



AGENDA
Regular Meeting
May 21, 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 May 21, 2025
MINUTES: Regular Meeting of April 16, 2025

III. OLD BUSINESS: None

IV. NEW BUSINESS:

A. PZ 25-00000001 (Special Exception - Aqua Lounge 226 King St Units 120 & 116.)

Consideration of an expansion of a Special Exception use for a bar/lounge previously approved for Unit 120 at 226 King Street, which shall include (1) an expansion of the bar/lounge use to include the adjacent Unit 116; and (2) the addition of an outdoor seating area outside of Unit 120 and portion of unit 116.

B. PZ 25-00000003 (Special Exception - Steves Motorcycles 1003 N Cocoa Blvd.)

Consideration of a Special Exception request to allow an automotive repair establishment to operate, provided all activities are conducted entirely within an enclosed structure, pursuant to Appendix A, Zoning, Article XI, Section 12(C)(1) of the City of Cocoa Code of Ordinance. The subject property is located at 1003 N Cocoa Blvd, Cocoa, Florida. Tax Parcel ID: 24-36-28-00-1

V. OTHER BUSINESS:

VI. NEXT MEETING DATE: June 18 2025.

VII. 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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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: 04/21/2025
Agenda Date: 5/21/2025
Prepared By: Breanna Earley, Assistant City Clerk
Through: Lucilene Ribeiro, Planner
Requested Action: Board Approval of the Short Agenda for the Regular Meeting on May 21, 2025, either as written or with amendments.

BACKGROUND:

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

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:

Budgeted? N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

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MINUTES: Regular Meeting of April 16, 2025

III. OLD BUSINESS: None

IV. NEW BUSINESS:

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V. OTHER BUSINESS:

VI. NEXT MEETING DATE: June 18 2025.

VII. ADJOURNMENT:

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BOARD OF ADJUSTMENT AGENDA ITEM

Memo Date: 04/21/2025
Agenda Date: 5/21/2025
Prepared By: Breanna Earley, Assistant City Clerk
Through: Lucilene Ribeiro, Planner
Requested Action: Board approval of the Minutes from the Board of Adjustment April 16, 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 April 16, 2025 Regular Meeting, either as written or with amendments.

CITY OF COCOA
BOARD OF ADJUSTMENT
MEETING MINUTES
April 16, 2025

A Regular meeting of the Board of Adjustment of the City of Cocoa was held on Wednesday, April 16, 2025 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

I. OPENING MATTERS:

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

The Recording Secretary called the roll.

ROLL CALL:

Dan Quattrocchi	Chairperson
Robert Butler	Vice Chair
Robert Dyar	Board Member
Pam Shaia	Board Member
Jose Pacheco	Board Member

MEMBERS PRESENT:

Pam Shaia	Chairperson
Robert Butler	Vice Chair
Robert Dyar	Board Member
Pam Shaia	Board Member
Jose Pacheco	Board Member

MEMBERS ABSENT:

OTHERS PRESENT:

Kristin Eick	Assistant City Attorney
Luci Ribeiro	City Planner
Breanna Earley	Assistant City Clerk
Patricia Weeks	Deputy Mayor

II. APPROVAL OF AGENDA & MINUTES:

- * **Motion by Board Member Shaia; Seconded by Board Member Dyar to approve the April 16, 2025 Agenda as written and the January 15, 2025 Minutes with an amendment to correct the spelling of Chairperson Quattrocchi's last name.**

Ayes: Shaia, Butler, Dyar, Quattrocchi, Pacheco

Motion Passed Unanimously (5-0).

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

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’ reduction to the required 8’ side yard setback. The property is identified as 1704 Manor Dr. Tax Parcel ID: 24-36-20-01-* -176

Luci Ribeiro, City Planner, presented a PowerPoint about the consideration of a variance at 1704 Manor Dr.¹

Chairperson Quattrocchi asked if the applicant would like to speak.

Richard Taylor, the applicant, spoke about his variance request and thanked the board for their consideration.

Chairperson Quattrocchi asked about a metal shed on the property.

Mr. Taylor explained what kind of shed was on his property.

Board Member Shaia asked if the home is registered with the historical society due to the home being 100 years old.

Mr. Taylor stated it was not due to the property’s siding.

Board Member Shaia asked about the flooring.

Mr. Taylor spoke about his home and wanting to keep the Florida history.

Chairperson Quattrocchi opened the hearing to the public.

Jeff Nave, 1708 Manor Dr, spoke about the history of his property and the applicant’s property.

¹ 1704 Manor Dr Variance Consideration Presentation

Frank Sullivan, 1705 Indian River Dr, spoke about his history in the area and the applicant's property.

Aleck Greenwood, 640 Brevard Ave, spoke about recognition from the Brevard Historical Commission.

Chairperson Quattrocchi, asked which registry or designation it was.

Mr. Greenwood clarified and continued speaking about preserving historical buildings.

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

Motion by Board Member Shaia; Seconded by Chairperson Quattrocchi to accept the variance as presented and the two conditions recommended by staff.

Ayes: Shaia, Butler, Dyar, Quattrocchi, Pacheco

Motion Passed Unanimously (5-0)

V. OTHER BUSINESS:

VI. NEXT MEETING DATE:

The next meeting date for the Board of Adjustment is May 21, 2025.

VII. ADJOURNMENT:

Motion by Board Member Dyar; Seconded by Board Member Pacheco to adjourn the April 16, 2025, meeting.

Ayes: Shaia, Butler, Dyar, Quattrocchi, Pacheco

Motion Passed Unanimously (5-0).

There being no further business the meeting adjourned at 6:24 P.M.

Dan Quattrocchi, Chairperson

Breanna Earley, Recording Secretary

BOARD OF ADJUSTMENT AGENDA ITEM

Memo Date: 05/08/2025
Agenda Date: 5/21/2025
Prepared By: Lucilene Ribeiro, Planner
Through: Stockton Whitten, City Manager
Requested Action: Consideration of an expansion of a Special Exception use for a bar/lounge previously approved for Unit 120 at 226 King Street, which shall include (1) an expansion of the bar/lounge use to include the adjacent Unit 116; and (2) the addition of an outdoor seating area outside of Unit 120 and portion of unit 116.

BACKGROUND:

Date: May 7, 2025
Project No.: PZ# 25-00000001
Meeting Date: May 21, 2025
Project Planner: Lucilene Ribeiro - Planner
Subject Property: 226 King St
Applicant: Samone Jackson
Cadance and Company Designs LLC DBA Aqua Lounge
226 King St
Cocoa, FL 32922
Notice Provided: Notice of the public hearing was provided by publishing in the newspaper on May 6, 2025, posting the property and mailers to property owners within 500 feet.
Requested Action: Consideration of an expansion of a Special Exception use for a bar/lounge previously approved for Unit 120 at 226 King Street, which shall include (1) an expansion of the bar/lounge use to include the adjacent Unit 116; and (2) the addition of an outdoor seating area outside of Unit 120 and portion of unit 116.

Project Information:

The subject property is located on the north side of King Street, east of Florida Avenue, west of Brevard Avenue, and south of Willard Street, specifically addressed as 226 King Street.

According to City records, the property has been operating as a hookah tobacco lounge and bar establishment since 2023. Prior to its current use, the two units—120 and 116— were occupied by various commercial tenants. Unit 120 was previously home to the Yellow Umbrella, a thrift store that operated between 2016 and 2018. Unit 116 was occupied by Lazy Bean Coffee Co. from 2013 to 2015 and was most recently used by Tops and Tails, a clothing and accessory store, in 2023.

On November 16, 2022, the Board of Adjustment granted a Special Exception to allow a bar or lounge with or without a package store in Unit 120. As a condition of that approval, the Board required that any future expansion, extension, or enlargement of the use would necessitate a new Special Exception approval.

The applicant, Ms. Samone Jackson, is now requesting to expand the approved bar/lounge use—currently with 104 seats in Unit 120—into the adjacent Unit 116, which will add 30 seats, for a total of 134 indoor seats. The business will operate with two separate customer entrances: one serving the existing hookah tobacco lounge in Unit 120, and another serving the food service area in Unit 116.

The proposed adjacent unit includes a concession-style food service area that will offer small, easy-to-prepare plates that do not require a commercial kitchen. The interior layout of Unit 116 is similar to that of Unit 120 and features a stairway that leads to an internal balcony. The downstairs area will include a small kitchen space, bar countertops, and a seating area for 15 patrons. The upper level will also provide seating for 15 patrons, connected by the internal stairway.

In addition to the interior expansion, the applicant proposes an outdoor seating area in front of Unit 120 and a portion of Unit 116. This area will include four tables, each accommodating four patrons, and two benches, resulting in approximately 20 outdoor seats. The outdoor seating concept would allow patrons to enjoy hookah tobacco and alcoholic beverages. According to a sketch provided by the applicant (Exhibit A), the outdoor seating area measures approximately 22 feet by 41 feet. However, based on a site visit conducted by staff, the measurement from the main entrance to the curb line is 25 feet. To maintain pedestrian accessibility and sidewalk compliance, staff recommends preserving a minimum clear width of four (4) feet for pedestrian traffic as provided in the Exhibit A sketch, allowing a maximum depth of 21 feet for the designated outdoor seating area.

To ensure compliance with City regulations, staff recommends that signage be posted at all exit points of the outdoor area. These signs must be clearly visible, legible in English, and must state that it is unlawful to remove alcoholic beverages in open or unsealed containers from the licensed premises. The service and consumption of alcoholic beverages must comply with Chapter 4 of the City of Cocoa Code of Ordinances, which governs open container laws. Consumption of alcoholic beverages on or upon any street or sidewalk outside the designated outdoor area is strictly prohibited.

In addition to complying with local regulations, the applicant must obtain the appropriate liquor licenses from the State of Florida for Unit 116 and the outdoor area prior to beginning operation.

The applicant further stated that special events will not be hosted in the outdoor area. Any future special events must comply with the City's special event permitting process.

A site plan amendment application will be required to evaluate the proposed food service use and ensure full compliance with applicable development regulations.

It is important to note that, under the City's Zoning Code, the proposed expansion into Unit 116 and the addition of the outdoor patio and bar area will not trigger additional off-street parking requirements. According to Article XII, Off-Street Parking and Loading Regulations, Section 1(d)(45) of the City of Cocoa Code of Ordinances, no additional parking or loading spaces are required when a change of use or intensity occurs in a building existing as of August 10, 2004, provided the gross floor area remains unchanged.

The applicant has submitted a conceptual layout plan (Exhibit B) indicating a total seating capacity of 154 seats across the combined indoor and outdoor areas.

Finally, the applicant must obtain all required local and state permits and licenses prior to making any physical alterations to the site or commencing operations related to the proposed expansion.

Future Land Use Designation: Mixed Use

Zoning District: CBD

Existing Land Use: Commercial

Council District: District 1– Councilmember Alex Goins

Overview of Surrounding Area:

	Future Land Use Designation	Zoning District	Land Use
North	MU (Mixed Use)	CBD (Central Business District)	Commercial
South	MU (Mixed Use)	CBD-CVO (Central Business - Cocoa Village Overlay)	Commercial
East	MU (Mixed Use)	CBD (Central Business District)	Commercial
West	MU (Mixed Use)	CBD (Central Business District)	Commercial

II. Staff Analysis

Before any special exception may be issued, the Board of Adjustment shall make written findings certifying compliance with the specific rules governing individual special exceptions, and that satisfactory provision and arrangement has been made concerning the following where applicable (pursuant to Appendix A, Article XVII, Section 2):

A. Demonstrate that there is ingress and egress to the property and proposed structures thereon providing automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Staff Finding: The subject property is located on the north side of King Street, a two-lane urban roadway with sidewalks and on-street parking, situated within an established commercial corridor. The existing commercial building provides adequate pedestrian access through its primary entrance on King Street (eastbound SR 520) and includes an emergency exit at the rear, which connects to an alley leading north to Willard Street (westbound SR 520).

The applicant is not proposing any modifications to the existing access points. The layout of both the existing and expanded units will maintain the current building configuration, thereby ensuring continued safe and sufficient access for both

pedestrians and emergency services. The proposed outdoor seating area will be located within a controlled and buffered space, intentionally designed to avoid obstructing walkways or emergency access routes, as illustrated in Exhibit B.

City staff, including the Public Works and Fire Departments, have raised concerns about the increased volume of pedestrian activity in proximity to a major principal arterial (SR 520), which transitions from a higher-speed travel corridor into a slower, pedestrian-oriented area through Cocoa Village. However, pedestrian safety is supported by the presence of two marked pedestrian crossings near the property: one at the intersection of King Street and Forrest Avenue, and a second at King Street and Brevard Avenue, allowing for safe and convenient pedestrian access across SR 520.

Staff encourages the business owner to actively promote customer safety, particularly in relation to pedestrian activity near the adjacent roadway and use of the outdoor seating area.

B. Explain where the required off-street parking and loading areas where required, with particular attention to the items in (a) above, and economic, noise, glare or odor effects of the special exception on the adjoining properties generally in the district.

Staff Finding: While the addition of outdoor seating is expected to result in a modest increase in occupancy, the pedestrian-friendly nature of Cocoa Village and the availability of shared public parking help to mitigate potential impacts.

The applicant relies on street parking, a parking area designated to customers on the east side of the building, and nearby public parking within the village district for patron and team member parking and loading/unloading activities. Based on Appendix A Zoning, Art. XII, Sec. 4(d) (45), the unchanged building gross floor area allows the City to consider the provided parking spaces sufficient.

Appendix A Zoning, Art. XII, Sec. 4(d)(45) Central Business District, including the Cocoa Village Overlay. The Central Business District, as defined in the City of Cocoa Code, shall have the following special parking requirements:

a) Whenever there is a change of use or use intensity which changes parking generating factors in a building existing as of August 10, 2004, and the gross floor area of the existing building remains unchanged, no additional parking or loading spaces will be required; however, increases in residential dwelling units shall meet the parking requirements outlined above for specific uses.

The applicant has indicated that a DJ currently provides indoor music, and she also proposes to install speakers in the outdoor seating area. Due to proximity to residential properties along Willard Street, staff recommends that no amplified outdoor music be permitted after 10:00 p.m. and that the applicant shall comply with the City of Cocoa Noise Ordinance to preserve the character and compatibility of the surrounding area.

C. Explain the impact of refuse and service areas, with particular attention to the items in (a) and (b) above.

Staff Finding: Refuse and service areas are all existing and no additional needs are anticipated at this time. Trash containers will be kept in a service area within the building.

D. Demonstrate that there are sufficient utilities, with reference to locations, availability and compatibility.

Staff Finding: The existing building is currently served by City of Cocoa utilities, including water and sewer services. The proposed interior expansion of the bar and the addition of an outdoor seating area are not expected to require major infrastructure upgrades. However, if the applicant proceeds with implementing food service, this change will trigger a site plan amendment, which will be distributed to the Development Review Committee (DRC) for evaluation. The DRC will assess the proposal to determine any potential impacts on water demand and other relevant utility considerations associated with this use.

E. Demonstrate that there is adequate screening and buffering with reference to type, dimension and character.

Staff Finding: Although the CBD district encourages a dense, urban environment, the applicant has proposed the use of decorative planters, railing, or low fencing to delineate and buffer the outdoor seating area. These elements will ensure visual appeal and pedestrian flow while maintaining compatibility with the aesthetics of Cocoa Village.

F. Explain the impact of signs, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.

Staff Finding: The applicant does not propose any new signage at this time, but any future signage will comply with the signage requirements.

Exterior lighting for the outdoor seating area will be soft, downcast, and decorative without creating glare or light trespass.

G. Demonstrate that there are adequate yards and open space.

Staff Finding: The building layout is pre-existing, and no proposed changes are proposed to it.

H. Demonstrate how adequate height requirements have been met.

Staff Finding: No modifications to the building's height or upper stories are proposed in this application.

I. Demonstrate how adequate landscaping requirements have been met.

Staff Finding: Because the building extends to the property line there is no required yard area available for landscaping. However, the addition of potted plants and outdoor design features will enhance visual appeal and contribute to the urban landscape in a compatible manner.

J. List any renewal and/or termination dates.

Staff Finding: Staff recommends that the approval shall not become effective until the applicant has secured all necessary permits within 12 months of the date of this hearing. If permits are not obtained within this timeframe, the approval will be considered null and void, unless an extension is granted by the Board for good cause.

K. Explain how the use will be reasonably compatible with the surrounding uses in its functions, its hours of operation, the type and amount of traffic to be generated, and building size and setbacks, its relationship to land values and other functions that may be used to measure compatibility.

Staff Finding: The proposed expansion of the bar use into the adjacent unit and the addition of outdoor seating is consistent with the mixed-use and entertainment character of Cocoa Village, which features a variety of restaurants, cafés, and nightlife venues.

Most regulations governing outdoor tables within the Cocoa Waterfront Overlay District (CWOD) fall under City jurisdiction when such seating is located within the public right-of-way, which is considered City-owned property. However, in this case, the majority of the sidewalk area in front of the building lies within private property boundaries, thereby limiting the City's regulatory authority. As a result, the City's oversight is restricted to the regulation of alcoholic beverage consumption. This configuration prevents staff from processing the outdoor area as a separate sidewalk café permit under Chapter 14, Article III of the City of Cocoa Code of Ordinances.

The proposed hours of operation are intended to align with those of other Cocoa Village businesses. As listed online and confirmed by the applicant, current hours are as follows: Wednesday and Thursday from 6:00 p.m. to 12:00 a.m., and Friday and Saturday from 8:00 p.m. to 2:00 a.m. The applicant has indicated that these hours may change in the future but has not yet disclosed any revised hours to staff.

CONDITIONS FOR APPROVAL:

Staff recommends approval of the Special Exception in accordance with Appendix A, Zoning, Article XI, Section 13(C)(6) and Section 22 (F) of the City of Cocoa Code , to

allow the extension of a bar use into the adjacent commercial Unit 116, including the addition of outdoor seating, within the CBD (Central Business District) Zoning District, with the following conditions:

The Special Exception shall not be effective until the applicant has secured all the permits and approvals necessary for any development related to the Special Exception. Such permits, including building permits and appropriate liquor licenses from the State of Florida, shall be obtained within twelve (12) months of the Board's approval. Failure to meet this deadline shall render the Special Exception null and void unless an extension is granted by the Board for good cause.

2. The Special Exception use of a bar/lounge shall be restricted solely to Suites 120 and 116 of the Subject Property, with a total indoor maximum capacity of 134 seats and the 21' x 41' outdoor seating area, which has an outdoor seating maximum capacity of 20 seats. If the use is extended, enlarged, or expanded, additional special exception approval shall be required. The conceptual site plan included as Exhibit B shall be binding upon the applicant, except that minor modifications may be made during the site plan review process to conform to the City Code or life safety requirements.

3. The applicant shall conform to the City of Cocoa noise ordinances. The maximum permissible sound level in a commercial area is 65 dBA between 7:00 a.m. and 7:00 p.m. and 60 dBA between 7:00 p.m. and 7:00 a.m. Sixty (60) dBA is the volume of normal conversation. There shall be no amplified music permitted in the outdoor seating area after 10:00 p.m.

4. The applicant shall install a barricade, screen, or temporary fencing to clearly delineate the outdoor seating area. This may include decorative planters, railings, or low fencing.

5. A minimum clear width of four (4) feet shall be maintained at all times for unobstructed pedestrian access across the frontage of the property.

6. Hours of operation shall be limited to Sunday thru Thursday from 12:00 p.m. to 12:00 a.m., and Friday and Saturday from 12:00 p.m. to 2:00 a.m.

7. Signage shall be posted at all exit points of the outdoor area. These signs must be clearly visible, legible in English, and must state that it is unlawful to remove alcoholic beverages in open or unsealed containers from the licensed premises.

8. Special events shall not be hosted in the outdoor seating area.

Any other conditions deemed necessary by the Board of Adjustment

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

On November 16, 2022, the Board of Adjustment granted a Special Exception to allow the use of a bar or lounge with or without a package store.

RECOMMENDED MOTION:

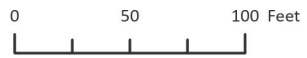
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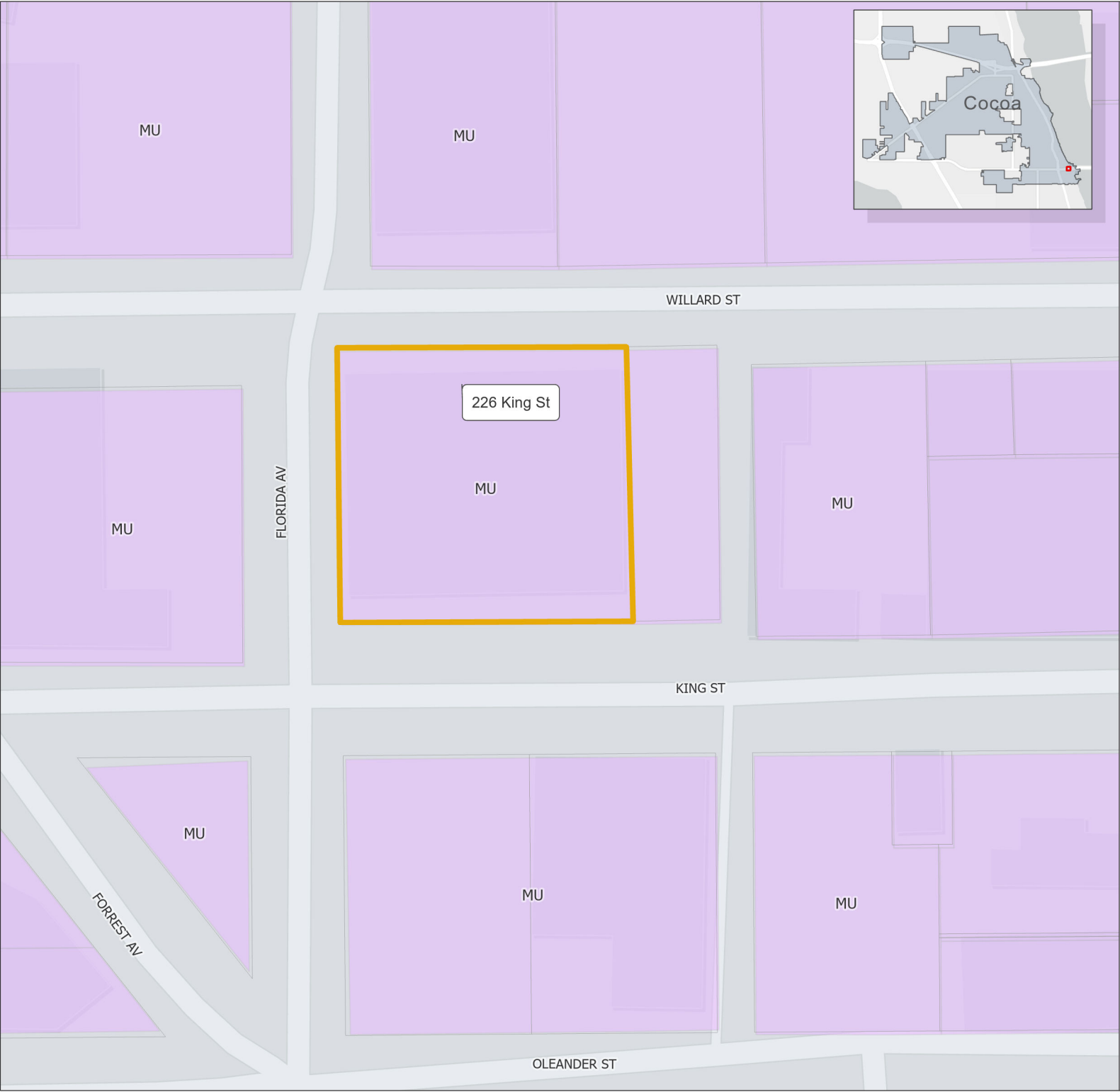


226 KING ST LOCATION

May 09, 2025

-  Subject Parcels
-  Parcels
-  Cocoa City Boundary



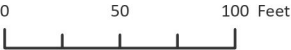


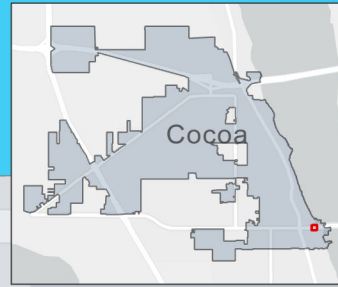
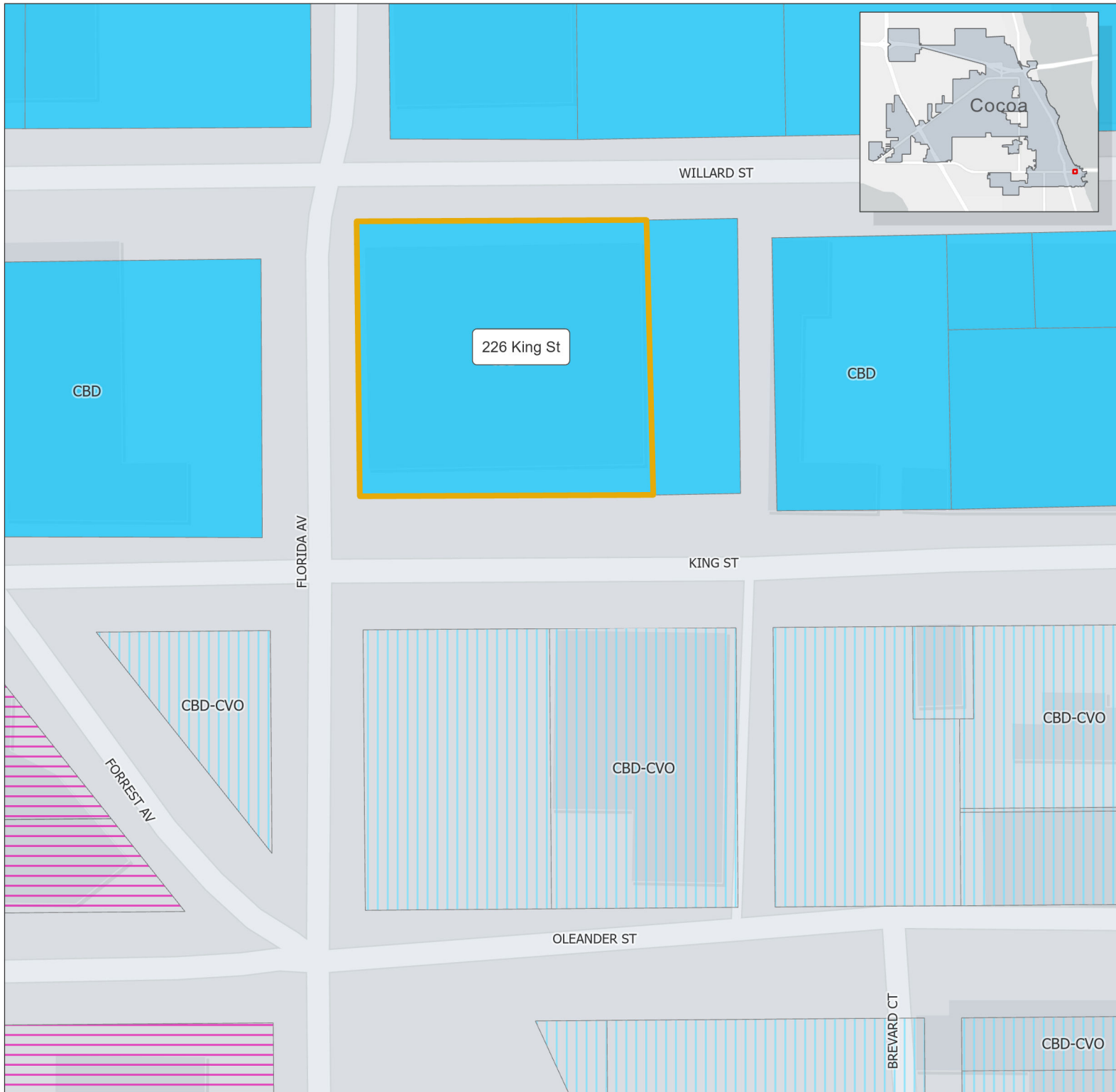
226 KING ST FUTURE LAND USE

May 09, 2025

Future Land Use

-  Mixed Use
-  Subject Parcels
-  Parcels
-  Cocoa City Boundary



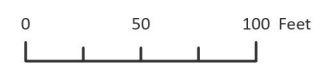


226 King St ZONING

May 09, 2025

Cocoa Zoning

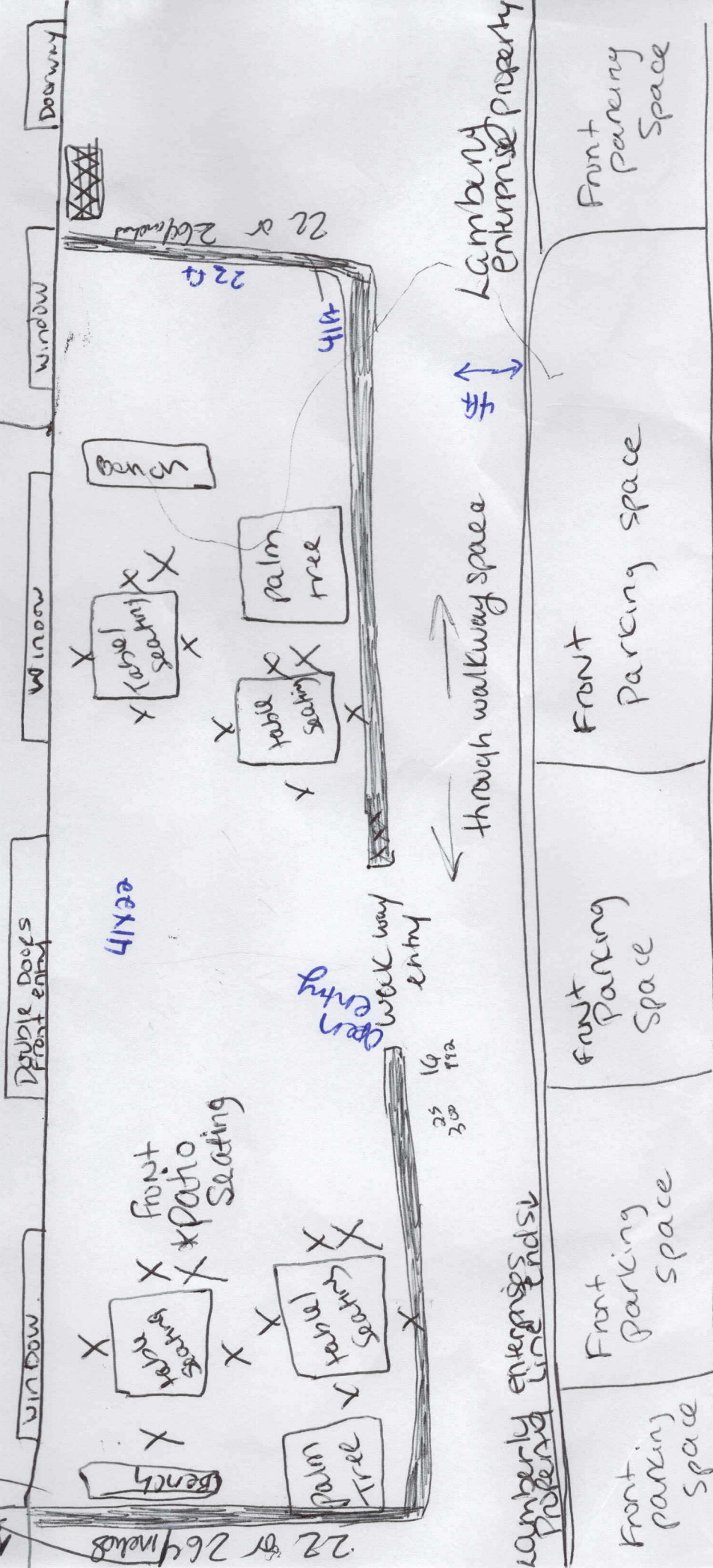
-  CBD - Central Business
-  CBD-CVO - Central Business Cocoa Village Overlay
-  C-C - Core Commercial
-  Subject Parcels
-  Parcels
-  Cocoa City Boundary



Next door

Unit 110

Unit 120



King Street
(one way traffic)

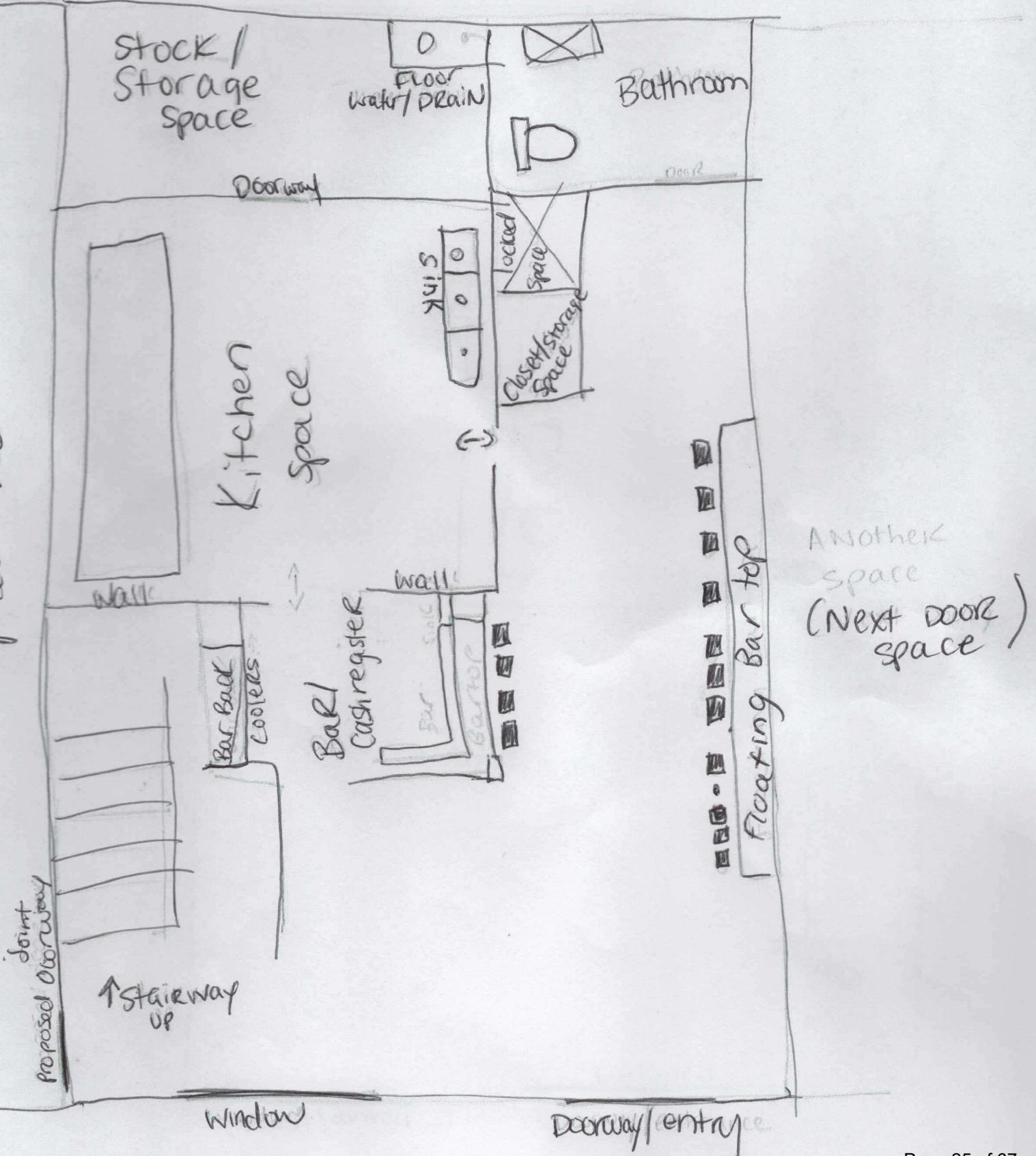
→

→

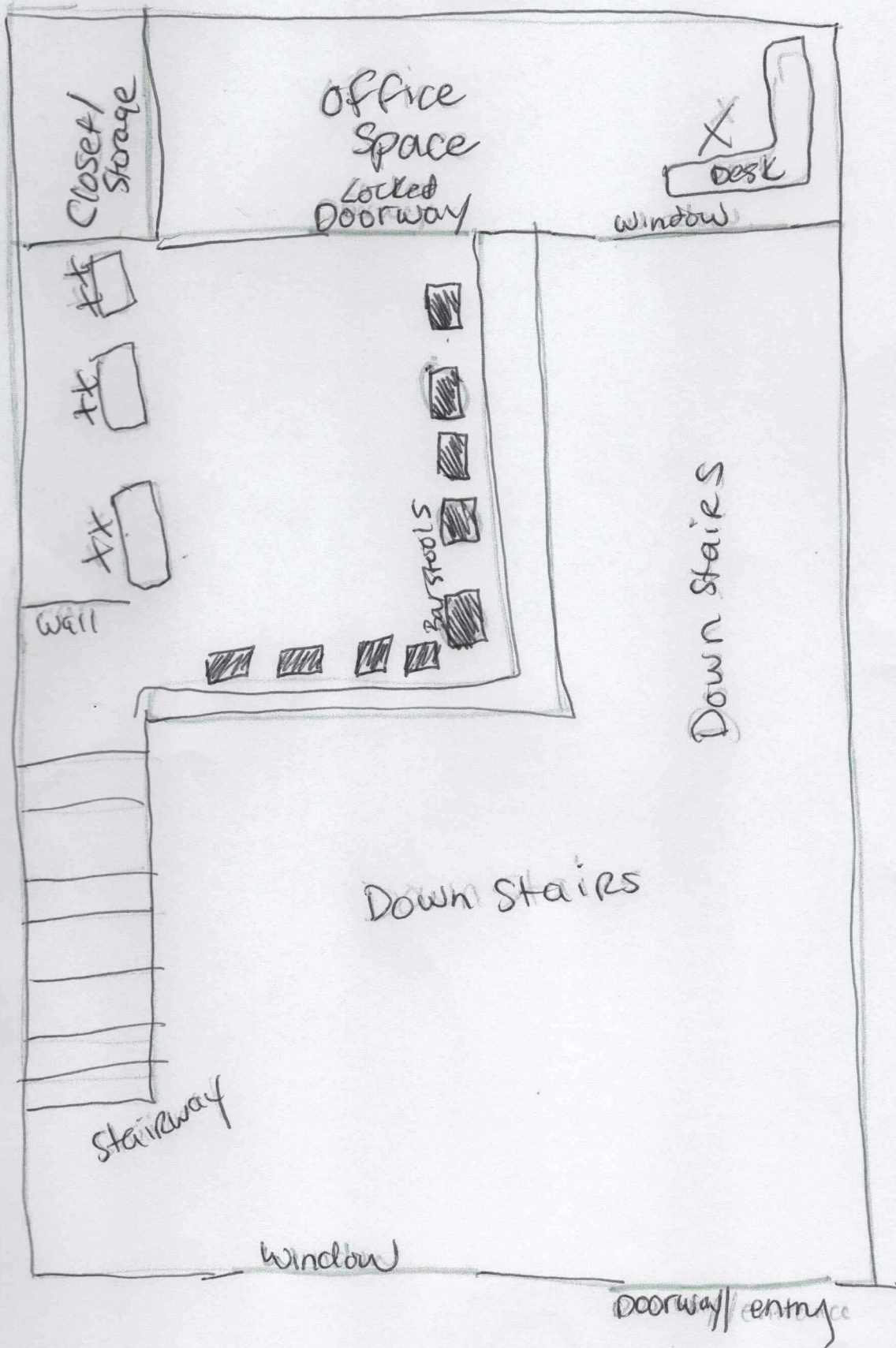
→

Unit #116 downstairs Space Setup/View

Space #120



Unit 116 Upstairs Setup/View

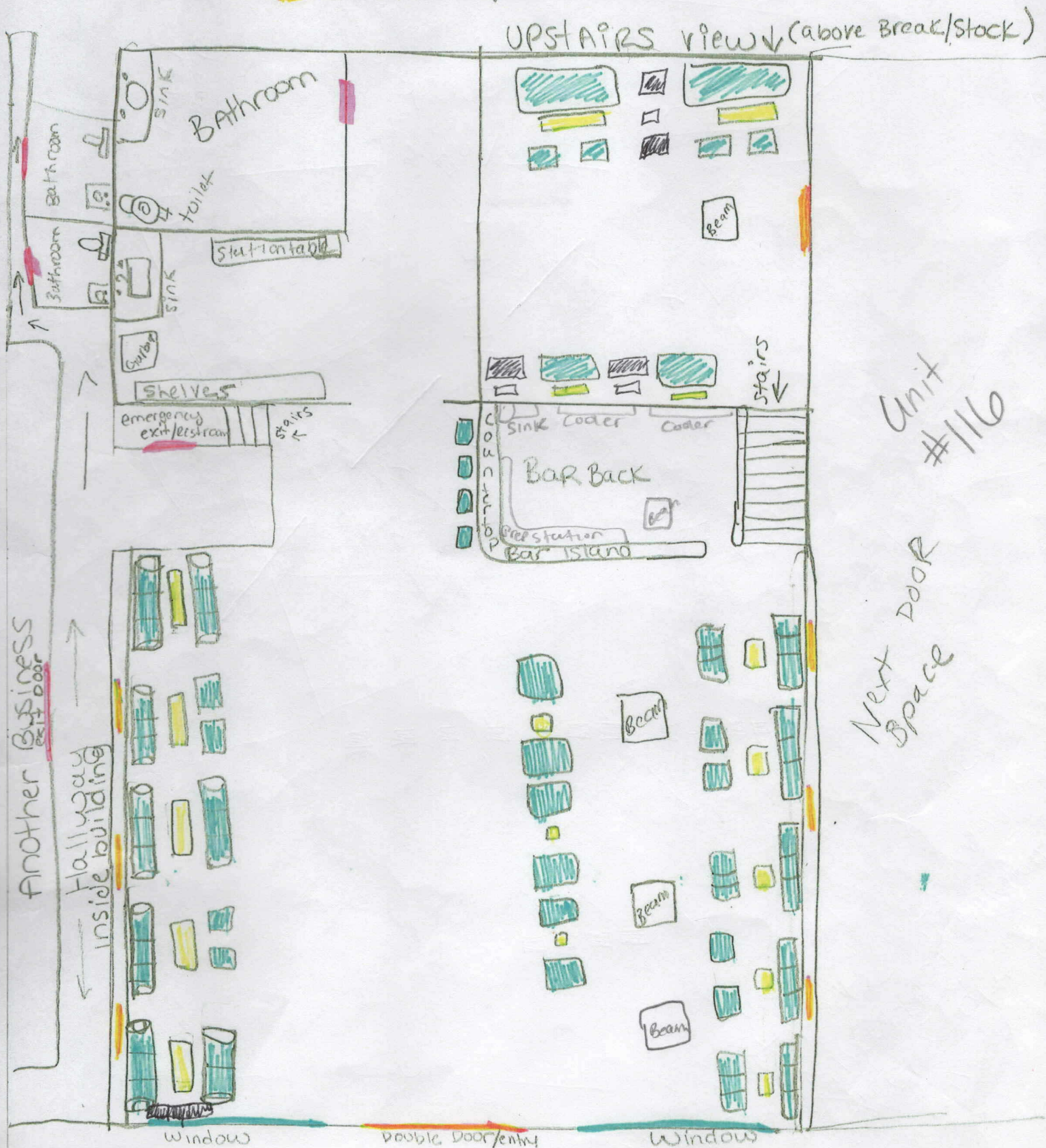


* NOT TO size
Actual actual

Unit #120

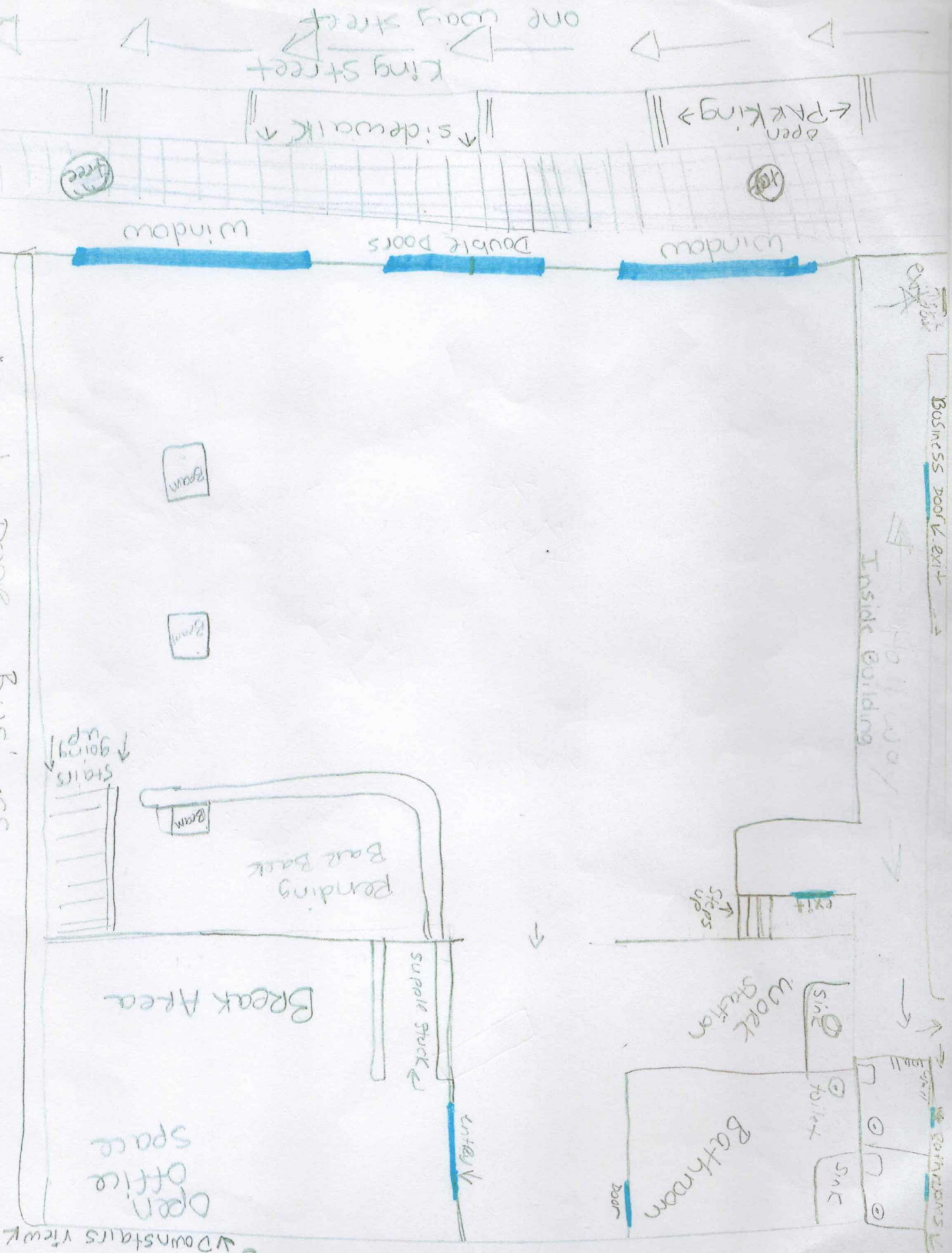
Space with furniture setup/view

- Chairs / bar stools
- tables
- TV'S (mounted)



*NOT TO size

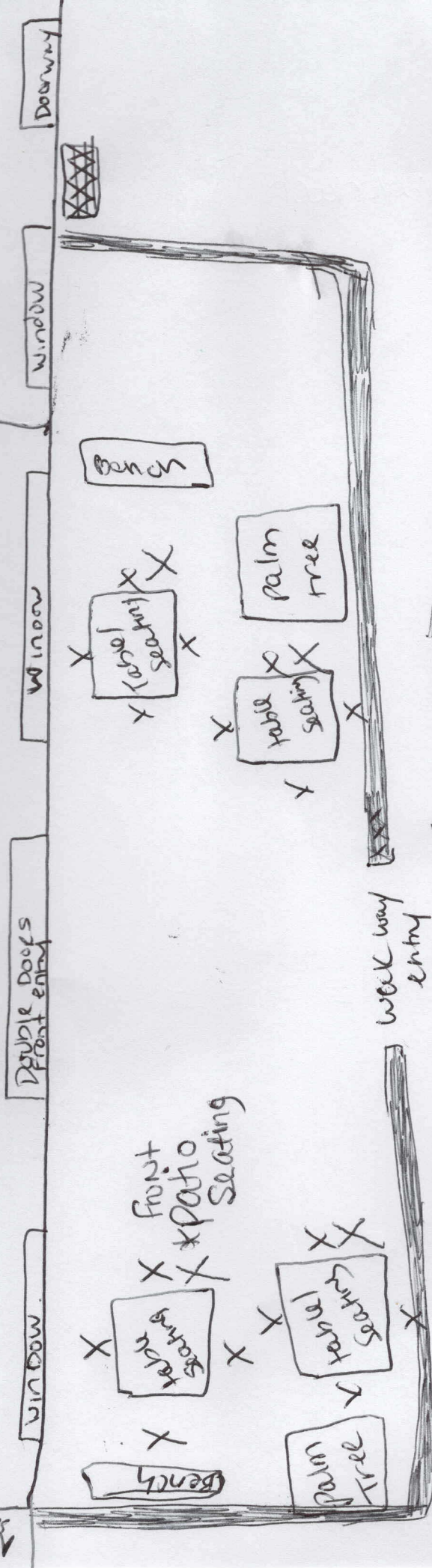
Space - Empty



Next door

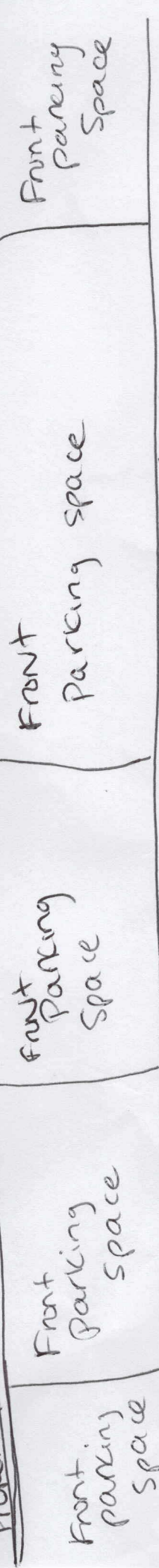
Unit 120

Unit 110

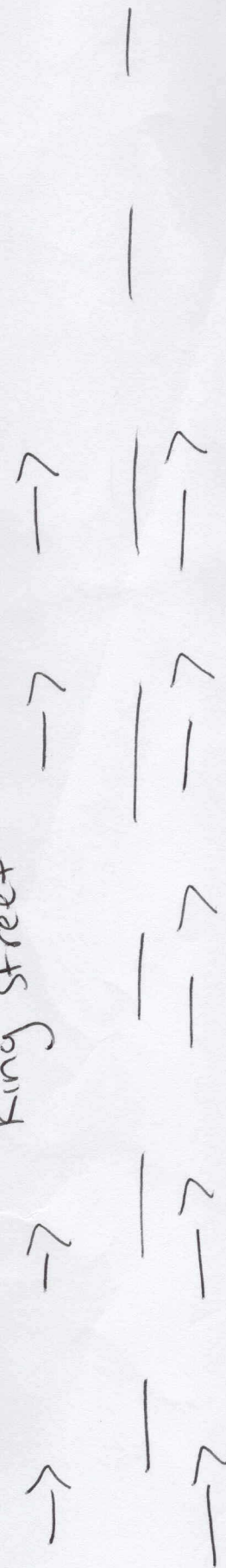


Lambert Enterprises

Through walkway space



King Street (one way traffic)





**Board of Adjustment
Special Exception 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

Stamp Only When Application is Fully Complete

Please TYPE or PRINT this application neatly.

1. Request: extension for use space #120 and #116 (side by side units)
front (outdoor) space
2. Applicable City Code Section(s): _____

3. Applicant Information:

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

Company (if applicable): "DBA" Aqua Lounge

Name: SAMONE JACKSON

Mailing Address: 2361 Willet Place #3219

City: Melbourne State: FL Zip Code: 32940

Phone #: 321-480-8190 Fax #: _____

Mobile #: 321-480-8190 E-mail: cadenceandcompany@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): Lamberly Enterprises, LLC

Name: Kimberly McCann

Mailing Address: 137 N Courtenay Pkwy Unit 830

City: Merritt Island State: FL Zip Code: 32892

Phone #: 407-416-9960 Fax #: _____

Mobile #: 407-416-9960 E-mail: lamberly.enterprises@gmail.com

5. Property Information:

Street Address and Location: 226 King Street, Cocoa, Florida

Parcel ID: 24-36-33-35-000000.0-0002.01

Tax Account Numbers: 2425941

Land Area: _____ square feet or .52 acres

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

Zoning District (to be completed by City): _____

Existing Use(s) on Property: Mixed use containing-Business, Retail, Assembly, Residential

Proposed Use(s) on Property: Business/Assembly

6. Special Exception Petition:

Before any Special Exception may be issued, 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:

- a. Demonstrate that there is ingress and egress to the property and proposed structures thereon providing automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

The existing building provides and maintains a fully sprinkled, monitored system. There are ~~one~~ paths of egress that are existing and will be maintained. NO changes to the existing parking or pedestrian paths will be altered outside of property lines.

- b. Explain where the required off-street parking and loading areas are, with particular attention to the items in (a) above, and economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the districts.

This business will respect all ordinances. on street parking and off street parking are existing and will not be altered or by this request. Loading will be off peak hours in the front of the store. There will not be an odor effects as part of this request.

- c. Explain the impact of refuse and service areas are, with particular reference to the items in (a) and (b) above.

The landlord maintains the dumpster for this property and will continue with our use. The dumpster has been sized for this space to be used as an assembly space. The service required for our use is very low and can be done in the front of the building.

d. Demonstrate that there are sufficient utilities, with reference to location, availability, and compatibility.

Currently there is existing water, sewer and power for the space that was sized for a previous occupant of similar size and scope of our use.

e. Demonstrate that there is adequate screening and buffering with reference to type, dimensions, and character.

The occupant will only occupy the interior space and immediate front space (exterior) just outside of business doors. No change to the building exterior is needed.

f. Explain the impact of signs, if any, and proposed exterior lighting with references to glare, traffic safety, economic effect, and compatibility and harmony with properties in the districts.

The exterior building signs are existing. As the tenant we will continue to use the panel in the existing building sign, as well as removable signage that is permitted in the space for use.

g. Demonstrate that there are adequate yards and other open space.

The building is an existing building. No exterior improvements are part of this request that requires a permit outside of serving guest for patio use.

h. Demonstrate how adequate height requirements have been met.

The building is an existing building. No height additions are included or requested.

i. Demonstrate how adequate landscaping requirements have been met.

The landlord maintains the landscaping for the overall building.

- j. List any renewal and/or termination dates.

Lease terminations 9/2026 with option to renew

- k. Explain how the use will be reasonably compatible with surrounding uses in its function, its hours of operation, the type and amount of traffic to be generated, and building size and setbacks, its relationship to land values, and other factors that may be used to measure compatibility.

This request is similar to the surrounding uses including Stump's Axe, time out, Rec 225 and many more. This will be an extension to its current use (#120) and will now include (#116) and continue to service Cocoa Village clientele. The Tenant listed above service and parking is similar to our request.

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 need to 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 \$____. 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 a few weeks after 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. ☐ **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. ☐ **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 Clerk's Office.
- **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: 226 King St., Cocoa, FL 32922
and I hereby authorize the applicant to submit this Board of Adjustment Application regarding my property described above.

Lamberly Enterprises LLC

Kevin McCann

(PRINT OWNER NAME)

[Signature]

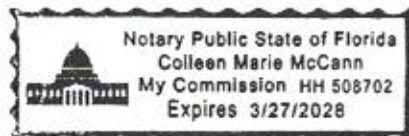
(OWNER SIGNATURE)

☒ Personally Known OR ☐ Produced Identification

Type of I.D. Produced _____

[Signature]

(NOTARY PUBLIC SIGNATURE)



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

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 5th day of May, 20 25

11. Applicant Signature.

Samone Jackson

(PRINT APPLICANT NAME)

Samone Jackson

(APPLICANT SIGNATURE)

☒ Personally Known OR ☐ Produced Identification

Type of I.D. Produced _____

Danita L Davis

(NOTARY PUBLIC SIGNATURE)

Danita L Davis

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

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 5th day of May, 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: _____





REAL PROPERTY DETAILS

Account 2425941 - Roll Year 2024

Owners	LAMBERLY ENTERPRISES LLC
Mailing Address	137 S COURTENAY PKWY, PMB 830 MERRITT ISLAND FL 32952
Site Address	226 KING ST COCOA FL 32922 226 KING ST UNIT 100 COCOA FL 32922 226 KING ST UNIT 110 COCOA FL 32922 226 KING ST UNIT 116 COCOA FL 32922 226 KING ST UNIT 120 COCOA FL 32922 226 KING ST UNIT 130 COCOA FL 32922 226 KING ST UNIT 140 COCOA FL 32922 226 KING ST UNIT 150 COCOA FL 32922 226 KING ST UNIT 160 COCOA FL 32922 226 KING ST UNIT 170 COCOA FL 32922 226 KING ST UNIT 180 COCOA FL 32922 226 KING ST UNIT 190 COCOA FL 32922 226 KING ST UNIT 80 COCOA FL 32922 226 KING ST UNIT 90 COCOA FL 32922
Parcel ID	24-36-33-35-*2.01
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	1110 - RETAIL STORE - MULTIPLE UNITS
Total Acres	0.52
Site Code	0310 - STATE ROAD 520
Plat Book/Page	0001/0028
Subdivision	HARDEES PLAT OF INDIAN RIVER CITY
Land Description	HARDEES PLAT OF INDIAN RIVER CITY E 150.5 FT OF W 152.5 FT OF LOT 2



VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$1,182,450	\$1,403,920	\$1,407,880
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$1,182,450	\$1,403,920	\$1,407,880
Assessed Value School	\$1,182,450	\$1,403,920	\$1,407,880
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$1,182,450	\$1,403,920	\$1,407,880
Taxable Value School	\$1,182,450	\$1,403,920	\$1,407,880

SALES / TRANSFERS

Date	Price	Type	Instrument
12/14/2021	\$1,670,000	WD	9362/1350
05/22/2012	\$325,000	WD	6607/2691
04/06/2011	--	QC	6367/1138
08/25/2009	--	CT	6015/0362
10/09/2002	\$440,000	WD	4708/2653
11/01/1997	--	PT	3740/0717
08/01/1994	--	PT	3417/1094
08/01/1994	--	PT	3417/1091
10/28/1992	--	WD	4717/0837
04/01/1978	\$125,000	--	1875/0860

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 1110 - RETAIL STORE - MULTIPLE UNITS

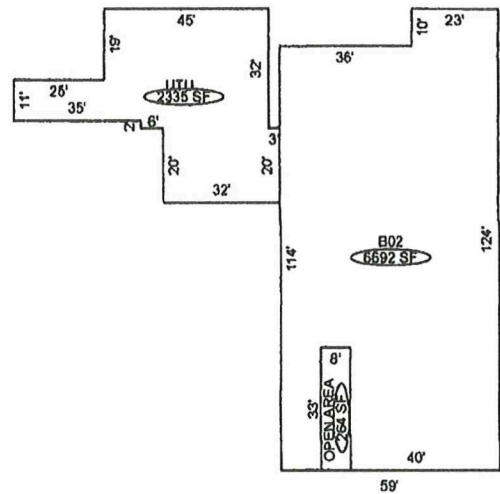
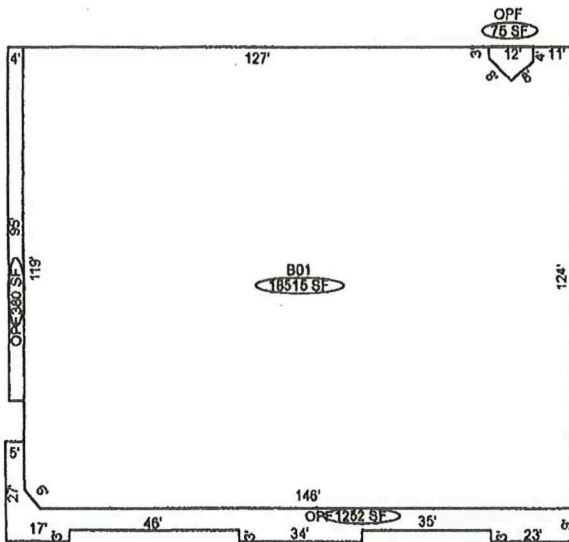
Materials	Details
Exterior Wall: STUCCO	Year Built 1954
Frame: MASNRYCONC	Story Height 15
Roof: BU-TG/MMBRN	Floors 2
Roof Structure: WOOD TRUSS	Residential Units
	Commercial Units

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

Township: Parcel No.:
 Property Address: 2425941
 City: County: State: ZipCode:
 Owner:
 Client: Client Address:
 Appraiser Name: DSR Inspection Date: 09/11/2019

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
B01	Base Area 1ST FL	1.0	18515.0	556.7	18515.0
B02	Base Area 2ND FL	1.0	6692.0	366.0	6692.0
OPEN A	Open Area	1.0	264.0	82.0	264.0
OPF	Open Porch Finish	1.0	1252.0	373.4	
	Open Porch Finish	1.0	75.0	35.3	
	Open Porch Finish	1.0	380.0	198.0	1707.0
UTU	Utility Room Unfin	1.0	2335.0	250.0	2335.0

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3

(B)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
LAMBERLY ENTERPRISES, LLC

Filing Information

Document Number L10000039271
FEI/EIN Number 27-2343414
Date Filed 04/12/2010
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 08/18/2017

Principal Address

137 S. Courtenay Pkwy
Suite 830
Merritt Island, FL 32952

Changed: 08/18/2017

Mailing Address

137 S. Courtenay Pkwy
Suite 830
Merritt Island, FL 32952

Changed: 08/18/2017

Registered Agent Name & Address

MCCANN, KEVIN
137 S. Courtenay Pkwy
Suite 830
Merritt Island, FL 32952

Name Changed: 08/18/2017

Address Changed: 08/18/2017

Authorized Person(s) Detail

Name & Address

Title Member Manager

MCCANN, KEVIN

(C)
(C)
Lamberly Enterprises, LLC
137 S. Courtenay Pkwy, Suite 830
Merritt Island, FL 32952

February 13, 2025

Samone Jackson and Jimmy Hudson, Tenant
Units 116 & 120
226 King St.
Cocoa, FL 32922

Re: Verification of Lease
Units 116 & 120

I am the managing member of Lamberly Enterprises, LLC, which owns the property at 226 King St., Cocoa, FL 32922. I also serve as property manager of the property and landlord of the rental spaces / tenants. Samone Jackson and Jimmy Hudson are the current tenants for both units 116 and 120. They have the landlord's approval to occupy the premises and use the rental spaces as a lounge, bar, restaurant, meeting space. It is our requirement and understanding that the tenants' current use of the premises complies with all ordinances, statutes, regulations, and laws.

Should you need any additional information, then please contact me at LamberlyEnterprises@gmail.com or (321) 759-4400.

Very truly yours,

Kevin McCann

Kevin McCann
Lamberly Enterprises, LLC



**Department of the Treasury
Internal Revenue Service
PO Box 606
Buffalo, NY 14225**

In reply refer to: 0153510475
May 13, 2022 LTR 147C
86-1829223

**CADENCE AND COMPANY DESIGNS LLC
SAMONE A JACKSON SOLE MBR
13643 PODOCARPUS LN
ORLANDO FL 32828-7386 436**

Taxpayer Identification Number: 86-1829223

Form(s):

Dear Taxpayer:

Thank you for your telephone inquiry of May 13th, 2022.

Your Employer Identification Number (EIN) is 86-1829223. Please keep this letter in your permanent records. Enter your name and your EIN on all business federal tax forms and on related correspondence.

If you have any questions regarding this letter, please call our Customer Service Department at 1-800-829-0115 between the hours of 7:00 AM and 10:00 PM. If you prefer, you may write to us at the address shown at the top of the first page of this letter. When you write, please include a telephone number where you may be reached and the best time to call.

Sincerely,

**Miss Mitchell
1003657975
Customer Service Representative**

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L20000385939

Entity Name: CADENCE AND COMPANY DESIGNS LLC

Current Principal Place of Business:

13643 PODOCARPUS LANE
ORLANDO, FL 32828

Current Mailing Address:

13643 PODOCARPUS LANE
ORLANDO, FL 32828 US

FEI Number: 86-1829223

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

JACKSON, SAMONE A
13643 PODOCARPUS LANE
ORLANDO, FL 32828 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title OWNER
Name JACKSON, SAMONE
Address 13643 PODOCARPUS LANE
City-State-Zip: ORLANDO FL 32828

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SAMONE JACKSON

03/30/2022

Electronic Signature of Signing Authorized Person(s) Detail

Date



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIV OF ALCOHOLIC BEVERAGES & TOBACCO

THE RETAILER OF ALCOHOLIC BEVERAGES HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 565, FLORIDA STATUTES

SERIES: 4COP DUAL LICENSE

CADENCE AND COMPANY DESIGNS LLC

AQUA LOUNGE

226 KING STREET

UNIT 120

COCOA

FL 32922

LICENSE NUMBER: BEV1500067

EXPIRATION DATE: MARCH 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 03/23/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



State of Florida

Department of State

I certify from the records of this office that CADENCE AND COMPANY DESIGNS LLC is a limited liability company organized under the laws of the State of Florida, filed on December 10, 2020.

The document number of this limited liability company is L20000385939.

I further certify that said limited liability company has paid all fees due this office through December 31, 2022, that its most recent annual report was filed on March 30, 2022, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twenty-second day of April,
2022*



Randy R.
Secretary of State

Tracking Number: 5072140374CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Fillings/CertificateOfStatus/CertificateAuthentication>

State of Florida

Department of State

I certify from the records of this office that AQUA LOUNGE is a Fictitious Name registered with the Department of State on June 20, 2022.

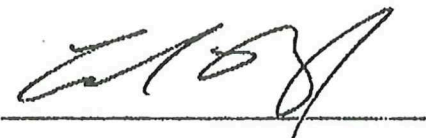
The Registration Number of this Fictitious Name is G22000074306.

I further certify that said Fictitious Name Registration is active.

I further certify that this office began filing Fictitious Name Registrations on January 1, 1991, pursuant to Section 865.09, Florida Statutes.

*Given under my hand and the Great Seal of
Florida, at Tallahassee, the Capital, this the
Twenty First day of June, 2022*




Secretary of State

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L20000385939

Entity Name: CADENCE AND COMPANY DESIGNS LLC

Current Principal Place of Business:

226 KING STREET
UNIT 120
COCOA , FL 32922

Current Mailing Address:

226 KING ST #120
#120
COCOA, FL 32922 US

FEI Number: 86-1829223

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

JACKSON, SAMONE A
226 KING STREET
UNIT 120
COCOA , FL 32922 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title AUTHORIZED MEMBER
Name JACKSON, SAMONE
Address 226 KING STREET
UNIT 120
City-State-Zip: COCOA FL 32922

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SAMONE JACKSON

MEMBER

01/16/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date



City of Cocoa
LOCAL BUSINESS TAX RECEIPT
65 Stone Street
Cocoa, Florida 32922
(321) 433 - 8501
Receipt Number 25-00008681
10/24-09/25

CADENCE AND COMPANY DESIGNS, L
226 KING STREET #120
COCOA FL 32922

BASE FEE	ADDITIONAL CHARGE	LATE PENALTY	TOTAL PAID
74.00	0.00	18.50	92.50

NAICS Code: 713
Classification: Amusement, Gambling, and Recreation
Local Business Tax Receipt Number: 25-00008681
Date Issued: February 12, 2025
Expiration Date: September 30, 2025



Location Address:

226 KING ST 120
COCOA FL 32922

A penalty will be imposed on any persons failing to post this receipt conspicuously in the place of business or for not renewing by September 30th. This receipt is transferable only under conditions stated in Chapter 12, Cocoa City Code.

This Local Business Tax Receipt does not constitute an endorsement approval or disapproval of the holder's skill or competence or for the compliance or non-compliance of the holder with other laws, regulations or standards.

Please Note: If payment was made by check or credit card and returned to the City of Cocoa for "non-sufficient funds" or payment is refused by your credit card company then your Local Business Tax Receipt is not valid.

Customer Service Feedback Survey: Please take a moment to complete a brief customer service survey regarding your experience with the City of Cocoa Community Development Department.

The online Customer Service Feedback Survey can be found at:

www.cocoafl.org/communityservicescustomersurvey

For any questions concerning this Local Business Tax Receipt, please contact a Permit/License Technician at (321) 433-8501 or 8502.

2024 - 2025

BREVARD COUNTY BUSINESS TAX RECEIPT
SUBJECT TO COUNTY ZONING RESTRICTIONS
TAX RECEIPT SHOULD BE DISPLAYED ON PREMISES

ACCOUNT NO.
187244

THE PERSON(S), OR ENTITY BELOW:

AQUA LOUNGE

13643 PODOCARPUS LANE
ORLANDO, FL 32828

DBA

AQUA LOUNGE

LOCATION:

226 KING STREET UNIT 120
COCOA, FL 32922

OWNED BY:

CADENCE AND COMPANY DESIGNS LLC

BUSINESS PERIOD: October 01, 2024 - September 30, 2025

EXPIRES: SEPTEMBER 30, 2025

ISSUED PURSUANT AND SUBJECT TO FLORIDA STATUTES AND BREVARD COUNTY CODE ISSUANCE
DOES NOT CERTIFY COMPLIANCE WITH ZONING OR OTHER LAWS.
BUSINESS TAX RECEIPT IS SUBJECT TO REVOCATION FOR ZONING VIOLATIONS, AND / OR FAILURE
TO MAINTAIN REGULATORY PRE-REQUISITES AS REQUIRED FOR BUSINESS CLASSIFICATION(S), OR
SUBSEQUENT ACTIVITIES. NOTIFY TAX COLLECTOR UPON CLOSING OF BUSINESS.
A PERMIT IS REQUIRED TO ADVERTISE (Including with signage) "GOING OUT OF BUSINESS".

LISA CULLEN, CFC, Brevard County Tax Collector
P O Box 2500, Titusville, Florida 32781-2500

UPON A CHANGE OF OWNERSHIP OR LOCATION,
BUSINESS TAX RECEIPT SHOULD BE TRANSFERRED WITHIN 30 DAYS.

BUSINESS CLASSIFICATIONS, DISCLAIMERS, AND RELATED FEES:

EXEMPTIONS:

0.00

820005	RECEIPT AMT
590501	HAZ WASTE GEN. SURCHARGE
230100	AMUSEMENT DEVICE OR FACILITY
480645	TOBACCO SHOP
480539	RETAIL ALCOHOLIC BEVERAGE
600	CITY RESTRICTIONS APPLY

Receipt Fee	37.00
Hazardous Waste Fee	50.00
Zoning Application Fee	0.00
Building Occupancy Review Fee	0.00
Fire Prevention Fee	0.00
Late Penalty	0.00
NSF Fee	0.00
Transfer Fee	0.00

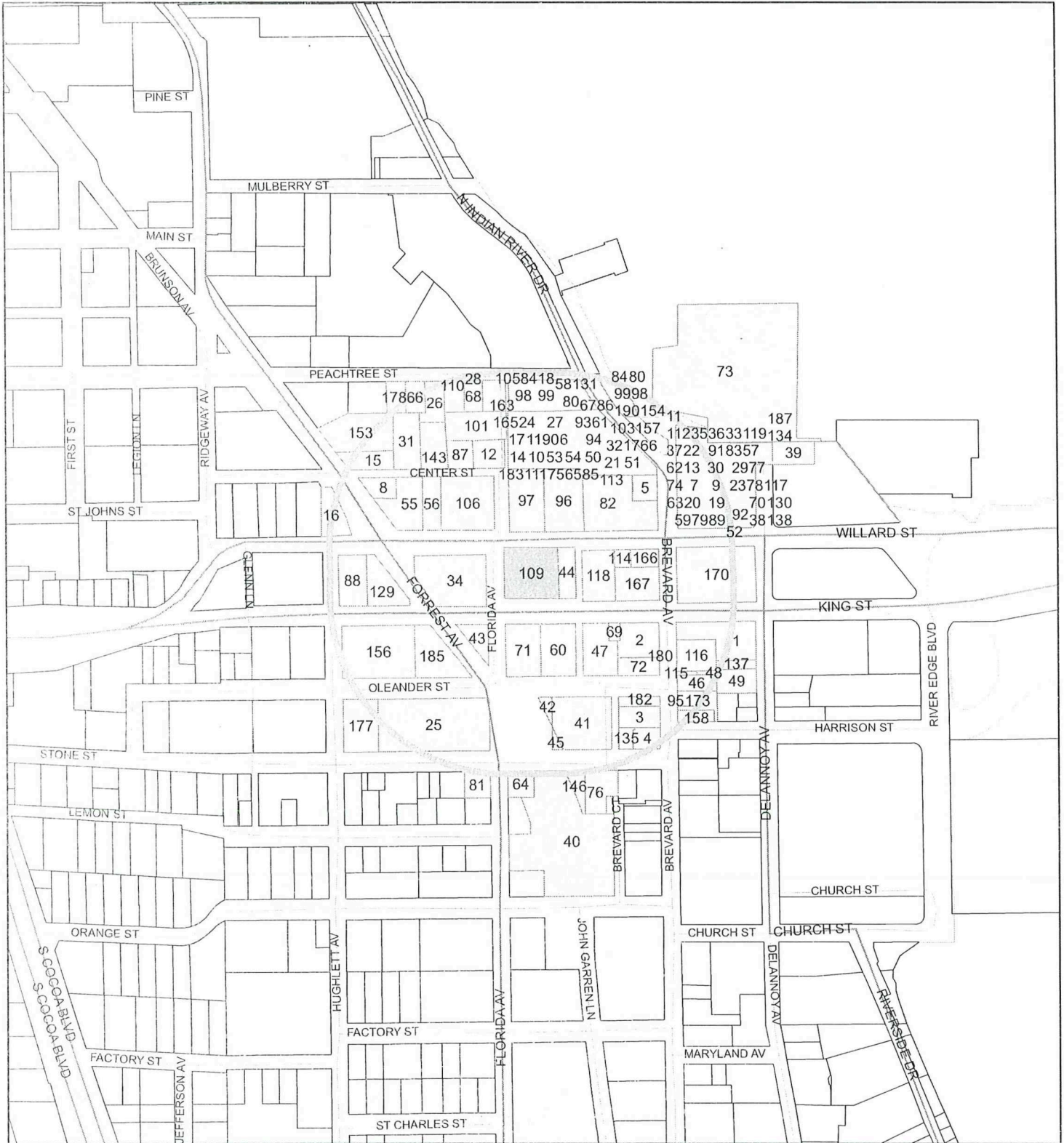
Paid 000-24-00392150 09/30/2024 87.00

MAIN OFFICE: 400 South St., 6th Floor, Titusville, FL 32780

BRANCH OFFICES: Merritt Island Office, 1605 N. Courtenay Pkwy
Melbourne Office, 1515 Sarno Road
Palm Bay Office, 450 Cogan Dr. SE
Titusville Office, 800 Park Ave.
Indian Harbour Beach Office, 240 E. Eau Gallie Blvd.
Viera Office, 2725 Judge Fran Jamieson Way, #A108, Viera, FL 32940

RADIUS MAP

LAMBERLY ENTERPRISES LLC
Aqua_Lounge_2425941



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: 4/10/2025

- Buffer
- Subject Property
- Notify Property
- Parcels

200 BREVARD AVENUE LLC
135 MYRTICE AVE
MERRITT ISLAND FL 32953-3449

207 BME LLC
50 VALENCIA RD
ROCKLEDGE FL 32955-2918

305 BREVARD AVENUE LLC
2821 N INDIAN RIVER DR
COCOA FL 32922-7076

313 BREVARD HOLDINGS LLC
777 BRICKELL AVE, # 500-9772
MIAMI FL 33131-2809

93 BREVARD LLC
93 BREVARD AVE
COCOA FL 32922-

ABBOTT-STORM, DANIELLE T TRUSTEE
15 INDIAN RIVER DR N #602
COCOA FL 32922-

ALONSO LIVING TRUST
64 HILL TOP LN
ROCKLEDGE FL 32955-2953

ANDERSON, LILLA ANN C ESTATE
KOWALSKI, JO B C
6570 PLEASANT AVE
C/O TODD P ANDERSON PR
COCOA FL 32927-3332

ANELLO, MICHAEL T
ANELLO, GWENDOLYN A
93 DELANNOY AVE, APT 402
COCOA FL 32922-8005

APONAS FAMILY REVOCABLE TRUST
701 SOLANA SHORES DR, UNIT 206
CAPE CANAVERAL FL 32920-4266

BAGWELL, ROSE MARIE
BLANTON, WILLIAM WALTER JR
15 N INDIAN RIVER DR, APT 702
COCOA FL 32922-4730

BARBER FAMILY REVOCABLE TRUST
8255 N WICKHAM RD, STE 101
MELBOURNE FL 32940-8202

BARTINE, DAVID E
BARTINE, JUDITH S
93 DELANNOY AVE #306
COCOA FL 32922-

BAUMANN FAMILY TRUST
15 N INDIAN RIVER DR, APT 1004
COCOA FL 32922-4729

BBB BUILDERS GENERAL PARTNERSHIP
4308 W CAYUGA ST
TAMPA FL 33614-6951

BELL, LOUIS A III TRUST
300 WILSON AVE N
COCOA FL 32922-

BENDERT, JEFFREY ALLEN
BENDERT, TERRI DAWN
15 N INDIAN RIVER DR, APT 804
COCOA FL 32922-4730

BETHGE, SEAN DOUGLAS
BETHGE, LAURA HODGES
19 N INDIAN RIVER DR, APT 301
COCOA FL 32922-4725

BETZ, CORALIE S TRUSTEE
93 DELANNOY AVE UNIT 804
COCOA FL 32922-

BIRD FAMILY TRUST
93 DELANNOY AVE, #1106
COCOA FL 32922-8009

BLANKENSHIP, JOANN L
15 N INDIAN RIVER DR, APT 704
COCOA FL 32922-4730

BLANKFIELD FAMILY TRUST
93 DELANNOY AVE, APT 502
COCOA FL 32922-8005

BOWERS, HAROLD S
BOWERS, LORETTA G
93 DELANNOY AVE #606
COCOA FL 32922-

BOXER, LOIS M
15 N INDIAN RIVER DR, APT 801
COCOA FL 32922-4730

BREVARD CO ELKS INC
315 FLORIDA AVE
COCOA FL 32922-

BREVARD, JOSHUA
BREVARD, BETHANY
8305 BEAR CREEK DR
AUSTIN TX 78737-4403

BRIDGES, BRENDA
15 N INDIAN RIVER DR, APT 404
COCOA FL 32922-4728

BROWN, EDWARD C
FOSEN, GERD-HANNE
NAERSNESTANGEN 46
NAERSNES

BROWN, KATHY
93 DELANNOY AVE, APT 901
COCOA FL 32922-8009

BROZMAN, ROBERTA E
93 DELANNOY AVE
COCOA FL 32922-7987

BURKE, CORY EDMUND VIDAL
BURKE, JORDAN ASHLEY
3218 HIGH POINT DR
COCOA FL 32926-6650

CAROL V DAVIS TRUST
15 N INDIAN RIVER DR, APT 1001
COCOA FL 32922-4729

CHANTAL LECONTE REVOCABLE TRUST
8512 VIA SERENA
BOCA RATON FL 33433-2238

CHILDREN'S HUNGER PROJECT INC
26 FORREST AVE
COCOA FL 32922-7686

CHIRINOS, RODOLFO E
93 DELANNOY AVE, APT 904
COCOA FL 32922-8009

CHISHOLM, ALVIS DANIEL, SR
CHISHOLM, PATRICIA
93 DELANNOY AVE, APT 1002
COCOA FL 32922-8009

CHRISTINE R KUHN REVOCABLE TRUST
93 DELANNOY AVE, APT 303
COCOA FL 32922-8005

CLARK FAMILY TRUST
93 DELANNOY AVE, APT 501
COCOA FL 32922-8005

COCOA VILLAGE MARINA BOATERS
ASSOCIATION INC
90 DELANNOY AVE
COCOA FL 32922-7914

COCOA, CITY OF
65 STONE STREET
COCOA FL 32922-

COCOA, CITY OF
65 STONE ST
COCOA FL 32922-7982

COGSWELL, MERRITT L
COGSWELL, CHERYL B TRUSTEES
15 N INDIAN RIVER DR UNIT 901
COCOA FL 32922-

COLE-BLAHA, PATRICIA
15 INDIAN RIVER DR N 302
COCOA FL 32922-

CONFIDENTIAL PURSUANT TO
FLORIDA STATUTES
93 DELANNOY AVE, APT 401
COCOA FL 32922-8005

CORNELL, GEORGE WARE, JR
CORNELL, LISA ANNE
15 N INDIAN RIVER DR, APT 605
COCOA FL 32922-4728

DASSE, KURT A
DASSE, PRISCILLA S
15 N INDIAN RIVER DR, # 601
COCOA FL 32922-4728

DAWMC LLC
PO BOX 726
COCOA FL 32923-0726

DENNIS & KAREY LAW TRUST
1950 E FOREST CREEK LN
SALT LAKE CITY UT 84121-5049

DESANTIS, WILLIAM A
DESANTIS, SUSAN M
19 N INDIAN RIVER DR, APT 601
COCOA FL 32922-4725

DIAZ 2016 REVOCABLE TRUST
93 DELANNOY AVE, # 302
COCOA FL 32922-8005

DMCP PROPERTIES INC
1765 ROCHELLE PKWY
MERRITT ISLAND FL 32952-5661

DONALD A MACLEAN REVOCABLE TRUST
15 N INDIAN RIVER DR, APT 1005
COCOA FL 32922-4729

DONNA R MELIGI TRUST
93 DELANNOY AVE, PH 2
COCOA FL 32922-7987

EASTERLING, MARTHA SUE
EASTERLING, MALCOLM SCOTT
93 DELANNOY AVE, # 1102
COCOA FL 32922-8009

EDWARD LANG HOUSTON TRUST
93 DELANNOY AVE, APT 1203
COCOA FL 32922-8013

ELENEWSKI, CAROL
JOUSTRA, JUDITH
15 N INDIAN RIVER DR, APT 805
COCOA FL 32922-4730

ELLIOTT, LINDA G
129 PEACHTREE ST
COCOA FL 32922-7756

EMERY & JEANNE LAMAR REVOCABLE
TRUST
15 N INDIAN RIVER DR, APT 903
COCOA FL 32922-4730

ESSLINGER, JULIE M
2393 THE ORCHARD ROAD
CLARKESVILLE GA 30523-

FELDER, LOIS TRUSTEE
1025 HIGHWAY A1A, UNIT 203
SATELLITE BEACH FL 32937-2495

FERRO, WILLIAM A
SPANGLER, MICHELLE L
93 DELANNOY AVE, APT 601
COCOA FL 32922-8005

FLORIDA AVE PROPERTY INC
1765 ROCHELLE PKWY
MERRITT ISLAND FL 32952-5661

FLORIDA HISTORICAL SOCIETY
435 BREVARD AVE
COCOA FL 32922-7901

FLORIDA, STATE OF (IITF)
3900 COMMONWEALTH BLVD, STOP 108
C/O DEP, DIVISION OF STATE LANDS
TALLAHASSEE FL 32399-6575

FRIEDLANDER, DANIEL J
3236 PENINSULA CIR
MELBOURNE FL 32940-1104

GLASBY, FREDERICK L
15 N INDIAN RIVER DR, APT 1003
COCOA FL 32922-4729

GLOVER, MARLA G TRUSTEE
7203 VISTA HERMOSA DR
MELBOURNE FL 32940-7640

GOODWIN, PAUL
GOODWIN, CAROLYN
93 DELANNOY AVE #701
COCOA FL 32922-

GUMINA, BASIL J
93 DELANNOY AVE, APT 403
COCOA FL 32922-8005

HALL, MICHAEL DANE
LUSK, KATHRYN JAYNE
93 DELANNOY AVE, APT 505
COCOA FL 32922-8005

HEDRICK, BRYAN
19 N INDIAN RIVER DR, APT 501
COCOA FL 32922-4725

HEHIR, GREGORY R
HEHIR, CAROLYN S
98 PECK CT
MERRITT ISLAND FL 32952-

HOME NATION.COM LLC
3737 N HIGHWAY 1
COCOA FL 32926-8714

HOUSTON FAMILY TRUST
93 DELANNOY AVE, APT 1203
COCOA FL 32922-8013

HRKACH, KAREN C
HRKACH, ROBERT M
19 N INDIAN RIVER DR, APT 402
COCOA FL 32922-4725

HUGHES, TREVOR
HUGHES, VERNA
15 N INDIAN RIVER DR, APT 304
COCOA FL 32922-4728

HYDEN, ELIZABETH
108 W BAY DR
COCOA BEACH FL 32931-2404

JAGEL, MICAH
106 CENTER ST
COCOA FL 32922-7714

JAMES E MILBURN REVOCABLE TRUST
SARA C MILBURN REVOCABLE TRUST
93 DELANNOY AVE, APT 304
COCOA FL 32922-8005

JAMES, VICKI M
39 ANGEAN DR
WEBSTER NY 14580-8702

JEAN R STEWART TRUST
93 DELANNOY AVE, APT 406
COCOA FL 32922-8005

JENSEN, G THOMAS
PHILPOT-JENSEN, CAROL L
93 DELANNOY AVE, APT 504
COCOA FL 32922-8005

JOHNSTONE, GEORGE H
JOHNSTONE, SHEILA M
15 N INDIAN RIVER DR #403
COCOA FL 32922-

JOY FAMILY TRUST
15 N INDIAN RIVER DR, APT 405
COCOA FL 32922-4728

JOYCE ANDRADE REVOCABLE TRUST
2408 WILLOWBROOK RD
MERRITT ISLAND FL 32952-4143

JOYFUL WORSHIP CENTER MINISTRIES
INC
RUTHERFORD, JOY
234 WILLARD ST, STE A
COCOA FL 32922-7984

KAM WONG FONG TRUST
PO BOX 125
COCOA FL 32923-0125

KASICKI, WILLIAM
3412 S CHERRY VALLEY RD
WOODSTOCK IL 60098-8173

KEHRER, CRAIG
117 PEACHTREE ST
COCOA FL 32922-

KEPPEN, STEVEN P TRUSTEE
11420 S TROPICAL TRAIL
MERRITT ISLAND FL 32952-

KICKLIGHTER, SAMUEL ELLIOTT
KICKLIGHTER, ELAINE CENTER
15 N INDIAN RIVER DR, APT 305
COCOA FL 32922-4728

KIM, TAIWHAN DAVID
PARK, CHANH
15 N INDIAN RIVER DR, #504
COCOA FL 32922-7796

KLER, FRANCIS O
KLER, JUDITH
401 WATERFORD DR
SENECA SC 29672-2255

KOLB, LISA M
KOLB, DAVID E
19 N INDIAN RIVER DR, #502
COCOA FL 32922-4724

KOSTRZEWA, WALTER W
KOSTRZEWA, THERESA M TRUSTEES
20 SUMMER PLACE
ROCKLEDGE FL 32955-

KRIPINSKI, RICHARD W
KRIPINSKI, CAROLINA
93 DELANNOY AVE, PH 3
COCOA FL 32922-7987

LACANO, CRISOSTOMO V,LIFE ESTATE
LACANO, PATRICIA C,LIFE ESTATE
93 DELANNOY AVE, PH 1
COCOA FL 32922-7987

LAMBERLY ENTERPRISES LLC
137 S COURTENAY PKWY, PMB 830
MERRITT ISLAND FL 32952-4843

LANDIS, JOSEPH S
LANDIS, THUY-ANH
2846 MONDAVI DR
ROCKLEDGE FL 32955-5186

LEHRICH, MARC
LEHRICH, KIMBERLY H
15 N INDIAN RIVER DR, APT 505
COCOA FL 32922-4728

LEINSS, JENNIFER LYNE
93 DELANNOY AVE, APT 1003
COCOA FL 32922-8009

LEITZEN, MICHAEL T
LEITZEN, KIMBERLY P
15 N INDIAN RIVER DR, APT 904
COCOA FL 32922-4730

LEXINGTON ROSE LLC
101 BREVARD AVE
COCOA FL 32922-

LITRAS, ALEXANDER
3931 PLAYA DEL SOL DR, UNIT 204
ROCKLEDGE FL 32955-4530

LYLE, MICHELLE
LEWIS, JAMES C
93 DELANNOY AVE, APT 906
COCOA FL 32922-8009

MAGGIE REALTY LLC
137 S COURTENAY PKWY, # 830
MERRITT ISLAND FL 32952-4843

MANGO, EDWARD
MANGO, LISA
93 DELANNOY AVE, #1104
COCOA FL 32922-8009

MANIFOLD FAMILY TRUST
15 N INDIAN RIVER DR, APT 502
COCOA FL 32922-4728

MARGHERITA R RAMSAY 2000 REVOCABLE
TRUST
93 DELANNOY AVE, APT 1206
COCOA FL 32922-8013

MARILYN G FOLAND PERRONE REVOCABLE
TRUST
504 GIBBS LN
DOVER OH 44622-1269

MARTIN, JASON P
15 N INDIAN RIVER DR #401
COCOA FL 32922-

MCCLURE, KENNETH G,LIFE ESTATE
MCCLURE, ROSALIND W,LIFE ESTATE
93 DELANNOY AVE, #506
COCOA FL 32922-8005

MCQUAIG, BRENDA L
MCQUAIG, MICHAEL T
93 DELANNOY AVE, APT 404
COCOA FL 32922-8005

MERVIS, MICHAEL P
MERVIS, MARY ELLEN TRUSTEES
93 DELANNOY AVE, APT 605
COCOA FL 32922-8005

MINOT, NICHOLE
93 DELANNOY AVE, APT 1001
COCOA FL 32922-8009

MORRISON, ROBBIE R
MORRISON, LISA MARIE
19 N INDIAN RIVER DR, APT 401
COCOA FL 32922-4725

MYERS, CURTIS L
31 FORREST AVE
COCOA FL 32922-7688

N/A - CONDO COMMON AREA

N/A - CONDO COMMON AREA
0
0 00000-

NEGELE, KLAUS
93 DELANNOY AVE, APT 1101
COCOA FL 32922-8009

NIELSEN, ERIC
NIELSEN, MERA L
837 WOODBINE DRIVE
MERRITT ISLAND FL 32952-

NIKOL, GEORGE GREGORY
843 BRIDLE PATH
BEL AIR MD 21014-2365

NOEL, TYLER
4340 MILLICENT CIR
MELBOURNE FL 32901-6724

O'LEARY, JAMES P
O'LEARY, SUSAN H
93 DELANNOY AVE, #1004
COCOA FL 32922-8009

OLINGER, TIMOTHY L
OLINGER, DENISE
1122 TEAKWOOD RANCH ST
HENDERSON NV 89052-5832

OLIVI, GARY LYNN
OLIVI, CATHERINE DOLORES
15 N INDIAN RIVER DR, APT 902
COCOA FL 32922-4730

OLSEN, ERIC T
93 DELANNOY AVE, APT 803
COCOA FL 32922-8009

PARISE FAMILY TRUST
15 N INDIAN RIVER DR, APT 303
COCOA FL 32922-4728

PARRISH, HENRY U III
542 DELANNOY AVE
COCOA FL 32922-

PEREIRA, A BRUNO TRUSTEE
15 INDIAN RIVER DR N #501
COCOA FL 32922-

PERSH, RICHARD B
PERSH, SUNI K
1764 JUNIPER HAMMOCK ST
WINTER GARDEN FL 34787-2214

PRICE, WILLIAM D
HUTSON, JANICE M CO-TRUSTEES
755 MALLARD RD
COCOA FL 32926-

PROSSER FAMILY TRUST
93 DELANNOY AVE, APT 603
COCOA FL 32922-8005

PROSSER, HARRY E
483 MONETTA LANE
THE VILLAGES FL 32162-

QUESENBERRY, CYNTHIA LOUISE
QUESENBERRY, DARRELL LEE
93 DELANNOY AVE #706
COCOA FL 32922-4730

REESE, JOHN A, JR
93 DELANNOY AVE, APT 703
COCOA FL 32922-8019

RMH INVESTMENTS LLC
6801 TROY ROAD
RADNOR OH 43066-

RMH INVESTMENTS LLC
6801 TROY RD
RADNOR OH 43066-

ROCKET CITY RETRO LLC
1501 S PARK AVE
TITUSVILLE FL 32780-4348

ROCKY JAY JOHNSON & LISA MARIE
JOHNSON LIVING TRUST
15 N INDIAN RIVER DR, APT 603
COCOA FL 32922-4728

ROGERS, DONALD
ROGERS, CANDACE
93 DELANNOY AVE #706
COCOA FL 32922-

ROSS STEINBERGER PROPERTIES INC
101 BREVARD AVE
COCOA FL 32922-

RYAN, KATHLEEN A TRUSTEE
15 N INDIAN RIVER DR #803
COCOA FL 32922-

SAAD, NABIL
SAAD, SOUHEIR
2270 SYKES CREEK DR
MERRITT ISLAND FL 32953-

SALAMA, FAROUK
SALAMA, AIDA
93 DELANNOY AVE, APT 1005
COCOA FL 32922-8009

SCHAFER, MARY ANN TRUSTEES
313 HEARTHSTONE MEWS
ALEXANDRIA VA 22314-

SICKLER, ROBERT
255 JOEFFIE RD
GRANT AL 35747-9123

SILANO, CARMINE
SILANO, JENNIFER
93 DELANNOY AVE, APT 702
COCOA FL 32922-8019

SMITH, GERALD P
SMITH, CONSTANCE F
15 N INDIAN RIVER DR #1002
COCOA FL 32922-

SONOSKY, DOUGLAS S
108 SUNSET DRIVE
COCOA BCH FL 32931-

SPENCE, MICHAEL R
SPENCE, PATRICIA E TRUSTEES
15 N INDIAN RIVER DR #802
COCOA FL 32922-

STEINBERGER, BRIAN S
STEINBERGER, HILARY F
3990 S TROPICAL TRL
MERRITT ISLAND FL 32952-6200

STEPHAN PROPERTIES OF FLORIDA INC
411 MAGNOLIA AVE
MERRITT ISLAND FL 32952-4821

STEPHEN MICHAEL SHANNON &
VICKIE JANE SHANNON LIVING TRUST
93 DELANNOY AVE, APT 503
COCOA FL 32922-8005

SULLIVAN, MELVIN FRANKLIN JR
SULLIVAN, MARIA DEL PILAR TRUSTEE
93 DELANNOY AVE #1201
COCOA FL 32922-

SUN TRUST BANK CENTRAL FL NA
PO BOX 26665
C/O LEASE ADMIN., VA-RIC-8614
RICHMOND VA 23261-6665

SYMONS, COLIN E
FARRELL, ERIN E
93 DELANNOY AVE, APT 301
COCOA FL 32922-8005

TASKER, DONALD C,III
19 N INDIAN RIVER DR, APT 701
COCOA FL 32922-4727

THE HISTORIC COCOA VILLAGE
PLAYHOUSE INC
300 BREVARD AVE
COCOA FL 32922-7969

THOMPSON, JENNIFER
93 DELANNOY AVE, APT 604
COCOA FL 32922-8005

THOMPSON, PAUL B
THOMPSON, MINDY F
93 DELANNOY AVE, APT 1202
COCOA FL 32922-8013

TRIBUCE, LISA J
15 N INDIAN RIVER DR, APT 604
COCOA FL 32922-4728

TRUSTEE CORPORATION OF GREATER
ST PAUL BAPTIST CHURCH OF COCOA
213 STONE ST
COCOA FL 32922-

VANI, SHARLEEN B
133 PEACHTREE ST
COCOA FL 32922-7756

VERNER TRUST
93 DELANNOY AVE, APT 805
COCOA FL 32922-8009

VON B LLC
275 MAGNOLIA AVE
SUITE #8
MERRITT ISLAND FL 32952-4820

WAGNER, GARRICK DUFFY
WAGNER, ALESA DAWN
19 N INDIAN RIVER DR, APT 602
COCOA FL 32922-4725

WASDIN FAMILY LTD
29 RIVERSIDE DR, #602
COCOA FL 32922-8210

WEIR, PETER
WEIR, SUSAN J
15 N INDIAN RIVER DR, #301
COCOA FL 32922-4728

WHITLEY, JOSEPH B
WHITLEY, DIANE P
93 DELANNOY AVE #1205
COCOA FL 32922-

WHITTAKER FINANCIAL SERVICES LLC
32 SOUTH ST
ROCKLEDGE FL 32955-2458

WILLEKE, ROBERT N, JR
WILLEKE, JUDY ROCKWELL
93 DELANNOY AVE, PH 4
COCOA FL 32922-7987

WUNDKE, KAI
WUNDKE, RHONDA L
93 DELANNOY AVE, APT 806
COCOA FL 32922-8009

YATES, TERRY C
93 DELANNOY AVE #1105
COCOA FL 32922-

YOUNG, JOHN MORGAN JR
YOUNG, LINDA BOECKLER TRUSTEES
93 DELANNOY AVE APT 1006
COCOA FL 32922-8009

ZIMMERMAN, CHRISTINE T
ZIMMERMAN, JAMES WILLIAM
15 N INDIAN RIVER DR, APT 402
COCOA FL 32922-4728

AFFIDAVIT OF PUBLICATION

Kimberly Ravenscroft
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:

05/06/2025

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 05/06/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$312.50
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Payment Cost: \$312.50
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of Copies:
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Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

ad#11289393 05/06/25
CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT
THE BOARD OF ADJUSTMENT
PROPOSE TO CONSIDER THE FOLLOWING:
A. PZ 25-00000001 (Special Exception - Aqua Lounge 226 King St Units 120 & 116.)
Consideration to expand a previously approved Special Exception for Unit 120, to allow the extension of a bar use into the adjacent commercial Unit 116, including the addition of outdoor seating. This request is pursuant to Appendix A, Zoning, Article XI, Section 13(C)(6) and Section 22 (F) of the City of Cocoa Code of Ordinances, "A bar or lounge, with or without a package store", within the CBD (Central Business District) Zoning District, Cocoa Waterfront Overlay District, Cocoa Village Subdistrict. The property is identified as 226 King St, unit 120, Cocoa, Florida. Tax Parcel ID: 24-36-33-5*-2.01
B. PZ 25-00000003 (Special Exception - Steves Motorcycles 1003 N Cocoa Blvd.)
Consideration of a Special Exception request to allow an automotive repair establishment to operate, provided all activities are conducted entirely within an enclosed structure, pursuant to Appendix A, Zoning, Article XI, Section 12(C)(1) of the City of Cocoa Code of Ordinance. The subject property is located at 1003 N Cocoa Blvd, Cocoa, Florida. Tax Parcel ID: 24-36-28-00-1
Board of Adjustment
PUBLIC HEARING WILL BE HELD ON
May 21, 2025
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:
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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:
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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:
• City of Cocoa meeting calendar at <https://www.cocoafl.gov/291/20338/City-Meetings>
However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

BOARD OF ADJUSTMENT AGENDA ITEM

Memo Date: 05/08/2025
Agenda Date: 5/21/2025
Prepared By: Lucilene Ribeiro, Planner
Through: Stockton Whitten, City Manager
Requested Action: Consideration of a Special Exception request to allow an automotive repair establishment to operate, provided all activities are conducted entirely within an enclosed structure, pursuant to Appendix A, Zoning, Article XI, Section 12(C)(1) of the City of Cocoa Code of Ordinance. The subject property is located at 1003 N Cocoa Blvd, Cocoa, Florida. Tax Parcel ID: 24-36-28-00-1

BACKGROUND:

Date: May 12, 2025
Project No.: PZ# 25-00000003
Meeting Date: May 21, 2025
Project Planner: Lucilene Ribeiro - Planner
Subject Property: 1003 N Cocoa Blvd
Applicant: Kelly Matott
Steves Motorcycle Shop LLC
1003 N Cocoa Blvd
Cocoa, FL 32922
Notice Provided: Notice of the public hearing was provided by publishing in the newspaper on May 6, 2025, posting the property and mailers to property owners within 500 feet.
Requested Action: Consideration of a Special Exception request to allow an automotive repair establishment to operate, provided all activities are conducted entirely within an enclosed structure.

1. Project Information:

The subject property is located on the east side of U.S. Highway 1, south of Dixon Boulevard and north of Forrest Avenue, within a commercial corridor and is zoned General Commercial (C-G). The applicant is requesting a Special Exception to allow the operation of an automotive repair establishment, specifically a motorcycle repair business. The business is relocating from another zoning district where Special Exception approval for this use was not required. Under the current C-G zoning designation, a Special Exception is required to authorize this type of use, which must be conducted entirely within an enclosed structure. See Appendix A, Zoning, Article XI, Section 12(C)(1).

All repair activities will be conducted entirely indoors. No outdoor storage or repair work is proposed. The applicant is concurrently undergoing site plan review to ensure the site is brought into compliance with all applicable City regulations, including those related to parking, landscaping, and site design. As part of this review, staff recommends additional landscape screening to enhance the visual character of the North Cocoa Boulevard corridor and to provide a buffer around the service bay area.

The proposed business will provide routine motorcycle maintenance and minor repair services, including oil changes, fluid checks and replacements, filter changes, brake inspections, and basic mechanical adjustments. All services will be performed within an enclosed structure using standard automotive tools and equipment. Waste oils and fluids will be properly collected and disposed of in accordance with local, state, and federal environmental regulations.

Pursuant to Appendix A, Zoning, Article XII – Off-Street Parking and Loading, automotive repair facilities are required to provide two parking spaces for each service bay and one parking space for each employee per maximum shift. It is important to note that service bays themselves do not count toward the minimum parking requirement.

In this case, the applicant has one service bay and employs two staff members on site during the peak shift. Based on these factors, the total required parking is four standard vehicle spaces—two spaces for the service bay and two spaces for employee use.

In addition to the required standard vehicle parking, the applicant is providing six motorcycle parking spaces, including one designated accessible motorcycle parking space located adjacent to the other designated motorcycle spaces. In accordance with the City’s zoning regulations, motorcycle parking may constitute up to five percent of the total required parking and may be calculated using an equivalency factor of one automobile parking space for every four motorcycle parking spaces. The proposed provision of six motorcycle spaces and four standard vehicle spaces satisfies these code requirements.

The proposed hours of operation are Monday through Friday, from 9:00 a.m. to 5:00 p.m.

Future Land Use Designation:	Commercial
Zoning District:	C-G
Existing Land Use:	Commercial
Council District:	District 2– Councilmember Lavander Hearn

Overview of Surrounding Area:

	Future Land Use Designation	Zoning District	Land Use
North	Commercial	C-G (General Commercial)	Commercial
South	Commercial	C-G (General Commercial)	Commercial
East	Neighborhood Commercial	C-N	Commercial

II. Staff Analysis

Before any special exception may be issued, the Board of Adjustment shall make written findings certifying compliance with the specific rules governing individual special exceptions, and that satisfactory provision and arrangement has been made concerning the following where applicable (pursuant to Appendix A, Article XVII, Section 2):

A. Demonstrate that there is ingress and egress to the property and proposed structures thereon providing automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Staff Finding: The property has direct access from N Cocoa Blvd (U.S. 1), a major arterial road, providing vehicular ingress and egress. The entrance is wide enough to accommodate motorcycles, light-duty vehicles, and emergency access. Staff noted that the access point to the site is limited to right-in/right-out access only. This access configuration is commonly used along high-traffic corridors to reduce potential conflict points and improve overall traffic flow. By eliminating left-turn movements across opposing lanes, right-in/right-out access significantly enhances driver and pedestrian safety.

No changes are proposed to existing curb cuts or driveway locations. Pedestrian access is available via an existing sidewalk along the frontage.

B. Explain where the required off-street parking and loading areas where required, with particular attention to the items in (a) above, and economic, noise, glare or odor effects of the special exception on the adjoining properties generally in the district.

Staff Finding: The site includes designated parking spaces along the building's frontage and side yard, which meet minimum zoning code requirements. While motorcycle repair typically generates limited vehicular traffic compared to full-service auto repair, the applicant has indicated that customer parking, employee spaces, and a delivery/loading area will be accommodated on-site. Noise and odor impacts are minimal and confined to indoor operations. No overnight storage of vehicles outdoors is proposed, reducing glare or visual impacts to neighboring properties.

C. Explain the impact of refuse and service areas, with particular attention to the items in (a) and (b) above.

Staff Finding: Refuse and service areas are all existing and no additional needs are anticipated at this time. Trash containers will be kept in a service area within the building. Waste will be handled through a regular commercial pickup schedule. Any hazard materials will be stored and disposed following local regulations.

D. Demonstrate that there are sufficient utilities, with reference to locations, availability, and compatibility.

Staff Finding: The site is already developed and served by existing local utilities, including water, sewer, and electric. All utility connections are readily available and compatible with the proposed use. No utility extensions or upgrades are required.

E. Demonstrate that there is adequate screening and buffering with reference to type, dimension and character.

Staff Finding: Minimal landscaping currently exists on-site due to the building's footprint. However, the applicant proposes to enhance the existing landscaping in the front and along the side setbacks using low-maintenance, drought-tolerant plant species. Staff recommend that the landscaping improvements also be designed to help screen the service bay area from public view, thereby improving the visual appearance of the site and contributing to the overall aesthetic of the North Cocoa Boulevard corridor. These enhancements will support compliance with applicable landscaping standards to the extent feasible on this constrained lot.

F. Explain the impact of signs, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.

Staff Finding: Any proposed signage will comply with the City's Sign Code.. No illuminated LED signs are proposed. No lighting will negatively affect neighboring properties.

G. Demonstrate that there are adequate yards and open space.

Staff Finding: While the site is nonconforming in terms of yard setbacks, no expansion is proposed, and all work will be interior or within the existing building envelope.

H. Demonstrate how adequate height requirements have been met.

Staff Finding: The current building meets height regulations for the zoning district. No vertical additions or height modifications are proposed as part of this request.

I. Demonstrate how adequate landscaping requirements have been met.

Staff Finding: Minimal landscaping exists onsite due to the building's footprint. However, the applicant proposes to enhance existing landscaping in the front and alongside setbacks.

J. List any renewal and/or termination dates.

Staff Finding: Staff does not recommend any renewal or termination requirements.

K. Explain how the use will be reasonably compatible with the surrounding uses in its functions, its hours of operation, the type and amount of traffic to be generated, and building size and setbacks, its relationship to land values and other functions that may be used to measure compatibility.

Staff Finding: The surrounding area consists primarily of commercial and light industrial uses, including other service-based businesses. Steve's Motorcycle will operate within regular business hours (e.g., 9 AM–5 PM) and generate limited traffic due to its niche customer base. The business model involves appointment-based services, reducing impacts from idling or queuing vehicles. The building's size and use are consistent with nearby structures, and the enclosed operation will maintain compatibility in function, aesthetics, and scale.

RECOMMENDED MOTION:

Staff recommends **approval** of the Special Exception in accordance with Appendix A, Zoning, Article XI, Section 12(C)(1) of the City of Cocoa Code of Ordinance) of the City of Cocoa Code to allow an automotive repair establishment to operate, provided all activities are conducted entirely within an enclosed structure, with the following conditions:

1. The Special Exception shall not be effective until the applicant has secured all the permits and approvals necessary for any development related to the Special Exception, which shall include site plan approval and buildings permits if necessary. Such permits shall be obtained within twelve (12) months of the Board's approval.
2. If the use is extended, enlarged, or expanded, a new Special Exception approval shall be required.
3. All operations shall be conducted entirely indoors.
4. The applicant shall install landscaping along the front and side yards to screen the service bay area from public view. Landscaping shall be reviewed and approved during the site plan review process.
5. The automotive repairs to be conducted onsite shall be limited to motorcycle repairs and not repair of other vehicles, such as cars or trucks.
6. Outdoor, overnight storage of motorcycles or other vehicles shall be prohibited.
7. Hours of operation shall be limited to Monday through Friday, from 9:00 a.m. to 5:00 p.m.
8. 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:

Consideration of a Special Exception request to allow an automotive repair establishment to operate, provided all activities are conducted entirely within an enclosed structure, pursuant to Appendix A, Zoning, Article XI, Section 12(C)(1) of the City of Cocoa Code of Ordinance. The subject property is located at 1003 N Cocoa Blvd, Cocoa, Florida. Tax Parcel ID: 24-36-28-00-1



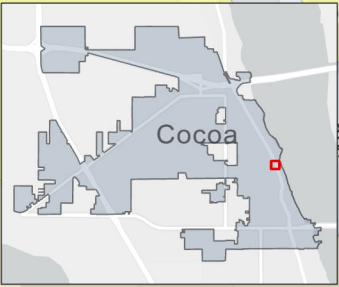
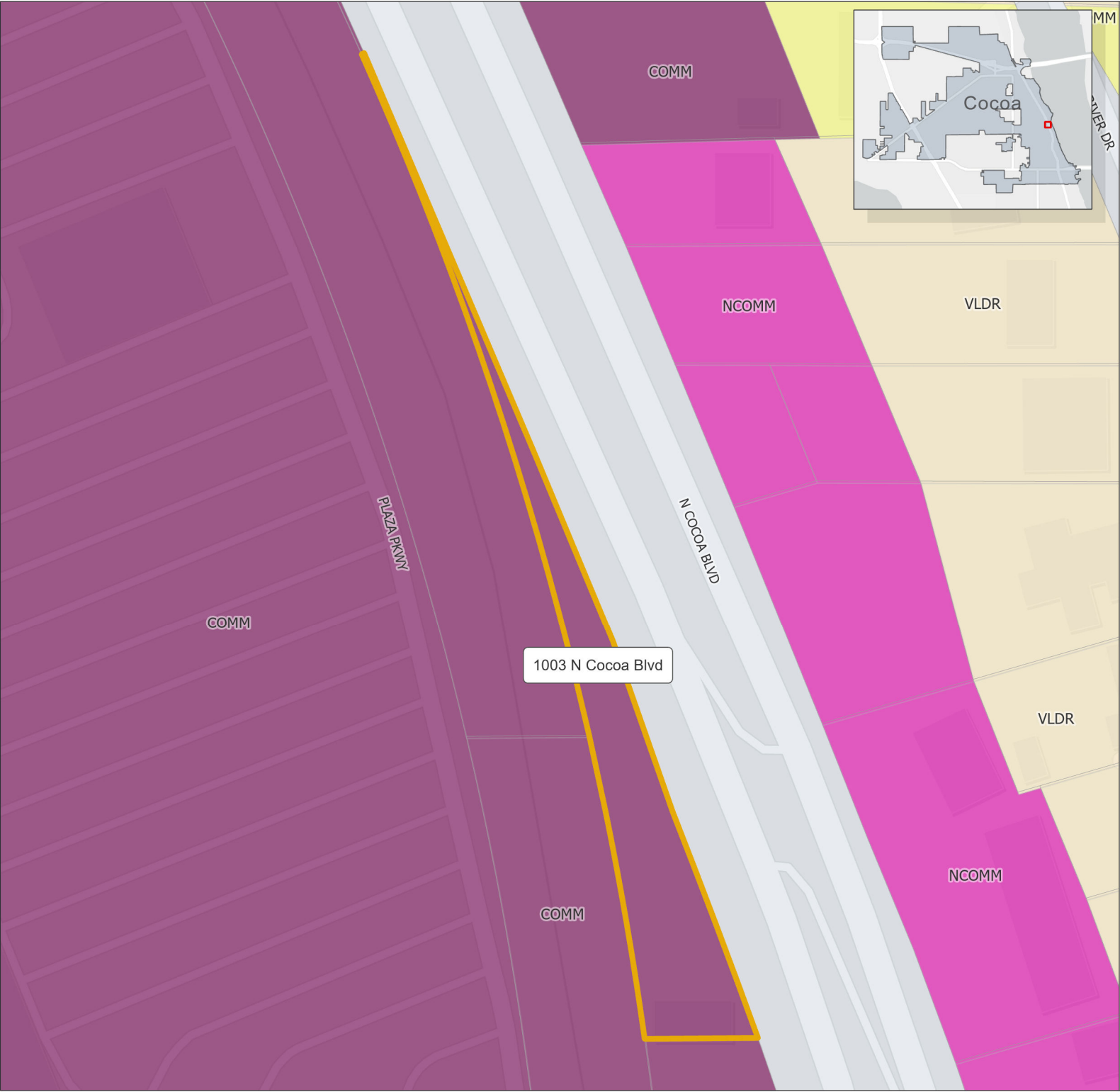
1003 N COCOA BLVD LOCATION

May 12, 2025

-  Cocoa City Boundary
-  Subject Parcels
-  Parcels

0 50 100 Feet



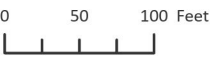


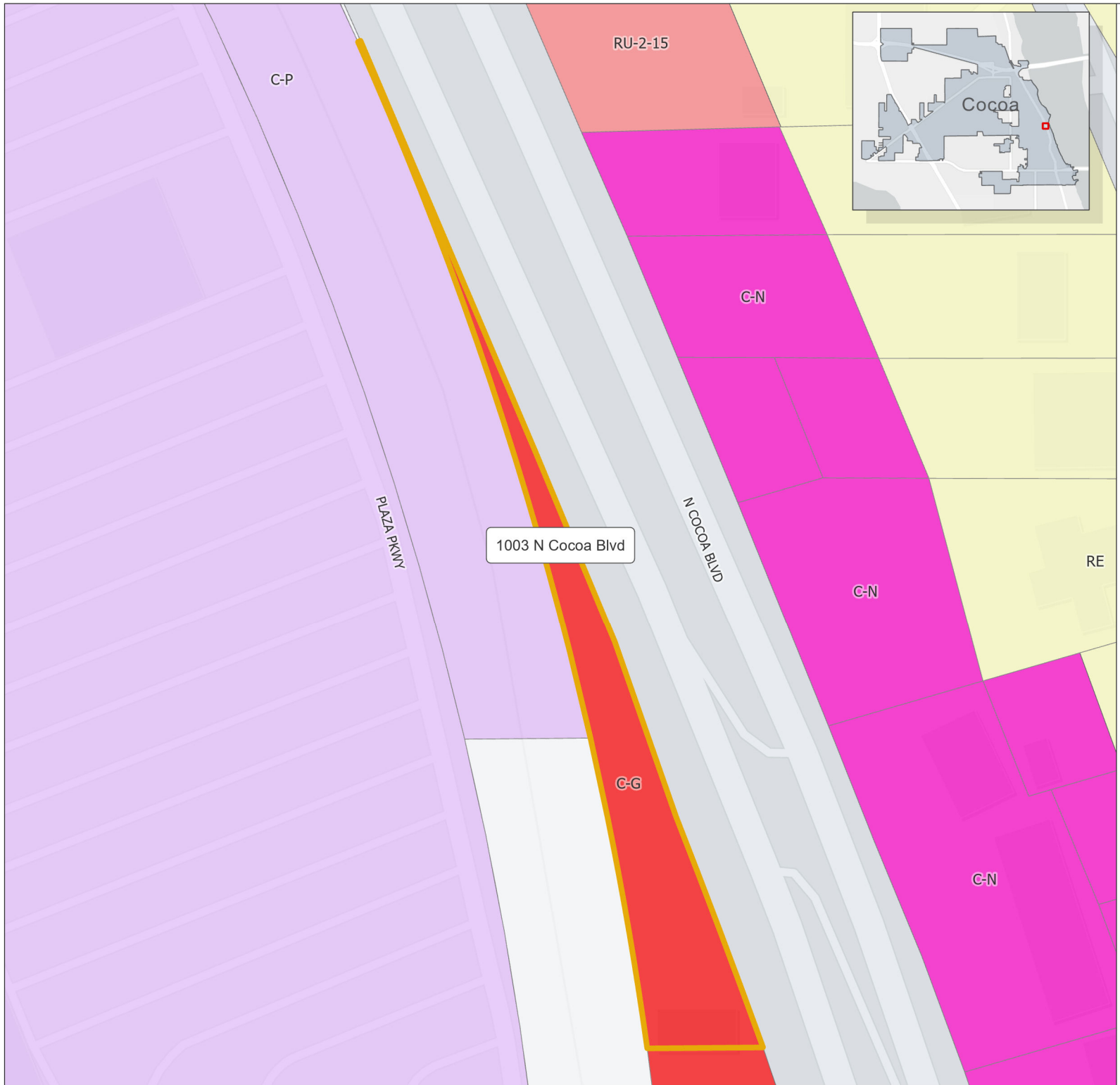
1003 N COCOA BLVD
FUTURE LAND USE

May 12, 2025

Future Land Use

- Very Low Density Residential
- Low Density Residential
- Neighborhood Commercial
- Commercial
- Cocoa City Boundary
- Subject Parcels
- Parcels



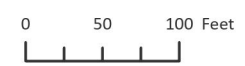


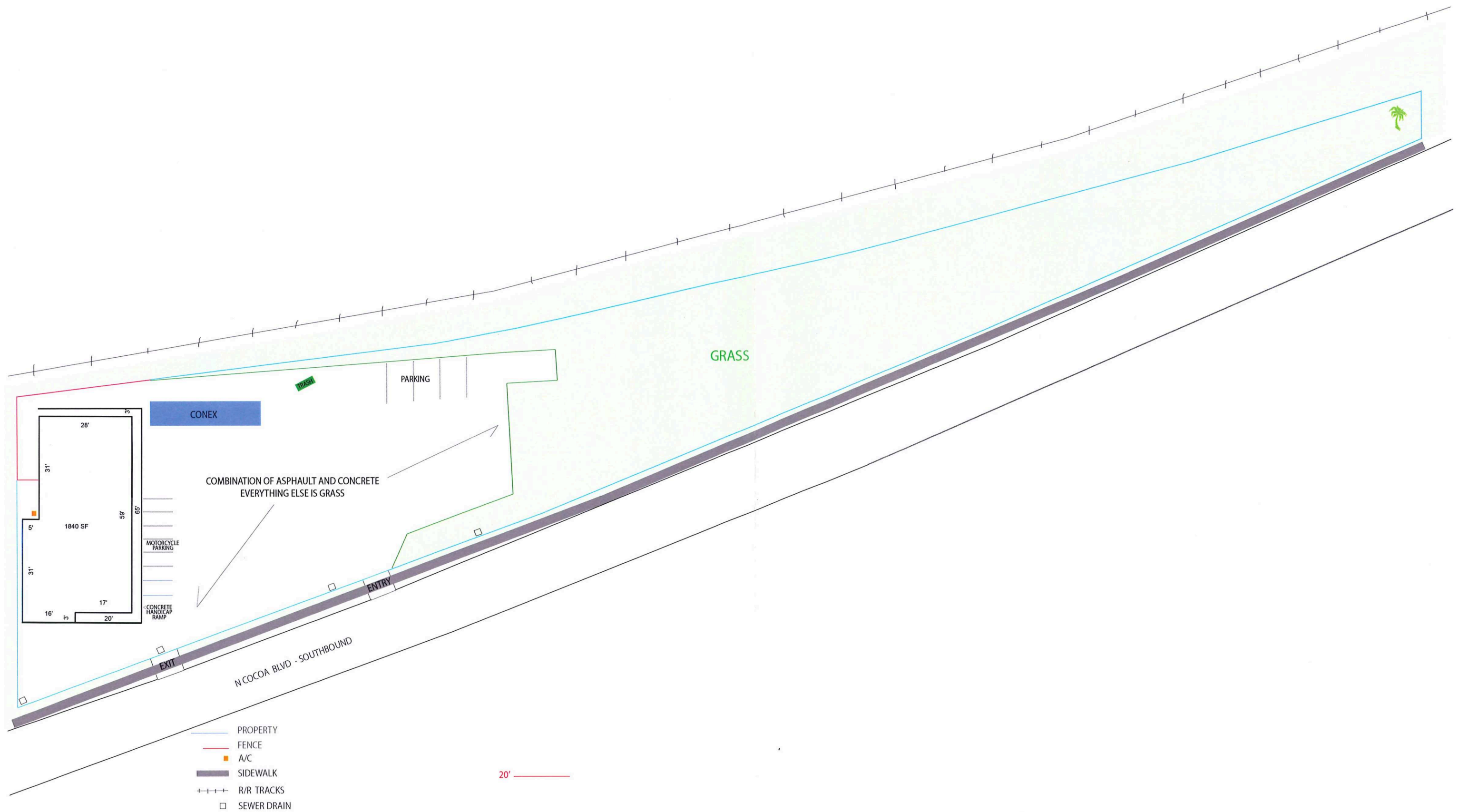
1003 N COCOA BLVD ZONING

May 12, 2025

Cocoa Zoning

- RE - Residential Estate
- RU-2-15 - Multiple Family Dwelling
- C-N - Neighborhood Commercial
- C-P - Commercial Parkway
- C-G - General Commercial
- Zoning Not Assigned
- Cocoa City Boundary
- Subject Parcels
- Parcels





AFFIDAVIT OF PUBLICATION

Kimberly Ravenscroft
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:

05/06/2025

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 05/06/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$312.50

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VICKY FELTY
Notary Public
State of Wisconsin

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