



Property: 4120 West End Rd, Cocoa Beach, FL 32931

Parcel ID: 24-37-34-CI-46-12.75

Location: West End Rd + Banana River Lagoon (near FL-520 Causeway)

Zoning: GW (Gateway) / Redevelopment

1) Front Setback (West End Rd side)

✓ **15 feet** (*front / local street side*)

The parcel fronts **West End Rd**, which functions as the **local street access** based on the site layout in your image.

2) Rear Setback (Banana River / Lagoon side)

✓ **15 feet** (*rear yard / waterfront side*)

This is a waterfront **setback from the Banana River Lagoon** (measured from the rear property line on the lagoon side).

3) Side Setbacks

✓ **10 feet** (*each side yard*)

Applies to both the east and west side lot lines.

Buyer to verify this information

https://library.municode.com/fl/cocoa_beach/codes/land_development_code?nodeId=APXBLAD ECO_CHIIZODI_ARTVESREZODISU_S2-33PEUSWIREDI

Zoning and Uses for both Parcel IDs

Zoning GW

- **P** = Permitted
- **SE** = Special Exception

GW (Gateway) — Permitted Uses (P)

Residential (Permitted)

- Single family dwelling
- Two family or duplex dwelling
- Multi-family dwelling (all types)
- Accessory dwelling
- Live/work unit
- Work/live unit
- Community residential home, level 1
- Bed and breakfast establishment
- Transient lodging establishment

Civic & Education (Permitted)

- Civic space
- Public space
- Institutional use
- Public utility structure, minor

Business (Permitted)

- Professional offices, limited
- Professional offices, general
- Stores and services, limited
- Stores and services, general
- Pet care facility with boarding
- Art or tattoo studio
- Nightclub or bar
- Restaurant
- Mobile food dispensing vehicle

- Mixed use development
- Recreational facility, indoor
- Watercraft launch facility, non-motorized
- Parking lot, commercial, as part of another permitted use
- Parking garage, as a primary use
- Parking garage, as part of mixed use

GW (Gateway) — Special Exception (SE)

These are possible, but **not automatic** (they require city approval/special exception):

- Place of worship
- Day care
- Schools, public and private
- Stores and services, large format
- Pet care facility without boarding
- Drive-through facility
- Marijuana dispensary/Pharmacy
- Marina, commercial
- Watercraft launch facility, motorized
- Pain management clinic
- Recreational facility, outdoor
- Self-storage facility