



**Agenda
City of Cocoa
Board of Adjustment Regular Meeting**

**December 17, 2025
6:00 PM**

65 Stone Street, Cocoa, FL 32922

I. Opening Matters:

1. Pledge of Allegiance
2. Roll Call

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of December 17, 2025.
2. Minutes: Regular Meeting of November 19, 2025.

III. Old Business:

IV. New Business:

1. Dakota's Car Wash

V. Other Business:

VI. Next Meeting Date: January 21, 2026, at 6:00 pm at 65 Stone Street, Cocoa, FL

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 certain date without re-advertising.

BOARD OF ADJUSTMENT AGENDA ITEM

Memo Date: 11/21/2025
Agenda Date: 12/17/2025
Prepared By: Breanna Earley, Assistant City Clerk
Through: Stockton Whitten, City Manager
Requested Action: Request Board approval of the Agenda for the Board of Adjustment December 17, 2025, Regular Meeting, either as written or with amendments.

BACKGROUND:

N/A

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:



AGENDA
Regular Meeting
December 17, 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 December 17, 2025
MINUTES: Regular Meeting of November 19, 2025

III. OLD BUSINESS: None

IV. NEW BUSINESS:

A. PZ 25-00000005 Special Exception - Dakota's Detail + Auto Center, LLC, 5555 SR 524

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 5555 SR 524, Cocoa, Florida. Parcel ID: 24-35-27-00-4.

OTHER BUSINESS:

V. NEXT MEETING DATE: January 21, 2026, at 6:00 pm at 65 Stone Street, Cocoa, FL.

VI. 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 cityclerk@cocoafl.gov, 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:

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.

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: 11/21/2025
Agenda Date: 12/17/2025
Prepared By: Breanna Earley, Assistant City Clerk
Through: Stockton Whitten, City Manager
Requested Action: Request Board approval of the Minutes for the Board of Adjustment November 19, 2025, Regular Meeting, either as written or with amendments.

BACKGROUND:

N/A

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:

CITY OF COCOA
BOARD OF ADJUSTMENT
MEETING MINUTES
November 19, 2025

A Regular meeting of the Board of Adjustment of the City of Cocoa was held on Wednesday, November 19, 2025 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

I. OPENING MATTERS:

Chair 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
Jennifer Moton	Board Member
Margaret Goudelock	Board Member

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Margaret Goudelock	Board Member
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OTHERS PRESENT:

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

I. APPROVAL OF AGENDA AND MINUTES:

AGENDA: Regular Meeting of September 17, 2025

- * **Motion by Board Member Shaia; Seconded by Board member Dyar to approve the November 19, 2025 Regular Meeting Agenda as written.**

Ayes: Quattrocchi, Butler, Dyar, Moton, Pacheco, Shaia

Motion Passed Unanimously (6-0).

MINUTES: Regular Meeting of September 17, 2025

- * **Motion by Board Member Shaia; Seconded by Board Member Dyar to approve the September 17, 2025 Regular Meeting Minutes with a correction to the roll call.**

Ayes: Quattrocchi, Butler, Dyar, Moton, Pacheco, Shaia

Motion Passed Unanimously (6-0).

II. OLD BUSINESS:

III. NEW BUSINESS:

A. PZ 25-00000007 Special Exception - 1541 N Cocoa Blvd COGIC Church

Consideration of a Special Exception Request to permit the operation of a church. This request is pursuant to Appendix A, Zoning, Article XI, Section 12(C)(8) of the City of Cocoa Code of Ordinances, “Churches, rectories, parish houses, temples, synagogues, and associated buildings, including educational and recreational facilities.”, within the General Commercial Zoning District. The property is identified as 1541 N Cocoa Blvd, Cocoa, Florida. Parcel ID: 24-36-20-BM-*-1.05

Luci Ribeiro, City Planner, provided a PowerPoint presentation¹ to discuss PZ-25-00000007, a Special Exception.

Chairperson Quattrocchi asked about parking in the plaza if there was an event. In response, Ms. Ribeiro stated that this was factored into their parking calculations.

Additionally, the applicant explained that the only service during the week is on Fridays from 7pm to 8pm. He stated parking is not an issue during the week.

Board Member Shaia asked if notification was provided to other tenants in the plaza. In response, Ms. Ribeiro explained that notifications were sent out and no calls have been received.

Board Member Dyar asked for the number of church members. In response, it was clarified that there are fifteen members.

¹ Exhibit A: BOA Presentation 1541 N Cocoa Blvd 11.19.25

Chairperson Quattrocchi asked if there should be some kind of condition regarding parking.

Board Member Shaia stated she did not believe so as there have been no issues after notification to the other tenants was sent out.

- * **Motion by Board Member Shaia; Seconded by Vice Chairperson Butler to approve the Special Exception with staff recommendations.**

Ayes: Quattrocchi, Butler, Dyar, Moton, Pacheco, Shaia

Motion Passed Unanimously (6-0).

IV. OTHER BUSINESS:

- V. NEXT MEETING DATE: December 17, 2025, at 6:00 pm at 65 Stone Street, Cocoa, FL.**

VI. ADJOURNMENT

- * **Motion by Board Member Dyar; Seconded by Vice Chairperson Butler to adjourn the November 19, 2025 meeting.**

Ayes: Quattrocchi, Butler, Dyar, Moton, Pacheco, Shaia

Motion Passed Unanimously (6-0)

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: 12/05/2025
Agenda Date: 12/17/2025
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 Ordinances. The property is identified as 5555 Highway 524, Cocoa, Florida. Parcel ID: 24-35-27-00-4.

BACKGROUND:

Application Date: August 8, 2025
Project No.: PZ# 25-00000005
Meeting Date: December 17, 2025
Project Planner: Lucilene Ribeiro - Planner
Subject Property: 5555 Highway 524, Cocoa, FL 32926
Applicant: Dennis and Stephanie Gallon
Dakota's Detail & Auto Center, LLC
5555 Highway 524, Cocoa, FL 32926
Notice Provided: Notice of the public hearing was provided by publishing in the newspaper on December 2, 2025, posting on the property, and mailing 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, in the C-G zoning district.

Future Land Use Designation:	Commercial
Zoning District:	C-G
Existing Land Use:	Commercial
Council District:	District 3 – Councilmember Patricia Weeks

Overview of Surrounding Area:

	Future Land Use	Zoning District	Land Use
North	Commercial	C-G	Convenience Store w/Gas Pump
South	Commercial	C-G	Vacant Land
East	Commercial	C-G	Vacant Land
West	Commercial	C-G	Vacant Land

I. Project Information

The subject property consists of a single-tenant commercial building constructed circa 1966 and annexed into the City of Cocoa around April 2003. The site was previously zoned BU-1 under Brevard County before annexation and is currently zoned C-G. The property is located at the southeast corner of the intersection of State Road 524 and Friday Road. It contains a former gas station structure that has experienced deterioration over several years of vacancy.

City licensing records show that two previous businesses once operated at this location but both ceased operations around 2014. These records confirm that the site has hosted a variety of commercial uses over time, but has not maintained an active, legally compliant business operation for many years. The property was therefore effectively dormant before it was leased for the current car wash and auto repair use, and no valid business license has existed at this location for over a decade.

The applicant, Dakota's Detail & Auto Center, LLC, is requesting a Special Exception under Appendix A, Zoning, Article XI, Section 12(C)(1), to allow the operation of an automotive repair establishment within the C-G zoning district, permitted as a special exception.

History of the Business and Compliance Timeline

The following history has been reconstructed from City records, code enforcement documentation, correspondence between the applicant and property owner, and Planning and Zoning files.

After knowing that the property at 5555 SR 524 remained vacant and deteriorated over several years, the applicant leased the property for use as a car wash, automotive detailing, and auto repair business without obtaining the required zoning approvals or Business Tax Receipt (BTR).

In June 2024, Code Enforcement staff identified that Dakota's Detail & Auto Center was operating both a car wash and automotive repair use without a required Business Tax Receipt (BTR) and without zoning approval for the use. Code Enforcement informed the applicant that a site plan and a change-of-use application were required before continuing operations.

Code Enforcement provided the applicant with a deadline of June 30, 2024, for submitting a site plan application and warned that a Notice of Violation (NOV) would be issued if the property owner did not correct the violations. The applicant was also notified that the responsibility for zoning compliance rests with the property owner, regardless of private leasing arrangements.

After the applicant failed to submit a site plan application by the deadline, the City issued an official Notice of Violation (Case No. 24-442). The violations included:

1. Operating a business without a Business Tax Receipt (Sec. 12-1).
2. Storing junk, scrap materials, and abandoned vehicles outdoors in violation of Sec. 6-900(b)(11).
3. Failing to obtain site plan approval for the change of use as required under Appendix A, Article XIII, Section 1(B).

The Notice of Violation required correction within 30 days, but the violations remained uncorrected.

In late 2024, the applicant submitted a minor site plan amendment application (PZ-24-00200018); however, the submittal was incomplete, the application fees remained outstanding, and the package lacked the documentation necessary for a formal review. Missing documents included a certified boundary survey, environmental documentation, drainage plans, landscape plans, and several required site plan elements such as parking calculations, circulation design, and utility information.

City staff attempted to work with the applicant for many months to explain the requirements to obtain site plan approval for the change of use. On October 2, 2025, after receiving payment, Planning and Zoning issued a formal deficiency letter outlining several items that must be addressed before the site plan could proceed to the Development Review Committee. The applicant failed to provide a sketch including the following:

1. Lack of landscape plans showing required landscaping buffers, plantings, and screening.
2. Parking design and ADA parking compliance.

3. Absence of a stormwater management plan or documentation of wastewater disposal.
4. Missing utility information and lack of environmental compliance documentation.
5. Failure to demonstrate that automotive repair activities would be conducted solely indoors.

Additionally, unpermitted outdoor accessory structures—including tents, shade structures, and temporary work areas—were found on-site.

The applicant was given until October 31, 2025, to address outstanding issues and environmental concerns before scheduling a Board of Adjustment hearing to proceed with this special exception request for an auto repair. When no progress was made, the deadline was extended to November 21, 2025; however, the applicant still did not resolve the deficiencies.

Current Status and Remaining Concerns

As of the date of this report, the business continues to operate a car wash and automotive repair establishment without proper zoning approval, a Business Tax Receipt, resolution of outstanding code violations, or submission of an approvable site plan amendment.

Significant environmental concerns related to both the car wash and automotive repair activities remain unaddressed. The applicant has not provided the information necessary to demonstrate compliance with City and State environmental regulations. Specifically, the applicant has not addressed:

1. How wash water is prevented from entering storm drains, surface waters, or the public right-of-way
2. Whether a sanitary sewer connection or lawful discharge method exists
3. Whether wash areas are properly graded or contained to prevent runoff
4. Whether wash water and stormwater remain separated, as required by FDEP guidelines

Additional unresolved environmental concerns include:

1. Lack of documentation confirming the presence of an oil-water separator.
2. No records of proper disposal of used oil, antifreeze, filters, or absorbents.
3. No manifests from a licensed hauler for regulated waste disposal.

4. No chemical inventory, MSDS lists, or storage/containment details.
5. No Stormwater Pollution Prevention Plan (SWPPP), despite activities that require one.

Staff believes that a detailed review by the Water Reclamation Department is essential to verify environmental compliance and determine whether the site meets discharge and pretreatment requirements.

Finally, active Code Enforcement violations remain unresolved, including:

- Inoperable or Abandoned Vehicles: Multiple inoperable vehicles have been stored outdoors.
- Lack of a Business Tax Receipt and Zoning Approval: The applicant continues to operate without securing the required approvals.

The criteria for this Special Exception request to allow automotive repair are examined in more detail below. It is important to clarify that car wash use is not included in this request since it is a permitted use. Also, the site plan review process will assess the entire on-site operation to ensure compliance with all applicable City of Cocoa code requirements. However, it has been explained to the applicant that the application requirements for the special exception for the automotive repair use does require, at minimum, a conceptual plan identifying and locating all proposed uses on the property so that the Board of Adjustment may evaluate the special exception criteria, such as on-site parking and circulation, in the context of all proposed uses on the property. In addition, the applicant was advised that environmental concerns related to the proper disposal of waste from automotive repair use would be relevant to the special exception application review.

If the Board of Adjustment grants the special exception for an automotive repair, the applicant will still be required to obtain site plan approval for the property, which would include reviewing all proposed uses, ensuring compliance with concerns regarding the car wash, obtaining an approved BTR, and resolving all code violations. These are conditions of approval routinely imposed by the Board of Adjustment, so that the special exception use would not become effective until all conditions are met.

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 have 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 vehicular access from State Road 524 (S.R. 524), a major arterial roadway, and from Friday Road, providing adequate points of ingress and egress. However, staff have concerns regarding the maintenance and condition of the exterior areas, particularly the circular parking areas and driveways. These areas show signs of deterioration and must be repaired and maintained in a safe condition, free from hazards. This requirement is consistent with Chapter 6 (Buildings, Construction and Property Regulations), Article III (Property Maintenance Standards), Division 4 (General Requirements), Section 6-1001 (Exterior Property Areas), which mandates that all vehicular areas be kept in proper repair. Compliance with these requirements must be addressed through the site plan amendment process to ensure conformity with City Code.

The site's pavement and striping are currently in a deteriorated condition in some areas, which can contribute to poor circulation, unsafe backing maneuvers, and confusion for drivers entering and exiting the site.

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: Pursuant to Appendix A, Zoning, Article XII – Off-Street Parking and Loading, automotive repair facilities must provide two (2) parking spaces per service bay, plus one (1) parking space per employee on the maximum shift. Independent car wash establishments must provide two (2) parking spaces per wash area, one (1) parking space per employee on the largest shift, and one (1) parking space per vacuum station. The applicant's proposal includes two (2) automotive service bays, one (1) wash area, one (1) vacuum station, and four (4) employees. Based on these standards, the required parking consists of four (4) spaces for the service bays, two (2) spaces for the wash area, one (1) space for the vacuum station, and four (4) employee spaces, resulting in a total of eleven (11) required off-street parking spaces. Based on this calculation, the applicant must also provide one (1) handicap-accessible parking space.

The applicant estimated there are approximately twenty-two (22) on-site parking spaces. However, due to extensive pavement deterioration, the parking spaces are not adequately delineated on the ground, making it difficult for staff to visually confirm the number of available spaces or verify whether the minimum dimensional requirements are met. This deficiency demonstrates the need for a compliant site plan that illustrates the adequacy and configuration of all parking areas and confirms that the applicant can meet applicable requirements.

In addition, staff notes that car-wash and auto-repair activities often generate noise and intermittent odors, creating the need for perimeter landscaping and screening

consistent with Appendix A, Article XIII, Section 22, to mitigate potential impacts on surrounding properties. Until compliant buffers, landscaped strips, and screening are provided through a site plan, the overall operational compatibility of the proposed use remains unresolved.

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 on the site are existing, and no additional solid-waste facilities are anticipated at this time. However, the proposed use includes automotive repair activities that typically generate regulated waste, including used oils, antifreeze, solvents, transmission and brake fluids, batteries, and similar hazardous materials. The applicant has not provided documentation demonstrating current compliance with state or federal requirements for the storage, handling, and disposal of these materials. Without such documentation, staff cannot confirm that the refuse and service areas are adequate or that hazardous waste will be managed in accordance with applicable environmental and public-safety regulations. In addition, the applicant must demonstrate compliance with the City of Cocoa's environmental regulations, which are reviewed for conformance by the Reclaimed Water/Environmental Division. Submittal of a hazardous-materials management plan, in coordination with FDEP, is necessary to ensure the site can accommodate the proposed use safely and appropriately.

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 electricity. 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: Although the parcels abutting the property are currently vacant and heavily wooded, staff believes the intensity of the auto repair activities creates enough disturbance of the surrounding area, requiring the applicant to provide screening and buffering following the City's landscape regulations. Pursuant to Appendix A, Zoning, Article XIII, Section 22, all nonresidential developments must install perimeter landscaping, including a minimum five-foot (5') wide landscaped strip along public rights-of-way, one (1) tree for every fifty (50) linear feet, and a continuous landscape barrier of at least two (2) feet in height. Additionally, vehicular use areas and working bays must be screened to minimize visibility from adjacent properties and to ensure compatibility with surrounding uses. Currently, no plans have been provided that include buffering or landscaping.

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 is not proposing any signage at this time. If any signage is proposed in the near future, the applicant must comply with signage regulations to avoid additional code violations.

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

Staff Finding: The yard and open spaces are existing; no modification to the existing yards and open spaces is proposed. Adequate space for ingress and egress is provided by the existing site layout.

H. Demonstrate how adequate height requirements have been met.

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

I. Demonstrate how adequate landscaping requirements have been met.

Staff Finding: Pursuant to Appendix A, Zoning, Article XIII, Section 22, all nonresidential developments must install perimeter landscaping, including a minimum five-foot (5') wide landscaped strip along public rights-of-way, one (1) tree for every fifty (50) linear feet, and a continuous landscape barrier of at least two (2) feet in height. Additionally, vehicular use areas and working bays must be screened to minimize visibility from adjacent properties and to ensure compatibility with surrounding uses.

The applicant has not demonstrated compliance with these landscape requirements, nor provided a landscape plan showing how the working bays and operational areas will be adequately screened. These landscaping deficiencies must be addressed during the site plan amendment process to ensure the site meets the City's buffering standards.

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: For this site, the applicant has indicated two service bays for automotive repair and an existing hand car wash operation, with approximately four (4) full-time employees and hours of operation from 9:00 a.m. to 7:00 p.m., Monday through

Saturday. The surrounding area consists of a mixture of commercial uses, vacant land, and residential properties along SR-524.

A planning-level traffic analysis is required to evaluate the proposed use of the site at 5555 SR 524 as a combined automotive repair establishment and car wash. The analysis focuses on expected trip generation, peak-hour impacts, and access and circulation characteristics along State Road 524, which functions as a major arterial in the City of Cocoa. The scale of the proposed use—a 2,026-square-foot building with two repair bays and two car-wash bays—would typically generate relatively low traffic volumes, generally acceptable along a major arterial corridor such as SR-524.

The analysis is based on the standard Institute of Transportation Engineers (ITE) Trip Generation methodology, using land use codes for Automobile Care Center (LUC 942) and Car Wash (LUC 948).

The site has direct driveway access to State Road 524 and secondary access via Friday Road. These access points provide basic ingress and egress to the arterial network. However, the critical traffic and safety considerations for this type of use relate more to internal circulation and queueing than to overall traffic volume.

While the projected traffic volumes are not expected to overwhelm adjacent roadways, the current lack of a compliant site plan and unresolved issues related to circulation, parking, and required screening prevent staff from confirming that the proposed use is reasonably compatible with surrounding properties from a traffic and site design standpoint.

Based on the applicant's failure to provide required site plan materials, unresolved environmental and stormwater concerns, noncompliance with multiple sections of the City's Zoning Code, and unmet Special Exception criteria, staff recommends denial of the requested Special Exception.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

PREVIOUS ACTION:

RECOMMENDED MOTION:

Staff recommends denial of the Special Exception request to allow an automotive repair

establishment to operate, provided all activities are conducted entirely within an enclosed structure, in the C-G zoning district.

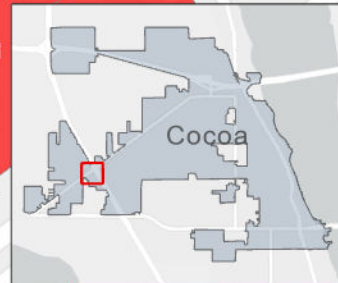
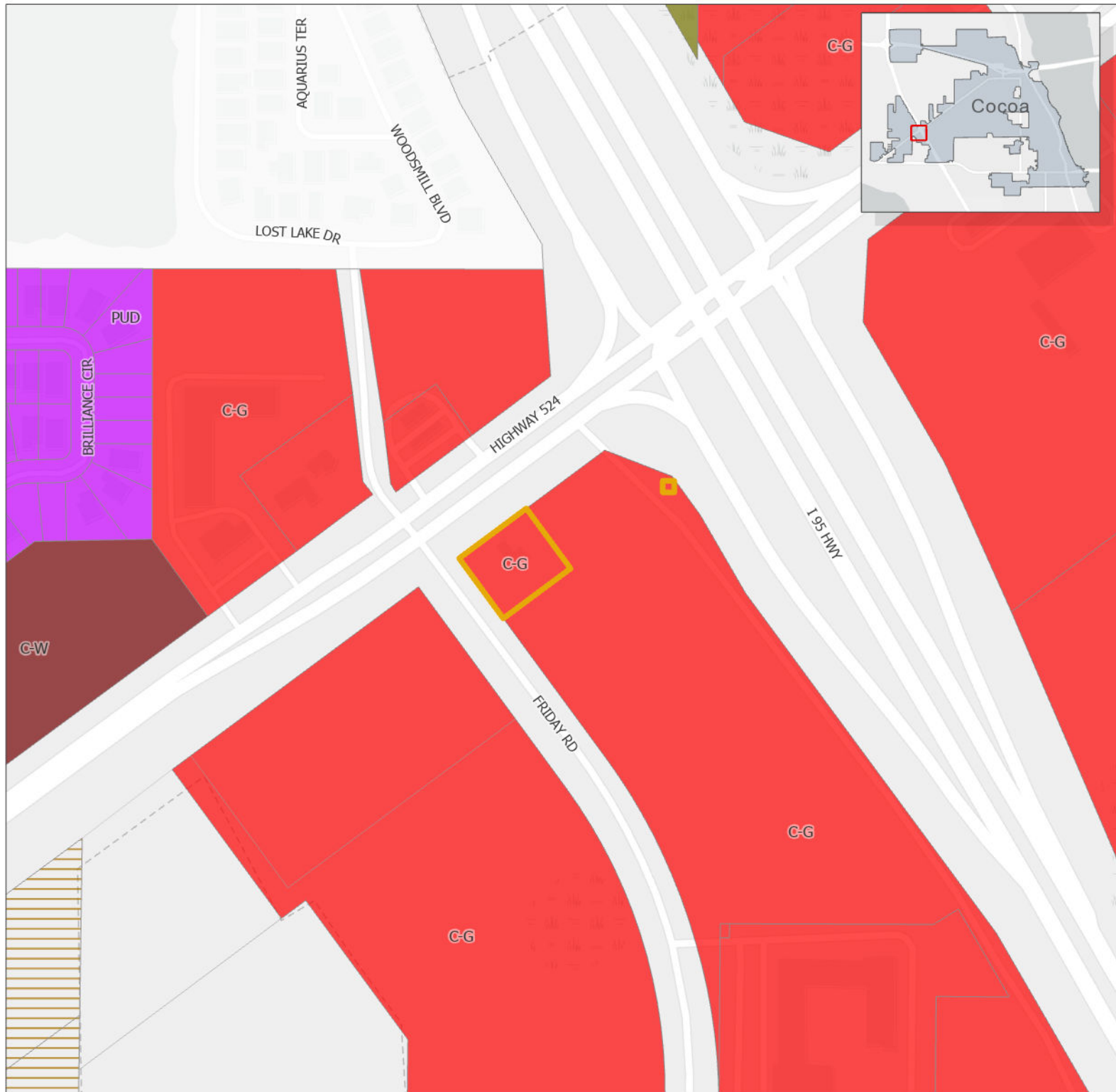


5555 HIGHWAY 524 LOCATION

August 18, 2025

-  Subject Parcels
-  Parcels





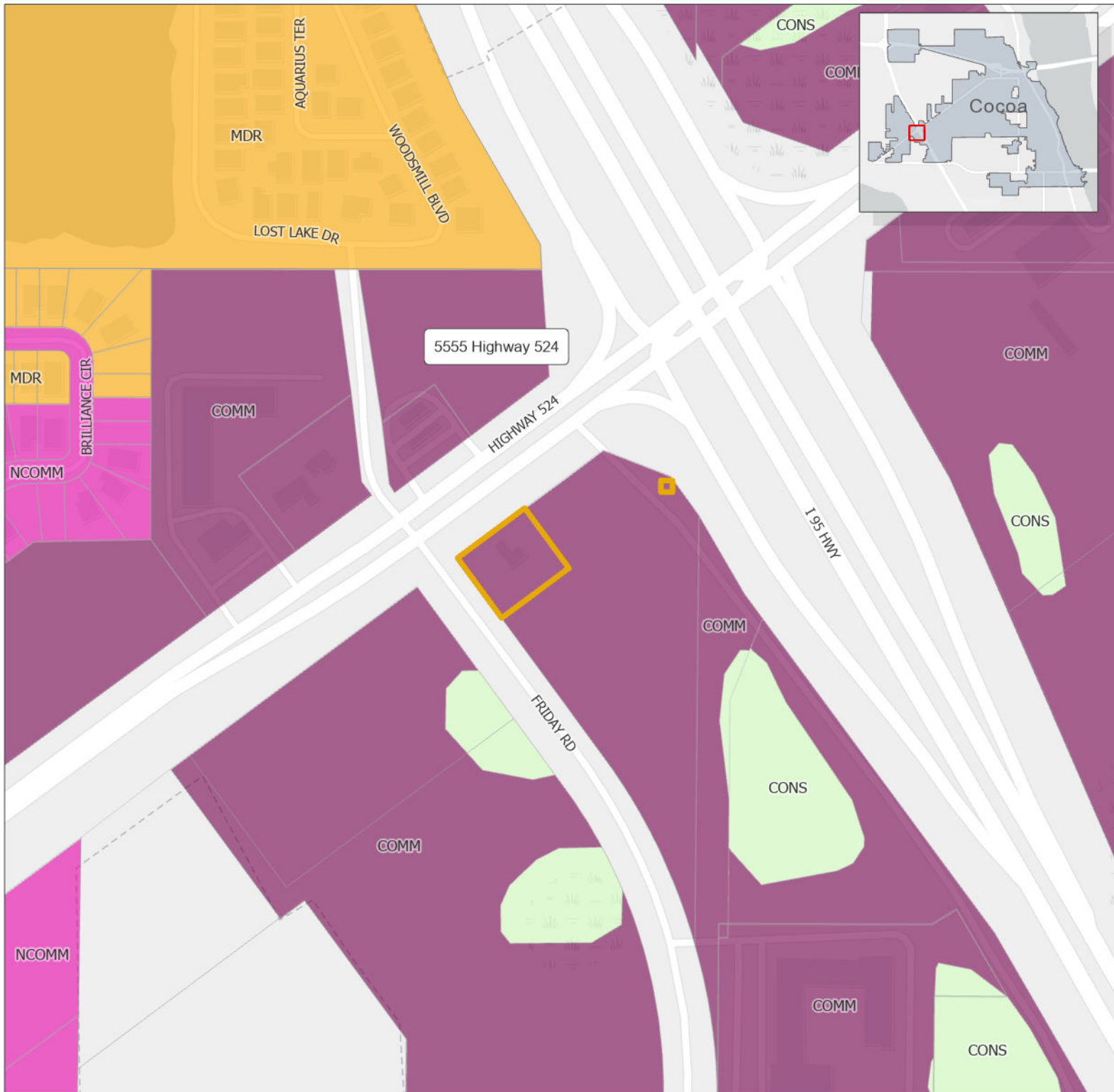
5555 Highway 524 ZONING

August 18, 2025

Cocoa Zoning

-  RR-1- Rural Residential
-  RM-3 - Planned Residential for Mobile Home Park
-  C-G - General Commercial
-  C-W - Wholesale Commercial
-  PUD - Planned Unit Development
-  Zoning Not Assigned
-  Subject Parcels
-  Parcels





5555 Highway 524 FUTURE LAND USE

August 18, 2025

Future Land Use

- Medium Density Residential
- Neighborhood Commercial
- Commercial
- Conservation
- Subject Parcels
- Parcels





**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

Please TYPE or PRINT this application neatly.

Stamp Only When Application is Fully Complete

1. Request: To Conduct Automotive Repair
2. Applicable City Code Section(s): Article: XI, Sec 12 (c) (1)

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

Company (if applicable): Dakotas Detail & Auto Center LLC

Name: Dennis & Stephanie Gallon

Mailing Address: 5555 State Road 524

City: Cocoa State: FL Zip Code: 32926

Phone #: 321-208-8910 Fax #: _____

Mobile #: 321-213-3950 E-mail: Sassidmax36@yahoo.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): AAO STORES, LLC

Name: Monica Shah

Mailing Address: 402 High Point Drive STE 101

City: Cocoa State: FL Zip Code: 32926

Phone #: 321-631-0245 Fax #: 321-633-0467

Mobile #: 321-631-0245 E-mail: monica@southeastpetro.com

5. Property Information:

Street Address and Location: 5555 SR 524 COCOA FL 32926

Parcel ID: 24-35-27-00-40000.0-0000.00

Tax Account Numbers: 2408058

Land Area: _____ square feet or 0.68 acres

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

Zoning District (to be completed by City): _____

Existing Use(s) on Property: Car Wash and Detail Buisness

Proposed Use(s) on Property: _____

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.

THERE ARE BOTH ENTRANCE + EXIT FROM FRIDAY ROAD
ALSO ENTRANCE AND EXIT FROM 524

- 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.

REGARDING NOW THE GENERAL AREA FOR UNLOADING SUPPLIES
THE CHEMICAL TRUCK ENTERS FROM FRIDAY ROAD AND PROCEED
TO BACK OF BUILDING. MECHANICAL PARTS ARE DELIVERED TO THE OFFICE
WILL MAKE CHANGES FOR SIDE PLAN IF NEEDED BE

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

TRASH IS SERVICED BY THE WESTERN WASTE COMPANY
HAVE ONE DUMPSTER. THE RUN OFF WATER IS RUNNING
OFF TO A DRAINAGE NOT THROUGH THE STORM DRAIN. MECHANICAL
OIL IS DISPOSED IN OIL BARRELS AND REMOVED BY OIL COMPANY

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

Using Existing Utilities THAT'S ALREADY BEEN
THERE

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

THE OIL BARRELS ARE KEPT IN A CHAIN LINK
gate AREA WITH TOP AND ON PALLETS IF NEEDED
TO MAKE CHANGES WILL COMPLY PER SITE PLAN

- 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.

SIGNS ARE ATTACHED TO THE BUILDING NO BIG SIGNS WITH LIGHTS
WILL COMPLY PER SITE PLAN

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

NO CHANGES JUST THE EXISTING BUILDING
WILL MAKE CHANGES PER SITE PLAN

- h. Demonstrate how adequate height requirements have been met.

EXISTING BUILDING BUT WILL COMPLY
PER SITE PLAN

- i. Demonstrate how adequate landscaping requirements have been met.

EXISTING LANDSCAPING BUT WILL BE MORE
I AM HAPPY TO UP GRADE PER SITE PLAN

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

Have Lease Agreement with Landlord
Have no plans to leaving

- 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.

My Establishment Is A Great Access to the trailers
And other businesses around me

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: 5555 SR 524 COCOA FL 32926
and I hereby authorize the applicant to submit this Board of Adjustment Application regarding my property described above.

Monica Shah

(PRINT OWNER NAME)

Mon Shah
(OWNER SIGNATURE)

☒ Personally Known OR ☐ Produced Identification

Type of I.D. Produced _____

Melissa M Lemois
(NOTARY PUBLIC SIGNATURE)



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

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 8th day of August, 20 25

11. Applicant Signature.

Stephanie Carder-Gallon
(PRINT APPLICANT NAME)

Stephanie Carder-Gallon
(APPLICANT SIGNATURE)

☒ Personally Known OR ☐ Produced Identification

Type of I.D. Produced _____

Santaria Robinson
(NOTARY PUBLIC SIGNATURE)



SANTARIA ROBINSON
Notary Public
State of Florida
Comm# HH517528
Expires 4/17/2028
(Print, Type, or Stamp Commissioned Name of Notary Public)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 8th day of August, 20 25

FOR OFFICE USE ONLY

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

Receipt Number: _____

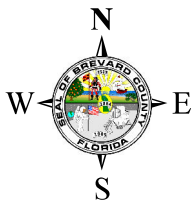
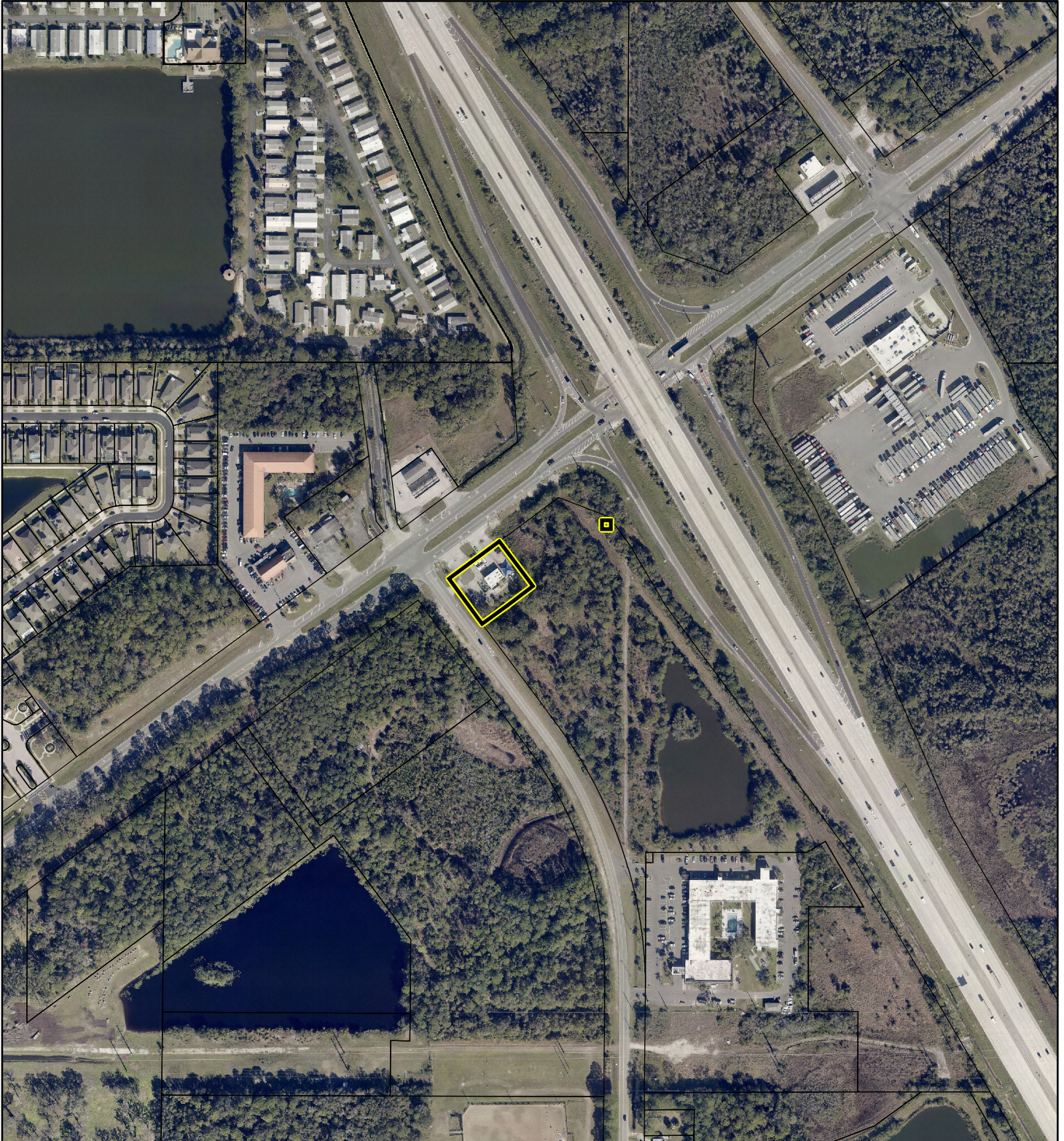
Date: _____

Signature from Planning & Zoning Division:

AERIAL MAP

AAO STORES LLC

Radius_2408058



1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2025

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: 8/8/2025

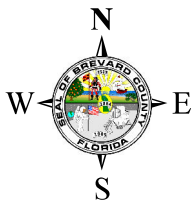
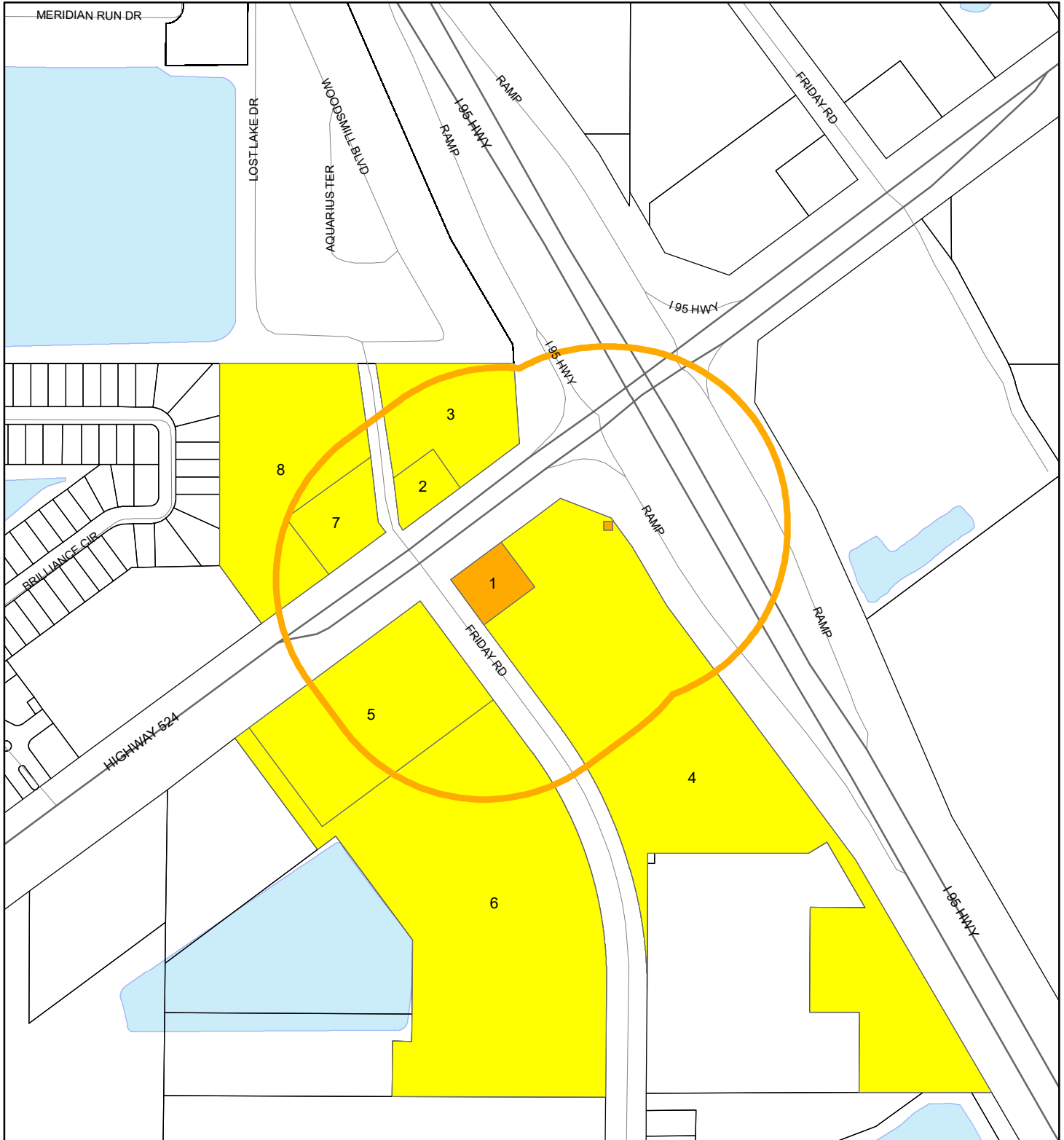
 Subject Property

 Parcels

RADIUS MAP

AAO STORES LLC

Radius_2408058



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: 8/8/2025

- Buffer
- Subject Property
- Notify Property
- Parcels

AAO STORES LLC
402 A HIGHPOINT DR
COCOA FL 32926-

ALL AMERICAN OIL LLC
380 COMMERCE PKWY
ROCKLEDGE FL 32955-

PORT VILLAGE LLC
402 A HIGH POINT DR
COCOA FL 32926-6621

R & R COCOA LLC
PO BOX 629
MINERAL BLUFF GA 30559-0629

SPACE COAST PETRO DISTRIBUTOR INC
402 HIGH POINT DR, STE 101
COCOA FL 32926-6602

SUKH INVESCO LLC
380 COMMERCE PKWY
ROCKLEDGE FL 32955-4280

U.N. MANAGEMENT LIMITED LIABILITY
COMPANY
5600 STATE ROAD 524
COCOA FL 32926-2426

ral notes:

A) Corners / points designated "Set" represent iron rods with a red plastic cap or a metal disc stamped "Backyard / LS #3867"

B) Only above ground, visible improvements and utilities were located. Unless otherwise noted: Foundations, footers, sprinkler systems, septic systems, water lines and / or other below ground improvements were not located unless otherwise depicted

C) "Ties" to fences are to exterior face or fabric side of fence. Width or fence thickness and individual post locations are not depicted

D) Unless otherwise noted, easements above, if any, are pursuant to the subdivision record plat or deed provided. Unless otherwise noted, this survey was prepared without benefit of a current title policy and is subject to all easements, restrictions, limitations and / or right of way of record. This survey does not warrant title to the tract described herein.

legend of abbreviations

CBS = concrete block structure
 WPP = wood pp
 WLP = wood light pole
 OHP = overhead power
 DG = down guy
 FH / hyd = fine hydrant
 C&G = curb & gutter
 EP = edge of pavement
 Mtr= meter (electric / water)
 Conc = concrete
 Tel = telephone box
 AC = air conditioner

SURVEY NOTES:

1. The bearing structure of this survey is based on the subdivision record plat of MATTHEW PARK, recorded in Plat Book 36, Page 68 of the public records of Brevard County, Florida. Specifically, the East line of the Northeast 1/4 of Section 27-24-35 -- a bearing of N00°06'35"W.
2. The tract(s) described herein were determined to lie within Flood Zone "X" pursuant to FIRM #12009C050 E, dated April 3, 1989. Zone "X" - "those areas determined to lie outside the 500 year Flood plain" pursuant to FEMA map notations.
3. Right of way information for State Road No. 524, Friday Road, Interstate No. 95 and the limited access right of way for Interstate No. 95 were determined from information depicted on Florida Department of Transportation right of way map Section #70220-2402, Sheet 5 of 5.
4. Underground / sub-surface utility locations depicted are not based on field locations of markings placed by that utility and / or their agents (these locations were not verified by excavations of these utilities). Other underground / sub-surface utilities may exist that were not located.
5. This survey was prepared without benefit of a current title policy and is subject to all easements, restrictions, limitations and / or rights of way of record.

SPECIFIC BOUNDARY / DESCRIPTION NOTE:

The lands described hereon (by the surveyor) are one and the same as those described / recorded in O.R. 691, Page 561 thru 563. A "Description by Surveyor" was provided due to the recording procedure used for this deed. Specifically, the recorded deed provided verbiage which defines / locates the "Point of Beginning", however, a "sketch" was recorded to define the boundary limits of that parcel depicted as "Tract A".

not valid without
original signature
and embossed with
surveyor's seal

I hereby certify that this survey was prepared under my direction and supervision and that it meets the minimum technical standards set forth by the Florida Board of Surveyors & Mappers in Chapter #61G17-6, F.S. **Robert W. Packard, P.S.M.**
Date: 2015.04.24 09:32:48 Reg. Florida Land Surveyor #3967
E:\Digital\4122\033\Florida Statutes -04700



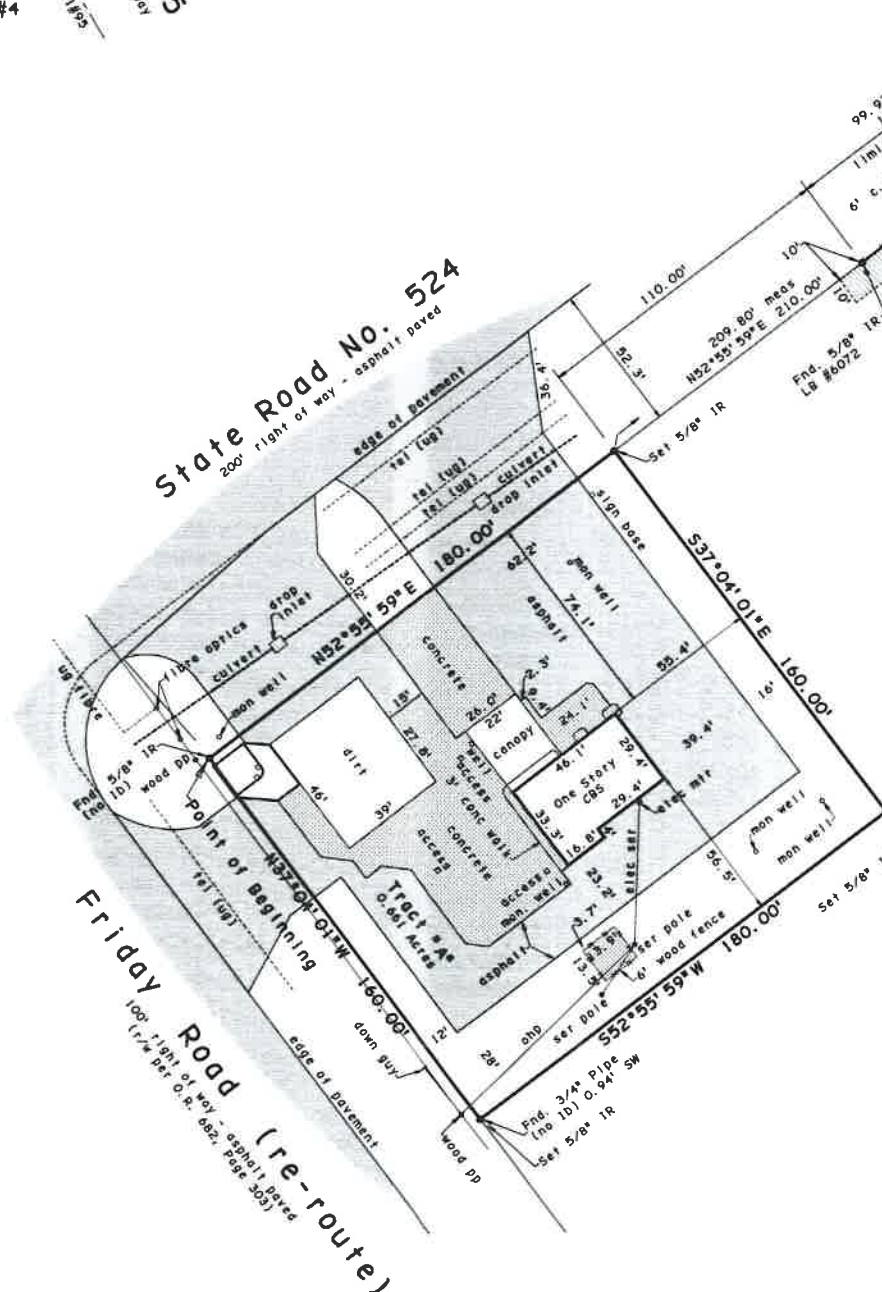
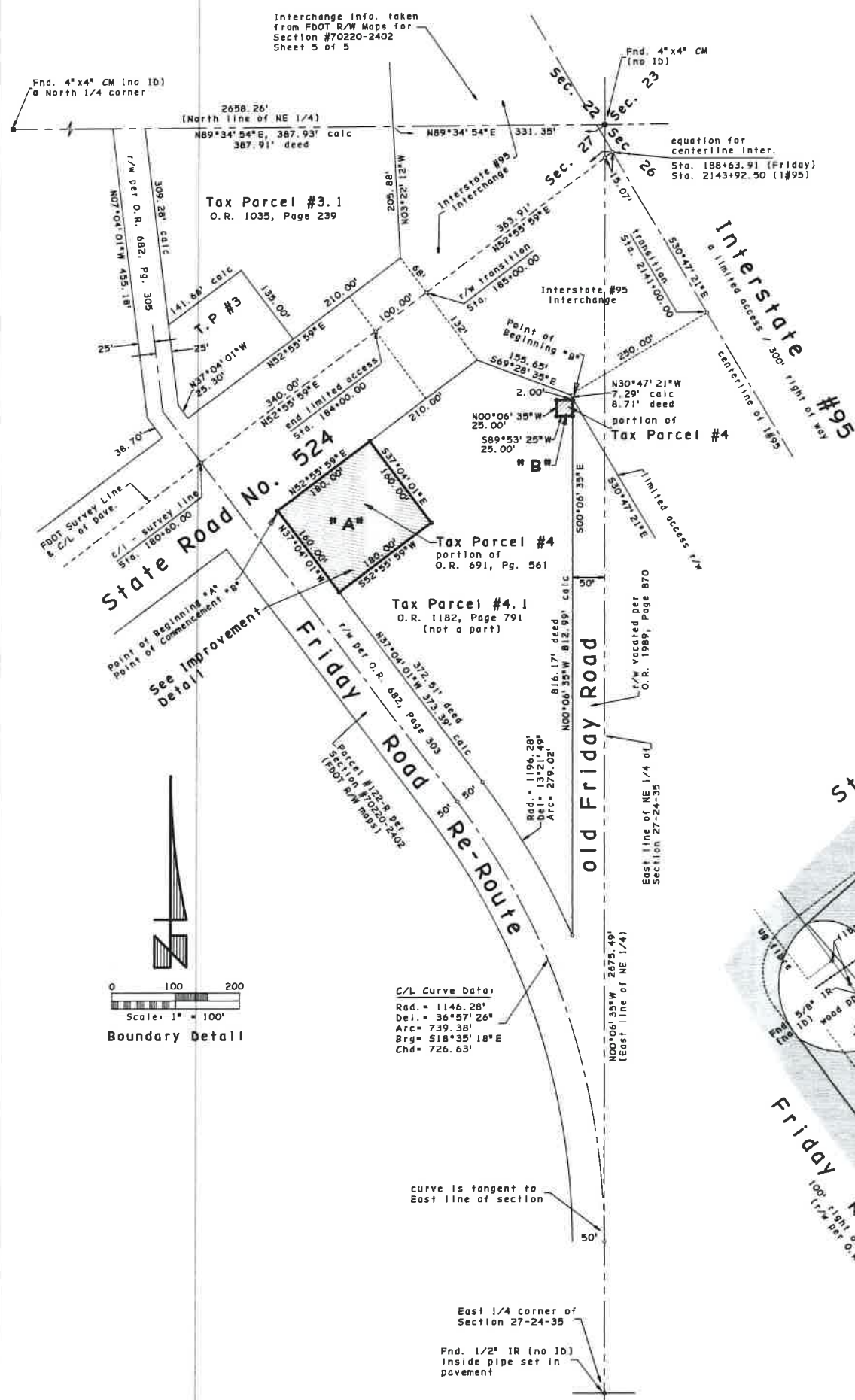
r.m. packard
surveying & mapping
1007 Rockledge Drive
Rockledge, Florida 32955
tel: (407) 632-6335 • fax: (407) 631-7392
Florida corporation certificate #6649
& assoc., Inc.

BOUNDARY SURVEY WITH IMPROVEMENT LOCATION FOR:

ALL AMERICAN OIL, INC.
MOBILE OIL CORPORATION
STEWART TITLE CO.
SHUTTS & BOWEN, LLP

drawn by: stg
chk'd by: rmp
date: 12/18/98
dwg #: d-2348
notes: files
job #: 98-602

sheet 1 of 1



DESCRIPTION (BY SURVEYOR):

A parcel of land lying in Section 27, Township 24 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

BEGIN at the intersection the Easterly right of way line of Friday Road (a 100 foot wide right of way described in OR 682, Page 303 of the public records of Brevard County, Florida), with the Southerly right of way line of State Road No. 524 (a 240 foot wide right of way depicted on Florida Department of Transportation right of way map Section #70220-2002, Sheet 5 of 5) and run N52°55'59"E, along said Southerly right of way line of State Road No. 524, a distance of 180.00 feet; thence S37°04'01"E, perpendicular to said right of way, a distance of 160.00 feet; thence S52°55'59"W, parallel with said right of way line, a distance of 180.00 feet to a point on the aforesaid Easterly right of way line of Friday Road; thence N37°04'01"W, along said Easterly right of way line, a distance of 160.00 feet to the POINT OF BEGINNING; containing 0.661 acres.

TOGETHER WITH the following described "Sign Tract":

Commence at the intersection of the Eastern right of way line of Frisday Road (a 100 foot wide right of way described in Q.R. 682, Page 303 of the public records of Brevard County, Florida), with the Southerly right of way line of State Road No. 524 (a 200 foot wide right of way depicted in the Florida Department of Transportation right of way map Section 7070220-2400, Sheet 5 of 5) and run N52°55'59"E, along said Southerly right of way line of State Road No. 524 and along a limited access right of way of *For Interstate No. 95* (as depicted on and/or as otherwise referenced Florida Department of Transportation right of way map), a distance of 390.00 feet to an angle point in said limited access right of way, thence S69°28'35"E, along said limited access right of way, a distance of 155.65 feet to an angle point; thence S33°04'21"E, along said limited access right of way, a distance of 7.29 feet to a point on the West right of way of "old" Frisday Road, said point being 50 feet distant West, by right angle measurement, from the East line of aforesaid Section 27; thence S00°06'35"E, along said West right of way line, a distance of 2.00 feet to the POINT OF BEGINNING; thence continue S00°06'35"E, along said right of way line, a distance of 25.00 feet; thence S89°53'25"E, a distance of 25.00 feet; thence N00°05'35"W, a distance of 25.00 feet; thence N89°53'25"E, a distance of 25.00 feet to the POINT OF BEGINNING; containing 625 square feet

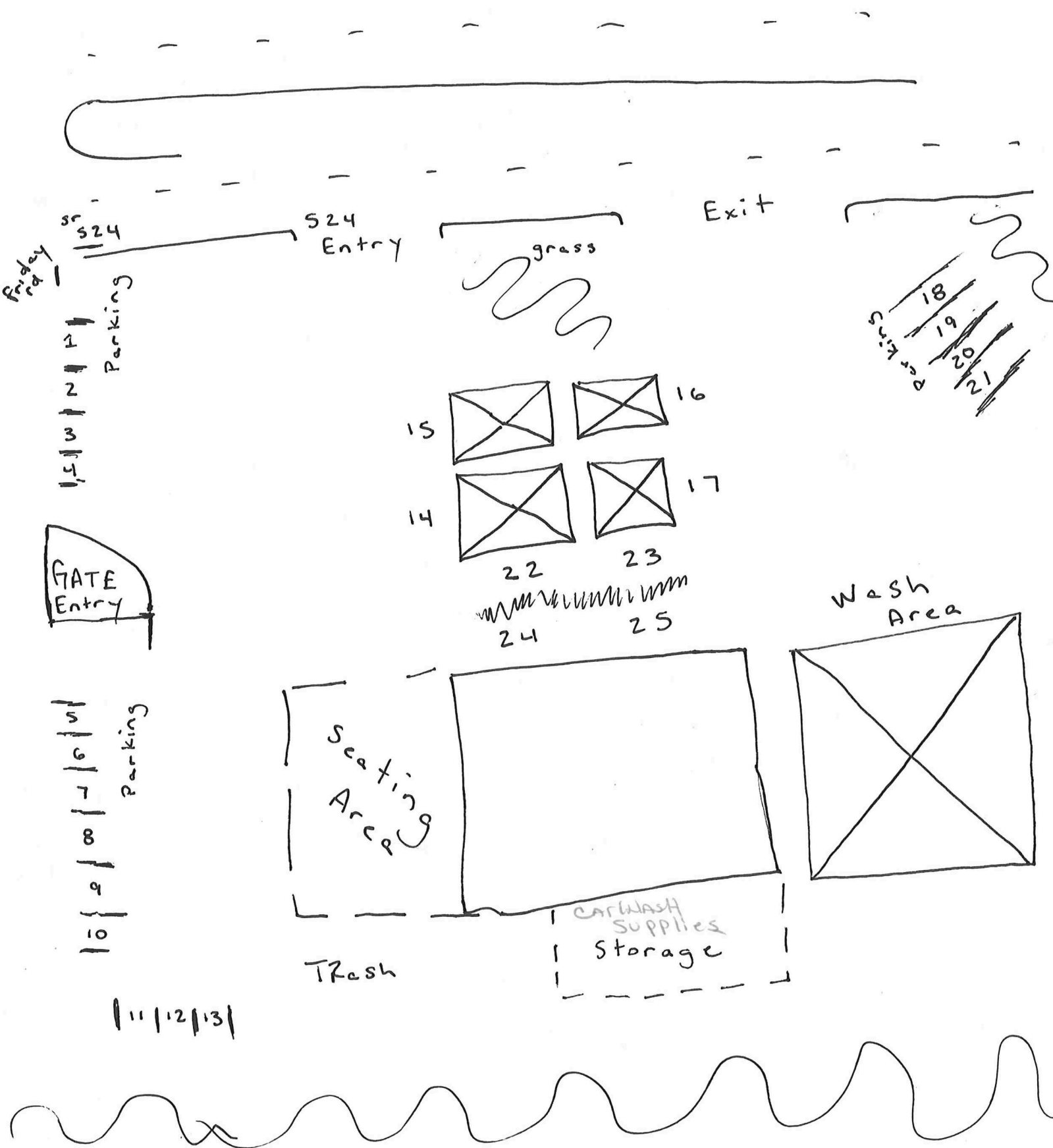
TOGETHER WITH that 10 foot wide Ingress - Egress Easement described in O.R. 1182, Page 792 of the public records of Brevard County, Florida which provides access from State Road No. 524 to the above described "Sign Tract".

5555 SR-524
Socoma, 32926

BP

Site Plan
Planning & zoning

DAKOTA'S DETAIL
& AUTO CENTER LLC



AFFIDAVIT OF PUBLICATION

Leonardo Priore
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 Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

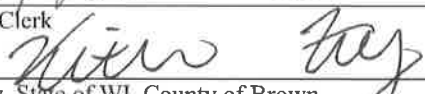
BRE Brevard Florida Today 12/02/2025
BRE floridatoday.com 12/02/2025

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

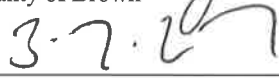
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 12/02/2025



Legal Clerk



Notary, State of WI, County of Brown

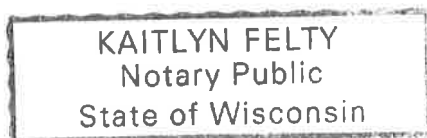


My commission expires

Publication Cost:	\$252.47	
Tax Amount:	\$0.00	
Payment Cost:	\$252.47	
Order No:	11870322	# of Copies:
Customer No:	1127247	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



**CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT
THE BOARD OF ADJUSTMENT
PROPOSES TO CONSIDER THE
FOLLOWING:**

**PZ 25-00000005 - Special
Exception - Dakota's Detail +
Auto Center, LLC**

Consideration to permit the operation of an automotive repair business. This request is pursuant to Appendix A, Zoning, Article XI, Section 12(C)(1) of the City of Cocoa Code of Ordinances, "automotive repair establishments when conducted entirely within an enclosed structure," within the General Commercial Zoning District. The property is identified as 5555 Highway 524, Cocoa, FL 32926. Parcel ID: 24-35-27-00-4

**Board of Adjustment
PUBLIC HEARING WILL BE HELD
ON**

**December 17, 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:

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 marсенault@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 cityclerk@cocoafl.gov 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:

- 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.