

## **Supplement to Comprehensive Plan Amendment Application**

### **3970 Curtis Blvd. Cocoa, FL. 32927**

3970 Curtis Blvd. (Lot) currently exists as a 1.1 Acre lot in Cocoa, Florida. The lot is very peculiar as it is considered a single lot, yet divided into two different tracts, each with separate Future Land Uses (FLU) and Zoning Classifications. (Exhibit A1) The tracts are divided by a 40' wide drainage easement running along the back (Northwest) property line and turning, at an angle headed Southeast, down the middle of the lot and ending in the front (South) property line (Exhibit A2). Tract 1 is in the Southwest corner of the lot and has a FLU listed as Planned Industrial with a Zoning classification of "RU-1-11." Tract 1 is 15,434 s/f (excluding drainage easement) with lot dimensions of 177.08 ft. deep along the west property line, 211.98 ft. deep along the tract divider line, 87.99 ft. wide along the north property line, and 149.83 ft. wide along the south property line. Tract 2 is within the East side of the lot and has a FLU listed as Planned Industrial with a zoning classification of "GU" (General Use). Tract 2 is 26,207 s/f (excluding drainage easement) with lot dimensions of 211.98 ft. deep along the tract divider line, 218.38 ft. deep along the east property line, 160.37 ft. wide along the north property line, and 89.23 ft. wide along the south property line (Exhibit A1).

The desire is to split this 1.1-acre lot into two separate single-family unit lots, using the existing tract divider line as the new property line, separating the two future lots. In order to split this one lot into two and build two separate single-family homes (1 on each lot), the FLU is requested to be changed from Planned Industrial to "RES 4" (Residential 4 Units Per Acre). The "RES 4" FLU will match the surrounding area, as the rest of the neighborhood along Curtis BLVD. has

the same FLU as is being requested (Exhibit C1 & C2). In addition to the FLU change request, I am also requesting the zoning be changed to allow the construction of two single family homes (1 on each lot). The current zoning of Tract 1 is RU-1-11. I am desiring to keep the zoning the same for Tract 1. The current zoning of Tract 2 is "GU" (General Use). I am requesting that Tract 2 be changed from "GU" to RU-1-11. Again, matching Tract 1 as well as the existing neighborhood along Curtis Blvd (Exhibit C1 & C2).

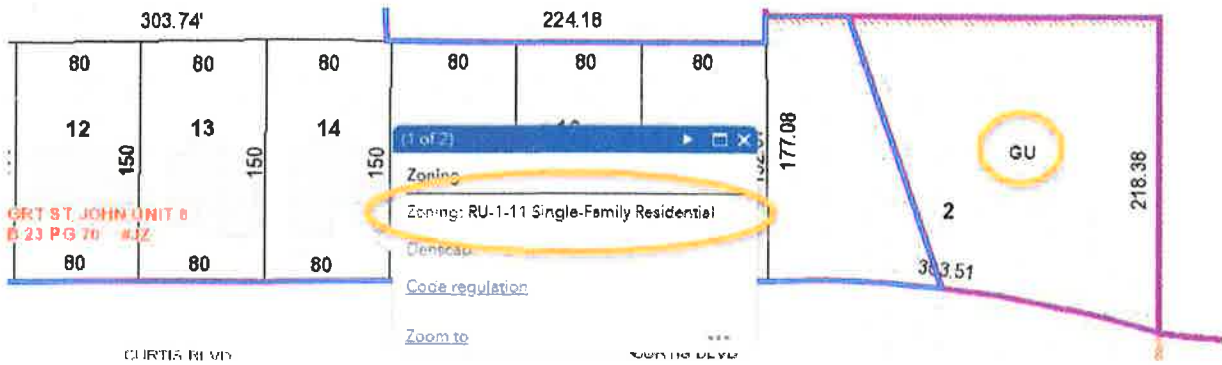
Upon changing the FLU of the lot from Planned Industrial to "RES 4" and the Zoning from "GU" to RU-1-11, I am also requesting that the existing Tract divider line be used to dictate the property line separating the two newly created lots (Exhibit C1). This will give "Lot 1" an average width of 118.91' and a depth of 177.07'. This will give "Lot 2" an average width of 127.17' and a depth of 218.38'. In doing so, this ensures both lots to conform to the minimum lot sizes and dimensions as stated in § 62-1340. Single-family residential, RU-1-13 and RU-1-11. *"Minimum lot size. An area of not less than 7,500 square feet is required, having a width of not less than 75 feet and having a depth of not less than 75 feet."*



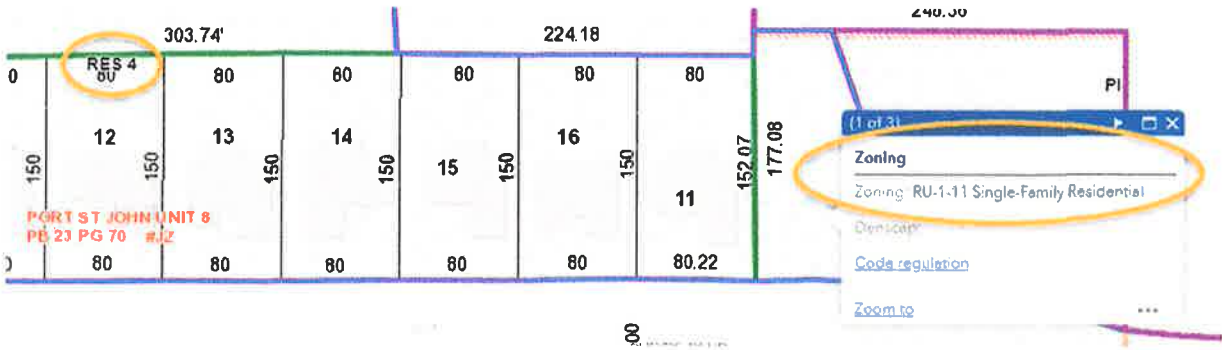




# Exhibit B C2



- Existing neighborhood is RU-1-11
- Tract 2 is GU FLU



- Tract 1 is already RU-1-11
- Existing neighborhood is Res 4



- Tracts 1 & 2 are Planned Industrial