

**CITY OF COCOA  
BOARD OF ADJUSTMENT  
MEETING MINUTES  
March 15, 2017**

A regular meeting of the Board of Adjustment of the City of Cocoa was held on Wednesday, March 15, 2017 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

**I. OPENING MATTERS:**

Chairman Bob Frey called the meeting to order at 6:01 P.M. The Board Secretary called the roll.

**MEMBERS PRESENT:**

|               |               |
|---------------|---------------|
| Robert Frey   | Chairman      |
| Nancy Elliott | Vice-Chairman |
| Bruce Gilmore | Board Member  |
| Matthew Ford  | Board Member  |
| Jane Jollay   | Board Member  |
| Connie Harvey | Board Member  |

**MEMBERS ABSENT:**

None

**OTHERS PRESENT:**

|               |                             |
|---------------|-----------------------------|
| Steven Belden | Community Services Director |
| Steven Biel   | Senior Planner              |
| Kristin Eick  | Board Attorney (via phone)  |
| Rachel Unruh  | Board Secretary             |

**II. APPROVAL OF AGENDA & MINUTES:**

Approval of Agenda: March 15, 2017.

Approval of Meeting Minutes: January 18, 2017.

Motion by Ms. Elliott, seconded by Ms. Harvey, to approve the minutes as amended by Board and the agenda as amended to date certain as provided by staff. Vote on the motion carried unanimously.

Steven Belden, Community Services Director, gave a brief explanation of the agenda amendment to the Board members and the dates certain. Mr. Belden stated that PZ-17-00000001 was tabled until June 21, 2017 and PZ-17-00000002 , PZ-17-00800001, and PZ-17-00800002 was tabled until April 19, 2017.

**III. OLD BUSINESS:**

None

**IV. NEW BUSINESS:**

**A. PZ-17-00000001 – Special Exception (2075 W. King Street Land Trust) Tabled**

Consideration of a Special Exception request from Appendix A, Zoning, Article XI, Section 11(C)(13) to allow for an Adult Congregate Living Facility (ACLF) use in the C-N (Neighborhood Commercial) Zoning District. The Brevard County Property Appraiser identifies the subject property as Tax Account Number 2423993.

**B. PZ-17-00000002 – Special Exception (2075 W. King Street Land Trust) Tabled**

Consideration of a Special Exception request from Appendix A, Zoning, Article XI, Section 15(A)(1) and Section 12(C)(14), to allow for a mini-warehouse use in the C-W (Wholesale Commercial) Zoning District. The Brevard County Property Appraiser identifies the subject property as Tax Account Number 2423993.

**C. PZ-17-00800001 – Variance (Al Washington – 3018 Sandgate Court) Tabled**

Consideration of a Variance request from Appendix A, Zoning, Article XII, Section 3(b) of the City of Cocoa Code to allow for a five (5)-foot reduction to the required five (5)-foot driveway setback from the property line. The subject property is zoned RU-1-7a (Single Family Residential) and is identified by the Brevard County Property Appraiser as Tax Account Number 2404260.

**D. PZ-17-00800002 – Variance (Michael Romer – 3022 Sandgate Court) Tabled**

Consideration of a Variance request from Appendix A, Zoning, Article XII, Section 3(b) of the City of Cocoa Code to allow for a five (5)-foot reduction to the required five (5)-foot driveway setback from the property line. The subject property is zoned RU-1-7a (Single Family Residential) and is identified by the Brevard County Property Appraiser as Tax Account Number 2404259.

**V. OTHER BUSINESS:**

None

**VI. NEXT MEETING DATE:**

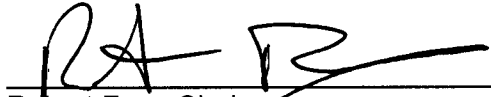
The Board members established that the next meeting would be held on April 19, 2017

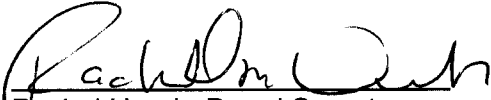
**VII. ADJOURNMENT:**

Motion by Ms. Harvey, seconded by Mr. Frey, to adjourn.

There being no further business the meeting adjourned at 6:10 P.M.

Approved on this 19 day of April, 2017.

  
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Robert Frey, Chairman

  
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Rachel Unruh, Board Secretary