



AGENDA
Regular Meeting
April 16, 2025
6:00 p.m.

I. OPENING MATTERS:

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA AND MINUTES:

AGENDA: Regular Meeting of April 16, 2025.
MINUTES: Regular Meeting of January 15, 2025.

III. OLD BUSINESS: None

IV. NEW BUSINESS:

V. PZ-25-00800002– Variance (1704 Manor Dr)

Consideration of a variance request pursuant to Appendix A, Article XI, Sec 3. (F) to allow up to a 5’ reduction to the required 8’ side yard setback. The property is identified as 1704 Manor Dr. Tax Parcel ID: 24-36-20-01-*-176

VI. OTHER BUSINESS:

VII. NEXT MEETING DATE: May 21, 2025.

VIII. ADJOURNMENT:

General Notice Information:

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at marsenault@cocoafl.gov.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and

for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

The BOA or PZ Board/LPA meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing. The BOA, PZ Board/LPA and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

Public Participation Information:

Members of the public may view the meeting agenda, ordinances, project applications, supporting documents, and staff reports on the City's website at the following link prior to attending or commenting:

City of Cocoa meeting calendar at <https://www.cocoafl.gov/291/20338/City-Meetings>

Documents pertaining to the above may also be inspected at the Community Services Department between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8400.

Interested persons may submit their written comments or questions prior to the meeting through Email at meetings@cocoafl.org, or via E-comments through the online agenda at the link above. Any electronic comments submitted will be made part of the meeting record.

Viewing In Real Time. Interested persons are encouraged to view and listen to the hearings live by accessing the meetings at the following internet address:

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However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

Special Information for Quasi-Judicial Hearings:

Any person that (1) can demonstrate that they may suffer special damages different in kind and degree from that of the general public at large; and (2) wishes to present factual or expert witnesses and/or evidence at the quasi-judicial hearing is highly encouraged to immediately contact Lucilene Ribeiro, Planner, at (321) 433-8535 or, to make proper arrangements for presentation of witnesses and/or evidence. All witnesses should be identified and all evidentiary documents and exhibits that are intended to be distributed to the BOA, P&Z/LPA and City Council should be submitted to Ms. Ribeiro via email or mail at least three (3) days prior to the hearing.

BOARD OF ADJUSTMENT AGENDA ITEM

Memo Date: 04/03/2025
Agenda Date: 4/16/2025
Prepared By: Breanna Earley, Assistant City Clerk
Through: Lucilene Ribeiro, Planner
Requested Action: Board Approval of the Short Agenda for the Regular Meeting on April 16, 2025, either as written or with amendments.

BACKGROUND:

Board Members approve the agenda at the beginning of the meeting.

PRIORITY AREA CONNECTION:

Community Outreach and Engagement

BUDGETARY IMPACT:

Budgeted? N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Board Approval of the Short Agenda for the Regular Meeting on April 16, 2025, either as written or with amendments.



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BOARD OF ADJUSTMENT AGENDA ITEM

Memo Date: 04/03/2025
Agenda Date: 4/16/2025
Prepared By: Breanna Earley, Assistant City Clerk
Through: Lucilene Ribeiro, Planner
Requested Action: Board approval of the Minutes from the Board of Adjustment January 15, 2025 Regular Meeting, either as written or with amendments.

BACKGROUND:

Board members approve the minutes at the beginning of the meeting.

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:

Budgeted? N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Board approval of the Minutes from the Board of Adjustment January 15, 2025 Regular Meeting, either as written or with amendments.

CITY OF COCOA
BOARD OF ADJUSTMENT
MEETING MINUTES
January 15, 2025

A Regular meeting of the Board of Adjustment of the City of Cocoa was held on Wednesday, January 15, 2025 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

I. OPENING MATTERS:

Chairperson Shaia called the meeting to order at 6:00 pm.

The Recording Secretary called the roll.

ROLL CALL:

Pam Shaia	Chairperson
Robert Butler	Board Member
Robert Dyar	Board Member
Dan Quattrocchi	Board Member

MEMBERS PRESENT:

Pam Shaia	Chairperson
Robert Butler	Board Member
Dan Quattrocchi	Board Member

MEMBERS ABSENT:

Robert Dyar	Board Member
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OTHERS PRESENT:

Kristin Eick	Assistant City Attorney
Luci Ribeiro	City Planner
Breanna Earley	Assistant City Clerk
Lori Chabot	Recording Secretary

II. APPROVAL OF AGENDA & MINUTES:

- * **Motion by Board Member Quattrocchi; Seconded by Board Member Butler to approve the January 15, 2025 Agenda as written and the October 16, 2024 Minutes as written.**
Ayes: Shaia, Butler, Quattrocchi

Motion Passed Unanimously (3-0).

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

A. Annual Election of Chairperson and Vice Chairperson

It was noted that the board nominates and votes on a Chair and Vice Chair annually.

- * **Motion by Chairperson Shaia; Seconded by Board Member Quattrocchi to elect Board Member Quattrocchi as the Chair and Board Member Butler as the Vice Chair for the Board of Adjustment.**

Ayes: Shaia, Butler, Quattrocchi.

Motion Passed Unanimously (3-0)

B. PZ 24-00000015– Special Exception (406 Florida Ave.)

CONSIDERATION OF A SPECIAL EXCEPTION Consideration of a Special Exception request pursuant to Appendix A, Zoning, Article XI, Section 22(F) of the City of Cocoa Code to allow for a bottle club in the Waterfront Overlay District. The property is identified as 406 Florida Ave, Cocoa, Florida. Tax Parcel ID: 24-36-33-35-*-23.02.

The item was presented by City Planner Luci Ribeiro via a power point¹. Ms. Ribeiro explained the Special Exception criteria. She shared that the site plan approval, which has already been approved, and permits have been submitted. She added that the proposed club aligns with the area existing commercial uses.

Staff is recommending approval with several conditions. A maximum of 62 people would be allowed in the building and any expansion of the site will require additional site plan approval. This is for indoor and not outdoor use. This may not be converted to any other type of club or retail establishment selling alcoholic beverages for consumption on the premises.

Additionally, staff had concerns over traffic flow. A traffic flow analysis was performed by the City's Public Works Director, Abby Morgan, to look at potential traffic flow impact. SCTPO provided data to assist with the analysis. A second source of data was provided from FDOT.

¹ Exhibit A - Special Exception – 406 Forrest Ave. Presentation

The results were satisfactory for the requested business use at this location and would not adversely affect the traffic flow. Staff recommends approval with the condition that the existing driveway shall be utilized by delivery trucks and customers loading and unloading for the venue.

The applicant was sworn in by the Recording Secretary.

The applicant spoke about her intent of the property which is to be an intimate space for events such as meetings, wedding showers and baby showers.

Board Member Shaia asked about trash disposal and her ability to take care of that.

Chairperson Quattrocchi complimented her on the renovation of the building and asked about the back area and if she planned to use it. In response, she replied she did not and also added she had trash cans for trash disposal.

Chairperson Quattrochi opened the discussion to the public.

Aleck Greenwood, 640 Brevard Ave., Cocoa, spoke and was sworn in by Recording Secretary. He stated the commercial property that he represents is supportive of the business based on the recommendation and conditions provided by the staff.

There being no further questions or comments, the public portion of the discussion was closed.

*** Motion by Board Member Shaia; Seconded by Chairperson Quattrocchi to Approve Consideration of a Special Exception request pursuant to Appendix A, Zoning, Article XI, Section 22(F) of the City of Cocoa Code to allow for a bottle club in the Waterfront Overlay District. The property is identified as 406 Florida Ave, Cocoa, Florida, Tax Parcel ID: 24-36-33-35-*.23.02, with the given findings of fact and the conditions recommended by staff as follows:**

- The Applicant must secure all permits and approvals necessary for any development related to the SE, such as site plan, permits within 6 months of Board's approval.
- If the use is extended, enlarged or expanded, additional special exception approval shall be required.
- Indoor capacity is limited to 62 people.
- The site plan included in the package as Exhibit E is binding upon the applicant, except that minor modifications may be made during the site plan approval to conform to City Code or life safety requirements. Any expansion of the club shall require additional special exception approval.
- Hours of operation shall be limited to 9 am to 10 pm.
- If the use as a bottle club is discontinued for a period greater than 6 months, the special exception shall be null and void.

- The existing driveway located on the south side of the property shall be utilized by delivery trucks and customers loading and unloading for the venue.
- The SE is limited to the use of a “bottle club” only and may not be converted to any other type of retail establishment selling alcoholic beverages for consumption on the premises absent further special exception approval.
- Any other conditions deemed necessary by the Board of Adjustment.

Ayes: Quattrochi, Butler, Shaia

Motion Passed Unanimously (3-0).

C. Item was withdrawn from the agenda, previously identified as Item C, regarding a variance request at 41 Riverside Drive, Cocoa, FL from Appendix A, Zoning, Article XI, Sec 22 of the City of Cocoa Code to reduce the required 10-foot accessory structure setback in the rear yard by approximately 3 feet on the north property line, and 4.6 feet on the south property line for an approximate 74’x26’ pool enclosure. **WITHDRAWN**

No Motion needed for this item.

V. OTHER BUSINESS:

VI. NEXT MEETING DATE:

The next meeting date for the Board of Adjustment is February 19, 2025.

VII. ADJOURNMENT:

Motion by Board Member Shaia; Seconded by Chairperson Quattrocchi to adjourn the January 15, 2025, meeting.

Motion Passed Unanimously (3-0).

Ayes: Quattrochi, Butler, Shaia

There being no further business the meeting adjourned at 6:27 P.M.

Daniel Quattrochi, Chairperson

Lori Chabot, Recording Secretary

BOARD OF ADJUSTMENT AGENDA ITEM

Memo Date: 04/10/2025
Agenda Date: 4/16/2025
Prepared By: Breanna Earley, Assistant City Clerk
Through: Lucilene Ribeiro, Planner
Requested Action: A variance request from Appendix A, Article XI, Sec 3. (F), to allow up to a 5' reduction to the required 8' side yard setback for an accessory garage. The property is identified as 1704 Manor Dr. Tax Parcel ID: 24-36-20-01-* -176

BACKGROUND:

Date: April 10, 2025

Project No.: PZ# 25-08000002

Meeting
Date: April 16, 2025

Project
Planner: Lucilene Ribeiro - Planner

Subject
Property: 1704 Manor Dr

Applicant: Richard Taylor
1704 Manor Dr
Cocoa, FL 32922

Notice
Provided: Notice of the public hearing was provided by publishing in the newspaper on April 1, 2025, posting the property and mailers to property owners within 500 feet.

Requested
Action: A variance request from Appendix A, Article XI, Sec 3. (F), to allow up to a 5' reduction to the required 8' side yard setback for an accessory garage. The property is identified as 1704 Manor Dr. Tax Parcel ID: 24-36-20-01-* -176

I. Project Information

The subject property is located within the Broadview Manor Subdivision on Manor Drive and is identified as Lots 176 and 177. The property encompasses approximately 0.3 acres (13,068 square feet) and was originally platted in 1924. According to the applicant's submitted survey,

boundary lines appear to have changed between 1924 and 1964. At some time prior to 1964, the owner of the adjacent lot to the north constructed a portion of his home over the prior boundary line. The owner at that time of Lots 176 and 177 conveyed a 495 ± sqft sliver of property to the northern lot owner to correct this issue. Accordingly, the existing 18' x 18' garage on the subject property is currently only 1.96 feet from the boundary line and does not comply with the 8' side yard setback requirement in the RU-1-7 district.

The property is zoned RU-1-7 (Single-Family Residential), which requires a minimum side yard setback of eight (8) feet for accessory structures. The interior lot (Exhibit "A") has the following approximate dimensions: 137 feet in width along the northern property line, 100 feet in length along the western property line, 109 feet in width along the eastern property line, and 135 feet in length along the southern property line.

Setback requirements for accessory structures—such as detached garages or sheds—are intended to prevent overcrowding, avoid encroachment onto neighboring properties, and maintain adequate spacing between structures. These standards contribute to preserving property values, ensuring the safety and privacy of adjacent parcels, and promoting the overall character and livability of residential neighborhoods.

On February 19, 2025, the current property owner, Mr. Taylor, applied for a building permit to demolish the existing garage and construct a 20-foot by 40-foot metal detached garage. The submitted plans indicated that the proposed garage would be located five (5) feet from the northern property line—three (3) feet short of the required eight (8) foot side yard setback. As such, the applicant is requesting a variance to reduce the required side yard setback from eight (8) feet to five (5) feet to allow for the construction of the proposed garage.

In summary, the applicant states that a reduced 5-foot setback is necessary to practically place a functional garage on the property, citing constraints such as the previously described historical boundary adjustments, the location of a narrow main driveway, the location of an underground electrical power line, and the presence of trees occupying much of the southern portion of the property.

A survey submitted by the applicant on April 7, 2025, shows an underground power line for a light pole crossing the northeast portion of the property, located approximately one foot from the proposed metal detached garage. Additionally, a septic tank is situated behind a paved patio on the eastern side of the property; however, it does not appear to impact or conflict with this variance request.

Future Land Use Designation:	Low Density Residential
Zoning District:	RU-1-7
Existing Land Use:	Single Family Residential

Council District:

District– Council member Hearn

Overview of Surrounding Area:

	Future Land Use Designation	Zoning District	Land Use
North	Low Density Residential	RU-1-7	Single Family Residential
South	Low Density Residential	RU-1-7	Single Family Residential
East	Low Density Residential	RU-1-7	Single Family Residential
West	Low Density Residential	RU-1-7	Single Family Residential

II. Staff Analysis

In accordance with Article XVI, Sec. 3, in order to obtain a variance, the Board of Adjustment shall make findings that the following have been demonstrated by the applicant:

A. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings, or structures in the same district.

Staff Finding: The property to the north, a single-family home built in 1942, does not meet the current minimum side yard setback requirements as established by code. It is located close to the shared property line and adjacent to the applicant's driveway, leaving minimal separation between the two properties. The applicant's narrow driveway leads to an existing detached garage, which currently maintains a nonconforming side yard setback of approximately 1.95 feet. This condition is the result of historical boundary line adjustments that took place between 1924 and 1964.

The existing garage appears to have been built around the same time as the primary residence in 1925, contributing to the parcel's unique and irregular layout. The applicant now proposes demolishing the existing garage and replacing it with a new 20' x 40' metal structure. However, relocating the garage to comply with the current 8-foot side yard setback would require shifting it significantly away from the driveway alignment. This would result in an inefficient and awkward site configuration, severely limiting vehicle maneuverability and diminishing the practical use of the garage.

In addition, the southern portion of the property is occupied by mature trees, further limiting available space for relocation of the garage. Staff does not find it reasonable or necessary to require the removal of these trees, as they contribute to the site's character and environmental value.

Moreover, an underground power line crosses the property, though it does not appear to serve as the home's primary electrical source. This underground power line is located only 1 foot away from the proposed garage, which is only proposed to be two feet wider than the existing garage. Therefore, the applicant has attempted to shift the proposed garage as much as possible south of the northern property line and provide as much of the required side yard setback as possible without the garage being located on top of the existing underground power line.

These factors—including the irregular boundary line adjustments, long-standing nonconforming structures, narrow driveway access, existing utility infrastructure, and site constraints due to tree coverage—constitute special conditions unique to this property. These conditions are not the result of any action by the applicant and are not commonly found on other parcels within the same zoning district.

B. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.

Staff Finding: A literal interpretation of the zoning ordinance, specifically the requirement for an 8-foot side yard setback, would prevent the applicant from constructing a functional garage in alignment with the existing driveway. This would result in a layout that is not only impractical for vehicle access and use but also inconsistent with how other similar properties in the area have developed.

Enforcing the full setback on the applicant's parcel would limit the functional use of their property in a way not imposed on surrounding properties. It would create a hardship by requiring a garage to be placed in a location that is disconnected from the driveway and difficult to access, ultimately diminishing the usability of the structure.

Therefore, staff finds that strict adherence to the ordinance would deprive the applicant of a reasonable property right—namely, the ability to construct a functional and accessible garage—commonly enjoyed by others in the same district.

C. That special conditions and circumstances referred to in "A" above do not result from the actions of the applicant.

Staff Finding: The special conditions and circumstances outlined in item "A" are not the result of any actions taken by the applicant. The existing detached garage, which staff believes was constructed around the same time as the main residence in 1925, appears to have been situated based on the lot configuration and development standards in place at that time.

The current side yard setback of approximately 1.95 feet results from historical boundary line adjustments and long-standing development patterns—not of any recent modifications or construction decisions made by the applicant. In fact, the applicant's proposal to replace the existing garage with a new structure that observes a 5-foot setback represents an improvement to the current nonconforming condition, reducing the degree of encroachment.

Staff finds that the applicant is making a reasonable effort to modernize and improve the property while respecting the historical layout. The intent is not to intensify a nonconformity but to maintain functional use of the lot under current conditions. Therefore, the hardship is not self-imposed, and the variance request arises from circumstances beyond the applicant's control.

D. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or dwellings in the same district.

Staff Finding: Granting the requested variance will not confer a special privilege to the applicant, as the construction of detached garages are permitted accessory structures in the RU-1-7 zoning district. The proposed garage would actually improve the current nonconforming condition by increasing the setback from 1.95 feet to 5 feet. Additionally, letters from neighboring property owners confirm that the new structure would not create any burden, supporting that the request is fair and consistent with surrounding properties.

E. That the reasons set forth in the application justify the granting of the variance; and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

Staff Finding: The variance would allow the applicant to construct a detached 20' x 40' metal garage in a location that reflects the original layout of the property while improving the existing nonconforming condition. Rather than intensifying the encroachment, the proposed structure would increase the current setback from approximately 1.95 feet to 5 feet, thereby reducing the degree of nonconformity. As stated above, the width of the new proposed garage is only two feet greater than the existing garage, and the garage has been shifted to the south as much as possible without construction occurring on top of the underground power line.

F. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Staff Finding: The general purpose and intent of the zoning ordinance is to ensure that structures are appropriately located on a lot so they do not interfere with neighboring properties, negatively impact the neighborhood's character, or create safety or aesthetic concerns. In this case, staff finds that the proposed variance aligns with these goals.

The applicant has taken steps to demonstrate that the proposed garage will not negatively affect adjacent properties. Most notably, the abutting property owner to the north—who the proposed structure would most impact—has provided a letter of support, confirming they have no objections to the garage, including its location and aesthetic appearance.

Furthermore, staff mailed public notice letters to all property owners within a 500-foot radius of the subject site. As of the date of this report, no objections or concerns have been received in response to the proposed variance.

Maintaining appropriate side yard setbacks helps preserve visual consistency and minimizes potential nuisances. While the applicant is requesting a reduced setback, the proposed 5-foot distance represents an improvement over the existing 1.95-foot setback and reflects a reasonable compromise that upholds the intent of the ordinance.

Therefore, staff finds that granting the variance will be in harmony with the general purpose and intent of the ordinance and will not be injurious to the neighborhood or detrimental to the public welfare.

RECOMMENDED MOTION:

Recommendation

Staff recommends **Approval** of a Variance request from Appendix A Zoning, Article XI, Section 3 (F) Minimum Yard Requirements of the City Code, to reduce the minimum side yard setback from eight (8) feet to five (5) feet in the RU-1-7 (Single Family Residential) Zoning District with the following condition:

1. The subject accessory structure shall not be expanded or modified in any way without obtaining a variance approval from the Board of Adjustment.
2. The Variance shall not be effective until the applicant secures a Building Permit and receives all necessary approvals to install a metal detached garage. All required permits must be obtained within twelve (12) months of the Board's approval.
1. Any other conditions deemed necessary by the Board of Adjustment.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

A variance request from Appendix A, Article XI, Sec 3. (F), to allow up to a 5' reduction to the required 8' side yard setback for an accessory garage. The property is identified as 1704 Manor Dr. Tax Parcel ID: 24-36-20-01-*-176



Board of Adjustment
Variance Application

City Manager's Office
Planning and Zoning
65 Stone Street
Cocoa, Florida 32922

Phone: (321) 433-8535
Fax: (321) 433-8543
E-mail: cocoaplanning@cocoafl.gov
Web: <http://www.cocoafl.org>

This form is divided into steps, which will help you prepare your application, provide supplemental items, and prepare for the Board of Adjustment hearing. A pre-application meeting with Staff is **recommended**.

For Office Use Only - Date Received

Please TYPE or PRINT this application neatly.

Stamp Only When Application is Fully Complete

1. Request: Allow 5 foot side yard setback
2. Applicable City Code Section(s): Appendix A, Article XVII, Section 9

3. Applicant Information: * NOTE: Applicant is the main contact, who must attend the meeting!

Company (if applicable): _____

Name: Richard Taylor

Mailing Address: 1704 Manor Dr.

City: Cocoa State: FL Zip Code: 32922

Phone #: 843-214-8140 Fax #: _____

Mobile #: _____ E-mail: ACMXBNA@gmail.com

4. Property Owner Information: * Check here if same as Applicant → ☒
* If more than one owner, attach additional sheet with names and addresses.

Company (if applicable): _____

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Fax #: _____

Mobile #: _____ E-mail: _____

5. Property Information:

Street Address and Location: 1704 Manor Dr. Corner A32922 Broadview Manor

Parcel ID: 29-36-22-21-000000.00-000000.00 170

Tax Account Numbers: 2416311 <EN 2024142624 BK 10109 Page 1360

Land Area: LOT 170+177 square feet or 0.3 acres

Future Land Use (to be completed by City): _____

Zoning District (to be completed by City): _____

Existing Use(s) on Property: Detached garage

Proposed Use(s) on Property: Detached garage

6. Variance Petition:

Before any Variance may be approved, the Board of Adjustment must make a positive finding for each of the criteria listed below. Applicants must provide the following information for the Board's review and consideration:

Prerequisites to granting of variance:

A variance may be granted when it will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary and undue hardship. The term "undue hardship" has a specific legal definition in this context and essentially means that without the requested variance, the applicant will have no reasonable use of the subject property under existing development regulations. Personal medical reasons shall not be considered as grounds for establishing undue hardship sufficient to qualify an applicant for a variance. Economic reasons may be considered only in instances where a landowner cannot yield a reasonable use and/or reasonable return under the existing land development regulations. You have the right to consult a private attorney for assistance.

- a. Explain the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, building or structures in the same district.

see attachment responses

- b. Explain why the literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the zoning ordinance.

see attachment responses

- c. Explain why the special conditions and circumstances referred to in subparagraph (a) above, do not result from the actions of the applicant.

See attach responses

- d. Explain why the granting the variance request will not confer on the applicant any special privilege that is denied by the zoning ordinance to other lands, structures or dwellings in the same district.

See attachment responses

- e. Explain why the requested variance is the minimum variance that will make possible the reasonable use of the subject land, structure or building.

See attachment responses

- f. Explain why the granting of the variance request will be in harmony with the general intent and purpose of the zoning ordinance and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

See attachment responses

7. Please submit the following items in order complete the application:

- a. ☒ **Notarized application.**
 - b. ☒ **List of owners within 500 feet.** A "radius map package" from Brevard County containing a certified mailing list with mailing labels and a map of all property owners of record who reside within a 500-foot radius of the subject property is required for public notice. It is the applicant's responsibility to request these materials with the Brevard County GIS Department that are available free of charge. Inquiries must be emailed to servicedesk@brevardfl.gov and forwarded to the **City of Cocoa Planning and Zoning Department** when available.
 - c. ☒ **Application Fee.** The fee is \$250. Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department. Public mail notice and legal advertising fees must also be paid with application submittal.
 - d. ☒ **Proof of Ownership.** A copy of the most recent recorded warranty deed or record of ownership printed from the Brevard County Property Appraiser website is required.
 - e. ☐ N/A **Property Owner Authorization.** If the applicant is not the property owner, then the property owner will need to provide authorization by signing below (See #10 below).
 - f. ☐ N/A **Corporate Documents.** If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided (<http://www.sunbiz.org/corpweb/inquiry/search.html>).
 - g. ☒ **Certified Boundary Survey and/or Site Plan.** Contact Planning & Zoning Division staff to determine if both a boundary survey and a site plan are required. Site plans should be drawn to scale and show the size and shape of the property, location of existing and proposed structures, streets, access points, fences, parking and landscaping areas.
 - h. ☐ **Additional Information (optional).** Submit any information that may be helpful in understanding the request. This may include photos, sketches, or elevations.
8. **Application filing deadline.** The application filing deadline is the first day of each month at 5:00 pm for public hearings that are held in the following month. Example: Application deadline is Oct. 1st for the November BOA meeting.
9. **Application filing procedure.** This application, together with all required exhibits and attachments, shall be completed and filed with the Planning and Zoning Division prior to the established filing deadline for the public hearing before the Board of Adjustment.

Public hearing process information – please read this!

- **Public hearing date and location.** All regularly scheduled hearings are held on the third Wednesday of each month at 6:00 pm in the Cocoa City Council Chambers located at 65 Stone Street, Cocoa, Florida unless otherwise notified.
- **Presence required at the public hearings.** The applicant or his/her representative must be present to answer any questions concerning the application. If there are extenuating circumstances why the applicant or his/her representative cannot attend, he or she must notify the City in writing prior to the public hearing.
- **Preparing for public hearing.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the application request. The City assumes no responsibility or liability relating to the applicant's failure to research and know all applicable laws including, but not limited to state, federal, and city laws, codes, land development regulations, and the comprehensive plan. The City recommends all applicants to consider consulting an attorney regarding their applications.
- **Format of public hearing.** The public hearing before the Board of Adjustment is quasi-judicial in nature. State and local law strictly prohibits applicants and/or interested parties from participating in ex-parte communications with Board members in person, by phone, e-mail, or in writing before the application is considered at a public hearing. Applicants are encouraged to review and copy the quasi-judicial rules and procedures used by the Board of Adjustment before the public hearing date. A copy may be obtained from the City.
- **Exhibits at public hearing.** If photographs, documents, maps or other materials are provided to the Board as evidence at the public hearing, the applicant must leave those instruments with the Recording Secretary. By law those instruments automatically become part of the public records and cannot be returned to the applicant.
- **Witnesses at public hearing.** For the purposes of making a decision on the application, the Board shall only consider testimony of qualified witnesses. A witness is determined by the Board and is generally based on:
 - a. The witness has personal knowledge of the fact in which the witness will testify; and/or
 - b. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
 - 1. *Layman witness.* Testimony of a witness other than an expert witness is qualified only if:
 - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
 - The opinions and inferences do not require any special knowledge, skill experience or training.
 - 2. *Expert witness.* Testimony of an expert witness is qualified only if:
 - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
 - The witness is adequately qualified to express an opinion on the matter.
- **Board action.** If the Board of Adjustment finds that the facts presented in the matter justify approval, it may approve the request, or a portion thereof, and it may specify any conditions deemed necessary to preserve the intent of the City of Cocoa Code. If the Board of Adjustment finds that the facts presented do not justify approval, it must deny the request and will specify the reasons for denial. A decision is usually made at the same meeting that the hearing is held.
- **Appeals.** Appeals of a decision by the Board of Adjustment may be made to the City Council by filing an application with the Community Services Department within fifteen (15) days of the Board's decision. Any party aggrieved by the final decision of the City Council shall have the right to file an appropriate action in a court of competent jurisdiction.

10. Property Owner Authorization.

* Check here if same as Applicant → ☒

I am the fee simple owner (or legal representative) of the property at: 1704 Manor Pt Cocoa FL 32922
and I hereby authorize the applicant to submit this Board of Adjustment Application regarding my property described above.

Richard Lyn Taylor Jr
(PRINT OWNER NAME)

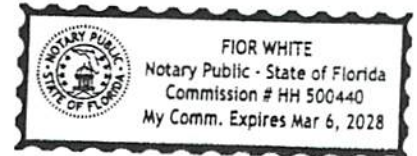
[Signature]
(OWNER SIGNATURE)

☐ Personally Known OR ☒ Produced Identification

Type of I.D. Produced FLDL

[Signature]
(NOTARY PUBLIC SIGNATURE)

Fior White
(Print, Type, or Stamp Commissioned Name of Notary Public)



STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 4th day of March, 20 25

11. Applicant Signature.

Richard Lyn Taylor Jr
(PRINT APPLICANT NAME)

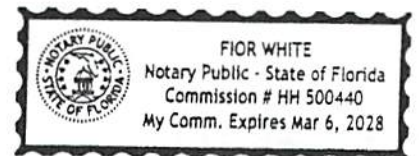
[Signature]
(APPLICANT SIGNATURE)

☐ Personally Known OR ☒ Produced Identification

Type of I.D. Produced FLDL

[Signature]
(NOTARY PUBLIC SIGNATURE)

Fior White
(Print, Type, or Stamp Commissioned Name of Notary Public)



STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 4th day of March, 20 25

FOR OFFICE USE ONLY

Fee of \$ _____ in cash ☐ or check ☐ (No. _____) payable to the "City of Cocoa".

Receipt Number: _____

Date: _____

Signature from Planning & Zoning Division: _____

****Attachment** Variance Petition: Responses**

a. Explain the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, building or structures in the same district.

The property, zoned RU-1-7 (Single-Family Residential, 7,000 sq. ft. minimum), exhibits unique historical conditions that distinguish it from other properties in the district. Constructed in 1925, the home reflects an early 20th-century lot configuration—likely narrower than modern standards—and a concrete driveway installed in the 1970s leads directly to the proposed location of a 20 x 40 foot detached garage at a 5-foot side yard setback. Under Appendix A - Zoning, the standard side yard setback in RU-1-7 is 8 feet for accessory structures. However, the combination of the narrow lot and the pre-existing driveway alignment creates a special circumstance not typically found in newer properties within the district, which were designed with contemporary setbacks in mind. This historical layout restricts the practical placement of a functional garage, necessitating a reduced setback to 5 feet.

b. Explain why the literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the zoning ordinance.

A literal interpretation of the 8-foot side yard setback requirement in RU-1-7 would prevent the construction of a usable detached garage aligned with the existing 1970s driveway—a permitted accessory use under Appendix A. Many properties in the district enjoy garages or accessory structures that provide functional vehicle storage, a right commonly exercised under the zoning ordinance. Due to the property's unique constraints—the 1925 construction and the fixed driveway path—adhering to the 8-foot setback would misalign the garage's entry doors with the driveway, rendering it impractical for parking vehicles. This denies the applicant the same reasonable use of the property that other RU-1-7 homeowners enjoy, creating an undue hardship as defined in Appendix A, Article XVII, Section 9.

c. Explain why the special conditions and circumstances referred to in subparagraph (a) above, do not result from the actions of the applicant.

The special conditions arise solely from the property's historical development: the home was built in 1925, and the driveway was added in the 1970s, both well before the applicant's ownership. The applicant did not design the narrow lot, construct the home, or install the driveway; these features were inherited as part of the property's existing condition. Appendix A, Article XVII, Section 9(D), stipulates that variances address hardships not created by the applicant, and here, the need for a 5-foot setback is a direct result of these pre-existing, uncontrollable circumstances.

d. Explain why the granting the variance request will not confer on the applicant any special privilege that is denied by the zoning ordinance to other lands, structures or dwellings in the same district.

Granting the 5-foot setback variance does not confer a special privilege but enables a use—construction of a detached garage—that is explicitly permitted under Appendix A for RU-1-7 properties. Other homeowners in the district can build garages within the standard 8-foot setback due to larger or more modern lot configurations, while this variance simply accommodates the applicant's historical constraints to achieve a comparable outcome. Appendix A, Article XVII, Section 9(B)(1), allows administrative variances up to 20% of the setback (8 feet - 1.6 feet = 6.4 feet), but the Board of Adjustment has broader authority to approve variances like this 5-foot request when justified by special conditions, as supported by Florida precedent (e.g., *Clarke v. Morgan*, 333 So. 2d 200). This ensures equity, not privilege.

e. Explain why the requested variance is the minimum variance that will make possible the reasonable use of the subject land, structure or building.

The requested 5-foot side yard setback is the minimum deviation necessary to align the 20 x 40 foot garage with the existing 1970s driveway, ensuring practical vehicle access and storage—a reasonable use under RU-1-7 zoning. Positioning the garage at the standard 8-foot setback would misalign the entry doors with the driveway, requiring either an impractical driveway relocation or rendering the garage unusable for its intended purpose. Given the narrow lot and fixed driveway location, a reduction to 5 feet is the smallest adjustment that resolves this hardship, aligning with Appendix A, Article XVII, Section 9(D)'s requirement that variances be the "minimum necessary" for reasonable use.

f. Explain why the granting of the variance request will be in harmony with the general intent and purpose of the zoning ordinance and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Granting this variance aligns with the zoning ordinance's intent to promote orderly residential development while allowing reasonable property use, as outlined in Appendix A. The proposed 12-foot-high detached garage complies with RU-1-7 height limits, lot coverage, and permitted uses, maintaining the district's residential character. A 5-foot setback provides adequate separation from neighbors, and measures such as landscaping or matching the garage's design to the 1925 home can further ensure aesthetic harmony. By utilizing the existing driveway, the project minimizes construction impact, avoiding harm to the neighborhood or public welfare—consistent with Appendix A, Article XVII, Section 9's mandate that variances not be detrimental.

3

Documentary Deed Tax \$2,765.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Stephanie Smith

Island Title & Escrow Agency Inc.

2245 N Courtenay Pkwy

Merritt Island, FL 32953

File No. 24-5812

Tax Parcel ID 24-36-20-01-*--176

THIS WARRANTY DEED, made the 12th day of July, 2024 by Patricia A. McBride and Billy G. Payne, Individually and as Co-Trustees of The Rupert and Louise Payne Trust Dated May 13, 2019, herein called the grantors, to Richard Lyn Taylor, Jr. and Gladys E. Taylor, husband and wife whose post office address is 1704 Manor Dr., Cocoa, FL 32922, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BREVARD County, State of Florida, viz.:

Lots 176 and 177, of BROADVIEW MANOR SUBDIVISION, according to the plat of said subdivision, recorded in Plat Book 4, Page 5, Public Records of Brevard County, Florida, excepting therefrom that portion of Lot 176 described as follows: Beginning at the northeast corner of said Lot 176, thence run the east line of said lot south 7 feet; thence run westerly to the northwest corner of said lot; thence run the north line of said lot easterly to the point of beginning.

Subject to easements, restrictions, and reservations of record and to taxes for the year 2024 and thereafter.

The Land herein conveyed is not the homestead property of the Grantors as defined in Article 10 Section 4 of the Florida Constitution. Grantors do not reside on the Land and the Land is not adjacent to or contiguous with Grantors' homestead.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents this 11th day of July, 2024.

Signed, sealed and delivered in the presence of:

Brenda Louthan
Witness #1 Signature
Must legibly print name and address with ZIP below
Brenda Louthan
876 Woodbine Dr
MI, FL 32952

Billy G. Payne
Billy G. Payne, Individually and as Co-Trustee
1600 University Lane #1501, Cocoa, FL 32922

Elaine E. Mahnke
Witness #2 Signature
Must legibly print name and address with ZIP below
Elaine Mahnke
2245 N. Courtenay Pkwy
Merritt Island, FL 32953

Patricia A. McBride
Patricia A. McBride, Individually and as Co-Trustee
208 Bedford Place, Cocoa, FL 32922

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing Instrument was acknowledged before me by means of [☒] physical presence or [] online notarization this 11th day of July, 2024 by Patricia A. McBride and Billy G. Payne, Individually and as Co-Trustees of The Rupert and Louise Payne Trust Dated May 13, 2019 who are personally known to me or have produced Driver Licenses as identification.

SEAL

Elaine E. Mahnke
Notary Public Signature
Printed Notary Name
My Commission Expires: _____

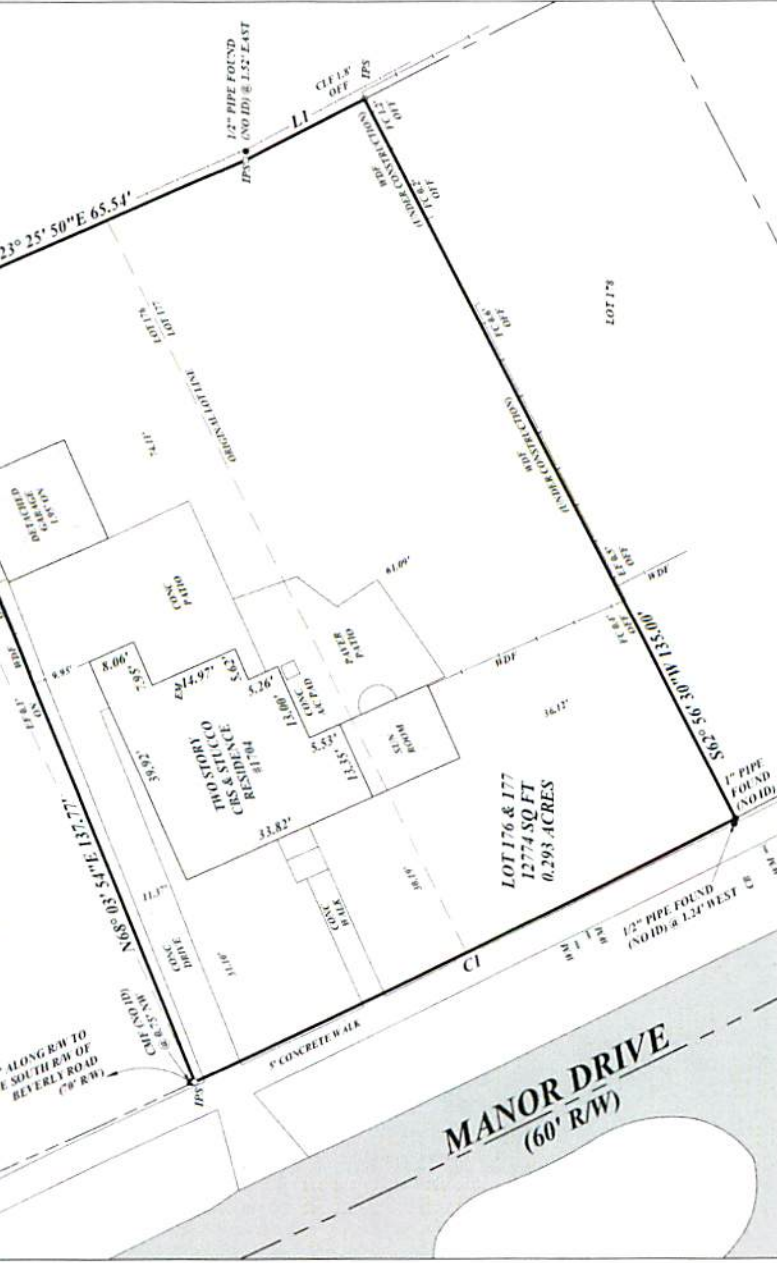


[illegible]

4228281-1417035									
AC	AIR CONDITIONING UNIT	EL	ELEVATION	PS	50' REBAR & CAP SET (WB 8441)	PCE	PUBLIC UTILITY & DRAINAGE EASEMENT		
AAA	ALSO KNOWN AS	EM	ELECTRIC METER	LS	LICENSED BUSINESS	PCE	PUBLIC UTILITY EASEMENT		
CB	COMMUNICATIONS BOX	ESAT	EASEMENT	LP	LIGHT POLE	PVC	6" PVC FENCE		
CBA	CONCRETE BLOCK STRUCTURE	ET	ELECTRIC TRANSFORMER	MES	METTERED END SECTION	PVT	PRIVATE		
CL	CENTERLINE	FC	FENCE CORNER	MS	MATERIAL	R/W	RIGHT-OF-WAY		
CLJ	CHAIN LINK FENCE	FES	FENCE SECTION	NCE	NAIL & TIE: FOUND	RCP	REINFORCED CONCRETE PIPE		
CMB	CONCRETE MOUNTMENT FOUND	FR	FIRE HYDRANT	NH	NOW OR FORMERLY	SBC	STAVEY BOOK		
CMP	CORRUGATED METAL PIPE	FKA	FORMERLY KNOWN AS	ORB	OFFICIAL RECORD BOOK	SMH	STORM MANHOLE		
CO	CLEANOUT	FL	FLOOR LINE	PBC	PLAT BOOK	SO T	SQUARE TIE		
CONC	CONCRETE	FOC	FIBER OPTIC CABLE RUN MANHOLE	PE	POOL EQUIPMENT	SMH	SANITARY SEWER MANHOLE		
DE	DRAINAGE EASEMENT	GM	NATURAL GAS METER	POV	PAGE/PAGES	UE	UTILITY EASEMENT		
DN	DRAINAGE INLET	GOVT	GOVERNMENT	PI	POINT OF INTERSECTION	WP	WELL/PUMP EQUIPMENT		
DOC	RECORDED DOCUMENT	GV	NATURAL GAS VALVE	PL	PROPERTY LINE	WTF	6" WOOD FENCE		
DVE	DRAINAGE & UTILITY EASEMENT	GWA	GUY WIRE POLE ANCHOR	POB	POINT OF BEGINNING	WH	WATER HEATER		
EB	ELECTRICAL BOX	KCV	IRRIGATION CONTROL VALVE(S)	PP	POINT OF COMMENCEMENT	WM	WATER METER		
EF	END OF FENCE	ID	IDENTIFICATION	PP	POWER POLE	WV	WATER VALVE		

PROPERTY BOUNDARY CURVE TABLE			
Curve #	Length	Radius	Chord Direction
1	99.99'	2190.10'	S 21° 42' 22" E
Chord Length 99.99'			

PROPERTY BOUNDARY LINE TABLE	
Line #	Direction
LI	S 22° 03' 10" E



LEGAL DESCRIPTION

LOTS 17 AND 18 OF BROADVIEW MANOR SUBDIVISION, ACCORDING TO THE PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 4, PAGE 4, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PORTION OF LOT 17 DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 17^N, THENCE RUN EASTERLY ALONG THE EAST LINE OF SAID LOT 10 WITH 1 FEET; THENCE RUN WESTERLY TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE RUN NORTHERLY TO SAID LOT 16 LATERALLY TO THE POINT OF BEGINNING.

SECTION 29, TOWNSHIP 24 SOUTH, RANGE 30 EAST, BREVARD COUNTY, FLORIDA

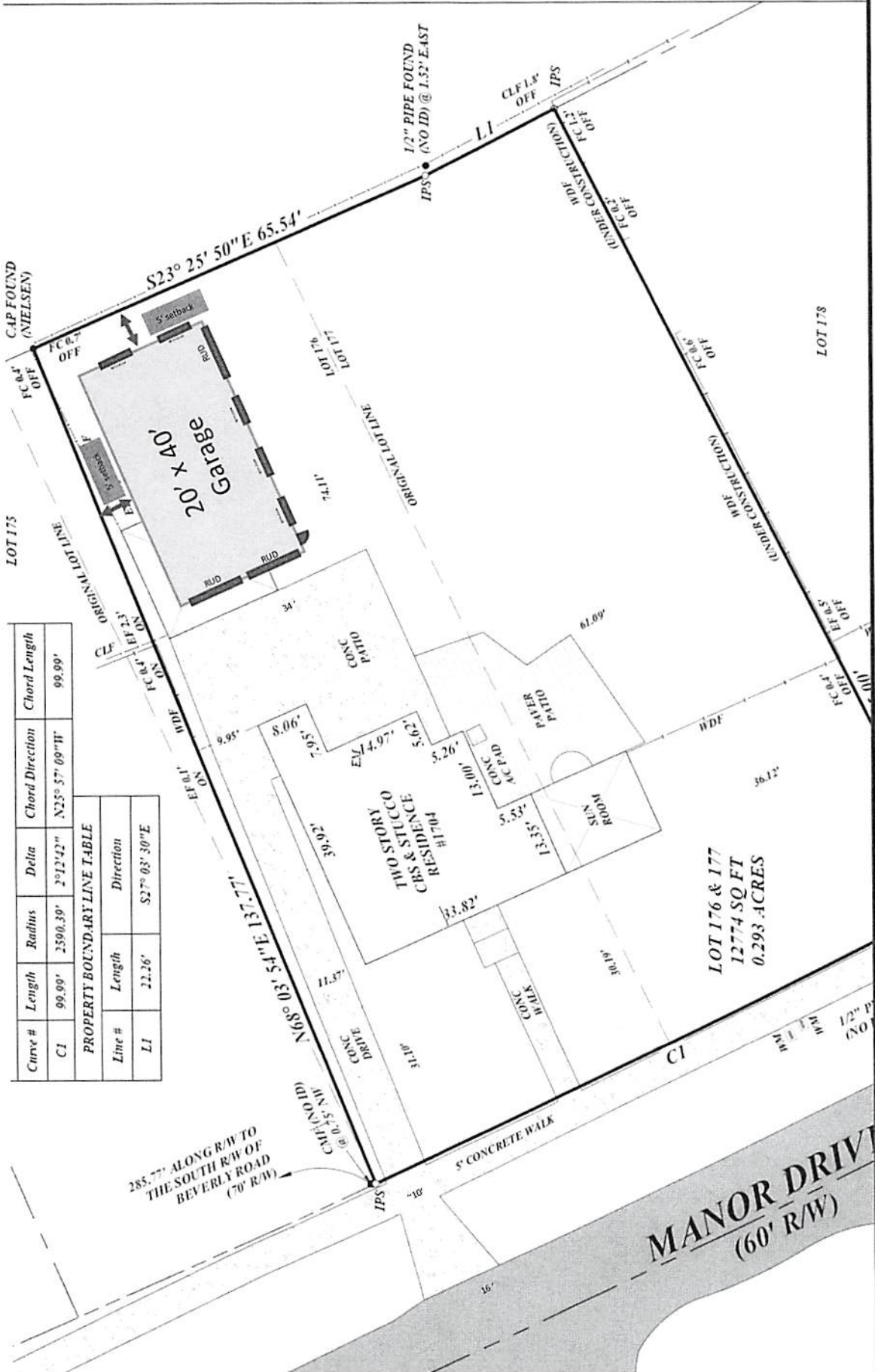
SURVEYOR'S CERTIFICATE

THIS PLAT IS A RECREATION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT ADDITION OR CREDIT A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLANS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN. RECREATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL ORDINANCE, A LIABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY PURPOSE OF THE LAND.

FURTHERMORE, THIS IS TO CERTIFY THAT A SURVEY OF THE ABOVE DESCRIBED PROPERTY WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF AND THAT SAID SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND APPEARS IN SECTION 501 OF THE FLORIDA ADMINISTRATIVE CODE (SECTION 47C.02, FLORIDA

BOUNDARY SURVEY FOR Richard Lynn Taylor, Jr. and Gladys E. Taylor Allard Mortgage, LLC Insurance Company Florida Title & Escrow Agency Inc.		LINEFORE LEGEND BOUNDARY _____ ADJUSTER BOUNDARY _____ ORIGINAL BOUNDARY _____ RIGHT-OF-WAY _____ EASEMENT LINE _____ OVERHEAD WIRE _____ FENCE _____ POCKET _____ CHAIN LINE _____		DATE 06-26-2024 FIELD CREW PM & KM CHECKED BY ENA JN INLACD ENA JN SURVEYING TITLE FILE NO. 24-012 FILE No. 24-012	
 FLOOD MAP DATA CITY OF COCOA CONVEYANCE NUMBER 120028 MAP NUMBER 1200K 0140H EFFECTIVE DATE 01-29-2021 ZONING "A"		20306 Nettleton Street Orlando, Florida 32833 Epic Surveying & Mapping, LLC 321.804.5687 #epic-surveying.com Certificate of Authorization LE 849			
		SITE M42 P-020			
		PROPERTY ADDRESS 1704 Mason Drive Cocoa, Florida 32922			
		Digitally signed by: Eric K. Mason, PSM LS #7342 eric.mason@epic-surveying.com Date: June 27, 2024			

Plan Sketch



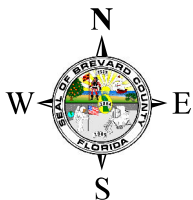
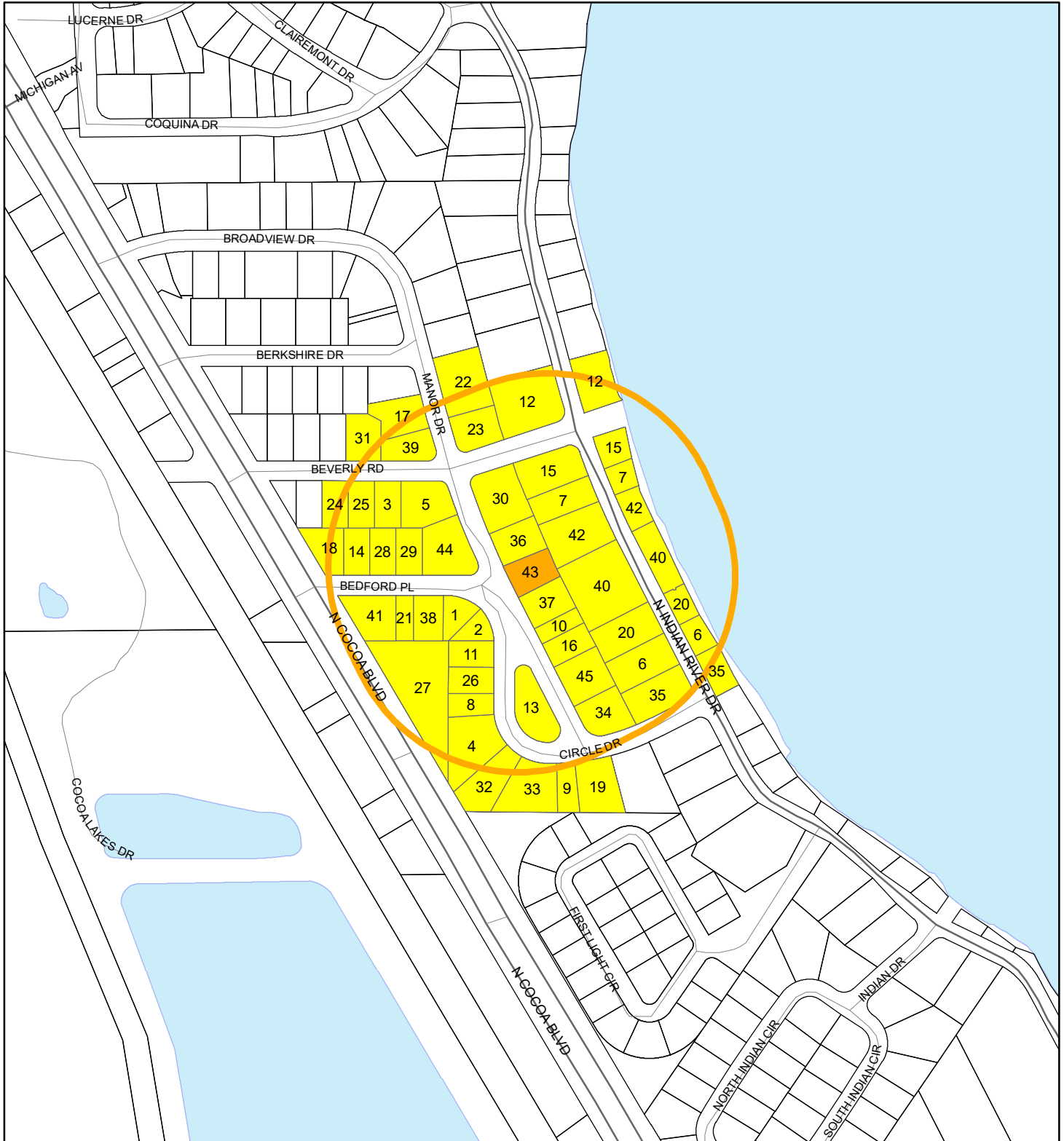
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	99.99'	2590.30'	2°12'42"	N25° 57' 09" W	99.99'

PROPERTY BOUNDARY LINE TABLE		
Line #	Length	Direction
L1	22.26'	S27° 03' 30" E

RADIUS MAP

TAYLOR, RICHARD LYN, JR

Richard_Taylor_2416311



1:4,800 or 1 inch = 400 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 3/5/2025

- Buffer
- Subject Property
- Notify Property
- Parcels

ARENA, JOYCE
201 BEDFORD PL
COCOA FL 32922-6903

BARILE FAMILY TRUST
416 S PITT ST
ALEXANDRIA VA 22314-3714

BEAGLE, PETER,LIFE ESTATE F J,SR
1725 VIA ROMA
MERRITT ISLAND FL 32952-2820

BEAUMENT, ROBERT GERALD,III
127 CIRCLE DR
COCOA FL 32922-6911

BLOOD, ALAN
CARTER, TAMMY
201 BEVERLY RD
COCOA FL 32922-

BRIDGET HAGOOD REVOCABLE TRUST
1613 N INDIAN RIVER DR
COCOA FL 32922-6946

BRODERICK, BEVERLY ANNE TRUSTEE
BRODERICK, CRAIG W
1711 INDIAN RIVER DRIVE
COCOA FL 32922-6947

BURRILL, JEANNETTE A
131 CIRCLE DR
COCOA FL 32922-6911

BYRNES, DANIEL J
BYRNES, TEREZINHA S
119 CIRCLE DR
COCOA FL 32922-6911

CABANA, ROBERT D
CABANA, NANCY J
1626 MANOR DR
COCOA FL 32922-

CANN, DALE MARVIN
CANN, PATRICIA KAY
139 CIRCLE DR
COCOA FL 32922-6911

CLARK, ROSS WILLIAM
1803 N INDIAN RIVER DR
COCOA FL 32922-6948

COCOA, CITY OF
65 STONE STREET
COCOA FL 32922-

COPP, SANDRA
298 KEEN TER, APT B
SEBASTIAN FL 32958-5025

DENNINGHOFF, SCOTT
DENNINGHOFF, KATHRYN
1717 N INDIAN RIVER DR
COCOA FL 32922-6947

DI CRISTINA, EDUARDO
DI CRISTINA, MARIA A LIFE EST
1622 MANOR DR
COCOA FL 32922-

DURDAN, MICHELLE S
DURDAN, JAMES L
1809 MANOR DR
COCOA FL 32922-6925

FLOYD, STEPHEN
224 BEDFORD PL
COCOA FL 32922-6904

GARLAND, JAY L
GARLAND, VICTORIA H
115 CIRCLE DR
COCOA FL 32922-

GERALDINE D HOROWITZ TRUST
1619 N INDIAN RIVER DR
COCOA FL 32922-6946

GOSSETT, JOYCE M
209 BEDFORD PLACE
COCOA FL 32922-

GOUDELOCK, MARGARET
1803 N INDIAN RIVER DR
COCOA FL 32922-6948

GRATSCH, PAUL ROBERT
GRATSCH, COLLEEN MARIE
108 BEVERLY RD
COCOA FL 32922-6954

HENRY, GREG W
HENRY, ELAINE L
1907 INDIAN RIVER DR
COCOA FL 32922-

KEENER, REGINA H
KEENER, JOE
213 BEVERLY RD
COCOA FL 32922-

LUETHJE, NICOLE
135 CIRCLE DR
COCOA FL 32922-6911

M E HOLDINGS OF FLORIDA LLC
PO BOX 993
SHARPES FL 32959-0993

MALLICK, SANJAYA
3 SHADY LN
SYOSSET NY 11791-1407

Richard_Taylor_2416311
Page2

MC BRIDE, PATRICK D
MC BRIDE, PATRICIA D
208 BEDFORD PLACE
COCOA FL 32922-

MCKIM, JUSTIN T
MCKIM, KELSAY
1716 MANOR DR
COCOA FL 32922-6924

MEADOWS, STEPHEN M
212 BEVERLY RD
COCOA FL 32922-6908

MOORE, SUSAN GRIFFIN
2116 N INDIAN RIVER DR
COCOA FL 32922-7070

NAUMANN, ROGER
NAUMANN, SUSAN JOHNSON
1605 N INDIAN RIVER DR
COCOA FL 32922-6946

NAUMANN, ROGER
NAUMANN, SUSAN JOHNSON
1605 N INDIAN RIVER DR
COCOA FL 32922-

NAVE, JEFFREY A
NAVE, MARY E
1708 MANOR DR
COCOA FL 32922-6924

PEMBERLY OAKS LLC
1209 MOUNTAIN ROAD PL NE, # P1
ALBUQUERQUE NM 87110-7845

QUICK, KRISTOPHER LOU
QUICK, MACI JASMIN
205 BEDFORD PL
COCOA FL 32922-6903

RHODEN, SUSAN E
200 BEVERLY RD
COCOA FL 32922-

RIGGS, TODD W
RIGGS, JENNIFER LOVITT
1629 N INDIAN RIVER DR
COCOA FL 32922-6946

SCOTT FAMILY REVOCABLE LIVING
TRUST
213 BEDFORD PL
COCOA FL 32922-6903

SULLIVAN, FRANK E III
SULLIVAN, DOROTHA JEANETTE
1705 INDIAN RIVER DR N
COCOA FL 32922-

TAYLOR, RICHARD LYN, JR
TAYLOR, GLADYS E
1704 MANOR DR
COCOA FL 32922-6924

VECCHIONE, C MICHAEL
1707 MANOR DR
COCOA FL 32922-6923

WALLEN, JAMES A JR
WALLEN, LUCINDA L
1608 MANOR DR
COCOA FL 32922-6922



ABUTTING PROPERTY OWNER
AFFIDAVIT

City Manager's Office
Planning and Zoning
65 Stone Street
Cocoa, Florida 32922

Phone: (321) 433-8535
Fax: (321) 433-8543
Web: <http://www.cocoafl.org>

RE: Administrative Variance/Waiver from Richard & Gladys Taylor
for Parcel # 24-36-20-01-*176 in Cocoa, FL 32922

To Whom it May Concern:

I FRANK E. SULLIVAN owner/occupant/POA of 1705 N INDIAN RIVER DR
(name) (owner address)
am providing you this letter to state I have no objections to the requested Administrative Variance /

Waiver sought by the owner of 1704 Manor Drive 24-36-20-01-*176
(subject property address or Tax ID#)

for to allow up to a 5' reduction to the required 8' side yard setback
(description of variance/waiver request)

Sincerely,

Frank E. Sullivan
(owner signature)

04/10/25
(date)

321-631-1921
(owner phone number)

SV6CITRUS@GMAIL.COM
(owner email address)



ABUTTING PROPERTY OWNER
AFFIDAVIT

City Manager's Office
Planning and Zoning
65 Stone Street
Cocoa, Florida 32922

Phone: (321) 433-8535
Fax: (321) 433-8543
Web: <http://www.cocoafl.org>

RE: Administrative Variance/Waiver from Richard & Gladys Taylor

for Parcel # 24-36-20-01-*-176 in Cocoa, FL 32922

To Whom it May Concern:

I Jeffrey Nave, owner/occupant/POA of 1708 Manor Drive Cocoa
(name) (owner address)
am providing you this letter to state I have no objections to the requested Administrative Variance /

Waiver sought by the owner of 1704 Manor Drive 24-36-20-01-*-176
(subject property address or Tax ID#)

for to allow up to a 5' reduction to the required 8' side yard setback
(description of variance/waiver request)

Sincerely,

[Signature]
(owner signature)

4/10/2025
(date)

321-302-3180
(owner phone number)

men101457@aol.com
(owner email address)

We have no objection to the Variance.
Look forward to the city Variance board
Meeting.

AFFIDAVIT OF PUBLICATION

Lucilene Ribeiro
Attn: Accounting Division
City Of Cocoa (Te)
65 Stone St
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

04/01/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/01/2025

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost: \$229.70
Tax Amount: \$0.00
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of Copies:
1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

Ad#11175852, 04/01/25
CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT
THE BOARD OF ADJUSTMENT
PROPOSE TO CONSIDER THE
FOLLOWING:
A. PZ-25-00800002 - Variance (1704
Manor Dr.)
Consideration of a variance request
pursuant to Appendix A, Article XI,
Sec 3, (F) to allow up to a 5' reduc-
tion to the required 8' side yard
setback. The property is identified
as 1704 Manor Dr. Tax Parcel ID:
26-26-20-01-176

Board of Adjustment
PUBLIC HEARING WILL BE
HELD ON

AT 6:00 P.M. OR SOON
THEREAFTER IN THE
COCOA CITY HALL COUNCIL
CHAMBERS LOCATED AT
65 STONE STREET, COCOA, FL

General Notice Information:
This is a public meeting. Interested
parties are hereby advised that they
may appear at said meeting and be
heard. The facility wherein this
public meeting will be held is acces-
sible to the physically handicapped.
In accordance with the Americans
With Disabilities Act, persons need-
ing assistance to participate in any
of these proceedings should contact
the Interim City Clerk of the City
of Cocoa, listed below, at least 48 hours
prior to the meeting: Monica Arsen-
nault, City Clerk, 65 Stone Street,
Cocoa, by telephone at (321) 433-8488
or via email at
m.arsennault@cocofl.gov

Pursuant to Section 286.0105, Florida
Statutes, the City hereby advises the
public that if a person decides to
appeal any decision made by the
BOA, P&Z Board/LPA or City Coun-
cil with respect to any matter
considered at its meeting or hear-
ing, that person will need a record
of the proceedings and for such
purpose, affected persons may need
to assure that a verbatim record of
the proceedings is made, and such
record shall include the testimony
and evidence upon which the appeal
is to be based. This notice does not
constitute consent by the City for the
introduction or admission into
evidence of otherwise inadmissible
or irrelevant evidence, nor does it
authorize challenges or appeals
otherwise not allowed by law.

The BOA or PZ Board/LPA meeting
may include the attendance of one
(1) or more members of the Cocoa
City Council who may or may not
participate in the Board discussions
held at this public hearing. The
BOA, PZ Board/LPA and City Coun-
cil reserve the right to continue or
postpone hearings to a date certain
without re-advertising.

Public Participation Information:
Members of the public may view the
meeting agenda, ordinances, project
applications, supporting documents,
and staff reports on the City's
website at the following link prior to
attending or commenting:

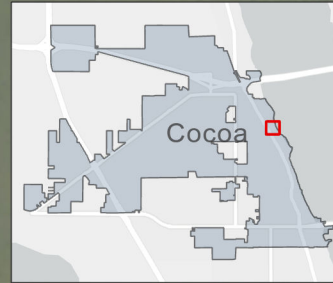
• City of Cocoa meeting calendar at
<https://www.cocofl.gov/221/20338/CityMeetings>

Documents pertaining to the above
may also be inspected at the
Community Services Department
between 8:00 a.m. and 5:00 p.m.,
Monday through Friday, or by pho-
ning (321) 433-8488.

Interested persons may submit their
written comments or questions prior
to the meeting through Email at
meetings@cocofl.org, or via E-
comments through the online
agenda at the link above. Any elec-
tronic comments submitted will be
made part of the meeting record.
Viewing in Real Time. Interested
persons are encouraged to view and
listen to the hearings live by access-
ing the meetings at the following
internet address:

• City of Cocoa meeting calendar at
<https://www.cocofl.gov/221/20338/CityMeetings>

However, the City is not responsible
for technical difficulties that may
occur while attempting to view or
listen to the meeting on the internet.



1704 MANOR DR LOCATION

April 07, 2025

-  Subject Parcel
-  Parcels
-  Cocoa City Boundary



P20250404-168001.0