

I - FUTURE LAND USE ELEMENT



Serving the Community

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.

Objective 1.1.1: **Future Land Use Categories Established.** The City hereby establishes land use categories and a Future Land Use Map (FLUM) that provide for compatible and coordinated land uses, allowing for the protection of natural and historic resources as well as maximizing economic development opportunities.

Policy 1.1.1.1: **Land Use Categories.** The adopted FLUM contains and identifies appropriate locations for the following land use categories. The maximum densities/intensities shown in Figure FLU-1 are not guaranteed for all sites within each category. The zoning map and land development regulations may impose tighter densities and intensities of development based on land use allocation criteria policies.

Policy 1.1.1.2: **Density/Intensity Standards for Future Land Use Categories.** For the purposes of analyzing public facilities impacts of proposed Future Land Use Map amendments density and/or intensity shall be measured and regulated pursuant to Figure FLU-1.

Objective 1.1.2: **Location Criteria for Land Uses.** Future land use categories and land development regulations shall be consistent with the density and intensity standards in Policy 1.1.1.1 and be based upon the following locational and development standards and criteria:

FIGURE FLU-1
STANDARDS FOR FUTURE LAND USE CATEGORIES

Residential and Conservation Future Land Use Categories:

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

FIGURE FLU-1, Continued
STANDARDS FOR FUTURE LAND USE CATEGORIES

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

	<u>Commercial</u>	<u>Neighborhood Commercial</u> ⁴	<u>Regional Activity Center</u> ⁵	<u>Industrial</u>	<u>Open Space Recreational</u>	<u>Institutional</u>	<u>Mixed Use</u>
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 ^{2&3} 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.

Policy 1.1.2.1: Rural/Urban Transition (RUT). Rural/Urban Transition land use is intended to preserve conservation areas, and to provide opportunities for agricultural activities along with some residential developments. This designation will also allow for necessary supporting services such as utilities, parklands, and education facilities. The following criteria shall be used for determining appropriate locations for rural/urban transition areas.

- A. Whenever an agricultural operation is annexed, the RUT land use may apply. The farming and agricultural operations may continue per the conditions set forth in the annexation agreement for the property. The continuation of agricultural uses and supporting ancillary facilities will contribute to the preservation of large expanses of open space while protecting sensitive environmental resources.

- B. If more than one residential unit is developed on a parcel classified as RUT pursuant to this policy, the units may be clustered.

Policy 1.1.2.2: Very Low Density Residential (VLDR). Very low-density residential areas consist of neighborhoods of single family detached housing. The following criteria shall be used for determining appropriate locations for very low density residential areas.

- A. Very low-density residential areas shall be buffered from the nuisance effects of agricultural uses, higher intensity uses and major traffic corridors.
- B. Very low density residential developments should be located in areas where more intensive development would be unwarranted due to environmental constraints.

Policy 1.1.2.3: Low Density Residential (LDR). Low-density residential areas are neighborhoods of single family detached housing, limited multiple family attached housing and limited clustered single family attached housing. Institutional, open space and recreational uses are also allowed in this category. The following criteria shall be used for determining appropriate locations for low density residential areas.

- A. Low-density residential areas shall be buffered from the nuisance effects of higher intensity uses and major traffic corridors.
- B. Low density residential developments should be located in areas where more intensive development would be unwarranted due to environmental constraints, incompatible with surrounding land uses, or where criteria set forth in Paragraph c, below, cannot be met.
- C. The City may permit increased densities up to 12 units per acre as part of planned residential development or planned redevelopment activities based on the following criteria:
 - 1. Redevelopment through rehabilitation and improvement of substandard or deteriorating housing.
 - 2. For planned redevelopment activities, preservation and improvement of neighborhoods containing affordable single family and multiple family housing, especially where neighborhoods contain vacant lots or abandoned commercial uses.
 - 3. Use of a variety of building and site designs, housing types and efficient construction techniques that lower

- construction costs and result in lowering housing cost.
4. Provide for more efficient use of land and protection of the existing neighborhoods, natural systems, and historic resources.
- D. Clustered single family attached housing may be permitted with City Council approval, at a maximum of seven (7) units per acre, provided the development meets at least one of the qualifying criteria, is a deed restricted community, and conforms to the development standards included in the City's land development code and design criteria listed below.
1. Qualifying Criteria:
 - (a) Preservation of environmentally sensitive areas.
 - (b) Topographical constraints limiting the developable portion of the land.
 2. Development Standards:
 - (a) Land area and project density standards shall be as follows:
 - (1) Minimum of one (1) acre and no more than seven (7) acres.
 - (2) Minimum of seven (7) dwelling units and no more than forty-nine (49) dwelling units.
 - (b) A project shall not be located within one-half mile of another project developed under this policy.
 - (c) A minimum of twenty percent (20%) of gross site acreage shall be developed as useable open space and active recreational facilities.
 - (d) A minimum of ten percent (10%) of developed units shall be set aside and priced affordably for qualified moderate income level families.
 - (e) The development project shall provide a fifteen (15) foot landscaped buffer along property lines adjoining single family residential land uses developed with detached housing.

3. Design Standards:
 - (a) Individual lots, buildings, streets and parking areas should be designed and situated to minimize disruption to the site's natural drainage and topography.
 - (b) Buildings developed under this policy shall contain no more than five (5) residential dwelling units per building.
 - (c) To preserve and promote the single family nature of the development project, single family attached housing units shall only be horizontally attached and front facades shall be staggered.
 - (d) Each dwelling units shall vary architecturally so that each presents a distinct and unique appearance as a single family residential unit. Not more than three units per building and no two adjoining units shall have the same architectural appearance and style.
 - (e) Buildings shall be finished on all sides with permanent finished materials of consistent quality. Major exterior surfaces of all primary structures shall be face brick, architectural concrete, glass, stucco, synthetic stucco, decorative block, or stone.
4. Development Agreement. The City Council may require a development agreement as a condition of approving any clustered, single family attached housing project. Said agreement shall memorialize all conditions and safeguards deemed necessary by City Council and shall be recorded in the public records of Brevard County as a binding covenant on the subject property.

Policy 1.1.2.4: Medium Density Residential (MDR). Medium density residential areas shall be regarded as areas of moderate density detached and attached housing. The following criteria shall be used for determining appropriate locations for medium density residential areas.

- A. Medium density residential areas shall have access to a minor collector street, and preferably, to a major collector street or one of higher functional classification.
- B. These areas should have convenient access to community services.

- C. New developments approved in accordance with the comprehensive plan shall provide amenities to include open space and buffering as required in the City's Land Development Regulations.

Policy 1.1.2.5: High Density Residential (HDR). High-density residential areas shall be deemed to be areas of attached multi-unit dwellings and detached housing where a mixture of unit types and a variety of buildings may be permitted. The following criteria shall be used for determining appropriate locations for high density residential areas.

- A. High-density residential areas shall have access to a major collector street or a roadway with a higher functional classification.
- B. It is the intent of the City to provide these areas with safe and convenient pedestrian access to nearby recreation and shopping facilities.

Policy 1.1.2.6: Mixed-Use (MU). The Mixed-Use land use category is intended to provide a mixture of residential, commercial, office, recreational and institutional uses along the major transportation corridors (such as SR 520 and US 1). The mixed-use could be developed as single uses on separate parcels or as a mixture of uses within a single development. Based on current land use trends, the City estimates that the mix of uses in the mixed-use category will be 50 percent residential and 50 percent non-residential. The Floor Area Ratio (FAR) measure shall not be applied to residential developments, or the residential portion of a mixed-use building or development. 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 a mixed-use building, only retail sales, offices and services and restaurants are permitted on the ground floor.
- G. If residential housing units are developed as part of a vertical mixed use project a bonus of up to 5 units per acre may be achieved.
- 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.

Policy 1.1.2.7: Regional Activity Center (RAC). The City's Future Land Use Map may be amended to include one or more Regional Activity Centers, as a separate and distinct future land use designation. The City shall seek opportunities to work with the private development sector to promote and plan one or more compact, high intensity, multi-use developments that will enhance the City's tax base, provide new employment opportunities and promote additional compatible development within the City. Development within any designated Regional Activity Center shall comply with the requirements of the following policies (inclusive of the applicable Subarea Policies) and all other applicable Comprehensive Plan Policies.

- A. Development within this category shall include a minimum of three of the following land uses: commercial, office, residential, hotel or industrial uses and shall conform to the following development criteria:
 - 1. Minimum land area included within the Regional Activity Center: 50 acres; and
 - 2. Minimum cumulative gross floor area of all non-residential structures: 500,000 square feet;
 - 3. Maximum cumulative floor area ratio for the entire Regional Activity Center: 0.50;
 - 4. When a residential land use is a component of the development, the following shall apply:
 - (a) Minimum cumulative gross floor area for all residential uses shall equal 25% of the cumulative gross floor area for all non-residential uses. The minimum cumulative residential gross floor area shall only be reestablished after initial approval when increases in non-residential uses require a comprehensive plan amendment.
 - (b) Maximum residential density: 25 dwelling units per acre

5. Maximum hotel/ intensity: 45 rooms per acre
- B. Each designated Regional Activity Center shall be subject to Subarea Policies that will establish the specific uses and maximum intensity standards applicable to that particular Regional Activity Center.
 - C. Each designated Regional Activity Center shall be designed to provide services to, or be regularly used by, a significant number of citizens of more than one county; shall have direct access to a major arterial roadway that intersects with SR 528 or I-95; shall include a multi-modal circulation system that is integrated with the City's overall pedestrian, bicycle and transit systems; and shall be compatible with adjacent uses.
 - D. Each designated Regional Activity Center shall be developed in a sustainable manner where development and design standards commonly associated with the urban design concepts of Traditional Neighborhood Design (TND) and Neo-Traditional planning principles shall serve as guiding principles, generally complying with the following:
 1. Uses shall be mixed and intermingled such as commercial and residential; commercial and office; and or office and residential,
 2. Site design shall provide for equal opportunities for vehicular and pedestrian travel internally throughout the site, with the exception of any portion developed wholly as industrial,
 3. Interconnectivity, vehicular and pedestrian, between land use zones shall be provided,
 4. Site design shall incorporate Crime Prevention Through Environmental Design (CPTED) principles.
 - E. Designated Regional Activity Centers shall be permitted to convert land uses and intensities within the adopted development program.
 1. To ensure substantial conformity with the adopted development program and to retain the mixed-use character of a designated Regional Activity Center, a conversion of any land use category to another may only be permitted to increase or decrease by the below figures for each land use category. A proposed increase or decrease greater than the below figures shall require an amendment to the Comprehensive Plan, specifically to the Subarea policy governing the uses and intensities of the designated Regional Activity Center.

- (a) Commercial: 55,000 square feet or 10% whichever is greater
 - (b) Office: 66,000 square feet or 10% whichever is greater
 - (c) Residential: 55 units or 10% whichever is greater
 - (d) Hotel: 83 rooms or 10% whichever is greater
 - (e) Industrial: 35 acres or 10% whichever is greater
2. To maintain an equivalent number of trips generated by a designated Regional Activity Center and to retain the internal trip capture characteristics, an increase (or decrease) to an approved land use category shall result in a corresponding decrease (or increase) to another approved land use category.
 3. To ensure adequate public school capacity is available for designated Regional Activity Centers where a residential land use is part of the adopted development program, a proposed increase in residential land use of any amount shall require a school concurrency evaluation and determination to ensure adequate public school capacity is available to accommodate new students generated by the proposed increase in residential units.
 4. For purposes of evaluating concurrency for potable water and wastewater facilities, the demand for the maximum potential development (the base development program plus the maximum allowable increase set forth above) shall be evaluated to ensure adequate public facilities are available to serve the development.
- F. Notwithstanding any other provisions in this Comprehensive Plan, development within a designated Regional Activity Center existing as of July 1, 2004 will be allowed to impact wetlands if such development is consistent with the Conservation Element.
 - G. The development within a Regional Activity Center shall not reduce the flood storage capacity of the project site so as to impact adjoining properties or degrade the quality of the receiving surface water body.
 - H. The development within a designated Regional Activity Center may utilize compensating storage to achieve the density or intensity authorized in the applicable Subarea

Policies for the particular Regional Activity Center, provided that any proposed alteration to the 100-year floodplain or to isolated flood prone areas shall not adversely impact the drainage of adjacent properties or public drainage facilities.

- I. If an endangered, threatened, or species of special concern is found on-site or there is evidence that the species may be present on-site following development, the development within a designated Regional Activity Center shall not commence unless and until the Florida Fish and Wildlife Conservation Commission approves a wildlife management plan (which may include offsite relocation or mitigation, as appropriate).
- J. To conserve energy and reduce solid waste production, development within a designated Regional Activity Center shall have a unified solid waste management plan that provides for recycling of materials including glass, paper, aluminum, and plastics.
- K. To reduce the demand for potable water, development within a designated Regional Activity Center shall connect to the City's wastewater reuse system.
- L. To provide a visually pleasing sense of place, all development within a designated Regional Activity Center shall be subject to a coordinated set of design guidelines for street furniture, signage, landscaping, and public spaces that shall be reviewed and approved by the City's Community Development Director prior to issuance of the first building permit.
- M. To reduce the potential for mobile source emissions individual sites developed within a designated Regional Activity Center shall:
 - 1. Plant vegetative landscape strips along major transportation corridors;
 - 2. Be designed to encourage walking, biking, or mass transit usage to reduce the need for vehicular use;
 - 3. Connect to existing or planned bicycle and pedestrian systems in accordance with the City's Bicycle Path Plan.
- N. **Brevard Crossings Regional Activity Center.** The City hereby establishes the following standards for the Brevard Crossings Regional Activity Center.

Subarea Policy 1 The Future Land Use Map as amended on March 12, 2002 shows the location of the approved Brevard Crossings Regional Activity Center.

The designated area has been determined by the City to be appropriate for development as a Regional Activity Center.

Subarea Policy 2

Unless increased in accordance with Future Land Use Element Policy 1.1.2.7.E, the Brevard Crossings Regional Activity Center may include a mix of only the following uses and intensities:

- 1,710,000 square feet of commercial uses;
- 300 hotel rooms; and
- 80,000 square feet (3,300 seat) theatre.

Subarea Policy 3

Commercial and office uses shall generally be oriented internal to the site, as opposed to SR 524 exclusively. Buildings shall be oriented toward the street and no greater than two bays of parking shall be permitted between primary structures fronting SR 524 public right of way.

Policy 1.1.2.8: Neighborhood Commercial (NCOMM). Neighborhood commercial areas are intended to be low-impact in nature and serve the needs of the immediate residential area. The following criteria shall be used for determining appropriate locations for neighborhood commercial land use designations on the future land use map.

- A. Neighborhood commercial areas may be allowed closer to the residential neighborhoods.
- B. The City anticipates that ~~by 2020~~, the average overall mix of uses in the Neighborhood Commercial Land Use category throughout the City will be a minimum of 85% commercial/office, public/institutional and recreational and a maximum of 15% residential.
- C. Pedestrian connectivity between neighborhood commercial and surrounding multi family developments is highly encouraged.
- D. The following factors shall be considered when designating new Neighborhood Commercial areas or expanding existing Neighborhood Commercial areas:

1. A land use compatibility study shall be conducted by the applicant to analyze the potential impact of a proposed new Neighborhood Commercial area or Neighborhood Commercial area expansion on the character of the surrounding uses, neighborhoods and natural environment.
2. A multimodal transportation study shall be conducted by the applicant demonstrating that the transportation systems including roads, pedestrian walkways, bike ways, transit facilities affected by the proposed Neighborhood Commercial areas have sufficient current and projected capacity to handle the travel demand generated by the increased intensity. Additionally, multimodal transportation study shall address the requirements and level of service standards of the Transportation Element.
3. The applicant shall prepare and submit a market study to demonstrate market demand and economic potential for a proposed Neighborhood Commercial area. The market study should include data and analysis concerning the existing, planned and approved supply of commercial property within the market area, occupancy patterns and trends, the demand for commercial uses allowed under the Neighborhood Commercial designation and the demand for the commercial uses specifically proposed.
4. The City may consider the following qualitative factors when reviewing proposed Neighborhood Commercial areas:
 - (a) Whether existing vacant Neighborhood Commercial land in the market area can accommodate the size, shape, location, visibility, and access requirements of the proposed uses.
 - (b) Whether opportunities are available to redevelop existing Neighborhood Commercial land within the market area.
 - (c) Whether the proposed designation will encourage reinvestment in deteriorating or underutilized area, protect property values, discourage the proliferation of low intensity strip commercial uses and promote infill development.

- E. At the discretion of the Planning and Zoning Administrator applicant submitted transportation or market studies may be waived for small scale future land use map amendments.
- F. Annexed lands at the time of the initial City land use designation shall be exempt from the above study requirements provided the lands proposed for Neighborhood Commercial designation maintained a Brevard County Neighborhood Commercial future land use designation and no net increase in density or intensity will occur as a result of the City future land use designation. Notwithstanding the exemption from the above requirement any future land use map amendment is still subject to the requirements of Chapter 163 Part II Florida Statutes (F.S.) ~~and Rule 9J-5 Florida Administrative Code.~~
- G. For the purposes of analyzing public facilities impacts of proposed Future Land Use Map amendments, a mix of 85% non-residential and 15% residential land area split shall be utilized.

Policy 1.1.2.9: Commercial (COMM). Commercial areas are intended to be areas that serve several neighborhoods, sub-regional and regional areas and provide an array of retail, personal and professional uses. The following criteria shall be used for determining appropriate locations for commercial land use designations on the future land use map.

- A. Commercial areas shall have direct access from a four-lane collector or two-lane arterial.
- B. New commercial uses shall be discouraged from linear development and shall be encouraged to develop in clusters, with coordinated parking facilities, and with frontage roads where practical.
- C. Maximum Floor Area Ratio (FAR): 1.0. Within the Cocoa Redevelopment Area, the maximum FAR shall be 2.0. A density bonus of up to an additional 2.5 FAR shall be allowable within the Central Business District outside the Cocoa Village Overlay.
- D. The following factors shall be considered when designating new commercial areas or expanding existing commercial areas.
 - 1. *Land Use Compatibility Study.* The applicant shall analyze and consider the potential impact of a proposed Commercial area or Commercial area expansion on the character of the surrounding uses, neighborhoods and natural environment.

2. *Transportation Study.* The applicant shall prepare and submit a study demonstrating that the transportation systems affected by the proposed Commercial areas have sufficient current and projected capacity to handle the travel demand generated by the increased intensity. Additionally, transportation studies shall address the requirements and level of service standards of the Transportation Element.
 3. *Market Study.* The applicant shall prepare and submit a market study to demonstrate market demand and economic potential for a proposed Commercial area. The market study should include data and analysis concerning the existing, planned and approved supply of commercial property within the market area, occupancy patterns and trends, the demand for commercial uses allowed under the Commercial designation and the demand for the commercial uses specifically proposed.
 4. The City may also consider the following qualitative factors when reviewing proposed Commercial areas:
 - (a) Whether existing vacant Commercial land in the market area can accommodate the size, shape, location, visibility, and access requirements of the proposed uses.
 - (b) Whether the proposed use is dependent upon proximity to another specific use.
 - (c) Whether opportunities are available to redevelop existing Commercial land within the market area.
 - (d) Whether opportunities are available to assemble multiple parcels of existing Commercial land under separate ownership.
 - (e) Whether the proposed designation will encourage reinvestment in deteriorating or underutilized area, protect property values, discourage the proliferation of low intensity strip commercial uses and promote infill development.
- E. At the discretion of the Planning and Zoning Administrator applicant submitted transportation or market studies may be waived for small scale future land use map amendments.
- F. Annexed lands at the time of the initial City land use designation shall be exempt from the above study requirements provided the lands proposed for Commercial

designation maintained a Brevard County Community Commercial future land use designation and no net increase in density or intensity will occur as a result of the City future land use designation. Notwithstanding the exemption from the above requirement any future land use map amendment is still subject to the requirements of Chapter 163 Part II F.S.

Policy 1.1.2.10: Industrial (IND). Industrial areas shall be regarded as appropriate for activities associated with industrial development, which can include materials processing, materials assembly, product manufacturing, and storage of finished products. Uses can include manufacturing facilities, warehouse distribution centers and truck terminals. The following criteria shall be used for determining appropriate locations for industrial land use designations on the future land use map.

- A. Industrial areas shall also serve as an area to locate businesses with principal uses and activities which could have adverse secondary effects (i.e., increase crime; neighborhood deterioration and blight; property devaluation; economic deterioration; and health risks) on residential areas, religious establishments, schools, parks, or day care centers located within the City; including, but not limited to adult entertainment establishments.
- B. Commercial and office uses that are complementary to and support industrial development and operations may be permitted within industrial designated areas.
- C. Future industrial areas should be planned with extensive landscaping, and coordinated parking. Industrial areas shall have immediate access to a two-lane collector and/or two-lane arterial.
- D. Industrial development shall be designed to minimize the negative impacts on lower intensity land uses through such means as, for example, landscaping and appropriate transitional uses including low scale professional offices or medium density residential development.

Policy 1.1.2.11: Institutional (INST). The Institutional land use category is intended to accommodate existing and planned public and semi-public services including: governmental buildings; public schools and educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services and facilities; cemeteries; fire and emergency operation facilities; utilities; extensive open areas comprising major committed public and semi-public open spaces, and other similar activities. The following criteria shall be used for determining appropriate locations for institutional land use designations on the future land use map.

- A. Public, semi-public and institutional uses shall also be allowed within other land use categories as support uses and as provided for in the zoning regulations.
- B. The City shall monitor the need for increased land area for public/institutional uses and shall assure that this land use category on the FLUM is expanded to accommodate the development of public and semi-public facilities (such as governmental buildings; fire, police and rescue services; educational institutions and similar public uses), and facilities that are generator of private sector activities (such as civic centers, museums and arena).

Policy 1.1.2.12: Open Space/Recreational (OS-REC). The open space/recreational land use category is intended to accommodate existing and planned public and private parks and recreation areas and extensive open space areas such as the golf courses; and similar uses. The following criteria shall be used for determining appropriate locations for open space/recreation land use designations on the future land use map.

- A. Except as required for other public purposes, publicly owned land identified as open space/recreational on the Future Land Use Map will only be used for park, recreational, and ancillary uses.
- B. In designating open space recreational areas, the City will assure consistency with policies provided in the Recreation and Open Space Element.
- C. Through the development review process and Capital Improvements Program, the City will attempt to link open space areas to residential areas by bikeways, sidewalks, or footpaths.
- D. In developing open space and recreational areas, the City will minimize or eliminate the impact of active uses on sensitive environmental features to the maximum extent possible.

Policy 1.1.2.13: Conservation (CONS). The Conservation Future Land Use Category is intended to protect environmentally sensitive natural resource systems as defined in Chapter 163 Part II F.S. The following criteria shall be used for designating properties as Conservation on the Future Land Use Map.

- A. Any Future Land Use Map amendment adopted after December 1, 2003 shall assign the Conservation Future Land Use Category to wetlands within the area subject to amendment.
- B. The boundaries of the Conservation Future Land Use category may be adjusted to be consistent with a wetland

jurisdictional line determination by the SJRWMD without the need for a comprehensive plan amendment. In those areas initially presumed but later determined not to be classified as a wetland will take on the future land use category assigned to the upland portion of the development site.

- C. At the time of development, wetlands within the Conservation Future Land Use category shall be encumbered by a perpetual conservation easement.
- D. Allowable uses, intensities, and impacts within the Conservation Future Land Use category shall be in conformance with those uses, intensities, and impacts listed in the Conservation Element.

Objective 1.1.3: Public Utilities. The City shall maintain regulations to require the provision of sufficient land area for the siting of public facilities and utilities to support development, redevelopment, land use plan amendments and changes to the zoning of a site.

Policy 1.1.3.1: Prior to the issuance of a building permit, the City shall review the impacts of all development proposals on existing public facilities and services to ensure that service levels are not degraded below adopted level of service standards as adopted in this Comprehensive Plan.

Policy 1.1.3.2: The City shall continue to require dedication of land for roadways, stormwater management and utilities.

Policy 1.1.3.3: Require new development to provide necessary services and facilities or to pay a fair share of the cost of those services and facilities, through impact fees, special assessments, exactions, conveyance of land or easements, pro-rata agreements or in-kind professional services directly related to the associated impact.

Policy 1.1.3.4: The City shall encourage requests for voluntary annexation of all the enclaves and logical extensions of the existing City limits to efficiently use public facilities and services, to eliminate areas of jurisdictional problems, and to provide for sound growth and development of the City and surrounding area.

Policy 1.1.3.5: The City shall examine the utility of developing a Joint Planning Area agreement with Brevard County to address future development along the County/City interface.

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.

- Policy 1.1.4.1:** The City shall continue to promote vitality and redevelopment of the three community redevelopment areas established pursuant to Chapter 163, F.S.: Cocoa (Downtown) Redevelopment Area, Diamond Square Redevelopment Area and U.S. 1 Corridor Redevelopment Area.
- Policy 1.1.4.2:** The highest densities and intensities of use in the Cocoa Redevelopment Area are in the Central Business District (CBD), designated commercial areas to the northwest of the CBD, designated mixed-use along US 1 and SR 520, and designated high-density residential areas as shown on the Future Land Use Map. Development bonuses within the Cocoa (Downtown) Redevelopment Area are as follows:
- A. Within the Cocoa (Downtown) Redevelopment Area, the maximum FAR shall be 2.0. A density bonus of up to an additional 2.5 FAR shall be allowable within the Central Business District outside the Cocoa Village Overlay sub-district.
 - B. Certain areas within the Cocoa (Downtown) Redevelopment Area may achieve up to an additional 25 units per acre.
- Policy 1.1.4.3:** The City shall redevelop the Central Business District as a viable business district while preserving the historic character of Cocoa Village and of adjacent historic resources, housing and residential neighborhoods, and with protecting natural resources.
- Policy 1.1.4.4:** The CBD overlaps with the Cocoa (Downtown) Redevelopment Area. The three redevelopment areas outside the CBD are intended to complement, and not compete, with the CBD.
- Policy 1.1.4.5:** The City shall protect and buffer residential areas in the Cocoa (Downtown) Redevelopment Area from uses of high density or intensity.
- Policy 1.1.4.6:** The City shall redevelop affordable housing in the Cocoa (Downtown) Redevelopment Area through rehabilitation programs and shall redevelop vacant lots for housing in residential areas by, for example, developing an affordable housing bonus program with the private sector.
- Policy 1.1.4.7:** The adopted Community Redevelopment Area plans shall be consistent with the City's Future Land Use Map.
- Policy 1.1.4.8:** The City shall continue to monitor and, as appropriate, conduct parking studies to examine the demand and availability of parking in the Cocoa (Downtown) Redevelopment Area.

Policy 1.1.4.9: On a continuing basis, the City shall review and update, as necessary, the Redevelopment Area Plans.

Policy 1.1.4.10: The City will encourage infill development and redevelopment in blighted areas or areas in transition, and encourage new housing development in appropriate areas where community services exist or are programmed to occur.

Policy 1.1.4.11: The City shall encourage the public to identify established neighborhoods in need of revitalization and develop neighborhood plans with resident participation to establish steps to clean up, reuse, infill and redevelop as needed.

Policy 1.1.4.12: The City shall coordinate redevelopment issues with the private sector to promote mobilization of public and private resources necessary to effectively carry out redevelopment efforts.

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 1.1.5.1: More intense development such as commercial, mixed-use and industrial uses shall be designed to minimize the negative impacts on lower intensity land uses through such means as, for example, landscaping and appropriate transitional uses including low-scale professional offices or medium density residential development. In the absence of transitional land uses, potential adverse impacts to surrounding residential should be mitigated through the use of:

- A. Buffer areas that will provide a separation between commercial and single-family residential structures;
- B. Landscaping and/or trees separating the commercial and residential land use; and
- C. Walls and/or opaque vegetative screens separating the commercial and single-family residential land use.

Policy 1.1.5.2: The City shall consider developing neighborhood plans, as needed, to either strengthen preservation of established neighborhoods or encourage redevelopment of transitional neighborhoods.

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.

Objective 1.1.6: Historic and Archeological Resources. All development activities undertaken in the City will be consistent with and supportive of the plan's goals, objectives, and policies for protecting historic and archeological resources.

- Policy 1.1.6.1:** The City shall undertake the necessary steps to identify its historical and archeological resources and create a local register of historic places. The local register will list all the properties within the City that have been designated as an individual historic resource or historic districts.
- Policy 1.1.6.2:** The City shall consider creating design regulations to protect the locally designated historic sites and districts.
- Policy 1.1.6.3:** The City shall consider a historic preservation ordinance to protect significant historic, cultural and archaeological resources.
- Policy 1.1.6.4:** Nominations may, with the owner’s consent, be made to the National Historic Registers based upon the periodic review of properties.
- Policy 1.1.6.5:** The City shall facilitate the education of the public regarding the significance and historic values associated with the City's architectural, historical, geological, and archaeological resources, and the costs associated with the loss of such resources.
- Policy 1.1.6.6:** The City shall give consideration to the establishment of an historic zoning district.
- Policy 1.1.6.7:** The City shall establish a program for public, private, or public and private purchase, within funding capabilities, of development rights to preserve properties identified as historically significant at local or national levels.
- Policy 1.1.6.8:** The City shall adopt land development regulations that include a requirement for development plans in any areas of the City to identify potential historic resources, to mitigate adverse impacts of development on potentially significant historic resources and to minimize any adverse impacts of development on sites or structures identified as historically significant, except when demolition is required because neither rehabilitation nor relocation is practical.
- Policy 1.1.6.9:** The City shall look for funding, including grants, to update and expand the 1991 “Historic Buildings of Cocoa” survey.
- Policy 1.1.6.10:** The location and density of new residential development shall be compatible with historic and natural resources.
- Objective 1.1.7:** **Natural Resources.** Natural resources, environmental lands and coastal resources shall be protected through identification, classification, planning and management, and limitations on use consistent with the degree of protection required.
- Policy 1.1.7.1:** The City shall protect and conserve its wetlands and wetland functions through the implementation of the Conservation Element.

Policy 1.1.7.2: The City shall regulate land use and development to protect water resources and the functions of natural drainage through limiting the percent of impervious coverage for development sites consistent with the Impervious Surface Ratios (ISR) contained in Figure FLU-1 and the Stormwater Management Element.

Policy 1.1.7.3: The City shall include regulations in its land development code that ensure consideration of topography and soil types in the review of proposed development projects to ensure minimal impact on the environment.

Policy 1.1.7.4: Flood plains and floodways shall be identified during the development review process and development shall be limited consistent with FEMA requirements.

Objective 1.1.8: Coastal Planning Areas. The City shall ensure the protection of coastal resources such as marine wildlife, wetland areas, shoreline vegetation and water quality.

Policy 1.1.8.1: Proposed land use plan amendments shall be coordinated with the Brevard local mitigation strategy and the regional hurricane evacuation study.

Policy 1.1.8.2: Population densities in the Coastal High Hazard Areas (CHHA) shall be coordinated with the East Central Florida Regional Planning Council Hurricane Evacuation Study, as updated from time to time.

Policy 1.1.8.3: The City shall implement the applicable recommendations of the Brevard Local Mitigation Strategy as practical and feasible.

Policy 1.1.8.4: The City shall coordinate proposed land use plan amendments with the Indian River Lagoon Comprehensive Conservation & Management Plan and the Brevard County Manatee Protection Plan.

Policy 1.1.8.5: Construction of new marinas or improvements to the existing marinas shall be consistent with criteria listed in the Coastal Management Element.

Objective 1.1.9: Sustainability/Energy Efficiency. The City shall aim at achieving a sustainable/energy efficient environment by minimizing the emission of greenhouse gases and reducing the vehicle miles traveled.

Policy 1.1.9.1: The City shall encourage the development community to obtain green certifications under the United States Green Building Council, Florida Green Building Coalition, Florida Yards and Neighborhoods Program, Energy Star and Florida Water Star™ programs by providing incentives that make these certifications advantageous.

- Policy 1.1.9.2:** The City shall promote walking, bicycle riding and use of public transit by requiring compact design, shared facilities between adjacent or nearby uses, and providing for interconnected walkways, bicycle ways and parking, and bus stops as part of development approvals, where applicable.
- Policy 1.1.9.3:** The City shall continue to utilize and enhance bicycle parking standards, including quantity and location of bike racks, to help reduce parking demand and encourage the use of alternative transportation modes.
- Policy 1.1.9.4:** The City will support, as applicable, incentives and programs by State and federal governments to promote energy efficiency and conservation and the use of solar and other clean alternative energy sources. The City will also consider the provisions of incentives to support developers interested in building green projects.
- Policy 1.1.9.5:** The City will promote education of City Staff and public awareness in energy conservation practices and promote green certifications.
- Policy 1.1.9.6:** The City will support, as applicable, intergovernmental programs with adjacent jurisdictions to promote energy conservation and education.

Objective 1.1.10: Plan Implementation. The City shall maintain, amend and develop land development regulations that guide future growth and development, discourage the proliferation of urban sprawl and implement the goals, objectives and policies of this comprehensive plan.

- Policy 1.1.10.1:** The City shall maintain land development regulations as required by F.S. that shall contain specific and detailed provisions required to implement the Comprehensive Plan.
- 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.
- Policy 1.1.10.3:** Innovative land use development patterns, including PUDs and Cluster Zoning shall be permitted and encouraged in appropriate areas, as defined in the land development regulations.
- Policy 1.1.10.4:** The City may permit non-residential uses (e.g., schools, churches, recreational facilities, and other public uses) in residential areas where such uses are compatible with residential uses.
- Policy 1.1.10.5:** The City intends for future elementary and middle schools to be sited as closely to urban residential areas as practical, preferably within

walking and/or bicycle distance of the primary residential areas to be served.

- Policy 1.1.10.6:** The City shall encourage the co-location of public facilities, such as parks, libraries, and community centers, with schools, to the maximum extent feasible.
- Policy 1.1.10.7:** Existing land uses which are incompatible or inconsistent with the City's Future Land Use Map will continue to be identified and addressed.
- Policy 1.1.10.8:** Within three years after the adoption of the comprehensive plan update, the City shall have eliminated all inconsistencies between the Official Zoning Map and the Future Land Use Map.
- Policy 1.1.10.9:** The City shall consider conducting a survey to identify the incompatible uses in the CRAs and major commercial corridors.
- Policy 1.1.10.10:** The City shall review the non-conforming section of the land development code to ensure its effectiveness.
- Policy 1.1.10.11:** Land development regulations must be made consistent with updates to the comprehensive plan within one year of the plan amendment submittal, as required by F.S.

GOAL 1.2: The City of Cocoa shall place a strong emphasis on requiring quality integrated mixed-use development to improve the appearance of the City, increase property values and achieve a higher quality of life for its businesses, residents and visitors.

Objective 1.2.1: **Smart Growth Principles.** New development in the City shall incorporate “Smart Growth” principles that will lead to compact development standards as opposed to conventional development standards that encourage urban sprawl.

- Policy 1.2.1.1:** The City should encourage public-private partnership to develop mixed-use projects at key-locations in the Central Business District, and entice others to do the same.
- Policy 1.2.1.2:** Development in the Mixed-Use land use category shall provide pedestrian-friendly street design (examples: buildings close to street; providing porches, windows and doors oriented to the street; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets).
- Policy 1.2.1.3:** The City shall consider development incentives to encourage developers to revitalize/redevelop abandoned strip malls and commercial sites by converting them into mixed-use developments.

Policy 1.2.1.4: The City shall adopt a pedestrian routes and bike trails master plan. The plan may identify primary and secondary pedestrian routes and bike routes that will connect neighborhoods to parks, downtown and other major destinations in the City.

Policy 1.2.1.5: The City shall increase coordination with SCAT to integrate bike routes and public transit in the City, to increase the transit safety and to expand the transit service routes.

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

Policy 1.2.1.7: Developments that require site plan review and approval shall be evaluated on the use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.

Policy 1.2.1.8: Building height and intensification should follow a transect approach, with maximum intensities and heights (>80') allowed in the central business district, medium intensities and heights (40' to 80') allowed within the mixed-use district, and the lowest intensities and heights (<40') allowed when transitioning into established low-density neighborhoods.

Objective 1.2.2: Image and Identity. The City shall maintain and update its vision for the City's urban form as needed.

Policy 1.2.2.1: The City shall examine the feasibility of establishing form-based design guidelines for City-wide as well as for specific areas in the City including CRAs, major corridors and waterfront. The standards could include streetscape standards, building signage, architectural styles and gateway designs to highlight the entrances to the City.

Policy 1.2.2.2: The City shall develop residential and commercial design standards to ensure attractive, compatible, safe, high-quality development and to encourage Crime Prevention Through Environmental Design (CPTED) principles in order to increase the safety of commercial and residential development.

Policy 1.2.2.3: The City shall evaluate the need to amend the Land Development Code to incorporate CPTED principles for residential and commercial developments.

GOAL 1.3: The City of Cocoa shall enhance the quality of life and prosperity of its citizens through the retention and creation of a wide range of profitable business opportunities and jobs.

Objective 1.3.1: Economic Base Enhancement. The City of Cocoa shall seek to establish and maintain a stable and growing economic base through strategic incentive programs and diversification of the economy.

Policy 1.3.1.1: The City will establish a list of the types of businesses it should target to diversify the economy, which shall be known as “target businesses.” Efforts to assist the retention and expansion of local business and attract new enterprises shall be concentrated on industry clusters which will make the greatest contribution to job growth and wealth creation.

Policy 1.3.1.2: The City shall recruit targeted business sectors to diversify the economy through an aggressive strategic marketing program, including utilization of publications and a website, providing information and matching sites and services to prospective businesses, impact fee subsidies and other incentives.

Policy 1.3.1.3: The City shall continue to assist developers of new and renovated commercial development by providing technical and administrative support regarding permitting and regulations to maintain a production capacity level sufficient to meet the demand. Technical assistance may include, but not be limited to the following:

- Continue to foster partnerships with private and non-profit sector business groups that can help a business relocate,
- Provide assistance in how to meet the development review requirements of the City and other regulatory agencies; and
- A shortened review process for qualified businesses.

Policy 1.3.1.4: The City shall work to improve the efficiency and convenience of its development review services to its business customers.

Policy 1.3.1.5: The City shall provide referral services to appropriate agencies for information and assistance to prospective and growing businesses in meeting zoning and infrastructure standards as well as requirements imposed by various government agencies.

Policy 1.3.1.6: The City will target businesses with incentive packages and programs including, Federal Opportunity Zones, Small Business Assistance programs, Community Façade Programs, HUB Zones, Tax

Abatement programs, Brownfield Redevelopment program and Foreign Trade Zone.

Policy 1.3.1.7: The City shall consider adding to the stock of available commercially, recreational and industrially zoned lands as when supply and demand begin to dictate need for more land.

Policy 1.3.1.8: The City shall maintain an office of Economic Development to coordinate between agencies, to develop economic development programs, to retain existing businesses and to actively recruit “target businesses” to the City.

Policy 1.3.1.9: To involve community stakeholder, the City should consider creating an Economic Development Advisory Board consisting of local community and leaders.

Policy 1.3.1.10: The City shall continue efforts to promote business/convention tourism, ecotourism, and sports related tourism in cooperation with the Brevard County Tourist Development Council.

Policy 1.3.1.11: The City of Cocoa shall coordinate its economic development programs with other agencies, such as the Economic Development Commission of Florida’s Space Coast to expand opportunities.

Objective 1.3.2: Maintain Infrastructure. The City shall maintain adequate infrastructure for encouraging economic activities in the industrial and commercial sectors.

Policy 1.3.2.1: To the extent financially feasible, the City shall continue providing adequate supporting infrastructure (i.e. paved streets, sanitary sewer, drainage, potable water, etc.) in strategic locations throughout the City to appropriately entice economic development.

Objective 1.3.3: Workforce/Wage Enhancement: The City shall improve the quality of life and employability of its citizens by promoting and attracting high technology industries, and higher education opportunities.

Policy 1.3.3.1: To improve the training and education of its work force, the City of Cocoa shall coordinate with the Brevard County Public Schools, Brevard Community College, Webster University and the University of Central Florida.

Policy 1.3.3.2: The City shall work with other government agencies and businesses to match education opportunities to educational and employment needs.