



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

**April 15, 2026
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 April 15, 2026.
2. Minutes: Regular Meeting of December 17, 2025.

III. Old Business:

IV. New Business:

1. Annual Election of Chairperson and Vice Chairperson.
2. PZ 26-00700001 A1 Home Center Sign Waiver (1066 Clearlake Rd.)
REQUEST TO BE POSTPONED
3. 765 Dryden Cir - Residential Setback Variance
4. 967 N Cocoa Blvd SPX Auto Repair

V. Other Business:

VI. Next Meeting Date: Wednesday, May 20, 2026, at 6:00 pm at 65 Stone Street in 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: 03/17/2026
Agenda Date: 4/15/2026
Prepared By: Breanna Earley, Assistant City Clerk
Through: Lucilene Ribeiro, Planner
Requested Action: Request Board approval of the Agenda for the Board of Adjustment April 15, 2026, Regular Meeting, either as written or with amendments.

BACKGROUND:

N/A

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:



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

**April 15, 2026
6:00 PM**

65 Stone Street, Cocoa, FL 32922

I. Opening Matters:

1. Call to Order
2. Pledge of Allegiance
3. Roll Call

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of April 15, 2026.
2. Minutes: Regular Meeting of February 18, 2026.

III. Old Business:

IV. New Business:

1. **Annual Election of Chairperson and Vice Chairperson.**
2. **PZ 26-00700001- A1 Home Center Sign Waiver (1066 Clearlake Rd.)**

Consider a Waiver Request, from Chapter 3, Article II, Sec 3-23, Table I of the City of Cocoa Code regarding General Sign Regulations to increase the maximum permitted number of one attached sign per business establishment on an interior lot in the Neighborhood Commercial Zoning District, to 11 signs; AND a request to increase the maximum allowable area of attached signs from 20% of the surface area to which it is attached, to 25 %. The property is identified as 1066 Clearlake Rd, Cocoa, Florida. Tax Parcel ID 24-36-29-00-255.

3. **PZ 26-00800001- Ricardo Melendez Variance (765 Dryden Cir.)**

Consider a Variance Request from Appendix A, Zoning, Article XI, Sec 17 of the City of Cocoa Code to reduce the required 20-foot accessory structure setback in the rear yard by approximately 10 feet on the east property line for a screened-in porch. The property is identified as 765 Dryden Cir, Cocoa, Florida. Tax Parcel ID 24-35-27-51-F-39.uu8ui.

4. **PZ 25-00000008-Family Auto Service in Brevard LLC Special Exception (969 N Cocoa Blvd.)**

Consider a Special Exception Request pursuant to Appendix A, Zoning, Article

XI, Sec 12(C)(1) of the City of Cocoa Code to allow for an auto repair shop use in the C-G (General Commercial District) zoning district. The property is identified as 969 N Cocoa Blvd, Cocoa, Florida. Tax Parcel ID 24-36-28-00-3.

V. Tree Board:

VI. Open Discussion:

VII. Other Business:

VIII. Next Meeting Date: Wednesday, May 20, 2026, at 6:00 pm at 65 Stone Street in Cocoa, FL.

IX. Adjournment:

General Notice Information:

his 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.

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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 Planning & Zoning Department, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by phoning (321) 433-8535.

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 may view and listen to the hearings live at the following internet address: <https://www.cocoafl.gov/291/20338/City-Meetings> The City is not responsible for technical difficulties that may occur while viewing or listening online.

BOARD OF ADJUSTMENT AGENDA ITEM

Memo Date: 03/17/2026
Agenda Date: 4/15/2026
Prepared By: Breanna Earley, Assistant City Clerk
Through: Jennifer Webster, Senior Planner
Requested Action: Request Board approval of the Minutes 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:

CITY OF COCOA
BOARD OF ADJUSTMENT
MEETING MINUTES
December 17, 2025

A Regular meeting of the Board of Adjustment of the City of Cocoa was held on Wednesday, December 17, 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
Jennifer Moton	Board Member
Margaret Goudelock	Board Member

MEMBERS ABSENT:

Jose Pacheco	Board Member
Robert Dyar	Board Member

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 December 17, 2025

MINUTES: Regular Meeting of November 19, 2025

- * **Motion by BOARD MEMBER SHAIA; Seconded by VICECHAIR BUTLER to approve the December 17, 2025, Regular Meeting Agenda and the November 19, 2025 Regular Meeting Minutes as written.**

Ayes: Quattrocchi, Butler, Moton, Goudelock, Shaia

Motion Passed Unanimously (5-0).

II. OLD BUSINESS:

III. 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.

Luci Ribeiro, City Planner, presented a PowerPoint for PZ 25-00000005 Special Exception.¹

Chair Quattrocchi, asked about the environmental findings that were provided, in response, Ms. Ribeiro explained it satisfied some concerns.

Board member Goudelock, asked about the bays and the estimated number of cars that would be washed.

Attorney Eick, responded that the estimate provided came from the applicant, and the board was just looking at the auto repair center currently.

Applicant, presented a PowerPoint with site overview pictures of the business.²

Board member Shaia, asked why the applicant doesn't have a business tax receipt.

The applicant explained they previously had a business tax receipt prior to moving the location of their business.

¹ Exhibit A: BOA Presentation PZ 25-00000005 Special Exception- Dakota's Detail

² Exhibit B: Presentation provided by the Applicant

Goudelock, recommended the applicant speak with the property owner and their part in helping the applicant pay for the improvements required.

Quattrocchi, stated he doesn't see an issue with the business location, in response, Ms. Ribeiro explained there are conditions that can assist the applicant to come in compliance and remove their business tax receipt from being on hold.

Luci Ribeiro, proceeded to read the conditions required.

Applicant, spoke about the oil disposal requirements for their machinery.

Quattrocchi, asked if the owner of the property would be willing to work with the applicant, in response, the applicant stated it doesn't seem possible.

Quattrocchi, asked if given more time, would they be able to get a proper site plan.

In response, the applicant said they are willing to comply with every requirement.

Shaia, spoke about the other issue being parking.

Goudelock, went into her experience as a commercial developer and their willingness to work with tenants.

- * **Motion by Chair Quattrocchi ; Seconded by Board Member Shaia to approve the Special Exception with the conditions required to move forward and a 3 month timeframe.**

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

Motion Passed Unanimously (6-0).

IV. OTHER BUSINESS:

- V. NEXT MEETING DATE: January 21, 2026, 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 December 17, 2025 meeting.**

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

Motion Passed Unanimously (6-0)

There being no further business the meeting adjourned at 7:03 P.M.

Dan Quattrocchi, Chairperson

Breanna Earley, Recording Secretary

BOARD OF ADJUSTMENT AGENDA ITEM

Memo Date: 04/09/2026
Agenda Date: 4/15/2026
Prepared By: Breanna Earley, Assistant City Clerk
Through: Lucilene Ribeiro, Planner
Requested Action: Request Board nominate and elect a Chairperson and Vice Chairperson for the Board of Adjustment.

BACKGROUND:

Each year the board nominates and elects a new Chairperson and Vice Chairperson.

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:

Request Board nominate and elect a Chairperson and Vice Chairperson for the Board of Adjustment.

BOARD OF ADJUSTMENT AGENDA ITEM

Memo Date: 04/06/2026
Agenda Date: 4/15/2026
Prepared By: Jennifer Webster, Senior Planner
Through: Stockton Whitten, City Manager
Requested Action: **(REQUEST TO BE POSTPONED)** Consideration of a Waiver request from Chapter 3, Article II, Sec 3-23, Table I of the City of Cocoa Code regarding General Sign Regulations to increase the maximum permitted number of one attached sign per business establishment on an interior lot in the Neighborhood Commercial Zoning District, to 11 signs; AND a request to increase the maximum allowable area of attached signs from 20% of the surface area to which it is attached, to 25%. The property is identified as 1066 Clearlake Rd, Cocoa, Florida. Tax Parcel ID 24-36-29-00-255.

BACKGROUND:

Project No.: PZ# 26-00700001
Subject Property / Applicant: A1 Home Center LLC
Mallikarjuna "Rao" Penumudi
1066 Clearlake Road, Cocoa, FL 32922
Notice Provided: Notice of the public hearing was provided by publishing in the newspaper on March 31, 2026, and mailers to property owners within 500 feet.

I. Project Information

This is a 2-part waiver request for attached wall signs that exceed the maximums defined in our ordinance regarding Advertising and Signs for businesses.

The business is the recently opened "Do it Best A1 Home Center", located at 1066 Clearlake Road, at the southeast corner of Clearlake Road and Dixon Boulevard. The business received their City of Cocoa Business Tax Receipt on March 18th and held their Accelerate Brevard Ribbon Cutting on March 21st.

Do It Best is a home-improvement cooperative; A1 Home Center, LLC is the applicant's parent company that manages the cooperative. The "Do It Best" sign, the individual "home improvement" symbol signs (such as the screw, drill and pipe), and the entrance awning are part of the "Do It Best" brand.

Headquartered in Fort Wayne, IN, the Do it Best Group is the world's largest hardware, lumber, and building materials buying cooperative in the home improvement industry. With nearly \$6 billion in annual sales, they support thousands of independently owned

locations across the United States and in more than 60 countries worldwide. Partners in the company have the flexibility to operate under the Do it Best, True Value, or their own local store identities, offering a diverse range of branding options to best serve their communities.

[\(https://www.doitbest.com/global/about-us/\)](https://www.doitbest.com/global/about-us/)

In addition to adding signage and interior remodeling, the property owner is making improvements to the parking lot and has submitted for a Minor Site Plan Amendment for these parking lot improvements which includes repairing asphalt potholes, applying a seal coat, re-stripping, and adding landscaping and trees.

Note: *the signs were installed prior to permit approval and the applicant is aware that if the BOA does not grant the waiver for additional signage, he must remove the signs that are not allowed per the code.*

Sign Calculations

As mentioned, this is a 2-part waiver request from Chapter 3, Article II, Sec 3-23, Table I of the City of Cocoa Code regarding General Sign Regulations:

1. to increase the maximum permitted number of one attached sign per business establishment on an interior lot in the Neighborhood Commercial Zoning District, to 11 signs; AND
2. a request to increase the maximum allowable area of attached signs from 20% of the surface area to which it is attached, to approximately 25%.

Chapter 3, Article II, Sec 3-23, Table I explains the number, size, and height of signs for the City's varying zoning districts. For example, in the Neighborhood Commercial (C-N) district, for an **Attached Sign (Wall sign)** there is permitted:

One sign per apartment complex or business establishment on an interior lot or one sign facing each thoroughfare on a corner lot. Attached signs shall in no case exceed 20% of the total surface area of the wall to which it is attached.

(Although this building is on a corner lot, the business itself is an interior space, so the corner lot provision would not apply).

For Request Part 1:

The attached (wall) signs for the A1 Home Center exceed the maximum number of one (1) signs permitted per business establishment, by ten (10) signs. As previously mentioned, the "Do It Best" sign (which is internally illuminated), the individual "home improvement" symbol signs (which are not internally illuminated), and the entrance awning are part of the "Do It Best" cooperative brand. The applicant is requesting a waiver for the additional ten (10) signs.

For Request Part 2

The A1 Home Center business occupies approximately 52,000 square feet of a 70,200 square foot building. The facade of the A1 Home Center is approximately 9' high and is divided into five (5) sections or vertical "surfaces", as dimensioned in Exhibit A. Three (3) of the five (5) surfaces contain attached wall signs, all three (3) of which exceed the maximum 20% of the surface to which they are attached.

1. Surface 1 is approx. 522 sf, containing **five (5)**, 25 sf signs that comprise **24%** of the facade surface area
2. Surface 2 is approx. 684 sf, containing **one (1)**, 118 sf sign that comprises **17%** of the facade surface area.
3. Surface 3 is approx. 522 sf and contains an entrance awning.
4. Surface 4 is approx. 522 sf, containing **five (5)**, 25 sf signs that comprise **24%** of the facade surface area.
5. Surface 5 is blank, containing no signs.

The average percentage of coverage over the three facades that contain signs is **21.2%**, which still exceeds the maximum of **20%**. The applicant is requesting an increase of the 20% maximum to approximately **25%** for these three facades.

Zoning and Land Use

Future Land Use Designation:

Commercial (COMM)

Zoning District:

Neighborhood Commercial (C-N)

Existing Land Use:

Mixed Commercial

Council District:

District 2 – Levander Hearn

Overview of Surrounding Area:

	Future Land Use Designation	Zoning District	Land Use
North	COMM	General Commercial (C-G)	Commercial Retail (Walgreens)
South	(County Neighborhood Commercial)	(County RU-2-10)	Residential
East	COMM	Neighborhood Commercial (C-N)	Crosswinds Youth Services
West	COMM	General Commercial (C-G)	Mixed Commercial and Parking

II. Waiver Analysis

Per *Appendix A, Article XVII, Section 8 (C)*, the Board shall only grant a waiver if it positively makes the following findings, based on competent substantial evidence:

(1) Initial finding. The Board of Adjustment shall first find that the need for the proposed waiver arises out of the physical surroundings, shape, topographical condition, or other physical or environmental conditions that are unique to the specific property involved. The Board shall make the required finding based on the granting of the waiver for the applicant's property alone unless, however, the condition is common to numerous sites so that requests for similar waivers are likely to be received, and then the Board shall make the required findings based on the cumulative conditions of the area.

Staff Finding: The pre-existing structure, built in 1984 was formerly a Winn-Dixie supermarket, which is big-box / large-retail in character. The interior scale of the building's space creates a unique constraint, such that the strict application of the sign regulations is not logical or proportional to the scale of the large-retail building or business.

(2) If the Board of Adjustment makes a positive finding in section 8(C)(1) above, the Board shall make a positive finding on each of the following before granting a waiver:

a. There are practical or economic difficulties in carrying out the strict letter of the regulation.

Staff Finding: The applicant has invested the additional cost required to be consistent with the "Do It Best" cooperative brand and to meet the minimum brand requirements.

b. The waiver request is not based exclusively upon a desire to reduce the cost of developing the applicant's property.

Staff Finding: The request to increase the number and size of the signs is not a budgetary issue. On the contrary, the signs have increased the applicant's investment cost of the property.

c. The proposed waiver will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public.

Staff Finding: As the signs are attached to the face of the building, it is not anticipated that they will increase congestion on surrounding public streets, cause a danger to fire, or any potential hazard to the public.

d. The Waiver will not substantially diminish property values in, nor alter the essential character of, the area surrounding the applicant's property.

Staff Finding: The waiver request is not anticipated to diminish property values in the area, or is it anticipated to alter the essential character of the surrounding property. The signage is consistent with a commercial business.

e. The effect of the proposed Waiver is in harmony with the general intent of the Cocoa Comprehensive Plan and Code and the specific intent of the relevant subject area(s) of the Code.

Staff Finding: The proposed waiver is in harmony with the general intent of the following goals, objectives and policies of the Cocoa Comprehensive Plan:

Objective 1.1.4: Redevelopment. The City shall encourage redevelopment of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) [...] through maintaining land development regulations that contain standards and procedures to encourage redevelopment where desirable.

Objective 1.2.2: Image and Identity. The City shall maintain and update its vision for the City's urban form as needed.

GOAL 1.3: The City of Cocoa shall enhance the quality of life and prosperity of its citizens through the retention and creation of a wide range of profitable business opportunities and jobs.

Policy 1.3.1.3: The City shall continue to assist developers of new and renovated commercial development by providing technical and administrative support regarding permitting and regulations to maintain a production capacity level sufficient to meet the demand.

The waiver is in harmony with the code in that the signs do not create a visual disproportionality to the building or to the overall shopping plaza.

f. The effect of the proposed Waiver will not result in additional and significant threats to public safety, additional public expense, the creation of nuisances, fraud or victimization of the public, or conflicts with the Comprehensive Plan and other local ordinances.

Staff Finding: Staff does not feel the requested Waiver will result in significant threats to public safety or public expense, nor the creation of nuisances, fraud or victimization of the public, nor conflicts with the Comprehensive Plan or other local ordinances. The home improvement symbol signs are not internally illuminated and will not create a nuisance or visual distraction or threat to public safety. In addition, the home improvement symbol signs would not cause light pollution after sundown.

(3) In granting a development approval involving a waiver, the Board of Adjustment may impose such conditions and restrictions upon the premises benefited by a waiver as may be necessary to allow a positive finding to be made on any of the foregoing factors in section 8(C)(2) above, or to minimize the injurious effect of the waiver.

Conditions of approval.

If the board chooses to approve the waiver request, staff recommends the following conditions be applied:

1. The sign quantity and size of the signs are approved per the documents submitted with both this waiver request and the sign permit documents attached to this agenda item.
2. If the applicant wishes to increase the quantity or the size of the approved signs, an additional waiver will be required.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

None.

RECOMMENDED MOTION:

(REQUEST TO BE POSTPONED) Staff recommends **APPROVAL** of this Waiver request from Chapter 3, Article II, Sec 3-23, Table I of the City of Cocoa Code regarding General Sign Regulations to increase the maximum permitted number of one attached sign per business establishment on an interior lot in the Neighborhood Commercial Zoning District, to 11 signs; AND a request to increase the maximum allowable area of attached signs from 20% of the surface area to which it is attached, to 25%.



PZ26-00700001

**Board of Adjustment
Waiver 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

MAK 13 2026

Stamp Only When Application is Fully Complete

Please TYPE or PRINT this application neatly.

1. Request: Asco. 8th 11 Meets. COAH
Waiver for sign (number of signs)
2. Applicable City Code Section(s): * Per Appendix A, ARTXVII, Sec. 8 (AY5), requesting
waivers from Ch. 3, Art XII, Sec. 3-23, Table 1, Footnotes (b) : (e) for
attached signs.

3. Applicant Information:

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

Company (if applicable): A1 Home Center LLC
Name: MALLIKARTUNA R PENUMUDI
Mailing Address: 1066 Clear Lake Rd
City: Cocoa State: FL Zip Code: 32922
Phone #: 321-549-0018 Fax #: 321-549-692 6419
Mobile #: 321-960-8621 E-mail: empireicf@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): SSR Commercial LLC
Name: Same owner, same Address
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Phone #: _____ Fax #: _____
Mobile #: _____ E-mail: _____

5. Property Information:

Street Address and Location: 1066 Clearwater Rd, Cocoa FL 32922

Parcel ID: 24-36-29-00-255000-000000

Tax Account Numbers: 2421565

Land Area: 7.49 ACRES square feet or _____ acres

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

Zoning District (to be completed by City): CN, GG

Existing Use(s) on Property: Retail Hardware

Proposed Use(s) on Property: Retail Hardware

6. Waiver Petition:

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

In order to obtain a waiver, the Board of Adjustment must make a positive finding for the Initial Criteria listed below (as described in Appendix A, Article XVII, Section 8 (C)(1) of the City of Cocoa Code). The Board of Adjustment shall make the required initial finding based on the granting of the waiver for the applicant's property alone, unless, however, the condition is common to numerous sites so that requests for similar waivers are likely to be received, then the Board shall make the required findings based on the cumulative conditions of the area.

Initial Criteria: Demonstrate that the need for the proposed waiver arises out of physical surroundings, shape, topographical condition, or other physical or environmental conditions that are unique to the specific property involved.

CN limits 1 sign per BTR. Al Home Center is
54000 sq ft a franchise of Do it Best. would like
to install 10 non illuminated signs & 1 illuminated sign.
* See Attached Pictures *

If the Board of Adjustment makes a positive initial finding for the above initial criteria, the Board of Adjustment must make a positive finding for each of the following criteria before granting a waiver (as described in Appendix A, Article XVII, Section 8 (C)(2) of the City of Cocoa Code):

Secondary Criteria:

a. Explain whether there are practical or economic difficulties in carrying out the strict letter of the regulation.

Signs occupy 6% of Area of front of the
Building.

- b. Explain whether the waiver is based exclusively upon the desire to reduce the cost of developing the property in question.

NO, Increases cost of Project

- c. Explain whether the proposed waiver will increase congestion on surrounding public streets, the danger of fire or any other hazard to the public.

NO

- d. Explain whether the waiver will substantially diminish property values in or alter the essential character of, the area surrounding the applicant's property.

NO

- e. Explain whether the proposed waiver will be in harmony with the general intent of the Cocoa Comprehensive Plan and Code and the specific intent of the relevant subject areas of the Code.

yes, Make property more beautiful. Attractive,

- f. Explain whether the proposed waiver will result in any additional and significant threats to public safety, additional public expense, the creation of nuisances, fraud or victimization of the public, or conflicts with the Comprehensive Plan and other local ordinances.

NO.

FENCES AND WALLS ONLY: * Check here if not applicable → ☒

In addition to the standard criteria to be considered by the board of adjustment in reviewing an application for waiver, when the waiver application is related to a fence or wall, the board shall also consider the following:

(1) *Safety concerning the subject property, adjacent properties, streets, alleyways and water bodies.*

(2) *Visual impact on adjacent properties, streets, alleyways, and water bodies.*

(3) *Design in relation to other structures on the same lot, adjacent properties and the neighborhood.*

(4) *Impact on ingress and egress, if applicable.*

(5) *Screening, buffering or separation of any nuisance or hazardous feature.*

(6) *Compatibility with adjacent properties.*

Adjacent property Cn, compatible.

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 \$ 600. 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.
- **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 → ☒

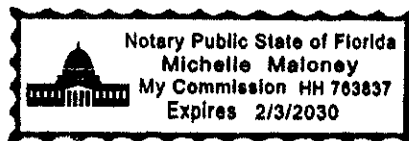
I am the fee simple owner (or legal representative) of the property at: 1066 Clearlake Rd, Cocoa R-32922
and I hereby authorize the applicant to submit this Board of Adjustment Application regarding my property described above.

MALIHARTUNA R PERUMUDI
(PRINT OWNER NAME)

P. Male
(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 13 day of March, 20 26

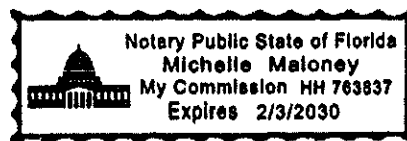
11. Applicant Signature.

MALIHARTUNA R PERUMUDI
(PRINT APPLICANT NAME)

P. Male
(APPLICANT 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 13 day of March, 20 26

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:

This Instrument Was Prepared By
and should be returned to:
Iden Sinai, Esq.
Gunster
401 E. Jackson Street
Suite 1500
Tampa, Florida 33602

Property Appraiser Identification No.: 24-36-29-00-255

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 19th day of April, 2022, between EMERALD CREEK CAPITAL 2 LLC, a New York limited liability company (the "Grantor"), whose mailing address is 575 Lexington Avenue, Suite 3120, New York New York 10022 ("Seller"); and SSR COMMERCIAL LLC, a Florida limited liability company (the "Grantee"), whose mailing address is 1451 Dixon Blvd., Cocoa, Florida 32922.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, transfer, remise, release, convey and confirm unto Grantee and Grantee's successors, heirs and assigns, the following real property (the "Property") located in Brevard County, Florida, and more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

Subject to all matters of record as set forth in **Exhibit "B"** attached hereto and made a part hereof, provided however that any reference to said matters of record in this instrument shall not be deemed to reimpose the same.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

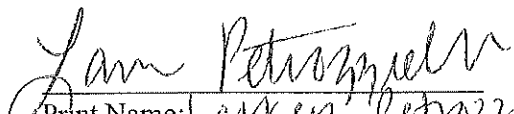
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the day and year first above written.

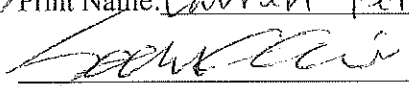
WITNESSES:

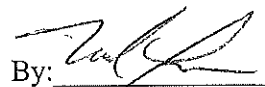
GRANTOR:

EMERALD CREEK CAPITAL 2 LLC, a
New York limited liability company

By: Emerald Creek Advisors, LLC, a
New York limited liability company,
its Managing Member

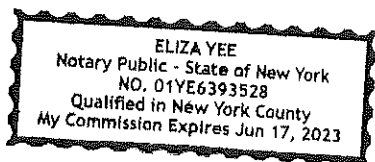

Print Name: Lauren Petrozziello


Print Name: Sam Choi

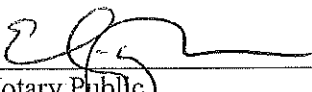
By: 
Mark Penna, Manager

STATE OF NEW YORK)
) ss.
COUNTY OF New York)

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of April, 2022, by Mark Penna, as Manager of Emerald Creek Advisors, LLC, a New York limited liability company, the Managing Member of Emerald Creek Capital 2 LLC, a New York limited liability company, on behalf of the company. He is ☒ personally known to me OR ☐ produced a _____ Driver's License ☐ as identification.



(NOTARY SEAL)


Notary Public

Eliza Yee
(Type, Stamp or Print Name)

My commission expires: 6/17/2023

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain real property in the County of Brevard, State of Florida, described as follows:

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 36 EAST, LYING SOUTH OF STATE ROAD 503, BREVARD COUNTY, FLORIDA.

PARCEL 2:

ALL OF LOTS 5 THROUGH 26, INCLUSIVE, BLOCK B, WESTOVER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 67, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND ALL OF VACATED HIGH STREET, LYING SOUTH OF DIXON BLVD AND NORTH OF THE SOUTH LINE OF LOT 26, BLOCK B, WESTOVER, AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 67, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

THAT PART OF LOTS 9, 10, 11, 12, 15, 16, 17 AND 18, BLOCK B, WESTOVER, AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 67, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF DIXON BOULEVARD (SR 503) AND THE EAST RIGHT OF WAY LINE OF CLEAR LAKE ROAD, AS PRESENTLY LOCATED; THENCE RUN SOUTH 89 DEGREES 48'08" EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF DIXON BOULEVARD, 150.00 FEET TO CONCRETE MONUMENT FOUND; THENCE RUN SOUTH 0 DEGREES 02'27" WEST, PARALLEL TO SAID EAST RIGHT OF WAY LINE OF CLEAR LAKE ROAD, 175.00 FEET TO A CONCRETE MONUMENT SET; THENCE RUN NORTH 89 DEGREES 48'08" WEST, PARALLEL TO SAID SOUTH RIGHT OF WAY LINE OF DIXON BOULEVARD, 150.00 FEET TO A CONCRETE MONUMENT SET ON SAID EAST RIGHT OF WAY LINE OF CLEAR LAKE ROAD; THENCE RUN NORTH 0 DEGREES 02'27" EAST ALONG SAID EAST RIGHT OF WAY LINE OF CLEAR LAKE ROAD, 175.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. Easements, restrictions, covenants and conditions as set forth in the Plat of Westover, recorded in Plat Book 5, page 67.
3. Petroleum, petroleum products and mineral reservations in favor of The Trustees of the Internal Improvement Fund, as described in Deeds recorded in Deed Book 283, Page 78, Deed Book 283, Page 410, Public Records of Brevard County, Florida. The Right of Entry arising from the aforementioned Deeds has been released by Florida Statute 270.11(2) effective July 1, 1986.
4. Water Easement in favor of the CITY OF COCOA, UTILITIES DEPARTMENT, as described in instrument recorded in Official Records Book 2495, Page 28, of the Public Records of Brevard County, Florida.
5. Easements granted to Florida Power & Light, recorded in Official Records 2474, Page 2088, Official Records Book 2496, Page 772 and Official Records 2505, Page 394, of the Public Records of Brevard County, Florida.
6. Notice that Lessor's Interest is not subject to Liens for Improvements made by Lessees, as recorded in Official Records Book 7836, Page 1222, of the Public Records of Brevard County, Florida. (captioned land specific)
7. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.
8. Matters as set forth and shown on Survey bearing Job No. 97-438-2, dated January 27, 2017, by R.M. Packard & Assoc., Inc.: Asphalt parking and concrete walkways encroach over and across easements in North, East and South portions of subject property..



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

Detail by Entity Name

Florida Limited Liability Company

A1 HOME CENTER LLC

Filing Information

Document Number	L24000165073
FEI/EIN Number	99-3521049
Date Filed	04/08/2024
Effective Date	04/04/2024
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	11/20/2024
Event Effective Date	NONE

Principal Address

1066 Clearlake Road
Cocoa, FL 32922

Changed: 01/03/2025

Mailing Address

1066 Clearlake Road
Cocoa, FL 32922

Changed: 01/03/2025

Registered Agent Name & Address

PENUMUDI, MALLIKARJUNA RAO
1066 Clearlake Road
Cocoa, FL 32922

Name Changed: 11/20/2024

Address Changed: 01/03/2025

Authorized Person(s) Detail

Name & Address

Title MGR

PENUMUDI, MALLIKARJUNA R
1066 Clearlake Road
Cocoa, FL 32922

Title MGR

CHEEDHELLA, VENKATA N
1066 Clearlake Road
Cocoa, FL 32922

Annual Reports

Report Year	Filed Date
2025	01/03/2025
2026	01/11/2026

Document Images

01/11/2026 -- ANNUAL REPORT	View image in PDF format
01/03/2025 -- ANNUAL REPORT	View image in PDF format
11/20/2024 -- LC Amendment and Name Change	View image in PDF format
04/08/2024 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



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

Detail by Entity Name

Florida Limited Liability Company

SSR COMMERCIAL LLC

Filing Information

Document Number	L22000134809
FEI/EIN Number	88-1575255
Date Filed	03/17/2022
Effective Date	03/17/2022
State	FL
Status	ACTIVE

Principal Address

1066 Clearlake Road
Cocoa, FL 32922

Changed: 01/03/2025

Mailing Address

1066 Clearlake Road
Cocoa, FL 32922

Changed: 01/03/2025

Registered Agent Name & Address

PENUMUDI, MALLIKARJUN R
1066 Clearlake Road
Cocoa, FL 32922

Address Changed: 01/03/2025

Authorized Person(s) Detail

Name & Address

Title MGR

PENUMUDI, MALLIKARJUNA R
1066 Clearlake Road
Cocoa, FL 32922

Title MGR

CHEEDHELLA, VENKATA
1066 Clearlake Road
Cocoa, FL 32922

Annual Reports

Report Year	Filed Date
2024	01/07/2024
2025	01/03/2025
2026	01/11/2026

Document Images

01/11/2026 -- ANNUAL REPORT	View image in PDF format
01/03/2025 -- ANNUAL REPORT	View image in PDF format
01/07/2024 -- ANNUAL REPORT	View image in PDF format
01/05/2023 -- ANNUAL REPORT	View image in PDF format
03/17/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations







LOCATION MAP

(NOT TO SCALE)

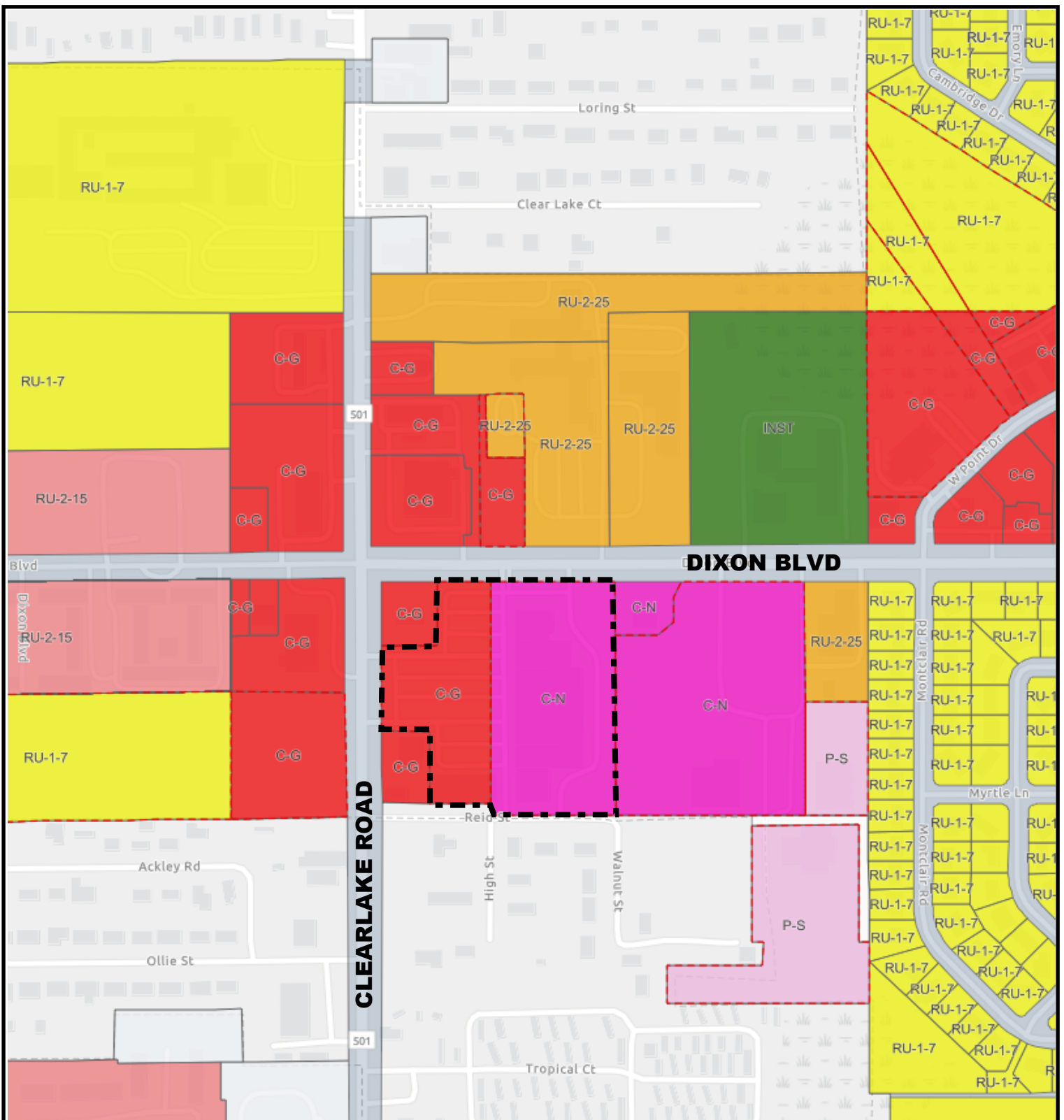


Legend



Subject Parcel

Map Date: April 15, 2026



ZONING MAP

(NOT TO SCALE)

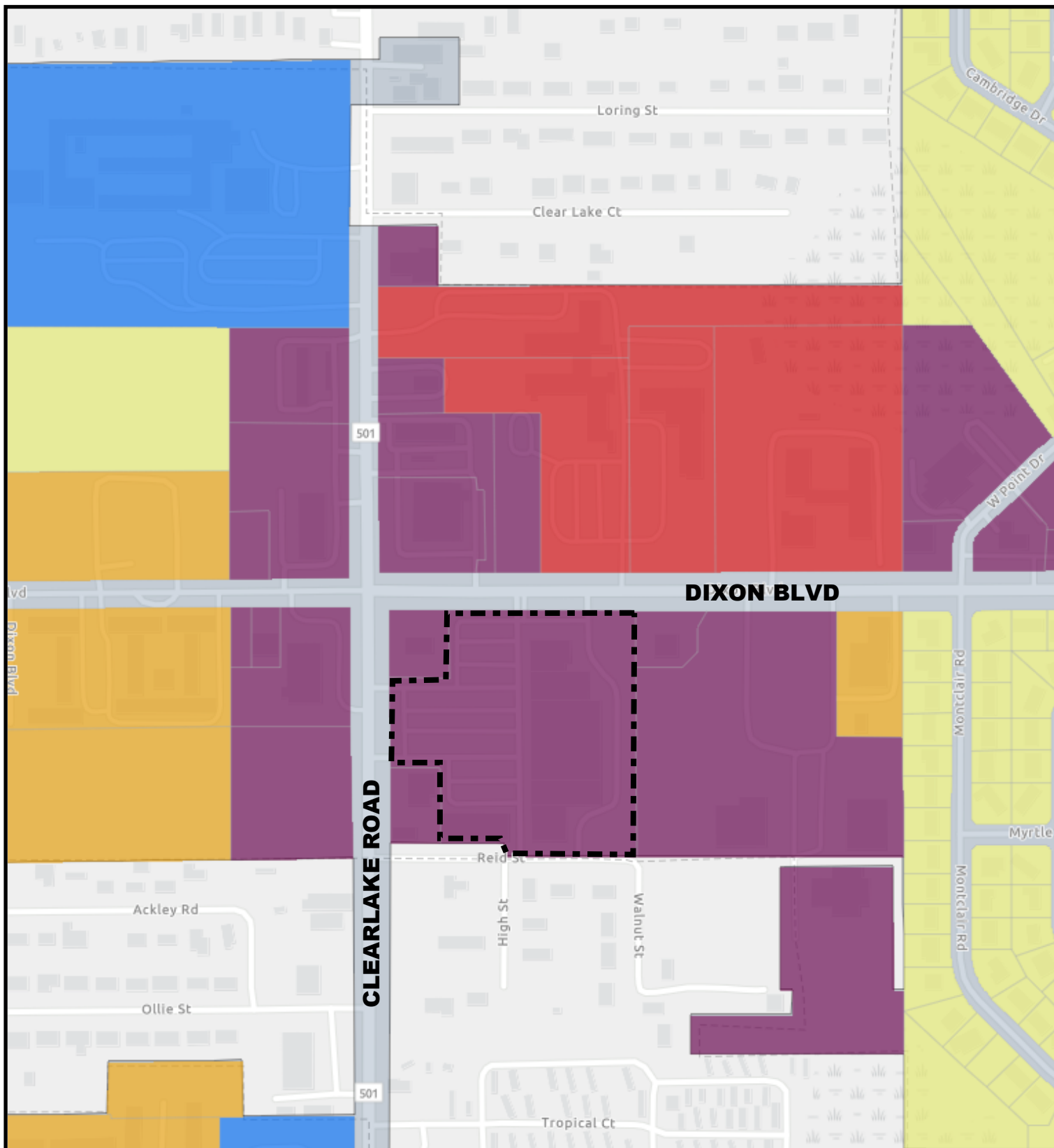
Legend

-  C-N - Neighborhood Commercial
-  RU-1-7 - Single-Family Residential
-  RU-2-15 - Multiple Family Dwelling
-  INST - Institutional

-  RU-2-25 - Multiple Family Dwelling
-  C-G - General Commercial
-  P-S - Professional, Offices and Services



Map Date: April 15, 2026



Map Date: April 15, 2026

FUTURE LAND USE MAP

(NOT TO SCALE)

Legend

- | | |
|--|--|
|  Low Density Residential |  Neighborhood Commercial |
|  Medium Density Residential |  Commercial |
|  High Density Residential |  Institutional |



FACADE (SURFACE) #(1)

FACADE (SURFACE) # (2)



A1

Home Center

1066

NO
PARKING





FACADE (SURFACE) #(2)

A1

Home Center

1
0
6
6

FACADE (SURFACE) #(3)

NO
PARKING
11-1-2011

FACADE (SURFACE) #(4)

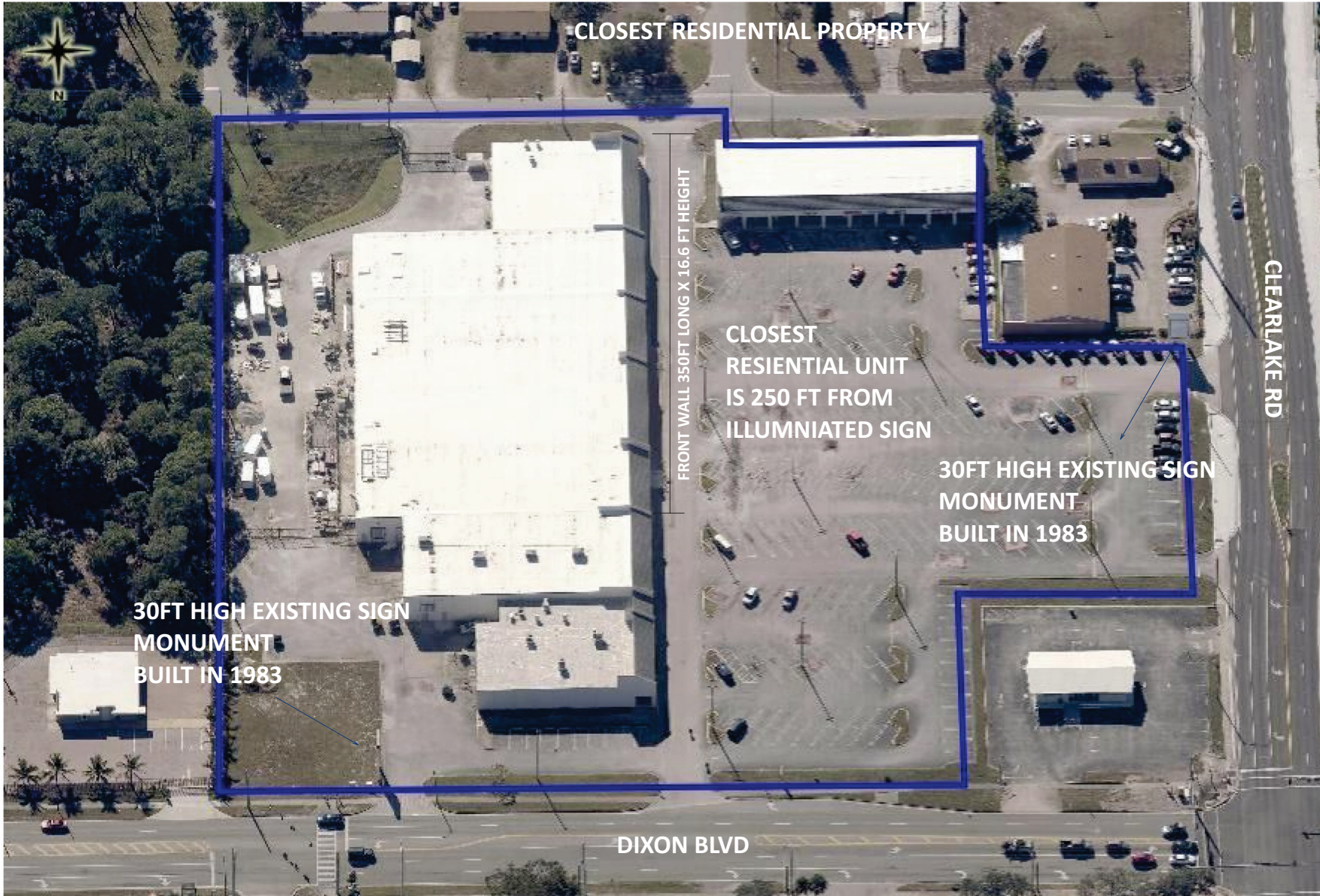




Date: April 15, 2026

EXHIBIT A - FACADE WIDTH

(NOT TO SCALE)



3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. THESE ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE AND NOT WHAT IT WILL LOOK LIKE. SUPERSEDES 2D VIEWS

LICENSE NUMBER:
CBC1261535

EMPIRE ICF BUILDERS, INC.
14113 DOWNA BLVD, COCOA, FL 32922
PHONE: 321-900-0821 EMAIL: EMPREICF@GMAIL.COM

LICENSE NUMBER:
PE67855

OWNER OF THE RECORD

REMOVED AND PLANE
1066 CLEARLAKE
1066 CLEARLAKE RD
COCOA FL 32922

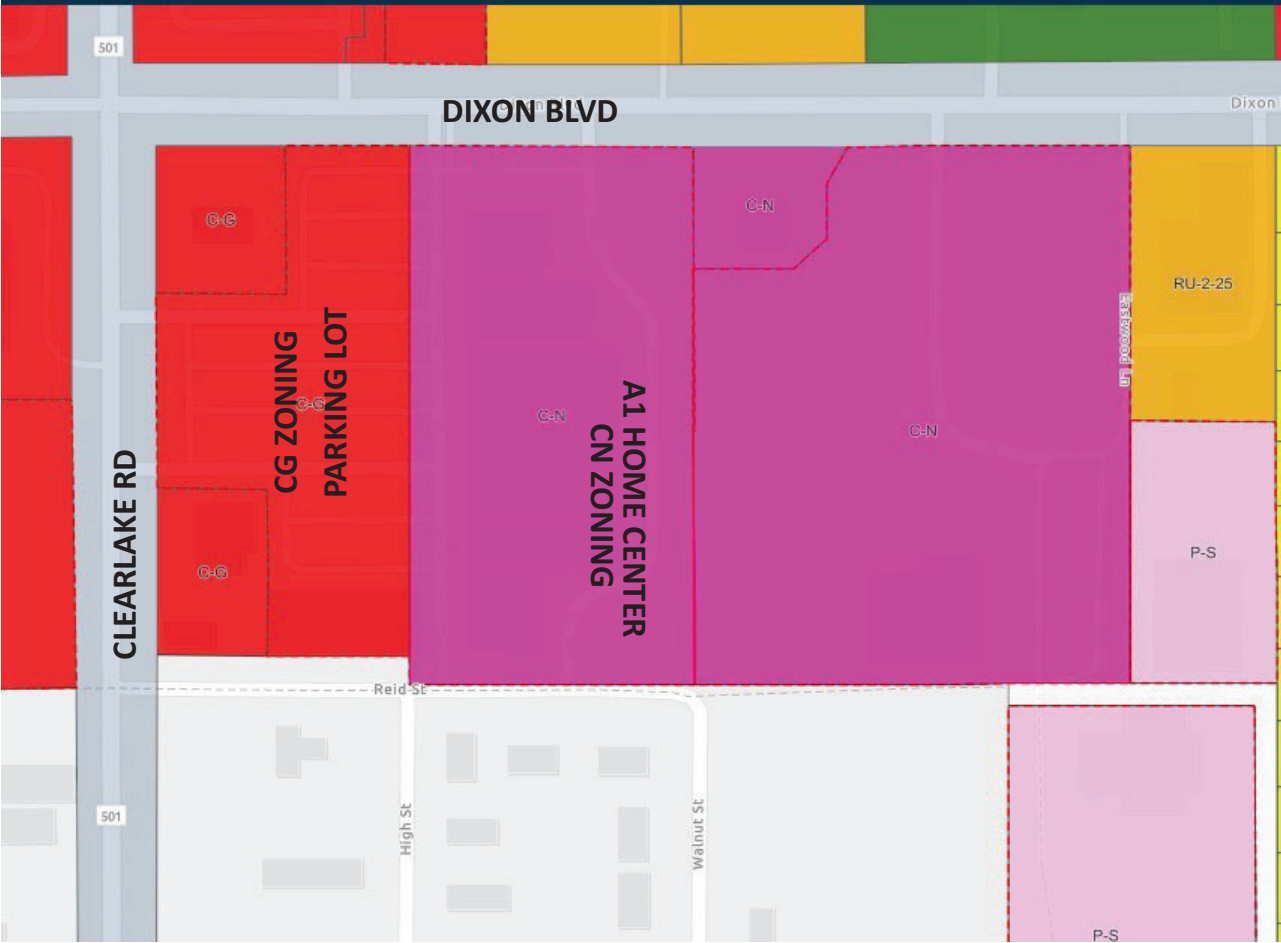
PAGE TITLE
General Notes

DRAWN BY:
RAO

DATE:
1/4/2026

SCALE:
Scale Per View

SHEET #:
1



Screenshot 2026-01-04 15:49:19

3D VIEWS ARE NOT TO SCALE AND DO NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. THESE ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE. LOOK UP! 3D VIEWS ARE NOT TO SCALE. SUPERSEDES 2D VIEWS.

LICENSE NUMBER:
CBC1261535

EMPIRE ICF BUILDERS, INC.
14113 DIXON BLVD, COCOA, FL 32922
PHONE: 321-900-0821 EMAIL: EMPREICF@GMAIL.COM

LICENSE NUMBER:
PE67355

ENGINEER OF THE RECORD

RENDERED AND PLANNED
1066 CLEARLAKE
1066 CLEARLAKE RD
COCOA FL 32922

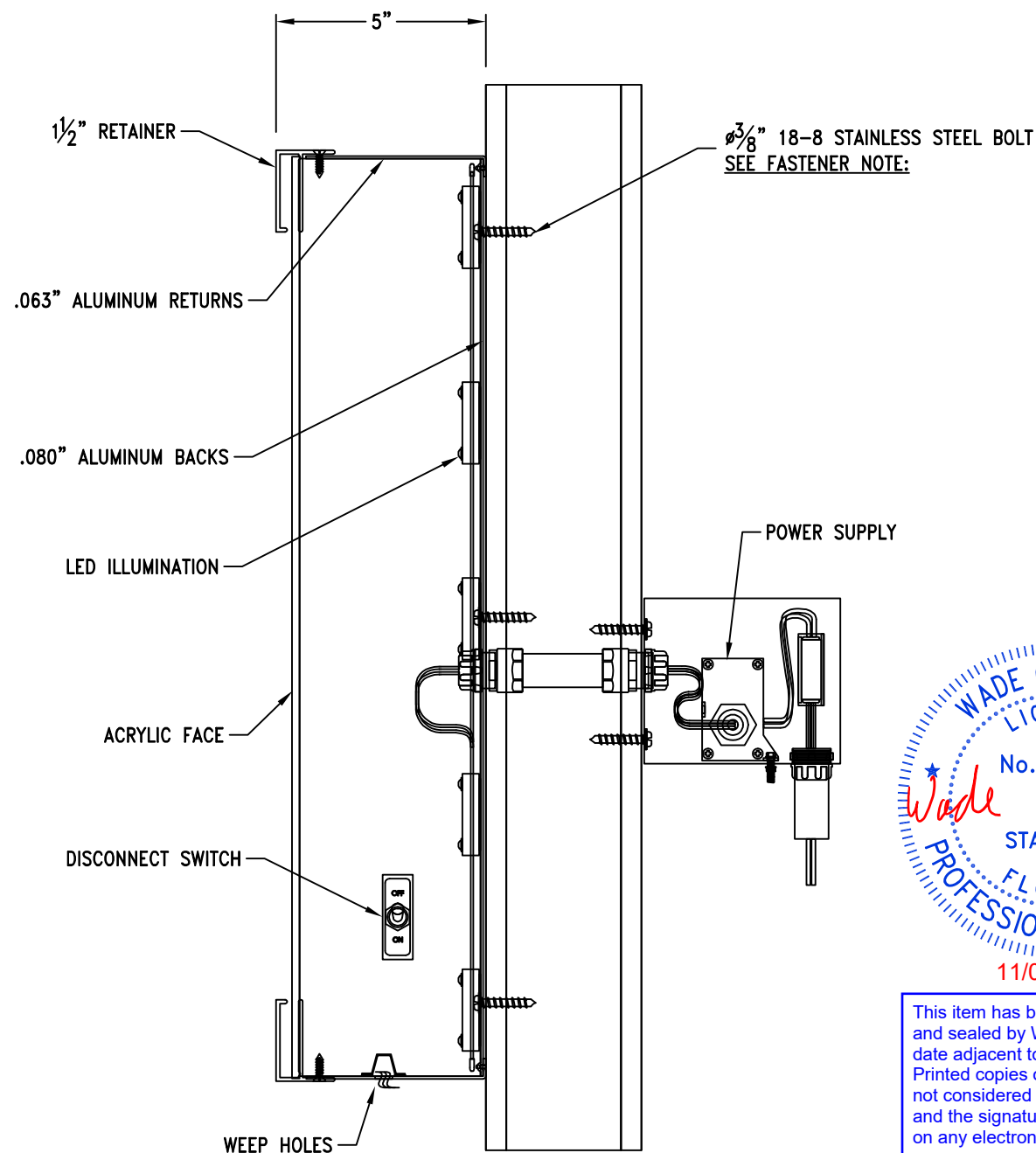
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RAO

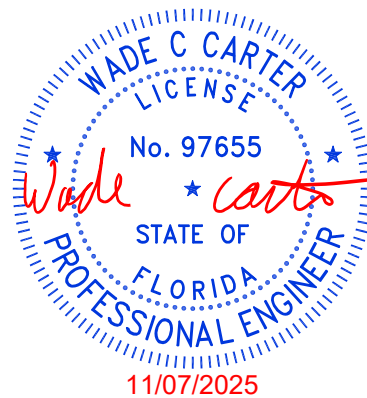
DATE:
1/4/2026

SCALE:
Scale Per View

SHEET #:
2



DETAIL VIEW



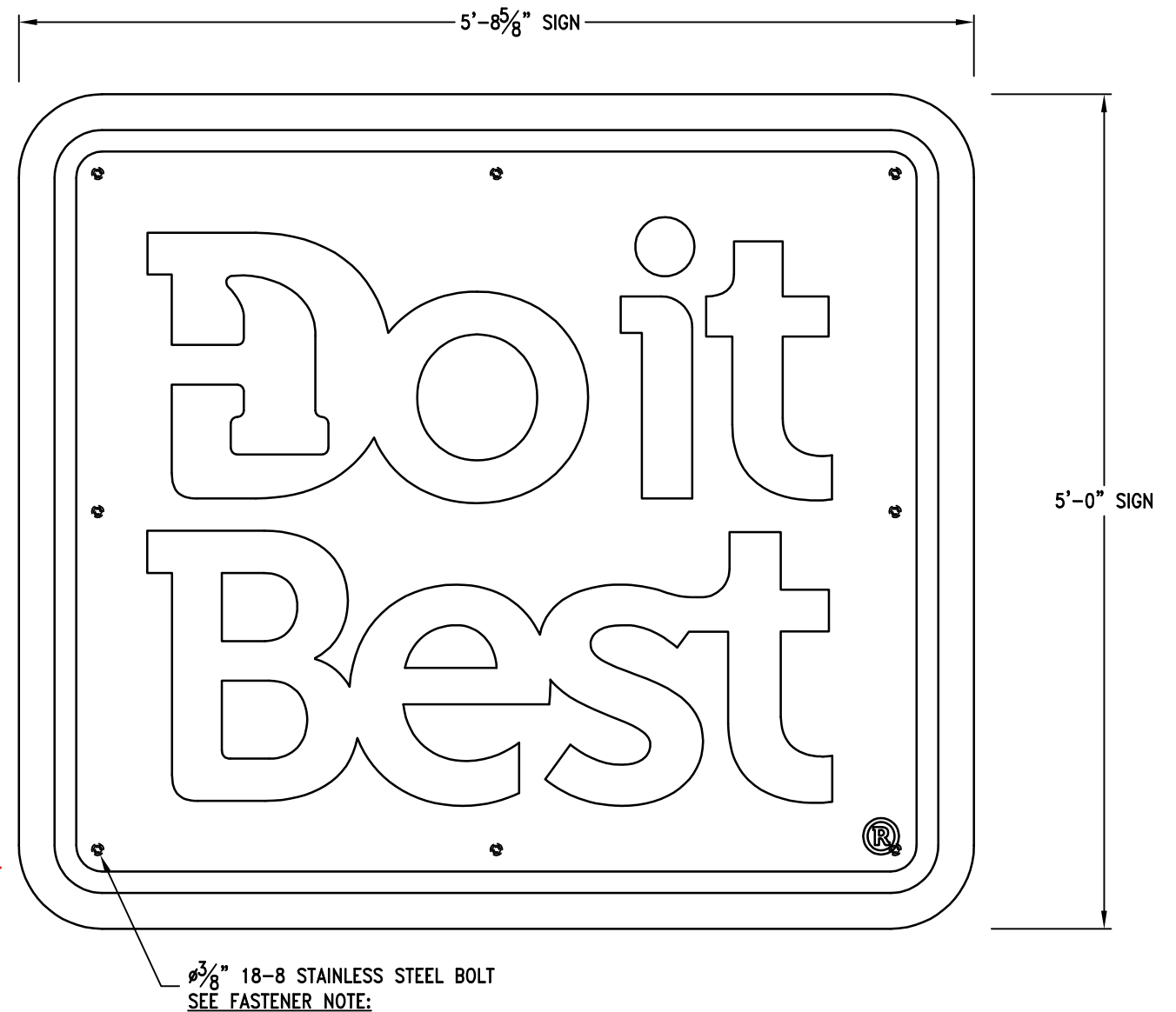
This item has been digitally signed and sealed by Wade Carter on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FASTENER NOTE:

Use 18-8 stainless steel bolts, w/spacers thru EIFS, as listed:
Toggle bolts in hollow concrete block or plywood sheathing.
Lag bolts in wood studs.
All thread bolts with blocking between studs without sheathing.
Hilti HIT-IC inserts embedded 3/8" with HY-270 adhesive in brick.
Hilti HLC Sleeve anchors embedded 1 1/2" in concrete.

NOTE:

All electrical to be in accordance with U.L., the NEC and local code.



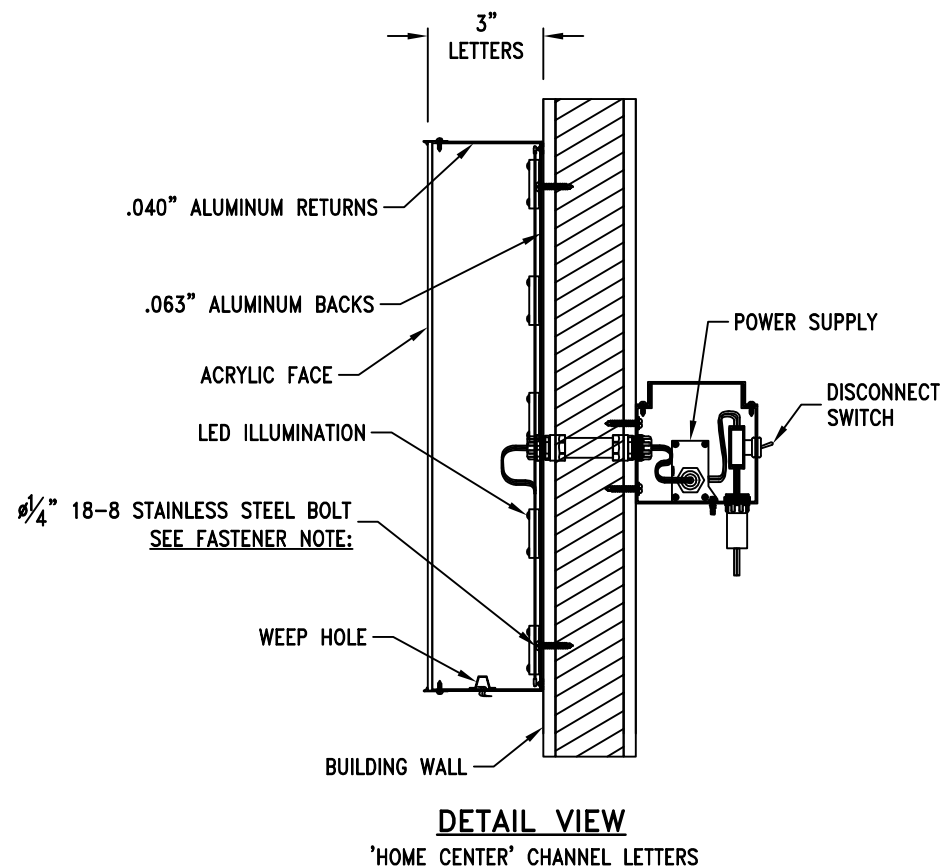
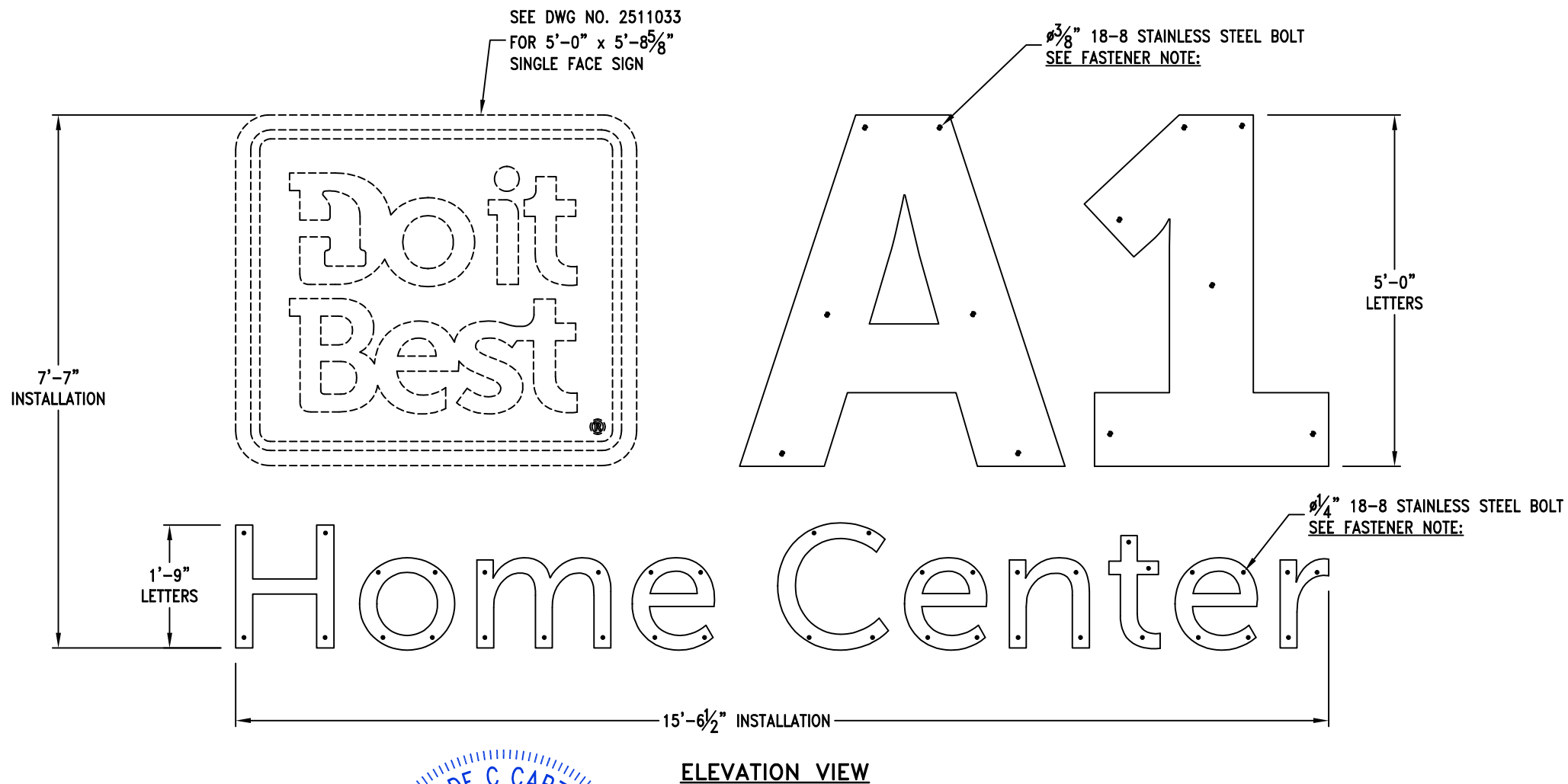
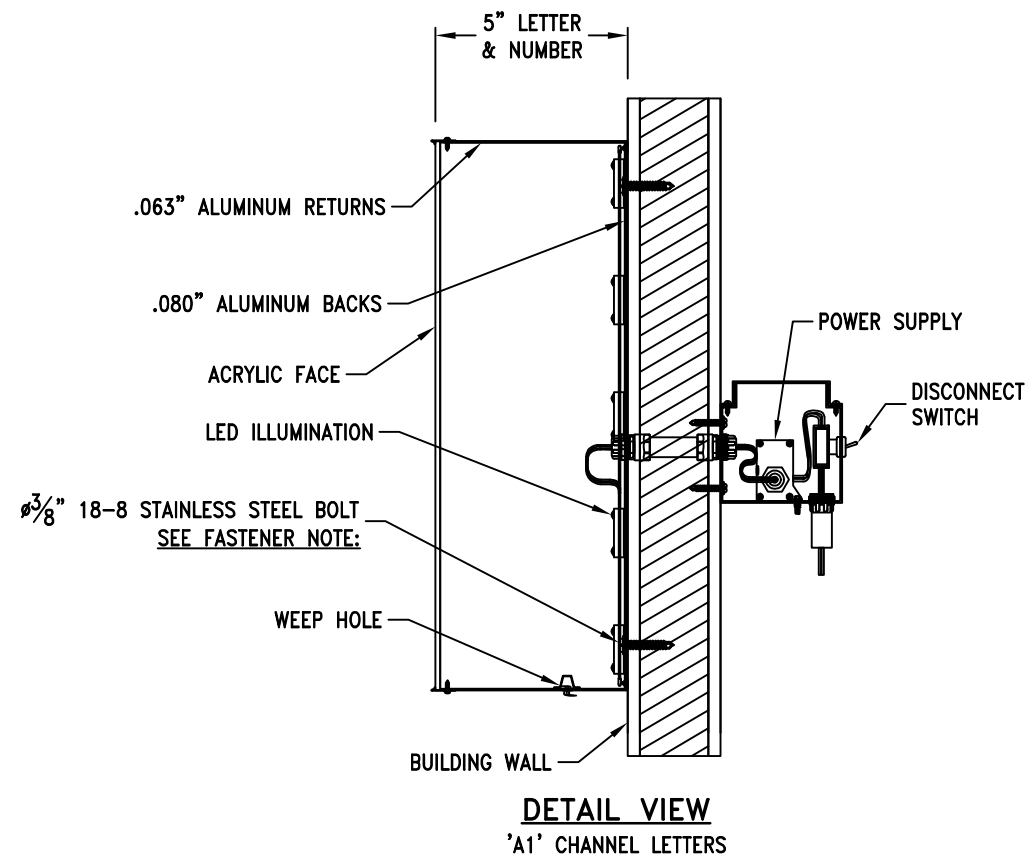
ELEVATION VIEW

SITE:
A1 Home Center
1066 Clearlake Road
Cocoa, Florida 32922

DESIGN WIND LOAD:

Based on the 2023 Florida Building Code, 8th Edition (ASCE 7-22) using Risk Category II, Exposure C and 150 mph wind speed.

A	06 Nov 25	RELEASED FOR PERMITTING		W. CARTER
REV	DATE	DESCRIPTION		APPROVED
WC ² ENGINEERING [®]		WADE CARTER (FL PE# 97655) 2957 S 101st Street, West Allis, WI 53227 wcarter@wc2eng.com / 414-644-5922		
Robert-James & Associates, Inc. phone: 708-479-8385 email: rja37@comcast.net				
TITLE 5'-0" x 5'-8 ⁵ / ₈ " SINGLE FACE SIGN FOR INSTALLATION ON BUILDING WALL				
DRAWN BY	A. HOGAN	DATE	06 Nov 25	SCALE
CHECKED BY	J. HOGAN	DATE	06 Nov 25	NONE
		DRAWING NUMBER		SHEET
		2511033		1 OF 1
				REV.
				A



This item has been digitally signed and sealed by Wade Carter on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



FASTENER NOTE:
Use 18-8 stainless steel bolts, w/spacers thru EIFS, as listed:
Toggle bolts in hollow concrete block or plywood sheathing.
Lag bolts in wood studs.
All thread bolts with blocking between studs without sheathing.
Hilti HIT-IC inserts embedded 3/8" with HY-270 adhesive in brick.
Hilti HLC Sleeve anchors embedded 1/4" for 1/4" bolts and embedded 1/2" for 3/8" bolts in concrete.

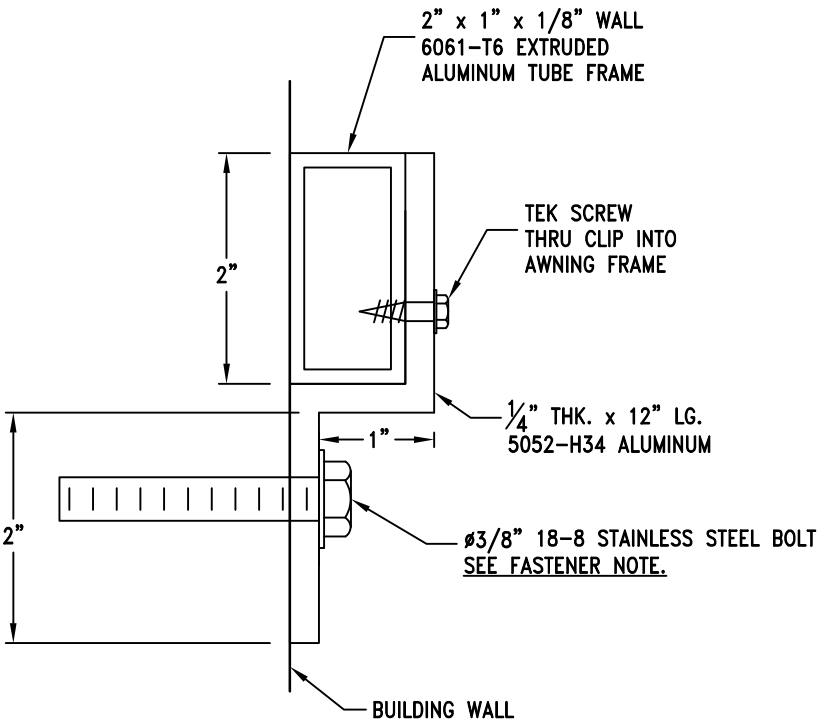
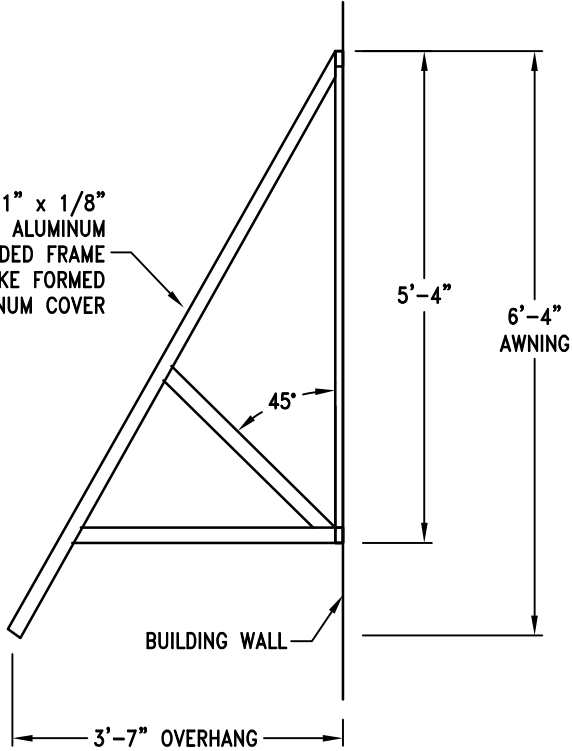
NOTE:
All electrical to be in accordance with U.L., the NEC and local code.

DESIGN WIND LOAD:
Based on the 2023 Florida Building Code, 8th Edition (ASCE 7-22) using Risk Category II, Exposure C and 150 mph wind speed.

SITE:
A1 Home Center
1066 Clearlake Road
Cocoa, Florida 32922

A	06 Nov 25	RELEASED FOR PERMITTING	W. CARTER				
REV	DATE	DESCRIPTION	APPROVED				
WC [®] ENGINEERING [®]		WADE CARTER (FL PE# 97655) 2957 S 101st Street, West Allis, WI 53227 wcarter@wc2eng.com / 414-644-5922					
Robert-James & Associates, Inc. phone: 708-479-8385 email: rja37@comcast.net							
TITLE STACKED LED CHANNEL LETTERS FOR INSTALLATION ON BUILDING WALL							
DRAWN BY	A. HOGAN	DATE	06 Nov 25	SCALE NONE	DRAWING NUMBER	SHEET	REV.
CHECKED BY	J. HOGAN	DATE	06 Nov 25		2511034	1 OF 1	A

2" x 1" x 1/8"
6061-T6 ALUMINUM
FULLY WELDED FRAME
WITH BRAKE FORMED
ALUMINUM COVER



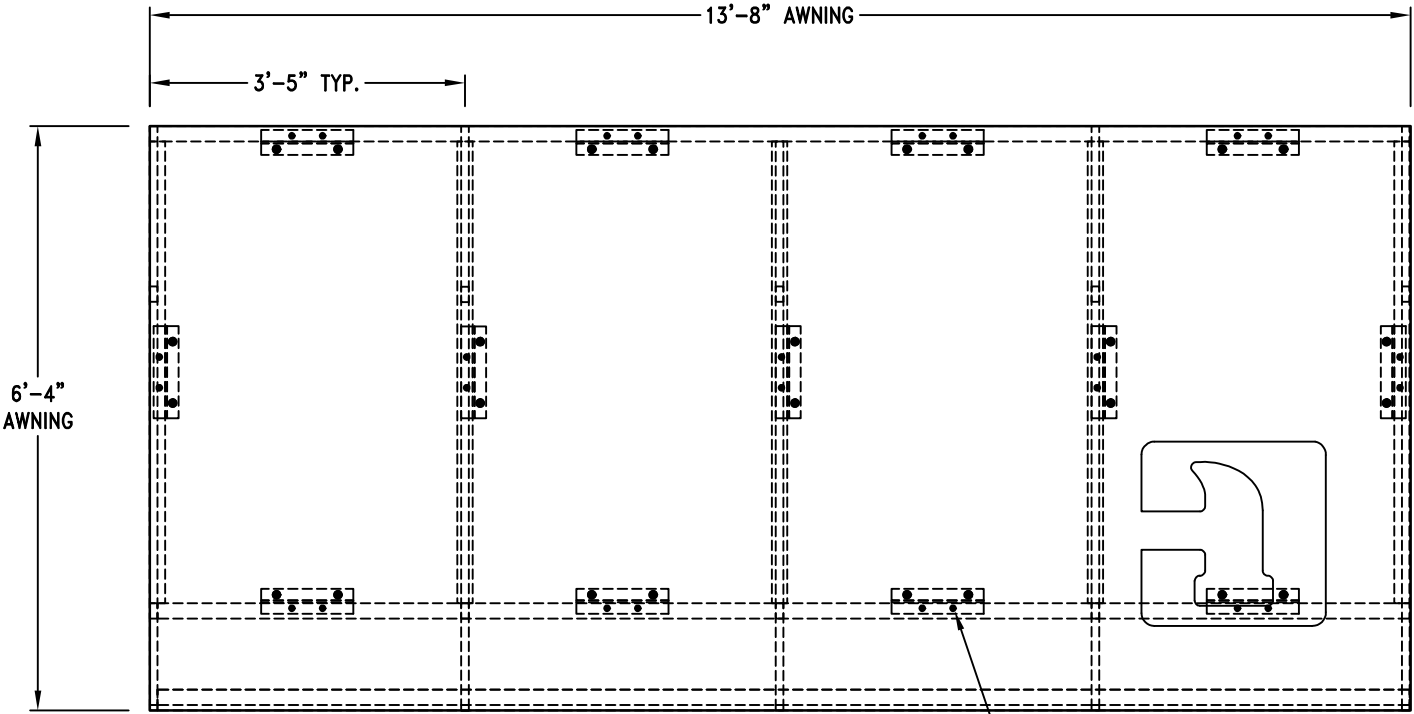
MOUNTING DETAIL

DESIGN WIND LOAD:

Based on the 2023 Florida Building Code, 8th Edition
(ASCE 7-22) using Risk Category II, Exposure C and
150 mph wind speed.

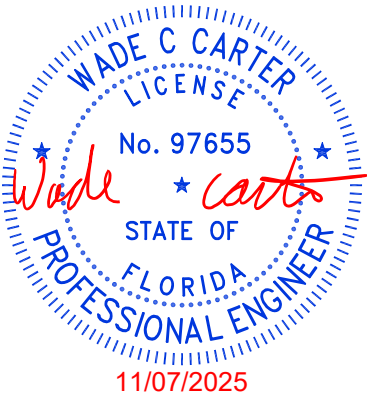
FASTENER NOTE:

Use 18-8 stainless steel bolts, w/spacers thru EIFS, as listed:
Toggle bolts in hollow concrete block or plywood sheathing.
Self drilling, self tapping hex washer head screws in metal studs.
Lag bolts in wood studs.
All thread bolts with blocking between studs without sheathing.
Hilti HIT-IC inserts embedded 3 1/8" with HY-70 adhesive in brick.
Hilti HLC Sleeve anchors embedded 1 1/2" in concrete or grout filled CMU.



ELEVATION VIEW

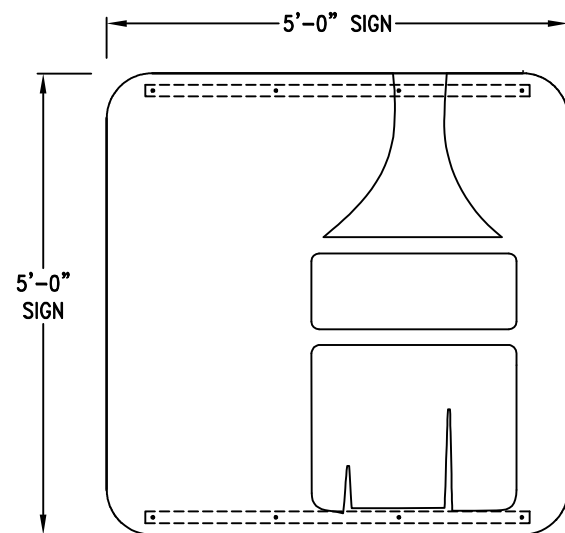
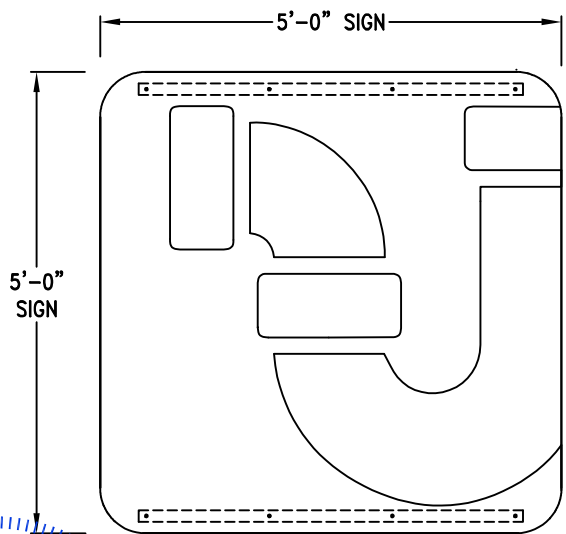
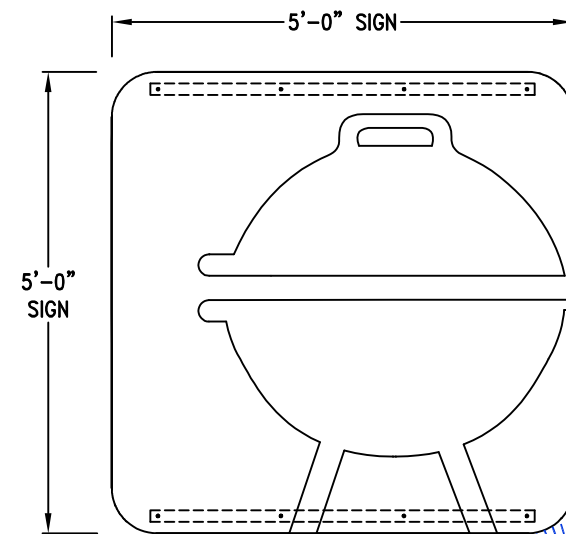
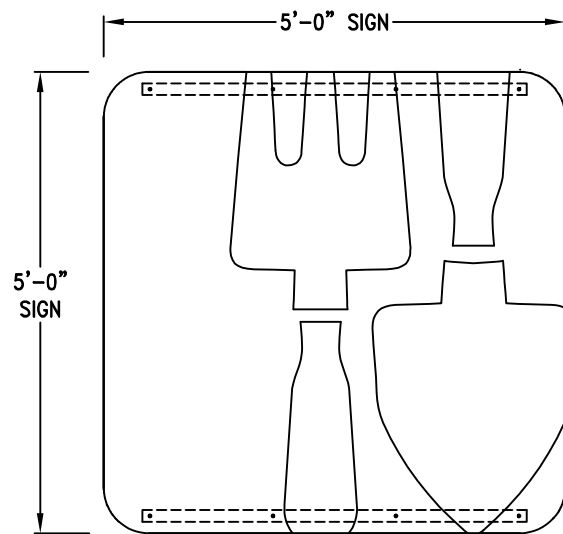
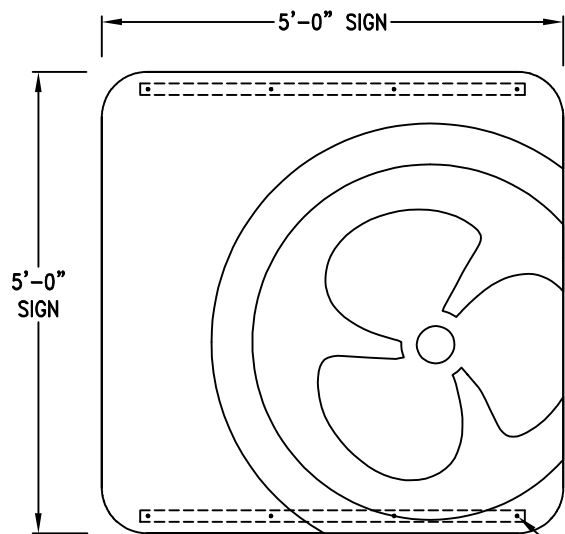
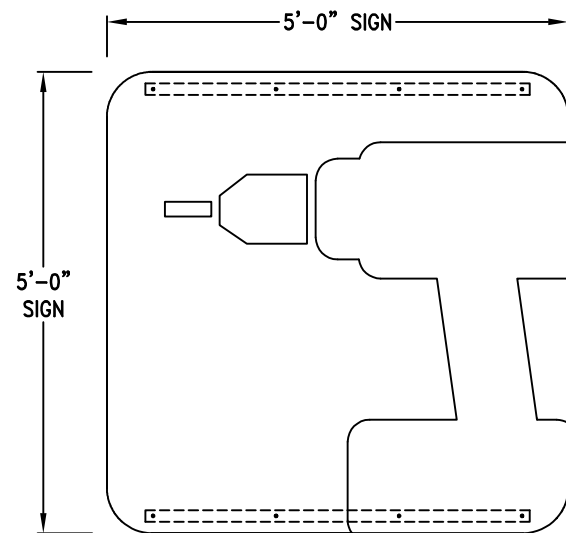
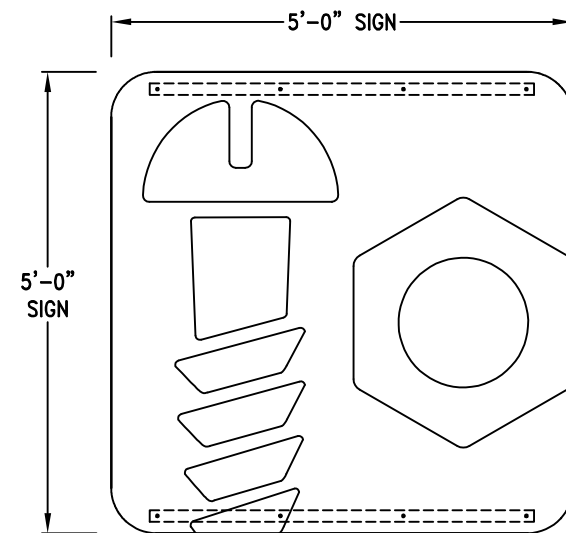
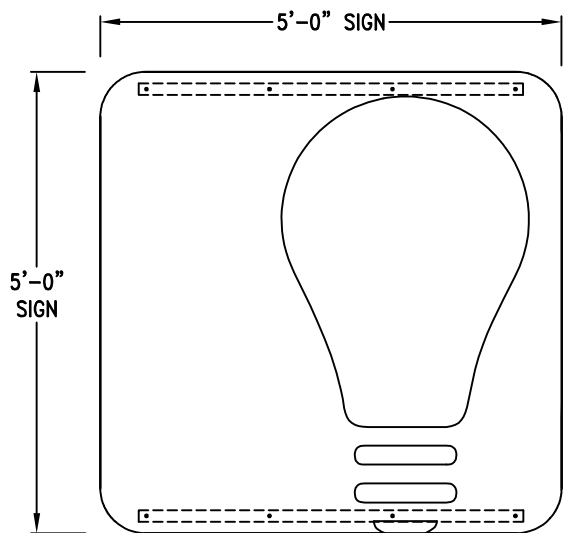
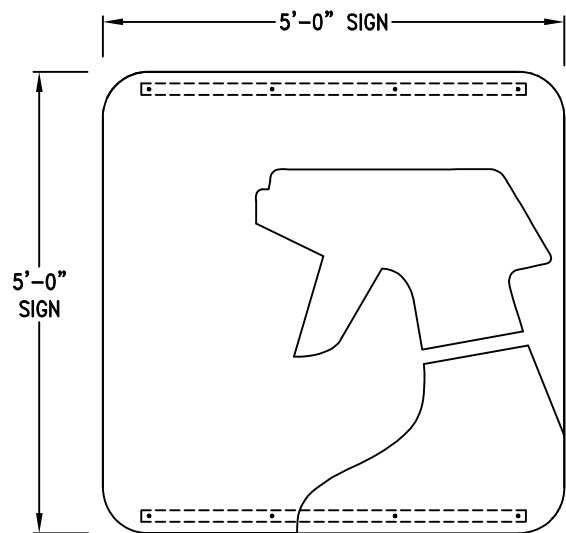
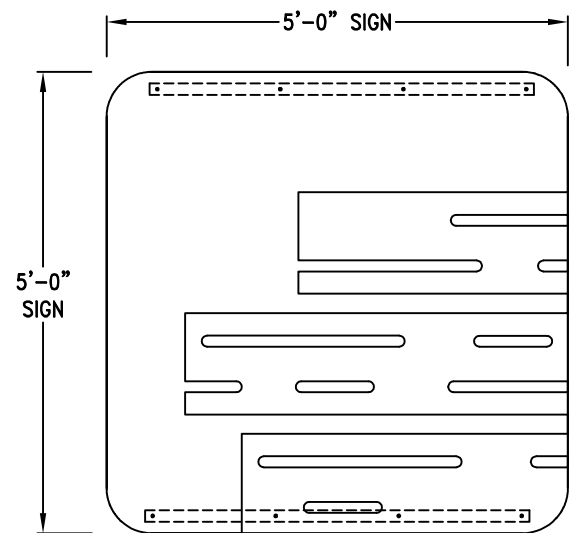
(26) Ø3/8" 18-8 STAINLESS STEEL BOLT
SEE FASTENER NOTE.



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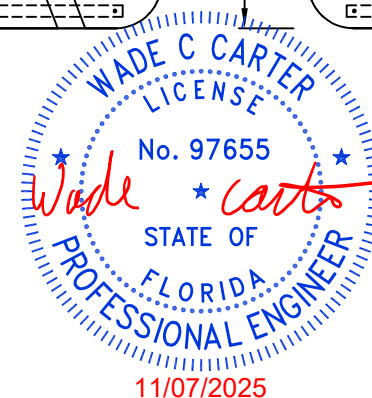
SITE:
A1 Home Center
1066 Clearlake Road
Cocoa, Florida 32922

A	06 Nov 25	RELEASED FOR PERMITTING	W. CARTER
REV	DATE	DESCRIPTION	APPROVED
WC [®] ENGINEERING [®]		WADE CARTER (FL PE# 97655) 2957 S 101st Street, West Allis, WI 53227 wcarter@wc2eng.com / 414-644-5922	
Robert-James & Associates, Inc. phone: 708-479-8385 email: rja37@comcast.net			
TITLE 6'-4" TALL x 3'-7" OVERHANG x 13'-8" LG. AWNING MOUNTED TO BUILDING WALL			
DRAWN BY	A. HOGAN	DATE	06 Nov 25
CHECKED BY	J. HOGAN	DATE	06 Nov 25
SCALE NONE		DRAWING NUMBER 2511035	SHEET 1 OF 1
		REV. A	



Ø3/8" 18-8 STAINLESS
STEEL BOLT
SEE FASTENER NOTE:

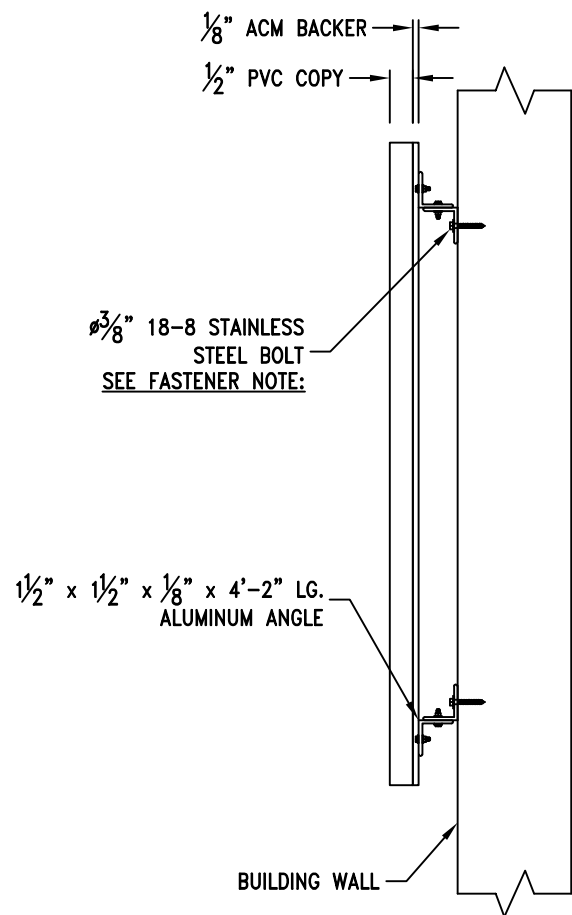
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SITE:
A1 Home Center
1066 Clearlake Road
Cocoa, Florida 32922

DESIGN WIND LOAD:
Based on the 2023 Florida Building Code, 8th Edition
(ASCE 7-22) using Risk Category II, Exposure C and
150 mph wind speed.

FASTENER NOTE:
Use 18-8 stainless steel bolts, w/spacers thru EIFS, as listed:
Toggle bolts in hollow concrete block or plywood sheathing.
Lag bolts in wood studs.
All thread bolts with blocking between studs without sheathing.
Hilti HIT-IC inserts embedded 3/8" with HY-270 adhesive in brick.
Hilti HLC Sleeve anchors embedded 1 1/2" in concrete.



DETAIL VIEW

ELEVATION VIEW
TEN (10) OF THESE SIGNS TO BE INSTALLED ON THIS BUILDING.

A	06 Nov 25	RELEASED FOR PERMITTING	W. CARTER
REV	DATE	DESCRIPTION	APPROVED
WC [®] ENGINEERING [®]		WADE CARTER (FL PE# 97655) 2957 S 101st Street, West Allis, WI 53227 wcarter@wc2eng.com / 414-644-5922	
Robert-James & Associates, Inc. phone: 708-479-8385 email: rja37@comcast.net			
TITLE	5'-0" x 5'-0" x 5/8" THICK SINGLE FACE SIGNS (QTY. 10) WITH ANGLE CLIPS		
DRAWN BY	A. HOGAN	DATE	06 Nov 25
CHECKED BY	J. HOGAN	DATE	06 Nov 25
SCALE		DRAWING NUMBER	SHEET
NONE		2511036	1 OF 1
		REV.	A

File : AllenInd2573a.mcd

Site : A1 Home Center
 1066 Clearlake Road
 Cocoa, Florida 32922

Sign Type : 5'-0" x 5'-8 5/8" x 5" deep single face 'Do it Best' ID sign for installation on building wall.
 Drawing No. 2511033 rev. A

Design loads are based on the 2023 Florida Building Code, 8th Edition (ASCE 7-22) using Exposure C and 150 mph wind speed.

Design Wind Speed : (mph.) $V := 150.0$ Based on Risk Category II

Velocity Pressure Coefficient at a Height of Less Than 25', Exposure C : $K_z := 0.95$ Based on Table 26.10-1

Topographic Factor : $K_{zt} := 1.00$ Based on Table 26.8-1

Wind Directionality Factor : $K_d := 0.85$ Based on Table 26.6-1

Velocity Pressure : (PSF) $q_z := 0.00256 \cdot K_z \cdot K_{zt} \cdot K_d \cdot V^2$ $q_z = 46.512$ Based on Equation 26.10-1

External Pressure GC_p : $GC_p := 1.10$ Based on 30.3-1

ASD Conversion Factor : $LCF := 0.60$

Design Pressure : (PSF) $F := q_z \cdot GC_p \cdot LCF$ $F = 30.698$

Design Snow Load : (PSF) $SL := 0.0$ N/A

Reference : Manual of Steel Construction, AISC 15th Edition.

Mounting Bolts : 18-8 Stainless Steel $F_u = 60.0$ ksi. ; $F_t = 20.00$ ksi. ; $F_v = 10.00$ ksi.

Reference : Hilti North American Product Technical Guide, Volume 2, Edition 22.0

3.2.4 HIT HY 270 Hybrid for Masonry Construction and Threaded HIT-IC Inserts

3.3.18 HLC Sleeve Anchor : Stainless Steel Sleeve Anchors

Design Loads :

Dead Load :

Based on 4.5 lbs./sq.ft. : $ShrDL := (5.0 \cdot 5.72) \cdot 4.5$ $ShrDL = 128.7$ lbs.

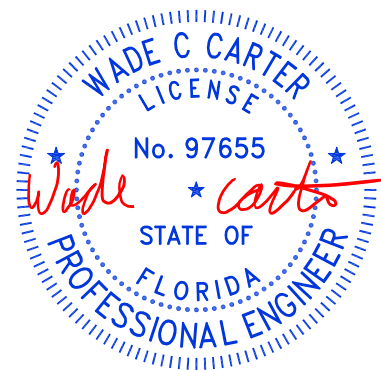
Wind Load :

Directional : $ShrWL := \left(5.72 \cdot \left(\frac{5.0}{12} \right) \right) \cdot F$ $ShrWL = 73.163$ lbs.

Suction : $SuctnWL := (5.0 \cdot 5.72) \cdot F$ $SuctnWL = 877.961$ lbs.

Snow Load :

5" Deep Sign : $ShrSL := \left(5.72 \cdot \left(\frac{5.0}{12} \right) \right) \cdot SL$ $ShrSL = 0$ lbs.



11/07/2025

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Combined Shear :

$$\text{Summation : (lbs.) } ShrSgn := \sqrt{((ShrDL + ShrWL)^2 + (ShrSL + ShrWL)^2)} \quad ShrSgn = 214.713$$

Design of Mounting Bolts :

$$\text{Mounting Bolt Diameter : (in.) } MntBltdia := 0.375$$

$$\text{Stress Area : (in.}^2 \text{) } MntBltdia^2 := \frac{\pi \cdot MntBltdia^2}{4} \quad MntBltdia^2 = 0.11$$

(Based on nominal diameter per AISC 4-3)

$$\text{Allowable Tension : (lbs.) } AllwTen := 20000 \cdot MntBltdia^2 \quad AllwTen = 2209$$

$$\text{Allowable Shear : (lbs.) } AllwShr := 10000 \cdot MntBltdia^2 \quad AllwShr = 1104$$

$$\text{Number of Mounting Bolts : } NoBlts := 8$$

$$\text{Shear Load per Mounting Bolt : (lbs.) } ShrMntBltdia := \frac{ShrSgn}{NoBlts} \quad ShrMntBltdia = 26.839$$

$$\text{Tension Load per Mounting Bolt : (lbs.) } TenMntBltdia := \frac{SuctnWL}{NoBlts} \quad TenMntBltdia = 109.75$$

$$\text{Unity Check : } UCMntBltdia := \frac{TenMntBltdia}{AllwTen} + \frac{ShrMntBltdia}{AllwShr} \quad UCMntBltdia = 0.074 < 1.00 \quad \text{OK}$$

Mounting Bolts

Use : 3/8" diameter 18-8 stainless steel bolt, with spacers thru EIFS, as listed :

Toggle bolts in hollow concrete block or plywood sheathing.

TEK screws in metal studs.

Lag bolts in wood studs.

All thread bolts with blocking between studs without sheathing.

Design of Hilti Adhesive and Inserts for Brick :

Based on allowable load data from Table 12-14 for hollow brick.

$$\text{Nominal Anchor Diameter : } 3/8"$$

$$\text{Embedment Depth : } 3-1/8"$$

$$\text{Allowable Tension Load of Adhesive / Insert : (lbs.) } AllwTenAdhInsrt := 880$$

$$\text{Allowable Shear Load of Adhesive / Insert : (lbs.) } AllwShrAdhInsrt := 1045$$

Unity Check - Hilti Adhesive / Inserts :

$$UCHiltiAdhInsrt := \frac{TenMntBltdia}{AllwTenAdhInsrt} + \frac{ShrMntBltdia}{AllwShrAdhInsrt} \quad UCHiltiAdhInsrt = 0.15 < 1.00 \quad \text{OK}$$

Use : 3/8" diameter 18-8 stainless steel bolts with Hilti Insert embedded 3-1/8" in Hilti HY-270 Adhesive.

Design of Sleeve Anchors for Concrete :

Based on allowable load data from Table 3 or Table 4.

Diameter of Sleeve : 1/2" (For 3/8" diameter bolt.)

Embedment Depth : 1-1/2"

Allowable Tension Capacity : (lbs.) $AllwTenCpcty := 450$

Allowable Shear Capacity : (lbs.) $AllwShrCpcty := 865$

Unity Check - Hilti Sleeve Anchors :

$$UCHiltiSleeve := \frac{TenMntBlT}{AllwTenCpcty} + \frac{ShrMntBlT}{AllwShrCpcty} \quad UCHiltiSleeve = 0.275 < 1.00 \quad \text{OK}$$

Use : 1/2" diameter stainless steel Hilti HLC Sleeve anchors, for 3/8" diameter bolts, embedded 1-1/2" in concrete.

File : AllenInd2573b.mcd

Site : A1 Home Center
1066 Clearlake Road
Cocoa, Florida 32922

Sign Type : 5'-0" tall x 3" deep 'A1' LED channel letter/number right justified above 1'-9" tall x 3" deep x 15'-6 1/2" long 'Home Center' LED channel letters with a combined overall height of 7'-7" for installation on building wall with the 5'-0" x 5'-8 5/8" 'Do it Best' sign.
Drawing No. 2511034 rev. A

Design loads are based on the 2023 Florida Building Code, 8th Edition (ASCE 7-22) using Exposure C and 150 mph wind speed.

Design Wind Speed : (mph) $V := 150.0$ Based on Risk Category II

Velocity Pressure Coefficient at a Height of Less Than 25', Exposure C : $K_z := 0.95$ Based on Table 26.10-1

Topographic Factor : $K_{zt} := 1.00$ Based on Table 26.8-1

Wind Directionality Factor : $K_d := 0.85$ Based on Table 26.6-1

Velocity Pressure : (PSF) $q_z := 0.00256 \cdot K_z \cdot K_{zt} \cdot K_d \cdot V^2$ $q_z = 46.512$ Based on Equation 26.10-1

External Pressure GC_p : $GC_p := 1.10$ Based on 30.3-1

ASD Conversion Factor : $LCF := 0.60$

Design Pressure : (PSF) $F := q_z \cdot GC_p \cdot LCF$ $F = 30.698$

Design Snow Load : (PSF) $SL := 0.0$ N/A

Reference : Manual of Steel Construction, AISC 15th Edition.

Mounting Bolts : 18-8 Stainless Steel $F_u = 60.0$ ksi. ; $F_t = 20.00$ ksi. ; $F_v = 10.00$ ksi.

Reference : Hilti North American Product Technical Guide, Volume 2, Edition 22.0

3.2.4 HIT HY 270 Hybrid for Masonry Construction and Threaded HIT-IC Inserts

3.3.18 HLC Sleeve Anchor : Stainless Steel Sleeve Anchors

Design Loads for the 5'-0" Tall Channel Letter/Number :

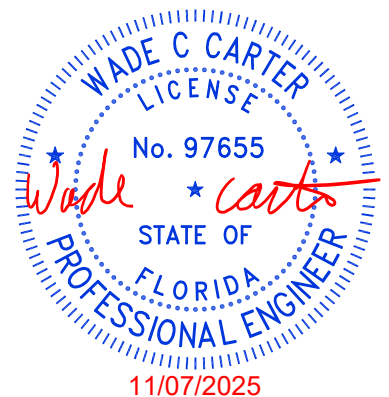
Dead Load : (Based on the letter 'A' - Heaviest.)

Based on 4.5 lbs./sq.ft. : $ShrDL := (5.0 \cdot 4.75) \cdot 4.5$ $ShrDL = 106.875$ lbs.

Wind Load :

Directional : $ShrWL := \left(5.0 \cdot \left(\frac{5.0}{12} \right) \right) \cdot F$ $ShrWL = 63.954$ lbs.

Suction : $SuctWL := (5.0 \cdot 4.75) \cdot F$ $SuctWL = 729.076$ lbs.



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Snow Load :

$$3" \text{ Deep Letter : } ShrSL := \left(4.75 \cdot \left(\frac{5.0}{12} \right) \right) \cdot SL \quad ShrSL = 0 \quad \text{lbs.}$$

Combined Shear :

$$\text{Summation : (lbs.) } ShrLtr := \sqrt{\left((ShrDL + ShrWL)^2 + (ShrSL + ShrWL)^2 \right)} \quad ShrLtr = 182.408$$

Design of Mounting Bolts for the 5'-0" Tall Channel Letter/Number :

$$\text{Mounting Bolt Diameter : (in.) } MntBlDia := 0.375$$

$$\text{Stress Area : (in.}^2 \text{) } MntBlArea := \frac{\pi \cdot MntBlDia^2}{4} \quad MntBlArea = 0.11$$

(Based on nominal diameter per AISC 4-3)

$$\text{Allowable Tension : (lbs.) } AllwTen := 20000 \cdot MntBlArea \quad AllwTen = 2209$$

$$\text{Allowable Shear : (lbs.) } AllwShr := 10000 \cdot MntBlArea \quad AllwShr = 1104$$

$$\text{Number of Mounting Bolts per Letter/Number : } NoBl := 6$$

$$\text{Shear Load per Mounting Bolt : (lbs.) } ShrMntBl := \frac{ShrLtr}{NoBl} \quad ShrMntBl = 30.401$$

$$\text{Tension Load per Mounting Bolt : (lbs.) } TenMntBl := \frac{SuctWL}{NoBl} \quad TenMntBl = 121.51$$

$$\text{Unity Check : } UCMntBl := \frac{ShrMntBl}{AllwShr} + \frac{TenMntBl}{AllwTen} \quad UCMntBl = 0.083 < 1.00 \quad \text{OK}$$

Mounting Bolts

Use : 3/8" diameter 18-8 stainless steel bolt, with spacers thru EIFS, as listed :

Toggle bolts in hollow concrete block or plywood sheathing.

Lag bolts in wood studs.

All thread bolts with blocking between studs without sheathing.

Design of Hilti Adhesive and Inserts in Brick for the 5'-0" Tall Channel Letter/Number :

Based on allowable load data from Table 12-14 for hollow brick.

$$\text{Nominal Anchor Diameter : } 3/8"$$

$$\text{Embedment Depth : } 3-1/8"$$

$$\text{Allowable Tension Load of Adhesive / Insert : (lbs.) } AllwTenAdhInsrt := 880$$

$$\text{Allowable Shear Load of Adhesive / Insert : (lbs.) } AllwShrAdhInsrt := 1045$$

Unity Check - Hilti Adhesive / Inserts :

$$UCHiltiAdhInsrt := \frac{TenMntBl}{AllwTenAdhInsrt} + \frac{ShrMntBl}{AllwShrAdhInsrt} \quad UCHiltiAdhInsrt = 0.167 < 1.00 \quad \text{OK}$$

Use : 3/8" diameter 18-8 stainless steel bolts with Hilti Insert embedded 3-1/8" in Hilti HY-270 Adhesive.

Design of Sleeve Anchors in Concrete for the 5'-0" Tall Channel Letter/Number :

Based on allowable load data from Table 3 or Table 4.

Diameter of Sleeve : 1/2" (For 3/8" diameter bolt.)

Embedment Depth : 1-1/2"

Allowable Tension Capacity : (lbs.) $AllwTenCpcty := 450$

Allowable Shear Capacity : (lbs.) $AllwShrCpcty := 865$

Unity Check - Hilti Sleeve Anchors :

$$UCHiltiSleeve := \frac{TenMntBlT}{AllwTenCpcty} + \frac{ShrMntBlT}{AllwShrCpcty} \quad UCHiltiSleeve = 0.305 < 1.00 \quad \text{OK}$$

Use : 1/2" diameter stainless steel Hilti HLC Sleeve anchors, for 3/8" diameter bolts, embedded 1-1/2" in concrete.

Design Loads for the 1'-9" Tall Channel Letters :

Dead Load : (Based on the letter 'H' - Heaviest.)

Based on 4.5 lbs./sq.ft. : $ShrDL := (1.75 \cdot 1.5) \cdot 4.5 \quad ShrDL = 11.813 \text{ lbs.}$

Wind Load :

Directional : $ShrWL := \left(1.75 \cdot \left(\frac{3.0}{12} \right) \right) \cdot F \quad ShrWL = 13.43 \text{ lbs.}$

Suction : $SuctWL := (1.75 \cdot 1.5) \cdot F \quad SuctWL = 80.582 \text{ lbs.}$

Snow Load :

3" Deep Letter : $ShrSL := \left(1.5 \cdot \left(\frac{3.0}{12} \right) \right) \cdot SL \quad ShrSL = 0 \text{ lbs.}$

Combined Shear :

Summation : (lbs.) $ShrLtr := \sqrt{((ShrDL + ShrWL)^2 + (ShrSL + ShrWL)^2)} \quad ShrLtr = 28.593$

Design of Mounting Bolts for the 1'-9" Tall Channel Letters :

Mounting Bolt Diameter : (in.) $MntBlTdia := 0.250$

Stress Area : (in.2) $MntBlTArea := \frac{\pi \cdot MntBlTdia^2}{4} \quad MntBlTArea = 0.049$
 (Based on nominal diameter per AISC 4-3)

Allowable Tension : (lbs.) $AllwTen := 20000 \cdot MntBlTArea \quad AllwTen = 982$

Allowable Shear : (lbs.) $AllwShr := 10000 \cdot MntBlTArea \quad AllwShr = 491$

Minimum Number of Mounting Bolts per Letter : $NoBlt := 3$
 (The letter 'm' has five mounting bolts, the letters 't' and 'r' have three, all other letters have four.)

$$\text{Shear Load per Mounting Bolt : (lbs.) } ShrMntBlt := \frac{ShrLtr}{NoBlt} \quad ShrMntBlt = 9.531$$

$$\text{Tension Load per Mounting Bolt : (lbs.) } TenMntBlt := \frac{SuctWL}{NoBlt} \quad TenMntBlt = 26.86$$

$$\text{Unity Check : } UCMntBlt := \frac{ShrMntBlt}{AllwShr} + \frac{TenMntBlt}{AllwTen} \quad UCMntBlt = 0.047 < 1.00 \quad \text{OK}$$

Mounting Bolts

Use : 1/4" diameter 18-8 stainless steel bolt, with spacers thru EIFS, as listed :

Toggle bolts in hollow concrete block or plywood sheathing.

Lag bolts in wood studs.

All thread bolts with blocking between studs without sheathing.

Design of Hilti Adhesive and Inserts in Brick for the 1'-9" Tall Channel Letters :

Based on allowable load data from Tables 12 and 13.

Nominal Anchor Diameter : 1/4"

Embedment Depth : 3-1/8"

$$\text{Allowable Tension Load of Adhesive / Insert : (lbs.) } AllwTenAdhInsrt := 170$$

$$\text{Allowable Shear Load of Adhesive / Insert : (lbs.) } AllwShrAdhInsrt := 220$$

Unity Check - Hilti Adhesive / Inserts :

$$UCHiltiAdhInsrt := \frac{TenMntBlt}{AllwTenAdhInsrt} + \frac{ShrMntBlt}{AllwShrAdhInsrt} \quad UCHiltiAdhInsrt = 0.201 < 1.00 \quad \text{OK}$$

Use : 1/4" diameter 18-8 stainless steel bolts with Hilti Insert embedded 3-1/8" in Hilti HY-270 Adhesive.

Design of Sleeve Anchors in Concrete for the 1'-9" Tall Channel Letters :

Based on allowable load data from Table 3.

Diameter of Sleeve : 5/16" (For 1/4" diameter bolt.)

Embedment Depth : 1-1/4"

$$\text{Allowable Tension Capacity : (lbs.) } AllwTenCpcty := 310$$

$$\text{Allowable Shear Capacity : (lbs.) } AllwShrCpcty := 600$$

Unity Check - Hilti Sleeve Anchors :

$$UCHiltiSleeve := \frac{TenMntBlt}{AllwTenCpcty} + \frac{ShrMntBlt}{AllwShrCpcty} \quad UCHiltiSleeve = 0.103 < 1.00 \quad \text{OK}$$

Use : 5/16" diameter stainless steel Hilti HLC Sleeve anchors, for 1/4" diameter bolts,
embedded 1-1/1" in concrete or grout filled CMU.

File : AllenInd2573c.mcd

Site : A1 Home Center
 1066 Clearlake Road
 Cocoa, Florida 32922

Project : 6'-4" tall x 3'-7" overhang x 13'-8" long brake formed aluminum covered aluminum tube frame awning
 for installation on building wall over the entrance.
 Drawing No. 2511035 rev. A

Design loads are based on the 2023 Florida Building Code, 8th Edition (ASCE 7-22) using Exposure C and 150 mph wind speed.

Design Wind Speed : (mph.) $V := 150.0$ Based on Risk Category II

Velocity Pressure Coefficient at a Height of Less Than 25', Exposure C : $K_z := 0.95$ Based on Table 26.10-1

Topographic Factor : $K_{zt} := 1.00$ Based on Table 26.8-1

Wind Directionality Factor : $K_d := 0.85$ Based on Table 26.6-1

Velocity Pressure : (PSF) $q_z := 0.00256 \cdot K_z \cdot K_{zt} \cdot K_d \cdot V^2$ $q_z = 46.512$ Based on Equation 26.10-1

External Pressure GC_p : $GC_p := 1.10$ Based on 30.3-1

ASD Conversion Factor : $LCF := 0.60$

Design Pressure : (PSF) $F := q_z \cdot GC_p \cdot LCF$ $F = 30.698$

Design Snow Load : (PSF) $SL := 0.0$ N/A

Reference : 2020 Aluminum Design Manual, The Aluminum Association

Extruded Tube : 6061-T6 Temper and Alloy $F_y = 35.0$ ksi. ; $F_b = 21.21$ ksi. ; $F_v = 12.72$ ksi. ;
 within 1" of welds $F_{yw} = 15$ ksi. ; $F_{bw} = 9.09$ ksi. ; $F_{vw} = 5.45$ ksi.

Extruded Clips : 5052-H34 Temper and Alloy $F_y = 26.0$ ksi. ; $F_b = 14.2$ ksi. ; $F_v = 9.5$ ksi. ;
 within 1" of welds $F_{yw} = 9.5$ ksi. ; $F_{bw} = 8.6$ ksi. ; $F_{vw} = 3.5$ ksi.

Reference : Manual of Steel Construction, AISC 15th Edition.

Mounting Bolts : 18-8 Stainless Steel $F_u = 60.0$ ksi. ; $F_t = 20.00$ ksi. ; $F_v = 10.00$ ksi.

Reference : Hilti North American Product Technical Guide, Volume 2, Edition 22.0

3.2.4 HIT HY 270 Hybrid for Masonry Construction and Threaded HIT-IC Inserts

3.3.18 HLC Sleeve Anchor : Stainless Steel Sleeve Anchors

Design Loads :

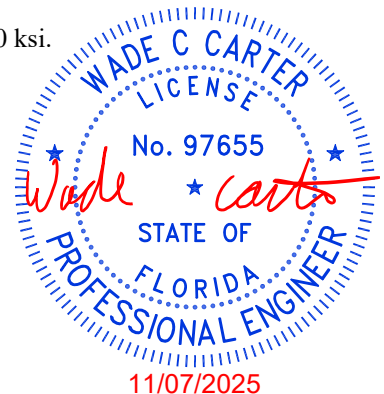
Dead Load :

Based on 3.5 lbs./sq.ft. : $ShrDL := (6.33 \cdot 13.67) \cdot 3.5$ $ShrDL = 302.859$ lbs.

Wind Load :

Based on Overhang : $ShrWL := (3.58 \cdot 13.67) \cdot F$ $ShrWL = 1502.313$ lbs.

Suction : $SuctWL := (6.33 \cdot 13.67) \cdot F$ $SuctWL = 2656.325$ lbs.



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Snow/Ice Load :

Based on Diagonal Area : $ShrSL := (7.21 \cdot 13.67) \cdot SL$ $ShrSL = 0$ lbs.

Combined Shear :

Summation : (lbs.) $ShrTot := ShrDL + ShrWL + ShrSL$ $ShrTot = 1805.172$

Design of Mounting Bolts :

Mounting Bolt Diameter : (in.) $MntBlDia := 0.375$

Stress Area : (in.²) $MntBlArea := \frac{\pi \cdot MntBlDia^2}{4}$ $MntBlArea = 0.11$
 (Based on nominal diameter per AISC 4-3)

Allowable Tension : (lbs.) $AllwTen := 20000 \cdot MntBlArea$ $AllwTen = 2209$

Allowable Shear : (lbs.) $AllwShr := 10000 \cdot MntBlArea$ $AllwShr = 1104$

Number of Mounting Bolts : $NoBl := 26$
 (Based on four mounting locations top, middle and bottom with two fasteners per clip.)

Shear Load per Mounting Bolt : (lbs.) $ShrMntBl := \frac{ShrTot}{NoBl}$ $ShrMntBl = 69.43$

Number of Mounting Bolts in Tension : $NoTen := 8$

Vertical Distance Between Mounting Bolts : (in.) $LvrArm := 57.75$

Overhang of Awning : (ft.) $AwnOvrHng := 3.58$

Tension Load per Mounting Bolt : (lbs.) $TenMntBl := \frac{(ShrTot) \cdot \left(\frac{AwnOvrHng \cdot 12}{2} \right)}{NoTen \cdot LvrArm} + \frac{SuctWL}{NoBl}$
 $TenMntBl = 186.1$

Unity Check : $UCMntBl := \frac{TenMntBl}{AllwTen} + \frac{ShrMntBl}{AllwShr}$ $UCMntBl = 0.147 < 1.00$ OK
 Mounting Bolts

Use : Use 3/8" diameter 18-8 Stainless Steel bolt, with spacers thru EIFS, as listed :

Toggle bolts in hollow concrete block or plywood sheathing.

Lag bolts in wood studs.

All thread bolts with blocking between studs without sheathing.

Design of Hilti Adhesive and Inserts for Brick :

Based on allowable load data from Tables 12 and 13.

Nominal Anchor Diameter : 3/8"

Embedment Depth : 3-1/8"

Allowable Tension Load of Adhesive / Insert : (lbs.) $AllwTenAdhInsrt := 880$

Allowable Shear Load of Adhesive / Insert : (lbs.) $AllwShrAdhInsrt := 1045$

Unity Check - Hilti Adhesive / Inserts :

$$UCHiltiAdhInsrt := \frac{TenMntBlT}{AllwTenAdhInsrt} + \frac{ShrMntBlT}{AllwShrAdhInsrt} \quad UCHiltiAdhInsrt = 0.278 < 1.00 \quad \text{OK}$$

Use : 3/8" diameter 18-8 stainless steel bolts with Hilti Insert embedded 3-1/8" in Hilti HY-270 Adhesive.

Design of Sleeve Anchors for Concrete :

Based on allowable load data from Table 3 or Table 4.

Diameter of Sleeve : 1/2" (For 3/8" diameter bolt.)

Embedment Depth : 1-1/2"

Allowable Tension Capacity : (lbs.) $AllwTenCpcty := 450$

Allowable Shear Capacity : (lbs.) $AllwShrCpcty := 865$

Unity Check - Hilti Sleeve Anchors :

$$UCHiltiSleeve := \frac{TenMntBlT}{AllwTenCpcty} + \frac{ShrMntBlT}{AllwShrCpcty} \quad UCHiltiSleeve = 0.494 < 1.00 \quad \text{OK}$$

Use : 1/2" diameter stainless steel Hilti HLC Sleeve anchors, for 3/8" diameter bolts, embedded 1-1/2" in concrete.

Check 2" x 1" x 1/8" Aluminum Tube Frame :

Bending Moment on Awning Structure :

$$\text{Moment Based on Combined Shear Load : (in.lbs.) } Mt := \left((ShrTot) \cdot \left(\frac{AwnOvrHng \cdot 12}{2} \right) \right) \\ Mt = 38775.096$$

Frame Members for Dividing the Load : $NoFrMbrs := 3$

$$\text{Moment per Tube Frame Member : (in.lbs.) } MtTube := \frac{Mt}{NoFrMbrs} \quad MtTube = 12925.032$$

Combined Moment of Inertia of Each Tube Frame :

2" x 1" x 1/8" Aluminum Tube : Area : (in.2) $TubeArea := 0.688$

Moment of Inertia : (in.4) $TubeMI := 0.332$

Distance to Neutral Axis of Tube : (in.) $Cnt := 1.0$

Out to Out of Tubes : (in.) $ExtrmFibr := 18.0$

Distance from Center of Frame to Outer Edge of Tube : (in.) $c := \frac{ExtrmFibr}{2}$ $c = 9$

Centroid of Frame Structure to Neutral Axis of Tube : (in.) $d := c - Cnt$ $d = 8$

Moment of Inertia of Composite Tube Structure : (in.4) $Itot := 2 \cdot (TubeMI + (TubeArea \cdot d^2))$
 $Itot = 88.728$

Tube Frame Bending Stress :

Bending Stress : (psi.) $fb := \frac{Mtube \cdot ExtrmFibr}{Itot}$ $fb = 2622.065$

Unity Check - Aluminum Frame : $UCFrame := \frac{fb}{9090}$ $UCFrame = 0.288 < 1.00$ OK

Check of 'Z' Mounting Clips :

Clip : 2" x 2" x 1/4" x 12" LG.

Clip Thickness : (in.) $ClipThk := 0.25$

Clip Length : (in.) $ClipLngth := 12.0$

Distance from Vertical Leg to Bolt Load : (in.) $TransfereDist := 0.9375$

Number of Mounting Bolts per Clip : $NoBlts := 2$

Section Modulus of Angle Leg in Bending : (in.3) $AngLegSM := \frac{ClipLngth \cdot ClipThk^2}{6}$
 $AngLegSM = 0.125$

Bending Stress : (psi.) $fb := \frac{(TenMntBlts \cdot NoBlts) \cdot TransfereDist}{AngLegSM}$ $fb = 2791.427$

Shear Area per Angle : (in.2) $ShrArea := ClipThk \cdot ClipLngth$ $ShrArea = 3$

Shear Stress : (psi.) $fv := \frac{ShrMntBlts \cdot NoBlts}{ShrArea}$ $fv = 46.286$

Unity Check : $UCMntAng := \frac{fb}{14200} + \frac{fv}{9500}$ $UCMntAng = 0.201 < 1.00$ OK
 Mounting Angles

File : AllenInd2573d.mcd

Site : A1 Home Center
 1066 Clearlake Road
 Cocoa, Florida 32922

Sign Type : 5'-0" x 5'-0" x 5/8" thick combination of a 1/8" thick ACM backer with routed 1/2" thick PVC copy.
 Ten (10) of these signs will be installed on the building using double angle clips.
 Drawing No. 2511036 rev. A

Design loads are based on the 2023 Florida Building Code, 8th Edition (ASCE 7-22) using Exposure C and 150 mph wind speed.

Design Wind Speed : (mph.) $V := 150.0$ Based on Risk Category II

Velocity Pressure Coefficient at a Height of Less Than 25', Exposure C : $K_z := 0.95$ Based on Table 26.10-1

Topographic Factor : $K_{zt} := 1.00$ Based on Table 26.8-1

Wind Directionality Factor : $K_d := 0.85$ Based on Table 26.6-1

Velocity Pressure : (PSF) $q_z := 0.00256 \cdot K_z \cdot K_{zt} \cdot K_d \cdot V^2$ $q_z = 46.512$ Based on Equation 26.10-1

External Pressure GC_p : $GC_p := 1.10$ Based on 30.3-1

ASD Conversion Factor : $LCF := 0.60$

Design Pressure : (PSF) $F := q_z \cdot GC_p \cdot LCF$ $F = 30.698$

Design Snow Load : (PSF) $SL := 0.0$ N/A

Reference : 2020 Aluminum Design Manual, The Aluminum Association

Angle : 6061-T6 Temper and Alloy $F_y = 35.0$ ksi. ; $F_b = 21.21$ ksi. ; $F_v = 12.72$ ksi.

Reference : Manual of Steel Construction, AISC 15th Edition.

Mounting Bolts : 18-8 Stainless Steel $F_u = 60.0$ ksi. ; $F_t = 20.00$ ksi. ; $F_v = 10.00$ ksi.

Reference : Hilti North American Product Technical Guide, Volume 2, Edition 22.0

3.2.4 HIT HY 270 Hybrid for Masonry Construction and Threaded HIT-IC Inserts

3.3.18 HLC Sleeve Anchor : Stainless Steel Sleeve Anchors

Design Loads :

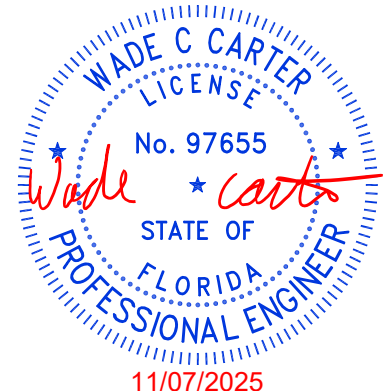
Dead Load :

Based on 2.25 lbs./sq.ft. : $ShrDL := (5.0 \cdot 5.0) \cdot 2.25$ $ShrDL = 56.25$ lbs.

Wind Load :

Directional : $ShrWL := \left(5.0 \cdot \left(\frac{0.625 + 1.5}{12} \right) \right) \cdot F$ $ShrWL = 27.18$ lbs.

Suction : $SuctWL := (5.0 \cdot 5.0) \cdot F$ $SuctWL = 767.448$ lbs.



11/07/2025

This item has been digitally signed and sealed by Wade Carter on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Snow Load :

$$5/8" \text{ Deep Sign : } ShrSL := \left(5.0 \cdot \left(\frac{0.625 + 1.5}{12} \right) \right) \cdot SL \quad ShrSL = 0 \text{ lbs.}$$

(Plus mounting angles.)

Combined Shear :

$$\text{Summation : (lbs.) } ShrSgn := \sqrt{((ShrDL + ShrWL)^2 + (ShrSL + ShrWL)^2)} \quad ShrSgn = 87.746$$

Design of Mounting Bolts :

$$\text{Mounting Bolt Diameter : (in.) } MntBlDia := 0.375$$

$$\text{Stress Area : (in.}^2 \text{) } MntBlArea := \frac{\pi \cdot MntBlDia^2}{4} \quad MntBlArea = 0.11$$

(Based on nominal diameter per AISC 4-3)

$$\text{Allowable Tension : (lbs.) } AllwTen := 20000 \cdot MntBlArea \quad AllwTen = 2209$$

$$\text{Allowable Shear : (lbs.) } AllwShr := 10000 \cdot MntBlArea \quad AllwShr = 1104$$

$$\text{Number of Mounting Bolts : } NoBl := 8$$

$$\text{Shear Load per Mounting Bolt : (lbs.) } ShrMntBl := \frac{ShrSgn}{NoBl} \quad ShrMntBl = 10.968$$

$$\text{Tension Load per Mounting Bolt : (lbs.) } TenMntBl := \frac{SuctWL}{NoBl} \quad TenMntBl = 95.93$$

$$\text{Unity Check : } UCMntBl := \frac{ShrMntBl}{AllwShr} + \frac{TenMntBl}{AllwTen} \quad UCMntBl = 0.053 < 1.00 \quad \text{OK}$$

Mounting Bolts

Use : 3/8" diameter 18-8 stainless steel bolt, with spacers thru EIFS, as listed :

Toggle bolts in hollow concrete block or plywood sheathing.

Lag bolts in wood studs.

All thread bolts with blocking between studs without sheathing.

Design of Hilti Adhesive and Inserts for Brick :

Based on allowable load data from Table 12-14 for hollow brick.

$$\text{Nominal Anchor Diameter : } 3/8"$$

$$\text{Embedment Depth : } 3-1/8"$$

$$\text{Allowable Tension Load of Adhesive / Insert : (lbs.) } AllwTenAdhInsrt := 880$$

$$\text{Allowable Shear Load of Adhesive / Insert : (lbs.) } AllwShrAdhInsrt := 1045$$

Unity Check - Hilti Adhesive / Inserts :

$$UCHiltiAdhInsrt := \frac{TenMntBlT}{AllwTenAdhInsrt} + \frac{ShrMntBlT}{AllwShrAdhInsrt} \quad UCHiltiAdhInsrt = 0.12 < 1.00 \quad \text{OK}$$

Use : 3/8" diameter 18-8 stainless steel bolts with Hilti Insert embedded 3-1/8" in Hilti HY-270 Adhesive.

Design of Sleeve Anchors for Concrete :

Based on allowable load data from Table 3 or Table 4.

Diameter of Sleeve : 1/2" (For 3/8" diameter bolt.)

Embedment Depth : 1-1/2"

Allowable Tension Capacity : (lbs.) $AllwTenCpcty := 450$

Allowable Shear Capacity : (lbs.) $AllwShrCpcty := 865$

Unity Check - Hilti Sleeve Anchors :

$$UCHiltiSleeve := \frac{TenMntBlT}{AllwTenCpcty} + \frac{ShrMntBlT}{AllwShrCpcty} \quad UCHiltiSleeve = 0.226 < 1.00 \quad \text{OK}$$

Use : 1/2" diameter stainless steel Hilti HLC Sleeve anchors, for 3/8" diameter bolts, embedded 1-1/2" in concrete.

Design of Mounting Angles :

Angle : 1-1/2" x 1-1/2" x 1/8" x 4'-2" LG.

Angle Thickness : (in.) $AngleThk := 0.125$

Angle Length : (in.) $AngleLngth := 50.0$

Distance from Vertical Leg to Bolt Load : (in.) $TransfereDist := 0.6875$

$$\text{Section Modulus of Angle Leg in Bending : (in.}^3 \text{) } \quad AngLegSM := \frac{AngleLngth \cdot AngleThk^2}{6}$$

$$AngLegSM = 0.13$$

Number of Mounting Bolts per Mounting Angle : $NoBlAng := 4$

$$\text{Bending Stress : (psi.) } \quad f_b := \frac{(NoBlAng \cdot TenMntBlT) \cdot TransfereDist}{AngLegSM} \quad f_b = 2026.063$$

$$\text{Shear Area per Angle : (in.}^2 \text{) } \quad ShrArea := AngleThk \cdot AngleLngth \quad ShrArea = 6.25$$

$$\text{Shear Stress : (psi.) } \quad f_v := \frac{NoBlAng \cdot ShrMntBlT}{ShrArea} \quad f_v = 7.02$$

$$\text{Unity Check : } \quad UCMntAng := \frac{f_b}{21210} + \frac{f_v}{12720} \quad UCMntAng = 0.096 < 1.00 \quad \text{OK}$$

Mounting Angles

BOARD OF ADJUSTMENT AGENDA ITEM

Memo Date: 04/06/2026
Agenda Date: 4/15/2026
Prepared By: Lucilene Ribeiro, Planner
Through: Stockton Whitten, City Manager
Requested Action: Consideration of a variance request from Appendix A, Zoning, Article XI, Sec 17 (G) of the City of Cocoa Code to reduce the required 20-foot accessory structure setback in the rear yard by approximately 10 feet on the east property line for a screened-in porch. The property is identified as 765 Dryden Cir, Cocoa, Florida. Tax Parcel ID 24-35-27-51-F-39.

BACKGROUND:

Date: April 7, 2026

Project No.: PZ# 26-00800001

Meeting Date: April 16, 2025

Project Planner: Lucilene Ribeiro - Planner

Subject Property: 765 Dryden Cir, Cocoa, FL 32922

Applicant: Ricardo Melendez

Notice Provided: Notice of the public hearing was provided by publishing in the newspaper on March 31, 2026, mailers to property owners within 500 feet.

I. Project Information

The subject property is located within the Fern Meadows Phase Two Planned Unit Development (PUD) and is identified as Lot 39, Block F, as recorded in Plat Book 53, Pages 5–6 of the Public Records of Brevard County.

The property consists of a single-family residential lot of approximately 0.12 acres and is currently developed with a single-family home constructed in 2006.

The applicant is requesting a variance to allow the construction of a screened patio that would encroach into the required rear yard setback.

Unique Site Conditions and PUD Layout

The Fern Meadows Phase Two subdivision was designed as a Planned Unit Development with a unique lot configuration, and the recorded plat establishes that all lots, including Lot 39, are subject to specific layout constraints such as drainage and utility easements, standardized lot dimensions, and designated areas for stormwater management and common open space, which collectively govern how individual lots may be used. In accordance with Appendix A, Zoning, Article XI, Section 17(G)(3), regarding residential PUDs, each PUD shall establish appropriate building setbacks. In this case, the plat of the Fern Meadows Phase Two subdivision for the PUD establishes that the applicable rear setback for Lots 1-44, Block F, is 10 feet and that no structures of any sort shall be permitted in the rear setback yard(Exhibit A) Notably, the survey and plat indicate a 10-foot private drainage easement along the rear property line,

which effectively limits the rear yard's buildable area for lots located on the western side of a stormwater retention.

Due to this configuration, the rear yard setback, combined with the platted easement and typical building placement, results in the entire backyard functioning as a constrained setback area, leaving little to no usable space for typical residential improvements such as patios or screened enclosures.

Future Land Use Designation: Neighborhood Commercial
Zoning District: C-N – Neighborhood Commercial
Existing Land Use: Single Family Residential
Council District: District 3– Council member Patricia Weeks

Overview of Surrounding Area:

	Future Land Use Designation	Zoning District	Land Use
North	Neighborhood Commercial	C-N	Single Family Residential
South	Neighborhood Commercial	C-N	Single Family Residential
East	Neighborhood Commercial	C-N	Single Family Residential
West	Neighborhood Commercial	C-N	Single Family Residential

II. Staff Analysis

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

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

Staff Finding: Special conditions and circumstances exist that are peculiar to the subject property and are not the result of actions created by the applicant. The property is part of a PUD with a standardized lot layout that includes rear drainage easements and constrained buildable areas.

The plat establishes limitations on the use of the rear portion of the property, and when combined with setback requirements, results in the entire backyard effectively functioning as a restricted setback area. This condition limits the property owner's ability to construct typical residential improvements.

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

Staff Finding: A literal interpretation of the setback requirements set following Brevard County Ordinances would prevent the applicant from constructing a screened patio within the rear yard, which is a common residential amenity enjoyed by other properties.

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

Staff Finding: The hardship is not self-imposed. The limitations on the property result from the original subdivision plat design, including drainage easements and lot configuration.

The applicant did not create these conditions; they are inherent to the property and the subdivision layout.

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

Staff Finding: Granting the variance will not confer a special privilege upon the applicant. The request is to allow a typical residential improvement - specifically, a screened patio - that is consistent with residential development patterns.

Furthermore, because the same lot configuration and constraints exist throughout the subdivision, approval of this variance would be consistent with conditions affecting other properties within the PUD.

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

Staff Finding: The requested variance is the minimum necessary to allow reasonable use of the property. The screened patio is proposed in a location that uses existing space while respecting the overall layout constraints of the plat. In addition, the variance does not permit building in the 10' private drainage easement and will not interfere with such.

Due to the limited buildable area, any lesser variance would not allow for a functional outdoor living space.

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

Staff Finding: The proposed screened patio is consistent with the character of the surrounding residential neighborhood and will not adversely impact adjacent properties. Screened patios are a common residential feature and typically do not generate noise, traffic, or other impacts detrimental to the public welfare. It should be noted that the

Fern Meadows Homeowner's Association Covenants, recorded in the Official Records of Brevard County at Book 5018, Page 1180, Article II, Section 10, provides: "No building, other than that allowed by local Building Code, shall be set back not less than 20 feet from the front lot line, not less than 5 feet from each side lot line, and not less than 20 feet from the rear lot line, except for screen porches, which shall be set back not less than 10 feet from the rear lot line." Thus, the variance request is consistent with the HOA Covenants for Fern Meadows.

The request remains consistent with the general intent of the zoning ordinance, which is to promote the reasonable use of residential properties while maintaining neighborhood compatibility.

The requested variance is also consistent with the overall design intent of the Fern Meadows Phase Two subdivision. The plat establishes a coordinated development pattern, including common open spaces, drainage systems, and uniform lot configurations that apply throughout the subdivision.

Allowing reasonable residential improvements, such as a screened patio, while respecting these constraints ensures that the property can be used in a manner consistent with both the subdivision design and the expectations of similarly situated property owners.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:

Staff recommends Approval of the variance request from Appendix A, Zoning, Article XI, Minimum Yard Requirements, to allow a reduction to the required rear yard setback to permit a screened patio at 765 Dryden Circle, subject to the following conditions:

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

approval.

3. Any other conditions deemed necessary by the Board of Adjustment.



Board of Adjustment
Variance Application

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

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

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

For Office Use Only - Date Received

Please TYPE or PRINT this application neatly.

Stamp Only When Application is Fully Complete

1. Request: 10-foot reduction from the required 20-foot rear yard setback

2. Applicable City Code Section(s): PUD

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

Company (if applicable): _____

Name: Ricardo Melendez

Mailing Address: 765 Dryden Circle

City: Cocoa State: FL Zip Code: 32926

Phone #: 939-397-7467 Fax #: _____

Mobile #: 939-397-7467 E-mail: melendezfamily2011@gmail.com

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

Company (if applicable): _____

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Fax #: _____

Mobile #: _____ E-mail: _____

5. Property Information:

Street Address and Location: 765 Dryden Circle Cocoa, FL. 32926

Parcel ID: 24-35-27-51-F39

Tax Account Numbers: 2458920

Land Area: 5,250 s/f square feet or _____ acres

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

Zoning District (to be completed by City): _____

Existing Use(s) on Property: _____

Proposed Use(s) on Property: _____

6. Variance Petition:

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

Prerequisites to granting of variance:

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

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

The property contains a previously permitted by the City concrete slab intended for a residential outdoor area. The location of this existing improvement limits alternative configurations for a screened porch while maintaining reasonable use of the space.

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

Strict application of the ordinance would prevent use of the permitted by the City slab for a screened porch, a residential improvement commonly enjoyed by similar properties in Brevard County, in Cocoa, and in my own subdivision.

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

The condition results from the location of the previously permitted slab and existing site layout, not from any action intended to circumvent zoning requirements.

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

The request simply allows construction of a typical screened porch similar to those commonly found on residential properties including my subdivision.

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

The requested variance is the minimum necessary to allow a screened porch to be built over the existing (permitted) slab while maintaining reasonable residential use of the property.

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

The screened porch will be consistent with residential improvements in the neighborhood and will not negatively impact surrounding properties or public welfare.

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

- a. ☐ **Notarized application.**
 - b. ☐ **List of owners within 500 feet.** A "radius map package" from Brevard County containing a certified mailing list with mailing labels and a map of all property owners of record who reside within a 500-foot radius of the subject property is required for public notice. It is the applicant's responsibility to request these materials with the Brevard County GIS Department that are available free of charge. Inquiries must be emailed to servicedesk@brevardfl.gov and forwarded to the **City of Cocoa Planning and Zoning Department** when available.
 - c. ☐ **Application Fee.** The fee is \$____. Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department. Public mail notice and legal advertising fees must also be paid with application submittal.
 - d. ☐ **Proof of Ownership.** A copy of the most recent recorded warranty deed or record of ownership printed from the Brevard County Property Appraiser website is required.
 - e. ☐ **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.
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 - a. The witness has personal knowledge of the fact in which the witness will testify; and/or
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 - 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.
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* Check here if same as Applicant → ☒

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and I hereby authorize the applicant to submit this Board of Adjustment Application regarding my property described above.

Ricardo Melendez

(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 11th day of March, 20 26

11. Applicant Signature.

[Signature]
(PRINT APPLICANT NAME)

RICARDO MELENDEZ
(APPLICANT SIGNATURE)

☒ Personally Known OR ☐ Produced Identification

Type of I.D. Produced _____

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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:

**Dana Blickley, CFA, Brevard County Property Appraiser**

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.bcpao.us

Disclaimer

REAL PROPERTY DETAILS

Account 2458920 - Roll Year 2025

Owners CARRASQUILLO, RICARDO M MELENDEZ
Mailing Address 765 DRYDEN CIR COCOA FL 32926
Site Address 765 DRYDEN CIR COCOA FL 32926
Parcel ID 24-35-27-51-F-39
Taxing District 13D0 - COCOA
Exemptions HEX1 - HOMESTEAD FIRST
HEX2 - HOMESTEAD ADDITIONAL
Property Use 0110 - SINGLE FAMILY RESIDENCE
Total Acres 0.12
Site Code 0142 - NBHD LAKE/RETEN FRTG
Plat Book/Page 0053/0005
Subdivision FERN MEADOWS PHASE TWO
Land Description FERN MEADOWS PHASE TWO LOT 39 BLK F

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SALES / TRANSFERS

Date	Price	Type	Instrument
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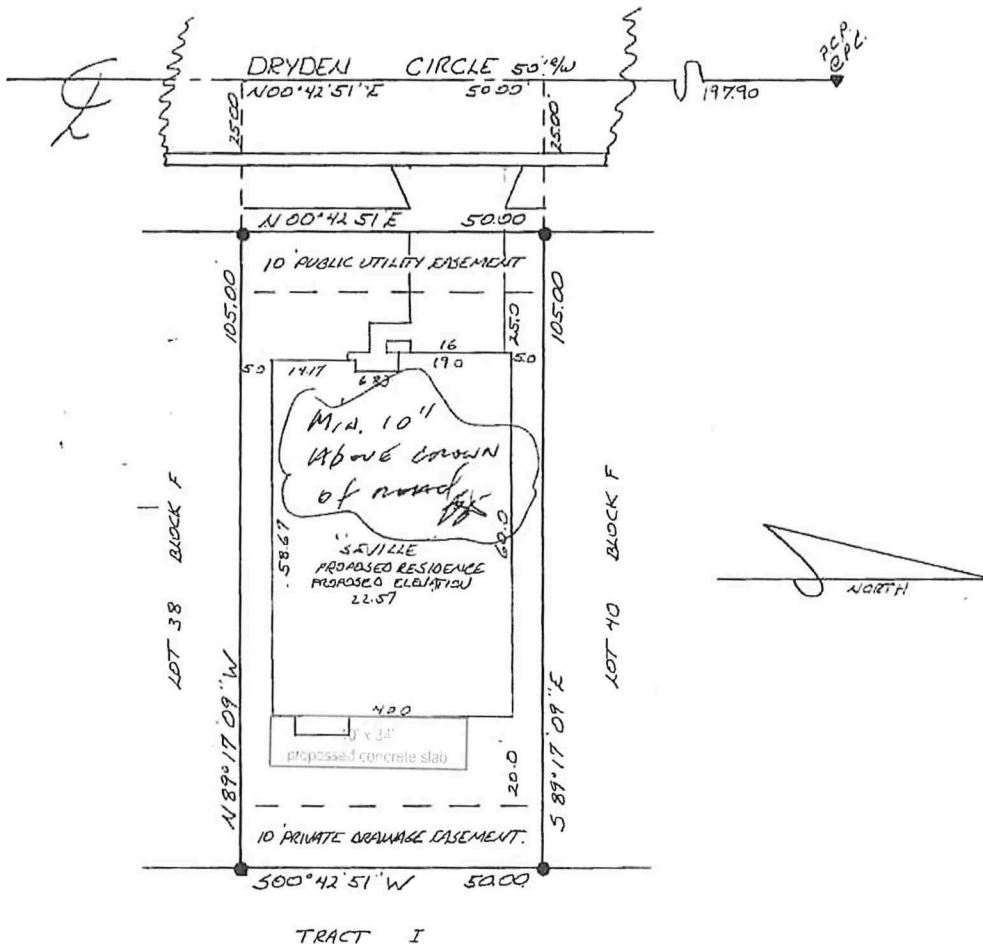
BUILDINGS**PROPERTY DATA CARD #1**

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials		Details	
Exterior Wall:	STUCCO	Year Built	2006
Frame:	MASNRYCONC	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,960	No Data Found	
Garage	405		
Open Porch	23		
Total Base Area	1,960		
Total Sub Area	2,388		

AREA
Lot 5250
R/W to curb 550
Gross sod 5800
DEDUCTIONS
Foundation 2360
Entry 21
Patio 27
A/C 9
Entry walk 36
Drive 400
Apron 136
Walk 200
Net sod 2611

● = 1/4" Rod 1.03608



RECEIVED
MAR 11 2006
Building Div.

According to FIRM Map #12009C0350 E this property lies within Flood Zone X.

Sec 27 Twp 24 Rg 35

CERTIFIED TO:

MERCEDES HOMES INC / BANK OF AMERICA N.A.
FOLEY & LARNER / BDR TITLE COMPANY

LOT 39

BLOCK F FERN MEADOWS PHASE TWO

As recorded in Plat Book 53
Public Records of Brevard County, Florida

Page 5-6

SURVEYOR'S NOTES: THIS PROPERTY HAS NOT BEEN ABSTRACTED BY SURVEYOR FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD
NO UNDERGROUND INSTALLATIONS HAVE BEEN LOCATED EXCEPT AS SHOWN ON THIS SKETCH

Bearings based on Q of Dryden Circle Being N 00° 42' 51" E Per Plat

All bearings and distances are record and measured unless otherwise noted.
Elevations based on ☐ ASSUMED DATUM ☐ N.G.V.D. OF 1929 (PARENT BM _____), ELEVATION=_____

P.C.P. - PERMANENT CONTROL POINT P.T. - POINT OF TANGENCY
P.R.M. - PERMANENT REFERENCE MONUMENT P.C. - POINT OF CURVE
P.C.C. - POINT OF COMPOUND CURVE A - ARC LENGTH T - TANGENT
P.I. - POINT OF INTERSECTION R - RADIUS FND - FOUND
P.R.C. - POINT OF REVERSE CURVE O - POWER POLE M - MANHOLE
O/S - OFFSET C - CABLE TV RISER F - FIRE HYDRANT
CL - CENTERLINE S - SOUTHERN BELL RISER

C.B.S. - CONCRETE BLOCK WITH STUCCO CONC. - CONCRETE
R.E.S. - RESIDENCE FRM. - FRAME STY. - STORY
ASPH. - ASPHALT MEAS. - MEASURED REC. - RECORD PLAT
P.U.D.E. - PUBLIC UTILITY & DRAINAGE EASEMENT
N.G.V.D. - NATIONAL GEODESIC VERTICAL DATUM TYP. - TYPICAL
L.F.E. - LONGEST FLOOR ELEVATION R/W - RIGHT OF WAY
F.F.E. - FINISHED FLOOR ELEVATION B.M. - BENCHMARK

P.O.B. - POINT OF BEGINNING F - FENCELINE
P.O.C. - POINT OF COMMENCEMENT O - OVERHEAD WIRE
O - IRON ROD SET PLS 5085 ● - IRON ROD FOUND
Δ - NAIL AND DISK SET A - NAIL AND DISK FOUND
■ - CONCRETE MONUMENT FOUND

TYPE	DATE	JOB#	CK BY
BOUNDARY	12-14-2005	252429	[Signature]



CERTIFIED BY:

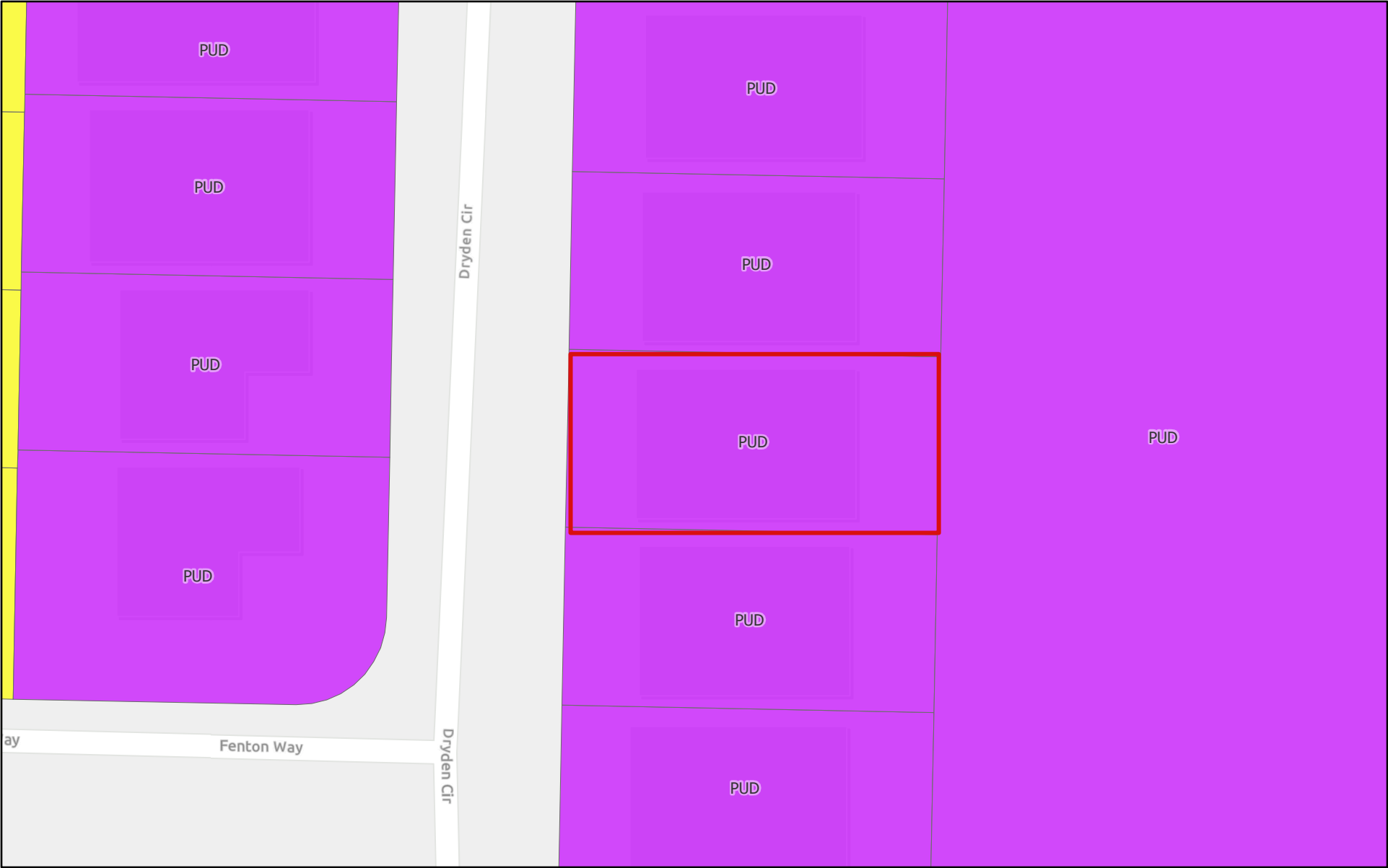
[Signature]

MIRON BARBER, FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5085
DRAWN BY: [Signature] SCALE: 1"=20'

NOT VALID WITHOUT
SIGNATURE AND
EMBOSSED WITH
SURVEYOR'S RAISED
SEAL

Permit #05-2763

Zoning Map - 765 Dryden Cir

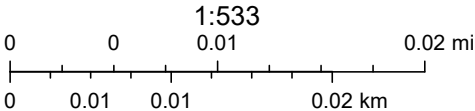


4/10/2026

Cocoa Zoning with Split Lots

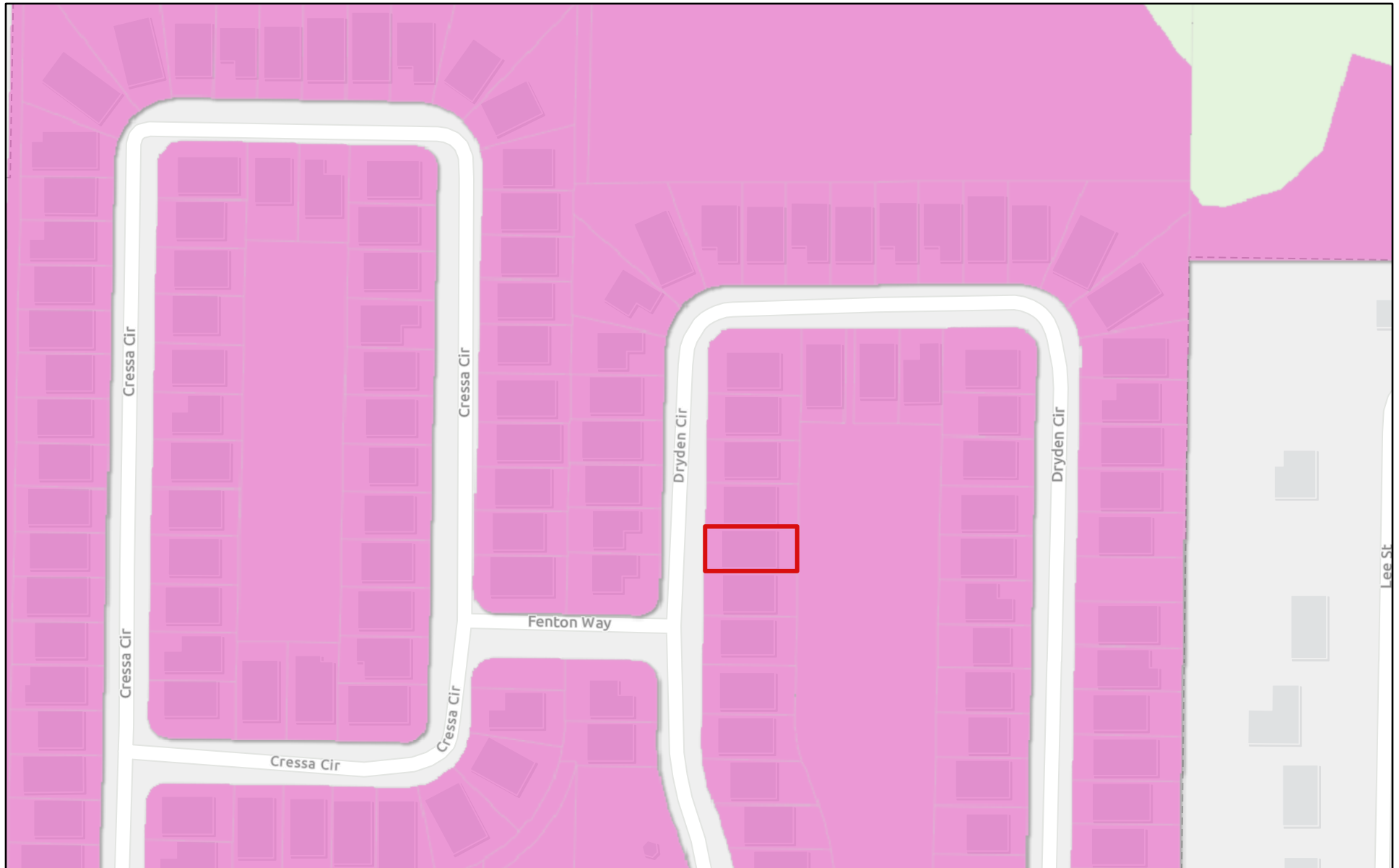
RU-1-7 - Single-Family Residential

PUD - Planned Unit Development



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Brevard County Property

FLU Map - 765 Dryden Cir



4/10/2026

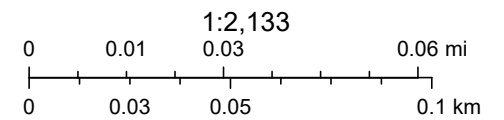
FLU



Neighborhood Commercial

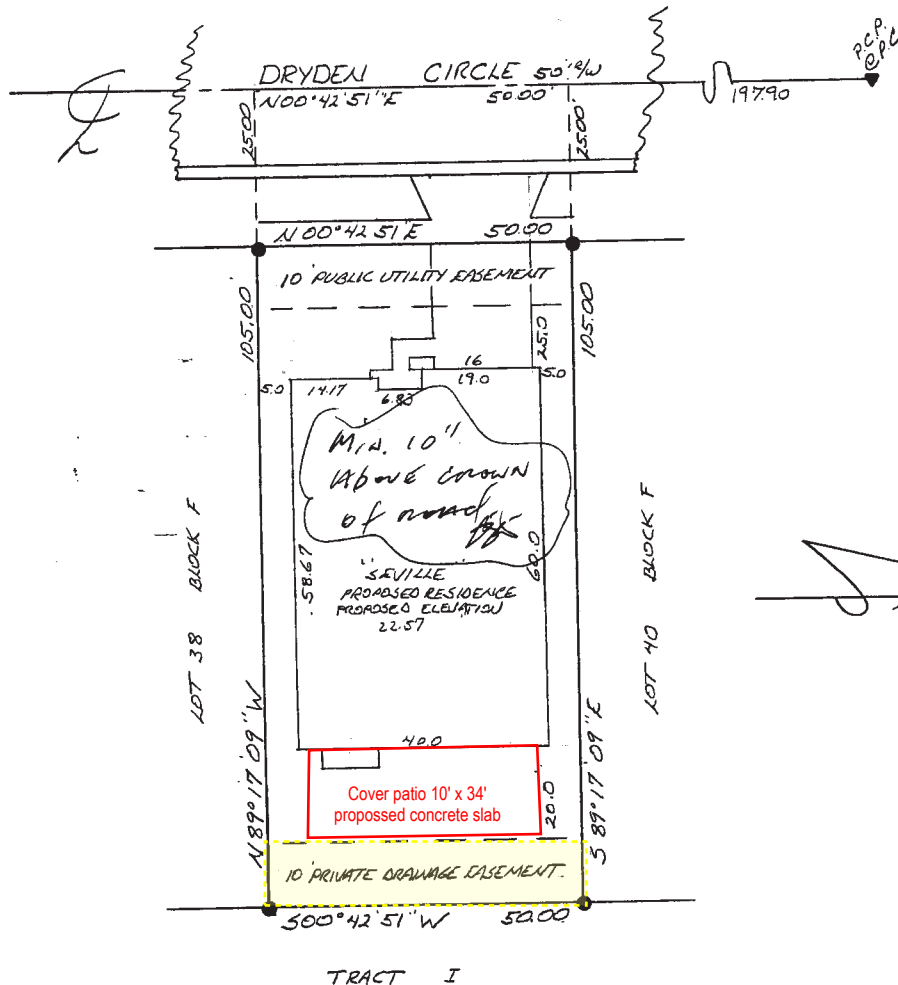


Conservation



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

AREA
 Lot 5250
 R/W to curb 550
 Gross sod 5800
 DEDUCTIONS
 Foundation 2360
 Entry 21
 Patio 27
 A/C 9
 Entry walk 36
 Drive 400
 Apron 136
 Walk 200
 Net sod 2611



RECEIVED
 MAR 11 2006
 Building Div.

According to FIRM Map #12009C0350 E this property lies within Flood Zone X.

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BOUNDARY	12-14-2005	252429	B



CERTIFIED BY:

[Signature]

NOT VALID WITHOUT
 SIGNATURE AND
 EMBOSSED WITH
 SURVEYOR'S RAISED
 SEAL

Precision Land Surveying (321) 259-4600 Fax (321) 259-4255
 2604 Melissa Court, Melbourne, Florida 32934 Certificate of Authorization #6586

MYRON E. BARKER, FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5085
 DRAWN BY: *[Signature]* SCALE: 1"=20'

Permit #05-2763



Board of Adjustment
Variance Application

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

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

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

For Office Use Only - Date Received

Please TYPE or PRINT this application neatly.

Stamp Only When Application is Fully Complete

1. Request: 10-foot reduction from the required 20-foot rear yard setback

2. Applicable City Code Section(s): PUD

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

Company (if applicable): _____

Name: Ricardo Melendez

Mailing Address: 765 Dryden Circle

City: Cocoa State: FL Zip Code: 32926

Phone #: 939-397-7467 Fax #: _____

Mobile #: 939-397-7467 E-mail: melendezfamily2011@gmail.com

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

Company (if applicable): _____

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Fax #: _____

Mobile #: _____ E-mail: _____

5. Property Information:

Street Address and Location: 765 Dryden Circle Cocoa, FL. 32926

Parcel ID: 24-35-27-51-F39

Tax Account Numbers: 2458920

Land Area: 5,250 s/f square feet or _____ acres

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

Zoning District (to be completed by City): _____

Existing Use(s) on Property: _____

Proposed Use(s) on Property: _____

6. Variance Petition:

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

Prerequisites to granting of variance:

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

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

The property contains a previously permitted by the City concrete slab intended for a residential outdoor area. The location of this existing improvement limits alternative configurations for a screened porch while maintaining reasonable use of the space.

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

Strict application of the ordinance would prevent use of the permitted by the City slab for a screened porch, a residential improvement commonly enjoyed by similar properties in Brevard County, in Cocoa, and in my own subdivision.

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

The condition results from the location of the previously permitted slab and existing site layout, not from any action intended to circumvent zoning requirements.

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

The request simply allows construction of a typical screened porch similar to those commonly found on residential properties including my subdivision.

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

The requested variance is the minimum necessary to allow a screened porch to be built over the existing (permitted) slab while maintaining reasonable residential use of the property.

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

The screened porch will be consistent with residential improvements in the neighborhood and will not negatively impact surrounding properties or public welfare.

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

- a. ☐ **Notarized application.**
 - b. ☐ **List of owners within 500 feet.** A "radius map package" from Brevard County containing a certified mailing list with mailing labels and a map of all property owners of record who reside within a 500-foot radius of the subject property is required for public notice. It is the applicant's responsibility to request these materials with the Brevard County GIS Department that are available free of charge. Inquiries must be emailed to servicedesk@brevardfl.gov and forwarded to the **City of Cocoa Planning and Zoning Department** when available.
 - c. ☐ **Application Fee.** The fee is \$____. Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department. Public mail notice and legal advertising fees must also be paid with application submittal.
 - d. ☐ **Proof of Ownership.** A copy of the most recent recorded warranty deed or record of ownership printed from the Brevard County Property Appraiser website is required.
 - e. ☐ **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.
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Ricardo Melendez

(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 11th day of March, 20 26

11. Applicant Signature.

[Signature]
(PRINT APPLICANT NAME)

RICARDO MELENDEZ
(APPLICANT 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 11th day of March, 20 26

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: _____

**Dana Blickley, CFA, Brevard County Property Appraiser**

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.bcpao.us

Disclaimer

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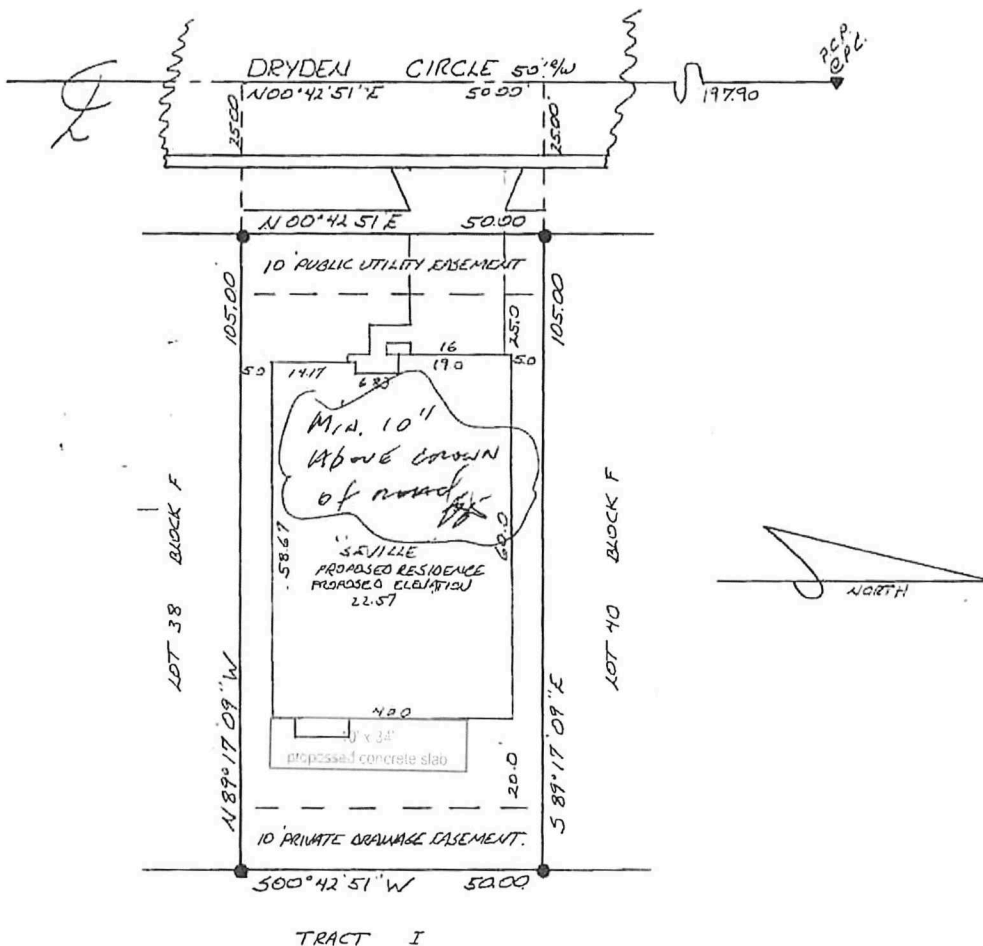
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		Commercial Units	0
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Garage	405		
Open Porch	23		
Total Base Area	1,960		
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Gross sod 5800
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A/C 9
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Apron 136
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Net sod 2611

● = 1/4" Rod 1.03608



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MAR 11 2006
Building Div.

According to FIRM Map #12009C0350 E this property lies within Flood Zone X.

Sec 27 Twp 24 Rg 35

CERTIFIED TO:

MERCEDES HOMES INC / BANK OF AMERICA N.A.
FOLEY & LARNER / BDR TITLE COMPANY

LOT 39

BLOCK F FERN MEADOWS PHASE TWO

As recorded in Plat Book 53
Public Records of Brevard County, Florida

Page 5-6

SURVEYOR'S NOTES: THIS PROPERTY HAS NOT BEEN ABSTRACTED BY SURVEYOR FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD
NO UNDERGROUND INSTALLATIONS HAVE BEEN LOCATED EXCEPT AS SHOWN ON THIS SKETCH

Bearings based on Q of Dryden Circle Being N 00°42'51" E Per Plot

All bearings and distances are record and measured unless otherwise noted.

Elevations based on ☐ ASSUMED DATUM ☐ N.G.V.D. OF 1929 (PARENT BM), ELEVATION=

P.C.P. - PERMANENT CONTROL POINT P.T. - POINT OF TANGENCY
P.R.M. - PERMANENT REFERENCE MONUMENT P.C. - POINT OF CURVE
P.C.C. - POINT OF COMPOUND CURVE A - ARC LENGTH T - TANGENT
P.I. - POINT OF INTERSECTION R - RADIUS FND. - FOUND
P.R.C. - POINT OF REVERSE CURVE O - POWER POLE M - MANHOLE
O/S - OFFSET C - CABLE TV RISER F - FIRE HYDRANT
CL - CENTERLINE S - SOUTHERN BELL RISER

C.B.S. - CONCRETE BLOCK WITH STUCCO CONC. - CONCRETE
R.E.S. - RESIDENCE FRM. - FRAME STY. - STORY
ASPH. - ASPHALT MEAS. - MEASURED REC. - RECORD PLAT
P.U.D.E. - PUBLIC UTILITY & DRAINAGE EASEMENT
N.G.V.D. - NATIONAL GEODESIC VERTICAL DATUM TYP. - TYPICAL
L.F.E. - LONGEST FLOOR ELEVATION R/W - RIGHT OF WAY
F.F.E. - FINISHED FLOOR ELEVATION B.M. - BENCHMARK

P.O.B. - POINT OF BEGINNING F - FENCELINE
P.O.C. - POINT OF COMMENCEMENT O - OVERHEAD WIRE
O - IRON ROD SET PLS 5085 ● - IRON ROD FOUND
Δ - NAIL AND DISK SET A - NAIL AND DISK FOUND
■ - CONCRETE MONUMENT FOUND

TYPE	DATE	JOB#	CK BY
BOUNDARY	12-14-2005	252429	



CERTIFIED BY:

Michael E. Baker

MICHAEL E. BAKER, FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5085
DRAWN BY: *[Signature]* SCALE: 1"=20'

NOT VALID WITHOUT
SIGNATURE AND
EMBOSSED WITH
SURVEYOR'S RAISED
SEAL

Permit #05-2763

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Monica Arsenault
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 03/31/2026
BRE floridatoday.com 03/31/2026

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 03/31/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$273.17	
Tax Amount:	\$0.00	
Payment Cost:	\$273.17	
Order No:	12203030	# of Copies:
Customer No:	1127247	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance

DENISE ROBERTS
Notary Public
State of Wisconsin

CITY OF COCOA

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

PZ 75-00000008-Family Auto
Service in Brevard LLC Special
Exception (967 N Cocoa Blvd.)

CONSIDERATION OF A SPECIAL
EXCEPTION REQUEST pursuant to
Appendix A, Zoning, Article XI, Sec
12(C)(1) of the City of Cocoa Code
to allow for an auto repair shop use
in the C-G (General Commercial
District) zoning district. The prop-
erty is identified as 967 N Cocoa
Blvd, Cocoa, Florida, Tax Parcel ID
24-36-28-00-3.

PZ 75-00800001- Ricardo Melendez
Variance (765 Dryden Cir.)

CONSIDERATION OF A VARIANCE
REQUEST from Appendix A, Zoning,
Article XI, Sec 17 of the City of
Cocoa Code to reduce the required
20-foot accessory structure
setback in the rear yard by approx-
imately 10 feet on the east prop-
erty line for a screened-in porch.
The property is identified as 765
Dryden Cir, Cocoa, Florida. Tax
Parcel ID 24-35-27-51-F-39.

Board of Adjustment
PUBLIC HEARING WILL BE HELD ON

April 15, 2026

AT 6:00 P.M. OR SOON THEREAFTER

IN THE

COCOA CITY HALL COUNCIL CHAM-
BERS 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 handi-
capped. 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 intro-
duction or admission into evidence
of otherwise inadmissible or irrele-
vant evidence, nor does it autho-
rize challenges or appeals other-
wise 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 discus-
sions 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-advertis-
ing.

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 comment-
ing:

• 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 ques-
tions prior to the meeting through
Email at cityclerk@cocoafl.gov or
via E-comments through the online
agenda at the link above. Any elec-
tronic comments submitted will be
made part of the meeting record.

Viewing In Real Time Interested
persons are encouraged to view
and listen to the hearings live by
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 responsi-
ble 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: 04/06/2026
Agenda Date: 4/15/2026
Prepared By: Lucilene Ribeiro, Planner
Through: Stockton Whitten, City Manager
Requested Action: A special exception request from Appendix A, Zoning, Article XI, Section 12(C)(1), to allow an automotive repair establishment to operate, provided all activities are conducted entirely within an enclosed structure. The property is identified as 967 N. Cocoa Boulevard, Cocoa, Florida.

BACKGROUND:

Date: April 7, 2026

Project No.: PZ# 25-00000008

Meeting Date: April 15, 2026

Project Planner: Lucilene Ribeiro - Planner

Subject Property: 967 North Cocoa Blvd, Cocoa, FL 32922

Applicant: John Ruiz, on behalf of Family Auto Service in Brevard, LLC

Notice Provided: Notice of the public hearing was provided by publishing in the newspaper on March 31, 2026, mailers to property owners within 500 feet.

I. Project Information

The subject property is located at 967 N. Cocoa Boulevard and consists of an approximately 0.47-acre parcel developed with an existing commercial structure that has historically been used for automotive-related activities. The site is currently zoned C-G (General Commercial), which permits automotive repair establishments as a Special Exception.

Future Land Use Designation: Commercial

Zoning District: General Commercial

Existing Land Use: Commercial

Council District: District 2– Council member Hearn

Overview of Surrounding Area:

	Future Land Use Designation	Zoning District	Land Use
North	Commercial	C-G	Commercial
South	Commercial	C-G	Commercial
East	Commercial	C-N	Commercial
West	Commercial	C-P	Commercial

City of Cocoa Business Tax Receipts records indicate that the site has previously been used for auto-body-related business, and the existing structure is consistent with that historical pattern of development. However, the last business to lease the property was Empire Sports Performance, a physical fitness facility focused on CrossFit activities. While the site has historically supported automotive uses, no previous Special Exceptions have been granted. To operate its business, Family Auto Service in Brevard, LLC formally requests consideration by the Board of Adjustments in accordance with zoning regulations.

The existing building contains approximately 1,300+ square feet of floor area and, as previously mentioned, is configured to support automotive service operations. The proposed business hours are Monday through Friday from 7:30 am until 5:00 pm and Saturday from 8:00 am to 4:00 pm.

The applicant, Family Auto Service in Brevard LLC, represented by John Ruiz, is requesting approval of a Special Exception to allow the operation of an automotive repair establishment within the existing structure. The building includes approximately two (2) service bays, limited staffing, and all repair activities will be conducted entirely within an enclosed structure, as well as handling materials such as oils and fluids.

Staff notes that automotive repair uses inherently involve regulated materials such as used oil, transmission fluids, and other automotive chemicals. Therefore, proper handling, storage, and disposal of these materials are critical to ensuring compliance with City Code and Florida Department of Environmental Protection (FDEP) requirements.

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 subject property has direct access from N. Cocoa Boulevard, a major arterial roadway, providing adequate ingress and egress for vehicular traffic, emergency services, and general site circulation. The site layout allows for front- and rear-access, supporting functional traffic flow.

Staff finds that the existing access configuration is adequate for the scale of the proposed use.

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: Based on City Code requirements, automotive service stations, automotive repair facilities, truck stops/large vehicle services stations, and automotive body shops. Two (2) spaces for each service bay and one (1) space for each employee per maximum shift. Service bays should not be counted as a parking space for this requirement.

The applicant has indicated that approximately ten (10) parking spaces are available, including two (2) ADA-accessible parking spaces. The scale of the use is consistent with the surrounding commercial development along the corridor and meets the minimum requirement of 6 spaces per code.

Because all work activities are conducted indoors, potential impacts from noise, glare, and odor are expected to be minimal and consistent with those of other commercial uses in the area.

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

Staff Finding: The proposed use will generate regulated waste materials typical of automotive repair operations, including used oil, filters, and other automotive fluids. Staff notes that the proposed use will generate regulated waste materials typical of automotive repair operations, including used oil, antifreeze, solvents, and other automotive fluids. 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 fully 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.

However, the applicant has indicated the intent to operate in compliance with all applicable regulations. Therefore, as a condition of this Special Exception, the applicant shall provide documentation within one (1) year of approval demonstrating compliance with Florida Department of Environmental Protection (FDEP) requirements and the City of Cocoa's Reclaimed Water/Environmental Division standards. This shall include, but not be limited to, proper hazardous materials management practices, documentation of waste disposal methods, and verification of any required pretreatment or containment systems.

Submittal of a hazardous materials management plan, in coordination with FDEP and the City's Reclaimed Water/Environmental Division, will be required to ensure that the site can safely accommodate the proposed use and operate in compliance with all applicable environmental regulations.

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

Staff Finding: The site is currently served by existing water, sewer, and electrical infrastructure. No additional utility extensions are required, and the available services are adequate to support the proposed use.

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

Staff Finding: The property is located within a commercial corridor, and surrounding uses are generally consistent with commercial zoning. While existing conditions include some fencing and site improvements, additional buffering or screening may be required during site plan review to ensure compliance with landscaping standards and compatibility with adjacent properties.

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: No new signage or lighting has been proposed at this time. Any future signage or exterior lighting must comply with City Code requirements to prevent glare and ensure compatibility with surrounding properties.

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

Staff Finding: The existing site layout provides adequate yards and open space consistent with the requirements of the C-G zoning district. No modifications to the building footprint or site configuration are proposed.

H. Demonstrate how adequate height requirements have been met.

Staff Finding: The existing structure complies with the height limitations of the zoning district. No changes to building height are proposed.

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: The subject property is located along a commercial corridor characterized by retail, service, and automotive-related uses. The proposed automotive repair use is consistent with the General Commercial zoning designation. The scale of the operation—limited-service bays, minimal employees, and indoor activities—supports compatibility with surrounding uses. Traffic generation is expected to be low and typical of similar uses.

A planning-level traffic analysis was conducted using the standard methodologies established in the Institute of Transportation Engineers (ITE) Trip Generation Manual, with the applicable land use category for automotive repair establishments (typically classified as Automobile Care Center – Land Use Code 942). Based on the proposed development scale, which includes two (2) service bays and a limited number of employees, the expected trip generation is minimal and consistent with low-intensity commercial uses. Automotive repair facilities of this size generally produce a small number of daily vehicle trips, with limited peak-hour impacts. Given the property's direct access to N. Cocoa Boulevard, a principal arterial roadway, the surrounding

transportation network can accommodate the anticipated traffic without adversely affecting roadway capacity or safety. Therefore, from a transportation planning perspective, the proposed use is not expected to generate significant traffic impacts and is compatible with the existing roadway infrastructure.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

None

RECOMMENDED MOTION:

Staff recommend approval 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, subject to 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 as site plan approval. Such permits shall be obtained within six (6) months of the Board's approval unless the Board grants the applicant additional time.
- If the use is extended, enlarged, or expanded, additional special exception approval shall be required. The conceptual site plan included as Exhibit A 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.
- All automotive repair activities shall be conducted entirely within an enclosed structure.
- The applicant shall obtain and maintain all required local and state licenses, including any applicable automotive repair registrations.
- The applicant shall demonstrate compliance with all applicable environmental regulations during the site plan review process, subject to review and approval by the City of Cocoa Reclaimed Water/Environmental Division. This shall include proper handling, storage, and disposal of automotive fluids and related materials, as well as any required pretreatment or containment systems.
- The applicant shall comply with all Florida Department of Environmental Protection (FDEP) regulations regarding the storage, handling, and disposal of hazardous materials.
- Outdoor storage of inoperable vehicles, automotive parts, or hazardous materials shall be prohibited unless screened and approved through site plan review.
- Failure to comply with these conditions shall be grounds for revocation of the Special Exception.

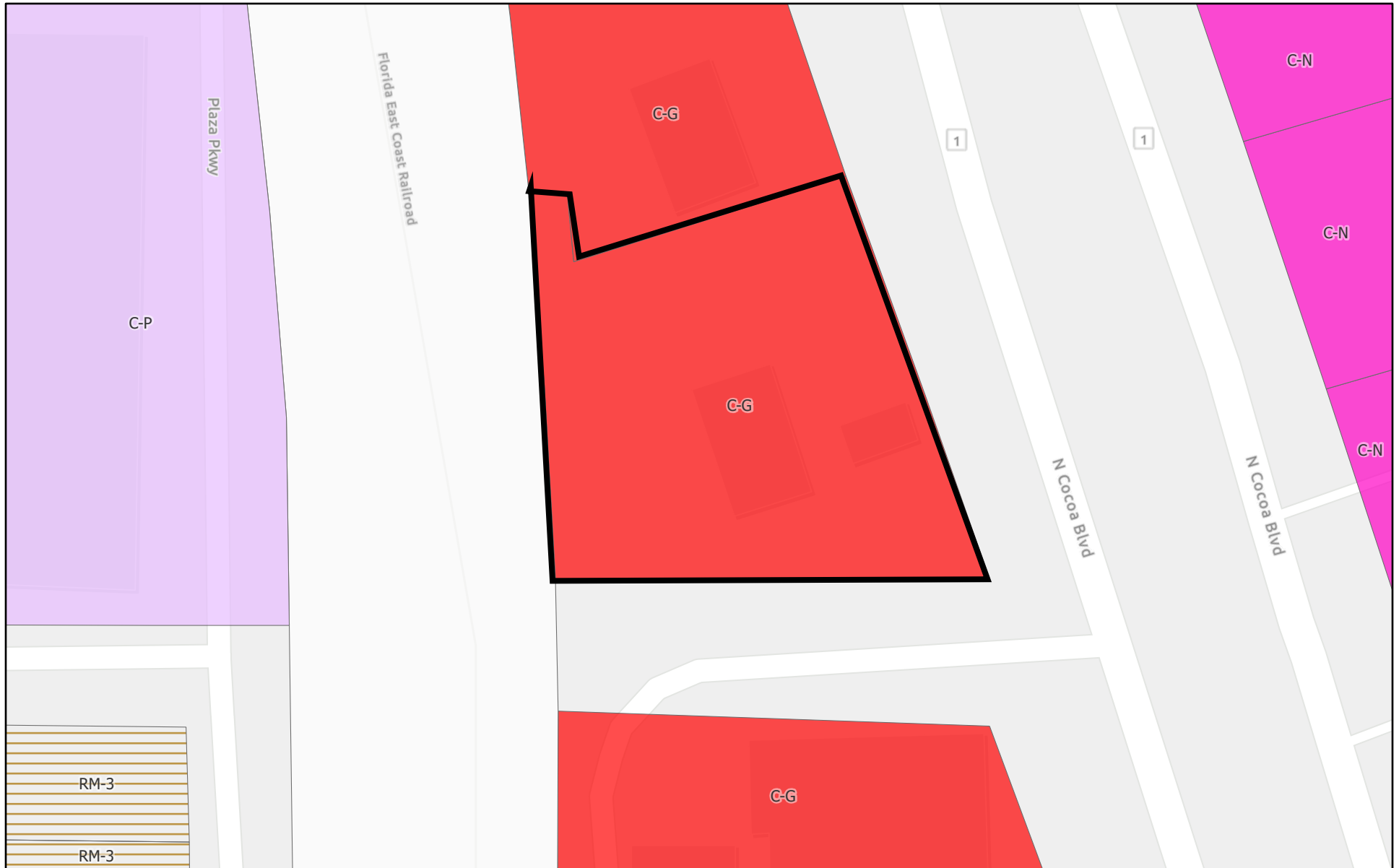




Last Five Years Sales

All BCPAO maps and/or map applications are maintained for assessment and illustrative purposes only and do not represent surveys, plats, or any other legal instrument. Likewise, measurement and location tools are for assessment and illustrative purposes only and do not necessarily reflect real-world conditions. Due to the nature of Geographic Information Systems (GIS) and cadastral mapping, map layers may not precisely align and may not represent precise location, shape, and/or legal boundaries. Only a Florida-licensed surveyor can determine legally-relevant property boundaries, elevation, distance, area, and/or location in Florida.

967 N Cocoa Blvd - Zoning



4/8/2026

Cocoa Zoning with Split Lots

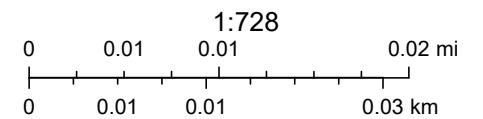
RM-3 - Planned Residential for Mobile Home Park

C-N - Neighborhood Commercial

C-P - Commercial Parkway

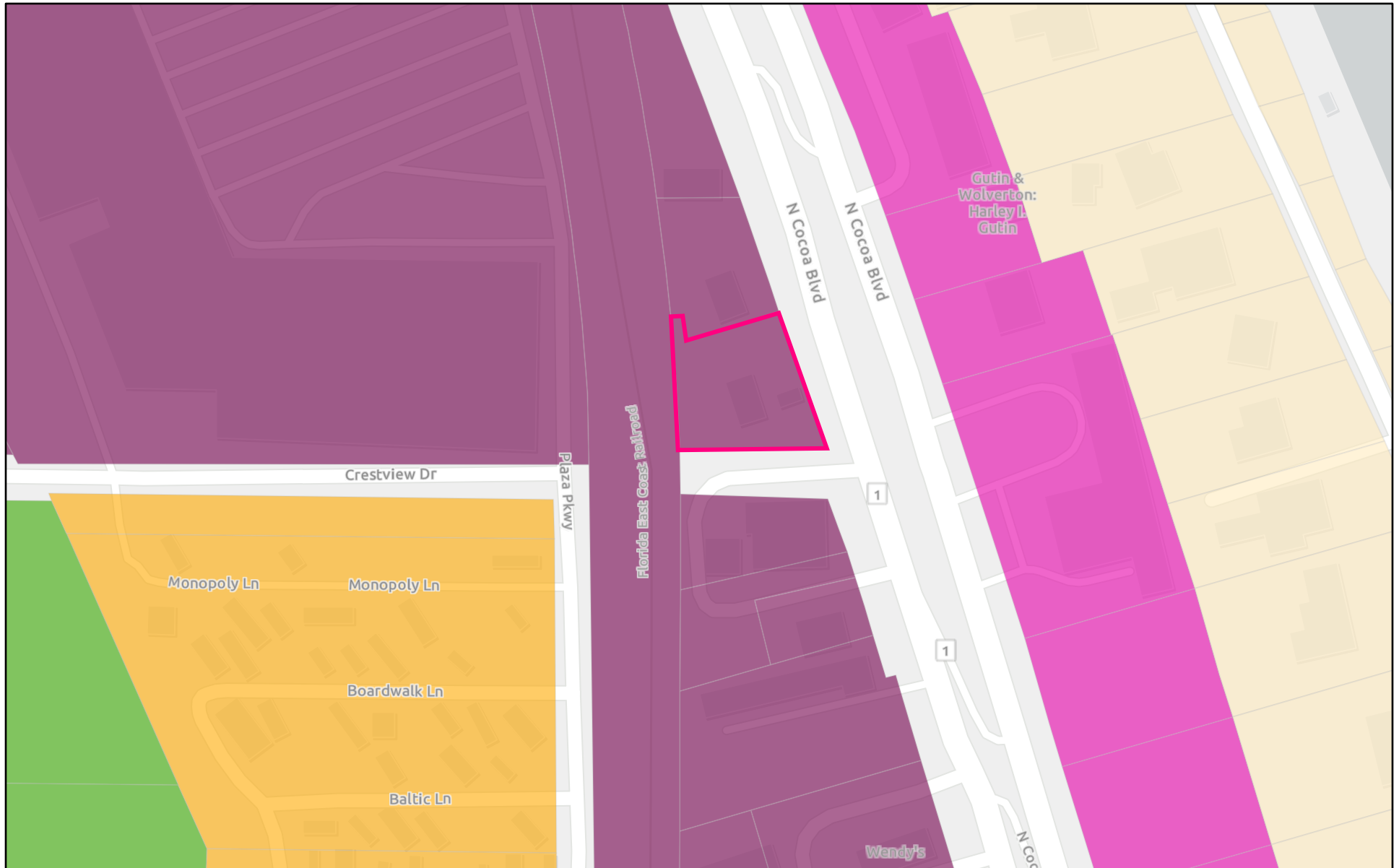
C-G - General Commercial

Zoning Not Assigned



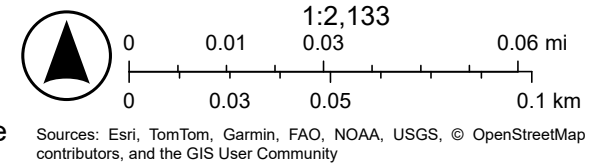
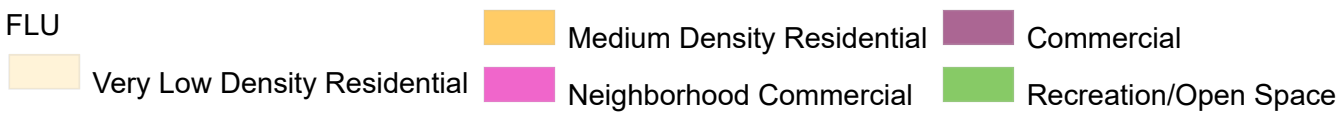
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Brevard County Property

967 N Cocoa Blvd - FLU



4/8/2026

FLU





**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: cocoapanning@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**.

CITY OF COCOA

For Office Use Only - Date Received

FEB 2 2026

Stamp Only When Application is Fully Complete

RECEIVED
PLANNING & ZONING DIVISION

Please **TYPE** or **PRINT** this application neatly.

1. Request: Auto Repair

2. Applicable City Code Section(s): _____

3. Applicant Information:

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

Company (if applicable): _____

Name: John Ruiz

Mailing Address: 755 Dryden Circle

City: Cocoa State: FL Zip Code: 32926

Phone #: 321-614-0468 Fax #: _____

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

4. Property Owner Information:

** Check here if same as Applicant → ☐*

** If more than one owner, attach additional sheet with names and addresses.*

Company (if applicable): _____

Name: Anita S. Hatch

Mailing Address: 2200 Westminster Dr.

City: Cocoa State: FL Zip Code: 32926

Phone #: 321-632-3035 Fax #: _____

Mobile #: _____ E-mail: whmaier54@gmail.com

5. Property Information:

Street Address and Location: 967 N. COCOA BLVD. COCOA FL.

Parcel ID: 24-36-28-00-30000.0-0000.00

Tax Account Numbers: 2421015

Land Area: _____ square feet or 0.47 acres

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

Zoning District (to be completed by City): _____

Existing Use(s) on Property: N/A

Proposed Use(s) on Property: Auto Repair

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.

For Pedestrians, there is a front door a back door and a roll up door and the service area for egress and ingress. For vehicles, there is two entries and exit driveways OFF OF US 1

- 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.

My main work is going be inside of the building

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

we are going to recycle all materials

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

All utilitys are already installed.

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

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.

no electronic signs.

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

see attached photos

h. Demonstrate how adequate height requirements have been met.

i. Demonstrate how adequate landscaping requirements have been met.

Lowcase maintenance.

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

- 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.

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 → ☐

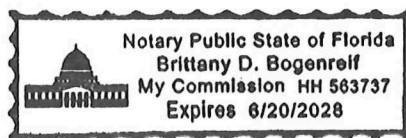
I am the fee simple owner (or legal representative) of the property at: 967 N. Cocoa Blvd, Cocoa, FL 32922
and I hereby authorize the applicant to submit this Board of Adjustment Application regarding my property described above.

Anita Hatch
(PRINT OWNER NAME)

Anita Hatch
(OWNER SIGNATURE)

☐ Personally Known OR ☒ Produced Identification

Type of I.D. Produced FL ID



[Signature]
(NOTARY PUBLIC SIGNATURE)

Brittany D. Bogenreif
(Print, Type, or Stamp Commissioned Name of Notary Public)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 12 day of December, 20 21

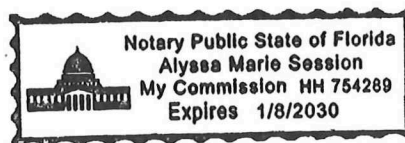
11. Applicant Signature.

Jhon Ruiz
(PRINT APPLICANT NAME)

[Signature]
(APPLICANT SIGNATURE)

☐ Personally Known OR ☒ Produced Identification

Type of I.D. Produced FL DL



[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 10th day of February, 20 24

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: _____



Brevard County Property Appraiser

Titusville • Merritt Island • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account 2421015
 Owners Hatch, George W; Hatch, Anita J Co-Trustees
 Mailing Address 2200 Westminster Dr Cocoa FL 32926
 Site Address 967 N Cocoa Blvd Cocoa FL 32922
 Parcel ID 24-36-28-00-3
 Property Use 2710 - Garage / Auto-Body / Auto Paint Shop
 Exemptions None
 Taxing District 23D0 - Cocoa
 Total Acres 0.47
 Subdivision --
 Site Code 0300 - U S 1
 Plat Book/Page 0000/0000
 Land Description Part Of N 1887.57 Ft Of Sec 28 E Of Rr As Des IN Orb
 244 Pg 442, 780 Pg 348 Ex Orb 1353 Pg 556



VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$91,510	\$87,150	\$83,000
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$91,510	\$87,150	\$83,000
Assessed Value School	\$91,510	\$87,150	\$83,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$91,510	\$87,150	\$83,000
Taxable Value School	\$91,510	\$87,150	\$83,000

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
05/29/2013	--	QC	Improved	7089/1800
02/28/1992	\$130,000	WD	Improved	3179/3313
05/25/1988	\$132,500	WD	--	2911/2218
09/26/1985	\$110,000	WD	--	2642/0550
03/29/1965	\$1,000	WD	--	0780/0358

BUILDINGS

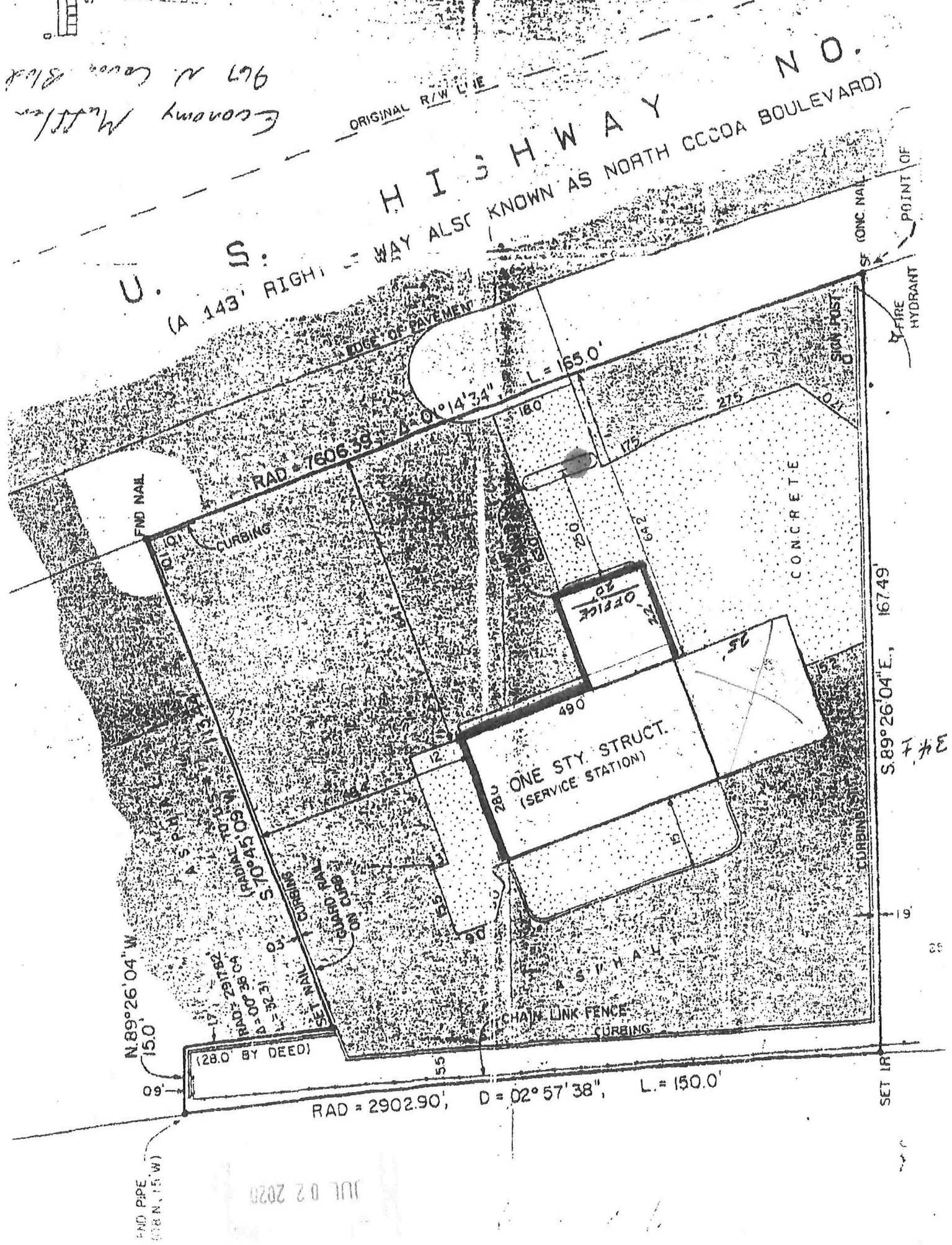
PROPERTY DATA CARD #1

Building Use: 2710 - Garage / Auto-Body / Auto Paint Shop

Materials	Details	
Exterior Wall:	Enamel Steel	Year Built 1964
Frame:	Metalframe	Story Height 12
Roof:	Bu-Tg/Mmbrn	Floors 1
Roof Structure:	Bar Joist Rigid	Residential Units 1
		Commercial Units 0
Sub-Areas	Extra Features	
Base Area (1st)	1,372 Paving - Concrete	336
Total Base Area	1,372 Canopy	882
Total Sub Area	1,372 Fence - Wood 6'	8
	Fence - Chain Link 6'	200

Economy Mfg. Co.
967 N. Cedar Blvd.

U. S. HIGHWAY NO. 1
 (A 143' RIGHT-OF-WAY ALSO KNOWN AS NORTH CCCOA BOULEVARD)



JUL 02 2020



PROPERTY OWNER
LETTER OF AUTHORIZATION



APPLICATION REQUEST:

Special exception zone use.

AFFECTED PROPERTY: List the Parcel/Tax IDs that are subject to this Letter of Authorization. If there are more than four Parcel/Tax IDs, complete additional Letters of Authorization containing the additional Parcels/Tax IDs.

2	4	-	3	6	-	2	8	-	0	0	-	3					.		-					.		
		-			-			-			-						.		-					.		
		-			-			-			-						.		-					.		
		-			-			-			-						.		-					.		

STATE OF Florida COUNTY OF Brevard

I, Anita J. Hatch of 2200 Westminister Drive, Cocoa, FL 32926 being first duly sworn, depose and say that I am the fee simple owner of the above-described property, and I hereby authorize

Wendy H. Maier of 219 Saldon Ln, Cocoa, FL 32926 to serve as agent on my behalf for the purpose of making and executing this application request. Also, I fully understand that any representation(s) made on my behalf, by my authorized representative, shall be legally binding on me and my aforesaid property as if I myself had made said representation(s).

Anita J. Hatch
(OWNER SIGNATURE)

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

Personally Known ☒ OR Produced Identification ☐

Type of I.D. Produced FL ID



[Signature]
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 12 day of December, 2025

PROPERTY OWNER
LETTER OF AUTHORIZATION



APPLICATION REQUEST:

Special exception zone use,
Site Plan Amendment

AFFECTED PROPERTY: List the Parcel/Tax IDs that are subject to this Letter of Authorization. If there are more than four Parcel/Tax IDs, complete additional Letters of Authorization containing the additional Parcels/Tax IDs.

2	4	-	3	6	-	2	8	-	0	0	-	3					.		-					.		
		-			-			-			-						.		-					.		
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STATE OF Florida COUNTY OF Brevard

I, Anita J. Hatch of 2200 Westminster Drive, Cocoa, FL 32926 being first duly sworn, depose and say that I am the fee simple owner of the above-described property, and I hereby authorize

Wendy H. Maier of 219 Saldon Ln, Cocoa, FL 32926 to serve as agent on my behalf for the purpose of making and executing this application request. Also, I fully understand that any representation(s) made on my behalf, by my authorized representative, shall be legally binding on me and my aforesaid property as if I myself had made said representation(s).

Anita J. Hatch
(OWNER SIGNATURE)

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

Personally Known ☒ OR Produced Identification ☒

Type of I.D. Produced FL ID



[Signature]
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 12 day of December, 2025



Planning & Zoning

65 Stone Street • Cocoa, FL 32922

PHONE: (321) 433-8535

www.CocoaFL.gov

Additional Project Information

Family Auto Service in Brevard LLC

(Automotive Repair Establishments Enclosed Structure)

Section 1 – Applicant Information

Applicant Name: John Ruiz

Project Address: 967 N. Cocoa Blvd.

Phone Number: 321-614-0468

Email Address: bakerruiz@gmail.com

Property Owner (if different): Anita J Hatch

Owner's Consent Provided: ☒ Yes ☐ No

Section 2 – Project Additional Information

Will all activities be conducted entirely within an enclosed structure? ☒ Yes ☐ No

If no, please explain _____

Automotive repair (if applicable):

Estimated square footage of repair/service area: 27 X 43

Anticipated hours of operation: 8 hrs

Number of employees: 2

Number of service bays: 2

Section 3 – Site Information

Parking spaces provided: 10 (standard) / 2 (ADA)

Proposed signage: ☐ Wall sign ☒ Monument sign ☐ Other _____

Serving our community with P.R.I.D.E!

Stay Connected     

Landscaping plan provided? ☒ Yes ☐ No

Stormwater management plan provided: ☒ Yes ☐ No

Noise/odor/water recycling measures:

Noise and odor are reduce because we are
work in side

Section 4 – Justification Statement

The applicant must write a written response addressing the following:

1. What type of business is going to be conducted onsite? (Repairs, Wash, Etc.)

Auto repairs and washing

2. What type of connections are on site? (Storm drains, Sewer, Stormwater ponds, etc.)

All connections are included

3. Is there an oil water separator in place (Size, Type, Certification number, etc.)

There will be tanks for water and tanks
for oil

5. List of all chemicals and lubricants. (Oils, Grease, Cleansing agents, etc.)

oils, Brake Fluids, transmission Fluids
antiFreeze

6. Volume of chemical and lubricants along with containment. (Used oil containers, Berms, etc.)

Future containers

7. How is everything discharged? (Floor drains, Troths, Sewer, Run off, etc.)

Recycling For everything

Section 7 – Certification

I hereby certify that the information contained herein is true and correct, and that I have obtained authorization from the property owner to file this application (if applicable).

Applicant Signature:



Date:

03/17/26



SITE PLAN APPLICATION

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

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

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

All applications MUST be complete in order to be reviewed by staff. Incomplete applications will be returned.

For Office Use Only - Date Received
Note: Applications received after 3:00 pm will be
date stamped the next day.

Please TYPE or PRINT this application legibly.

1. Type of Application: (select the one that best describes your project)



Minor Amendment

- Any site plan amending a previously approved site plan or existing development by 25% or less, being that any structural or impervious surface area is increased by 25% or less of the existing amount of structure or impervious surface area.
- Notwithstanding, any site plan containing a structure greater than 50 feet in height shall be subject to the site plan submittal requirements of a large-scale review.



Small-Scale

- Any multi-family structure or combination of structures containing less than 25 units and less than 45,000 square feet; or
- Any non-multi-family structure or combination of structures of less than 45,000 square feet.
- Notwithstanding, any site plan containing a structure greater than 50 feet in height shall be subject to the site plan submittal requirements of a large-scale review.



Large-Scale

- Any multi-family structure or combination of structures containing greater than or equal to 25 units and greater than or equal to 45,000 square feet; or
- Any non-multi-family structure or combination of structures of greater than or equal to 45,000 square feet.

2. Project Name: CHANGE OF USE

3. Applicant Information: * NOTE: For Large-Scale the Applicant is the main contact and must attend the meeting.

Company (if applicable): Family auto service in Brevard LLC

Name: John Ruiz

Mailing Address: 755 Dryden circle cocoa FL

City: cocoa State: FL Zip Code: 32926

Phone #: _____ Fax #: _____

Mobile #: 321 614 04 68 E-mail: Bakerjruiz@gmail.com

7. **Minor Site Plan Amendment** - Please submit the following items in order complete a Minor Amendment application only:

- a. ☒ **Notarized application.**
- b. ☐ **Application fee.** Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department. See Schedule of Fees, Charges and Expenses for applicable fees.
- c. ☐ **Proof of ownership.** A copy of the most recent recorded warranty deed is required.
- d. ☒ **Letter of authorization.** If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf.
- e. ☐ **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>).
- f. ☐ **Utility plans.** Site plan approval is contingent on approval of your Utility plans. Please submit potable, reclaim and waste water plans along with the following documents directly to the Utilities Department (351 Shearer Blvd., Cocoa, Florida 32922):
 - 1. \$750 Plan Review Fee
 - 2. One hard copy set of signed and sealed plans for the initial review.
 - 3. Hydraulic Analysis Report supporting the Required Fire Flow plus the Max Day Flow.
 - 4. Lift Station Calculations
- g. ☐ **Certified boundary survey.** Submit a certified survey showing all existing structures, easements, driveways, etc.
- h. ☐ **Certified site plan.** Submit 2 paper copies (folded to about 8-1/2 x 11") and 1 electronic file in pdf format of a plan drawn to scale and showing the required site plan elements. See the site plan checklist below for details. Minor Site Plans shall not be smaller than 11 x 17".
- i. ☐ **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include photos, sketches, elevations, or letters from adjoining property owners.

8. **Small-Scale Site Plan** – In addition to the items in #7 above, please submit the following items in order complete a Small-Scale application:

- a. ☐ **Certified site plan.** Small Scale Site Plans shall not be smaller than 24" x 36".

9. **Large-Scale Site Plan** - In addition to the items in #7 above, please submit the following items in order complete a Large-Scale application:

- a. ☐ **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.
- b. ☐ **Application fee.** Public notice mailing and legal advertising fees must also be paid a few weeks after application submittal. Contact the Planning and Zoning Division for details.
- c. ☐ **Certified site plan.** The site plan shall not be smaller than 24" x 36".

10. **Site plan re-submittals.** All changes to the site plan must be bubbled on the re-submitted plans. Site plan re-submittals must be accompanied by a list of changes/responses to staff comments, and a certified statement by the site plan preparer that no other changes have been made to the drawings. Otherwise, delays may be experienced due to extra staff review time.

Each resubmittal shall follow the same requirements. An additional 4 paper copies of the plans will be required to be submitted prior to public hearing or staff approval.

Site Plan Elements Checklist Please include the items below in each site plan submittal (combine elements on several sheets where applicable). For Minor Amendments, certain elements may be omitted from being shown on the site plan, if approved by the City.

A. Cover sheet (1st page) (Appendix A, Art. XIII, Sec.1 Site Plans):

- ☐ ***Type of Application and Title.***
- ☐ ***General vicinity map.*** Provide the following:
 - ☐ Principal roads.
 - ☐ City limits.
 - ☐ Other pertinent orientation information.
- ☐ ***General statement.*** Provide a general description of the project, including but not limited to, the existing uses and site conditions, and proposed uses.
- ☐ ***Legal description.*** Provide a legal description of the overall site and individual phases, if applicable.
- ☐ ***Contact information.*** Provide the names, addresses, telephone numbers, fax numbers and e-mail addresses of the following parties:
 - ☐ Owner(s) of the subject property.
 - ☐ Applicant (if different than owner).
 - ☐ Site plan preparers.
- ☐ ***Title block.*** Provide a title block on each sheet, showing the following:
 - ☐ North arrow.
 - ☐ Date.
 - ☐ Name of project.
 - ☐ Graphic scale (not less than one inch equals fifty feet – 1"=50').
- ☐ ***Approval stamp blank.*** Provide a minimum 4" x 4" space for the approval stamp, located at the bottom right corner of the cover sheet.
- ☐ ***Sheet index.***

B. Surveys and Inventories (after Cover Sheet):

- ☐ ***Boundary survey.*** Provide a certified and current boundary survey.
- ☐ ***Topographic survey.*** Provide a certified and current topographic survey, which also includes the delineation of any and all wetlands on the project site. This may be included on the boundary survey if approved by the City.
- ☐ ***Tree survey.*** Provide a tree survey locating all trees on the property. Include a list of the number of existing trees by species and d.b.h. Trees on the survey shall be depicted as defined in the City Code. (*Appendix A, Art. XIII, Sec. 22*)
- ☐ ***Designated animal and plant species inventory.*** Provide an inventory of all protected animal and plant species (*City of Cocoa Comprehensive Plan, Chapter 6 Conservation Element, Policy 6.4.6, etc.*).
- ☐ ***Soil types and conditions inventory.***
- ☐ ***Flood zones.***

C. Demolition and protection plans:

- ☐ ***Tree and vegetation preservation plan.*** On the landscape plan, indicate all trees that will be removed as well as all trees that will be preserved on the project site. Include a list of all trees removed and trees preserved by species and d.b.h. (*Appendix A, Art. XIII, Sec. 22*)
- ☐ ***Demolition plan.*** If applicable, provide a demolition plan showing the following details:
 - ☐ Limits of demolition.
 - ☐ Indicate all structures planned for demolition.
 - ☐ Include the following note, "All areas disturbed in the right of way shall be returned to original condition or better."

D. Proposed development plans:

- ☐ **Land use data table.** Provide the following land use data:
 - ☐ Zoning category.
 - ☐ Future land use category.
 - ☐ Previously approved variances, special exceptions, waivers, re-zonings, subdivisions and any other action(s) taken upon the subject property within the past five (5) years.

- ☐ **Site plan data table.** Provide the following (list or table/chart format is sufficient):
 - ☐ Tabulation of gross acreage and square footage.
 - ☐ Tabulation of density (*City of Cocoa Comprehensive Plan, Chapter 1 Future Land Use Element*).
 - ☐ Number of units proposed.
 - ☐ Location and acreage of open space and recreational areas.
 - ☐ Area and percentage of lot covered by structures (separated by type of use).
 - ☐ Floor area of dwelling units by type.
 - ☐ Impervious surface area (*City of Cocoa Comprehensive Plan, Chapter 1, Figure FLU-1*).
 - ☐ Gross floor area (area of lot covered by structure times number of floors).
 - ☐ Floor area ratio (total floor area in square feet divided by gross acre of lot in square feet) (*Appendix A, Art. V Definitions*).
 - ☐ Number of required and proposed parking spaces with formulas and calculations (*Appendix A, Art. XII Off-Street Parking*).
 - ☐ Height of structures and number of floors, including parking garages (*Appendix A, Art. XI, Zoning District Regulations*).
 - ☐ If the project is divided into phases, provide a Site Plan Data Table for the entire project and for each individual phase.

- ☐ **General notes.** Provide the following general notes:
 - ☐ Lighting. Lighting shall be designed, installed, maintained, and directed so as to avoid glare on adjoining properties and rights-of-way through the use of semi- and full-cutoff shields.

- ☐ **Site plan elements.** Provide the following site plan elements:
 - ☐ Property and rights of way lines.
 - ☐ Depiction of abutting aprons
 - ☐ Existing and proposed easements.
 - ☐ Right-of-way improvements.
 - ☐ Open water bodies (lakes, rivers, ponds, canals, etc.).
 - ☐ Jurisdictional wetlands boundary as determined by the St. Johns River Water Management District.
 - ☐ Uplands buffer from wetlands (*City of Cocoa Comprehensive Plan, Chapter 6 Conservation Element, Policy 6.4.16(E)*).
 - ☐ Paving (including typical details) (*Chapter 18, Art. III and Appendix A, Art. XII, Sec. 3*).
 - ☐ Curbs and gutters (*Chapter 18, Art. III and Appendix A, Art. XII, Sec. 3*).
 - ☐ On and off-site sidewalks (*Chapter 18, Art. III and Appendix A, Art. XII, Sec. 3*).
 - ☐ Trash receptacles/dumpsters and enclosures (*Chapter 9, Art. II, Division 3, Sec. 9-29*).
 - ☐ Site lighting fixtures and locations (*Appendix A, Art. XIII, Sec. 10.1*).
 - ☐ Fences and walls including (*Appendix A, Art. XIII, Sec. 5*):
 - i. Height.
 - ii. Type.
 - ☐ All structures and major features fully labeled and dimensioned including (*Depends on Zoning District from Appendix A, Art. XI, Sections 1 thru 20*):
 - i. Setbacks.
 - ii. Distances between structures.
 - iii. Floor area.
 - iv. Addresses of each separate structure and unit numbers within each structure, if applicable.
 - ☐ Proposed parking and circulation plan including (*Appendix A, Art. XII, Sec. 3*):
 - i. Width of driveways.
 - ii. Parking spaces, including dimensions.
 - iii. Existing and proposed points of ingress to and egress from the site.
 - iv. Handicap accessible parking spaces.
 - v. Identify paving type and surface.

- ☐ **Landscape plan elements.** Including but not limited to the following (*Appendix A, Art. XIII, Sec. 22 (C), (D) & (E)*):
- ☐ Location and dimension of all buffers.
 - ☐ Location and dimension of all internal landscaping.
 - ☐ Plant schedule (legend, quantity, specifications, common name and botanical name of all landscape materials).
 - ☐ Property boundary.
 - ☐ Location and area of off-street parking and vehicular use areas.
 - ☐ Location of sprinklers and/or outlet locations.
 - ☐ Calculations for the determination of internal landscaping requirements.
 - ☐ Location of principle structure(s).
 - ☐ Location, size, and type of existing and replacement trees if applicable.
- ☐ **Drainage plan elements.** Including but not limited to the following:
- ☐ One foot interval contours based upon coast and geodetic data.
 - ☐ Proposed finished elevation of each building site and first floor level.
 - ☐ All existing and proposed drainage facilities with size and grade.
 - ☐ Proposed orderly disposal water runoff.
 - ☐ Center line elevations along adjacent streets.
 - ☐ Cross-sections of stormwater pond slopes.
 - ☐ Compliance with Floodplain requirements (City Code, Chapter 6)
 - ☐ Compliance with Compensatory Storage requirements (City Comprehensive Plan, Stormwater Element)
- ☐ **Potable water, reclaimed water, wastewater, and other utility elements.** Provide a general plan showing the following (detailed plans for permitting must be submitted directly to the Utilities Engineering Department):
- ☐ All utilities (including utility poles and guy lines, fire mains, fire hydrants, meters, potable water, reclaimed water, and sewer lines).
 - ☐ The location and availability of capacity for potable water, reclaimed water, and wastewater facilities to serve the proposed site, including a description of any required improvements or extensions of existing off-site facilities.
- ☐ **Details.** At a minimum, provide details for the items listed below. Additional details may be required by the City.
- ☐ Paving and curbing.
 - ☐ Handicap accessible parking space.
 - ☐ Sidewalks.
 - ☐ Trash receptacles/dumpsters and enclosures.
 - ☐ Fences, walls, and gates.
 - ☐ Stormwater conveyance structures.
 - ☐ Cross-section of tree protection devices.

E. Accessory items:

- ☐ **Stormwater permits.** Provide a copy of a St. John's River Water Management District (SJRWMD) stormwater permit or exemption letter for the site.
- ☐ **Driveway permits.** Provide a copy of a City of Cocoa, Brevard County, and/or Florida Department of Transportation (FDOT) driveway permit or exemption letter if a City of Cocoa, Brevard County, and/or FDOT right-of-way is affected.
- ☐ **Land dedications.** Lands to be dedicated or transferred to a public or private entity and the purposes for which lands will be held and used.

LARGE-SCALE SITE PLAN Public Hearing process information - please read this!

- **Dates and locations of public hearings.** All Large-Scale Site Plans require one hearing before the Planning & Zoning Board. All regularly scheduled Planning & Zoning Board hearings are held on the first 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 the public hearings.** 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.
- **Exhibits at public hearings.** 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 hearings.** 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:
 1. The witness has personal knowledge of the fact in which the witness will testify; and/or
 2. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
 - 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.
 - 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.

Signatures and Notarization.

STATE OF _____ COUNTY OF _____. I, _____
being first duly sworn, depose and say that:

☐

I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.

☒

I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed and understand this application and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the legal advertising of a public hearing.

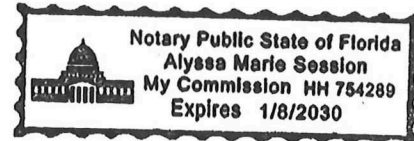
(APPLICANT SIGNATURE)

John Ruiz

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

Personally Known ☐ OR Produced Identification ☒

Type of I.D. Produced FL DL



(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 10th day of February, 20 20

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:

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Monica Arsenault
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 03/31/2026
BRE floridatoday.com 03/31/2026

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 03/31/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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DENISE ROBERTS
Notary Public
State of Wisconsin

CITY OF COCOA

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

PZ 75-00000008-Family Auto
Service in Brevard LLC Special
Exception (967 N Cocoa Blvd.)

CONSIDERATION OF A SPECIAL
EXCEPTION REQUEST pursuant to
Appendix A, Zoning, Article XI, Sec
12(C)(1) of the City of Cocoa Code
to allow for an auto repair shop use
in the C-G (General Commercial
District) zoning district. The prop-
erty is identified as 967 N Cocoa
Blvd, Cocoa, Florida, Tax Parcel ID
24-36-28-00-3.

PZ 75-00800001- Ricardo Melendez
Variance (765 Dryden Cir.)

CONSIDERATION OF A VARIANCE
REQUEST from Appendix A, Zoning,
Article XI, Sec 17 of the City of
Cocoa Code to reduce the required
20-foot accessory structure
setback in the rear yard by approx-
imately 10 feet on the east prop-
erty line for a screened-in porch.
The property is identified as 765
Dryden Cir, Cocoa, Florida. Tax
Parcel ID 24-35-27-51-F-39.

Board of Adjustment
PUBLIC HEARING WILL BE HELD ON
April 15, 2026

AT 6:00 P.M. OR SOON THEREAFTER
IN THE

COCOA CITY HALL COUNCIL CHAM-
BERS 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 handi-
capped. 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 intro-
duction or admission into evidence
of otherwise inadmissible or irrele-
vant evidence, nor does it autho-
rize challenges or appeals other-
wise 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 discus-
sions 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-advertis-
ing.

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 comment-
ing:

• 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 ques-
tions prior to the meeting through
Email at cityclerk@cocoafl.gov or
via E-comments through the online
agenda at the link above. Any elec-
tronic comments submitted will be
made part of the meeting record.

Viewing In Real Time. Interested
persons are encouraged to view
and listen to the hearings live by
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 responsi-
ble for technical difficulties that
may occur while attempting to view
or listen to the meeting on the
internet.