

## Comprehensive Plan Amendment

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 A). The 2 Tracts are separated by a Tract divider line running down the middle of the lot. 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 A). 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 B).

The FLU is requested to be changed from Planned Industrial to "RES 4" (Residential 4 Units Per Acre) for both Tracts. In addition to the FLU change request, I am also requesting the zoning be altered slightly. 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). This is the tract I am seeking the change to RU-1-11. (Exhibit C) The requested FLU of "RES 4" will match the

surrounding area, as the rest of the neighborhood along Curtis BLVD. has the same FLU as is being requested. 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 D).

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 E). 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 A

# MAP OF SURVEY

Parcel ID:23-35-13-JZ-B-18

Parcel ID:23-35-13-01-A-3

P.O.B. (TRACT #1)  
FIR 5/8"

NORTH LINE OF TRACT #

WEST 160.37'

SIRC 1/2"  
PSM 65413

WEST 87.99'  
EDGE OF WATER

51.00'±  
SOUTH

25.00'

9.66'  
EAST

30"± DRAINAGE DITCH  
WATER ELEVATION 21.42'

EDGE OF WATER

40' DRAINAGE EASEMENT  
O.R. 3327, PAGE 4501

SIRC 1/2"  
PSM 65413

Parcel ID:23-35-13-JZ-B-11

SOUTH 152.01'

Parcel ID:23-35-13-JZ-B-2  
TRACT #1  
VACANT

FLU Planned Industrial  
Zoning General Use

Parcel ID:23-35-13-JZ-B-2  
TRACT #2  
VACANT

FLU Planned Industrial  
Zoning RU-1-11

40' DRAINAGE EASEMENT  
O.R. 3327, PAGE 4501

N 19°03'56" E W 111.98'

EDGE OF WATER

30"± DRAINAGE DITCH  
WATER ELEVATION 21.42'

EDGE OF WATER

EAST LINE OF TRACT #  
N 00°16'14" W 218.38'

20.25'  
EAST  
FIR 5/8"

A59.80°  
D3°56'20"  
R862.50°

FIR 5/8"

0.80' NORTH OFFSET

A149.81°  
D7°57'12"  
R862.50°

FIR 5/8  
PACKARD

FIR 5/8

A4.73°  
R862.50°  
D00°18'52"

R762.50°  
D6°42'17"  
A89.23°

44° RCP

# Exhibit B

# MAP OF SURVEY

Parcel ID:23-35-13-12-B-18

Parcel ID:23-35-13-01-A-3

SIRC 1/2" PSM 5545 WEST 87.90' NORTH LINE OF TRACT #1 P.O.B. (TRACT #1) FIR 5/8 WEST 160.37' FIR 5/8

30'± DRAINAGE DITCH  
WATER ELEVATION 21.42'

EDGE OF WATER

60' DRAINAGE EASEMENT  
O.R. 3377, PAGE 4501

SIRC 1/2" PSM 5545

Parcel ID:23-35-13-12-B-11

Parcel ID:23-35-13-12-B-2  
TRACT #1  
VACANT

Parcel ID:23-35-13-12-B-2  
TRACT #2  
VACANT

EAST LINE OF TRACT B  
N 00°16'14" W 210.30'

60' DRAINAGE EASEMENT  
O.R. 3377, PAGE 4501  
N 17°03'35" W 211.98'

30'± DRAINAGE DITCH  
WATER ELEVATION 21.42'

EDGE OF WATER

20.25' EAST  
FIR 5/8  
A 59.80'  
S 3° 58' 20"  
R 862.50'  
0.80' NORTH OFFSET  
FIR 5/8

A 149.81'  
09° 57' 12"  
R 862.50'

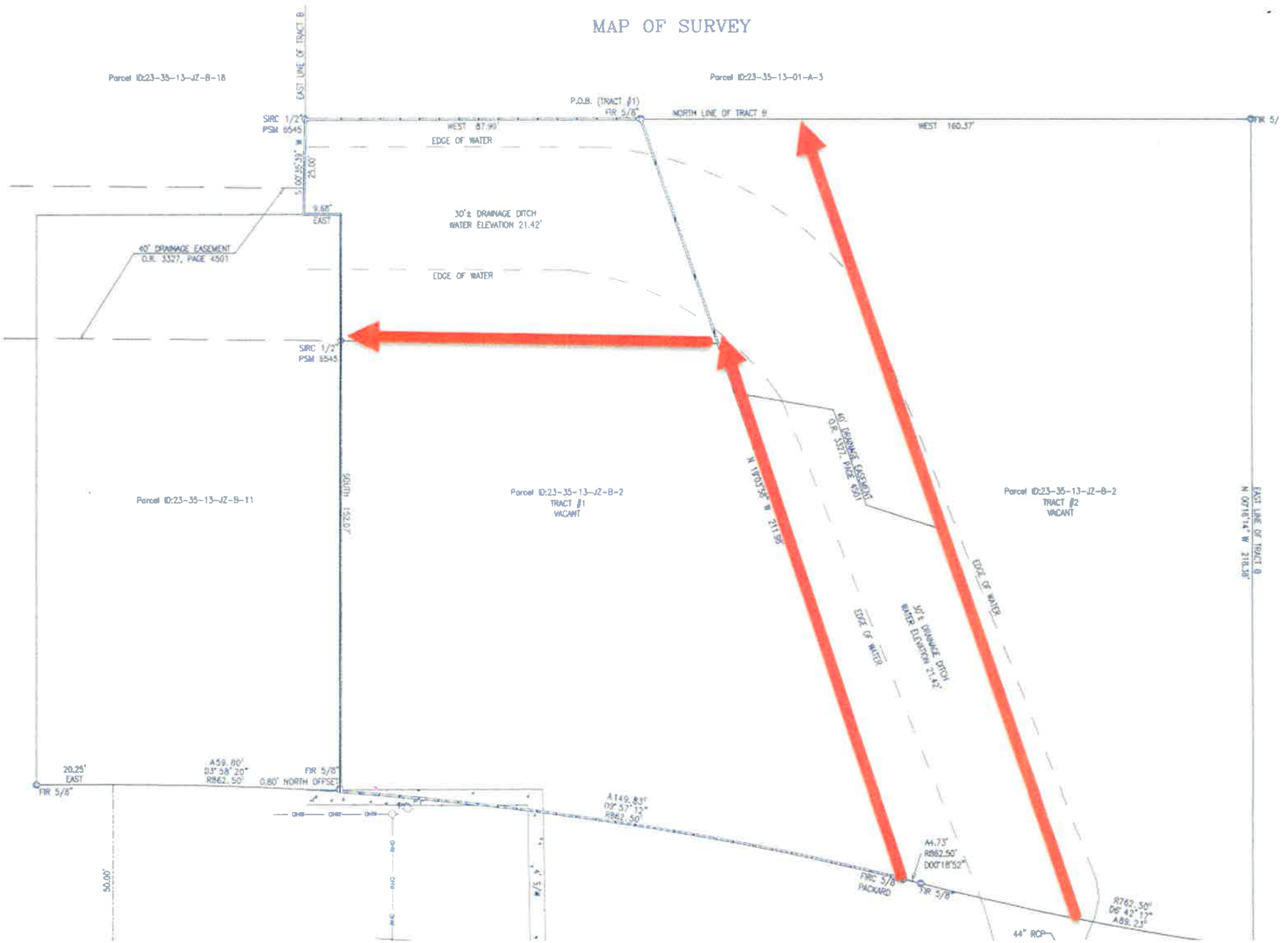
A 4.75'  
R 862.50'  
D 00°18'52"  
FIR 5/8  
PACKARD  
FIR 5/8

R 762.50'  
06° 42' 17"  
ABS. 23'

44° RCP

50.00'

SOUTH 139.07'



# Exhibit C



# MAP OF SURVEY



FLU: Res 4  
Zoning: RU-1-11

FLU: Res 4  
Zoning: RU-1-11



# Exhibit D

