activity centers downtown and provides an attractive combination of building masses and open spaces.

- Screen and buffer conflicting large commercial uses close to commercial and residential.

- Utilize existing vacant land as an opportunity for redevelopment, assemble land for redevelopment purposes.

- Residential development, both multi-family and medium to high density should be encouraged in the downtown and low density in the Heart of Cocoa Neighborhood, where appropriate.

- Implement neighborhood planning, especially in the Heart of Cocoa Neighborhood.

- Prepare a corridor plan and guidelines for State Road 520 which addresses land uses, land development regulations, landscape codes, and architectural guidelines.

- Create peripheral City entrance treatments with signage and graphic theme on all direction approaches.

- Working with merchants and merchant associations, seek the reduction of confusion and visual clutter through the control of the size, placement, and related aspects of signage. Implement landscaping and signage codes and storefront guidelines.

- Develop corridor entryway designs within the CRA.

- Prepare a Capital Improvement Program master plan with phasing identified for implementation.

- Continue to proactively enforce City Codes, through the Chapter 6 Property Maintenance Code and the Building/Fire Code.

- Preparation of long-term parking strategies to accommodate existing and long-range development needs in downtown area.

- **GOVERNMENTAL / ADMINISTRATIVE / PRIVATE SECTOR STRATEGIES**

  The implementation of the plan for the community redevelopment areas surrounding downtown Cocoa will require the coordinated efforts of the City, the CRA, and local business organizations. These efforts will be coupled with the employment of various organizational, legal, funding, and promotional techniques to successfully implement the plan.

  While leadership is a highly-intangible quality, it is the single most important factor for successful implementation of the plan for downtown Cocoa. This leadership must come from both the public and private sectors. Some projects will require considerably more leadership, effort, and collaboration than others because of their difficulty and/or importance to the overall revitalization program. Participation in a particular project will depend upon necessary powers and resources which must be brought to bear on the project for its successful implementation. Key leadership roles must be played by both the City and the Community Redevelopment Agency.

  City Council and City Manager

  - Provide commitment of public policy for CRA revitalization.

  - Buy-in to redevelopment mission.

  - Assist in implementation of scheduled projects.

  - Commit to making the necessary basic public system improvements to the pedestrian and vehicular circulation systems by working with FDOT to upgrade SR520.

- Provide leadership and support for administrating public development controls and incentives to promote high quality private development; this will include zoning requirements and incentives and coordinated capital improvement programs.

- Continue to promote community revitalization as a fundamental economic development goal and strategy.

Community Redevelopment Agency

The Community Redevelopment Agency's primary leadership role will involve:

- Pursue redevelopment projects, activities and programs consistent with the Redevelopment Plan whether said projects, activities and programs are expressly set forth in the Redevelopment Plan or not so long as the redevelopment activities are consistent with the goals, policies, objectives and strategies set forth in the Redevelopment Plan and do not conflict with the Redevelopment Plan.

- Active and persuasive advocacy and initiation of downtown improvements within the redevelopment plan.

- Leverage its tax increment revenues and seek out grants to undertake community redevelopment activities consistent with the community redevelopment plan.

- Being the critical interface between the public sector and the private sector.

- Providing, on a day-to-day basis, the necessary continuity of effort and momentum to keep the revitalization program moving toward its goal.

- Promoting downtown revitalization and informing the community of its progress.

- Ensuring implementation of scheduled projects.

- Ensure adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.

- Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the City deems necessary to effectuate the purposes of F.S. 163.362.

- Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the CRA.

Private Sector

- Essential private sector leadership must come from the Community Redevelopment Agency, local banks, real estate, and development entrepreneurs within the community.

- A unified downtown merchant's advertising program, coordinated storefront and signage improvements, downtown promotional activities and festivities and a shopper's parking guide.

- The leadership role of local banks will involve providing financing for private developments. A consortium will be established to provide a revolving loan pool at below market interest rates for certain downtown improvements.

- Private real estate and development leadership must provide necessary entrepreneurial vision and initiative that will create profitable enterprises and an attractive redevelopment of downtown.

COORDINATION BETWEEN COUNCIL / CRA / PRIVATE SECTOR

To have a strong redevelopment program, it is a must to first establish lines of communication between all sectors and facets of the community. The Community Redevelopment Plan starts that relationship, but does not fully develop their roles. First, each of the CRA members must take on a specific area of responsibility which will become one piece of the puzzle in which the redevelopment plan will be implemented. Second, the CRA members must act in a leadership role for each committee to retain their focus. The CRA Chairman will be a member of all committees, as well as the liaison to the City Council on all matters regarding the redevelopment plan. The City Council must support the CRAs activities and provide a strong framework in which the CRA is able to carry out the redevelopment plan. Conflicting agendas between organizations will not assist in the redevelopment process to positively affect Cocoa. The key is communication and working together.

Capital Improvements Plan

COCOA CRA PROJECTS IMPLEMENTATION PLAN

The proposed Cocoa Redevelopment Plan, as amended, contains major projects consisting of public, private, and joint public/private efforts that will take at the entire duration of the CRA for completion. It is critical that the CRA incorporates a sound project implementation strategy when identifying priorities to accomplish the most effective results in terms of addressing the community's needs, while stimulating private sector involvement to obtain a favorable return on the public sector's financial investment. The following implementation strategy sets forth recommendations concerning project priorities, funding sources, and preliminary courses of action for each of the projects. To streamline the process and simplify the presentation, project priorities have been reduced to the ensuing three categories.

- **High Priority Projects:** Those that should be implemented immediately and should be completed within one to three years.
- **Medium Priority Projects:** Those to be completed within three to seven years.
- **Low Priority Projects:** Those that will take seven to 10 or more years.

While these recommendations set the standard for departure from program planning to implementation, it is important that the program is flexible enough to take advantage of unforeseen opportunities such as

private sector development initiatives or newly created government programs and funding sources, which may provide additional leverage for tax increment financing. Project numbers coincide with the base map.

The Cost of Redevelopment

The following table contains an estimate of total public costs to the City, the County, the CRA, and other agencies of the City of Cocoa for redevelopment projects/programs and for capital improvements with the Community Redevelopment Area. Cost projections for on-going long term programs are given for a five-year time period only and will be amended accordingly as this plan is continually updated.

Other CRA Projects, Activities and Programs

Although the Redevelopment Plan proposes major projects, this Plan does not identify all CRA redevelopment projects, activities and programs that can be pursued by the CRA in accordance with the powers vested in the CRA by law. The CRA must remain flexible to address new redevelopment projects, activities and programs as opportunities arise. Therefore, this Redevelopment Plan is not intended to limit or prohibit the CRA from performing other redevelopment projects, activities and programs not expressly set forth in this Redevelopment Plan, provided such projects, activities and programs are consistent with the redevelopment goals, policies, objectives and strategies set forth in this Redevelopment Plan, and the powers vested in the CRA by law. Expenditures by the CRA for such projects, activities and programs are permissible to effectuate the implementation of this Redevelopment Plan.

COCOA CRA CAPITAL IMPROVEMENTS PLAN
PRIORITY + BUDGETING FIGURES

Item No.						
1	**Living Breakwater**			$4,500,000.00	Fund $100,000 for a feasibility analysis. 6 Islands (10-15 ft x 200 lf ea)	FEMA, FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing
	Total w Design / Eng, Permit & Contingency	Low	7-10 Years	**$6,345,000.00**	**TOTAL: 10% Design + 10% Permitting + 21% Inflation based on 5+ years**	
2	**North Mooring Facility + Pump Out vessel & facilities**			$200,000.00	ISS to work w/ATM on approximate cost of Mooring + Pump Out. City has existing info and prepositioning with Agencies. Need to start with re-initiating feasibility. Assumed 20 mooring stations, include sewage pumpout and water taxi landing.	Investigate feasibility of a mooring field fronting the bulkhead of Riverside Park, (consider public/private partnership for subsidizing construction)
3	**Submerged Land Lease Query**				Submerged Land Lease Query	
	Total w Design / Eng, Permit & Contingency	Medium	3-5 years	**$288,000.00**	**TOTAL: 15% Design + 15% Permitting + 14% Inflation based on 3-5 years**	
4	T Dock with mix of fixed and floating piers + 100' extension. Include floating piers + concrete construction				Assumes floating concrete w/aluminum gangways	FEMA, FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing
				$670,000.00		
	Total w Design / Eng, Permit & Contingency	High	1-2 years	**$804,000.00**	**TOTAL: 10% Design + 10% Permitting + 7% Inflation based on 1-2 years**	
5	**Dinghy Dock**	High	1-2 years	**$108,000.00**	Assumes fixed concrete dock. Wood = $56k. Aluminum = $74k	FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing
	Total w Design / Eng, Permit & Contingency			**$147,960.00**	**TOTAL: 20% Design + 10% Permitting + 7% Inflation based on 1-2 years**	
6	**Day Slips**	High	1-2 Years	$315,000.00	City/CRA has identified a budget and needs to modify the permit because the prior stucture is gone. Assume fixed concrete piers. Wood = $164k. Aluminum = $214k	FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing
	Total w Design / Eng, Permit & Contingency	High	1-2 Years	**$415,800.00**	**TOTAL: 15% Design + 10% Permitting + 7% Inflation based on 1-2 years**	
7	**New Fishing Pier, East Lee Wenner**			$225,000.00	Assumes 1500 sf. Assumes fixed concrete. Wood = $117k. Aluminum = $153k	FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing
	Total w Design / Eng, Permit & Contingency	High	1-2 Years	**$308,250.00**	**TOTAL: 20% Design + 10% Permitting + 7% Inflation based on 1-2 years**	
8	**Shoreline Stabilization**			$700,000.00	Number will vary dependent extent of stabilization. Costs from recent CPA project.	FEMA, FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing
	Total w Design / Eng, Permit & Contingency	High	1-2 Years	**$819,000.00**	**TOTAL: 10% Design + 10% Permitting + 7% Inflation based on 1-2 years**	

COCOA CRA CAPITAL IMPROVEMENTS PLAN
PRIORITY + BUDGETING FIGURES

Item No.						
1	**New Civic Center**			$4,200,000.00	Begin by funding feasibility study - need Geotech (added $10-$20/sf for pilings)	CRA Reserves, Cocoa Reserves, and Financing
				$75,000.00	Market Assessment + Feasibility of New Facility	
	Total w Design / Eng, Permit & Contingency	High	1-2 Years	**$5,199,000.00**	**TOTAL: 10% Design + 5% Permitting + 7% Inflation based on 1-2 years**	
2	**Harbor Master Building**	Medium	1-2 Years	$800,000.00	Linked to the Mooring Field and completion of other dock, etc. Begin by funding feasibility / design/engineering	FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing
	Total w Design / Eng, Permit & Contingency			**$1,480,000.00**	**TOTAL: 10% Design + 5% Permitting + 7% Inflation based on 1-2 years**	
3	**Lee Wenner Park Renovation**			$700,000.00	Parking, Utilities, Striping, Paving, Stormwater, Trails, Landscape & Irrigation	FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing
	Design & Engineering			$175,000.00	15% Design + 10% Permitting	
				$49,000.00	7% Contingency	
	Total w Design / Eng, Permit & Contingency	High	1-2 Years	**$924,000.00**	**TOTAL: 15% Design + 10% Permitting + 7% Inflation based on 1-2 years**	
4	**Large Vessell Docking Pier**	Low	7-10 years		Retrofit the former drawbridge causeway with a lower deck to function as a pierfor docking larger overnight passenger vessels	FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing, and other Grants.
					Future - Playground Renovation, Picnic Pavilions, Surfacing, Landscape & Irrigation, Gateway	CRA Reserves, Cocoa Reserves, and Financing, and other Grants.
1	**Taylor Park Renovation**			$250,000.00		
	Total w Design / Eng, Permit & Contingency	Low	5-7 years	**$335,000.00**	**TOTAL: 15% Design + 5% Permitting + 21% Inflation based on 5+ years**	
2	**Promenade Reconstruction**			$400,000.00	FEMA + FIND reimbursement funding is available. Up to $1.7M is avail for Tdock, Dayslips and boardwalk. Demo, Paving, Swings, Landscape & Irrigation, Gateway (25'x600' = 15,000 sf x $25/SF)	FEMA FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing, and other Grants.
	Total w Design / Eng, Permit & Contingency	High	1-2 Years, Start Now	**$556,000.00**	**TOTAL: 20% Design + 5% Permitting + 7% Inflation based on 1-2 years**	
3	**Promenade Overlooks**			$100,000.00	Demo, Decking, Railing, Site Furnishings	FEMA FIND, FWC, CRA Reserves, Cocoa Reserves, and Financing, and other Grants.
	Total w Design / Eng, Permit & Contingency	High	1-2 Years	**$134,000.00**	**TOTAL: 15% Design + 5% Permitting + 7% Inflation based on 1-2 years**	

COCOA CRA CAPITAL IMPROVEMENTS PLAN
PRIORITY + BUDGETING FIGURES

Item No.	Recommendation	Priority	Timing	Magnitude Cost	Description + Implementation Details	Possible Funding Sources
					After Civic Center Development, Demo Civic Center($12-$15/sf)	CRA Reserves, Cocoa Reserves, and Financing, and other Grants.
4	**Porcher House Lawn & Garden**	Medium	3-5 Years	$350,000.00	Garden Pathways, Landscape & Irrigation	
	Total w Design / Eng, Permit & Contingency			**$469,000.00**	**TOTAL: 15% Design + 5% Permitting + 14% Inflation based on 3-5 years**	
5	**Support Building for Amphitheatre**	High	1-2 Years	$360,000.00	Catering Kitchen, Green Room, Restrooms	CRA Reserves, Cocoa Reserves, and Financing, and other Grants.
	Total w Design / Eng, Permit & Contingency			**$482,400.00**	**TOTAL: 15% Design + 5% Permitting + 7% Inflation based on 1-2 years**	
6	**Harrison Street Streetscape**	Low	5-7 Years	$850,000.00	Streetscape Project is in design phase	
	Total w Design / Eng, Permit & Contingency			**$1,088,000.00**	**TOTAL: 5% Design + 2% Permitting + 21% Inflation based on 5+ years The approved updated Waterfront Master Plan identifies this project. This project will enhance the walkability and safety of pedestrian, bicyclists and automobiles as well as much needed Stormwater management.**	**The Capital Cost is the portion being funded by the Cocoa CRA TIF. Split between the Utility Fund, Stormwater Fund and the Cocoa CRA (110) Fund.**
	SUBTOTAL Downtown Park Projects			**$3,064,400.00**		
	GRAND TOTAL all Waterfront Projects			**$19,795,410.00**		
C	**Overall Cocoa CRA**					
	Evaluate Site Design Standards	High	1-2 Years	**$ 100,000**	Determine if current site design standards for each district in the Cocoa CRA are providing the desired form of development and urban design quality envisioned by the community. Develop a regulating plan and standards for site development.	CRA Reserves, Cocoa Reserves, and Financing, and other Grants.
	Total Overall Cocoa CRA Projects			**$ 100,000**	See Overall Cocoa CRA recommendations	
D	**US Highway One Corridor**					
1	Evaluate Site Design Standards				Evaluate adequacy of current Site Design Standards; include the US1 corridor in overall RDA evaluation of Site Design Standards	
	(See Overall Cocoa CRA Recommendations)	High	1-2 Years	Fee Included Above		
E	**Uptown District**					
	Industrial and Commercial Property				Initiate a street and sidewalk improvement program	
1	Street and Sidewalk Improvement Program	High	1-2 Years	$200,000		
2	Landscape Standards	High	1-2 Years	$50,000	Enforce landscape standards for industrial & commercial uses	
	Signage Regulations	High	1-2 Years	**N/A**	Enforce Signage Standards Consider provision for mixed-use buildings/projects (small office and retail). Support flex industrial building formats provided that site design standards are adopted	
	Land Use Plan Provisions	High	1-2 Years	**N/A**		
	TOTAL Uptown District Projects			**$250,000.00**		

COCOA CRA CAPITAL IMPROVEMENTS PLAN
PRIORITY + BUDGETING FIGURES

Item No.	Recommendation	Priority	Timing	Magnitude Cost	Description + Implementation Details	Possible Funding Sources
F	**The Heart of Cocoa**					
	Workforce Housing and Community Development					
1	Comprehensive Investment Strategy			**N/A**	Consider a comprehensive investment strategy for residential enhancement and community development	
	Public Parks and Infrastructure					
2	Catalyst Park Site	Low	5-7 Years	**$950,000**	Acquire land for a public park and small residential development at the corner of Hughlett Avenue and Factory Street	
	Total Heart of Cocoa CRA Projects			**$950,000**		
G	**Waterfront Neighborhood Infill Development**					
1	Single Family Infill			**N/A**	Support continued redevelopment of single-family homes and renovation of historic residences and Incentivize townhome infill development with appropriate site design standards	
2	Multi-Family Infill			**N/A**		
	Total Waterfront Neighborhood Infill Projects			**$0.00**		
H	**South of Cocoa Village**					
1	Residential Infill Node			$75,000	Residential Infill Node Consider a residential redevelopment opportunity on the vacant/underutilized land south of Rosa L. Jones Blvd. between Florida Avenue and US-1 (mobile home site); acquire property or partner with private developer to purchase or develop the land	
2	Major Mixed Use Node (Rockledge/Cocoa City Line)			$100,000	Consider a consolidated planning/development effort with the City of Rockledge relative to the immediately abutting property known as the Sears Town Site (existing power center on US-1); prepare an RFP for development proposals	
	Total South of Cocoa Village Projects			**$175,000.00**		
I	**State Road 520 Corridor**					
1	King Street and Willard Street Improvements Option A	Medium	3-5 Years	$975,000	Add palm trees to King and Willard Street and improve existing sidewalks;	**FDOT Project** - CRA initiated a preliminary study of the SR520 corridor, of which SCTPO/FDOT subsequently conducted a more detailed corridor study. Staff will continue to work with FDOT/SCTPO on accelerating funding, certain improvements may require CRA financial participation.
2	King Street and Willard Street Improvements Option B	Low	5-7 Years	$8,550,000	Reduce travel lane widths, widen sidewalks, and install shade trees	
3	Improve Intersections at King/Brevard & Willard/Brevard Streets	Medium	3-5 Years	$1,600,000	Improve intersections at King/Brevard and Willard/Brevard to reduce pedestrian crossing distance and increase intersection visibility (highly visible pavement treatment and clear sightlines) -	
4	Promote Vehicular Cross Access from King or Willard Streets	Medium	3-5 Years	**N/A**	Promote vehicular cross access between businesses that front King or Willard Street	
	Total State Road 520 Corridor Projects (Option A)* **			**$ 2,575,000**		
	Total State Road 520 Corridor Projects (Option B)			**$ 10,150,000**		

COCOA CRA CAPITAL IMPROVEMENTS PLAN
PRIORITY + BUDGETING FIGURES

Item No.	Recommendation	Priority	Timing	Magnitude Cost	Description + Implementation Details	Possible Funding Sources
J	**Cocoa Village**					
	Gateways and Signage				Provide clear directions and gateways into the district along the downtown perimeter and within the Village.	**The CRA allocated $100,000 towards the design of the wayfinding project which was completed in FY 2015.**
1	Identify Gateway Locations and Develop Wayfinding Package	High	1-2 Years			
2	6 Forrest Avenue Entrance Feature	High	1-2 Years	$260,000	Develop and install a gateway entry feature at 6 Forrest Avenue to signify entry into Historic Cocoa Village.	
3	Gateways and Signage	High	1-2 Years	$490,000	The Cocoa CRA approved the Waterfront Masterplan, which included funding a Gateway Entry Feature, and funding implementation of the Wayfinding Plan. Total Waterfront Plan costs estimates were $750,000 at that time.	The Cocoa CRA will apply for any grant funding available for signage and use TIF revenues as needed to fund the project.
	Total Gateways and Signage			**$750,000**		
K	**Streets**					
1	Rosa L. Jones Traffic Circle	Medium	3-5 Years	$1,500,000	Rebuild Rosa L. Jones Blvd. Traffic Circle as a true square with a gateway park	
2	Two Way Street Conversion	Medium	3-5 Years	$2,000,000	Study the feasibility of a traffic signal and two-way access to/from River Edge Blvd. to east and west bound SR 520	
3	Underpass beneath SR 520			$360,000	Currently under construction is a pedestrian connector underpassing Hubert Humphrey Bridge from Lee Wenner Park.	
6	Municipal Parking/Shared Parking Facilities/ On Street Parking	High	1-2 Years	$2,360,000	The construction of new on-street parking spaces within the existing street right of way in Downtown Cocoa Village. Other alternatives included partnering with private developers for provision of public parking spaces.	The Cocoa CRA will apply for any grant funding available for signage and use TIF revenues as needed to fund the project.Cocoa CRA/City General Fund
7	Street Tree Program	High	1-2 Years	$250,000	Consider a Village-wide street tree program for installing new and replacing failing trees	
8	Streetscape Reconstruction	High	1-2 Years	$750,000	Initiate streetscape reconstruction projects for Brevard and Delannoy, refurbishing the corridors	
	Total Streets			**$7,220,000.00**		
L	***Catalyst Mixed Use Redevelopment Sites***					
1	Former City Hall Site	High	1-2 Years	**N/A**	Currently in post RFP Development Agreement Stage to construct for a mixed use hotel/retail project	Private Sector Project Finacning or P3 Project
2	Bank of America Site	Medium	3-5 Years	**N/A**	Availability of site for development is becoming less constrained and should be pursued for mixed use zoning compliant multi-story development	Private Sector Project Finacning or P3 Project
3	Suntrust Bank Site	Medium	3-5 Years	**N/A**	Continue to support the study of the existing Oleander municipal parking lot as a future site for a parking garage with ground-floor commercial space	Private Sector Project Finacning or P3 Project
	GRAND TOTAL ALL PROJECTS			**$31,815,410.00**		

Sources of Redevelopment Funding and Financing

The following section provides a general review of potential sources of funding for redevelopment programs. In general, a variety of financing options are presently available to the Community Redevelopment Agency and the City of Cocoa. Among these are the following:

Tax Increment Revenues

Tax Increment Revenue is typically the major source of funding for redevelopment projects under the State of Florida Community Redevelopment Act. This increment, which is to be determined annually, is equal to 95% of the difference between: the amount of ad valorem taxes levied each year by each applicable taxing authority on taxable real property within the Community Redevelopment Area, and the amount of ad valorem taxes that would have been produced by the current millage rates prior to establishing the Redevelopment Trust Fund. Both of these amounts are exclusive of debt service millage of the taxing authorities.

The ability of the Community Redevelopment Agency to utilize this funding method requires two key actions:

- *The establishment of a redevelopment trust fund as required by FS 163.387 as the repository for increment tax for increment tax funds, and;*
- *The provision, by ordinance of the City, for funding of the redevelopment trust fund for the duration of the Community Redevelopment Plan.*

Redevelopment Revenue Bonds

The provisions of FS 163.385 allow the City of Cocoa or Community Redevelopment Agency to issue "Revenue Bonds" to finance redevelopment actions, with the security for such bonds being based on the "anticipated assessed valuation" of the completed Community Redevelopment Area, the "tax increment", is used to finance the long term bond debt. Prior to the issuance of long term revenue bonds, the City or Community Redevelopment Agency may issue bond anticipation notes to provide up-front funding for redevelopment actions until sufficient tax increment funds are available to amortize a bond issue.

Direct Borrowing from the Commercial Lenders

The CRA is also authorized to fund redevelopment projects and programs through direct borrowing of funds. Depending on the particular project(s) funding requirements, the CRA may utilize both short and long term borrowing. Although terms and conditions may have a direct bearing on use of a particular commercial lending institution, the CRA will generally attempt to attain the lowest available interest rate.

Special Assessment Districts

The City of Cocoa could also establish special assessment districts for the purpose of funding various neighborhood improvements within an area or for the construction of a particular project.

Business Improvement Districts

A business improvement district (BID) is a form of Special Assessment District, where areas are defined within which businesses or property owners pay an additional tax or fee in order to fund improvements

within the district's boundaries. Grant funds acquired by the city for special programs and/or incentives such as tax abatements can be made available to assist businesses or to recruit new business. BIDs may go by other names, such as business improvement area (BIA), business revitalization zone (BRZ), community improvement district (CID), special services area (SSA), or special improvement district (SID).

Florida Inland Navigation District (FIND)

The Florida Inland Navigation District (FIND) is a special State taxing district for the continued management and maintenance of the Atlantic Intracoastal Waterway (ICW), commonly referred to as M-95 marine highway. FIND grants funds for Waterway related projects that are be located on natural, navigable waterways within the District. Eligible waterway related projects include navigation channel dredging, mooring fields, channel markers, navigation signs or buoys, boat ramps, docking facilities, fishing & viewing piers, waterfront boardwalks, inlet management, environmental education, law enforcement equipment, boating safety programs, beach re-nourishment, dredge material management, environmental mitigation, and shoreline stabilization. The City/CRA has received funding through FIND for the engineering, permitting, and construction of day slips, T docks, riverfront connector, and emergency reconstruction.

Florida Fish and Wildlife Conservation (FWC)

FWC has grant programs to enhance boating access and other boating-related activities from the Florida Boating Improvement Program (FBIP), funding for transient tie-up facilities for boats 26' or longer from the Boating Infrastructure Grant Program (BigP), assistance for removal of derelict vessels from the Derelict Vessels Removal Grant Program and other boating-related grant programs.

Other Marine related Grant Programs

Grant programs to fund aids to navigation, and other projects to enhance recreational boating in Florida as follows:

- Related Grant Programs External Website
- Clean Marina Program - DEP
- Coastal Partnership Initiative
- Florida Communities Trust - DEP
- Florida Recreation Development Assistance Program - DEP
- Greenways and Trails - DEP
- Stan Mayfield Working Waterfronts Program
- Waterfronts Florida Program - DEO
- Clean Vessel Act Grants – DEP

Federal Emergency Management Agency (FEMA)

For reconstruction purposes only, FEMA may provide disaster assistance to communities, whose public infrastructure has been damaged or destroyed as a result of a federally-declared disaster, and whose losses are not covered by insurance. It is meant to help with critical expenses that cannot be covered in other ways.

The New Markets Tax Credit
The New Markets Tax Credit program, or NMTC, attracts investment for real estate projects, community facilities, and operating businesses. New Markets Tax Credits are federal income tax credits used to encourage private investment in low-income communities around the United States, and may or may not be available in certain portions of the CRA.

Federal and State Housing Grants
Annually, the City receives Community Development Block Grant (CDBG) HOME Investment Partnership Program (HOME) and State Housing Initiatives Partnership (SHIP) Program funds. HOME and SHIP funds are restricted to housing repair or replacement and homeownership assistance. CDBG funds are committed to demolition of substandard housing units, housing rehab assistance, and public service agencies within the City, however most of the funds are expended within the City's low income target area, which includes much of the CRA. Over 80% of the total funds expended have been for the benefit of low and moderate income of residents.

Land Sales / Leases
The resale or leasing of such land to private developers can provide another source of income within the Community Redevelopment Area.

Contributions and Grants
Voluntary contributions by private companies, foundations and individuals are a potential source of income to the Community Redevelopment Agency under provisions of FS 163. Although such contributions may only account for a small portion of redevelopment costs, they do provide opportunities for community participation with positive promotional benefits.

Safe Neighborhoods Act – Chapter 163.502 FS
Neighborhood Improvement Districts created pursuant to the Act may request a planning grant from the state's Safe Neighborhood Trust Fund on a 100% matching basis. The district may also authorize to levy an ad valorem tax of up to two mills annually on real and personal property.

Revenue Projections

The accompanying table provides a twenty-three (23) year projection of tax increment based revenues into the Redevelopment Trust Fund. This Fund is the depository for all TIF revenues generated within the Community Redevelopment Area. Based on estimates of the current property valuations, millage rates and assuming a conservative annual increase of 1.75% in tax increment value, it is estimated, not including new construction, that the total tax increment revenue will reach approximately $1.4 million over the next five (5) years. New construction and private redevelopment projects will enhance taxable values that could generate up to $3 million by the year 2041. This estimate is believed to be conservative since it does not include revenues specifically generated by the redevelopment projects described in this plan. These projects will increase the total tax increment as they are completed and entered on the tax rolls.

The CRA continues to expand its redevelopment efforts into the surrounding community. Starting with just a few projects, the CRA has increased its activities to include over two dozen projects and programs. It must be noted, however, that this increased commitment is not without costs. Consequently, the CRA's overall program has outgrown the limited funding provided by TIF revenues. To continue its redevelopment effort and provide adequate funding for its various projects and programs, the agency must now turn to long-term borrowing, public-private partnerships, and possibly public-public-private partnerships. As previously mentioned, leveraging TIF revenues with grant opportunities will lower capital contributions on the CRA and avail those resources to facilitate private capital investment. Since property values will inevitably increase as a result of its activities, this method of financing the CRA redevelopment effort can also be looked upon as an investment in future TIF revenues.

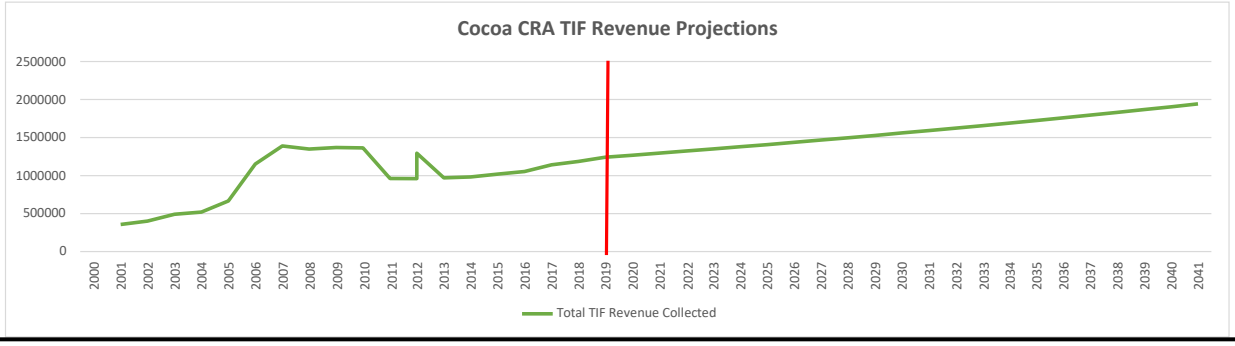
Tax Increment Revenue Projections - Cocoa CRA

Fiscal Year	CRA Taxable Value	Less Base Value (1981)	Total Taxable Value Subject to TIF (Tax Increment)	Total TIF Revenue	TIF Collectible Percentage	Total TIF Revenue Collected	Brevard County General Fund	District IV Rec	City of Cocoa
2000		$ 26,410,420			95%		0.00417810	0.00063640	0.00413210
2001	$ 68,902,380	$ 26,410,420	$ 42,491,960	$ 376,432	95%	$ 357,610.42	0.00410420	0.00062260	0.00413210
2002	$ 71,970,090	$ 26,410,420	$ 45,559,670	$ 422,621	95%	$ 401,489.58	0.00423030	0.00063910	0.00440680
2003	$ 81,250,510	$ 26,410,420	$ 54,840,090	$ 516,731	95%	$ 490,894.21	0.00449500	0.00052070	0.00440680
2004	$ 86,860,600	$ 26,410,420	$ 60,450,180	$ 545,579	95%	$ 518,300.24	0.00443440	0.00006207	0.00452880
2005	$ 102,144,720	$ 26,410,420	$ 75,734,300	$ 700,421	95%	$ 665,400.05	0.00412780	0.00059180	0.00452880
2006	$ 162,015,780	$ 26,410,420	$ 135,605,360	$ 1,211,864	95%	$ 1,151,271.20	0.00362490	0.00050920	0.00480260
2007	$ 191,600,060	$ 26,410,420	$ 165,189,640	$ 1,463,052	95%	$ 1,389,899.02	0.00385580	0.00043050	0.00457050
2008	$ 192,812,760	$ 26,410,420	$ 166,402,340	$ 1,419,046	95%	$ 1,348,093.58	0.00364400	0.00039470	0.00448910
2009	$ 179,097,160	$ 26,410,420	$ 152,686,740	$ 1,441,638	95%	$ 1,369,555.78	0.00371930	0.00037250	0.00535000
2010	$ 157,482,170	$ 26,410,420	$ 131,071,750	$ 1,436,179	95%	$ 1,364,370.41	0.00490630	0.00046960	0.00558130
2011	$ 131,306,380	$ 26,410,420	$ 104,895,960	$ 1,012,257	95%	$ 961,643.68	0.00427170	0.00041220	0.00496620
2012	$ 118,552,750	$ 26,410,420	$ 92,142,330	$ 1,009,622	95%	$ 959,140.84	0.00490630	0.00046960	0.00558130
2013	$ 116,259,430	$ 26,410,420	$ 89,849,010	$ 1,020,415	95%	$ 969,394.45	0.00490630	0.00046960	0.00598110
2014	$ 118,193,900	$ 26,410,420	$ 91,783,480	$ 1,033,822	95%	$ 982,130.50	0.00482390	0.00045870	0.00598110
2015	$ 122,092,370	$ 26,410,420	$ 95,681,950	$ 1,072,681	95%	$ 1,019,046.73	0.00468140	0.00055050	0.00597900
2016	$ 125,796,180	$ 26,410,420	$ 99,385,760	$ 1,108,827	95%	$ 1,053,385.69	0.00454970	0.00062810	0.00597900
2017	$ 135,052,692	$ 26,410,420	$ 108,642,272	$ 1,201,812	95%	$ 1,141,721.09	0.00436310	0.00072000	0.00597900
2018	$ 141,518,117	$ 26,410,420	$ 115,107,697	$ 1,248,389	95%	$ 1,185,969.57	0.00415500	0.00071140	0.00597900
2019	$ 149,354,167	$ 26,410,420	$ 122,943,747	$ 1,307,630	95%	$ 1,242,248.21	0.00394560	0.00071140	0.00597900
2020	$ 151,967,865	$ 26,410,420	$ 125,557,445	$ 1,335,429	95%	$ 1,268,657.53	0.00394560	0.00071140	0.00597900
2012	$ 154,627,303	$ 26,410,420	$ 128,216,883	$ 1,363,715	95%	$ 1,295,529.02	0.00394560	0.00071140	0.00597900
2022	$ 157,333,280	$ 26,410,420	$ 130,922,860	$ 1,392,496	95%	$ 1,322,870.77	0.00394560	0.00071140	0.00597900
2023	$ 160,086,613	$ 26,410,420	$ 133,676,193	$ 1,421,780	95%	$ 1,350,690.99	0.00394560	0.00071140	0.00597900
2024	$ 162,888,128	$ 26,410,420	$ 136,477,708	$ 1,451,577	95%	$ 1,378,998.06	0.00394560	0.00071140	0.00597900
2025	$ 165,738,671	$ 26,410,420	$ 139,328,251	$ 1,481,895	95%	$ 1,407,800.51	0.00394560	0.00071140	0.00597900
2026	$ 168,639,097	$ 26,410,420	$ 142,228,677	$ 1,512,744	95%	$ 1,437,107.00	0.00394560	0.00071140	0.00597900
2027	$ 171,590,282	$ 26,410,420	$ 145,179,862	$ 1,544,133	95%	$ 1,466,926.36	0.00394560	0.00071140	0.00597900
2028	$ 174,593,112	$ 26,410,420	$ 148,182,692	$ 1,576,071	95%	$ 1,497,267.55	0.00394560	0.00071140	0.00597900
2029	$ 177,648,491	$ 26,410,420	$ 151,238,071	$ 1,608,568	95%	$ 1,528,139.72	0.00394560	0.00071140	0.00597900
2030	$ 180,757,340	$ 26,410,420	$ 154,346,920	$ 1,641,634	95%	$ 1,559,552.15	0.00394560	0.00071140	0.00597900
2031	$ 183,920,593	$ 26,410,420	$ 157,510,173	$ 1,675,278	95%	$ 1,591,514.29	0.00394560	0.00071140	0.00597900
2032	$ 187,139,203	$ 26,410,420	$ 160,728,783	$ 1,709,511	95%	$ 1,624,035.77	0.00394560	0.00071140	0.00597900
2033	$ 190,414,140	$ 26,410,420	$ 164,003,720	$ 1,744,344	95%	$ 1,657,126.38	0.00394560	0.00071140	0.00597900
2034	$ 193,746,387	$ 26,410,420	$ 167,335,967	$ 1,779,785	95%	$ 1,690,796.08	0.00394560	0.00071140	0.00597900
2035	$ 197,136,949	$ 26,410,420	$ 170,726,529	$ 1,815,847	95%	$ 1,725,054.99	0.00394560	0.00071140	0.00597900
2036	$ 200,586,845	$ 26,410,420	$ 174,176,425	$ 1,852,540	95%	$ 1,759,913.44	0.00394560	0.00071140	0.00597900
2037	$ 204,097,115	$ 26,410,420	$ 177,686,695	$ 1,889,876	95%	$ 1,795,381.91	0.00394560	0.00071140	0.00597900
2038	$ 207,668,815	$ 26,410,420	$ 181,258,395	$ 1,927,864	95%	$ 1,831,471.07	0.00394560	0.00071140	0.00597900
2039	$ 211,303,019	$ 26,410,420	$ 184,892,599	$ 1,966,518	95%	$ 1,868,191.80	0.00394560	0.00071140	0.00597900
2040	$ 215,000,822	$ 26,410,420	$ 188,590,402	$ 2,005,848	95%	$ 1,905,555.14	0.00394560	0.00071140	0.00597900
2041	$ 218,763,336	$ 26,410,420	$ 192,352,916	$ 2,045,866	95%	$ 1,943,572.34	0.00394560	0.00071140	0.00597900

Note:

1.75% Projected Increment Increase post 2019

Assumed Millage Rates remain at current rate (2019-2041)



Five Year Redevelopment Program and Funding Allocations

This section of the Community Redevelopment Plan provides a ten-year funding program for the Planning, Redevelopment, and Community Improvement programs and projects which are identified within the Plan.

The accompanying table lists estimated project-specific net funding allocations for each CRA project. This table is for planning purposes only and is not a guarantee of expenditure of funds on a given project. Actual project allocations will be determined annually through the budget process. As priorities change, projects are deleted or new projects or programs are created, this table will be amended. It is intended that this process occur at least once annually, after adoption of the budget.

PROJECT COSTS AND TIMELINE

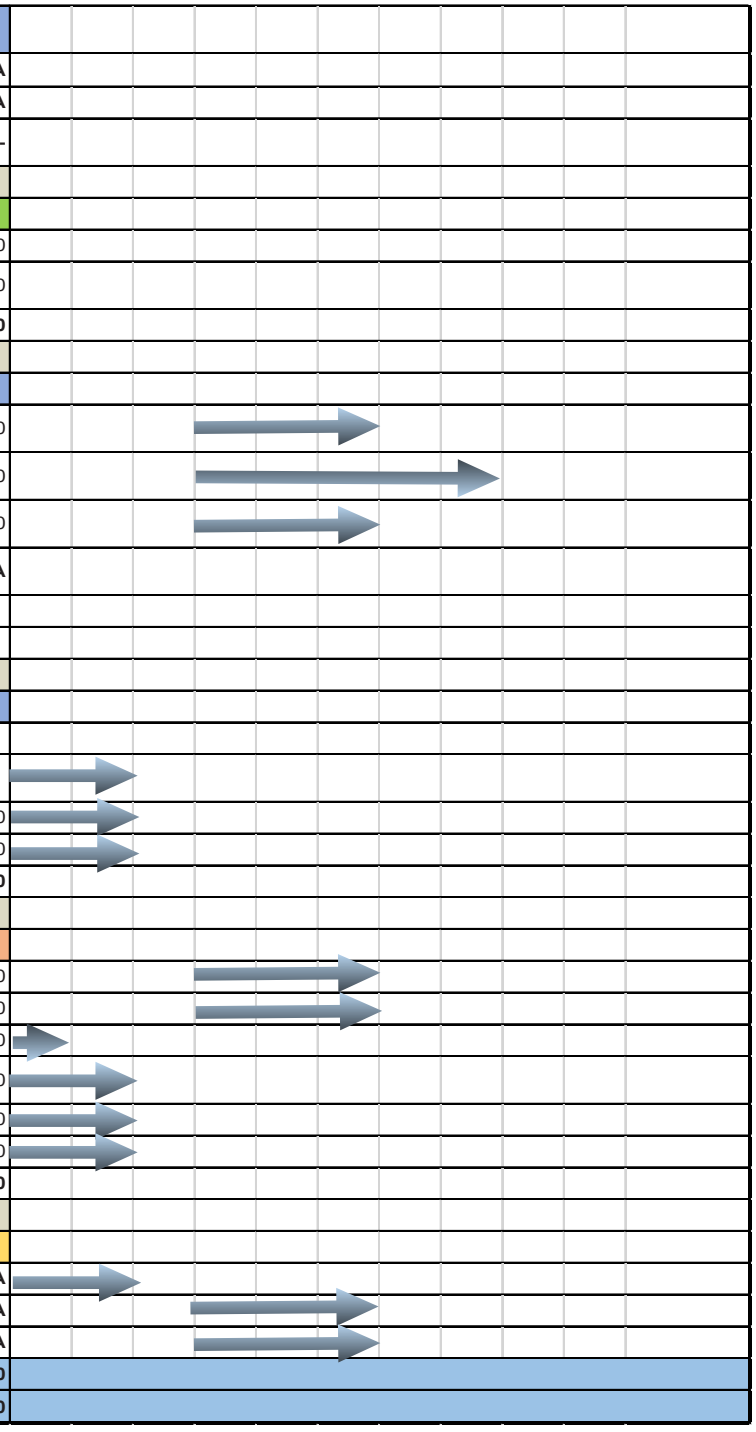
Item No.	Project Name	Project Cost	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Beyond
A	**WATERFRONT PROJECTS**												
A1	**Living Breakwater**	$ 4,500,000								→	→	→	→
	Total w Design / Eng, Permit & Contingency	**$ 6,345,000**											
A2	**North Mooring Facility + Pump Out vessel & facilities**	$ 200,000				→	→	→					
A3	**Submerged Land Lease Query**												
	Total w Design / Eng, Permit & Contingency	**$ 288,000**											
A4	T Dock w ith mix of fixed and floating piers + 250' extension. Include floating piers + concrete construction	$ 670,000	→	→									
	Total w Design / Eng, Permit & Contingency	**$ 804,000**											
A5	**Dinghy Dock**	**$ 108,000**	→	→									
	Total w Design / Eng, Permit & Contingency	**$ 147,960**											
A6	**Day Slips**	$ 315,000	→	→									
	Total w Design / Eng, Permit & Contingency	**$ 415,800**											
A7	**New Fishing Pier, East Lee Wenner**	$ 225,000	→	→									
	Total w Design / Eng, Permit & Contingency	**$ 308,250**											
A8	**Shoreline Stabilization**	$ 700,000	→	→									
	Total w Design / Eng, Permit & Contingency	**$ 819,000**											
	SUBTOTAL Waterfront Projects	**$ 9,128,010**											
B	**Lee Wenner Park**												
B1	**New Civic Center**	$ 4,200,000	→	→									
		$ 75,000											
	Total w Design / Eng, Permit & Contingency	**$ 5,199,000**											
B2	**Harbor Master Building**	$ 800,000	→	→									
	Total w Design / Eng, Permit & Contingency	**$ 1,480,000**											
B3	**Lee Wenner Park Renovation**	$ 700,000	→	→									
	Design & Engineering	$ 175,000											
	Total w Design / Eng, Permit & Contingency	$ 49,000											
		$ 924,000											
B4	**Large Vessell Docking Pier**									→	→	→	→
	SUBTOTAL Lee Wenner Projects	**$ 7,603,000**											
C	**Downtown Park**												
C1	**Taylor Park Renovation**	$ 250,000						→	→				
	Total w Design / Eng, Permit & Contingency	**$ 335,000**											

PROJECT COSTS AND TIMELINE continued

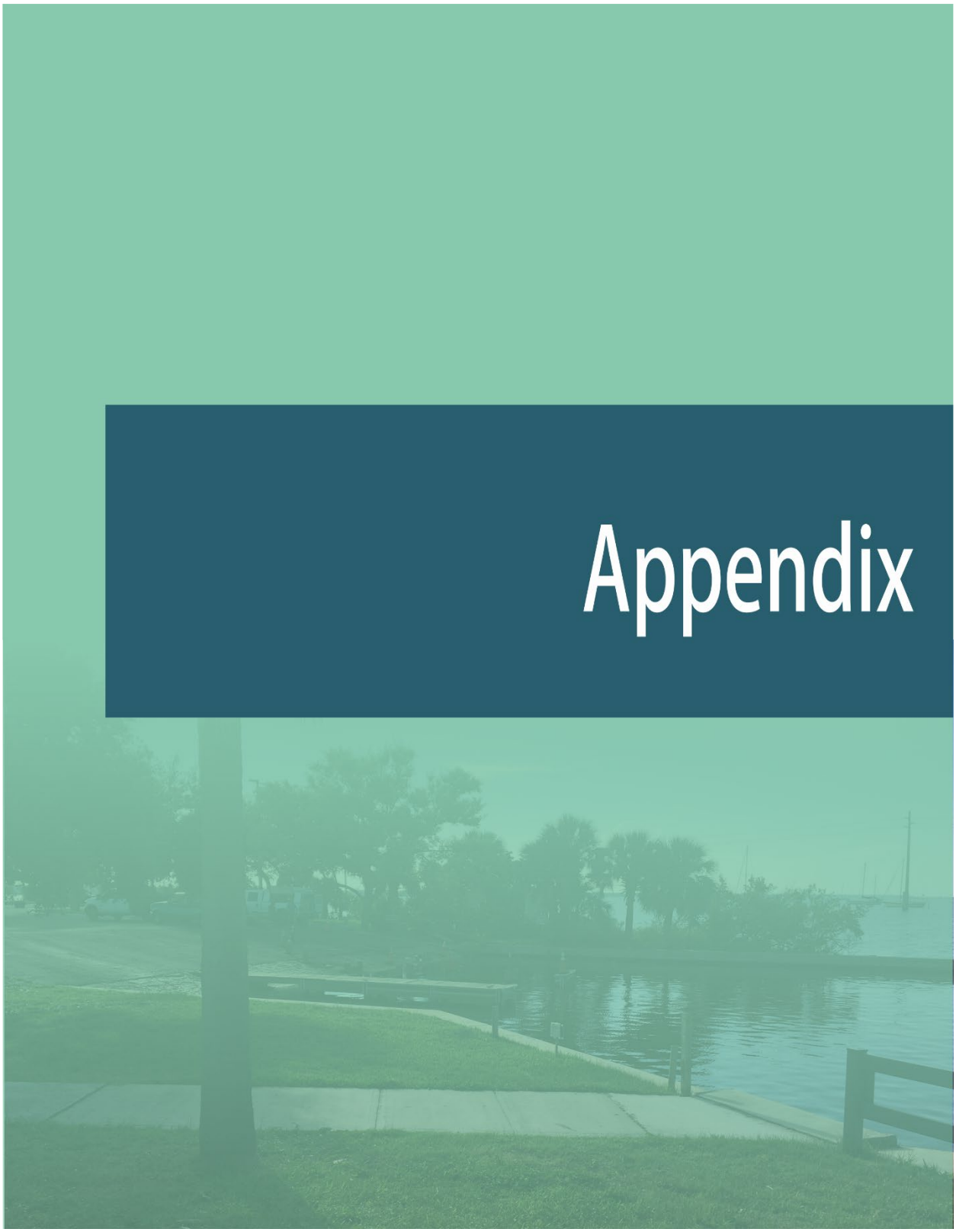
C2	**Promenade Reconstruction**	$	400,000
	Total w Design / Eng, Permit & Contingency	**$**	**556,000**
C3	**Promenade Overlooks**	$	100,000
	Total w Design / Eng, Permit & Contingency	**$**	**134,000**
C4	**Porcher House Lawn & Garden**	$	350,000
	Total w Design / Eng, Permit & Contingency	**$**	**469,000**
C5	**Support Building for Amphitheatre**	$	360,000
	Total w Design / Eng, Permit & Contingency	**$**	**482,400**
C6	**Harrison Street Streetscape**	$	850,000
	Total w Design / Eng, Permit & Contingency	**$**	**1,088,000**
	SUBTOTAL Downtown Park Projects	**$**	**3,064,400**
	GRAND TOTAL all Waterfront Projects	**$**	**19,795,410**
D	**Overall Cocoa CRA**		
D1	Evaluate Site Design Standards	**$**	**100,000**
	Total Overall Cocoa CRA Projects	**$**	**100,000**
	US Highway One Corridor		
D2	Evaluate Site Design Standards		
	(See Overall Cocoa Recommendations)	Fee Included Above	
E	**Uptown District**		
	Industrial and Commercial Property		
E1	Street and Sidew alk Improvement Program	$	200,000
E2	Landscape Standards	$	50,000
E3	Signage Regulations		**N/A**
E4	Land Use Plan Provisions		**N/A**
	Uptown Residential Opportunity		
	TOTAL Uptown District Projects	**$**	**250,000**
F	**The Heart of Cocoa**		
	Workforce Housing and Community Development		
F1	Comprehensive Investment Strategy		**N/A**
	Public Parks and Infrastructure		
F2	Catalyst Park Site	**$**	**950,000**
	Total Heart of Cocoa CRA Projects	**$**	**950,000**

PROJECT COSTS AND TIMELINE continued

G	**Waterfront Neighborhood Infill Development**		
1	Single Family Infill		**N/A**
2	Multi-Family Infill		**N/A**
	Total Waterfront Neighborhood Infill Projects	**$**	**-**
H	**South of Cocoa Village**		
H1	Residential Infill Node	$	75,000
H2	Major Mixed Use Node (Rockledge/Cocoa City Line)	$	100,000
	Total South of Cocoa Village Projects	**$**	**175,000**
I	**State Road 520 Corridor**		
I 1	King Street and Willard Street Improvements Option A	$	975,000
I 2	King Street and Willard Street Improvements Option B	$	8,550,000
I 3	Improve Intersections at King/Brevard & Willard/Brevard Streets	$	1,600,000
I 4	Promote Vehicular Cross Access from King or Willard Streets		**N/A**
	Total SR520 Corridor Projects-Option A	**$**	**2,575,000**
	Total SR520 Corridor Projects-Option B	**$**	**10,150,000**
J	**Cocoa Village**		
	Gateways and Signage		
J1	Identify Gateway Locations and Develop Wayfinding Package		
J2	6 Forrest Avenue Entrance Feature	$	260,000
J3	Gateways and Signage	$	490,000
	Total Gateways and Signage	**$**	**750,000**
K	**Streets**		
K1	Rosa L. Jones Traffic Circle	$	1,500,000
K2	Two Way Street Conversion	$	2,000,000
K4	Underpass beneath SR 520	$	360,000
K6	Municipal Parking/Shared Parking Facilities/ On Street Parking	$	2,360,000
K7	Street Tree Program	$	250,000
K8	Streetscape Reconstruction	$	750,000
	Total Streets	**$**	**7,220,000**
L	***Catalyst Mixed Use Redevelopment Sites***		
L1	Former City Hall Site		**N/A**
L2	Bank of America Site		**N/A**
L3	Suntrust Bank Site		**N/A**
	GRAND TOTAL ALL PROJECTS Option A	**$**	**31,815,410**
	GRAND TOTAL ALL PROJECTS Option B	**$**	**39,390,410**



APPENDIX



CFN 2018002912, OR BK 8063 PAGE 1885.
Recorded 01/04/2018 at 04:43 PM, Scott Ellis, Clerk of Courts, Brevard County
Doc D: $0.70 # Pgs:20

Prepared by:
Office of the County Attorney
2725 Judge Fran Jamieson Way
Building C- Suite 308
Viera, Florida 32940

COUNTY DEED

THIS INDENTURE, made this 25 day of July, 2017 between the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, party of the first part, and CITY OF COCOA, a Florida Municipal Corporation, party of the second part,

WITNESSETH: that the said party of the first part, for and in consideration of the sum of $10.00 to it in hand paid by the party to the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, its successors and assigns forever, the land described in Exhibit "A", (the "Property"), said Exhibit is attached hereto and made a part of this Deed, said land lying and being in Brevard County, Florida, and commonly referred to as Lee Wenner Park.

However, the party of the first part reserves a perpetual nonexclusive access and maintenance easement on, over and through the entirety of the Property as depicted in Exhibit "B1", for the purpose of accessing, installing, maintaining and/or repairing the pier as depicted in Exhibit "B2", and all necessary appurtenances thereto.

The Property is to be used solely for providing municipal, recreational, and related activities. Any user fees required by the City must be applied uniformly with no differential in amount charged to the public. In the event this Property is not used or ceases to be used for the stated purpose and under the stated conditions, or in the event the party of the second part fails to comply with the Interlocal Agreement between the County and City dated 7/25/17 attached hereto as Exhibit "C" and made a part hereof, then all right title and interest in the Property shall revert to the party of the first part which shall thereafter have the right to reenter and repossess the Property conveyed herein. The foregoing shall be deemed to be a restrictive covenant which shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair of said board, the day and year aforesaid

ATTEST:

Scott Ellis, Clerk of Court

BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA

By: _____
Curt Smith, Chairman
As approved by the Board 7/25/17.

"EXHIBIT A"

LEE WENNER PARK

Official Records Book 2930, Page 2376:

A parcel of filled land adjacent to and East of Section 33, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows: Begin at the intersection of the North line of the State of Florida Board of Trustees of the Internal Improvement Trust Fund Dedication No. 25177 (2328-05) and the Easterly right of way line of Riveredge Boulevard as shown on the Cocoa River Development according to the plat thereof recorded in Plat Book 11 at Page 75 of the Public Records of Brevard County, Florida and run N00°56'32"W along said Easterly right of way line for 118.56 feet to the Point of Curvature of a circular curve to the right having a radius of 49.80 feet; thence run Northeasterly along the arc of said curve and said Easterly right of way line through a central angle of 50°24'50" for 43.82 feet to the North line of the parcel released by the State of Florida Department of Transportation recorded in Official Records Book 2549 at Page 2910 of the Public Records of Brevard County, Florida; thence run N89°18'48"E along the north line of said release parcel for 120.15 feet; thence run N79°08'43"E along said North line for 244.45 feet; thence run N86°55'19"E along said North line for 347.14 feet; thence run N03°04'41"W along said North line for 32.00 feet; thence run N86°55'19"E along North line for 305.71 feet to the safe upland line of the Indian River; thence meander said safe upland line the following courses; S31°33'01"E for 28.55 feet; S04°05'19"W for 1.34 feet; S04°05'19"W for 17.13 feet; S04°05'19"W for 14.29 feet; S04°16'18"W for 2.84 feet; S04°16'18"W for 25.14 feet; S42°11'59"W for 31.14 feet; S38°39'28"W for 76.67 feet; S39°43'35"W for 83.66 feet; S44 24'03W for 9.08 feet to the North line of said I.I.T.F. Dedication; thence run S86°55'19"W along said North line for 315.15 feet to the Point of Curvature of a circular curve to the right having a radius of 23,113.13 feet; thence run Westerly along the arc of said curve through a central angle of 01°04'00" for 430.25 feet to the Point of Tangency of said curve; thence run S89°18'48"W for 162.99 feet to the Point of Beginning, said parcel contains 4.49 acres, more or less.

And

Together with those lands described in Official Records Book 2309, Page 1265, Official Records Book 1082, Page 312, and Official Records Book 1174, Page 506.

"EXHIBIT B1"

LEE WENNER PARK

ORB 2930, Page 2376:

A parcel of filled land adjacent to and East of Section 33, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows: Begin at the intersection of the North line of the State of Florida Board of Trustees of the Internal Improvement Trust Fund Dedication No. 25177 (2328-05) and the Easterly right of way line of Riveredge Boulevard as shown on the Cocoa River Development according to the plat thereof recorded in Plat Book 11 at Page 75 of the Public Records of Brevard County, Florida and run N00°56'32"W along said Easterly right of way line for 118.56 feet to the Point of Curvature of a circular curve to the right having a radius of 49.80 feet; thence run Northeasterly along the arc of said curve and said Easterly right of way line through a central angle of 50°24'50" for 43.82 feet to the North line of the parcel released by the State of Florida Department of Transportation recorded in Official Records Book 2549 at Page 2910 of the Public Records of Brevard County, Florida; thence run N89°18'48"E along the north line of said release parcel for 120.15 feet; thence run N79°08'43"E along said North line for 244.45 feet; thence run N86°55'19"E along said North line for 347.14 feet; thence run N03°04'41"W along said North line for 32.00 feet; thence run N86°55'19"E along North line for 305.71 feet to the safe upland line of the Indian River; thence meander said safe upland line the following courses; S31°33'01"E for 28.55 feet; S04°05'19"W for 1.34 feet; S04°05'19"W for 17.13 feet; S04°05'19"W for 14.29 feet; S04°16'18"W for 2.84 feet; S04°16'18"W for 25.14 feet; S42°11'59"W for 31.14 feet; S38°39'28"W for 76.67 feet; S39°43'35"W for 83.66 feet; S44 24'03W for 9.08 feet to the North line of said I.I.T.F. Dedication; thence run S86°55'19"W along said North line for 315.15 feet to the Point of Curvature of a circular curve to the right having a radius of 23,113.13 feet; thence run Westerly along the arc of said curve through a central angle of 01°04'00" for 430.25 feet to the Point of Tangency of said curve; thence run S89°18'48"W for 162.99 feet to the Point of Beginning, said parcel contains 4.49 acres, more or less.

And

Together with those lands described in Official Records Book 2309, Page 1265, Official Records Book 1082, Page 312, Official Records Book 1174, Page 506, and Official Records Book 832, Page 946.

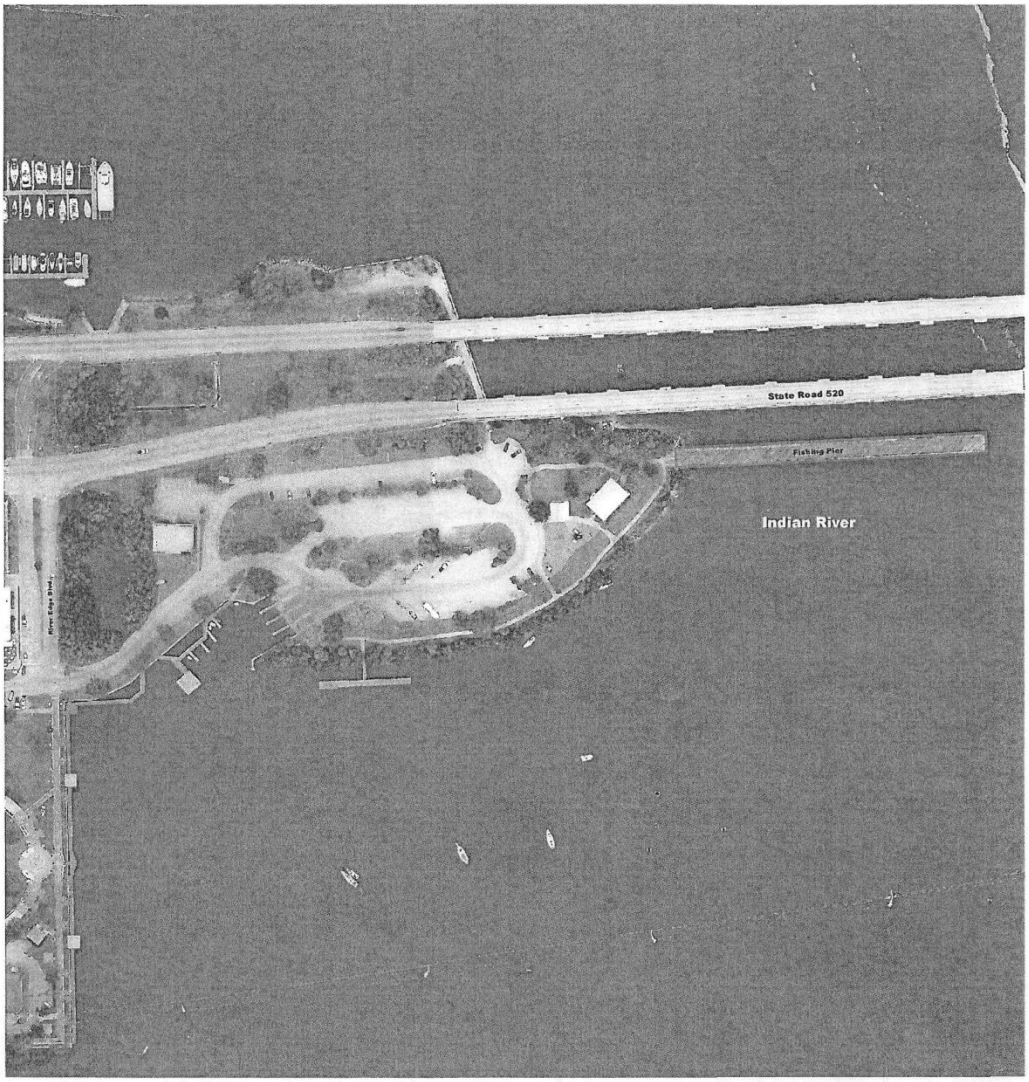
And

Together with those lands described in Dedication No. 25177 (2328-05) from the State of Florida Board of Trustees of the Internal Improvement Trust Fund.

"EXHIBIT B2"

Lee Wenner Park

300 River Edge Boulevard
Cocoa, FL 32922



2016 Aerial

Brevard County Parks and Recreation

2725 Judge Fran Jamieson Way
Viera, FL 32940

0 50 100 200 Feet

DISCLAIMER: This map is intended for display purposes only and is not intented for any legal representation.

Deed Recorded 1/4/18

4

Prepared by and Return to:

Anthony A. Garganese
City Attorney of Cocoa
Garganese, Weiss & D'Agresta, P.A.
P.O. Box 2873
Orlando, FL 32802-2873
(407) 425-9566

INTERLOCAL AGREEMENT
BETWEEN
BREVARD COUNTY AND THE CITY OF COCOA

(Transfer of Lee Wenner Park)

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into this 25th day of July, 2017, by and between BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940, (hereafter referred to as the "County") and the CITY OF COCOA, a Florida municipal corporation, whose address is 65 Stone Street, Cocoa, Florida 33922, (hereafter referred to as the "City").

WITNESSETH:

WHEREAS, the County and the City desire to continue to cooperate and coordinate the provision of recreational services and facilities within the jurisdictional limits of the city of Cocoa in an efficient and economical manner; and

WHEREAS, the County and the City have common power to provide recreational services and facilities for the benefit of the public; and

WHEREAS, the County currently owns a portion of and maintains all of Lee Wenner Park (inclusive of the boat launch facility); and

WHEREAS, the City currently owns and maintains the Cocoa Riverfront Park (inclusive of the riverfront boardwalk facilities), which has been designated by the citizens of Cocoa as a special scenic and recreational landmark of the City of Cocoa by City Charter; and

WHEREAS, Lee Wenner Park and the Cocoa Riverfront Park are located within the City of Cocoa Downtown Village Area ("Cocoa Village") which is an important area for tourism, redevelopment and special events; and

WHEREAS, Lee Wenner Park and the Cocoa Riverfront Park are also generally connected by the aforesaid riverfront boardwalk and therefore share common attributes and characteristics that are recognized by the public; and

WHEREAS, because of the close proximity of Lee Wenner Park and Cocoa Riverfront Park and their common attributes and characteristics, the County and the City recognize that it may be more efficient and economical for the City to own, manage and improve Lee Wenner Park, especially when it comes to managing the many special events that occur in the Cocoa Village area and the demands of local tourism and recreational needs; and

WHEREAS, the City and the County also recognize that Lee Wenner Park and Cocoa Riverfront Park are located within the redevelopment area of the Cocoa Community Development Agency ("Agency") and that the Agency has adopted a "Cocoa Waterfront Master Plan" under which the City and the Agency have developed a strategic vision for the Cocoa waterfront (including Lee Wenner Park and Cocoa Riverfront Park) and have commitued to improving the waterfront in phases through public capital improvements and public/private partnerships to the extent feasible; and

WHEREAS, in furtherance of this recognition, the County and the City are agreeable to transferring ownership, maintenance and functional responsibility of Lee Wenner Park and the

buildings, structures, and facilities thereon to the City under the terms and conditions of this Agreement; and

WHEREAS, the County shall continue to own, maintain, and be responsible for the pier located at Lee Wenner Park; and

WHEREAS, this Agreement is authorized pursuant to the provisions of Chapters 125, 163, and 166, Florida Statutes and other applicable law; and

WHEREAS, the parties hereto have determined that this Agreement is in furtherance of the community health, safety and welfare and the public interest;

NOW THEREFORE, in consideration of the premises herein, the parties hereby agree as follows:

Section 1. Recitals. The above recitals are deemed true and correct and are hereby incorporated herein by this reference.

Section 2. Purpose. The purpose of this Agreement is for the County to assign and transfer to the City ownership over and full functional responsibility for a portion of Lee Wenner Park owned by the County, more particularly and legally described in "EXHIBIT A." ("Lee Wenner Park").

Section 3. Transfer of Responsibility. Within thirty (30) days of the date this Agreement is approved and fully executed by both parties ("effective date"), the County shall deliver a deed in accordance with Section 125.411, Florida Statutes, conveying its interest in Lee Wenner Park and all buildings, structures, and facilities thereon to the City. The County deed conveying Lee Wenner Park to the City shall contain a restrictive covenant running with the land prohibiting any use other than for municipal and recreational purposes, as defined herein, and associated uses directly related thereto, including the requirement of uniform user fees. The City is

expected to provide the same, or a better, level of service at Lee Wenner Park. Said County deed is attached herein as "EXHIBIT B." The County will continue to own, maintain, and be responsible for the pier, more particularly described in "EXHIBIT C." ("Pier"). The County shall retain an access and maintenance easement over a portion of Lee Wenner Park for accessing and maintaining the Pier. Said easement is more particularly and legally described in "EXHIBIT D."

If at any point the County desires to convey the Pier, the County shall notify the City in writing of the County's intent to convey the Pier. The City shall provide written notification to the County of its intent to exercise its right of first refusal within thirty (30) days of receipt of the County's notice. In the event the City fails to exercise the right of first refusal, this provision shall expire and the right of first refusal shall not bind the other purchaser. Nothing herein shall require that the County maintain, reconstruct, or repair the Pier.

The City shall be responsible for the cost to record the deeds and this Agreement in the public records of Brevard County, Florida. Upon conveyance, the City shall have ownership of, plenary authority over and full responsibility for the functional operation and maintenance of Lee Wenner Park. All of the COUNTY's rights, responsibilities, liabilities, duties and obligations as to Lee Wenner Park shall be transferred to and assumed by the CITY and said park shall be deemed City property, with the exception that the County shall be responsible for providing the City with an annual financial contribution for the future maintenance of Lee Wenner Park pursuant to Section 6 of this Agreement.

Section 4. Covenant to Maintain For Municipal and Recreational Purposes. Upon conveyance of Lee Wenner Park to the City, the City agrees to maintain the subject property for municipal and recreational purposes. Both parties agree that the definition of municipal purpose shall include the development of small commercial use to support waterfront or marine-related

activities but does not include the development of hotels and/or full service restaurants. Other non-recreational uses not permitted herein may be permitted upon the written consent of the Brevard County Board of County Commissioners. In event Lee Wenner Park is not used or ceases to be used for the stated purposes herein, then all right, title and interest Lee Wenner Park shall revert to the County which shall thereafter have the right to reenter and repossess Lee Wenner Park. In the event Lee Wenner Park reverts to the County, the City shall ensure that Lee Wenner Park is returned to the County in same condition or better, normal wear and tear excepted. The City agrees to make the use of Lee Wenner Park available to all County residents and visitors with no differential in fees.

Section 5. Additional Terms.

(a) The parties agree there shall be no metered parking at Lee Wenner Park and that, during normal hours of operation, parking shall be provided to the public free of charge.

(b) The parties agree that the name of the park shall remain Lee Wenner Park. The City shall not change the name of the park without the prior written consent of the Brevard County Board of County Commissioners.

Section 6. County's Annual Maintenance Contribution. The County agrees to provide, for a period of five years, an annual financial contribution to the City to be used exclusively by the City for the future maintenance and operation of Lee Wenner Park. Said contribution shall be made each fiscal year commencing on October 1, 2017 and each anniversary thereafter. The annual payment shall be due no later than November 1 of each fiscal year. The annual payment amount shall be as follows:

(a) For a period of five (5) years commencing on October 1, 2017, the payment amount shall be $60,000.00. The total amount of financial contribution to be provided to the City for the

maintenance and operation of Lee Wenner Park is $300,000.00. At the end of the referenced period of five (5) years the County shall have no further obligation of providing financial contributions to the City for the maintenance and operation of Lee Wenner Park.

Section 7. Implementation and Other Documents. To the extent that the County Attorney and City Attorney determine that additional documents are required to be prepared and executed in order to effectuate the conveyance of Lee Wenner Park, the County Manager and City Manager are authorized to prepare or have prepared said documents and execute the same. Further, the parties agree to cooperate and execute such other instruments and documents as may be required to effectuate this Agreement.

Section 8. Employee Status. Persons employed by the CITY in the performance of services and functions pursuant to this Agreement shall not be deemed to be the employees or agents of the County, nor shall they have any claims to pensions, worker's compensation, unemployment compensation, civil service or other employee rights or privileges granted to the County's officers and employees either by operation of law or by the County. Persons employed by the County in the performance of services and functions pursuant to this Agreement shall not be deemed to be the employees or agents of the City, nor shall they have any claims to pensions, worker's compensation, unemployment compensation, civil service or other employee rights or privileges granted to the City's officers and employees either by operation of law or by the City.

Section 9. Indemnification. Neither party to this Agreement, its officers, employees or agents shall be deemed to assume any liability for the acts, omissions or negligence of the other party, its officers, employee or agents, except as provided by this Agreement.

Section 10. Notices.

(a) Whenever either party desires to give notice to the other party, notice shall be sent

to:

For the COUNTY:

County Manager
2725 Judge Fran Jamieson Way
Viera, Florida 32940
Telephone: (321) 633-2001

For the CITY:

City Manager
65 Stone Street
Cocoa, Florida 32922
Telephone: (321) 433-8660

(b) Either of parties may change, by written notice as provided herein, the addresses or persons for receipt of notices. Each such notice shall be deemed delivered on the date delivered if by personal delivery or on the date of transmission if by facsimile, or on the date upon which the return receipt is signed or delivery is refused or notice is designated by the postal authorities as not deliverable, as the case may be, if mailed or date of delivery by overnight delivery services as evidenced by a service receipt.

Section 11. Counterparts. This Agreement may be executed in any number of counterparts each of which, when executed and delivered, shall be an original, but all counterparts shall together constitute one and the same instrument.

Section 12. Entire Agreement. This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof, and neither this Agreement nor any portion of it may be altered, modified, waived, deleted or amended except by a written instrument equal in dignity herewith and executed by the parties to be bound thereby. This Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter of this Agreement.

Section 13. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the successors in interest, transferees and assigns of the parties.

Section 14. **Public Records.** The parties shall allow public access to all documents, papers, letters or other materials subject to the provisions of Chapter 119, Florida Statutes, which have been made or received in conjunction with this Agreement.

Section 15. **Conflict of Interest.** Both parties agree that they will not commit any act in the performance of its obligations pursuant to this Agreement that would create a conflict of interest, as defined by Chapter 112, Florida Statutes.

Section 16. **Attorney's Fees.** In the event of any legal action to enforce the terms of this Agreement, each party shall bear its own attorney's fee and cost.

Section 17. **Governing Law.** This Agreement shall be deemed to have been executed and entered into within the State of Florida and this Agreement, and any dispute arising hereunder, shall be governed, interpreted and construed according to the laws of the State of Florida.

Section 18. **Venue.** Venue for any legal action brought by any party to this Agreement to interpret, construe or enforce this Agreement shall be in a court of competent jurisdiction in and for Brevard County, Florida, and any trial shall be non-jury.

Section 19. **Effective Date.** This Agreement shall take effect on the date that it is executed by both parties hereto and recorded in the Official Records of Brevard County, Florida by either the City or County.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date first written.

ATTEST:

Carie Shealy, City Clerk

CITY:

CITY OF COCOA, FLORIDA:

By: _____
Henry U. Parrish, III, Mayor

As authorized for execution by the City of Cocoa City Council at its 11/14, 2017 regular meeting.

ATTEST:

SCOTT ELLIS, Clerk of Court

Reviewed for legal form and content:

(Assistant) County Attorney

COUNTY:

BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS:

By: _____
Curt Smith, Chairman

Date: July 25, 2017

As authorized by the Board of County Commissioners at its regular meeting on 7/25/17, 2017.

"EXHIBIT A"

LEE WENNER PARK

Official Records Book 2996, Page 2876:

A parcel of filled land adjacent to and East of Section 33, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows: Begin at the intersection of the North line of the State of Florida Board of Trustees of the Internal Improvement Trust Fund Dedication No. 25177 (2328-05) and the Easterly right of way line of Riveredge Boulevard as shown on the Cocoa River Development according to the plat thereof recorded in Plat Book 11 at Page 75 of the Public Records of Brevard County, Florida and run N00°56'32"W along said Easterly right of way line for 118.56 feet to the Point of Curvature of a circular curve to the right having a radius of 49.80 feet; thence run Northeasterly along the arc of said curve and said Easterly right of way line through a central angle of 50°24'50" for 43.82 feet to the North line of the parcel released by the State of Florida Department of Transportation recorded in Official Records Book 2549 at Page 2910 of the Public Records of Brevard County, Florida; thence run N89°18'48"E along the north line of said release parcel for 120.15 feet; thence run N79°08'43"E along said North line for 244.45 feet; thence run N86°55'19"E along said North line for 347.14 feet; thence run N03°04'41"W along said North line for 32.80 feet; thence run N86°55'19"E along North line for 305.71 feet to the safe upland line of the Indian River; thence meander said safe upland line the following courses; S31°33'01"E for 28.55 feet; S04°05'19"W for 1.34 feet; S04°05'19"W for 17.13 feet; S04°05'19"W for 14.29 feet; S04°16'18"W for 2.84 feet; S04°16'18"W for 25.14 feet; S42°11'59"W for 31.14 feet; S38°39'28"W for 76.67 feet; S39°43'35"W for 83.66 feet; S44 24'03W for 9.08 feet to the North line of said I.I.T.F. Dedication; thence run S86°55'19"W along said North line for 315.15 feet to the Point of Curvature of a circular curve to the right having a radius of 23,113.13 feet; thence run Westerly along the arc of said curve through a central angle of 01°04'00" for 430.25 feet to the Point of Tangency of said curve; thence run S89°18'48"W for 162.99 feet to the Point of Beginning, said parcel contains 4.49 acres, more or less.

And

Together with those lands described in Official Records Book 2309, Page 1265, Official Records Book 1082, Page 312, and Official Records Book 1174, Page 506.

"EXHIBIT B"

Prepared by:
Office of the County Attorney
2725 Judge Fran Jamieson Way
Building C- Suite 308
Viera, Florida 32940

COUNTY DEED

THIS INDENTURE, made this 25 day of July, 2017 between the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, party of the first part, and CITY OF COCOA, a Florida Municipal Corporation, party of the second part,

WITNESSETH: that the said party of the first part, for and in consideration of the sum of $10.00 to it in hand paid by the party to the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, its successors and assigns forever, the land described in Exhibit "A", (the "Property"), said Exhibit is attached hereto and made a part of this Deed, said land lying and being in Brevard County, Florida, and commonly referred to as Lee Wenner Park.

However, the party of the first part reserves a perpetual nonexclusive access and maintenance easement on, over and through the entirety of the Property as depicted in Exhibit "B1", for the purpose of accessing, installing, maintaining and/or repairing the pier as depicted in Exhibit "B2", and all necessary appurtenances thereto.

The Property is to be used solely for providing municipal, recreational, and related activities. Any user fees required by the City must be applied uniformly with no differential in amount charged to the public. In the event this Property is not used or ceases to be used for the stated purpose and under the stated conditions, or in the event the party of the second part fails to comply with the Interlocal Agreement between the County and City dated [illegible] attached hereto as Exhibit "C" and made a part hereof, then all right title and interest in the Property shall revert to the party of the first part which shall thereafter have the right to reenter and repossess the Property conveyed herein. The foregoing shall be deemed to be a restrictive covenant which shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair of said board, the day and year aforesaid.

ATTEST:
Scott Ellis, Clerk of Court

BOARD OF COUNTY COMMISSIONERS OF
BREVARD COUNTY, FLORIDA
By:
Curt Smith, Chairman
As approved by the Board 7/25/17.

INTERLOCAL AGREEMENT
BREVARD COUNTY/CITY OF COCOA
PAGE 11 OF PAGE 16

Deed Recorded 1/4/18 15

EXHIBIT "A" TO THE COUNTY DEED

LEE WENNER PARK

Official Records Book 2930, Page 2376:

A parcel of filled land adjacent to and East of Section 33, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows: Begin at the intersection of the North line of the State of Florida Board of Trustees of the Internal Improvement Trust Fund Dedication No. 25177 (2328-05) and the Easterly right of way line of Riveredge Boulevard as shown on the Cocoa River Development according to the plat thereof recorded in Plat Book 11 at Page 75 of the Public Records of Brevard County, Florida and run N00°56'32"W along said Easterly right of way line for 118.56 feet to the Point of Curvature of a circular curve to the right having a radius of 49.80 feet; thence run Northeasterly along the arc of said curve and said Easterly right of way line through a central angle of 50°24'50" for 43.82 feet to the North line of the parcel released by the State of Florida Department of Transportation recorded in Official Records Book 2549 at Page 2910 of the Public Records of Brevard County, Florida; thence run N89°18'48"E along the north line of said release parcel for 120.15 feet; thence run N79°08'43"E along said North line for 244.45 feet; thence run N86°55'19"E along said North line for 347.14 feet; thence run N03°04'41"W along said North line for 32.00 feet; thence run N86°55'19"E along North line for 305.71 feet to the safe upland line of the Indian River; thence meander said safe upland line the following courses; S31°33'01"E for 28.55 feet; S04°05'19"W for 1.34 feet; S04°05'19"W for 17.13 feet; S04°05'19"W for 14.29 feet; S04°16'18"W for 2.84 feet; S04°16'18"W for 25.14 feet; S42°11'59"W for 31.14 feet; S38°39'28"W for 76.67 feet; S39°43'35"W for 83.66 feet; S44 24'03W for 9.08 feet to the North line of said I.I.T.F. Dedication; thence run S86°55'19"W along said North line for 315.15 feet to the Point of Curvature of a circular curve to the right having a radius of 23,113.13 feet; thence run Westerly along the arc of said curve through a central angle of 01°04'00" for 430.25 feet to the Point of Tangency of said curve; thence run S89°18'48"W for 162.99 feet to the Point of Beginning, said parcel contains 4.49 acres, more or less.

And

Together with those lands described in Official Records Book 2309, Page 1265, Official Records Book 1082, Page 312, and Official Records Book 1174, Page 506.

EXHIBIT "B1" TO THE COUNTY DEED

LEE WENNER PARK

ORB 2930, Page 2376:

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And

Together with those lands described in Official Records Book 2309, Page 1265, Official Records Book 1082, Page 312, Official Records Book 1174, Page 506, and Official Records Book 832, Page 946.

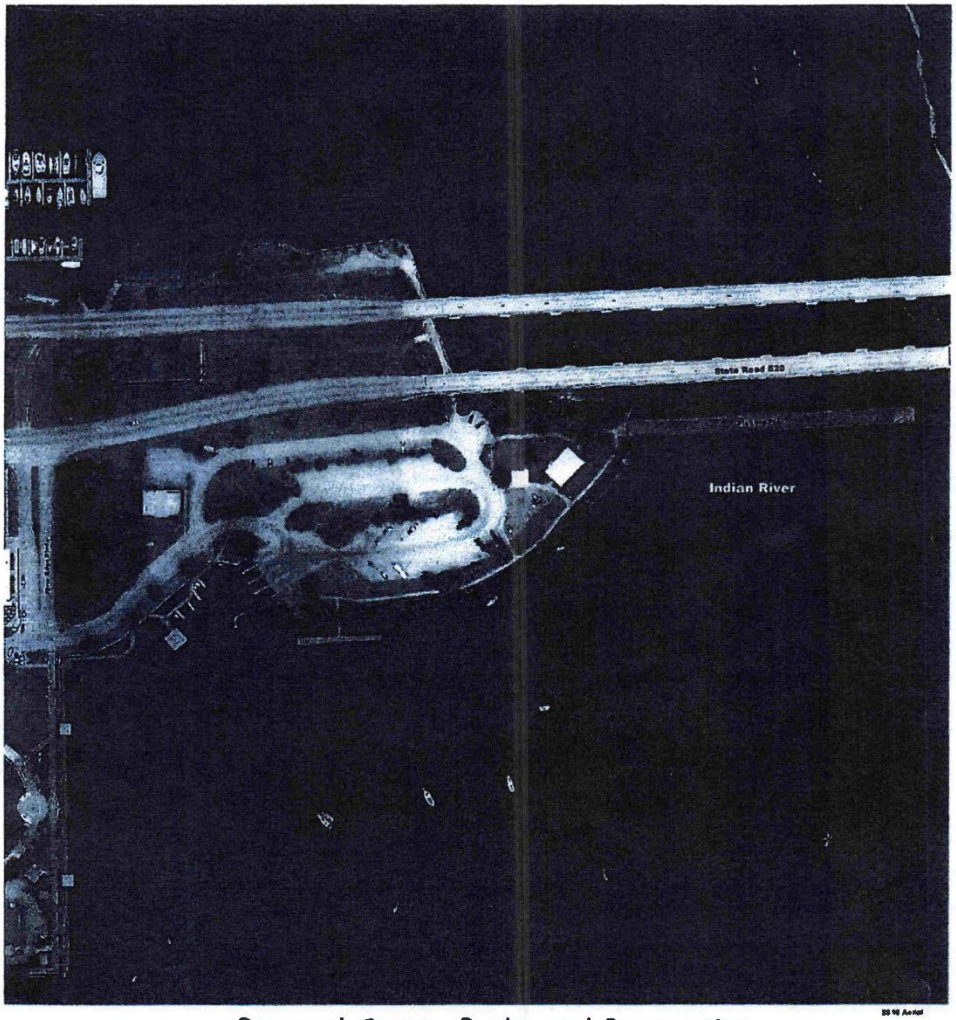
And

Together with those lands described in Dedication No. 25177 (2328-05) from the State of Florida Board of Trustees of the Internal Improvement Trust Fund.

EXHIBIT "B2" TO THE COUNTY DEED

Lee Wenner Park

300 River Edge Boulevard
Cocoa, FL 32922



Brevard County Parks and Recreation

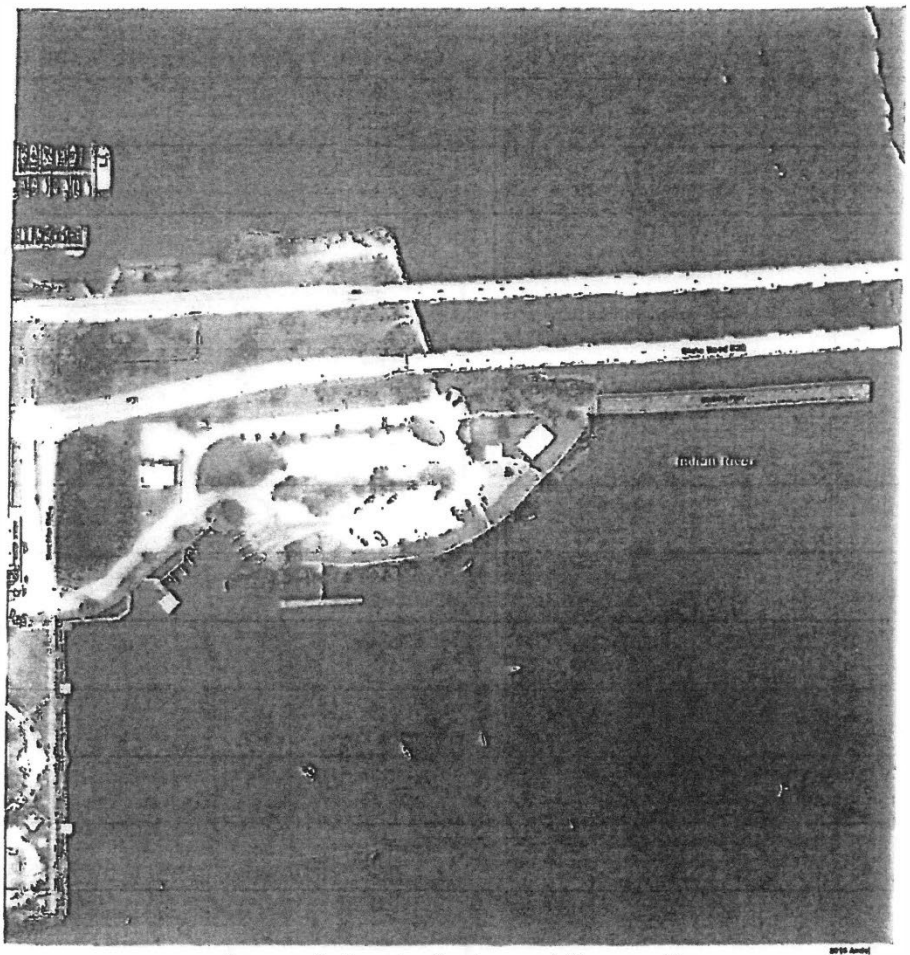
2725 Judge Fran Jamieson Way
Viera, FL 32940

DISCLAIMER: This map is intended for display purposes only and is not intended for any legal representation.

"EXHIBIT C"

Lee Wenner Park

300 River Edge Boulevard
Cocoa, FL 32922



Brevard County Parks and Recreation
2725 Judge Fran Jamieson Way
Viera, FL 32940

INTERLOCAL AGREEMENT
BREVARD COUNTY / CITY OF COCOA
PAGE 15 OF PAGE 16

"EXHIBIT D"

LEE WENNER PARK

ORB 2930, Page 2376;

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And

Together with those lands described in Dedication No. 25177 (2328-05) from the State of Florida Board of Trustees of the Internal Improvement Trust Fund.

CRA WORKSHOP MATERIALS

RVi Planning + Landscape Architecture

COCOA FLORIDA

SR 520 / US1 CORRIDOR

COMMUNITY VISIONING

COMMUNITY WORKSHOP – AGENDA

- Team Introductions
- Why are we here?
- Study Area
- What's Zoning and Future Land Use?
- The SR 520 and US 1 Challenge
- Community Visioning
- Team Breakouts
- Question & Answer Session

COMMUNITY WORKSHOP – WELCOME!

Project Team

- RVi Planning & Landscape Architecture
  - *Ryan Seacrist, PLA, ASLA, Vice President - Principal*
  - *Alexis Crespo, AICP, Vice President of Planning*
  - *Stephen Noto, AICP, Director of Planning*
  - *Patrick Murray, Planning Project Manager*
- City of Cocoa
  - *Mayor Blake*
  - *Stockton Whitten, City Manager*
  - *Kristin Eick, Assistant City Attorney*
  - *Lucilene Ribeiro, Planner*
  - *Jennifer Webster, Planner*

COMMUNITY WORKSHOP - VISIONING

- RVi Planning and Landscape Architecture is completing a zoning and land use compatibility study of the SR 520 and US 1 corridor
- The are a number of properties within the corridor that have Zoning Districts that are not in compliance with their Future Land Use (FLU) Category
- This creates a consistency issue with the Comprehensive Plan



VISIONING STUDY AREA

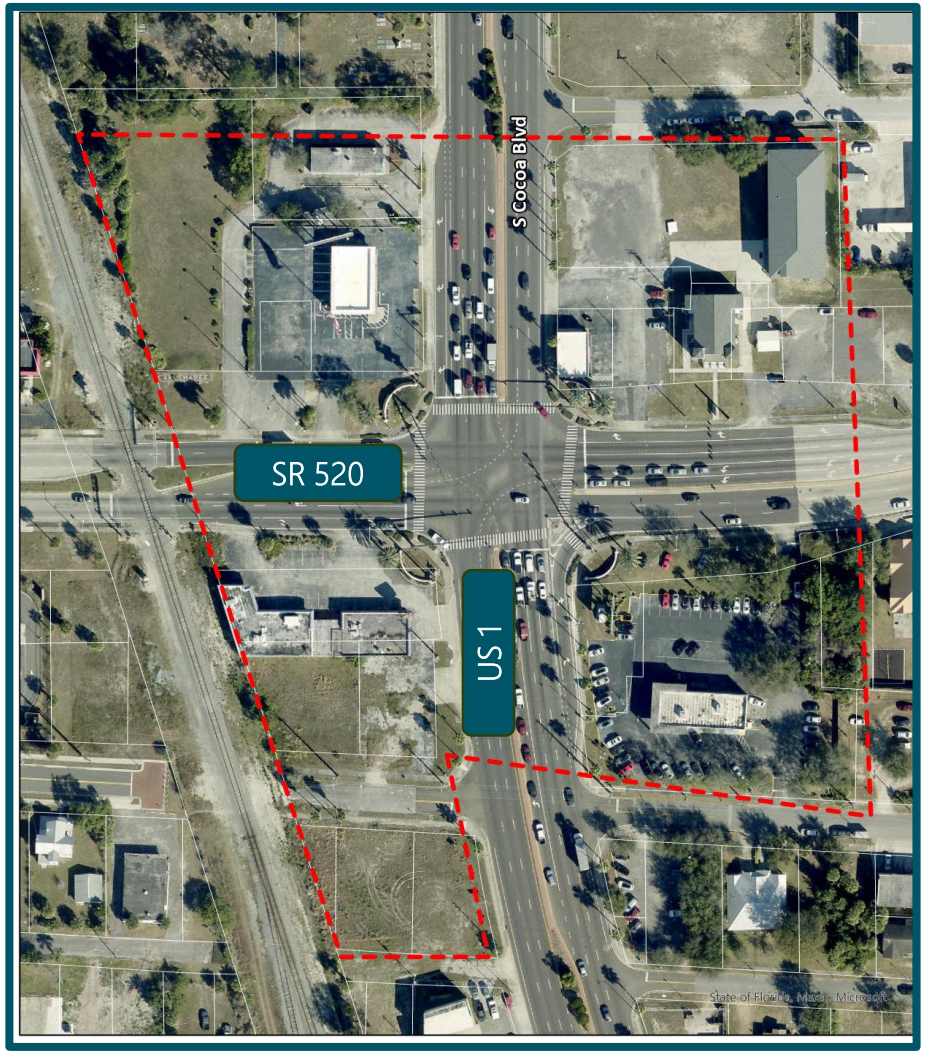
- The Four Corners has been identified as a vital intersection that acts as an into the core of the City of Cocoa
- It is the intersection of the Diamond Square and Cocoa CRAs
- It is also an entrance into Cocoa Village
- Given this strategic location, it is the start of this visioning



FOUR CORNERS VISIONING AREA

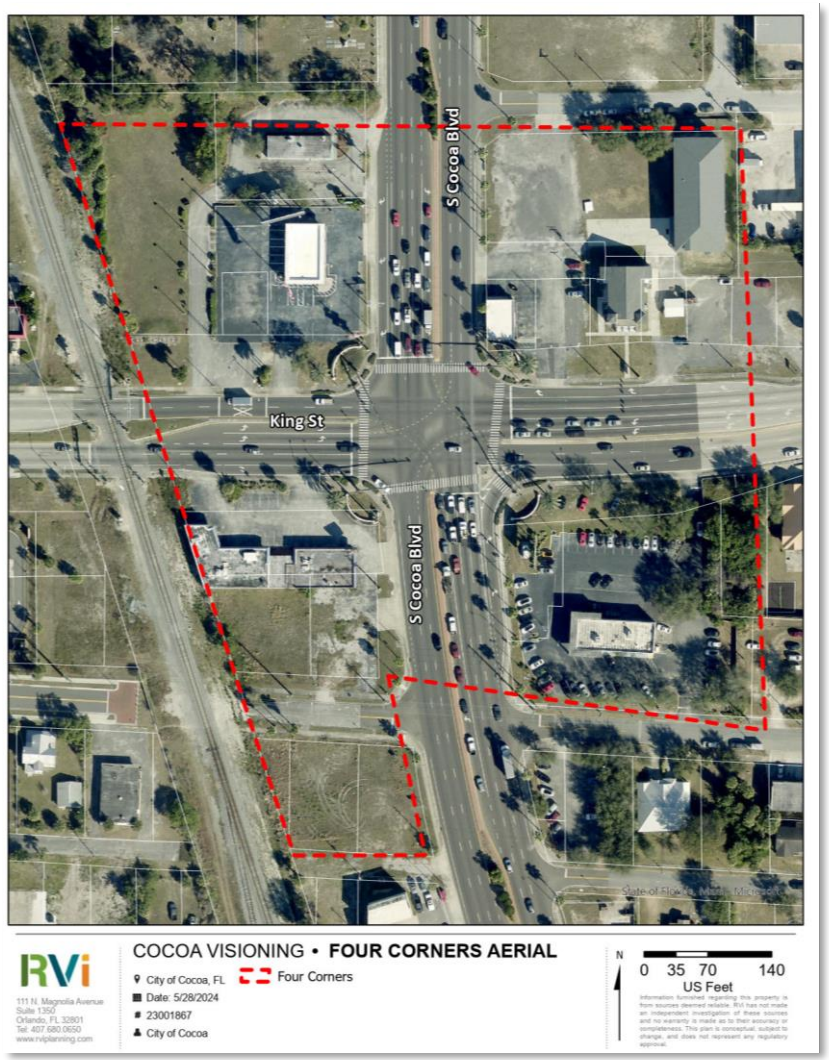
- The Four Corners generally consists of properties that are abutting SR 520 and US 1. The northern boundary is St. Johns St., and the southern boundary is Stone St.

- There are twenty-two (22) parcels within the study area, with six (6) different property owners



FOUR CORNERS

- This study will review the existing condition of the Four Corners.
- We want to understand through analysis how the Mixed-Use vision is currently being implemented.
- If there are gaps in the vision, we want to create opportunities for a shared theme for not only this intersection, but the corridor as a whole.



WHAT IS FUTURE LAND USE?

- Every property in the City is designated within a future land use designation to ensure property is developed in a safe manner that protects the community long-term

- A Future Land Use (FLU) Designation is a generalized map with broad descriptions such as

  - ✓ Residential
  - ✓ Commercial
  - ✓ Industrial

- The Future Land Use Map dictates the properties general type of use, intensity (square footage of commercial) and density (# of homes per acre), and character.

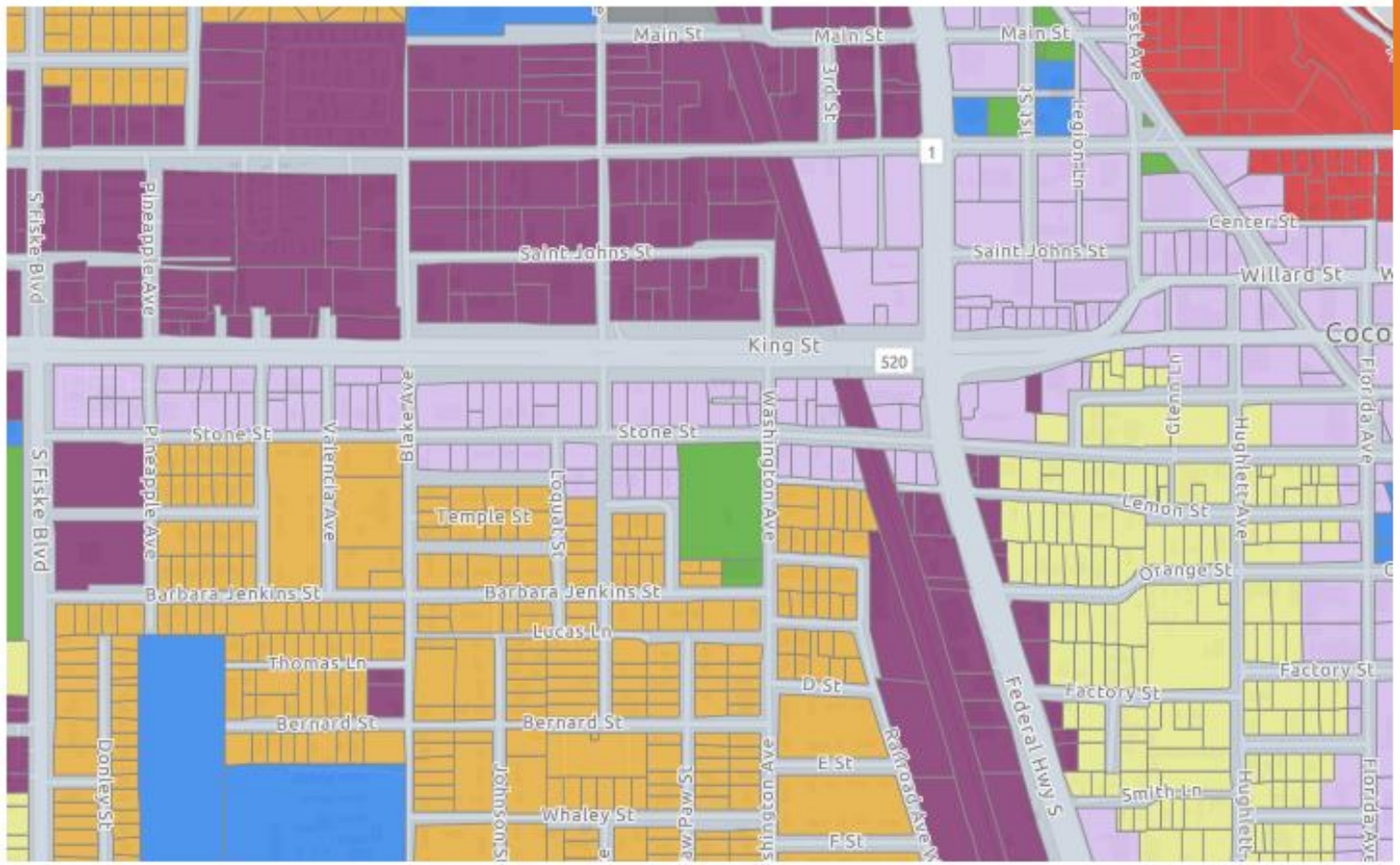
- These designations are assigned on the Future Land Use Map that guides growth in the City for 10+ years so this map does not change frequently

City of Cocoa Future Land Use Map

Future Land Use

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Commercial
- Mixed Use
- Industrial
- Conservation
- Institutional
- Recreation/Open Space
- Regional Activity Center
- County Zoning

Cocoa City Boundary



WHAT IS ZONING?

- Every property in the City is also assigned a zoning district to ensure what is built is safe, attractive and compatible with the neighboring properties

- A Zoning District regulates very specific uses such as:

  - ✓ Single family home
  - ✓ "Multi-family" buildings/apartments
  - ✓ Medical office
  - ✓ Bank

- Zoning also establishes setbacks, building height, and other standards, i.e. homes must be 25 feet from a street or no more than 35 feet tall

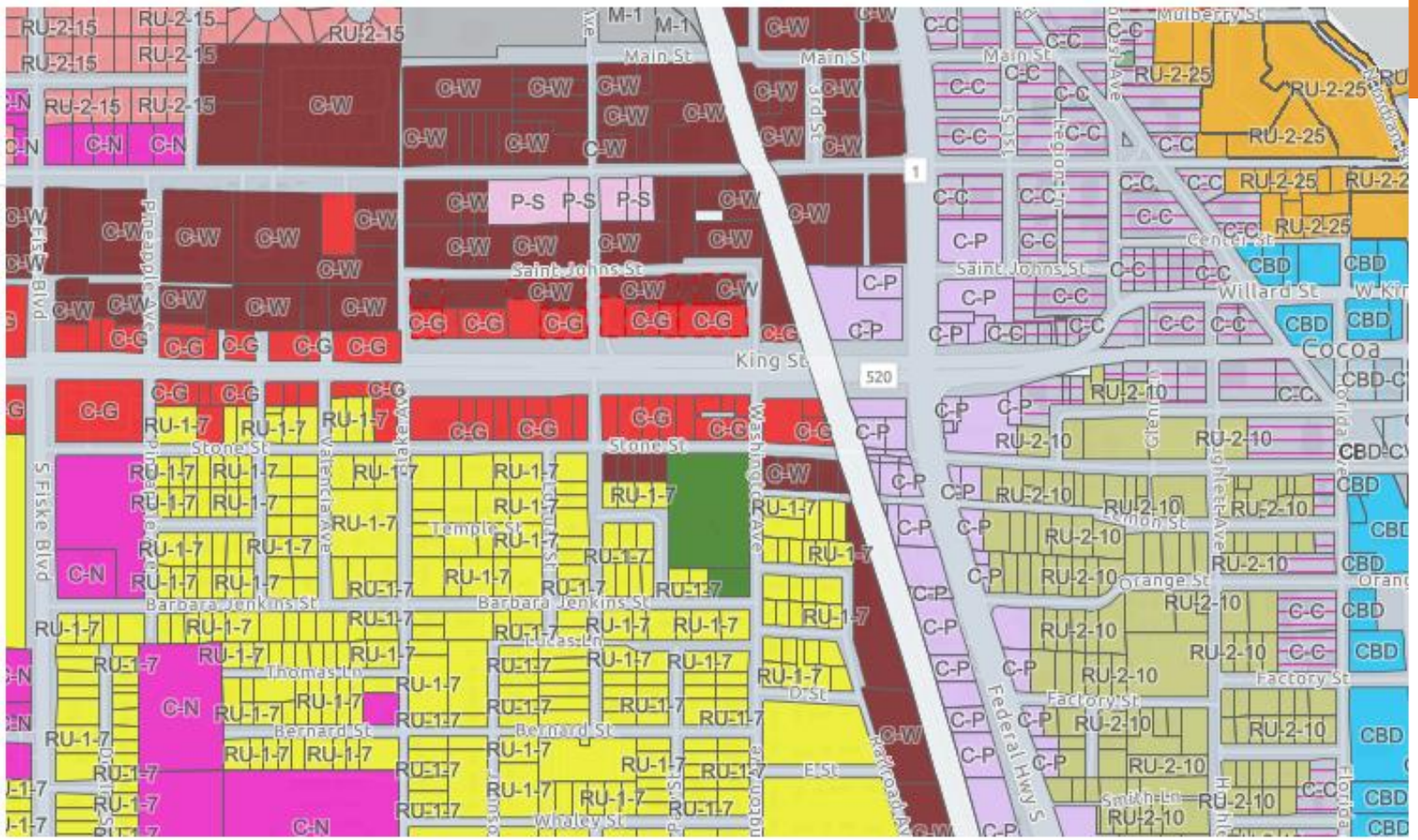
- This map changes more frequently than the Future Land Use Map, i.e. when a bank converts to a day care the zoning map may need to change

City of Cocoa Zoning Map

Split Lots

Cocoa Zoning

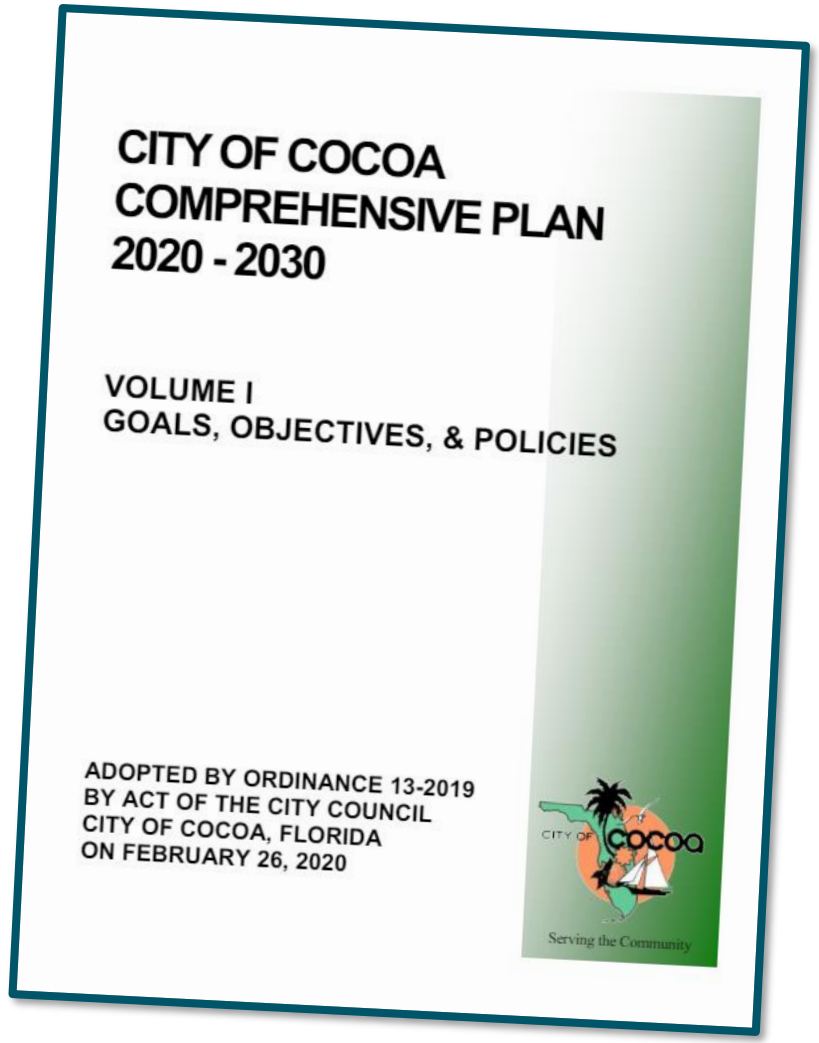
- RA - Residential Agricultural
- RR-1 - Rural Residential
- RE - Residential Estate
- RU-1-7 - Single-Family Residential
- RU-1-7a - Single-Family Residential
- RU-2-10 - Low Density Single & Multiple Family Residential
- RU-2-15 - Multiple Family Dwelling
- RU-2-15 and C-G
- RU-2-25 - Multiple Family Dwelling
- RM-3 - Planned Residential for Mobile Home Park



FOUR CORNERS MIXED USE FUTURE LAND USE

- The Mixed-Use FLU is intended to provide a mix of uses, such as residential, commercial, office, recreational and institutional.

- The Comprehensive Plan has multiple criteria in determining where the MU category is placed, and includes public transit, a compact and walkable environment, unified architectural and streetscape themes, and mixed-use buildings.



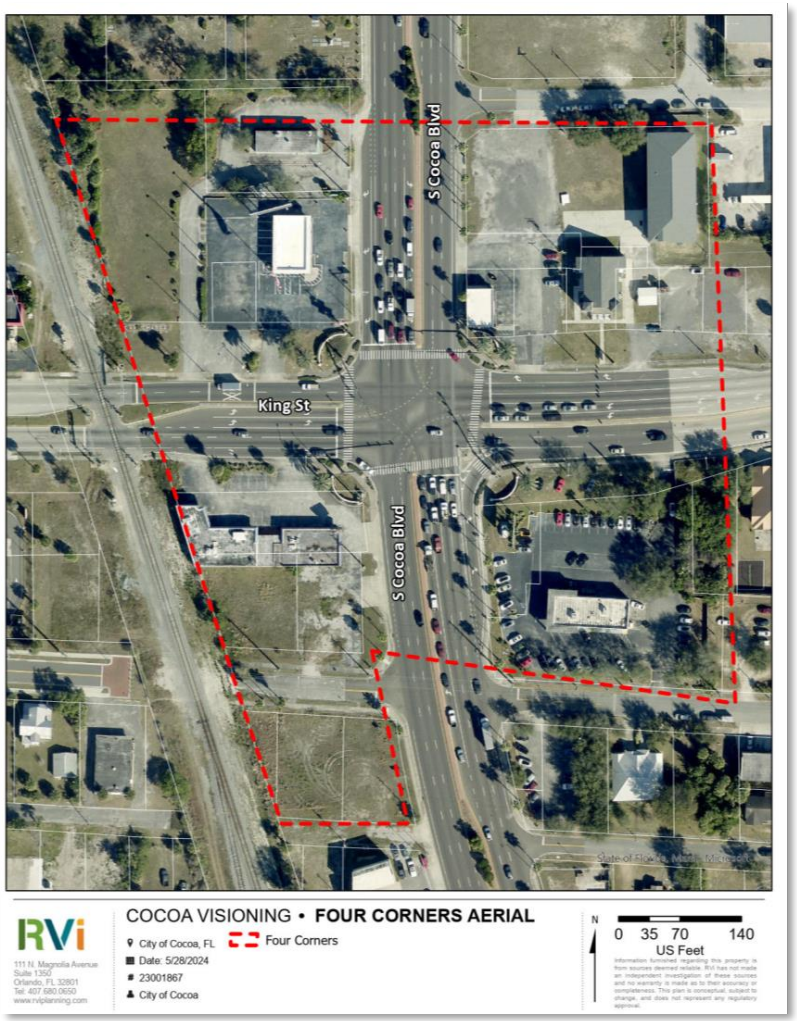
WHAT IS URBAN "MIXED USE" DEVELOPMENT



Source: Business Observer

FOUR CORNERS ZONING ISSUE

- All of the properties within the Study Area have a zoning district of "C-P", Commercial Parkway.
- The C-P zoning district allows for a variety of commercial uses, with a focus on areas located adjacent to a main highway approach into the City.
- *Most of the permitted uses are very auto-oriented and not always supportive of pedestrian friendly designations for the community*



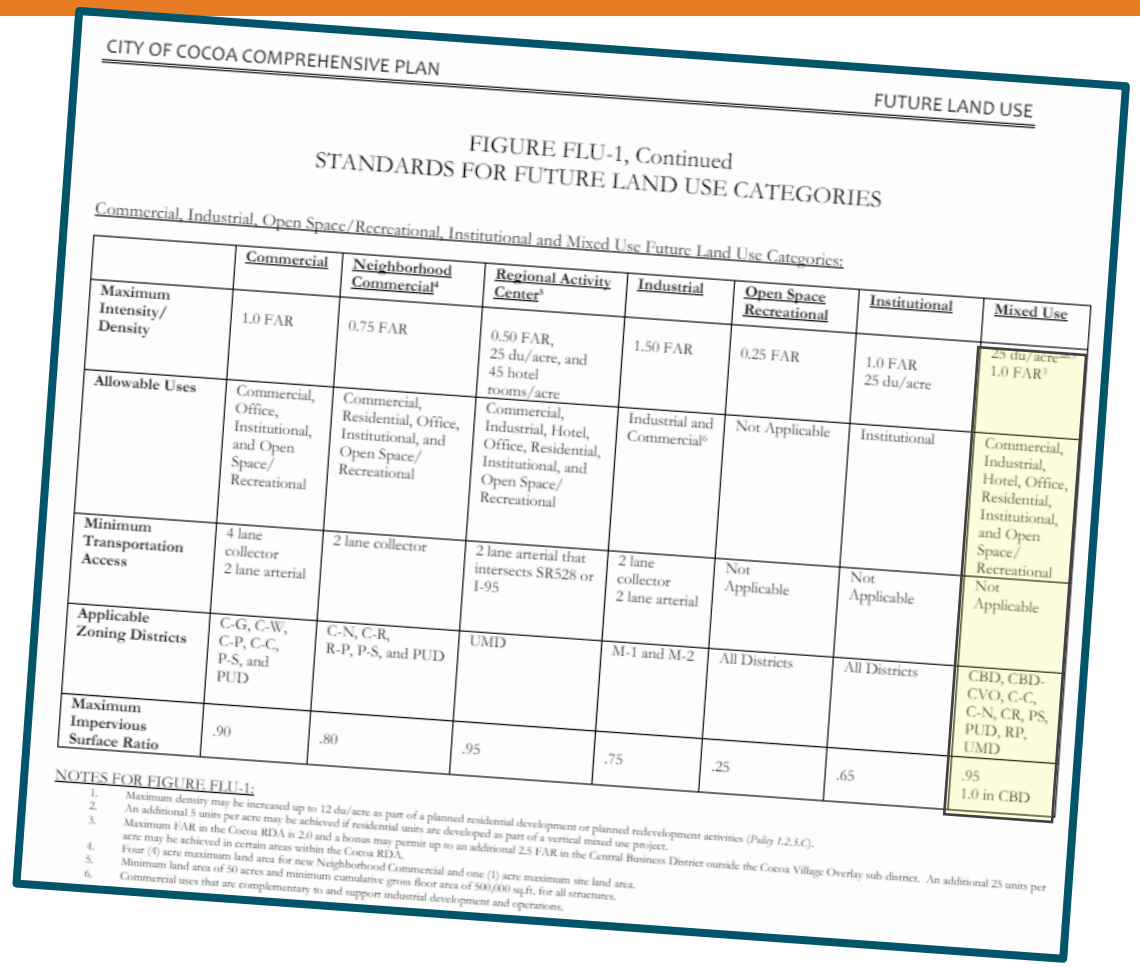
WHAT IS "AUTO ORIENTED" DEVELOPMENT



Source: Crexi

ZONING AND LAND USE – WHAT IS THE ISSUE?

- The C-P is not consistent with Mixed-Use.
- The zoning districts that are consistent, outside of the Central Business District, don't encourage an urban form that encourages a mixture of uses or pedestrian oriented scale to be expected of a mixed-use area.



CITY OF COCOA COMPREHENSIVE PLAN — FUTURE LAND USE

FIGURE FLU-1, Continued
STANDARDS FOR FUTURE LAND USE CATEGORIES

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

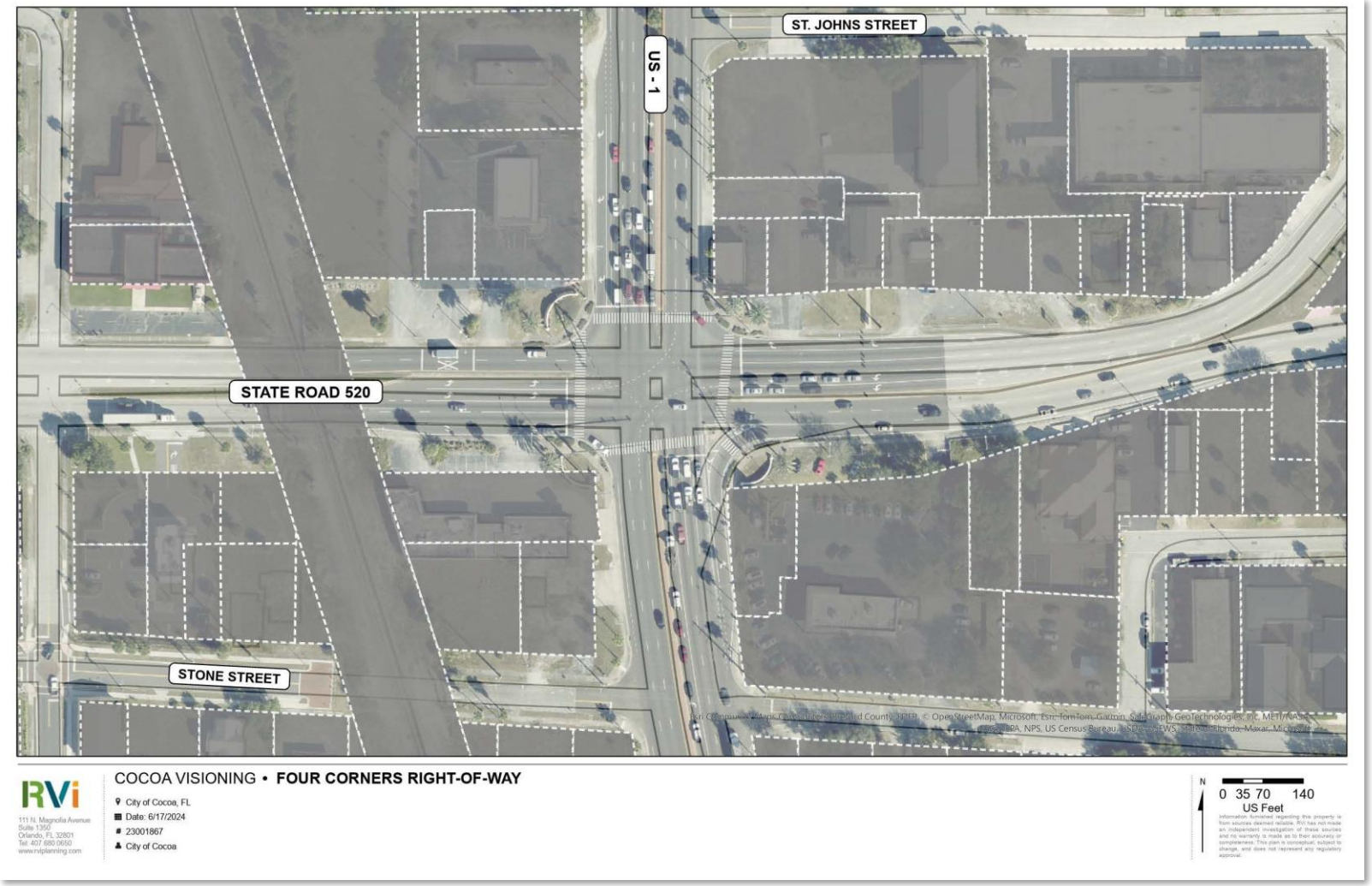
	Commercial	Neighborhood Commercial[4]	Regional Activity Center[5]	Industrial	Open Space Recreational	Institutional	Mixed Use
Maximum Intensity/ Density	1.0 FAR	0.75 FAR	0.50 FAR, 25 du/acre, and 45 hotel rooms/acre	1.50 FAR	0.25 FAR	1.0 FAR 25 du/acre	25 du/acre[1,2] 1.0 FAR[3]
Allowable Uses	Commercial, Office, Institutional, 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 intersects SR528 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:

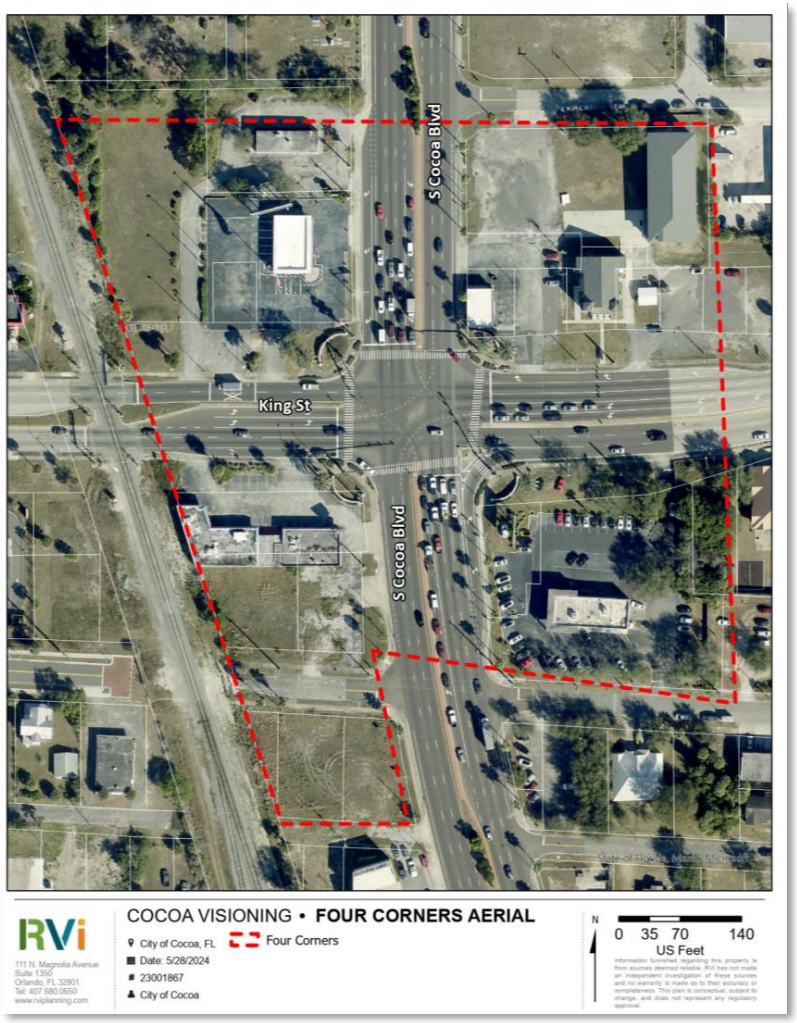
1. Maximum density may be increased up to 12 du/acre as part of a planned residential development or planned redevelopment activities (*Policy 1.2.3.C*).
2. An additional 5 units per acre may be achieved if residential units are developed as part of a vertical mixed use project.
3. Maximum FAR in the Cocoa RDA is 2.0 and a bonus may permit up to an additional 2.5 FAR in the Central Business District outside the Cocoa Village Overlay sub district. An additional 25 units per acre may be achieved in certain areas within the Cocoa RDA.
4. Four (4) acre maximum land area for new Neighborhood Commercial and one (1) acre maximum site land area.
5. Minimum land area of 50 acres and minimum cumulative gross floor area of 500,000 sq.ft. for all structures.
6. Commercial uses that are complementary to and support industrial development and operations.

RIGHT OF WAY CHALLENGES

- The SR520 ROW is 200’ wide in certain areas.
- Some properties have private parking that extend into the ROW.
- This impacts site design and ROW improvements.
- Does allow for opportunities for pedestrian and multi-modal improvements.



FOUR CORNERS – EXISTING CONDITIONS



FOUR CORNERS – EXISTING CONDITIONS

- 209 & 219 S. Cocoa Blvd.
- Papa Johns and Multiple-use office building
- Office building previously operated as an auto sales lot



FOUR CORNERS – EXISTING CONDITIONS

1. The site is single-use with no building frontage up to the street.

2. There is no street landscaping.

3. Due to the location of the building, parking, sidewalks, and other infrastructure, there is no pedestrian scale or encouraged level of walkability.

4. There is a Space Coast Area Transit stop available (520 Connector), but no bus shelter. This does not encourage use of multi-modal transportation options.

5. Aside from the Cocoa entry identification sign, the intersection would benefit from landscaping, higher visibility pedestrian crossings, and an intersection enhancement.



FOUR CORNERS – EXISTING CONDITIONS

- 220 N. Cocoa Blvd. & 474 W. King St.
- Smoke shop, parking lot, & Church.
- Smoke shop was previously a payday loans business.



FOUR CORNERS – EXISTING CONDITIONS

1. It is a single-use structure, however the building is brought to the street.

2. There is minimal landscape between the structure and the sidewalk.

3. Aside from the Cocoa entry identification sign, the intersection would benefit from landscaping, higher visibility pedestrian crossings, and an intersection enhancement.



FOUR CORNERS – EXISTING CONDITIONS

- 304 S. Cocoa Blvd.
- CARite of Cocoa
- Has operated as a car sales lot for over twenty years



FOUR CORNERS – EXISTING CONDITIONS

1. Traditional auto-oriented use with building setback from the street with a parking lot separating.

2. Perimeter landscaping includes palm trees but lacks a pedestrian level hedge row to buffer the use from the roadway.

3. Recent DOT improvements included the removal of a turn lane from US1 to SR520 and widening of pedestrian walkway, which improves the pedestrian experience.

4. Intersection would benefit from landscaping, higher visibility pedestrian crossings, and an intersection enhancement.



FOUR CORNERS – EXISTING CONDITIONS

- 301 S. Cocoa Blvd.
- Currently vacant
- Multiple curb-cuts on US1 and SR 520
- Previously consisted of multiple retail buildings



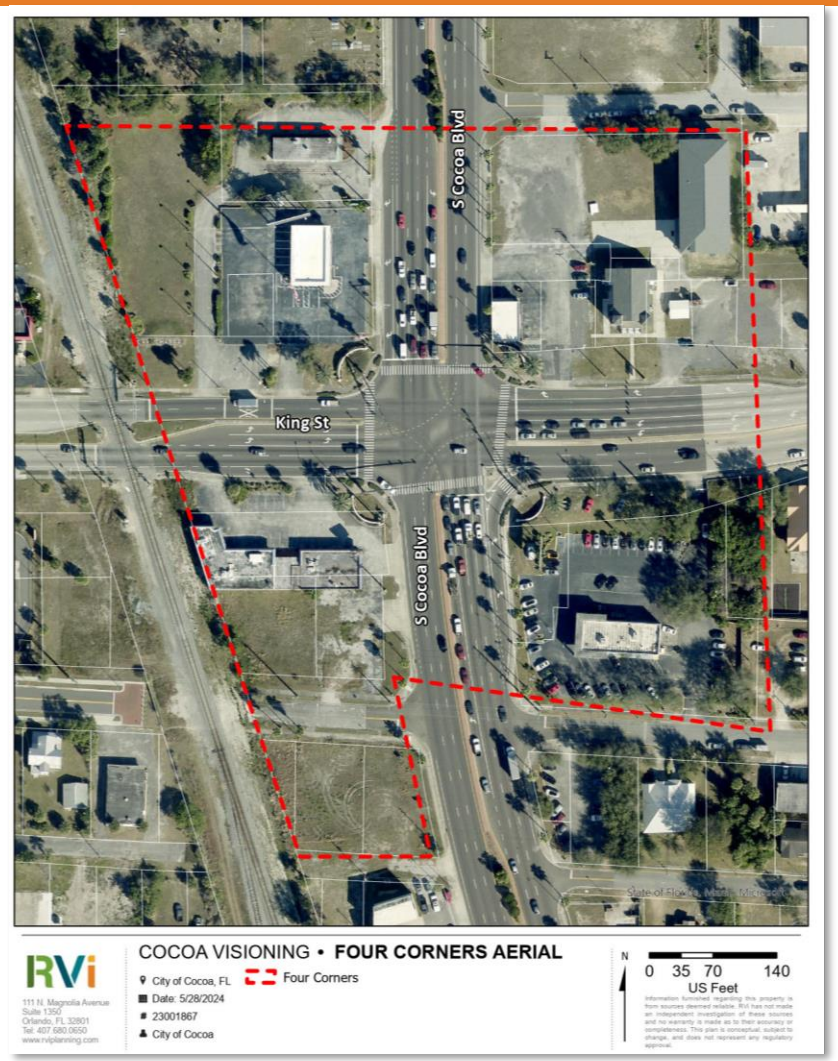
FOUR CORNERS – EXISTING CONDITIONS

- Site has greatest chance for success due to it being vacant.
- Multiple challenges due to existing on-site easements and curb cuts.
- Pedestrian scale can be achieved through proper site design in building location, landscape, and location of infrastructure.



FOUR CORNERS – EXISTING CONDITIONS

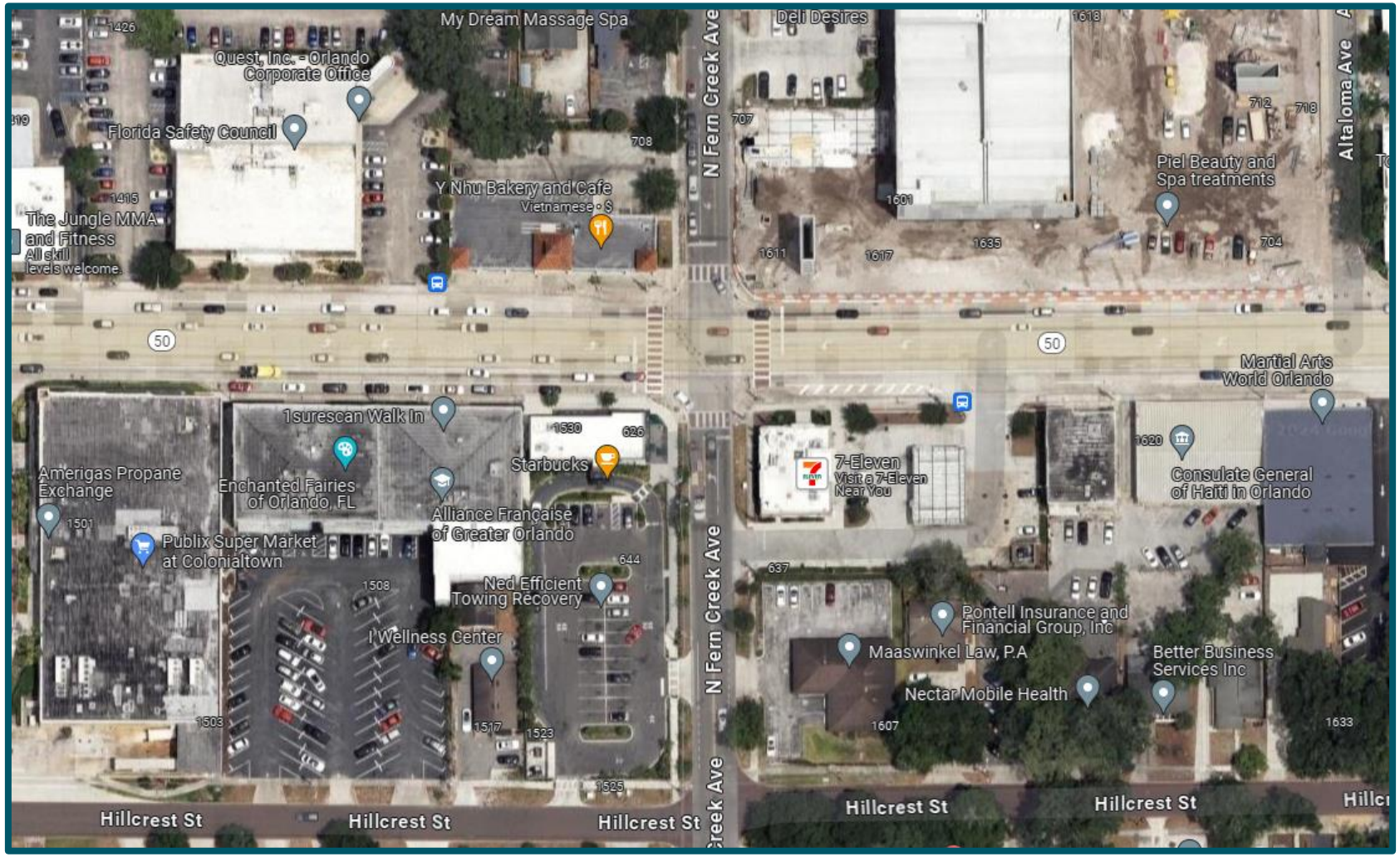
- On the whole, the intersection struggles with auto-oriented uses that are not at a pedestrian scale to encourage walkability.
- This isn't all due to the buildings: the SR 520 right-of-way is so large that building setbacks seem exaggerated due to the lack of landscaping and pedestrian or transit amenities.
- Due to the ROW width, traffic counts, and railroad infrastructure, it can be difficult to create a pedestrian scale environment typically seen in a mixed-use neighborhood.



FOUR CORNERS – THE VISION

Knowing that the vision is a mixed-use corridor, while understanding the conditions brought by two major state roadways, there are real world strategies to improve the aesthetics of the corridor through design. These aesthetics impact the use of the site.

FOUR CORNERS – REAL WORLD EXAMPLES



FOUR CORNERS – REAL WORLD EXAMPLES



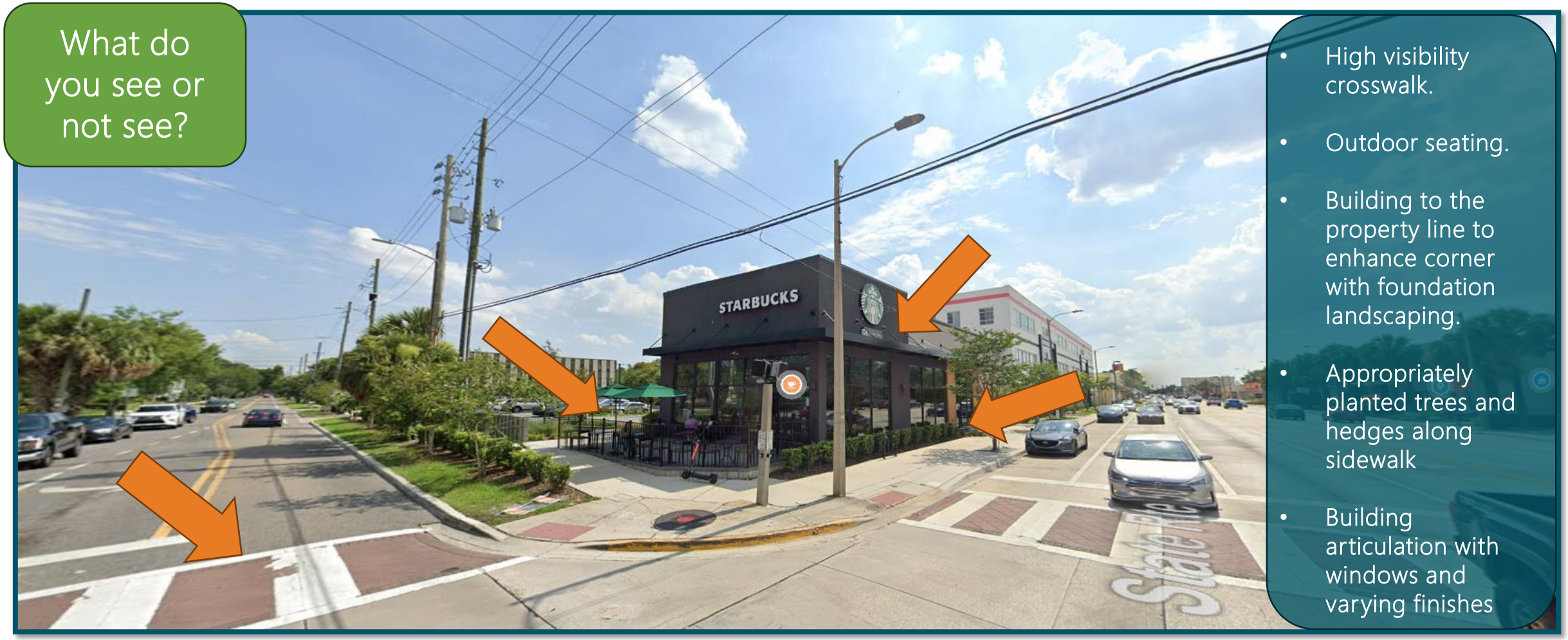
REAL WORLD EXAMPLES

What do you see or not see?



REAL WORLD EXAMPLES

What do you see or not see?



- High visibility crosswalk.
- Outdoor seating.
- Building to the property line to enhance corner with foundation landscaping.
- Appropriately planted trees and hedges along sidewalk
- Building articulation with windows and varying finishes

REAL WORLD EXAMPLES

Drive-Thru is hidden!



- Hidden drive-thru with internal flow.
- Stem wall to protect pedestrians and improve buffer
- Pedestrian scale landscape that is also sensitive to overhead powerlines
- Continued building articulation and finishes with limited signage.

REAL WORLD EXAMPLES

What do you see or not see?



REAL WORLD EXAMPLES

What do you see or not see?



- High visibility crosswalk.
- Building to the property line to enhance corner with foundation landscaping.
- Public entrance from framework road.
- Appropriately planted trees and hedges along sidewalk.

REAL WORLD EXAMPLES

What do you see or not see?



- Stem wall with landscape to enhance buffer and improve pedestrian safety.
- Appropriately located trees away from the overhead powerlines.
- Location of canopy is behind front wall of building, and hidden due to landscape.

REAL WORLD EXAMPLES

What do you see or not see?



REAL WORLD EXAMPLES

What do you see or not see?



- Gas canopy is behind main wall of building.
- Multiple building finishes and articulation points.
- Foundation landscaping.
- Limited signage.
- Public art to enhance the corner and pedestrian experience.

REAL WORLD EXAMPLES



2474 and 2504 S. Orange Ave., Orlando, FL

REAL WORLD EXAMPLES



4120 SR 46, Sanford, FL



FOUR CORNERS – IMPLEMENTING A VISION



FOUR CORNERS – THE VISION



FOUR CORNERS – IMPLEMENTING A VISION



FOUR CORNERS – THE VISION



FOUR CORNERS – IMPLEMENTING A VISION



FOUR CORNERS – THE VISION



INTERACTIVE SESSION!

We’re now all urbanists.

We are here this evening to engage with the community for your feedback.

Group Breakout Sessions to discuss Land Use, Built Form, Landscape, Mobility.

NEXT STEPS

After this workshop, RVi will coordinate with City staff to prepare a "Four Corners Overlay" to create design standards for the corridor. This standards will also be considered for the rest of the SR520/US1 corridor that has zoning/FLU inconsistencies.

Public hearings will be held with the Planning and Zoning Board as well as the City Council regarding these code amendments. You have the opportunity to provide your input about this project during those hearings.

QUESTION & ANSWER

RVi Planning + Landscape Architecture

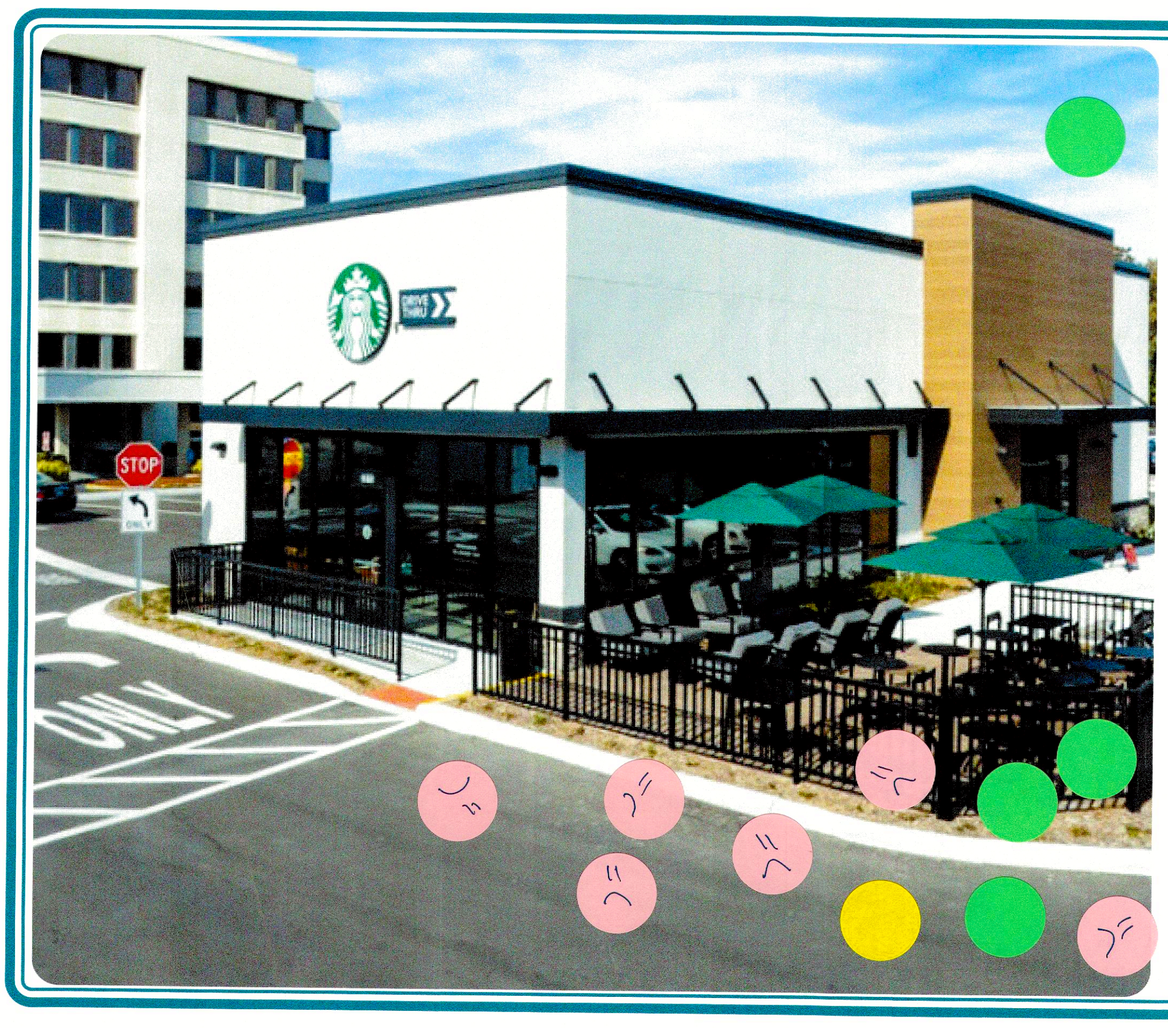
COCOA FLORIDA

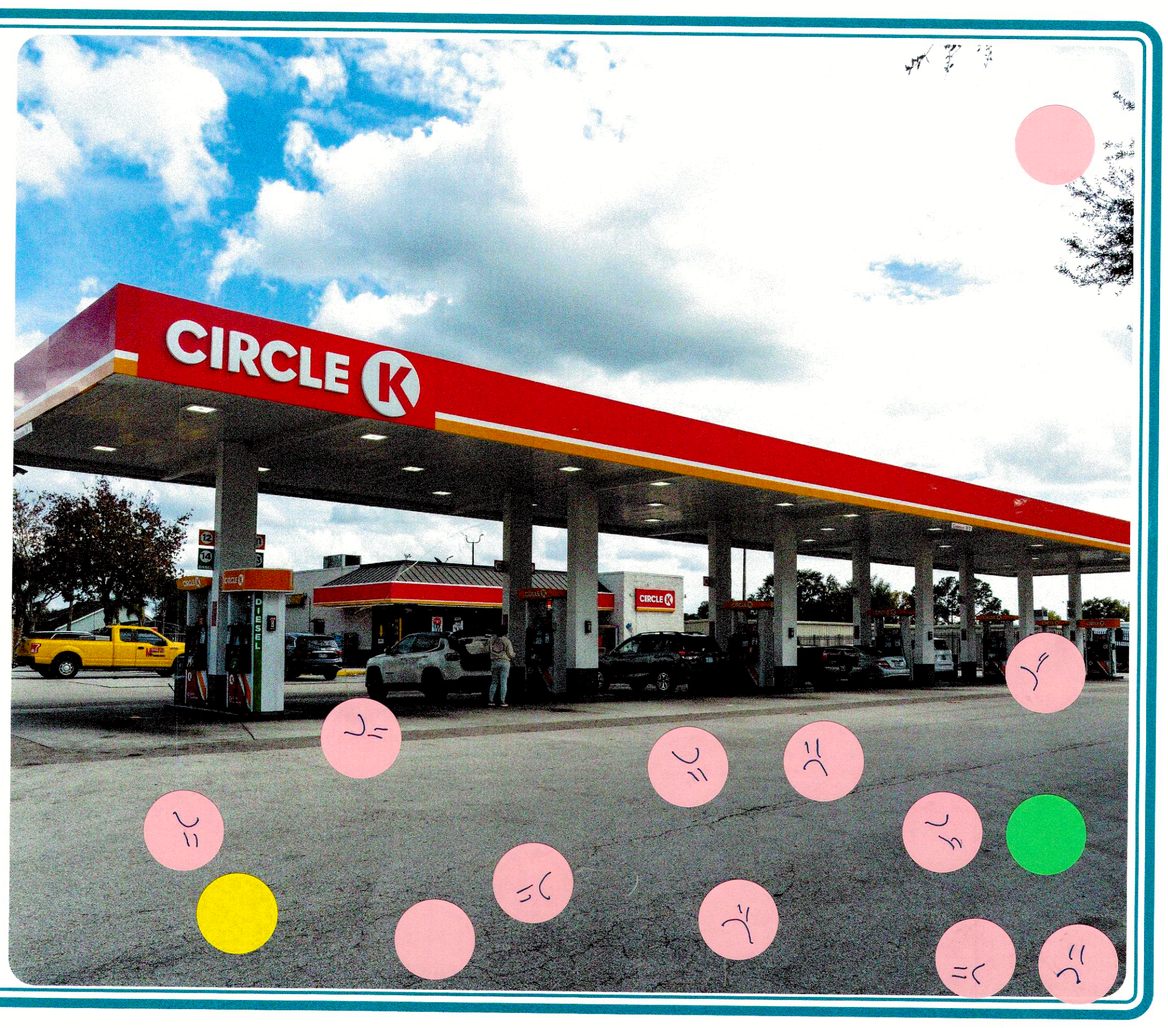
THANK YOU!

LAND USE













RVi
Open the Outdoors

URBAN DESIGN

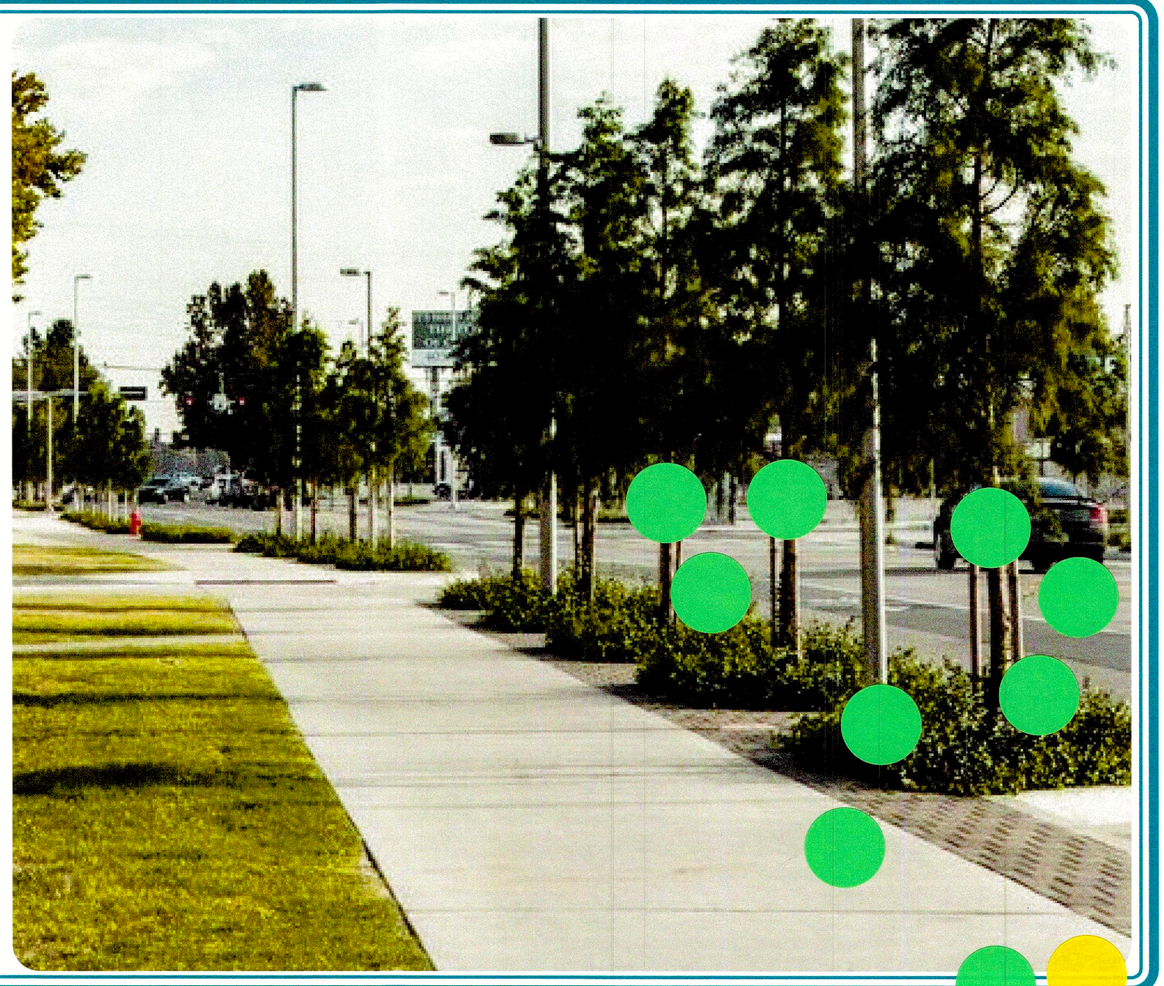










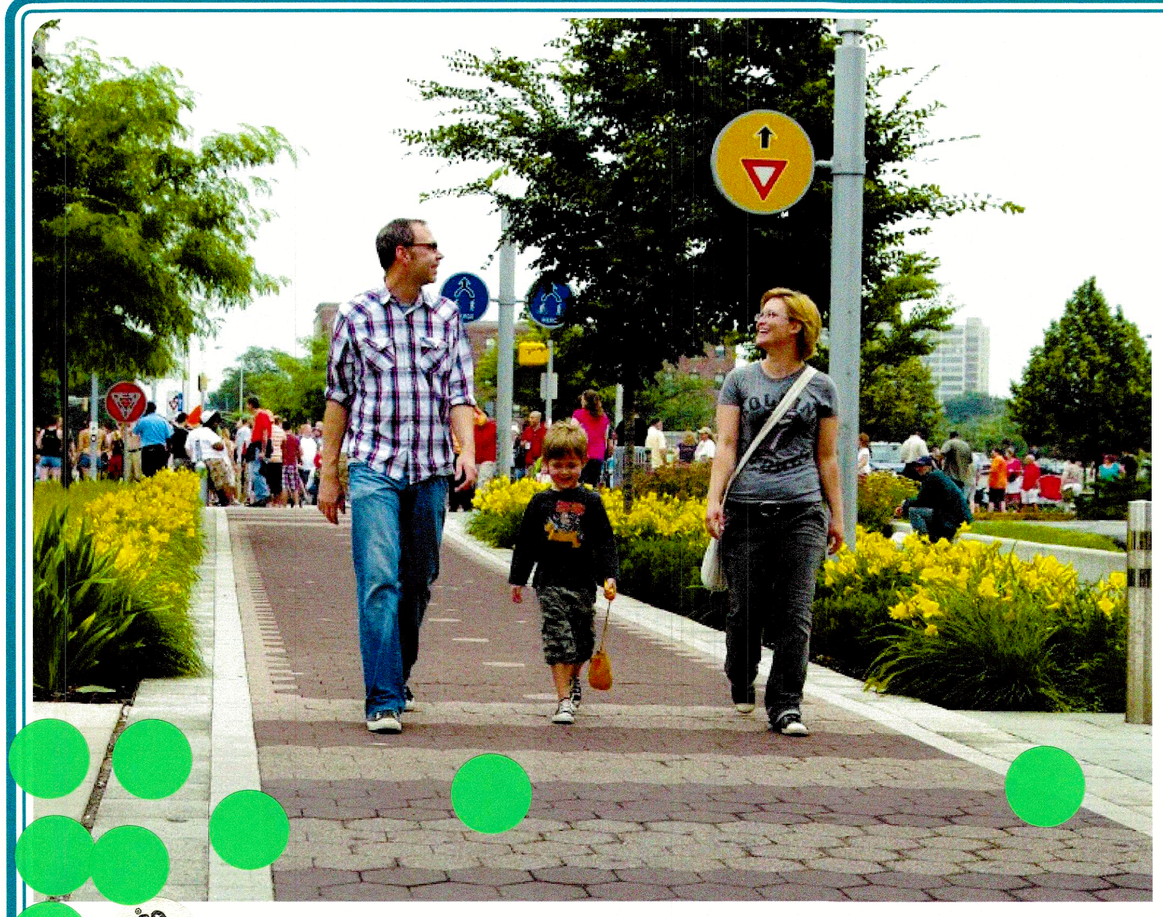


RVi
Open the Outdoors

MOBILITY











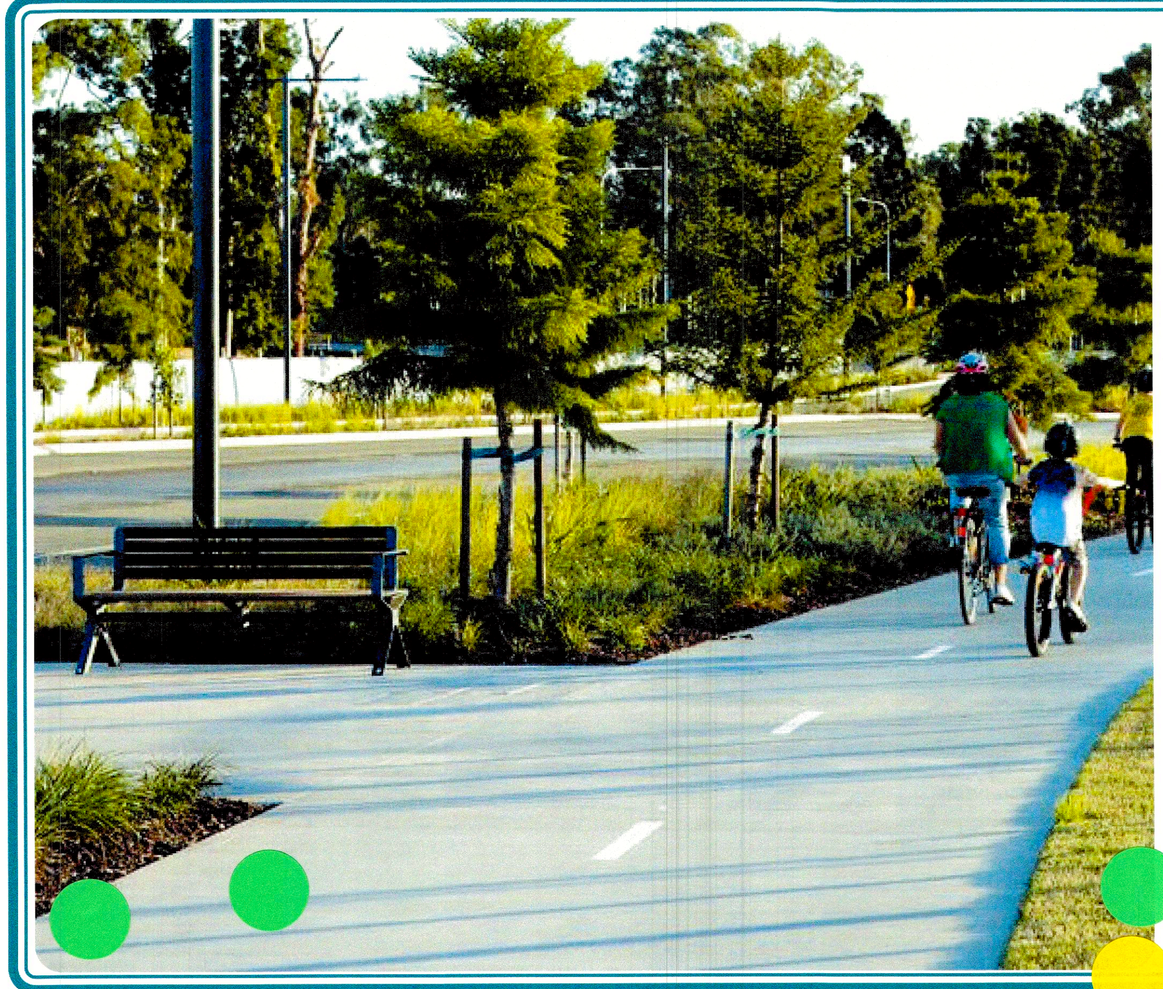


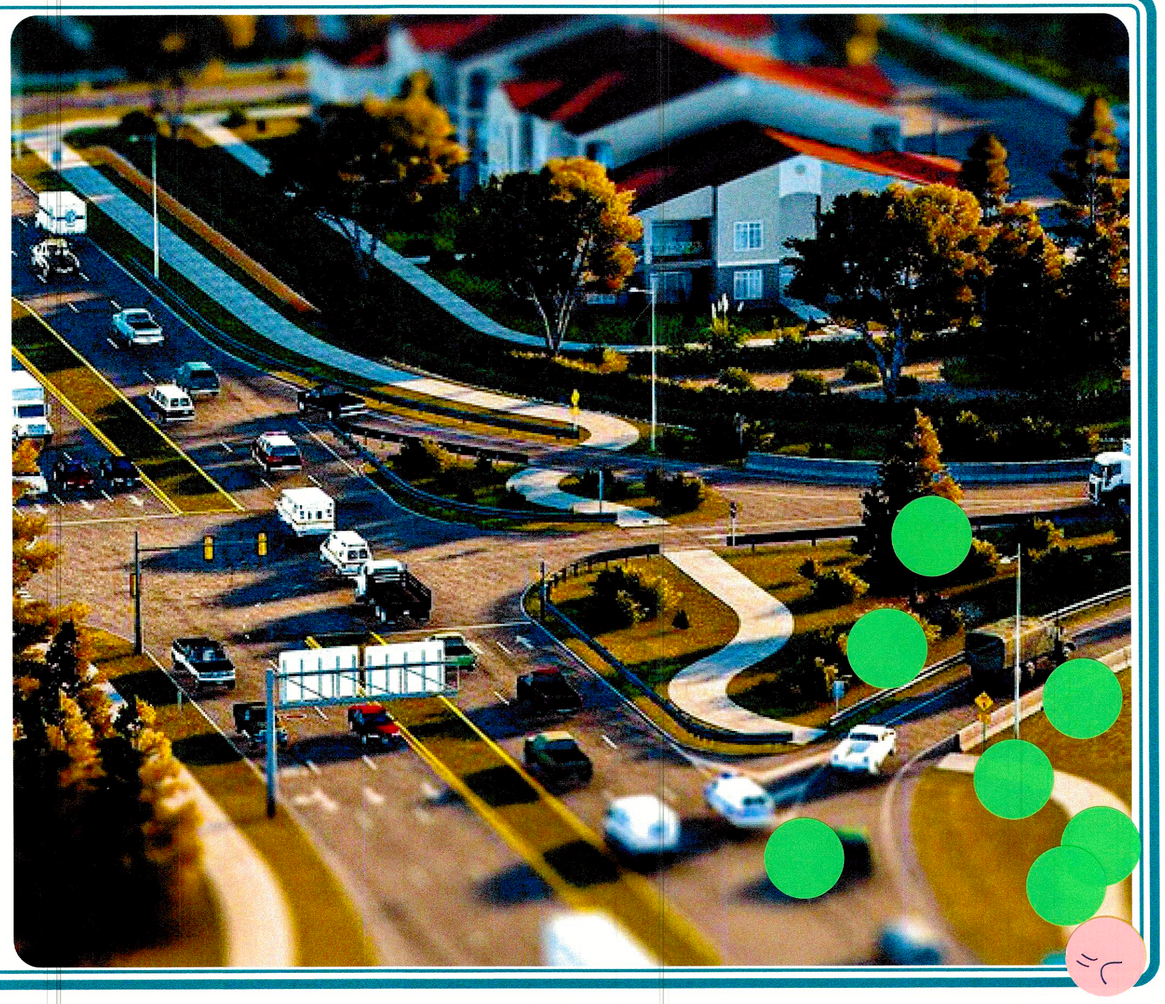
RVi
Open the Outdoors

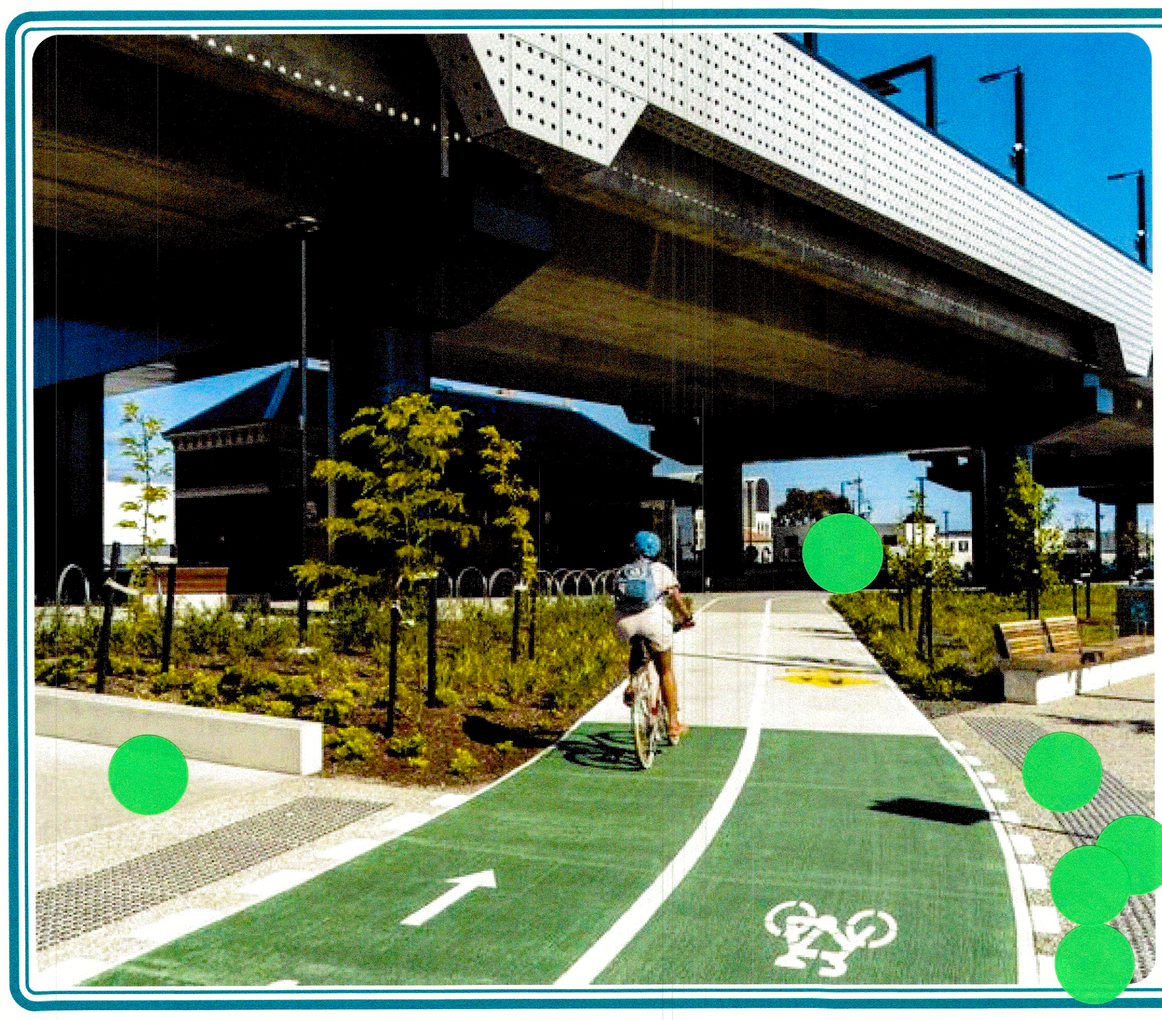
STREETSCAPE













RVi
Open the Outdoors



N

COCOA
FLORIDA

Four Corners Overlay Location

February 24, 2025

- Subject Parcels
- Parcels
- Cocoa City Boundary

0 200 400 Feet

P20250221-159001.0.1

ORDINANCE NO. 02-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ZONING, ARTICLE XI OF THE CODE OF THE CITY OF COCOA, CREATING AND ADOPTING THE FOUR CORNERS OVERLAY DISTRICT; PROVIDING FOR ITS PURPOSE AND APPLICABILITY; ESTABLISHING PERMITTED, SPECIAL EXCEPTION, AND PROHIBITED USES; PROVIDING FOR PERFORMANCE STANDARDS, INCLUDING SETBACKS, PARKING, LANDSCAPING, AND SIGNAGE REQUIREMENTS; ESTABLISHING BUILDING DESIGN STANDARDS; ESTABLISHING THE BOUNDARIES OF THE FOUR CORNERS OVERLAY DISTRICT, PARTICULARLY DEPICTED AND DESCRIBED ON EXHIBITS "A" AND "B" ATTACHED HERETO; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority under Section 2(b), Art. VIII of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, certain properties located near the intersection of State Road 520 and US 1 within the City of Cocoa are currently zoned Commercial Parkway (C-P) and have a Future Land Use designation of Mixed Use in the City of Cocoa's Comprehensive Plan; and

WHEREAS, the Commercial Parkway (C-P) zoning district is not currently an allowable zoning district within the Mixed Use Future Land Use category; and

WHEREAS, the City Council desires to create and adopt a new Four Corners Overlay District (FCOD), which shall be a zoning overlay district for certain designated properties currently zoned Commercial Parkway (C-P) with a Mixed Used Future Land Use designation; and

WHEREAS, the City of Cocoa held a visioning workshop on June 17, 2024, requesting public input from the City's residents regarding solutions for streetscape, land use, mobility, and urban design considerations to implement the goals and objectives of the Mixed Use Future Land Use designation within the Four Corners area as described herein, the results of which were presented to the City Council, Cocoa Community Redevelopment Agency, and the Diamond Square Redevelopment Agency for further feedback on August 13, 2024, August 5, 2024, and August 19, 2024, respectively; and

WHEREAS, all properties within the FCOD are located within the Cocoa Community Redevelopment Area, and the FCOD is also intended to implement the Cocoa Redevelopment Agency Redevelopment Plan, as amended, which calls for a long-range strategy to utilize the FCOD properties as key gateways into the City of Cocoa and, specifically, the historic Cocoa Village, by promoting high quality development, architecture and wayfinding at the entrance to the City's downtown; and

WHEREAS, the goals and objectives of the Mixed Use Future Land Use designation, Cocoa Community Redevelopment Plan, and the results of the visioning workshop suggest that the FCOD should encourage the development of mixed-use projects, neighborhood-based, small-scale retail and service based uses with enhanced landscaping and architectural standards; and

WHEREAS, the Planning and Zoning Board of the City of Cocoa held a duly noticed public hearing on _____, regarding this Ordinance; and

WHEREAS, the City Council of the City of Cocoa held two duly noticed public hearings on the proposed zoning change set forth hereunder and considered findings and advice of staff, the Planning and Zoning Board, citizens, and all interested parties submitting comments and supporting data and analysis, and after complete deliberation, hereby finds the requested change consistent with the City of Cocoa Comprehensive Plan and that sufficient, competent, and substantial evidence supports the zoning change set forth hereunder; and

WHEREAS, the City Council of the City of Cocoa, Florida, hereby finds this ordinance to be 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 hereby fully incorporated herein by reference as legislative findings of the City Council.

Section 2. **Adoption of the Four Corners Overlay District.** Appendix A, Zoning, Article XI, Schedule of District Regulations, of the Code of the City of Cocoa is hereby amended to add a new Section 23 entitled "Four Corners Overlay District." Said amendments are set forth in full in **Exhibit "A"** attached hereto and fully incorporated herein by this reference.

Section 3. **Zoning Map Amendment.** That the Official Zoning Map of the City of Cocoa, as described in the City of Cocoa Code, Article VIII, Section 1, is hereby amended to include a change incorporating the Four Corners Overlay District for the real property identified and further depicted and described on **Exhibit "B,"** attached hereto and incorporated herein by this reference. City Staff are hereby directed to promptly amend the Official Zoning Map upon the effective date of this Ordinance.

Section 4. **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 5. **Incorporation into Code.** This Ordinance shall be incorporated into the Code of the City of Cocoa and any section or paragraph, number, or letter, and any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions not affecting the construction or meaning of this Ordinance and the City Code may be freely made.

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. **Effective Date.** This ordinance shall become effective immediately upon the effective date of Ordinance No. 01-2025 as adopted by the City Council of the City of Cocoa, Florida. If Ordinance No. 01-2025 does not become effective, then this Ordinance shall become null and void.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the _____ day of _____, 2025.

_____
MICHAEL C. BLAKE, Mayor

ATTEST:

_____
MONICA ARSENAULT, CMC
City Clerk

Legal Ad Published: _____
First Reading: _____
Legal Ad Published: _____
Second Reading: _____
Effective Date: _____

EXHIBIT A

Sec. 23. - Four Corners Overlay District

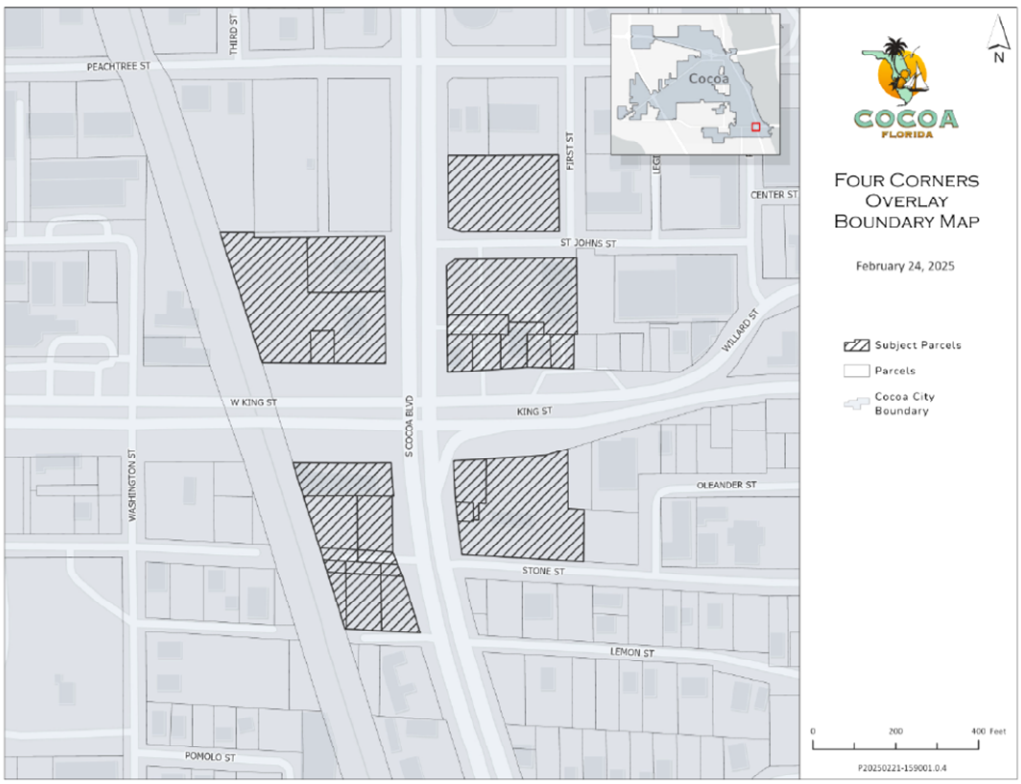
(A) RELATIONSHIP TO THE COCOA REDEVELOPMENT AREA (CRA). The Four Corners Overlay District (FCOD) assists in the implementation of the Cocoa Redevelopment Agency Redevelopment Plan, as amended. All properties within the FCOD are located within the Cocoa Community Redevelopment Area. The Redevelopment Plan provides for a long-range strategy to utilize the FCOD properties as key gateways into the City of Cocoa and, specifically, the historic Cocoa Village, by promoting high quality development, architecture and wayfinding at the entrance to the City's downtown.

(B) PURPOSE. The purpose of the Four Corners Overlay District (FCOD) is to encourage attractive, functional, compact and multi-modal redevelopment of the State Road 520/King Street and US Highway 1 intersection, which serves as a key gateway to the City of Cocoa Redevelopment Area, and more specifically Cocoa Village. The Overlay implements the Redevelopment Plan's vision by establishing urban design standards to improve the built form, community character, aesthetics and function of the "Four Corners" of the intersection.

(C) APPLICABILITY.

1. The FCOD shall apply to those properties depicted in Figure No. FCOD 1. All properties shall have the Mixed Use Future Land Use Designations, as detailed in the City's Comprehensive Plan.

Figure FCOD 1



2. The provisions of this Section, when in conflict with other sections of the Zoning Ordinance of the City of Cocoa, shall take precedence over such other codes, ordinances, regulations and standards, including the Cocoa Waterfront Overlay District, except the Local Health and Safety Codes. Where in conflict, numerical metrics shall take precedence over graphic metrics.

3. Legal non-conforming uses and structures may continue in accordance with Appendix A Zoning, Article X.

4. Issues not covered by this Section shall be subject to those sections of this Zoning Ordinance addressing such issues, except where they would be in conflict with Subsection (B) of this Section, Purpose.

5. Major Development. The regulations contained in this Code shall apply to both new development and major redevelopment activities within the FCOD. Major development activities, for purposes of this Section, are defined below and must comply with all provisions of this Section.
   a. Any new development requiring approval of a Small-Scale or Large-Scale Site Plan; or
   b. The building floor area is being increased by more than thirty (30) percent; or
   c. Fifty (50) percent or more of the existing building floor area is being replaced; or
   d. There is a combination of floor area increase and existing floor area replacement by fifty (50) percent or more of the original building floor area; or
   e. Building renovation or improvements performed over a period of five (5) years that are fifty (50) percent or more of the current assessed value of the structure or greater.

6. Minor Development. Minor developments, for the purpose of this Section, are defined below and must comply with Landscaping, Signage, Pedestrian Access and Visual Screen, and Site Design Elements regulations in subsections (H) and (J) of this Section.
   a. Projects requiring approval of a Minor Amendment to a Site Plan, including changes of use;
   b. The building floor area is being increased by more than fifteen (15) percent but less than thirty (30) percent; or
   c. More than fifteen (15) percent but less than fifty (50) percent of the existing building floor area is being replaced; or
   d. There is a combination of floor area increase and existing floor area replacement exceeding fifteen (15) percent of the original building floor area but less than fifty (50) percent; or
   e. Building renovation or improvements performed over a period of five years that exceed fifteen (15) percent but are less than 50 percent of the current assessed value of the structure.

7. The addition of any new principal building or structures on a parcel with a previously constructed structure which shall remain and/or the creation of an outparcel for new development shall require compliance with all regulations of this Section for such new building or structure and shall require compliance with Landscaping, Signage, Pedestrian Access and Visual Screen regulations in subsection (H) and (J) for the entire property. The existing structure and its use shall remain subject to Appendix A, Zoning, Article X.

(D) PERMITTED USES. The following uses and structures are permitted for any use or group of uses that are developed, either separately, or as a unit with certain site improvements shared in common:

1. Book and stationery stores, business supply retail stores.
2. Business service establishments.

3. Churches, rectories, parish houses, temples, synagogues, and associated buildings, including educational and recreational facilities and other places of worship.
4. Craft breweries and craft wineries, with a bar and/or lounge area as an accessory use, subject to the following:
    a. Onsite production shall be limited to beer or wine only; and
    b. Bar and lounge areas associated with the brewery may serve beer and wine, only; and
    c. No alcohol consumption, other than that associated with the bar and lounge area, shall be permitted on-site; and
    d. All materials and supplies related to the brewery or winery operation shall be stored in an enclosed structure.
    e. The craft brewery or winery must comply with the restrictions as to location in Appendix A, Zoning, Article XIII, Section 20.
5. Commercial recreation such as theatres, driving ranges, bowling alleys, and similar uses except drive-in theatres (enclosed structures shall be air conditioned).
6. Cultural centers, social service centers, museums, galleries, and community centers-Noncommercial.
7. Financial institutions and related services.
8. Grocery Stores
9. Gym and fitness facilities, 7,500 square feet or less.
10. Health care facilities, including but not limited to hospitals, nursing homes and hospices, and assisted living facilities.
11. Health food stores.
12. Hotels, as defined in 509.242, F.S, except there shall be no more than fifty (50) units per gross residential acre, and the minimum living area per room shall be three hundred (300) square feet.
13. Libraries.
14. Mixed use, vertically integrated structures consisting of multiple-family residential and/or office uses over retail, or other similarly mixed-uses.
15. Personal service establishments such as florist shops, barber and beauty shops, laundry and dry-cleaning pickup stations, tailor shops, and similar uses.
16. Pet grooming.
17. Plant nurseries and greenhouses, providing that no outside display of merchandise shall be contained in the required setbacks.
18. Printing, engraving and related reproduction processes as well as the publishing and distribution of books, newspapers and other printed material.
19. Private clubs in conjunction with a mixed-use, commercial or hotel use.
20. Professional offices, services, and studios such as medical; dental; optical; legal; engineering; real estate; insurance; travel agents; employment services consultant.
21. Post Offices
22. Restaurants (bars and lounges allowed only as an accessory use to restaurant), subject to the following:
    a. Walls and/or opaque vegetative screening buffers shall be required between the restaurant and adjacent properties with residential zoning designations.
23. Research, design and development activities and accessory laboratories where the use does not involve:
    a. Operation of heavy machinery or equipment, or
    b. Creation of noise, fumes, dirt, or
    c. Damage to or interference with other properties.
    d. Where all work is done within the building.
    e. Where no product is manufactured except purely incidental results of such research, design and development activities for the purpose of these activities only and not for sale.
24. Retail stores, sales and display rooms (except automotive) and similar uses, not exceeding 30,000 square feet in size, including not limited to places such as bakeries and

confectionary/ice cream stores in which goods are produced and sold at retail upon the premises. Outside display areas providing the following provisions are met:

a. The area outside shall not exceed in size one-third (⅓) the enclosed area of the principal structure.
b. The outside display area shall be surfaced with concrete or asphalt or other suitable materials.
c. The outside display area may be open along the front of the lot but shall be effectively screened on the sides in order to avoid any deleterious effect on adjacent properties.
d. The outside display areas shall be considered the same as the floor area for the purpose of calculating off-street parking requirements.

25. Shopping center.
26. Veterinary hospitals and clinics provided that all areas used for boarding or temporary housing of animals shall be completely enclosed unless appropriate safeguards are constructed to control objectionable odors and/or noises.

(E) ACCESSORY USES AND STRUCTURES.

1. Customary accessory uses clearly incidental and subordinate to the principal use, and in keeping with the highway approach character of the district.

(F) SPECIAL EXCEPTIONS. The following uses shall require special exception approval within the Four Corners Overlay District:

1. Childcare centers, day nurseries of kindergartens.
2. Food Truck Park with the following standards:
   a. A stabilized surface for the parking of the intended number of food trucks must be provided.
   b. A minimum 10 feet of clearance between each food truck must be provided. The site plan must demonstrate adequate access and area for effective delivery of emergency services.
   c. Central water and sewer must be provided for all mobile food vendors and the general public.
   d. A minimum of one (1) trash receptacle per food truck must be provided. A dumpster pad and enclosure must be provided to support the food truck park and must be screened from views from streets and adjacent properties.
   e. The food truck park must be the sole principal use of the property. A minimum of two (2) food trucks must be parked on the property at all times.
   f. The site must contain a permanent accessory structure with a minimum square footage of 1,000 SF or 250 SF per food truck space, whichever is greater, to provide restrooms, seating and service areas. Restroom facilities will be required based on the standards of the Florida Building Code.
   g. Any accessory structures, seating areas, pedestrian access must be specifically approved as part of the submitted Site Plan.
   h. There shall be no more than one food truck park within 500 feet of another permitted park or mobile food vending location.
   i. Parking will be provided at three (3) spaces per food truck, plus one (1) additional parking space per 15 seats.
   j. The provisions of Article XIII, Section 32 – Mobile Vending shall not apply to a food truck park.
3. Multiple-family dwellings as regulated by Section 6, RU-2-25 Multiple-Family District.

(G) PROHIBITED USES. The following uses shall be prohibited within the Four Corners Overlay District:

1. Automobile laundry or quick wash.
2. Automotive Repair.

3. Convenience Store with or without gas pumps.
4. Dry cleaning plants.
5. Electronic communication/transmission facilities and exchanges.
6. Liquor stores (retail) .
7. Bars and lounges.
8. Mortuaries and funeral homes.
9. Motels as defined in 509.242, F.S.
10. New and used automotive vehicles, heavy commercial vehicles, major recreational equipment, agricultural equipment, and mobile home sales and/or rentals with accessory uses.
11. Package store, beer and wine.
12. Retail automotive gasoline/fuel sales as a standalone use.
13. Storage garage.
14. Security mobile home or facility located on public or private property.
15. Self-service storage facilities.
16. Smoke shops, retail vape, retail nicotine/tobacco/smoking device dealers; hookah lounges.
17. Pharmacy, medical marijuana treatment center dispensing facilities, and apothecaries.
18. Television dish receivers and antennae as regulated by Article XIII, Section 21, Television dish receivers and antennae, cellular towers.
19. In addition to the uses listed in this Subsection (G), all other uses not specifically or provisionally permitted herein.

(H) PERFORMANCE STANDARDS. The following performance standards apply to applicable development and redevelopment in the FCOD.

Performance Standards	**Requirements**		**Notes**
	Minimum Requirement	**Maximum Requirement**	
Building Placement/Height			
Street/Front Yard(s)	10 feet	15 feet	Maximum street setback may be increased in order to accommodate sidewalk café/outdoor seating areas or public/civic use areas in compliance with standards set forth in Section 14-65 of the City Code.
Side Yard (Interior)	5 feet	N/A	
Rear	15 feet	N/A	
Maximum Building Height	Four (4) stories/60 feet		Up to four (4) stories in height permitted where fourth story is setback a minimum of 5' and a maximum of 10' from the third story. Ground Floor Height: minimum fifteen (15) feet, maximum thirty (30) feet. When the ground floor height is twenty (20) feet or greater, it shall count as two (2) stories. Upper Floor Height: minimum 9 (nine) feet, maximum

		fourteen (14) feet, measured floor to floor.
Maximum Impervious Coverage	75%	Maximum impervious coverage may be increased to 95% if the development demonstrates enhanced landscaping, multi-modal access including but not limited to transit stop, enhanced architectural design, public art and/or civic space, gateway and wayfinding elements, public easements, as to be determined by the City Manager or his designee.
Parking		
Off-Street Parking	Pursuant to article XII, Off-street Parking and Loading Regulations, provided, however, that vertically-integrated mixed-use developments, where residential and non-residential uses are located within the same structure, may be allowed a reduction in parking up to 20% upon a request by the applicant and subject to the approval of the City Manager or designee, Planning and Zoning Board or City Council, as applicable, through the site plan approval process. Shared parking agreements are encouraged.	The placement of off-street parking is prohibited between the front building façade(s) and abutting rights-of-way.
Off-Street Loading	Pursuant to article XII, Off-street Parking and Loading Regulations.	Service areas, which include areas designated for loading and unloading of goods, and refuse collection shall be buffered from rights-of-way by a minimum of one (1) canopy tree every thirty (30) feet on the exterior of a minimum six (6) foot high wall or hedgerow.
Landscaping		
Streetscape Buffer	A landscaped strip of land at least ten (10) feet in width shall be provided between the abutting right-of-way and the principal or accessory structure. Such landscaping shall include two (2) canopy trees for each fifty (50) lineal feet or fraction thereof, consistent with Florida Power & Lights (FPL) "Right Tree, Right Place" guidelines relating to tree sizing and setback from	

	powerlines. Canopy trees may be replaced by palms, in clusters with a minimum of three (3) palm trees equivalent to one (1) canopy tree. A hedge row of at least three (3) feet in height shall be placed along the perimeter of such landscaped strip.	
Abutting Property & Vehicle Use Area Buffers	In accordance with Article XIII. - Supplementary District Regulations, Section 5 Visual Screens and Section 22, Landscape Requirements	
Building Perimeter Plantings	Foundation plantings around the perimeter of the building equal to ten (10) percent of the proposed building gross ground level floor area.	Planting areas must be located abutting all sides of the building, (not including the loading area), except when the side of the building directly abuts a landscape buffer. The perimeter planting areas must consist of landscape areas, raised planters or planter boxes that are a minimum of five feet wide. These landscape areas must include shrubs and ground cover plants with a minimum of 50 percent coverage of the landscape area at the time of planting.
Signage		
Allowable Sign Types	Permanent signage types are limited to attached/wall and monument-style ground signs only, except menu board signs associated with sidewalk cafes are permitted as set forth in this Code. Temporary signs are permitted in accordance with Code of Ordinances, Chapter 3, Article II, Sign Regulations. Window signs shall be limited to applique or decal signage permitted in accordance with Code of Ordinances, Chapter 3, Article II, Sign Regulations.	All other sign types are expressly prohibited, including but not limited to, pole signs, Neon/LED/electronic, laser or video signs. Animated, flashing or swinging signs; Roof signs; Trailer signs; pennants, feather signs or streams; balloons or inflatable signs; poster window signs.
Number of Signs	One (1) ground and one (1) attached or wall signage are permitted per principal structure, except that one (1) ground sign and one (1) attached or wall sign is permitted on each primary façade on a corner lot.	Temporary signs are permitted in accordance with Code of Ordinances, Chapter 3, Article II, Sign Regulations.
Maximum Sign Height	Eight (8) feet measured from the center line of the adjacent right-of-way for ground	

Maximum Sign Area	The combined square footage of all signage may not exceed 1 square foot of signage per linear foot of property frontage on a public right-of-way, but in no case may exceed 64 square feet.	Wall sign area may not exceed 20% of the façade area on which the sign is located. No more than 20% of the window area may be obscured by window signage.
Sign Setbacks (Wall Signs)	0'	
Sign Setbacks (Ground Signs)	10'	
Access Standards		
Pedestrian Access	All developments must provide internal sidewalks/pedestrian access to the entrances of each building from the adjoining public sidewalk system and sidewalks on abutting properties. Pedestrian interconnectivity between parcels is required.	
Vehicular Access	Pursuant to Land Development Code, Article XIII, Section 4. Vehicular interconnectivity between parcels is required.	
Visual Screens		
Fencing	Pursuant to Land Development Code, Article XIII, Section 5, Commercial Fence and Wall Bulk Regulations, except that fencing on property lines abutting public rights-of-way must be decorative in nature and limited to 4 feet in height. Chain link fencing is expressly prohibited along all property lines.	

(I) BUILDING DESIGN STANDARDS. Buildings in the FCOD shall demonstrate a coherent architectural vernacular and associated building features/elements to promote visually pleasing and context-sensitive development consistent with sound principles of urban design in the City.

1. Design Intent. Building design for development and redevelopment in FCOD must demonstrate consistency with the following objectives:
   a. Encouraging building forms that reinforce pedestrian access and mobility.
   b. Creating usable outdoor space through the arrangement and interconnectivity of commercial buildings along street frontages.
   c. Encouraging buildings of compatible type and scale using varied architectural styles.
   d. Enhancing the City's gateway to Cocoa Village as an attractive destination and enhancing the visual quality of the City.
   e. Maintaining and enhancing the City's sense of place and its property values.

2. General Facade Standards. All facades of a building shall be designed with a consistent architectural style, detail, and trim features, as set forth below:
   a. Primary facades. A primary facade is one that is in public view and faces or abuts a public or private street or right-of-way. A maximum of two facades will be considered primary

facades, when more than two facades of a building have frontage on a street or right-of-way. All other facades will be considered secondary facades. Primary facades must comply with the following requirements:

i. Building entrance. Buildings located along a public or private street or pedestrian right-of-way shall be designed with an entrance to the building abutting each street or pedestrian right-of-way.
ii. Design features. The design of each primary facades shall include, at a minimum, two of the following design features:

(a) Glazing covering at a minimum 30 percent of the primary facade area, consisting of window and glazed door openings. False or faux windows are prohibited. As an alternative, up to 30 percent of the required glazing area may be covered with a trellis in lieu of glazing.
(b) Projected, or recessed covered public entries providing a minimum horizontal dimension of eight feet, and a minimum area of 128 square feet.
(c) Covered walkways, or arcades (excluding canvas type) depending on selected vernacular. The structure shall be permanent, and its design shall relate architecturally to the principal structure. The minimum width shall be eight feet, with a total length measuring 60 percent of the length of the associated facade.

b. Projections and Recesses. The building design must reduce the monotony of facades by breaking architectural elements into smaller pedestrian scale components or through use of varied materials, textures or colors, trim, roof lines, canopies and awnings in order to provide variation and visual interest. Façades shall be organized into three major components, the base (ground level), body (upper architecture) and cap (parapet, entablature or roofline).

i. All projects shall provide horizontal architectural treatments and/or façade articulations such as cornices, friezes, balconies, piers, awnings, pedestrian amenities, or other features for the first 15 feet of building height, measured vertically at street level.
ii. Projects with sixty linear feet or more of building frontage shall provide vertical architectural treatments and/or façade articulations such as columns, pilasters, indentations, stonework or similar treatment, storefront bays, windows, landscaping, or other feature at least every 30 feet on center. The vertical break shall be at least 24 to 36 inches in width.

3. Architectural Vernacular. The design standards applicable to this Overlay are intended to support development and redevelopment in context with the range of historical architectural styles found within the City consisting of the "Old Florida"/"Florida", “Mediterranean Revival”, “Modern” and “Colonial” styles.
a. Where “Old Florida/Florida” vernacular is utilized, the exterior finish material on all facades must be solid wood or cement-fiber board or stucco. Building designs must provide a minimum of six (6) elements per primary façade, and a minimum of three (3) elements per secondary façade. See Composite Figures below.

i. Small building massing, vary building form, volume, and heights
ii. Lap siding with moldings at all fenestration
iii. Covered verandas, porch, or colonnades at public entrances
iv. Roof overhangs shall have a minimum projection of 2'-6"
v. Metal Roofs (or material emulating) with a minimum roof pitch of 5:12
vi. Hinged shutters, including Bahamas shutters
vii. Exposed rafter tails
viii. Dormers with a minimum roof pitch of 12:12

ix. Column covers shall be solid wood or cement-fiber board or cement-plaster (stucco) proportioned appropriately to the small scale of the building massing
x. Cornice molding and banding articulated
xi. Awnings, fabric or metal covering







Composite Figure 1: Florida Vernacular

b. Where “Mediterranean Revival” vernacular is utilized, the exterior finish material on all facades must be smooth or textured stucco. Building designs must provide a minimum of six (6) elements per primary façade, and a minimum of three (3) elements per secondary façade. See Composite Figures below.

i. Low pitched roofs, slope ratio of 3:12, hip, gable, with decorative brackets
ii. Covered verandas or porticos at public entrances
iii. Roof overhangs shall have a minimum projection of 2'-0"
iv. Tile or cast concrete barrel tile roofs (or material emulating)
v. Arcades, colonnades, and loggias with cement-fiber (stucco) finish columns, tapered or straight shafts with built-up base and capital
vi. Ornament of terra cotta or cast concrete
vii. Visually strong public entrance with deep stilted, elliptical entablature, and cornice moldings
viii. Arched or flathead windows and articulated trim, sill, and aprons of cement-plaster (stucco)
ix. Pergolas
x. Bell towers with pitched roof
xi. Articulated parapets on all facades (if required to conceal rooftop HVAC equipment)
xii. Symmetrical massing of façade
xiii. Articulated Iconic or Doric column capitals with thin abacus caps
xiv. Entablature with architrave, cornice, and frieze
xv. Quatrefoil accents







Composite Figure 2: Mediterranean Revival Vernacular

c. Where “Modern” vernacular is utilized, the exterior finish material on all facades must be smooth stucco. Brick accents are permitted. Building designs must provide a minimum of six (6) elements per primary façade, and a minimum of three (3) elements per secondary façade. See Composite Figures below.

   i. Flat roof with vertical projections above roof line; at roof with vertical projections above roof line
   ii. Use of glass, glass block, mirror, and terrazzo accents
   iii. Building design implements functional, open-air spaces, such as wide balconies, breezeways, and expansive sunshades
   iv. Use of angular, asymmetric, geometric features, such as windows, trim, and accents
   v. Light colors with contrasting banding at roofline and around windows and entry
   vi. Ornamental statement walls with geometric or abstract patterns.
   vii. Geometric railing, columns/post or iron work.







Composite Figure 3: Modern Vernacular

d. Where “Colonial” vernacular is utilized the exterior finish material on all facades must be lapped board siding, brick or smooth stucco. Building designs must provide a minimum of six (6) elements per primary façade, and a minimum of three (3) elements per secondary façade. See Composite figures below.

i. Railings consisting of square balusters, turned balusters, or wrought iron/metal picket.
ii. Brick or stucco chimney.
iii. Porches with columns, balustrade elements and entablatures.

iv. Paneled and/or louvered shutters to be proportioned with the window width.
v. Lintels consisting of brick, stone, pre-cast concrete with smooth face and flush with veneer
vi. Dormers within the roofline.
vii. Symmetrical entries including door(s), windows, columns and porches.
viii. Column covers of solid wood or cement-fiber board or cement-plaster (stucco) proportioned appropriately to the small scale of the building massing;
ix. Gable or hip style roof with a pitches ranging from 6:12 to 10:12 slope.Flat roofs may be permitted for structures greater than 5,000 square feet of gross building area with the following requirements:
    a. Stepped parapet walls, not to exceed 42 inches high or as required to enclose rooftop equipment.
    b. Minimum 18-inch-high cornice treatment with three changes in the relief or thickness.
    c. Combination of pitched and flat roofs.
x. Fiberglass asphalt shingles or standing seam metal.
xi. Gutters and downspouts shall have a metal finish.







Composite Figure 4: Colonial Vernacular

(J) SITE DESIGN ELEMENTS. All projects shall have a minimum of two (2) of the following site elements:

1. Decorative landscape planters or planting areas, a minimum of five feet wide, and areas for shaded seating consisting of a minimum of 100 square feet.
2. Integration of specialty pavers, or stamped concrete along the building perimeter walkway. Said treatment shall constitute a minimum of 60 percent of walkway area.
3. Fountain or water element, a minimum of 100 square feet in area.
4. Two (2) accent or specimen trees, above the minimum landscape code requirements, along the front facade with a minimum height of 18 feet at planting.

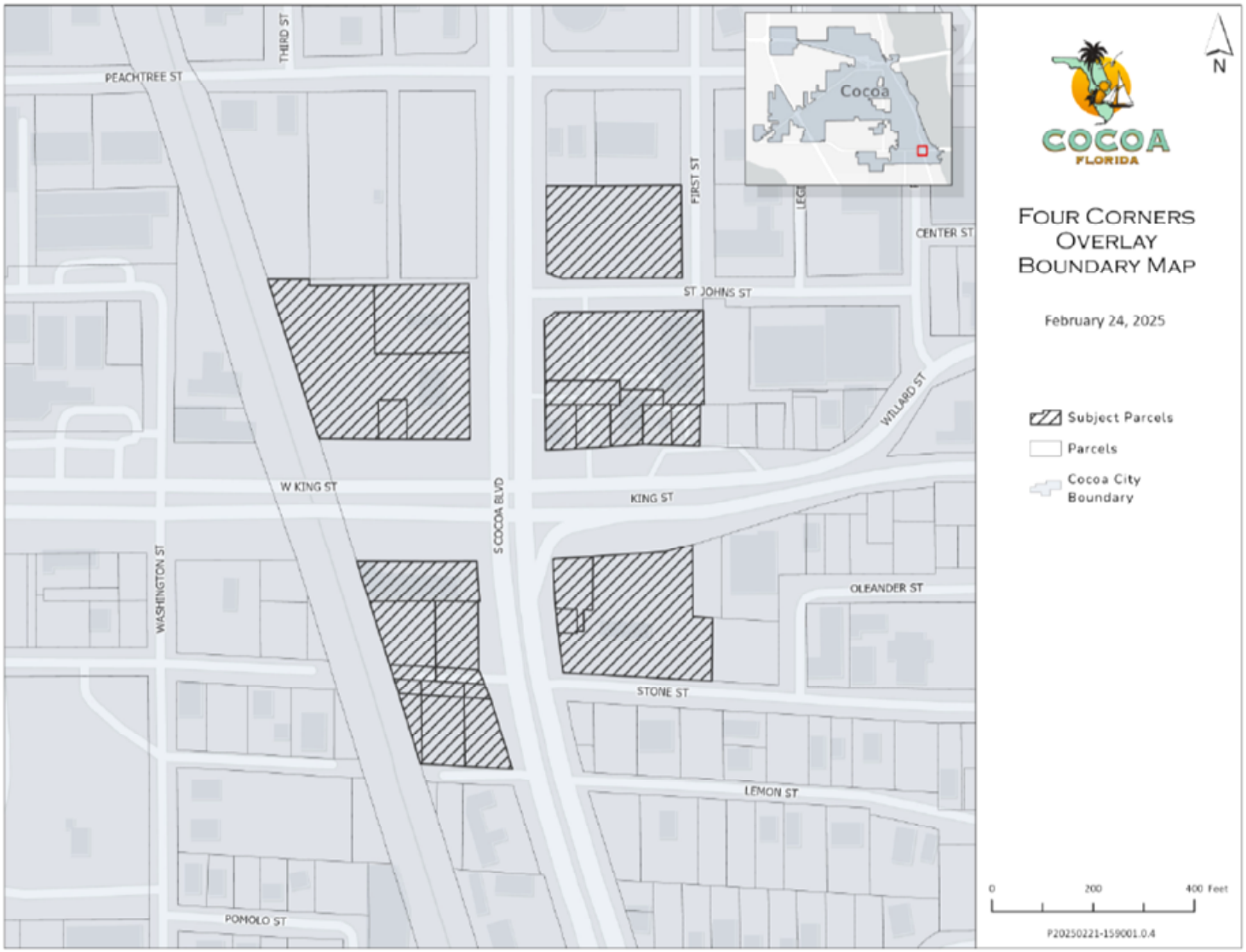
(K) SUPPLEMENTARY REGULATIONS.

1. Drive Thru Establishments.
   a. All drive-thru facilities (including pick up window(s), call boxes, menu boards, queuing lanes, and similar), regardless of principal use, shall be secondary in emphasis and priority to any other access and circulation functions. Such facilities shall be located on the rear and interior side of the building in order to block visibility from public rights-of-way through decorative screening, such as landscaped walls or panels, pergolas, trellises, lattice work or similar. In no case shall drive-thru facilities be located on street-facing facades of corner lots.
   b. Drive thru lanes shall not interrupt direct pedestrian access and avoid potential pedestrian/vehicle conflict. Each drive-through facility shall provide a walk-up service option, as well as drive-in. Pedestrian access cannot be routed through drive-through lanes, unless a clearly marked and elevated pedestrian crosswalk is provided through the drive-through lane(s) for safety purposes.

2. Outdoor display areas. Temporary exterior commercial uses, seating, dining and displays along the storefront's adjacent sidewalks are encouraged subject to approval by the City. All temporary displays shall maintain a minimum clear pedestrian walkway of five feet and shall not be located in off-street parking areas.

3. Overhead doors. Overhead doors, drop-off locations, service doors, dumpsters and/or loading docks shall not be located on the primary facades.

EXHIBIT B
Four Corners Overlay District Description



CONSISTING OF THE FOLLOWING TAX ID NUMBERS:

24-36-33-31-D-11, 24-36-33-31-D-12, 24-36-33-31-D-13, 24-36-33-31-*-R.1, 24-36-33-31-*-R.2, 24-36-33-31-*-R.3, 24-36-33-31-*-R.4, 24-36-33-31-*-R.5, 24-36-33-31-C-1, 24-36-33-31-C-2, 24-36-33-31-A-5, 24-36-33-00-251, 24-36-33-30-*-8, 24-36-33-00-289, 24-36-33-01-*-51, 24-36-33-00-288, 24-36-33-30-*-21.03, 24-36-33-30-*-21.04, 24-36-33-00-258, 24-36-33-30-*-14, 24-36-33-30-*-15, 24-36-33-00-253, 24-36-33-32-*-9, 24-36-33-32-*-7, 24-36-33-32-*-3

PLANNING & ZONING AGENDA ITEM

Memo Date:	05/23/2025
Agenda Date:	6/4/2025
Prepared By:	Jennifer Webster, Senior Planner
Through:	Stockton Whitten, City Manager
Requested Action:	Requesting the Planning and Zoning Board Recommend **APPROVAL** of Ordinance 04-2025 to City Council, amending the Zoning Ordinance of the City of Cocoa, relating to the regulation of alcoholic beverages.

BACKGROUND:

This is a City-initiated amendment to the City of Cocoa Zoning Ordinance, Appendix A, Zoning, of Article V – Definitions; Article XI. – District Regulations, Sec. 12 - District and Intent C-G, General Commercial (C-G); and Article XIII. – Supplementary District Regulations, Sec. 20 Alcoholic Beverages. The revisions in this amendment relate primarily to alcoholic beverage establishments.

In December of 2024, the City of Cocoa City Council directed staff to do the following:

- Amend the Zoning Ordinance to include a reference to the distancing restrictions provided in Florida Statutes § 562.45(2)(a) which states that a location for on-premises consumption of alcoholic beverages may not be located within 500 feet of the real property that comprises a public or private elementary school, middle school, or secondary school unless the City approves the location as promoting the public health, safety, and general welfare of the community under proceedings as provided § 166.041(3)(c).

The City Council also directed staff to review the Zoning Ordinance regarding the sale of alcoholic beverages to establish additional location restrictions for liquor stores (package stores), and to further amend the Zoning Ordinance (Code) to define these and other related terms. Regarding location restrictions, Council directed staff to:

- Add a new minimum three hundred (300) foot distance requirement between locations for off-premises consumption of alcoholic beverages, specifically liquor stores and package stores selling beer and wine, and parks and playgrounds, schools, churches, or residential zones. Grocery stores and convenience stores shall not be subject to such separation requirements.

- Add parks and playgrounds to the existing list of uses with three hundred (300) foot distance requirements between locations for on-premises consumption of alcoholic beverages.

- Revise the method of measurement between properties for determining the distances between them with respect to the City's alcoholic beverage regulations. A

proposed revision would include that the distance be measured by drawing a straight line between the closest property lines of the respective properties used for the above purposes.

Council further directed staff not to issue Business Tax Receipts, building permits, development orders, or other land use approvals for uses that may conflict with the pending amendments.

Staff were tasked with determining the need and justification for the change, and the relationship of the proposed amendment to the purposes and objectives of the City of Cocoa Comprehensive Plan. Part of staff's analysis was also to determine if any of the Code revisions would create any over-restrictive or non-conforming conditions. This is further discussed in the Analysis section of the report.

SUMMARY OF CODE REVISIONS:

The changes directed by the City Council were the minimum requested changes. Staff engaged in a thorough review of the ordinance and has suggested additional changes as well. In summary, the proposed ordinance accomplishes the following: 1) imposing separation requirements for liquor stores and package stores from certain other uses; 2) imposing separation requirements between locations for on-premises consumption of alcohol and public parks and playgrounds; 3) updating the Zoning Ordinance to be consistent with state law regarding separation requirements between schools and locations for on-premises consumption of alcohol; 4) amending the method of measuring separation for purposes of alcoholic beverage regulations; 5) amending certain definitions to clarify the application of the alcoholic beverage regulations; 6) modifying the regulations pertaining to alcoholic beverage sales as an accessory use; and 7) amending the list of permitted and special exception uses in the General Commercial district (C-G) relating to alcoholic beverages.

In support of the separation distances for liquor stores, staff located a number of studies, which are referenced in the recitals of the proposed ordinance, which find that higher density or concentration of liquor stores leads to more frequent incidents of childhood accidents and abuse, violence, and crime.

Amending Appendix A, ART. V – Definitions, for Certain Definitions Relating to Alcoholic Beverage Regulations & Adding Definition for Alcoholic Beverages as an Accessory Use

This code amendment includes revising the following definitions with regard to the sale of alcoholic beverages: BAR; CONVENIENCE STORE, LOUNGE OR COCKTAIL LOUNGE; PACKAGE STORE; PACKAGE STORE, BEER AND WINE; and LIQUOR STORE. It also includes the addition of a definition for ESTABLISHMENT WITH ALCOHOL AS ACCESSORY USE. As in the amended Ordinance attached, <u>underlined</u> type indicates additions and ~~strikeout~~ type indicates deletions.

• The definition of a BAR was amended adding language defining bottle clubs consistently with Section 561.01 of the Florida Statutes, as well as adding language for types of establishments that include bars as a subordinate use:

"A retail establishment selling alcoholic beverages for consumption on the premises or an establishment, commonly known as a "bottle club," in the business of furnishing premises where alcoholic beverages may be consumed as defined in Section 561.01, Florida Statutes, as may be amended from time to time. A bar may include a retail establishment selling alcoholic beverages for consumption on the premises that is in conjunction with and subordinate to a permitted principal use such as a club, lodge, marina, golf course, stadium or other similar recreational use. Bars shall not include restaurants or hotels serving alcoholic beverages as an accessory use as provided in Appendix A, Zoning, Article XIII, Section 22 of this Zoning Ordinance."

• The definition of CONVENIENCE STORE was amended entirely as follows. This was primarily intended to differentiate liquor stores and convenience stores, which are not subject to separation requirements in the proposed ordinance:

"A retail store or shop which primarily sells items such as candy, ice cream, soft drinks, lottery tickets, newspapers, and magazines, along with a selection of processed food, various grocery and healthcare products, and miscellaneous items. Convenience stores may also sell at retail gasoline or other volatile fuel provided that the sale of fuel is incidental to the sale of other items and does not constitute the primary business of the store. Convenience stores may sell at retail alcoholic beverages provided that the sale of alcoholic beverages is incidental to the sale of other items and does not constitute the primary business of the store. A convenience store shall be a freestanding, single-occupancy structure. The store size shall be approximately 5,000 square feet in area or less."

• The definition of LOUNGE OR COCKTAIL LOUNGE was amended to say "see BAR", as they are synonymous in the Zoning Code and are used interchangeably.

• The definition of PACKAGE STORE was amended as follows, which is consistent with state law, specifically regarding sealed, original containers and 51% of sales:

"A retail establishment ~~selling~~ which primarily sells alcoholic beverages containing more than one percent (1%) of alcohol by weight only in sealed, original containers for consumption off premises, not limiting such beverage sales to beer and wine except where specifically stated in the Zoning Ordinance. A retail establishment where fifty-one percent (51%) or greater of the business' gross revenue derives from the sale of such alcoholic beverages shall be considered a package store. Package stores shall not include convenience stores or grocery stores. ~~for consumption off the premises and not limiting such beverage sales to beer and wine.~~"

- The definition of PACKAGE STORE, BEER AND WINE was amended, similarly, as follows:

> *"A retail establishment ~~selling~~ which primarily sells alcoholic beverages containing more than one percent (1%) of alcohol by weight only in sealed, original containers for consumption off premises and such alcoholic beverages being limited to beer and wine only. ~~for consumption off the premises but limiting such beverages to beer and wine~~. A retail establishment where fifty-one percent (51%) or greater of the business' gross revenue derives from the sale of such beer and wine shall be considered a package store, beer and wine. Package stores, beer and wine shall not include convenience stores or grocery stores."*

- The definition of LIQUOR STORE was amended to say "see PACKAGE STORE", as they are synonymous in the Zoning Code and are used interchangeably.

- There has been an increase in popularity of establishments wishing to serve alcohol as a complement to another service, such as a beauty salon, and those that allow patrons to bring their own alcoholic beverages as a complement to the establishment's primary activity, such as an arts and crafts workshop. Therefore, this code amendment includes the addition of a definition for ESTABLISHMENT WITH ALCOHOL AS ACCESSORY USE, distinguishing it from one that is a BAR which sells and serves alcohol on-premises as its primary use, or one that contains a BAR as a subordinate use. No special exception will be required for such uses:

> *"A retail or service establishment which offers alcoholic beverages to its customers for consumption upon the premises as an accessory service or that allows customers to bring alcoholic beverages onto the premises for consumption as an accessory service; for example, a beauty salon which offers wine to customers while providing beauty services or an art studio that allows customers to bring a bottle of wine to consume while creating artwork; but consumption of alcohol is not the primary business. The retail or service establishment may not derive revenue from alcoholic beverage sales directly. Establishments with alcohol as an accessory use satisfying the above criteria shall not be considered a bar or lounge under this Ordinance. This provision shall not apply to convenience stores nor special event venues for hire that operate as a bottle club as defined in this Ordinance."*

Additional requirements for an ESTABLISHMENT WITH ALCOHOL AS ACCESSORY USE have been added to Section 20. – Alcoholic Beverages, described below.

Amending Appendix A, ART XI. Sec. 12 – District and Intent - C-G, General Commercial, as to the List of Uses:

As clarified above, "liquor store" and "package store" are synonymous, as are "bar" and

“lounge”, so this amendment eliminates an existing conflict in the C-G zoning district:

(A) PRINCIPAL USES AND STRUCTURES.
(8) Liquor stores (retail) ~~and cocktail lounges.~~
(C) SPECIAL EXCEPTIONS.
(13) A bar or lounge, with or without a package store~~, or a package store.~~

Amending Appendix A, ART XIII. – Supplementary District Regulations, Sec. 20. - Alcoholic Beverages

A. Restaurants; Alcoholic Beverages Sales as Accessory Use, Adding Definition of Commercial Kitchen

In Section 20 (C)(2) of the Code, the number of seats that define a restaurant has been reduced from 40 to 20 seats. Also, the requirement of a restaurant to contain a kitchen to prepare and serve meals has been expanded to require a commercial kitchen, including the definition of such a kitchen:

“A commercial kitchen for purposes of this Section shall mean a facility located on the premises of a restaurant that is used for the daily preparation of cooked, full-course meals. Such a facility must include full kitchen infrastructure, consisting of commercial-grade burners, ovens, range hoods, and refrigeration units. These components shall be of a size, type, and quantity sufficient to serve the restaurant’s total occupancy, in accordance with applicable local and state regulations.”

This revision was prompted by frequent inquiries from local business owners to the Planning and Zoning Division seeking clarification on what qualifies as a kitchen for the purpose of distinguishing a restaurant—permitted to sell alcoholic beverages as an accessory use—from a bar or lounge, which requires approval through a special exception. Additionally, the section has been revised to clarify that, per Florida Statutes chapter 509, a restaurant must derive at least 51% of its sales from food and non-alcoholic beverages. An establishment that meets the above requirements to be considered a restaurant shall not require a special exception.

This amendment also creates a new sub-section requiring that ESTABLISHMENT(s) WITH ALCOHOL AS ACCESSORY USE (as described by its new definition in ART. V), except for hotels and motels and restaurants:

1) provide the city with an affidavit affirming that the service of alcohol to patrons on the premises or allowing customers to bring alcohol onto the premises for consumption shall not be the primary business of the establishment and no revenue is derived from the sale of alcoholic beverages directly

2) shall not be subject to the location requirements described below, and

3) shall not convert to a bar without first complying with the location requirements described below and must meet all other requirements of the Zoning Ordinance.

B. Restrictions as to Location (Distancing Requirements)

The current language of the ordinance defines distancing requirements from alcoholic beverage establishments with on-premises consumption (bars) to community uses such as schools, churches, and residential zones, as summarized for simplicity in the following table:

	Bar	CBD Bar
Schools	300	0
Churches	300	0
Res Zone	300	0

There are currently no distancing requirements for bars located in the Central Business District (CBD).

The amendments include: 1) the addition of **parks** and **playgrounds** as properties from which minimum distancing will be required; 2) the addition of **"liquor store"** or "package store" as a type of alcoholic beverage establishment requiring a minimum separation of 300' from parks, schools, playgrounds, churches, and residential zones; 3) in compliance with Florida Statutes § 562.45(2)(a), which provides that a location for on-premises consumption of alcoholic beverages may not be located within 500 feet of the real property that comprises a public or private elementary school, middle school, or secondary school, the distancing for this type of establishment is increased from 300' to 500'. The separation distance from bars to the other community categories will remain 300'.

So, where the "proposed premises" is an alcoholic beverage establishment and the "established premises" is one of the described community uses, the distancing shall be:

		Proposed Premises			
Established Premises		Liquor	Bar	CBD Bar	CBD Liq
	Public Parks	300	300	0	0
	Schools*	300	*500	0	0
	Public Playgrounds	300	300	0	0
	Churches	300	300	0	0
	Res Zone	300	300	0	0

(*Per Fl Statute, public or private elementary, middle, or secondary. Table is a visualization of Code language and is not part of Code amendment)

However, where the “proposed premises” is one of the above-described community uses, and the “established premises” is one that sells alcoholic beverages, the distancing shall be:

		Proposed Premises				
Established Premises		Public Parks	Schools	Public Playgrounds	Churches	Res Zone
	Liquor	0	0	0	300	0
	Bar	0	0	0	300	0
	CDB Liquor	0	0	0	0	0
	CBD Bar	0	0	0	0	0

(Table is a visualization of Code language and is not part of Code amendment)

There are no distancing requirements for a community use that is the “proposed” premises (except for churches), as these are considered part of public infrastructure which is dictated by the Comprehensive Plan. The text amendment does not create new distancing requirements for bars or package stores located in the CBD. However, they both are uses only allowed in the CBD by special exception, therefore Board of Adjustment approval is still required for both a bar and a liquor store in this district.

(Note: Per the existing Code, *“an ‘established premises’ will be recognized only if the business, church or school to be operated has obtained and passed all certificate of occupancy inspection for its premises and use.*”)

As mentioned above, pursuant to Florida Statues § 562.45(2)(a), establishments for on-premises alcohol consumption must maintain a 500-foot distance from schools unless the City determines that the location serves the public interest under the criteria of § 166.041(3)(c), Florida Statutes.

In compliance with the above statute, the code language regarding variances was revised as such, removing schools as historical premises:

> *"A variance may be granted from the three hundred (300) foot rule if the applicant shows the premises (1) was historically used as an establishment licensed for the on-premise consumption of alcoholic beverages, or a church, ~~or a school~~, and (2) meets the criteria provided in Appendix A, Article XVII, Section 3 of this Code."*

An analysis was performed to determine if these revised distancing requirements would create any new non-conforming properties. This is further discussed in the Analysis section of the report.

C. Amending Method of Distancing Measurement

The current method of measurement to determine the appropriate separation distance

from alcoholic beverage establishments to **churches** and **schools** is by a straight line from the nearest point of the building which is the proposed premises, to the nearest point of the building which is the established premises; but, it is from the nearest point of the building which is the proposed premises to the nearest parcel line for established **residential zones.**

The amendment modifies the method of measurement for all proposed and established premises to be from parcel line to parcel line, instead of from building to building, or building to parcel line. This revision is an effort to standardize the method of measurement between these uses and to avoid potential confusion.

ANALYSIS

I. Zoning Code

Pursuant to Appendix A, Zoning, Article XXI, Amendment, Section 1(G)(2), the Planning Board shall consider and study:

a. The need and justification for the change.

Staff Finding: The proposed amendment is necessary to address public health and safety concerns associated with the potential over-concentration of liquor stores and other alcoholic beverage establishments within the City of Cocoa. Studies referenced in the ordinance indicate that neighborhoods with a higher density of liquor stores experience increased rates of childhood accidents, assaults, and child abuse injuries. These areas are also more likely to experience weakened social controls, contributing to elevated levels of crime and nuisance activity. Research further supports that a high density of alcohol outlets is directly associated with increased instances of violence and alcohol abuse.

The Center for Disease Control and Prevention has identified the relation of alcohol outlet density as an effective strategy to prevent excessive alcohol consumption and its related harms. The CDC recommends the use of zoning and licensing tools to control the number and proximity of alcohol-selling establishments. In response to these findings, the City of Cocoa has determined that regulating the location of liquor and package stores is in the best interest of the community and necessary to protect vulnerable populations, particularly youth and families. The proposed amendment also updates key definitions and establishes a more precise methodology for measuring separation distances, thereby improving clarity enforcement and consistency within the City's land use regulations.

b. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of this zoning code and other codes, regulations, and actions designed to implement the

comprehensive plan.

Staff Finding: The proposed amendment is consistent with the City of Cocoa's Comprehensive Plan and supports several policies intended to promote public health, safety, and welfare. It also promotes land use compatibility by introducing separation standards between liquor stores and sensitive uses such as schools, churches and parks.

- **Alignment with Future Land Use Goals**

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

Goal 1.1 calls for the "thoughtful planned use and development of land... to protect public health, safety, welfare, and appearance." The proposed amendment is directly in line with this goal by implementing regulations that minimize the potential for adverse social and environmental impacts associated with alcohol outlet clustering.

- **Neighborhood Protection**

Objective 1.1.5: Neighborhood Protection. The City shall ensure that additional growth and development will be respectful of established neighborhoods that define much of the City's character.

Policy 1.1.5.3: The City's land development regulations shall maintain appropriate standards and nuisance regulations to limit the impact of more intense development on established residential zones.

- **Redevelopment Goals**

Objective 1.1.4: Redevelopment. The City shall encourage redevelopment of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) through redevelopment programs and through maintaining land development regulations that contain standards and procedures to encourage redevelopment where desirable.

Objective 3.2.4: Neighborhood Preservation. The City of Cocoa shall promote neighborhood preservation through the continued application and enforcement of zoning district regulations, land development regulations, and nuisance abatement

regulations.

Policy 3.2.4.1: The City shall provide for the protection of residential neighborhoods from secondary effects of nearby commercial development.

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.

These objectives and policies support redevelopment in ways that revitalize areas without contributing to decline. As excessive alcohol availability is linked to community deterioration, the proposed restrictions help sustain efforts to improve overall neighborhood conditions, particularly in the City's Community Redevelopment Areas (CRAs).

- **Promotes public safety and welfare through planning and regulation**

Policy 1.1.10.2: Future development and redevelopment activities shall be directed toward appropriate areas considering the topography, soil conditions and availability of facilities and services, and consistent with sound planning principles, minimal natural constraints, and the goals, objectives, and policies provided in the Comprehensive Plan.

This policy directs that redevelopment and new development should occur in areas consistent with sound planning principles and with minimal natural or social constraints. Regulating alcohol outlet locations in relation to schools, parks, and other sensitive uses supports this principle by promoting safe environments for children and families.

This policy direction is not only a response to empirical public health concerns but also a proactive step in furthering the Comprehensive Plan’s long-term vision for safe, vibrant, and well-regulated neighborhoods. By ensuring consistency between alcohol outlet locations and land use goals, this amendment represents a justified and strategic planning initiative.

II. Creation of Non-Conforming Uses

Staff performed an analysis of the revisions in this amendment with regard to the impact on existing businesses to determine if any new non-conforming uses would be created. A Non-conformity is defined in Appendix A, Article V of the Code as “any lot, use of land, use of structure, use of structure and premises or characteristics of any use which was lawful at the time of enactment of this ordinance but which does not conform with the provisions of the district in which it is located”, and is regulated by Article X. – Nonconformities.

Article X. Sec. 4 – Non-conforming Uses of Land states, in part that:

"Where, at the effective date of adoption or amendment of this ordinance [Ord. No. 5-98, § 1, 2-10-98], lawful use of land exists that is made no longer permissible under the terms of this ordinance as enacted or amended, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:

(A) No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this ordinance; unless such use is changed to a use permitted in the district in which such use is located;

(B) No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this ordinance;
(C) If any such nonconforming use of land ceases for any reason for a period of more than one hundred eighty (180) consecutive days, any subsequent use of such land shall conform to the regulations specified by this ordinance for the district which such land is located."

An analysis of the impact of the amendment, including the new revised method of measurement from parcel line to parcel, regarding the creation of non-conforming uses provided the following results:

1. The addition of **parks** and **playgrounds** as properties from which a minimum distance of 300' will be required from alcoholic beverage establishments for on- and off-premises consumption using the revised method of measurement from parcel line to parcel line, does not create any new non-conforming uses. (See Exhibit A: City Wide Parks and Playgrounds / On- and Off-site Consumption).

2. The buffer distance between alcoholic beverage establishments with on-premises consumption and schools, increasing from 300' to 500', in compliance with the Florida Statute, using the revised method of measurement from parcel line to parcel line, creates one non-conforming use, a bar located at 238 Peachtree St, due to being less than 500' from a school. (See Exhibit B: City Schools / On-site Consumption).

3. The addition of **"liquor store"** or "package store" as a type of alcoholic beverage establishment requiring a minimum separation of 300' from parks, schools, playgrounds, churches, and residential zones, using the revised method of measurement from parcel line to parcel line, creates one new non-conforming use, a liquor store located at 1105 Clearlake Road, due to its less than 300-foot proximity to a residential zone. (See Exhibit C: Citywide Buffer Analysis with Residential Buffer Off-Premises Consumption Liquor & Package Stores).

Generally, most of the bars and only one package store are in the Central Business

District, where there are no distancing requirements.

Regarding the two non-conforming uses that were created by this amendment, as stated above, a non-conforming use may continue, as long as it complies with the regulations set forth in Appendix A, Article X. of the City of Cocoa Zoning Code regarding Nonconformities.

Staff has determined that with the addition of **parks** and **playgrounds** to the list of community uses from which bars and package stores have location distancing requirements, and with the increased separation distance of 500' between bars and schools, and the addition of **package stores** as a type of alcoholic beverage establishment that has location distancing requirements, the City is taking steps necessary to address public health and safety concerns associated with the potential over-concentration of liquor stores and other alcoholic beverage establishments within the City.

However, in concern of being overly restrictive for future businesses, staff is recommending that the existing method of measurement of "by a straight line from the nearest point of the building which is the proposed premises, to the nearest point of the building which is the established premises" be retained. Regardless, residential zones, playgrounds, parks, and schools will still be measured using their respective parcel lines.

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
December 23, 2024, City Council Notice to Proceed, Legislation in Progress
May 10, 2005, Ord. No. 13-05, Revising Sec. 20, the Alcoholic Beverage Ordinance
March 6, 1979, Ord. No. 2-79, Establishing Sec. 20, the Alcoholic Beverage Ordinance

RECOMMENDED MOTION:
Requesting the Planning and Zoning Board Recommend **APPROVAL** of Ordinance 04-2025 to City Council, amending the Zoning Ordinance of the City of Cocoa, relating to the regulation of alcoholic beverages.

ORDINANCE NO. 04-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING ORDINANCE OF THE CITY OF COCOA, RELATING TO REGULATION OF ALCOHOLIC BEVERAGES; IMPOSING SEPARATION REQUIREMENTS FOR LIQUOR STORES AND PACKAGE STORES FROM CERTAIN OTHER USES; IMPOSING SEPARATION REQUIREMENTS BETWEEN LOCATIONS FOR ON-PREMISE CONSUMPTION OF ALCOHOL AND PUBLIC PARKS AND PLAYGROUNDS; UPDATING THE ZONING ORDINANCE TO BE CONSISTENT WITH STATE LAW REGARDING SEPARATION REQUIREMENTS BETWEEN SCHOOLS AND LOCATIONS FOR ON-PREMISE CONSUMPTION OF ALCOHOL; AMENDING THE METHOD OF MEASURING SEPARATION FOR PURPOSES OF ALCOHOLIC BEVERAGE REGULATIONS; AMENDING CERTAIN DEFINITIONS TO CLARIFY THE APPLICATION OF THE ALCOHOLIC BEVERAGE REGULATIONS; MODIFYING THE REGULATIONS PERTAINING TO ALCOHOLIC BEVERAGE SALES AS AN ACCESSORY USE; AMENDING THE LIST OF PERMITTED AND SPECIAL EXCEPTION USES IN THE GENERAL COMMERCIAL DISTRICT (C-G) RELATING TO ALCOHOLIC BEVERAGES; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City is granted the authority, under Section 2(b), Article VIII, of the Constitution of the State of Florida to exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the Beverage Law of the state of Florida, specifically Section 562.45(2)(a), Florida Statutes, expressly provides that nothing in such Beverage Law may be construed to affect or impair the power or right of any incorporated municipality of the state to enact ordinances regulating the hours of business and location of place of business, and prescribing sanitary regulations therefor, of any licensee under the Beverage Law within the corporate limits of such municipality; and

WHEREAS, the City of Cocoa Zoning Ordinance, Appendix A, *Zoning*, Article XIII, *Supplementary District Regulations*, Section 20, *Alcoholic Beverages*, currently restricts the location of establishments permitting the on-premises sale and consumption of alcoholic beverages; and

WHEREAS, the City Council desires to amend the City of Cocoa Zoning Ordinance to establish additional location restrictions for liquor stores and package stores, and to further amend the Zoning Ordinance to define such terms; and

WHEREAS, the City Council of the City of Cocoa makes the following findings of fact:

- Neighborhoods with a higher density of liquor stores have higher numbers of childhood accidents, assaults, and child abuse injuries.[1]
- Liquor stores become places where social controls are weaker, increasing the likelihood of criminal and nuisance activities in the surrounding areas.[2]
- A high density of liquor stores is linked to higher levels of crime and violence.[3,4]
- According to the Centers for Disease Control and Prevention, regulating the number of places in a given area where alcohol may be legally sold is an effective way to prevent excessive alcohol use.[5]
- The Centers for Disease Control and Prevention recommend the use of regulatory authority, such as licensing and zoning restrictions, to limit alcohol outlet density due to the positive association between outlet density and excessive alcohol consumption and related harms.

WHEREAS, the City Council finds that, due to the association between an increased density of liquor stores in a neighborhood and an increase in alcohol abuse and related harms in that neighborhood, and due to the correlation between the density of liquor stores in a neighborhood and increased rates of crime in that neighborhood, it is in the best interest of the citizens of the City of Cocoa, in particular the youth of the City of Cocoa, to limit the density of liquor stores in the City by regulating where liquor stores can be located within City limits; and

WHEREAS, the Council desires to ensure that the youth and families of the City of Cocoa are limited in their exposure to liquor stores and the negative associations therewith and, therefore, the Council desires to amend the City of Cocoa Zoning Code to provide that liquor stores must be located at least 300 feet away from areas that children and families may frequent, such as schools, churches, and parks; and

WHEREAS, Florida Statutes § 562.45 provides that a location for on-premises consumption of alcoholic beverages may not be located within 500 feet of the real property that comprises a public or private elementary school, middle school, or secondary school unless the

---

[1] Freisthler, B., P. Gruenewald, L. Ring, and E. LaScala. (2008). An Ecological Assessment of the Population and Environmental Correlates of Childhood Accident, Assault, and Child Abuse Injuries. *Alcoholism: Clinical and experimental research*. 32(11): 1969-1975.

[2] Graham K. (2006). Isn't it time we found out more about what the heck happens around American liquor stores? *Addiction*. 101(5): 619–620.

[3] Lipton, R., and P. Gruenewald. (2002). The spatial dynamics of violence and alcohol outlets. *Journal of Studies on Alcohol*, 63: 187–195.

[4] Gruenewald, P, and L. Remer. (2006). Changes in Outlet Densities Affect Violence Rates. *Alcoholism: Clinical and Experimental Research*, 30(7): 1184–1193.

[5] Community Prevention Services Task Force, *Evidence-Based Strategies to Prevent Excessive Alcohol Consumption and Related Harms*, August 23, 2013, chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.thecommunityguide.org/media/pdf/Summary_Alcohol_Interventions082413.pdf (accessed January 16, 2025).

City approves the location as promoting the public health, safety, and general welfare of the community under proceedings as provided § 166.041(3)(c); and

WHEREAS, the City Council desires to amend the Code to include a reference to the distancing restrictions provided in Florida Statutes § 562.45, as may be amended; and

WHEREAS, the City Council desires to make further updates to the alcoholic beverage regulations of the City of Cocoa; and

WHEREAS, on the _____ day of _____, 2025, the City's Planning and Zoning Board/Local Planning Agency reviewed this Ordinance, held a public hearing, and recommended approval of this Ordinance; and

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

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

Section 1. **Recitals.** The foregoing recitals are hereby fully incorporated herein by this reference as legislative findings and reflect the intent and purpose of the City Council of the City of Cocoa.

Section 2. **Code Amendment.** Appendix A, *Zoning*, Articles V and XIII, of the Code of Ordinances of the City of Cocoa, Florida, is hereby amended as follows: (underlined type indicates additions and ~~strikeout~~ type indicates deletions, while asterisks (* * *) indicate a deletion form this Ordinance of text appearing in Appendix A, Articles V and XIII. It is intended that the text in Appendix A, Articles V and XIII, shall remain unchanged from the language existing prior to the adoption of this Ordinance.

APPENDIX A – ZONING

* * *

ARTICLE V. – DEFINITIONS

* * *

BAR. A retail establishment selling alcoholic beverages for consumption on the premises or an establishment, commonly known as a "bottle club," in the business of furnishing premises where alcoholic beverages may be consumed as defined in Section 561.01, Florida Statutes, as may be amended from time to time. A bar may include a retail establishment selling alcoholic beverages for consumption on the premises that is in conjunction with and subordinate to a permitted principal use such as a club, lodge, marina, golf course, stadium or other similar recreational use.

Bars shall not include restaurants or hotels serving alcoholic beverages as an accessory use as provided in Appendix A, Zoning, Article XIII, Section 22 of this Zoning Ordinance.

* * *

CONVENIENCE STORE. A retail store or shop which primarily sells items such as candy, ice cream, soft drinks, lottery tickets, newspapers, and magazines, along with a selection of processed food, various grocery and healthcare products, and miscellaneous items. Convenience stores may also sell at retail gasoline or other volatile fuel provided that the sale of fuel is incidental to the sale of other items and does not constitute the primary business of the store. Convenience stores may sell at retail alcoholic beverages provided that the sale of alcoholic beverages is incidental to the sale of other items and does not constitute the primary business of the store. A convenience store shall be a freestanding, single-occupancy structure. The store size shall be approximately 5,000 square feet in area or less.

~~A store selling at retail items such as food and drinks, books, magazines, newspapers, notions and sundries; which store is open to the public for extended periods of time for the customer's convenience before or after normal shopping hours. Convenience stores may also sell at retail gasoline or other volatile fuel provided that the sale of fuel is incidental to the sale of other items and does not constitute the primary business of the store and provided that all other specific district regulations of the zoning ordinance are met. Convenience stores are sometimes referred to as "7-11," "Step Savers," "Jiffy Stores," or "Zippy Marts." A convenience store shall be in a freestanding, single-occupancy structure.~~

* * *

ESTABLISHMENT WITH ALCOHOL AS ACCESSORY USE. A retail or service establishment which offers alcoholic beverages to its customers for consumption upon the premises as an accessory service or that allows customers to bring alcoholic beverages onto the premises for consumption as an accessory service; for example, a beauty salon which offers wine to customers while providing beauty services or an art studio that allows customers to bring a bottle of wine to consume while creating artwork; but consumption of alcohol is not the primary business. The retail or service establishment may not derive revenue from alcoholic beverage sales directly. Establishments with alcohol as an accessory use satisfying the above criteria shall not be considered a bar or lounge under this Ordinance. This provision shall not apply to convenience stores nor special event venues for hire that operate as a bottle club as defined in this Ordinance.

* * *

LOUNGE OR COCKTAIL LOUNGE. ~~A retail establishment selling alcoholic beverages for consumption on the premises or an establishment, commonly known as a "bottle club," in the business of furnishing premises where alcoholic beverages may be consumed.~~ See bar.

* * *

PACKAGE STORE. A retail establishment ~~selling~~ which primarily sells alcoholic beverages containing more than one percent (1%) of alcohol by weight only in sealed, original containers for consumption off premises, not limiting such beverage sales to beer and wine except where specifically stated in the Zoning Ordinance. A retail establishment where fifty-one percent (51%)

or greater of the business' gross revenue derives from the sale of such alcoholic beverages shall be considered a package store. Package stores shall not include convenience stores or grocery stores. ~~for consumption off the premises and not limiting such beverage sales to beer and wine.~~

PACKAGE STORE, BEER AND WINE. A retail establishment ~~selling~~ which primarily sells alcoholic beverages containing more than one percent (1%) of alcohol by weight only in sealed, original containers for consumption off premises and such alcoholic beverages being limited to beer and wine only. ~~for consumption off the premises but limiting such beverages to beer and wine~~. A retail establishment where fifty-one percent (51%) or greater of the business' gross revenue derives from the sale of such beer and wine shall be considered a package store, beer and wine. Package stores, beer and wine shall not include convenience stores or grocery stores.

* * *

LIQUOR STORE. See Package Store.

* * *

ARTICLE XI. – SCHEDULE OF DISTRICT REGULATIONS

* * *

Sec. 12. District and intent—C-G, General Commercial District.

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

(A) PRINCIPAL USES AND STRUCTURES. The following uses and structures are permitted for any use or group of uses that are developed, either separately, or as a unit with certain site improvements shared in common:

* * *

(8) Liquor stores (retail) ~~and cocktail lounges~~.

* * *

(C) SPECIAL EXCEPTIONS.

* * *

(13) A bar or lounge, with or without a package store~~, or a package store~~.

* * *

ARTICLE XIII. – SUPPLEMENTARY DISTRICT REGULATIONS

* * *

Sec. 20. – Alcoholic Beverages.

(A) BARS AND LOUNGES AS SPECIAL EXCEPTION. The sale of alcoholic beverages in a bar or cocktail lounge may be allowed as a special exception by the board of adjustment where required by this Zoning Ordinance and provided all other requirements for a special exception are met. ~~and this use is in conjunction with and subordinate to a permitted principal use as a club, lodge, marina, golf course, stadium or other similar recreational use.~~

(B) HOTELS AND MOTELS; ALCOHOLIC BEVERAGE SALES AS ACCESSORY USE. Providing a hotel or motel has at least sixty (60) rooms, the sale of alcoholic beverages for on-premise consumption shall be allowed as an accessory use and, in such cases, the provisions of paragraph ~~(D)~~ (F) of this section shall not apply and shall not require special exception approval.

(C) RESTAURANTS; ALCOHOLIC BEVERAGE SALES AS ACCESSORY USE. Providing a restaurant meets the following requirements, the sale of alcoholic beverages for on-premise consumption shall be allowed as an accessory use and in such cases, the provisions of paragraph ~~(E)~~ (F) of this section shall not apply and shall not require special exception approval:

(1) The restaurant must have seating accommodations at tables for at least ~~forty (40)~~ twenty (20) persons, excluding seats or stools in a bar or lounge area. For purposes of satisfying this requirement, any restaurant seeking an exemption under subsection (C) shall obtain written confirmation and approval from the fire inspector that such restaurant is lawfully providing seating at tables for at least ~~forty (40)~~ twenty (20) people.

(2) The facility must contain a commercial kitchen to prepare and serve meals when open for business. A commercial kitchen for purposes of this Section shall mean a facility located on the premises of a restaurant that is used for the daily preparation of cooked, full-course meals. Such a facility must include full kitchen infrastructure, consisting of commercial-grade burners, ovens, range hoods, and refrigeration units. These components shall be of a size, type, and quantity sufficient to serve the restaurant's total occupancy, in accordance with applicable local and state regulations.

(3) The restaurant must derive at least 51 percent of their gross revenues from the sale of food and nonalcoholic beverages, pursuant to chapter 509, Florida Statutes.

(D) ALCOHOLIC BEVERAGE SALES AS ACCESSORY USE GENERALLY. Except for hotels and motels and restaurants as provided herein, establishments with alcohol as an accessory use shall provide the city with an affidavit affirming that the service of alcohol to patrons on the premises or allowing customers to bring alcohol onto the premises for consumption shall not be the primary business of the establishment and no revenue is derived from the sale of alcoholic beverages directly. Establishments with alcohol as an

accessory use shall not be subject to the location requirements of paragraph (F) of this section; however, an establishment with alcohol as an accessory use shall not convert to location for the on-premises sale and consumption of alcoholic beverages as a principal use without first complying with the location requirements of paragraph (F) of this section and all other requirements of this Ordinance.

(E) CITY OWNED FACILITIES. With the approval of the City Manager, the sale and on-premises consumption of alcoholic beverages at City owned facilities used for public purposes shall be permitted without regard to the minimum distance required of this section.

~~(E)~~(F) RESTRICTIONS AS TO LOCATION.

(1) No license for the on-premises sale and consumption of alcoholic beverages containing more than one percent (1%) alcohol by weight shall be granted or permission given where the proposed premises is within three hundred (300) feet of an established ~~school,~~ church, public park or playground, or residential zone; nor shall a church ~~or school~~ be granted a license or permitted to begin operations where the proposed church ~~or school~~ is within three hundred (300) feet of an established premises which is licensed for the sale and on-premise consumption of alcoholic beverages containing more than one percent (1%) alcohol by weight.

(2) Pursuant to Florida Statutes § 562.45, as may be amended from time to time, except for locations licensed as restaurants, which derive at least 51 percent of their gross revenues from the sale of food and nonalcoholic beverages, pursuant to chapter 509, Florida Statutes, a location for on-premises consumption of alcoholic beverages may not be located within 500 feet of the real property that comprises a public or private elementary school, middle school, or secondary school, unless the City approves of the location as promoting the public health, safety, and general welfare of the community under proceedings as provided in Florida Statutes § 166.041(3)(c), as may be amended.

(3) No license for a liquor store or package store shall be granted or permission given where the proposed liquor store or package store is located within three hundred (300) feet of an established school, church, public park or playground, or residential zone; nor shall a church be granted a license or permitted to begin operations where the proposed church is within three hundred (300) feet of the established premises of a liquor store or package store.

~~(2)~~ (4) Such distances shall be measured by a straight line from the nearest point of the property line of the parcel containing the ~~building or portion of a building which is the~~ proposed premises, to the nearest property line of the parcel containing the ~~point of the building or portion of a building which is the~~ established premises. Said distance shall be verified by a survey prepared by a Florida registered land surveyor, paid for by the property owner or applicant of the proposed premises, and provided to the Community Development Department for review.

~~(3)~~ (5) An "established premises" will be recognized only if the business, church or school to be operated has obtained and passed all certificate of occupancy inspection for its premises and use.

~~(4)~~ (6) There shall be no required minimum distance between premises selling alcoholic beverages, whether for on-premise or off-premise consumption, and the ~~building~~ property line of a school, public park or playground, church, or residential zone when the premises: is located in the CBD [district]; or is located within a shopping center building of twenty thousand (20,000) square feet or more~~, or is licensed strictly for off-premise consumption, such as grocery stores, convenience stores, liquor stores, etc~~.

~~(5)~~ (7) A variance may be granted from the three hundred (300) foot rule if the applicant shows the premises (1) was historically used as an establishment licensed for the on-premise consumption of alcoholic beverages~~,~~ or a church~~, or a school~~, and (2) meets the criteria provided in Appendix A, Article XVII, Section 3 of this Code.

* * *

Section 3. **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 4. **Incorporation Into Code.** This Ordinance shall be incorporated into the City Code of the City of Cocoa and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions not affecting the construction or meaning of this Ordinance and the City Code may be freely made.

Section 5. **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 6. **Effective Date.** This Ordinance shall become effective immediately upon adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the _____ day of _____, 2025.

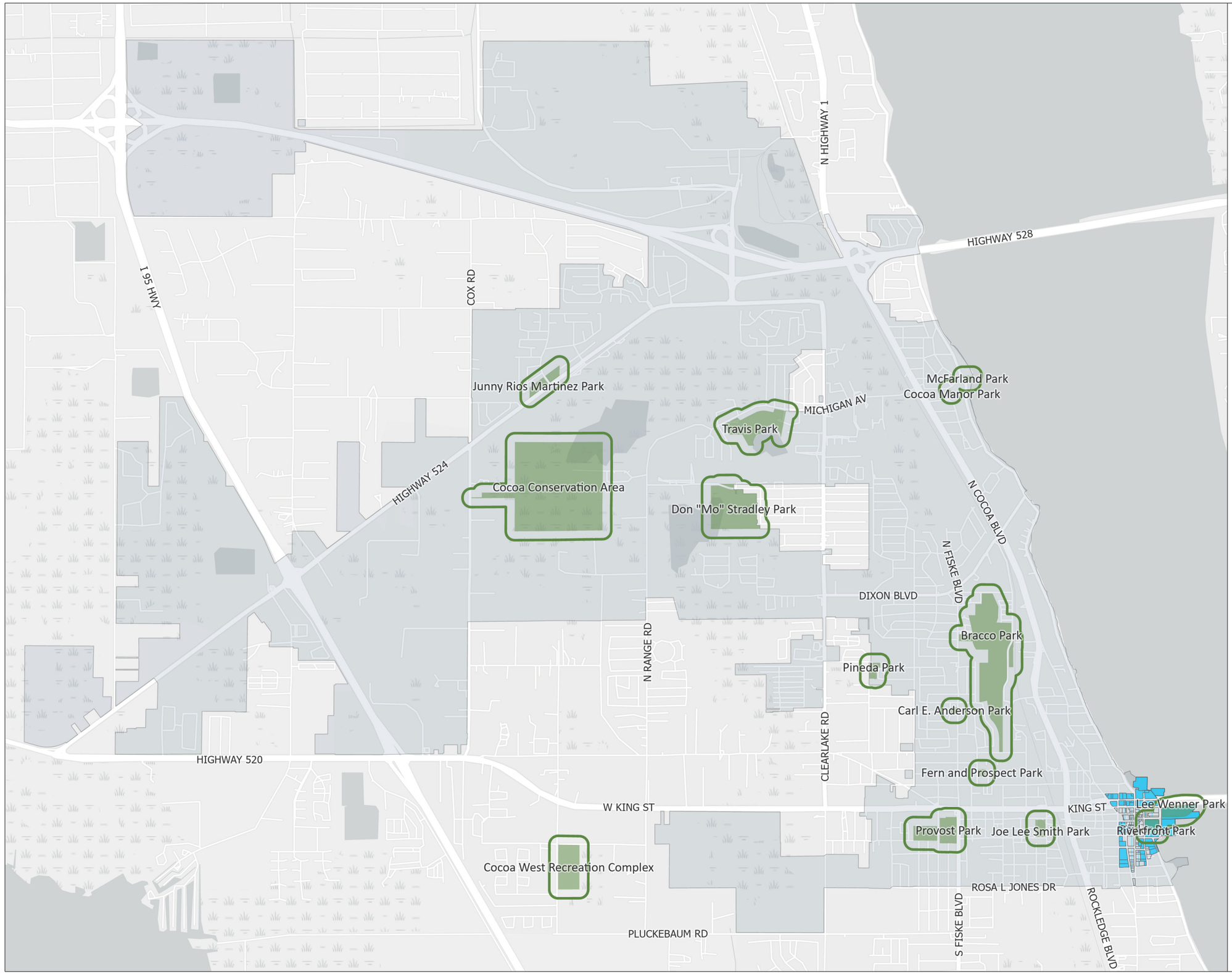
_____

MICHAEL C. BLAKE
Mayor

ATTEST:

_____
MONICA ARSENAULT
City Clerk

Legal Ad Published: _____
First Reading: _____
Legal Ad Published: _____
Effective Date: _____

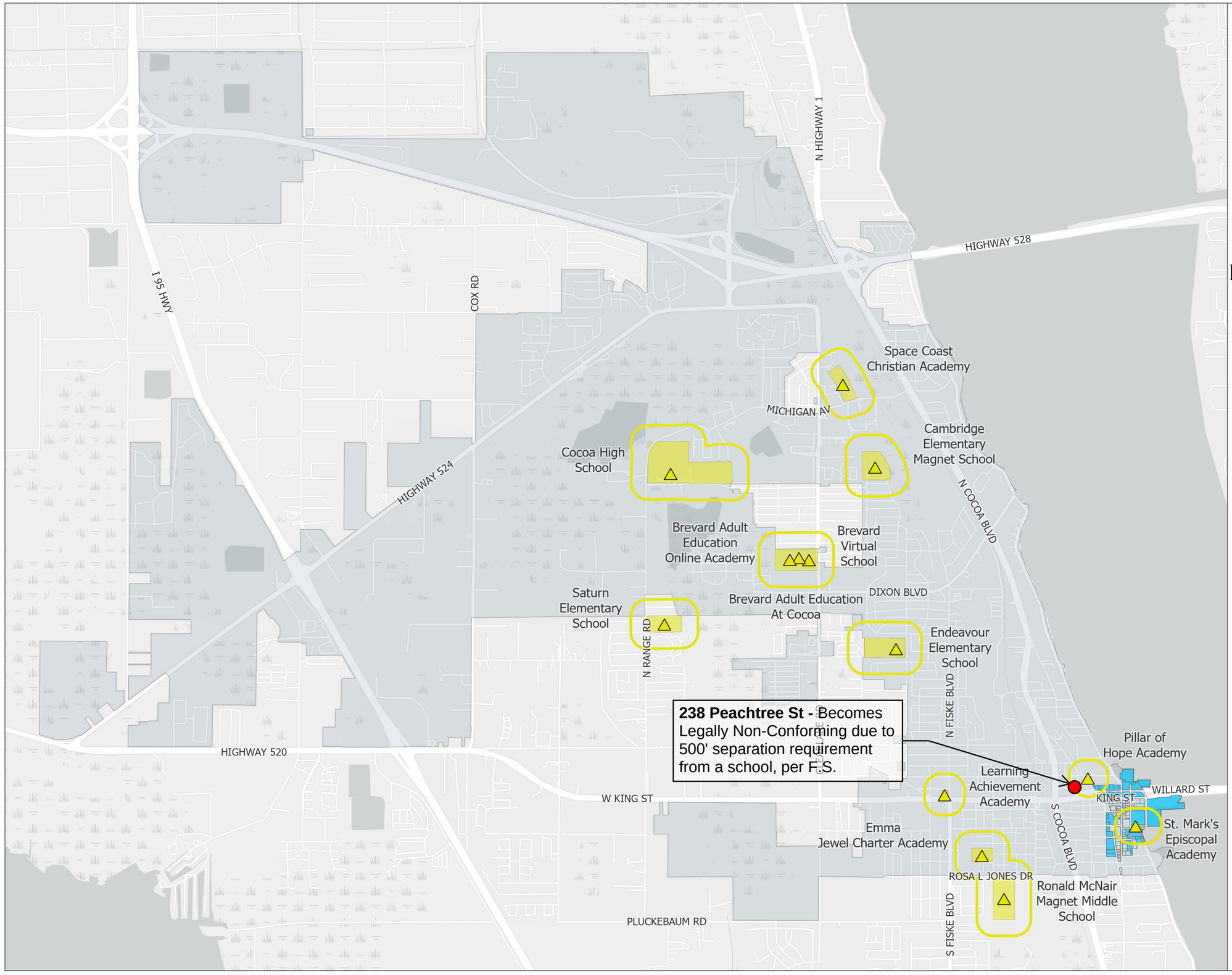


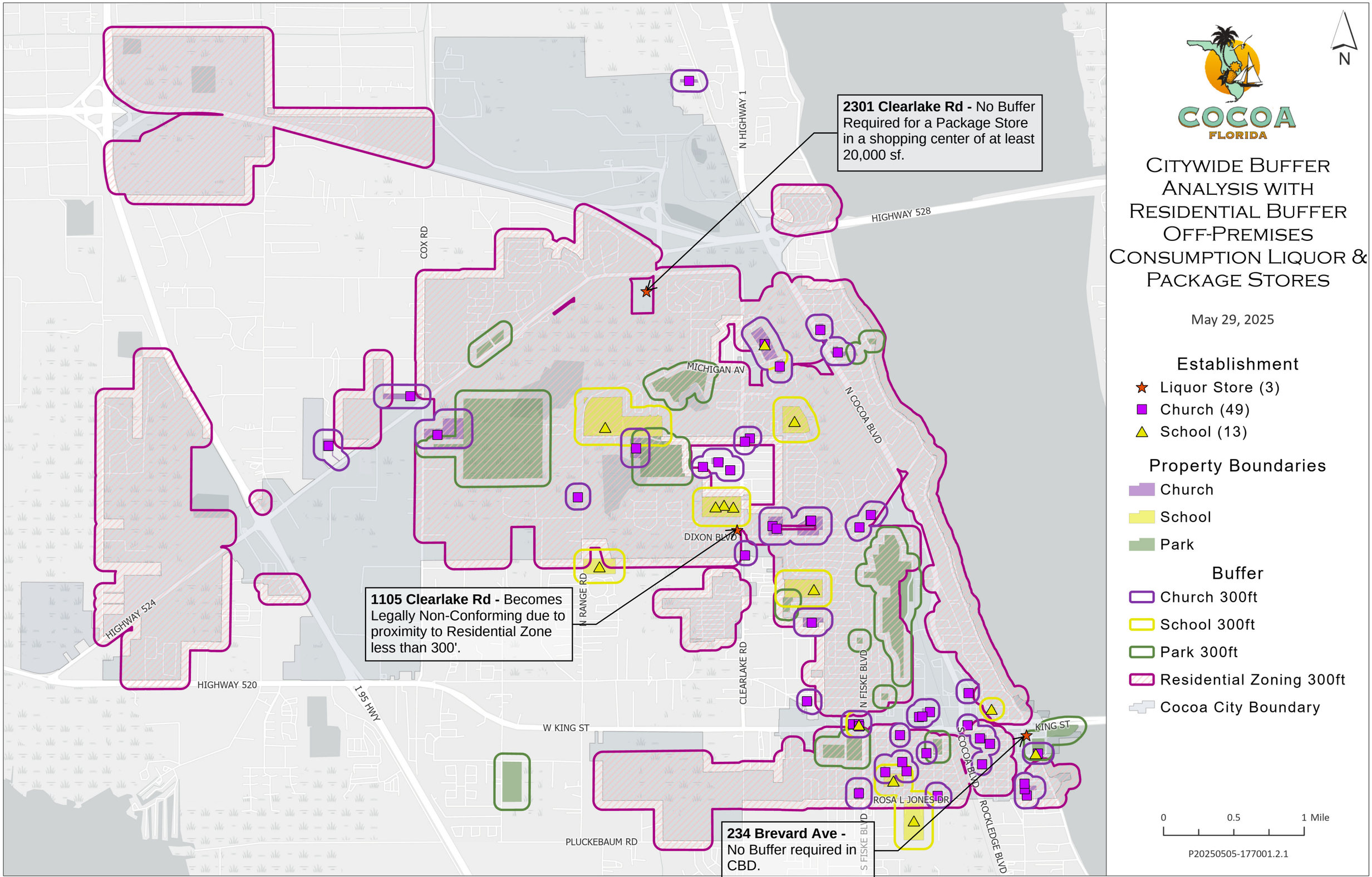
COCOA
FLORIDA

Citywide Parks and Playgrounds / On- and Off-Premises Consumption

May 29, 2025

P20250505-177001.0.3


I 95 HWY
COX RD
N HIGHWAY 1
HIGHWAY 528
HIGHWAY 524
HIGHWAY 520
MICHIGAN AV
Space Coast
Christian Academy
Cocoa High
School
Cambridge
Elementary
Magnet School
N COCOA BLVD
Brevard Adult
Education
Online Academy
Brevard
Virtual
School
Brevard Adult Education
At Cocoa
DIXON BLVD
Saturn
Elementary
School
N RANGE RD
Endeavour
Elementary
School
N FISKE BLVD
238 Peachtree St - Becomes Legally Non-Conforming due to 500' separation requirement from a school, per F.S.
Pillar of
Hope Academy
Learning
Achievement
Academy
WILLARD ST
KING ST
W KING ST
S COCOA BLVD
St. Mark's
Episcopal
Academy
Emma
Jewel Charter Academy
ROSA L JONES DR
Ronald McNair
Magnet Middle
School
S FISKE BLVD
PLUCKEBAUM RD
N
COCOA
FLORIDA
CITYWIDE SCHOOLS ON-PREMISES CONSUMPTION
May 29, 2025
Establishment
Bar (1)
School (13)
Property Boundaries
School
Buffer
School 500ft
Cocoa Zoning
CBD - Central Business
CBD-CVO - Central Business Cocoa Village Overlay
Cocoa City Boundary
0
0.5
1 Mile
P20250505-177001.0.4


2301 Clearlake Rd - No Buffer Required for a Package Store in a shopping center of at least 20,000 sf.
1105 Clearlake Rd - Becomes Legally Non-Conforming due to proximity to Residential Zone less than 300'.
234 Brevard Ave - No Buffer required in CBD.
N HIGHWAY 1
HIGHWAY 528
COX RD
MICHIGAN AV
N COCOA BLVD
DIXON BLVD
N RANGE RD
CLEARLAKE RD
N FISKE BLVD
S COCOA BLVD
KING ST
ROSA L JONES DR
ROCKLEDGE BLVD
S FISKE BLVD
HIGHWAY 524
HIGHWAY 520
I 95 HWY
W KING ST
PLUCKEBAUM RD
N
COCOA
FLORIDA
CITYWIDE BUFFER ANALYSIS WITH RESIDENTIAL BUFFER OFF-PREMISES CONSUMPTION LIQUOR & PACKAGE STORES
May 29, 2025
Establishment
Liquor Store (3)
Church (49)
School (13)
Property Boundaries
Church
School
Park
Buffer
Church 300ft
School 300ft
Park 300ft
Residential Zoning 300ft
Cocoa City Boundary
0
0.5
1 Mile
P20250505-177001.2.1

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Jennifer Webster, Planning & Zoning Dept.
Attn: Accounting Division
City Of Cocoa (Te)
65 Stone St
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

05/20/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/20/2025

Legal Clerk

Notary, State of WI, County of Brown

4-6-27

My commission expires

Publication Cost:	$896.24	
Tax Amount:	$0.00	
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Order No:	11326776	# of Copies:
Customer No:	1127247	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

DENISE ROBERTS
Notary Public
State of Wisconsin

CITY OF COCOA
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT

THE PLANNING & ZONING BOARD/LOCAL PLANNING AGENCY AND THE COCOA CITY COUNCIL

PROPOSE TO CONSIDER THE FOLLOWING:

LARGE SCALE COMPREHENSIVE PLAN TEXT AMENDMENT | ORD 01-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, ADOPTING A LARGE SCALE COMPREHENSIVE PLAN TEXT AMENDMENT; AMENDING FIGURE FLU-1 SET FORTH IN THE FUTURE LAND USE ELEMENT TO PROVIDE THAT THE COMMERCIAL PARKWAY ZONING DISTRICT WITHIN THE FOUR CORNERS OVERLAY DISTRICT IS AN ALLOWABLE ZONING DISTRICT IN THE MIXED USE 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.

LAND DEVELOPMENT REGULATIONS AMENDMENT| ORD 02-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ZONING, ARTICLE XI OF THE CODE OF THE CITY OF COCOA, CREATING AND ADOPTING THE FOUR CORNERS OVERLAY DISTRICT; PROVIDING FOR ITS PURPOSE AND APPLICABILITY; ESTABLISHING PERMITTED, SPECIAL EXCEPTION, AND PROHIBITED USES; PROVIDING FOR PERFORMANCE STANDARDS, INCLUDING SETBACKS, PARKING, LANDSCAPING, AND SIGNAGE REQUIREMENTS; ESTABLISHING BUILDING DESIGN STANDARDS; ESTABLISHING THE BOUNDARIES OF THE FOUR CORNERS OVERLAY DISTRICT, PARTICULARLY DEPICTED AND DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

CONSISTING OF THE FOLLOWING TAX ID NUMBERS:

24 3633-31-C-1,24 3633-32-*-3,24 3633-30-*-14,24 3633-00-251,24 3633-01-*-51,24 3633-00-289,24 3633-30-*-15,24 3633-30-*-8,24 3633-31-A-5,24 3633-31-C-2,24 3633-30-*-21.03,24 3633-30-*-21.04,24 3633-00-253,24 3633-31-*-R.4,24 3633-31-*-R.3,24 3633-31-*-R.5,24 3633-31-*-R.1,24 3633-31-*-R.2,24 3633-32-*-9,24 3633-00-288,24 3633-32-*-7,24 3633-31-D-11,24 3633-31-D-12,24 3633-31-D-13, 24 3633-00-258



AND THE FOLLOWING:

ALCOHOLIC BEVERAGE ORDINANCE AMENDMENT| ORD 04-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ZONING ORDINANCE OF THE CITY OF COCOA, RELATING TO REGULATION OF ALCOHOLIC BEVERAGES; IMPOSING SEPARATION REQUIREMENTS FOR LIQUOR STORES AND PACKAGE STORES FROM CERTAIN OTHER USES; IMPOSING SEPARATION REQUIREMENTS BETWEEN LOCATIONS FOR ON-PREMISE CONSUMPTION OF ALCOHOL AND PUBLIC PARKS AND PLAYGROUNDS; UPDATING THE ZONING ORDINANCE TO BE CONSISTENT WITH STATE LAW REGARDING SEPARATION REQUIREMENTS BETWEEN SCHOOLS AND LOCATIONS FOR ON-PREMISE CONSUMPTION OF ALCOHOL; AMENDING THE METHOD OF MEASURING SEPARATION FOR PURPOSES OF ALCOHOLIC BEVERAGE REGULATIONS; AMENDING CERTAIN DEFINITIONS TO CLARIFY THE APPLICATION OF THE ALCOHOLIC BEVERAGE REGULATIONS; MODIFYING THE REGULATIONS PERTAINING TO ALCOHOLIC BEVERAGE SALES AS AN ACCESSORY USE; AMENDING THE LIST OF PERMITTED AND SPECIAL EXCEPTION USES IN THE GENERAL COMMERCIAL DISTRICT (C-G) RELATING TO ALCOHOLIC BEVERAGES; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

PLANNING & ZONING BOARD/ LOCAL PLANNING AGENCY PUBLIC HEARING WILL BE HELD ON

June 4, 2025

CITY COUNCIL PUBLIC HEARING WILL BE HELD ON

July 8, 2025

ALL HEARINGS WILL TAKE PLACE AT 6:00 P.M. OR SOON THEREAFTER IN THE COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FL

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, Monica Arsenault, at least 48 hours prior to the meeting by telephone at (321) 433-8484 or via email at marsenault@cocoafl.org.

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, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

The public may inspect the agenda items, ordinances, and supporting documents at the Community Services Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8451, or on the City's website at the following link prior to the meeting: https://www.cocoafl.gov/291/20338/City-Meetings

Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org.

Viewing In Real Time. Interested persons may view and listen to the hearings live at the following internet address. https://www.cocoafl.gov/291/20338/City-Meetings The City is not responsible for technical difficulties that may occur while viewing or listening online.