

City of Cocoa Beach City Commission Agenda Item Summary

**DEPARTMENT MAKING
REQUEST/NAME:**

Development Services /
David Dickey, Director of Development
Services

MEETING DATE

April 16, 2026

REQUESTED MOTION/ACTION

Adopt Ordinance 1710 on first reading - An ordinance of the City of Cocoa Beach, Florida, related to travel and car rental agencies, amending section 2, "RM-2 MULTIFAMILY PROFESSIONAL DISTRICT" and "CT-1 OCEANFRONT RESIDENTIAL AND TRANSIENT DISTRICT" of Article III "ESTABLISHMENT OF STANDARD ZONING DISTRICTS" of Chapter II - "ZONING DISTRICTS" to of the Code of Ordinances; providing for conflicts, codification, severability, and an effective date. Staff Representative: David Dickey, Development Services Director
Recommendation: Adopt on first reading

IS THIS ITEM BUDGETED (IF APPLICABLE)?

n/a

BACKGROUND:

The Planning Board, at its April 6, 2026 meeting, recommended approval to the commission of Ordinance 1710 amending Sec. 2-10 of city's land development regulations to revise locations where a car rental facility may be located in the city. City code currently limits car rental facilities to:

- the RM-2 district as a special exception associated with a transient lodging (aka hotel/motel) facility or multifamily complex of more than 50 units; and
- the Professional-commercial opportunity overlay district as a special exception associated with a transient lodging facility of 50 units or more.
- the CT-1 district as a permitted accessory use associated with an apartment, multifamily, or transient lodging complex of fifty units or more.

The commercial sale of vehicles is prohibited in the city limits. Private sales of vehicles are only allowed on an occupied residential property of the vehicle owner.

The proposed ordinance, will revise eligible locations for car rental facilities by:

- deleting multifamily sites from the list of eligible locations for a travel or car rental facility in the RM-2 district.
- deleting multifamily and apartment sites from the list of eligible locations as a permitted accessory use in the CT-1 district.
- adding travel or car rental facility as a special exception in the CT-1 district.

In addition, the proposed ordinance makes the following changes to current code:

- Travel and car rental facilities will now be permitted/processed as a special exception in the CT-1 zoning district.
- When considering an application for a travel or car rental agency, the added criteria shall be considered:
 - The number of off-street parking spaces shall not fall below those required for the primary use.
 - Servicing or repair of vehicles is prohibited.
 - Outdoor speakers/paging systems are prohibited.
 - A separate driveway access point for the facility is prohibited.
 - Hours shall be 7 AM to 9 PM, seven days a week.
 - Signage is limited to that allowed for the overall property.

At its April 6, 2026, meeting, the Planning Board unanimously recommended approval of Ordinance 1710 to the city commission.