



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

**June 17, 2026
6:00 PM**

65 Stone Street, Cocoa, FL 32922

I. Opening Matters:

1. Invocation
2. Pledge of Allegiance
3. Roll Call

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of June 17, 2026.
2. Minutes: Regular Meeting of May 20, 2026.

III. Old Business:

IV. New Business:

1. PZ26-00700002 1540 Clearlake Rd ModWash Signage Waiver
2. PZ26-00800004 1540 Clearlake Rd ModWash Signage Variance

V. Other Business:

VI. Next Meeting Date:

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: 04/13/2026
Agenda Date: 6/17/2026
Prepared By: Breanna Earley, Assistant City Clerk
Through: Breanna Earley, Assistant City Clerk
Requested Action: Approve the May 20, 2026 Regular Board of Adjustment minutes as written or with amendments.

BACKGROUND:

N/A

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

N/A

RECOMMENDED MOTION:

Approve the May 20, 2026 Regular Board of Adjustment minutes as written or with amendments.

CITY OF COCOA
BOARD OF ADJUSTMENT
MEETING MINUTES
May 20, 2026

A Regular meeting of the Board of Adjustment of the City of Cocoa was held on Wednesday, May 20, 2026, 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
Ashley Lanier	Alternate Board Member

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Jose Pacheco	Board Member
Margaret Goudelock	Board Member
Ashley Lanier	Alternate Board Member

OTHERS PRESENT:

Kristen Eick	Assistant City Attorney
Jennifer Webster	City Planner

Breanna Earley

Recording Secretary

II. APPROVAL OF AGENDA AND MINUTES:

AGENDA: Regular Meeting of May 20, 2026

MINUTES: Regular Meeting of April 15, 2025

- * **Motion by BOARD MEMBER SHAIA; Seconded by VICE CHAIR BUTLER to approve the May 20, 2026 Regular Meeting Agenda and to approve the April 15, 2026 Regular Meeting Minutes as written.**

Ayes: Quattrocchi, Butler, Dyar, Moton, Shaia

Motion Passed Unanimously (5-0).

III. OLD BUSINESS:

IV. NEW BUSINESS:

1. PZ 26-00700001 A1 Home Center Sign Waiver (1066 Clearlake Rd.)

Jennifer Webster, City Planner, presented a PowerPoint for A1 Home Center Sign Waiver¹.

Board member Shaia asked if this sign waiver was approved, would it be applicable to all businesses? In response, Ms. Webster provided clarification.

The Applicant spoke about the property, the investment and upgrades they've made.

Board member Dyar thanked the applicant for the information provided. He went on to state how refreshing it is to see a business owner that cares about the area.

- * **Motion by Board Member Shaia; Seconded by Board Member Dyar to approve the sign waiver with conditions.**

Ayes: Quattrocchi, Butler, Dyar, Moton, Shaia

Motion Passed Unanimously (5-0)

V. OTHER BUSINESS:

VI. NEXT MEETING DATE: June 17, 2026, at 6:00 pm at 65 Stone Street, Cocoa, FL.

VII. ADJOURNMENT

¹ Exhibit A: Presentation

- * **Motion by Vicechair Butler; Seconded by Board Member Shaia to adjourn the May 20, 2026 meeting.**

Ayes: Quattrocchi, Butler, Dyar, Moton, Shaia

Motion Passed Unanimously (5-0)

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: 06/11/2026
Agenda Date: 6/17/2026
Prepared By: Jennifer Webster, Senior Planner
Through: Stockton Whitten, City Manager
Requested Action: 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 (1) attached sign per business establishment on an interior lot in the Commercial General Zoning District, to five (5) 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 27.7 %. The property is identified as 1540 Clearlake Rd, Cocoa, Florida. Tax Parcel ID 24-36-20-27*-1.01.PZ26-00700002 1540 Clearlake Rd ModWash Signage Waiver.

BACKGROUND:

Project No.: PZ26-00700002

Applicant (Installer): Daniel Shiman, A Superior Sign, Inc. on behalf of ModWash LLC

Owner/Developer: Karen Hutton, Hutton Build & Modwash LLC

Subject Location: 1540 Clearlake Road, Cocoa, FL 32922

Notice Provided: This item was advertised in conjunction with Project No. PZ26-00800004 for a Signage Variance for the subject property. Notice of the public hearing was provided by publishing in the newspaper on June 2, 2026, and mailers to property owners within 500 feet. There were no objections to the waiver request. However, there was one inquiry from the Superintendent of Eastern Florida State College regarding the type of signs. When informed they were attached building signs, he had no objections. The legal ad and the property owner notification are provided herein as Attachments 6 & 7, respectively.

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.

About The Company:

The business is the soon to open ModWash car wash located at 1540 Clearlake Road,

near the corner of University Blvd and Clearlake Road across from Eastern Florida State College, as depicted in Attachment 2 – Map Package.

Founded in 2020 by Karen Hutton and headquartered in Chattanooga, Tennessee, ModWash is a fast-growing express car wash company with more than 130 locations across multiple states. The brand combines advanced wash technology, eco-friendly water recycling systems, and customer-focused amenities such as complimentary vacuums, towels, and air fresheners, while its "Mod Drop" philosophy emphasizes community involvement through local fundraising efforts and discounts for teachers, healthcare workers, military personnel, and veterans.

(<https://www.carwashadvisory.com/top-car-wash-companies/modwash>)

The requested attached (wall) signage is standard company branding. The applicant has already obtained permits for and installed one ground pylon sign, one attached building sign, and two directional signs, each in accordance with the City Sign Regulations.

Their City of Cocoa Business Tax Receipt is currently in the final inspection stages, and they are waiting for their Certificate of Occupancy.

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, to increase the maximum permitted number of one (1) attached sign per business establishment on an interior lot in the General Commercial Zoning District, to five (5) 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 approximately 27.7%.

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 General Commercial (C-G) 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.

For Request Part 1: Number of Signs

The applicant has already obtained permits for and installed one (1) ground pylon sign (N01), one (1) attached building sign (N03), and two (2) directional signs (N06 and N07), each in accordance with the City Sign Regulations. For illustration, sign locations and numbering, please see Attachment 3, the Design Proposal.

However, the requested number of attached (wall) signs for the ModWash carwash exceeds the maximum number of one (1) sign permitted per business establishment,

by four (4) signs. As previously mentioned, the requested signage is standard for company branding. All signs will be internally illuminated. The applicant is requesting a waiver for the additional four (4) signs, for a total of five (5) attached wall signs.

For Request Part 2: Square Footage of Signs

The Modwash building is an approximately 4,500 sf elongated structure, with a staggered façade design, including two “fins” that project at the top of the front side of the building. The typical, standard brand signage is visible from all sides of the building. For example photos, see Attachment 4. For illustration, sign locations and numbering, please see Attachment 3a, the Design Proposal, and Attachment 3b, Elevations.

The requested building signage area for the subject location is as follows and in the table below:

- Sign N02(a) is approx. **67.80** sf, the sign surface is **248.34** sf, equaling **27.3 %** surface coverage.
- Sign N02(b) is approx. **67.80** sf, the sign surface is **248.34** sf, equaling **27.3 %** surface coverage.
- Sign N03 is approx. **32.3** sf; the sign surface is **303.9** sf, equaling **10.6 %** surface coverage.*
- Sign N04 is **7.53** sf; the sign surface is **69.18** sf, equaling **10.9 %** surface coverage.
- Sign N05 is **26** sf; the sign surface is **198.78** sf, equaling **13.1%** surface coverage.

**Previously approved and installed under permit No. BC26-000101. (See Existing Photos, Attachment 4)*

The total requested building signage is **201.43** sf; the total of their respective surfaces is **1,068.54** sf, which averages 17.8%, which distributed over all 5 surfaces, is below the permitted 20% surface coverage requirement.

Sign Calculations			
	Sign Area (sf)	Surface Area (sf)	%
N02(a)	67.8	248.34	27.3%
N02(b)	67.8	248.34	27.3%
N03	32.3	303.9	10.6%
N04	7.53	69.18	10.9%
N05	26	198.78	13.1%
TOTALS	201.43	1068.54	
Avge %			17.8%

Zoning and Land Use

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: In this case, the property's uniqueness is its physical configuration which for a car wash type business, constrains itself to a specific building orientation. Because of the nature of the car wash operation, the optimal orientation of the building was for the narrowest side to be the "front", that is, on Clearlake Road. Consequently, the available surface area is more limited on the narrow side. The use of the vertically projected "fin" intends to architecturally offset what is lacking on the front façade. Furthermore, because of the space required for the necessary traffic pattern on site, the building had to be shifted 60' from the front property line. This consequently resulted in lessened visibility from Clearlake Road.

As part of the site development plan, the applicant was required to meet the City's code minimum tree planting requirements. This subsequent tree placement as part of the site's physical surroundings, although contributing to the site's attractiveness, could potentially someday obstruct the façade's visibility as the trees mature.

Lastly, and most importantly, this property's unique condition is its stand-alone outparcel development (as opposed to a strip commercial development), where the building's operation is visible and accessible from all sides.

Staff feels the above initial criteria are justification for considering the remaining criteria.

(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: Strict application of the regulation would create practical difficulties by limiting effective building identification across the full length and orientation of the façade. Due to the building's scale and visibility constraints along a high-traffic corridor,

a single building sign may not provide adequate exposure from multiple approaches.

This limitation would reduce the functionality of the site from a commercial standpoint, impacting visibility and wayfinding for customers. The requested waiver allows for reasonable signage distribution and proportional sizing necessary for the property to function as intended within its commercial context.

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

Staff Finding: The requested waiver is not based on a desire to reduce development costs. Rather, it is driven by the physical characteristics of the property, including the building's scale, limited front façade width, and visibility constraints along a high-traffic corridor. The waiver is necessary to provide effective identification and visibility from multiple directions and to ensure the signage is proportionate to the building. The request is based on functional and site-specific needs, not cost considerations. Providing the standard branding signage is an additional investment cost of the property to the applicant.

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: Staff feels the proposed waiver will not increase congestion on surrounding public streets or create any additional hazards to the public. The requested signage is limited to attached building signs and does not impact traffic flow, access points, or site circulation.

The signage will be designed and installed in compliance with all applicable building and electrical codes and will not pose any risk related to fire or structural safety. Overall, staff feels the waiver will have no negative impact on public safety or surrounding infrastructure.

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, nor is it anticipated to substantially alter the essential character of the surrounding property. The signage is consistent with this type of and similar commercial businesses.

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 consistent with the general intent of the City's Comprehensive Plan and Land Development Code, both of which promote effective business identification while maintaining visual order and compatibility within commercial areas.

The requested increases in sign number and area allow for signage that is proportionate to the building's scale and responsive to site-specific visibility conditions, without resulting in excessive or out-of-character development. The signage will remain compatible with surrounding commercial uses and will support the overall intent of the Code to balance visibility with aesthetic quality.

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 **Land Development Code** in that the signs do not create a visual disproportionality to the building.

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 any significant threats to public safety or create additional public expense. The signage is limited to attached building elements and will not impact traffic, infrastructure, or public services.

Staff does not feel the additional signage will create nuisances, fraud, or victimization of the public, as the signage is solely for business identification and will comply with all applicable codes. In order to avoid visual nuisance of the illuminated signs, staff suggests limiting the illumination to the business' daily hours of operation.

The waiver is consistent with the Comprehensive Plan and does not conflict with other local ordinances, as it supports appropriate and compatible commercial development.

(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.

The Board may choose to APPROVE, APPROVE WITH CONDITIONS, or DENY the requested waivers. 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 as submitted with this waiver request.
2. If the applicant wishes to increase the quantity or the size of the approved signs, an additional waiver will be required.
3. Because of the property's adjacency to residential property on three sides, the illumination of the signs will be limited to the hours of operation which are 8 am to 8 pm in summer and 8 am to 7 pm in winter.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

None.

RECOMMENDED MOTION:

Staff recommends that the Board **APPROVE WITH CONDITIONS** 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 (1) attached sign per business establishment on an interior lot in the Commercial General Zoning District, to five (5) 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 27.7 %. The property is identified as 1540 Clearlake Rd, Cocoa, Florida. Tax Parcel ID 24-36-20-27-*-1.01.



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

Stamp Only When Application is Fully Complete

Please TYPE or PRINT this application neatly.

1. **Request:** to be allowed more than 1 sign and to increase the size allowed.

2. **Applicable City Code Section(s):** Consideration of a Waiver request from Chapter 3, Article II, Sec 3-23 Table 1 of The City of Cocoa Code regarding General Sign Regulations to 1) increase the maximum permitted number of one attached sign per business establishment on an interior lot in the General Commercial Zoning District from One to Five.1) a request to increase the maximum allowable area of attached signs from 20% of the surface areas to which it is attached, to 27.27%. The property is identifies as, 1540 Clearlake Rd, Cocoa, Florida Tax parcel ID 24-38-26-27-1.

3. **Applicant Information:**

Company (if applicable): A Superior Sign, Inc.

Name: Daniel Shiman

Mailing Address: 3975 Forrestal Ave. #600

City: Orlando State: FL Zip Code: 32806

Phone #: 407-601-7964

Fax #:

Mobile #: E-mail:

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): MODWASH LLC

Name:

Mailing Address: 736 Cherry St.

City: Chattanooga State: TN Zip Code: 37402

Phone #: 423-485-0005

Fax #:

Mobile #: E-mail:

5. Property Information:

Street Address and Location: 1540 Clearlake Rd Cocoa, FL 32922

Parcel ID:

2	4	-	3	6	-	2	0	-	2	7	-	0	0	0	0	0	.	0	-	0	0	0	1	.	0	0
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Tax Account Numbers:

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Land Area: _____ 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. 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.

~~The need for the requested waiver is driven by the physical characteristics of the subject property, including the building's extended façade and its location along a high-traffic corridor. The scale and orientation of the building limit the effectiveness of a single attached sign, particularly for visibility from multiple directions of travel. Allowing additional signs enables appropriate distribution along the façade, improving visibility without over-concentration. The requested increase in sign area is modest and necessary to maintain proportionality and legibility relative to the building's size and roadway conditions. These conditions are inherent to the property and not the result of any action by the applicant.~~

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.*

~~Strict application of the regulation would create practical difficulties by limiting the ability to provide effective building identification across the full length and orientation of the façade. Due to the building's scale and visibility constraints along a high-traffic corridor, a single sign does not provide adequate exposure from multiple approaches.~~

~~This limitation would reduce the functionality of the site from a commercial standpoint, impacting visibility and wayfinding for customers. The requested waiver allows for reasonable signage distribution and proportional sizing necessary for the property to function as intended within its commercial context.~~

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

The requested waiver is not based exclusively, or at all, on a desire to reduce development costs. Rather, it is driven by the physical characteristics of the property, including the building's scale, façade length, and visibility constraints along a high-traffic corridor. The waiver is necessary to provide effective identification and visibility from multiple directions and to ensure the signage is proportionate to the building. The request is based on functional and site-specific needs, not cost considerations.

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

The proposed waiver will not increase congestion on surrounding public streets or create any additional hazards to the public. The requested signage is limited to attached building signs and does not impact traffic flow, access points, or site circulation.

The signage will be designed and installed in compliance with all applicable building and electrical codes, and will not pose any risk related to fire or structural safety. Overall, the waiver will have no negative impact on public safety or surrounding infrastructure.

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

- 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.*

The proposed waiver is consistent with the general intent of the City's Comprehensive Plan and Land Development Code, which promote effective business identification while maintaining visual order and compatibility within commercial areas.

The requested increases in sign number and area allow for signage that is proportionate to the building's scale and responsive to site-specific visibility conditions, without resulting in excessive or out-of-character development. The signage will remain compatible with surrounding commercial uses and will support the overall intent of the Code to balance visibility with aesthetic quality.

- 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.*

The proposed waiver will not result in any significant threats to public safety or create additional public expense. The signage is limited to attached building elements and will not impact traffic, infrastructure, or public services.

The request will not create nuisances, fraud, or victimization of the public, as the signage is solely for business identification and will comply with all applicable codes.

The waiver is consistent with the Comprehensive Plan and does not conflict with other local ordinances, as it supports appropriate and compatible commercial development.

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.*

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

Autumn Francis
(PRINT OWNER NAME)

Autumn Francis
(OWNER SIGNATURE)

☒ Personally Known OR ☐ Produced Identification

Type of I.D. Produced _____

Gabriela Cader
(NOTARY PUBLIC SIGNATURE)

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

STATE OF Tennessee, COUNTY OF HAMILTON

Sworn and subscribed to before me this 30th day of May, 2024

11. Applicant Signature.

Daniel Shiman
Daniel Shiman

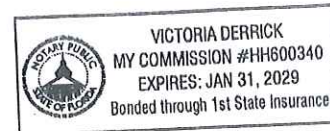
(PRINT APPLICANT NAME)

[Signature]
(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 11 day of June, 2024

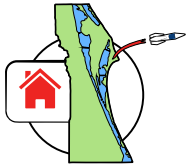
FOR OFFICE USE ONLY

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 3012603 - Roll Year 2024

Owners	MODWASH LLC
Mailing Address	736 CHERRY ST CHATTANOOGA TN 37402
Site Address	1540 CLEARLAKE RD COCOA FL 32922
Parcel ID	24-36-20-27-*1
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	1000 - VACANT COMMERCIAL LAND
Total Acres	1.77
Site Code	0313 - CLEARLAKE
Plat Book/Page	0062/0001
Subdivision	CLEARLAKE ISLES SUBDIVISION
Land Description	CLEARLAKE ISLES SUBDIVISION LOT 1



VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$233,300	\$233,300	\$233,300
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$233,300	\$233,300	\$233,290
Assessed Value School	\$233,300	\$233,300	\$233,300
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$233,300	\$233,300	\$233,290
Taxable Value School	\$233,300	\$233,300	\$233,300

SALES / TRANSFERS

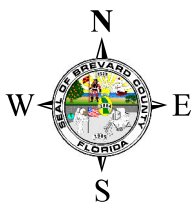
Date	Price	Type	Instrument
12/05/2024	\$1,350,000	WD	10237/0581
10/23/2020	\$250,000	WD	8896/0611
02/26/2016	--	WD	7558/1927

No Data Found

AERIAL MAP

MODWASH LLC

Radius_3012603



1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2026

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

Produced by BoCC - GIS Date: 5/1/2026

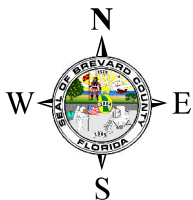
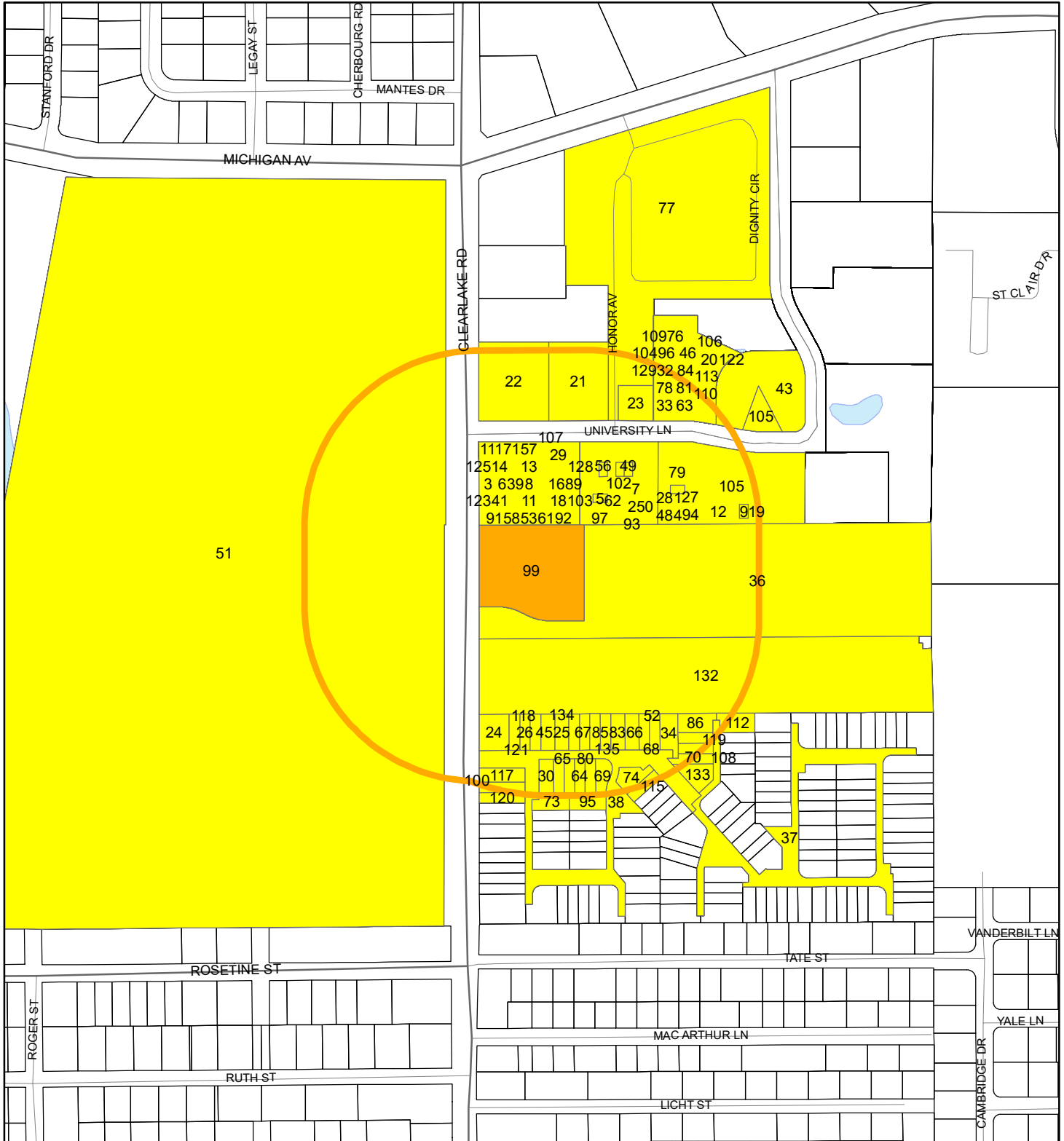
 Subject Property

 Parcels

RADIUS MAP

MODWASH LLC

Radius_3012603



1:4,800 or 1 inch = 400 feet

Buffer Distance: 500 feet

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

Produced by BoCC - GIS Date: 5/1/2026

- Buffer
- Subject Property
- Notify Property
- Parcels

704 COLLEGE PINES CONDO TRUST
2126 CUMBERLAND CREEK TRL SW
MARIETTA GA 30008-4497

AB MANAGEMENT & CONSULTING LLC
3431 BISCAYNE DR
MERRITT ISLAND FL 32953-8338

ABILITIES AT COLLEGE PINES INC
2735 WHITNEY ROAD
CLEARWATER FL 33758-

ALLEN, MICA
1127 CROMEY NE RD NE
PALM BAY FL 32905-4542

ANGELINA O PACK TRUST
1675 MORNINGSIDE DR
MERRITT ISLAND FL 32952-5939

BAKER, MARTIN J
225 ASHFIELD ROAD
THORTON CLEVELYS FY5 3JA
-

BARRACUDA STATIONS LLC
1201 OAKFIELD DR
BRANDON FL 33511-4928

BELLSOUTH TELECOMMUNICATIONS INC
D/B/A A T & T FLORIDA
1010 PINE ST, # 9E-L-01
ATTN PROPERTY TAX DEPT
SAINT LOUIS MO 63101-2015

BERNHARDT, PHILLIP HILL
304 LOCUST THORN CT
MILLERSVILLE MD 21108-1858

BONSAI SPACE LLC
26 PARK AVE
ROCKLEDGE FL 32955-3743

BREIT, CHARLES A, JR
1550 UNIVERSITY LN, APT 103
COCOA FL 32922-6543

BRIGHTMAN, BERNADETTE P
1354 HERITAGE ACRES BLVD
ROCKLEDGE FL 32955-

BUSHNELL, CHLOE
1560 UNIVERSITY LN, APT 608
COCOA FL 32922-6550

CABERNET RENTALS LLC
4711 CHARDONNAY DR
ROCKLEDGE FL 32955-5154

CAROLYN SUE MEINHARDT REVOCABLE
TRUST
1514 CLEARLAKE RD, APT 59
COCOA FL 32922-6574

CLARINGTON, HAMILTON
CLARINGTON, KAYANA
1560 UNIVERSITY LN, APT 602
COCOA FL 32922-6550

CLEARLAKE ISLES LP
1002 W 23RD ST, 400
PANAMA CITY FL 32405-3648

CLEARLAKE VILLAGE HOMEOWNERS
ASSOC INC
5505 N ATLANTIC AVE, STE 207
COCOA BEACH FL 32931-5116

COCOA CONDO ONE LLC
4 STRAWBERRY HILL LN
DANVERS MA 01923-1133

COCOA CONDO SEVEN LLC
4 STRAWBERRY HILL LN
DANVERS MA 01923-1133

COCOA CONDO SIX LLC
4 STRAWBERRY HILL LN
DANVERS MA 01923-1133

COCOA CONDO THREE LLC
4 STRAWBERRY HILL LN
DANVERS MA 01923-1133

COLLEGE OAKS CONDOMINIUM ASSOC
INC
PO BOX 560195
ROCKLEDGE FL 32956-0195

CORREA, LISSET
CORREA, JOSE DANIEL
1560 UNIVERSITY LN, #603
COCOA FL 32922-

COSTELLO, ANNA
9031 FORT HAMILTON PKWY, APT 3H
BROOKLYN NY 11209-6427

DAVIS, RICHARD
2 ELMWOOD PARK DR, APT 124
STATEN ISLAND NY 10314-7524

DJSMM GROUP LLC
6521 CROSSBOW CT
DAVIE FL 33331-2919

DOORSTEP PROPERTIES LLC
PO BOX 237001
COCOA FL 32923-7001

DRAKE, DANIEL J
DRAKE, DEONDRA R
1558 UNIVERSITY LN, #501
COCOA FL 32922-6551

DTAL HOLDINGS LLC
21410 NE 19TH AVE
MIAMI FL 33179-1510

EASTERN FLORIDA STATE COLLEGE
1519 CLEARLAKE RD
ATTN: CINDY ANDERSON
COCOA FL 32922-6598

EQUITY TRUST COMPANY (CUST) FBO
6071 NAVAJO RD
WESTMINSTER CA 92683-2034

ESPINO, CARLOS
BARANDIARAN, ELIZABETH
1306 CYPRESS BEND CIR
MELBOURNE FL 32934-7248

EVANS, TRACY W
1780 PORPOISE ST
MERRITT ISLAND FL 32952-5640

GEORGE ALONZO FOYE' IV REVOCABLE
LIVING TRUST
SHARON MILLER FOYE REVOCABLE
LIVING TRUST
230 ANTIGUA DR
COCOA BEACH FL 32931-3239

GOLEMBIOWSKI, DANIEL J
GOLEMBIOWSKI, RANDI ELIZABETH
1558 UNIVERSITY LANE #508
COCOA FL 32922-

GONZALEZ, ERLYN
GONZALEZ, IRIS
4356 SW SAVONA BLVD
PORT SAINT LUCIE FL 34953-6761

GONZALEZ, IRIS
GONZALEZ, ERLYN
4356 SW SAVONA BLVD
PORT SAINT LUCIE FL 34953-6761

GREENE, TOMMY
1804 UNIVERSITY LN, APT 308
COCOA FL 32922-5608

GUILBEAUX, AUTRY G
GUILBEAUX, BARBARA M
1646 E 92ND ST
CHICAGO IL 60617-3549

GUILBEAUX, AUTRY G
GUILBEAUX, BARBARA M
1646 E 92ND STREET
CHICAGO IL 60617-3549

HARBOUR, NANCY
1514 CLEARLAKE RD #56
COCOA FL 32922-

HARRISON, DAVID
5555 BRECKENRIDGE CIR
ORLANDO FL 32818-1375

HARTUNG, KAREN J
PO BOX 540784
MERRITT ISLAND FL 32954-0784

HASSAN, BASSAM
HASSAN, LISA
2958 COLCHESTER RD
COCOA FL 32926-4403

HASSAN, BASSAM
HASSAN, LISA E
2958 COLCHESTER RD
COCOA FL 32926-4403

HENVILLE, MELISSA KIMBERLY
HENVILLE, MICHAEL EDWARD
980 LISA DR
TITUSVILLE FL 32780-7110

HERBERT, COREY T
2126 CUMBERLAND CREEK TRL SW
MARIETTA GA 30008-4497

HILMA VALDEZ REVOCABLE LIVING
TRUST
PO BOX 540474
MERRITT ISLAND FL 32954-0474

HOLMES, RICKI
41 NORTHWOODS DR
KIMBERLING CITY MO 65686-9627

HOMES FOR INDEPENDENCE SPACE
COAST INC
2735 WHITNEY RD
CLEARWATER FL 33760-1610

HTG ORCHID LAKE LTD
3225 AVIATION AVE, FL 6
MIAMI FL 33133-4741

JACOBS, CAROL
1804 UNIVERSITY LN, APT 303
COCOA FL 32922-5608

JAGEL, FREDERICK KEITH
JAGEL, KIM D
2443 DELYS ST
COCOA FL 32926-5374

JEFF RICARD BENEFICIAL HOLDINGS
LLC
650 E ETON DR
TUCSON AZ 85704-7121

KASSANDRAS, ADRIANA V
13602 SW 83RD AVE
PALMETTO BAY FL 33158-1018

KIMBROUGH, RYAN
1564 UNIVERSITY LA 803
COCOA FL 32922-

KOULSAR, SURAJPATTIE S
11439 BEAU REPOS DR
ORLANDO FL 32832-5154

LEACHE LLC
3270 SUNTREE BLVD, STE 129
MELBOURNE FL 32940-7539

LINNEMEYER, MARIAH TRUSTEE
2826 SMITHFIELD DR
ORLANDO FL 32837-

LOPEZ, IRIS
4356 SW SAVONA BLVD
PORT SAINT LUCIE FL 34953-6761

MARK A CRYTZER TRUST
4 POINT VIEW PL
COCOA FL 32926-8776

MASARWEH TRUST
16081 CAMBRIAN DR
SAN LEANDRO CA 94578-1104

MATANIS, WILLIAM
MATANIS, ARETHA
3431 BISCAYNE DR
MERRITT ISLAND FL 32953-8338

MATHEWS, LISA G
811 GARDENER RD
ROCKLEDGE FL 32955-8153

MATTER, ELVIRA M
6172 WATERFIELD WAY
ST CLOUD FL 34771-

MAYFIELD FAMILY PROPERTIES LLC
4101 TRADEWINDS TRL
MERRITT ISLAND FL 32953-8078

MENARD, CARMELA
MESSIER, THERESA R
1556 UNIVERSITY LN, APT 404
COCOA FL 32922-6546

MIESES, ERIC M
GANAN, CLAUDIA SUSANA
5136 PICADILLY CIRCUS CT
ORLANDO FL 32839-5333

MODWASH LLC
736 CHERRY ST
CHATTANOOGA TN 37402-1909

MOORE, CLIFFORD
1514 CLEARLAKE ROAD #7
COCOA FL 32922-

MULLEN, GEORGE H
MULLEN, HOLLIE M
832 ROGER RD
WARMINSTER PA 18974-2543

N/A - CONDO COMMON AREA
-

NABBIE, DIRK
NABBIE, SARAH N
495 LOS SORTES LN #201
ORLANDO FL 32824-

NIKOLOPOULOS, GRIGORIOS
616 STANTON DR
WESTON FL 33326-3591

NORTH BREVARD CHARITIES SHARING
CENTER INC
4475 S HOPKINS AVE
TITUSVILLE FL 32780-

OSBORNE, JOHN
OSBORNE, JANET
3445 S ATLANTIC AVE, APT 200
COCOA BEACH FL 32931-2105

PEJIC, ELENA
314 E 80TH ST, APT 4B
NEW YORK NY 10075-0955

PHILLIPS, MALCOLM JOHN TRUSTEE
871 NW 175TH ST
SHORELINE WA 98177-3704

POSTON-NEELY, GENEVA
1805 HENSLEY DRIVE
ROCKLEDGE FL 32955-

RICHARD C DEEMS JR REVOCABLE
TRUST
1806 UNIVERSITY LN, APT 406
COCOA FL 32922-6583

RIVERO, HUGO
1558 UNIVERSITY LANE #502
COCOA FL 32922-

RODRIQUEZ, ALTAGRACIA
1514 CLEARLAKE RD APT 61
COCOA FL 32922-

ROGER C VAUGHN REVOCABLE TRUST
NUMBER 1
PO BOX 321202
COCOA BEACH FL 32932-1202

SEENAN-KOULSAR, SURAJPATTIE
11439 BEAU REPOS DR
ORLANDO FL 32832-5154

SEENAN-KOULSAR, SURAJPATTIE
11439 BEAU REPOS DR
ORLANDO FL 32832-5154

Radius_3012603
Page4

SPENCER, LUKE JOHN
SPENCER, ERIN
1514 CLEARLAKE RD, APT 80
COCOA FL 32922-6585

STELVIO PASS VENTURES LLC
3225 MCLEOD DR, STE 100
LAS VEGAS NV 89121-2257

STEPHEN J MOULTON & KATHLEEN
J HAMILTON JOINT REVOCABLE LIVING TRUST
3290 SPARTINA AVE
MERRITT ISLAND FL 32953-8230

SUNNY CITY INVESTMENTS LLC
3270 SUNTREE BLVD, STE 129
MELBOURNE FL 32940-7539

SWEET, KAREN A
1554 UNIVERSITY LN, # 305
COCOA FL 32922-6547

TERESA A DEMARK TRUST
1490 BELLA CT
MERRITT ISLAND FL 32952-

THOMPSON, RAFAEL H
1554 UNIVERSITY LN, APT 307
COCOA FL 32922-6547

TRINI EXPORTS LLC
11757 OTTAWA AVE
ORLANDO FL 32837-7726

URBI INVESTMENTS GROUP LLC
3270 SUNTREE BLVD, STE 129
MELBOURNE FL 32940-7539

VERRI INVESTMENTS LLC
3270 SUNTREE BLVD, STE 129
MELBOURNE FL 32940-7539

WGP & MLP TRUST
1655 ALLIGATOR LN
COCOA FL 32926-3473

WRIGHT, SHERRY
1558 UNIVERSITY LN, APT 504
COCOA FL 32922-6551

XENA LONGWOOD LLC
1161 HOLLAND DRIVE
BOCA RATON FL 33487-

YAMADA, HERBERT
108 OAK GROVE LANE
MERRITT ISLAND FL 32952-

YATES, TERRY
YATES, VICKI
1171 GARY HUNT RD
COCOA FL 32926-4350

PREPARED BY AND RETURN TO:

Taylor Jones
Hutton
736 Cherry Street
Chattanooga, TN 37402

Parcel Identification No. 3012603

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 7th day of January, 2025, between **MERRITT ISLAND VENTURES, INC.**, a Florida Domestic Profit Corporation, whose office address is P.O. Box 541707, Merritt Island, Florida 32954 hereinafter called the Grantor, to **MODWASH, LLC**, a Delaware limited liability company, whose office address is 736 Cherry Street, Chattanooga, Tennessee 37402, hereinafter called the Grantee.

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

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Brevard County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

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

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other; and that said land is free of all encumbrances except for *ad valorem* taxes for 2025 and all subsequent years, and matters appearing of record in the Public Records of Brevard County, Florida on **Exhibit "B"** attached hereto and fully made a part hereof for all purposes (the "**Permitted Exceptions**"); provided, however, that this reference shall not serve to re-impose same.

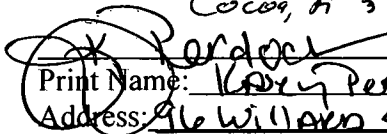
IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

MERRITT ISLAND VENTURES, INC., a
Florida corporation


Print Name: Mitchell S. Gold
Address: 90 Williams St. #302
Cocoa, FL 32911

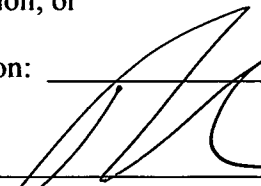
By: 
Name: Terri L. Watson
Its: PRESIDENT


Print Name: Kory Perdoch
Address: 90 Williams St. #302
Cocoa, FL 32911

STATE OF FLORIDA)
) ss:
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me of ☒ physical presence or ☐ online notarization this 5 day of December, 2024, by Terri L. Watson, as President of **MERRITT ISLAND VENTURES, INC.**, a Florida corporation, on behalf of the company. He/She is:

- ☒ personally known to me; or
- ☐ produced a driver's license issued by the _____ Department of Highway Safety and Motor Vehicles as identification; or
- ☐ produced the following identification: _____



NOTARY PUBLIC, STATE OF FLORIDA

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

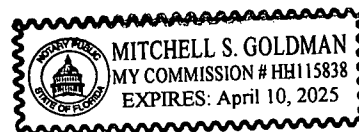


EXHIBIT "A"

The Land referred to herein below is situated in the County of Brevard, State of Florida, and is described as follows:

Lot 1 of CLEARLAKE ISLES SUBDIVISION, according to the Plat thereof as recorded in Plat Book 62, Page(s) 1, of the Public Records of Brevard County, Florida.

Together with perpetual, non-exclusive, beneficial easements granted by that Declaration of Easement by U.S. 1 Corridor Redevelopment Agency recorded in Book 7550, Page 1807, of the public records of Brevard County, Florida.

EXHIBIT "B"

1. General or special taxes and assessments required to be paid in the year 2025 and subsequent years, not yet due and payable.
2. Covenants, Conditions and Restrictions as set forth in warranty deed recorded in Book 1096, Page 550.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLEARLAKE ISLES SUBDIVISION, as recorded in Plat Book 62, Page(s) 1, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Clearlake Road Development Agreement recorded in Book 6331, Page 2227, and Amended Clearlake Road Development Agreement recorded in Book 7285, Page 981, and Second Amended Clearlake Road Development Agreement recorded in Book 9610, Page 266, of the public records of Brevard County, Florida.
5. Declaration of Easement by U.S. 1 Corridor Redevelopment Agency recorded in Book 7550, Page 1807, of the public records of Brevard County, Florida.
6. Land Use Restriction Agreement recorded in Book 7556, Page 883, of the public records of Brevard County, Florida.

[Previous On List](#) [Next On List](#) [Return to List](#)

modwash

[Events](#) **No Name History**

Detail by Entity Name

Foreign Limited Liability Company
MODWASH, LLC

Filing Information

Document Number	M2100000552
FEI/EIN Number	84-5192623
Date Filed	01/11/2021
State	DE
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/09/2021
Event Effective Date	NONE

Principal Address

736 CHERRY ST
CHATTANOOGA, TN 37402

Mailing Address

736 CHERRY ST
CHATTANOOGA, TN 37402

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title CFO

Peaks, Mark
736 CHERRY ST
CHATTANOOGA, TN 37402

Title AP

HARPER, BENJAMIN P
736 CHERRY ST
CHATTANOOGA, TN 37402

Title CEO

Hutton, Karen J
736 CHERRY ST
CHATTANOOGA, TN 37402

Title AP

Deering, Michael
736 CHERRY ST
CHATTANOOGA, TN 37402

Annual Reports

Report Year	Filed Date
2023	04/27/2023
2024	05/01/2024
2025	05/01/2025

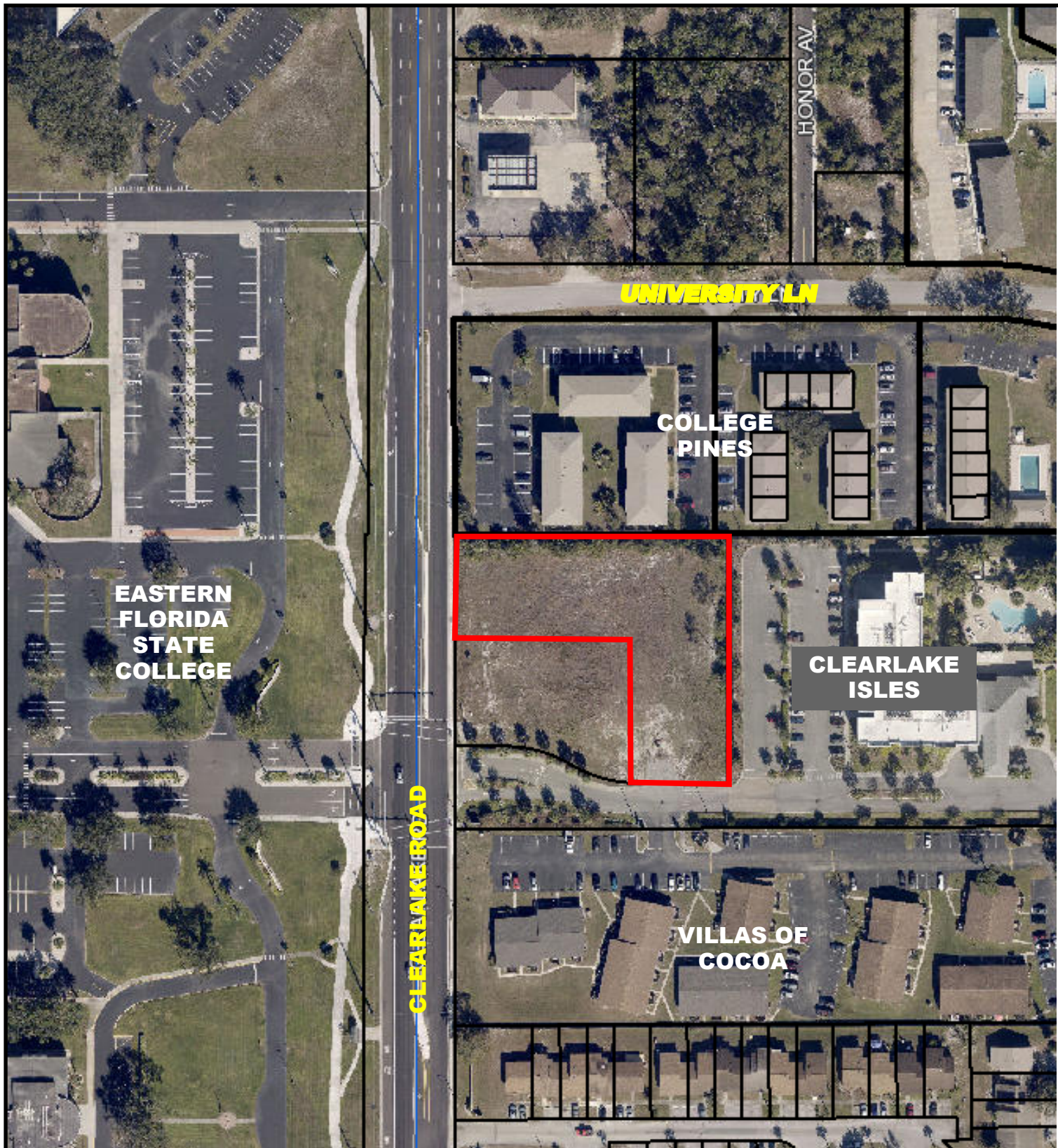
Document Images

05/01/2025 -- ANNUAL REPORT	View image in PDF format
05/01/2024 -- ANNUAL REPORT	View image in PDF format
04/27/2023 -- ANNUAL REPORT	View image in PDF format
11/01/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
06/13/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
08/09/2021 -- LC Amendment	View image in PDF format
01/11/2021 -- Foreign Limited	View image in PDF format

[Previous On List](#) [Next On List](#) [Return to List](#)

modwash

[Events](#) **No Name History**



LOCATION MAP

(NOT TO SCALE)

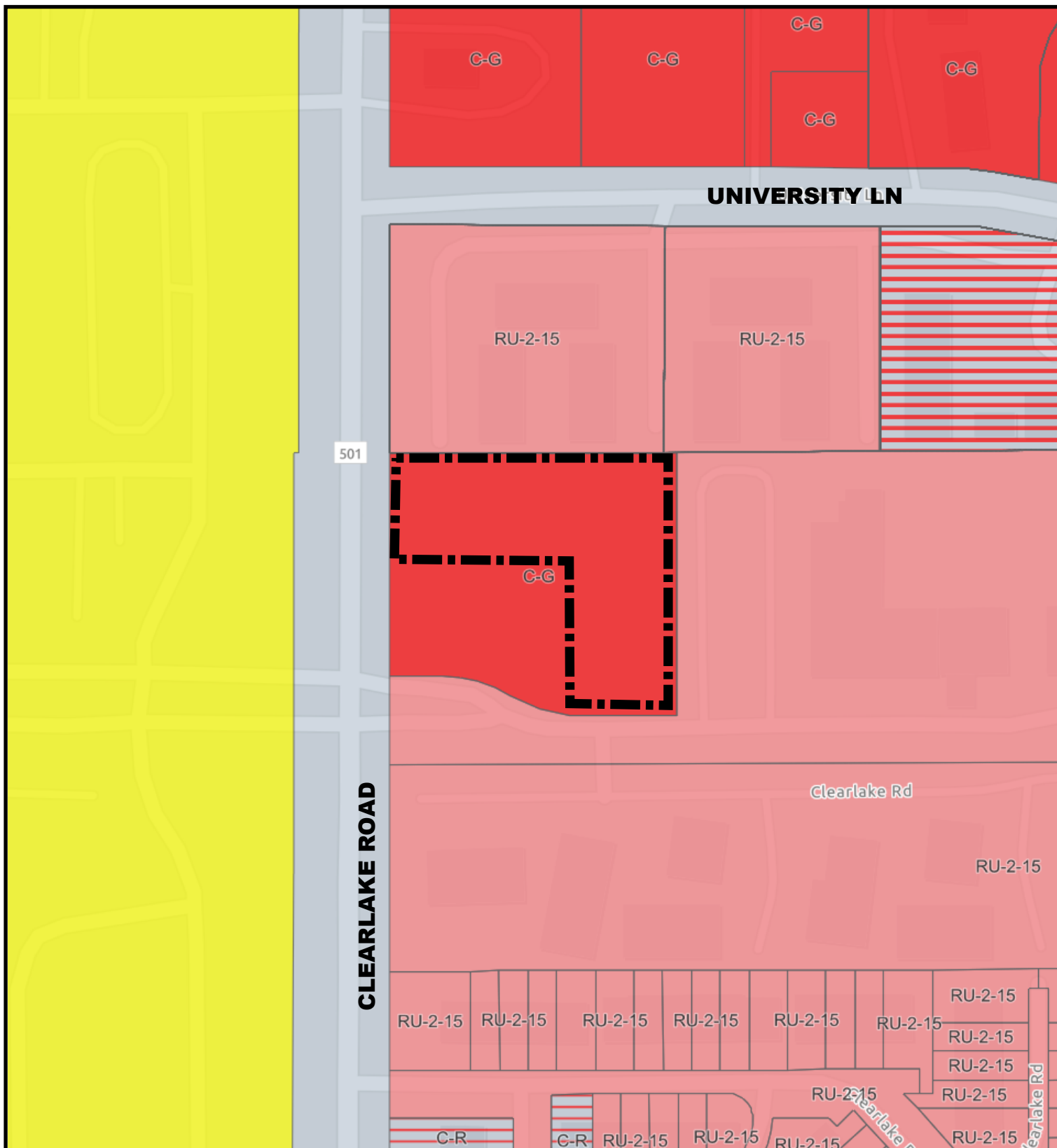


Legend



Subject Parcel

Map Date: June 17, 2026



UNIVERSITY LN

501

CLEARLAKE ROAD

Clearlake Rd

RU-2-15

RU-2-15

RU-2-15

RU-2-15

RU-2-15

RU-2-15

RU-2-15

RU-2-15

RU-2-15

RU-2-15

RU-2-15

RU-2-15

RU-2-15

RU-2-15

C-R

C-R

RU-2-15

RU-2-15

RU-2-15

RU-2-15

RU-2-15

RU-2-15



Map Date: June 17, 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



Subject Parcel

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



Design Proposal - R10 HC (03-27-2026)

PROJECT ID:	SF3-65132
CLIENT:	ModWash Cocoa
ADDRESS:	1540 Clearlake Rd Cocoa FL, 32922
DATE:	05-06-2025
CONTACT:	Samantha Forrester
DESIGNER:	Hannah Charles

Pattison



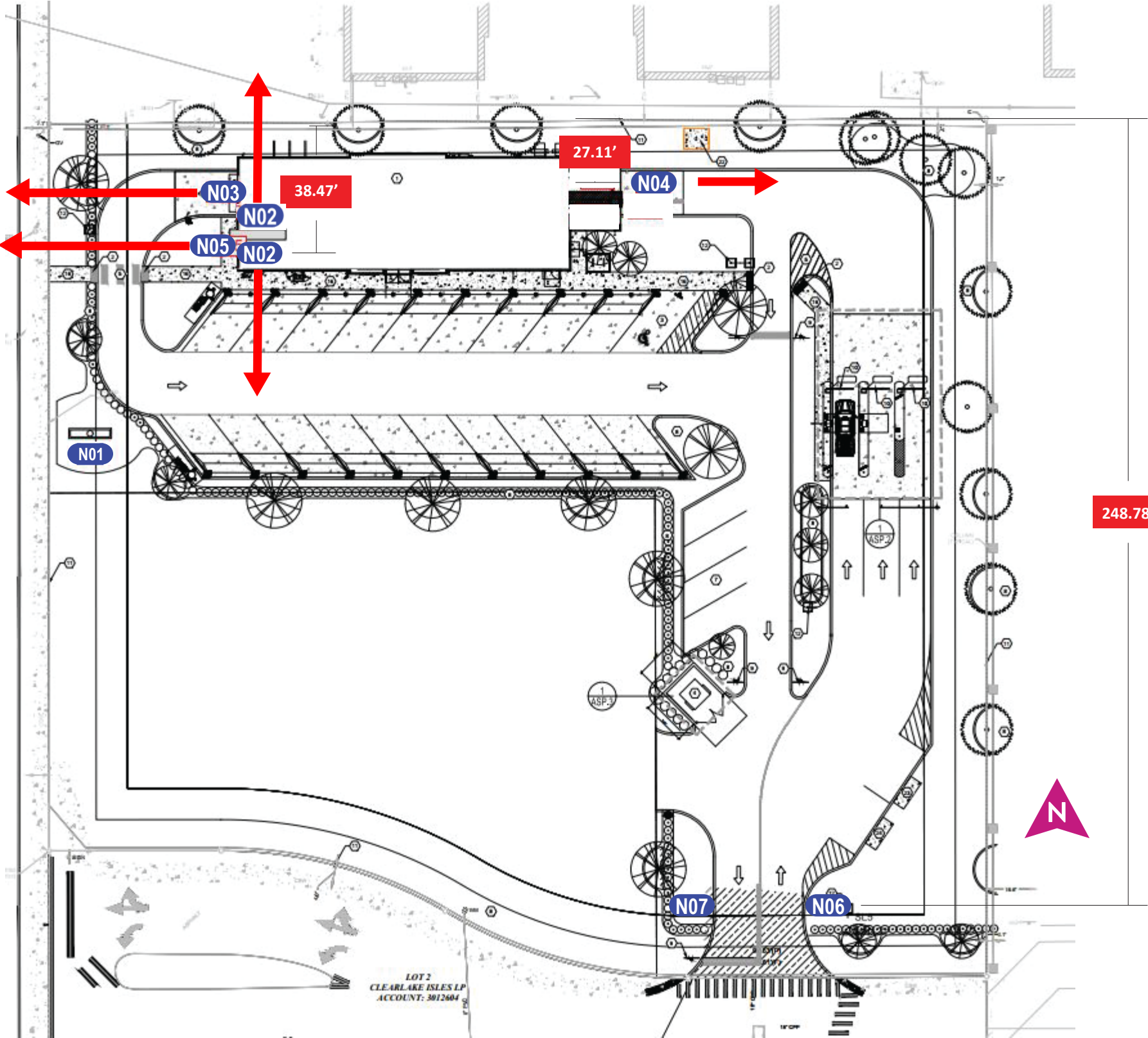
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Site Plan

QTY	DESCRIPTION
N01	1 PYLON SIGN (GROUND - APPROVED AND INSTALLED)
N02	1 F-4 MOD WASH CHANNEL LETTERS
N03	1 B-3 MOD WASH CHANNEL LETTERS (BLDG - APPROVED AND INSTALLED)
N04	1 MOD WASH DROP VINYL MURAL
N05	1 D-3 MOD WASH CHANNEL LETTERS
N06	1 DIRECTIONAL (GROUND - APPROVED AND INSTALLED)
N07	1 DIRECTIONAL (GROUND - APPROVED AND INSTALLED)

GROUND = Ground mounted sign (not part of this waiver)
BLDG = Building mounted sign

➡ Direction of Sign Projection



Project ID
SF3-65132

ModWash
1540 Clearlake Rd
Cocoa FL, 32922

Sign Item

Site Plan

Date: 05-06-2025
Scale: NTS
Contact: S. Forrester
Designer: H. Charles

Revision Note

R10 HC - 03-27-2026

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

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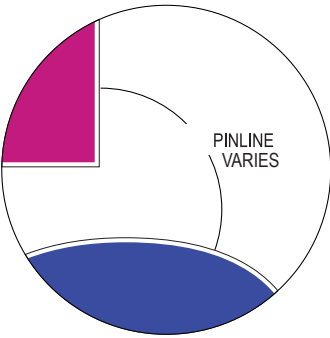
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F-4 CHANNEL LETTERS

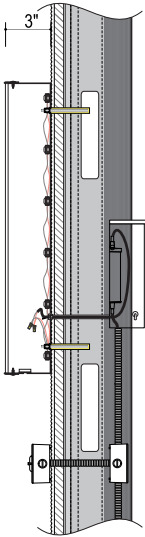
N02



Section Detail
Scale: NTS



Elevation View - 67.80 SQ FT
Scale: 1/4" = 1'-0"



Side Section Detail
Scale: NTS

Scope

One (1) ModWash F-4 Channel Letterset

Specifications

- ① Fabricated Aluminum Channel Letters
- ② .040" Aluminum Return; 3" Coil Stock-White
- ③ 1" Trim Cap Pre-Finished - White
- ④ .177 #7328 White Polycarbonate Face
- ⑤ Matte overlaminate to be applied on digitally printed graphics.
- ⑥ Drop Only - Digitally printed w/ UV Laminate.
- ⑦ 3MM ACM Backer - White
- ⑧ HANLEY 12V 60W Power supply (Remote?)
- ⑨ White LEDS / LED power supply box

Colors

- | | |
|---|--------------------|
| to Match PMS 233C
3M Scotchcal Electric Pink
3630-98 | to Match PMS 130C |
| to Match PMS 2728C
3M Scotchcal Electric Blue
3630-27 | to Match PMS 1788C |
| Pre-Finished: White | to Match PMS 4141C |
| | to Match PMS 2736C |
| | to Match PMS 2602C |

Project ID
SF3-65132

ModWash
1540 Clearlake Rd
Cocoa FL, 32922

Sign Item

N02

Date: 05-06-2025
Scale: NTS
Contact: S. Forrester
Designer: H. Charles

Revision Note

R10 HC - 03-27-2026

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

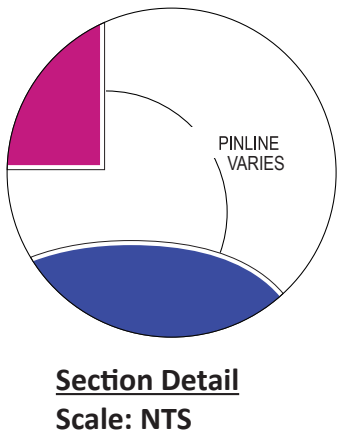
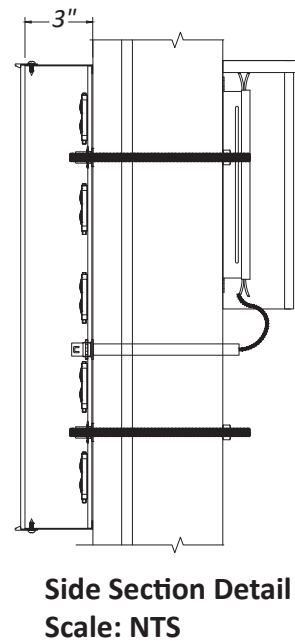
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Scope

One (1) ModWash Linear Channel Letterset

Specifications

- ① Fabricated Aluminum Channel Letters
- ② .040" Aluminum Return; 3" Coil Stock-White
- ③ 1" Trim Cap Pre-Finished - White
- ④ .177 #7328 White Polycarbonate Face
- ⑤ 1st Surface Applied Vinyl
- ⑥ 3MM ACM Backer - White
- ⑦ Pinline varies
- ⑧ HANLEY 12V 60W Power supply (Remote?)
- ⑨ LED power supply box

Colors

- to Match PMS 233C
3M Scotchcal Electric Pink
3630-98
- to Match PMS 130C
- to Match PMS 1788C
- to Match PMS 4141C
- to Match PMS 2728C
3M Scotchcal Electric Blue
3630-27
- to Match PMS 2736C
- to Match PMS 2602C
- Pre-Finished: White

Project ID
SF3-65132

ModWash
1540 Clearlake Rd
Cocoa FL, 32922

Sign Item
N03

Date: 05-06-2025
Scale: NTS
Contact: S. Forrester
Designer: H. Charles

Revision Note
R10 HC - 03-27-2026

Information Required
for Production

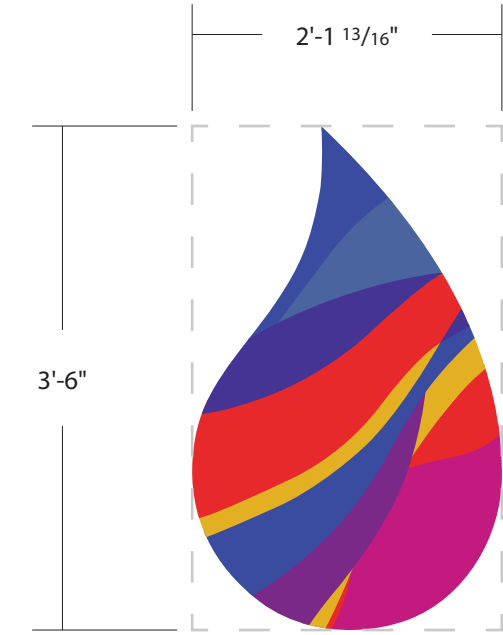
Customer Approval

Signature

MM/DD/YYYY

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Scope

One (1) ModWash Mod Drop Vinyl Mural

Specifications

- ① Vinyl applied first surface to clean wall.
- ② Mactac - Streetrap STR 328 3.4 mil Matte White w/ UV laminate.

Colors

- | | |
|--|---|
| <div></div> to Match PMS 233C
3M Scotchcal Electric Pink
3630-98 | <div></div> to Match PMS 2728C
3M Scotchcal Electric Blue
3630-27 |
| <div></div> to Match PMS 130C | <div></div> to Match PMS 2736C |
| <div></div> to Match PMS 1788C | <div></div> to Match PMS 2602C |
| <div></div> to Match PMS 4141C | <div></div> Pre-Finished: White |

Project ID
SF3-65132

ModWash
1540 Clearlake Rd
Cocoa FL, 32922

Sign Item

N04

Date: 05-06-2025
Scale: NTS
Contact: S. Forrester
Designer: H. Charles

Revision Note

R10 HC - 03-27-2026

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

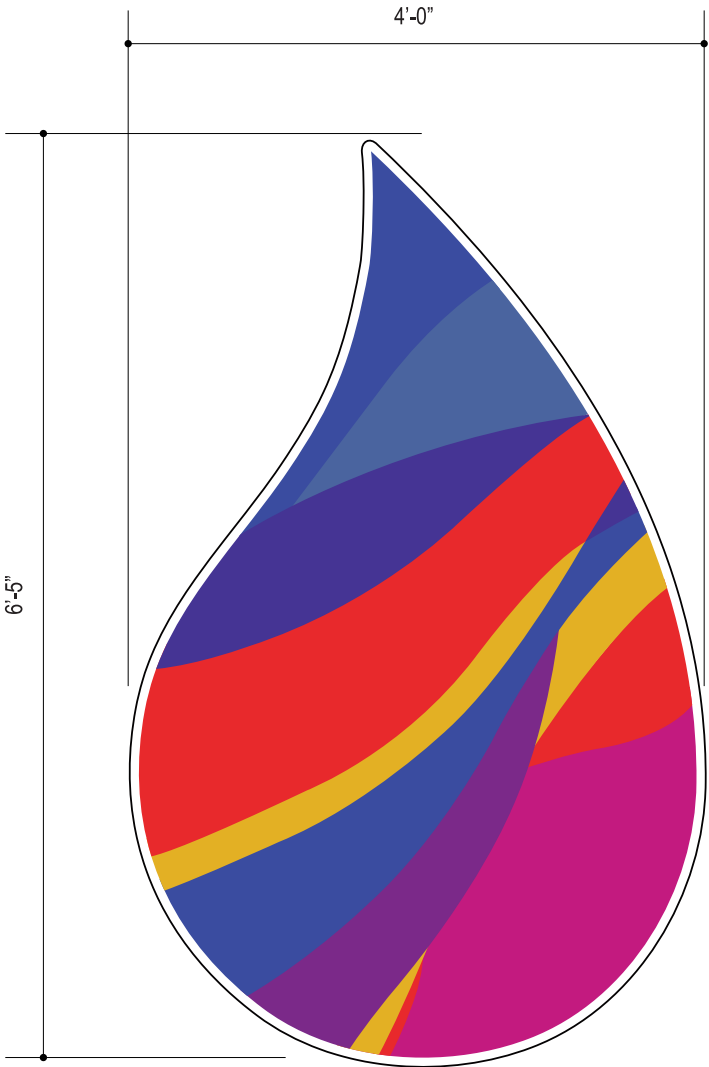
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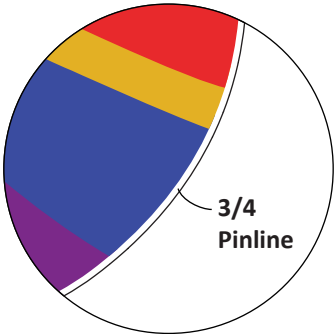
Pattison



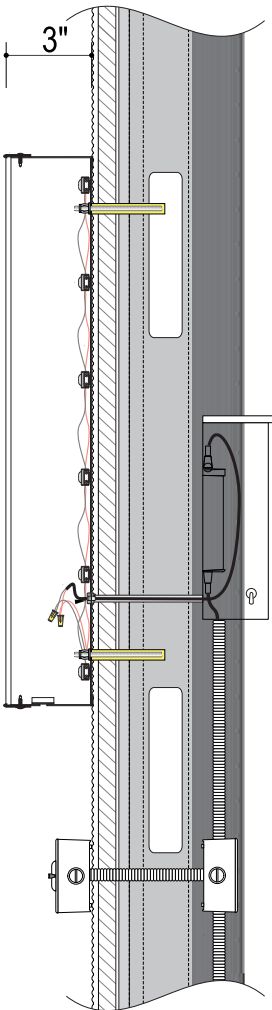
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Mod Drop Detail - 26 SQ FT
Scale: 3/4" = 1'-0"



Section Detail
Scale: NTS



Side Section Detail
Scale: NTS

Scope

One (1) ModWash Mod Drop Logo
D-3 Channel Letterset

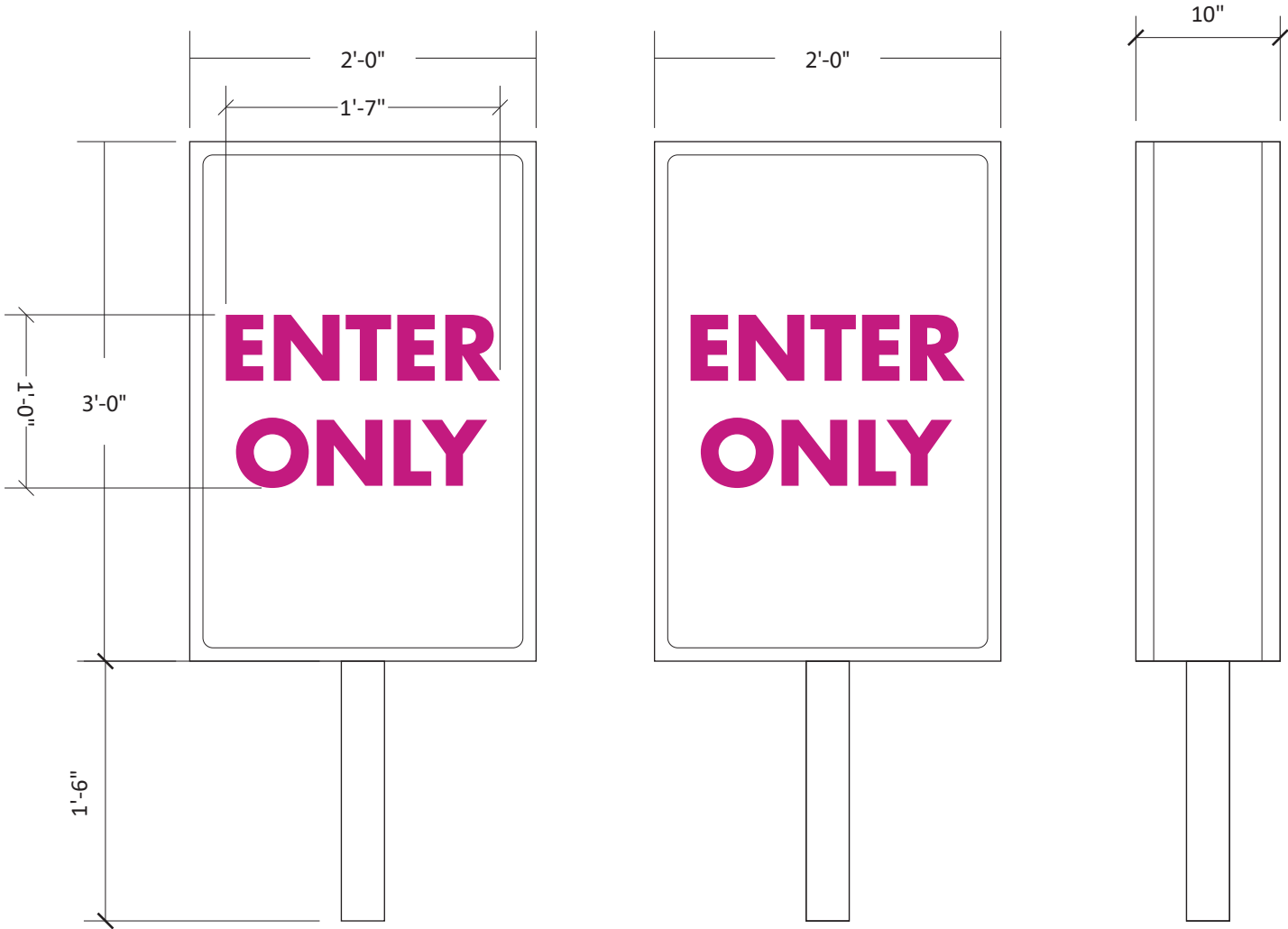
Specifications

- ① .040" Aluminum Return; 3" Coil Stock-White
- ② 1" Trim Cap Pre-Finished - White
- ③ 3/16" Thick Trans White Lexan Face
- ④ 1st Surface Applied Vinyl
- ⑤ Digitally Printed W/ UV Laminate
- ⑥ 3MM ACM Backer - White
- ⑦ Pinline varies

Colors

- to Match PMS 233C
3M Scotchcal Electric Pink
3630-98
- to Match PMS 130C
- to Match PMS 1788C
- to Match PMS 4141C
- to Match PMS 2728C
3M Scotchcal Electric Blue
3630-27
- to Match PMS 2736C
- to Match PMS 2602C
- Pre-Finished: White

(DIRECTIONAL SIGNS: PREVIOUSLY APPROVED AND INSTALLED,
NOT PART OF THIS WAIVER REQUEST)



Front View
Scale: 1" = 1'-0"

Rear View
Scale: 1" = 1'-0"

Side View
Scale: 1" = 1'-0"

Scope

One (1) ModWash Illuminated Directional Sign - Custom

Specifications

- ① Aluminum cabinet & 1" retainers, white polyurethane painted finish.
- ② White acrylic face w/ 3M Electric Pink copy.
- ③ 3" X 3" Steel support, white polyurethane painted finish.
- ④ Disconnect switch.

Colors

- ☒ to Match PMS 233C
3M Scotchcal Electric Pink
3630-98
- ☐ Pre-Finished: White

Project ID
SF3-65132

ModWash
1540 Clearlake Rd
Cocoa FL, 32922

Sign Item

N06

Date: 05-06-2025
Scale: NTS
Contact: S. Forrester
Designer: H. Charles

Revision Note

R10 HC - 03-27-2026

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

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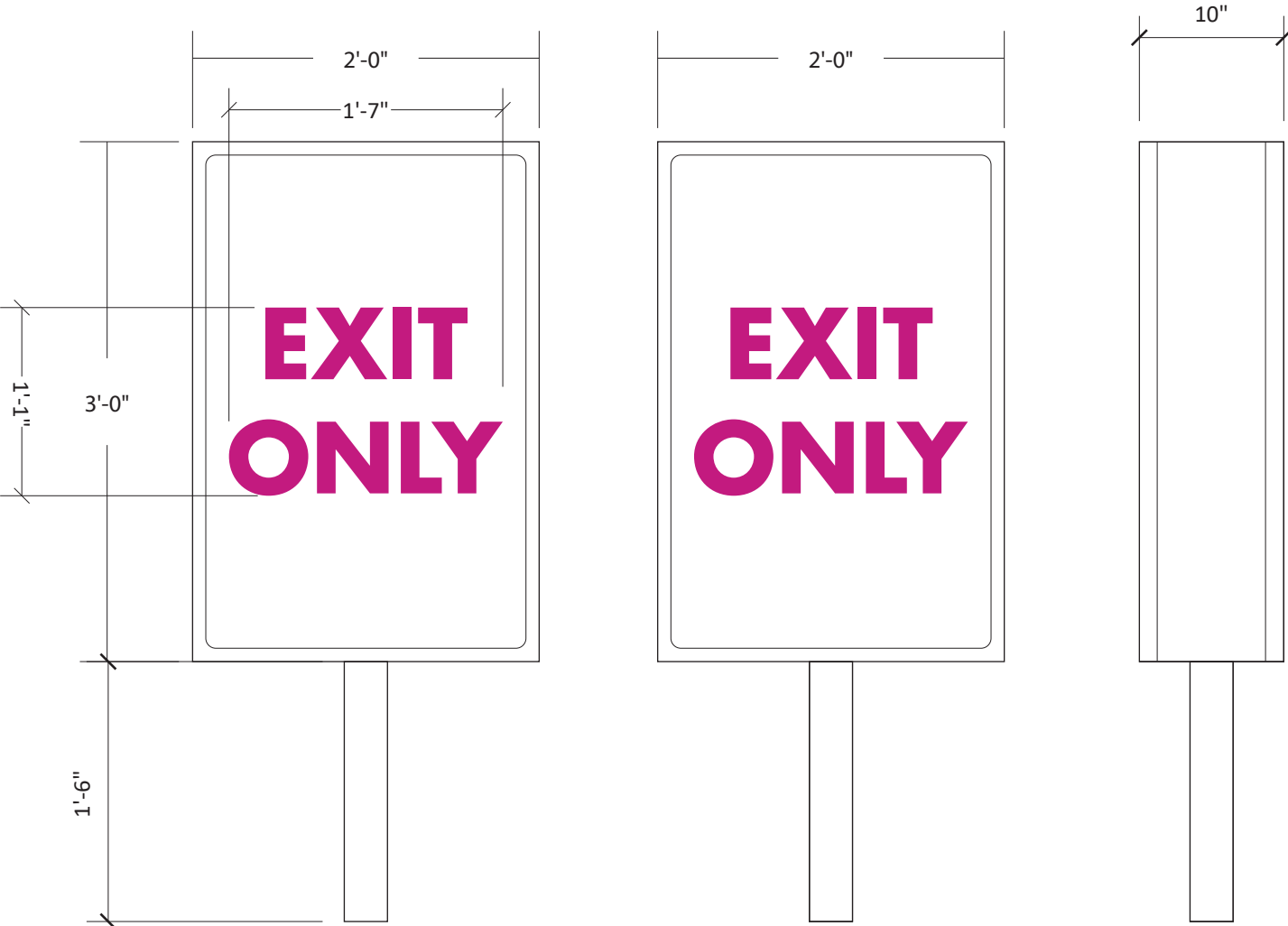
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NOT PART OF THIS WAIVER REQUEST)



Front View
Scale: 1" = 1'-0"

Rear View
Scale: 1" = 1'-0"

Side View
Scale: 1" = 1'-0"

Scope

One (1) ModWash Illuminated Directional Sign - Custom

Specifications

- ① Aluminum cabinet & 1" retainers, white polyurethane painted finish.
- ② White acrylic face w/ 3M Electric Pink copy.
- ③ 3" X 3" Steel support, white polyurethane painted finish.
- ④ Disconnect switch.

Colors

- to Match PMS 233C
3M Scotchcal Electric Pink
3630-98
- Pre-Finished: White

Project ID
SF3-65132

ModWash
1540 Clearlake Rd
Cocoa FL, 32922

Sign Item
N07

Date: 05-06-2025
Scale: NTS
Contact: S. Forrester
Designer: H. Charles

Revision Note

R10 HC - 03-27-2026

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

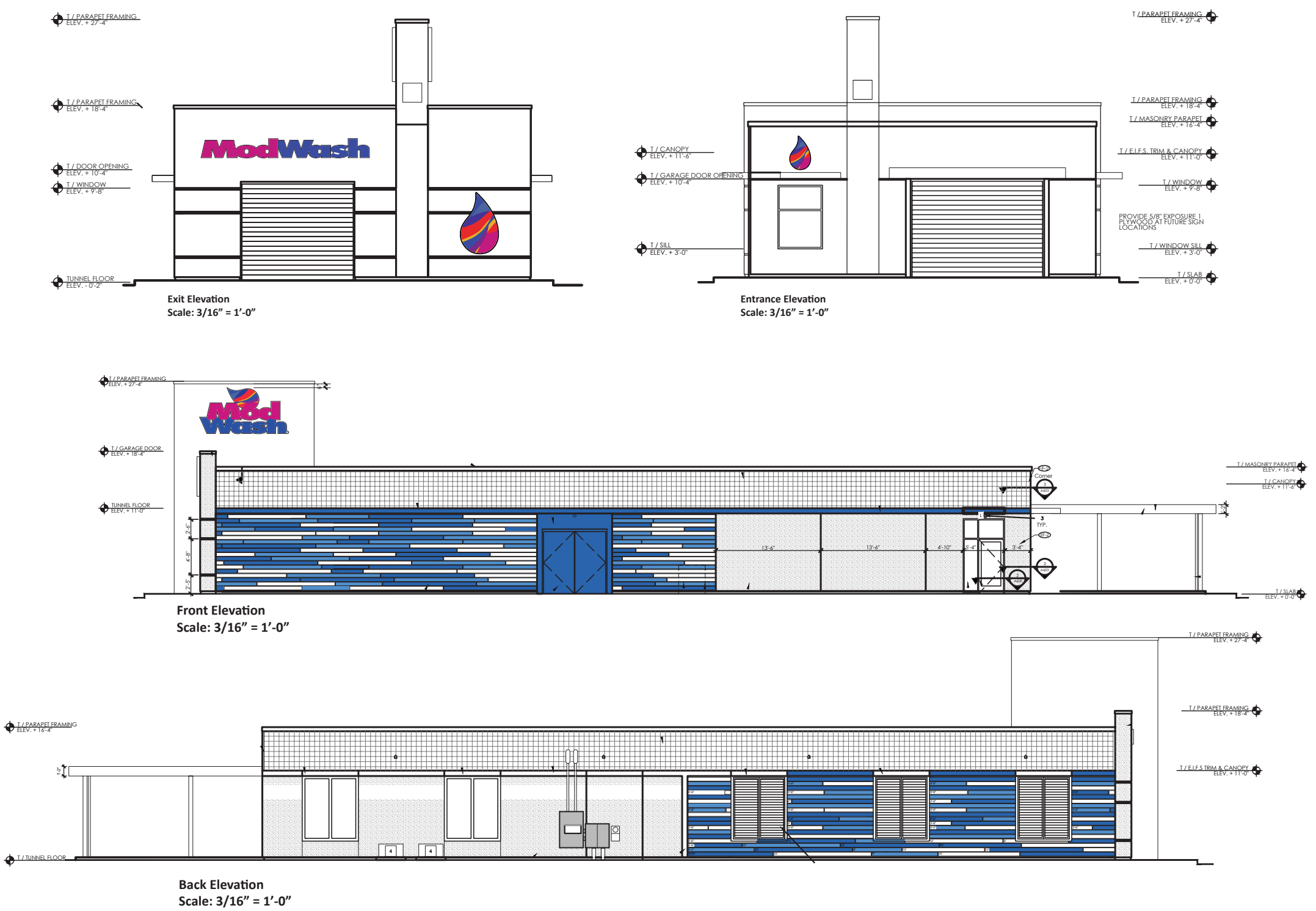
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Project ID
SF3-65132

ModWash
1540 Clearlake Rd
Cocoa FL, 32922

Sign Item

Elevations

Date: 05-06-2025
Scale: NTS
Contact: S. Forrester
Designer: H. Charles

Revision Note

R10 HC - 03-27-2026

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

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PRE-PERMIT SIGN INFO		Property ID:	MCW
A.) Project Name:	Mister Car Wash		Date Completed: 4/17/25
B.) Street Address:	1540 Clearlake Road		
C.) City, State Zip:	Cocoa, FL		
D.) Municipal Contact:	Santeria Robinson - License/Permit Technician		
E.) Contact Phone:	(321) 433-8501	Email:	srobinson@cocoafi.gov
F.) Address, City, ST Zip:	65 Stone Street, Cocoa, FL 32922		
G.) Jurisdiction:	City/Town of: Cocoa	Fax:	
H.) Zone/Category/Class:	C-G / General Commercial		
I.) Overlay/MSP:	NA		
J.) Permit app fee:	Permit Application Processing Fee - \$25. Sign (non-illuminated / temporary) \$75. Other fees TBD		
K.) Processing time:	Allow 10-15 days	Othr Agcy Approval:	None stipulated
L.) Architect/Historic Req: How long is process?	None stipulated		
M.) Permit Required for:	Remodeling: Yes Repainting: Yes Plaques: Yes	Face Replacement: Yes Non-Illumin. Building Ltrs: Yes Door/Window Vinyls: Yes	
N.) Permit Docs: # Sets:	2 or Online	☒ Site Plan ☒ Bldg. Elevations ☒ Sign Details ☐ Engineering Seal	Upon request
O.) Variance/Appeals Process time:	Variance no longer allowed for signs		
ATTACHED SIGNS			
1.) Formula(Max- Main ID & Secondary):	Attached signs shall in no case exceed 20% of the total surface area of the wall to which it is attached. Additional attached signage equal to 50% of that permitted on the front elevation may be distributed on the side and/or rear elevation of the structure. Permitted 1 sign on an interior lot or 1 sign facing each thoroughfare on a corner		
2.) Bldg sides/rear:	See Formula		
3.) Transferrable?	See Formula		
4.) # allow ed:	See Formula (last sentence)	Illumination:	Internal & External. No glare or spillage
5.) Max. Overall Ht:	Wall signs may not extend above the roofline or façade		
6.) Calculation Method:	See Sign Area Notes		
7.) Projection over Public Prop.:	See Notes #1.(b)		
8.) Special Wall sign codes:	Max projection 12in		
9.) Storefront bldg colors:	None stipulated - submit proposal for review		
FREESTANDING SIGNS			
1.) Existing Sign Grandfathered?	New build	Sign Types Allowed:	Ground/Freestanding
3.) Formula(Max- Main ID & Secondary):	The total sign surface area for each freestanding sign shall not exceed 1sf for each LF of property frontage on an adjoining road or street. In no event shall the total aggregate surface area of the freestanding sign exceed 200sf of surface area. Permitted 1 sign on an interior lot or 1 sign facing each thoroughfare on a corner lot		
4.) # allow ed:	See Formula (last sentence) & Notes #1.(i)	Illumination:	Internal & External. No glare or spillage
5.) Height Max:	20ft	Minimum Height:	Not addressed other than what is noted below
6.) Set-back:	Min 5ft from front & side lines	Grade-to-sign Clearance:	Min 8ft within 50ft arc of intersection
DIRECTIONAL SIGNS			
1.) # Allow ed:	Not addressed in this district	Illumination:	
2.) Max. SqFt:		Max. Height:	
3.) Permit:	Yes	Custom Logo:	
NOTES			
Online Portal info: https://www.cocoafi.gov/139/Building-Permitting Sign Area: Sign surface area. The area of each sign surface computed by calculating the area of the circle, square, or other geometric design, including murals, required to enclose the letters, insignia, or other information placed upon a wall or freestanding sign, including the border, when designed as an integral part of that information. Only one (1) side of double-faced signs shall be calculated in the sign surface area.			
Sign criteria is reported as presented to us as of the "Date Completed". This provider is not responsible for changes in local sign code after the completion date, nor for the review process, interpretations, calculations or fees of local authorities. Where required by local authority, it is understood a permit will be obtained prior to manufacture.			

rev: 11/17/2022

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PRE-PERMIT SIGN INFO - Notes - Page 2		Property ID:	MCW
Notes #1: Sec. 3-23. - General regulations.			
(a) No sign, unless herein excepted, shall be erected, constructed, posted, painted, altered, or relocated, except as provided in this chapter. (b) Signs extending or hanging over any public or private sidewalk or pedestrian way shall not be less than eight (8) feet above the surface of such way: Signs extending or hanging over any public or private vehicular way shall not be less than fifteen (15) feet above the surface of such way. (c) Copy may be changed on any outside sign provided, however, that the device upon which the copy is located, must meet all the requirements of this chapter. (d) All permitted illuminated signs in any zoning district shall be designed in such a manner as to avoid undue glare or reflection of light on residential property in the surrounding area. (f) Unless otherwise specified, no on-site ground sign shall be erected, constructed or maintained nearer the property line than the building line established by law, except that such on-site ground signs conforming to the following conditions, specifications and limitations may be placed between the building line and the property line in required minimum yard areas: (1) Ground signs/freestanding signs shall be set back a minimum of five (5) feet from the front and side property lines. Within a fifty (50) feet arc of any intersection, measured to the point of paving intersection, the sign shall be a minimum of eight (8) feet in height from the bottom of the sign to the grade level with only supporting members between the sign and ground. (This provision shall not apply to the Central Business District of the city.) (2) No more than one such on-site ground sign shall be erected, constructed, or maintained in any such required minimum yard area per one hundred (100) feet of street frontage of such yard area or per major fraction thereof provided that if a parcel of land is in one ownership shall have less than one hundred (100) feet of yard frontage on one street, one on-site ground sign may, nevertheless, be erected in the required minimum yard area for such parcel; provided further, that in the case of corner lots this paragraph shall be construed to permit at least one on-site ground sign in the minimum yard area on each street frontage of a parcel of land in one ownership, where the erection, construction and maintenance of such sign shall not conflict with other portions of the sign regulations or other ordinances of the City of Cocoa. (3) No such on-site ground sign shall be erected or constructed in any such required minimum yard area closer than five (5) feet to a side property line; provided, that in the case of corner lots, the minimum distance of a sign from the intersecting property lines at the corner shall be determined by both street frontages as front yards. (4) No sign shall be approved for use unless it has been inspected by the department issuing the permit and it found to be in compliance with all other applicable codes and ordinances, including the building code, electrical code and zoning ordinance. (5) Signs indicating points of local or public interest may be placed on public property only with the express consent and formal approval of city council.			

Project ID
SF3-65132

ModWash
1540 Clearlake Rd
Cocoa FL, 32922

Sign Item

Codes

Date: 05-06-2025
Scale: NTS
Contact: S. Forrester
Designer: H. Charles

Revision Note

R10 HC - 03-27-2026

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

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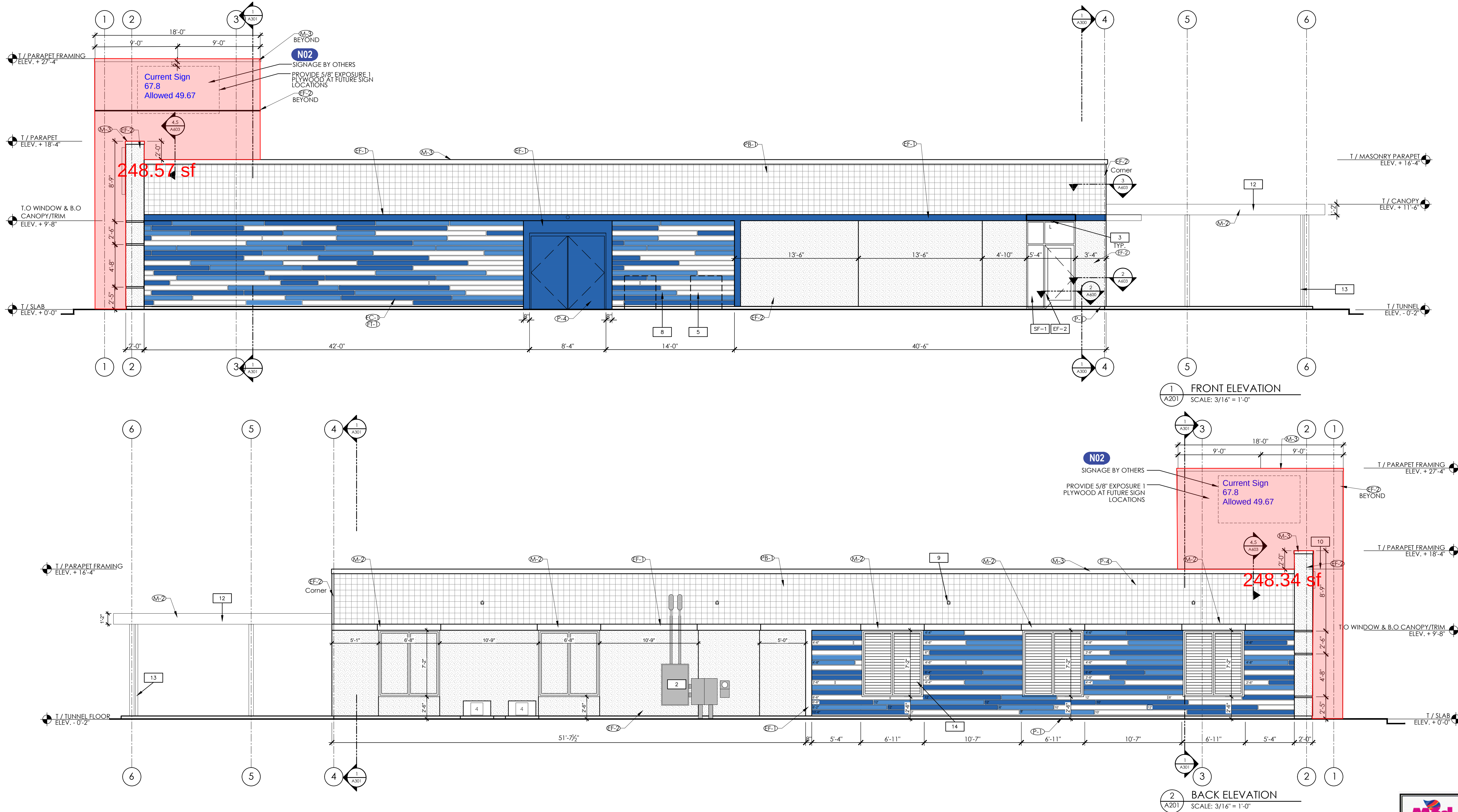
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KEYNOTE LEGEND

MARK	DESCRIPTION
1	NOT USED
2	ELECTRICAL CT CABINET, DISCONNECT AND METER, CONTRACTOR TO PAINT TO MATCH WALL FINISH BEHIND, SEE ELECTRICAL SHEETS.
3	OUTDOOR ARCHITECTURAL LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
4	SPLIT SYSTEM UNIT, REFER TO MECHANICAL DRAWINGS
5	MAT CLEANER MAT MASTER, TWO COMPARTMENT SINK (MIDDLE) AND AVW MAT WASHER (LEFT).
6	NOT USED
7	NOT USED
8	HARDIE PANELS CONTINUE BEHIND MAT CLEANER
9	OVERFLOW DRAIN NOZZLE WITH COVER, JAY R. SMITH MODEL 1775 (OR APPROVED EQUAL)
10	EFS CONTROL JOINT
11	24" X 24" PLASTIC ACCESS DOOR, ACUDOR PA - 300 24X24
12	PAINTED STEEL CANOPY STRUCTURE, REFER TO STRUCTURAL DRAWINGS
13	RAIN WATER LEADER, PAINTED TO MATCH STEEL CANOPY STRUCTURE
14	COMPOSITE BAHAMA SHUTTER BY AMERICAN SHUTTERS SYSTEMS ASSOCIATION - PRIMED ONLY, REFER TO A-602 FOR ADDITIONAL INFORMATION.

EXTERIOR FINISH SCHEDULE

MARK	CATEGORY	MANUF.	DESCRIPTION
EF-1	EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)	SENERGY (OR EQUAL)	CHANNELED ADHESIVE C1 DESIGN, FINE FINISH, COLOR TO MATCH: PPG, 1243-5 "BLUE DART"
EF-2	EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)	SENERGY (OR EQUAL)	CHANNELED ADHESIVE C1 DESIGN, FINE FINISH, COLOR TO MATCH: PPG 1025-1 "COMMERCIAL WHITE"
FC-1	HARDIE BOARD	JAMES HARDIE™ OR APPROVED EQUAL	HARDIE PANEL VERTICAL SMOOTH SIDING OR APPROVED ALTERNATE, COLOR TO MATCH: PPG 1025-1 "COMMERCIAL WHITE" SEMI-GLOSS FINISH
FT-1	TRIM BOARDS	JAMES HARDIE™ OR APPROVED EQUAL	HARDIE TRIM BOARD 3/4" X 5-1/2" SMOOTH X VARYING LENGTHS OR APPROVED ALTERNATE, COLOR TO MATCH:
			PPG 1244-4 "BOUDOIR BLUE" SEMI-GLOSS FINISH
			PPG 1243-5 "BLUE DART" SEMI-GLOSS FINISH
			PPG 1243-7 RAINBOW BRIGHT™ SEMI-GLOSS FINISH
M-1	METAL	PAC-CLAD	
M-2	METAL	PAC-CLAD	AWNING COLOR: TO MATCH P-4 "BLUE DART"
M-3	METAL	PAC-CLAD	METAL COPING, COLOR: "BONE-WHITE"
P-1	PAINT	PPG	PPG 1025-1 "COMMERCIAL WHITE" SEMI-GLOSS FINISH
P-2	PAINT	PPG	PPG 1025-1 "COMMERCIAL WHITE" SEMI-GLOSS FINISH
P-4	PAINT	PPG	PPG 1243-5 "BLUE DART" SEMI-GLOSS FINISH
PB-1	8" SMOOTH FACE SCORED CMU	T.B.D.	8" SMOOTH FACE SCORED CMU w/ ARGOS "TYPE-N GRAY" MORTAR, TOOLED JOINTS. PAINT COLOR PPG 1025-1 "COMMERCIAL WHITE" SEMI-GLOSS FINISH
SF-1	STOREFRONT	YKK	ALUMINUM STOREFRONT SYSTEM w/ TEMPERED CLEAR GLAZING, COLOR: CLEAR ANODIZED ALUMINUM

GLASS NOTE

The GC must review the site's sun exposure conditions and the building's orientation to determine the best window tint configuration. This should minimize solar impact inside the building while ensuring compliance with local codes. The GC must also ensure that the selected tint application is the most suitable to prevent thermal transfer through the glass into the interior.

EXTERIOR FINISH NOTES:

- PAINT EXPOSED PIPING AND CONDUIT ON THE EXTERIOR WALLS TO MATCH THE COLOR OF THE WALL SURFACE THAT PIPING AND CONDUIT IS MOUNTED TO. CONTRACTOR TO CONFIRM WITH POWER UTILITY THAT IS OK TO PAINT EQUIPMENT MOUNTED TO THE EXTERIOR WALLS OF THE BUILDING.

FLORIDA PRODUCT APPROVALS

- STOREFRONT/ WINDOWS: KAWNEER FG 623-LMI WINDOW WALL SYSTEM, FPA # 10821.15
- SWINGING EXTERIOR DOOR ASSEMBLIES: MESKER DOOR INC. COMMERCIAL OUTSWING STEEL DOORS WITH TRANSOMS, "N" SERIES, FPA# FL15539.1
- OVERHEAD DOORS: OVERHEAD DOOR CORPORATION, SERIES 620 DOOR, DRAWING 308613, FPA# FL16113.1
- EIFS: SENERGY - SENERFLEX CHANNELED ADHESIVE C1 DESIGN, FPA # 37990.1
- HARDIE BOARD SIDING: JAMES HARDIE CORPORATION, HARDIE PANEL SIDING, FIBER CEMENT PANEL SIDING FPA # FL13223.3
- SHUTTERS: AMERICAN SHUTTERS SYSTEMS ASSOCIATION, INC EXTRUDED BERTHA BAHAMA SHUTTER, FPA # 6566.1

ARCHITECT OF RECORD:

THOMAS E. MORGAN, JR.
ARCHITECT

423 FISCHER TRAIL
ELLIJAY, GEORGIA 30540

SEAL:



MRP
DESIGN GROUP

3450 Acworth Due West Road
Building 100, Suite 120
Kennesaw, Georgia 30144
P. 770-917-9172
F. 770-917-9470
www.mrpdesign.com

Hutton
REAL ESTATE DEVELOPMENT CONSTRUCTION

RELEASED FOR
CONSTRUCTION

ISSUES / REVISIONS:

DATE	DESCRIPTION
4/22/25	PERMIT SET
2/20/26	GENERAL UPDATES

DRAWN BY: JC

CHKD BY: TM

PROJECT DESCRIPTION:

ModWash

PROJECT TITLE:

MODWASH
EXPRESS CARWASH
1540 CLEARLAKE RD.
COCOA, FL 32922

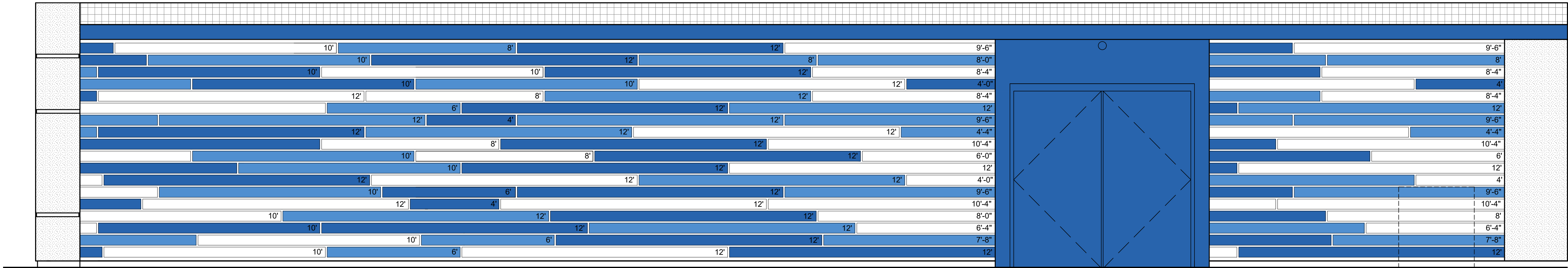
SHEET TITLE:

ELEVATIONS

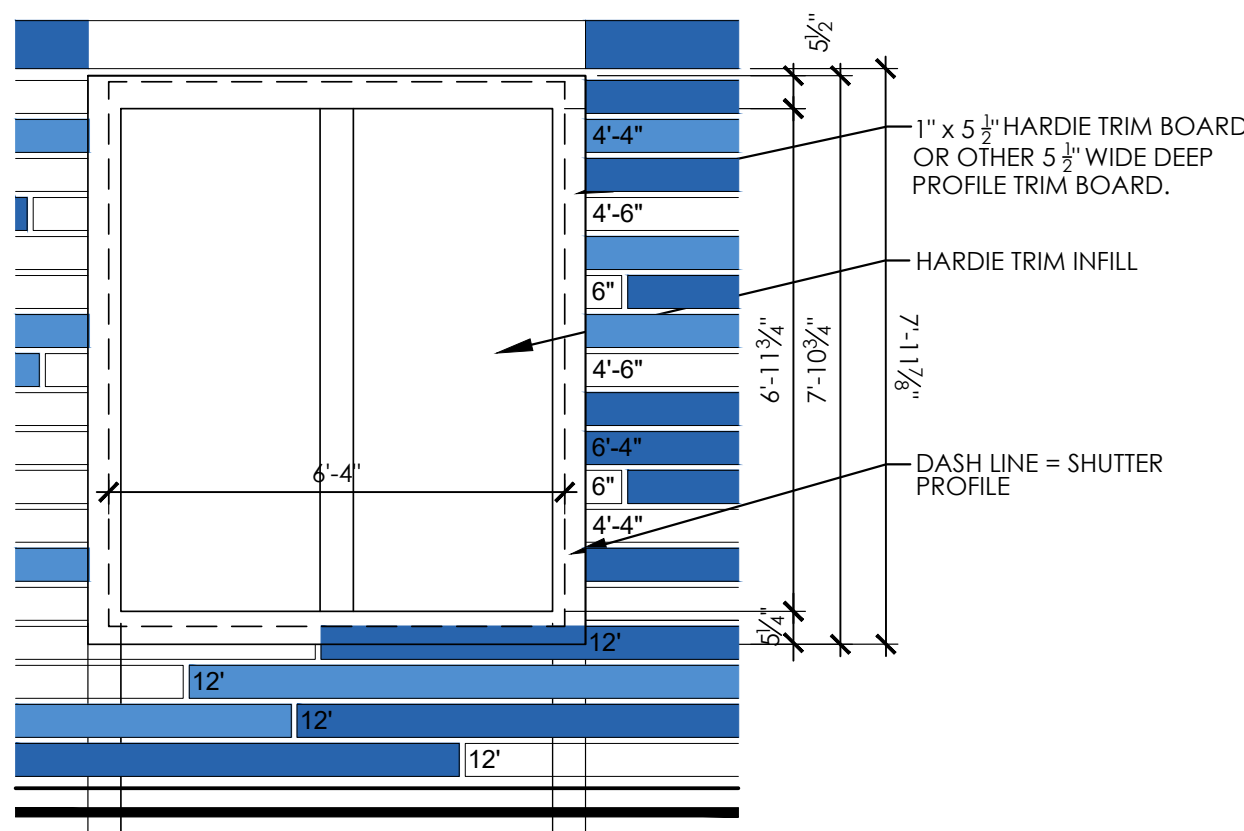
PROJECT NO: 24065

A201

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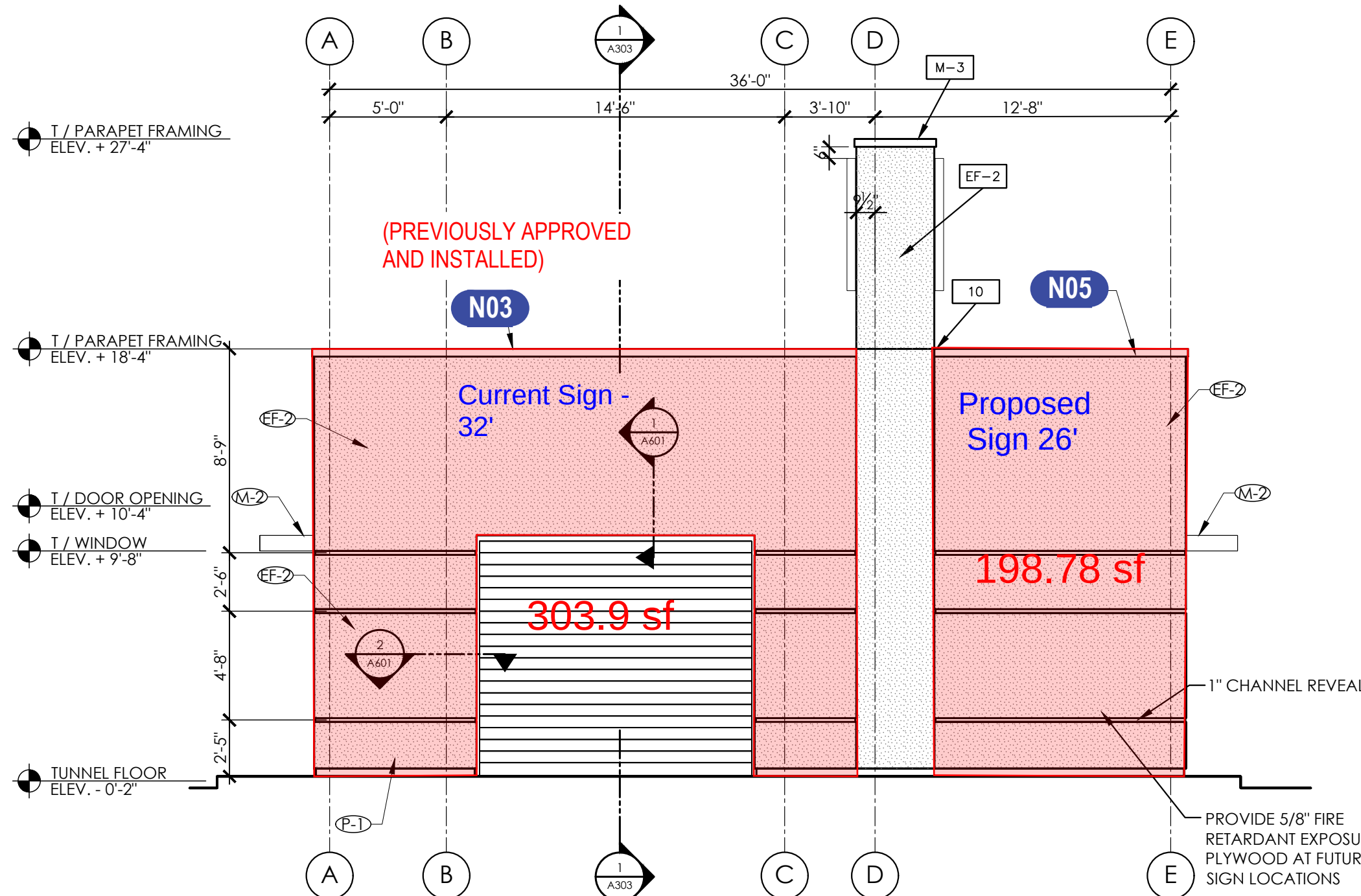


3 BUILDING FEATURE DETAIL
SCALE: 3/16" = 1'-0"



NOTE: FAUX WINDOWS SHOWN ON EIFS WALLS ON STREET FACING ELEVATION SHOULD BE CONSTRUCTION WITH SIMILAR PROFILES USING BUILT-UP INSULATION

4 HARDIE BD DETAIL
SCALE: 3/8" = 1'-0"



ModWash - EXAMPLE PHOTOS



ModWash 1540 Clearlake Road - EXISTING PHOTOS (6/17/2026)



STREET VIEW – FACING SOUTH



STREET VIEW – FACING NORTH



FRONT VIEW – FACING EAST



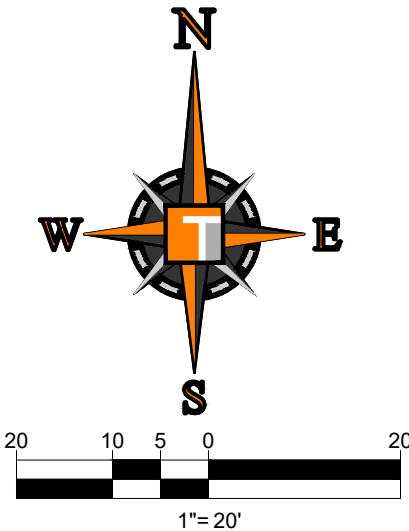
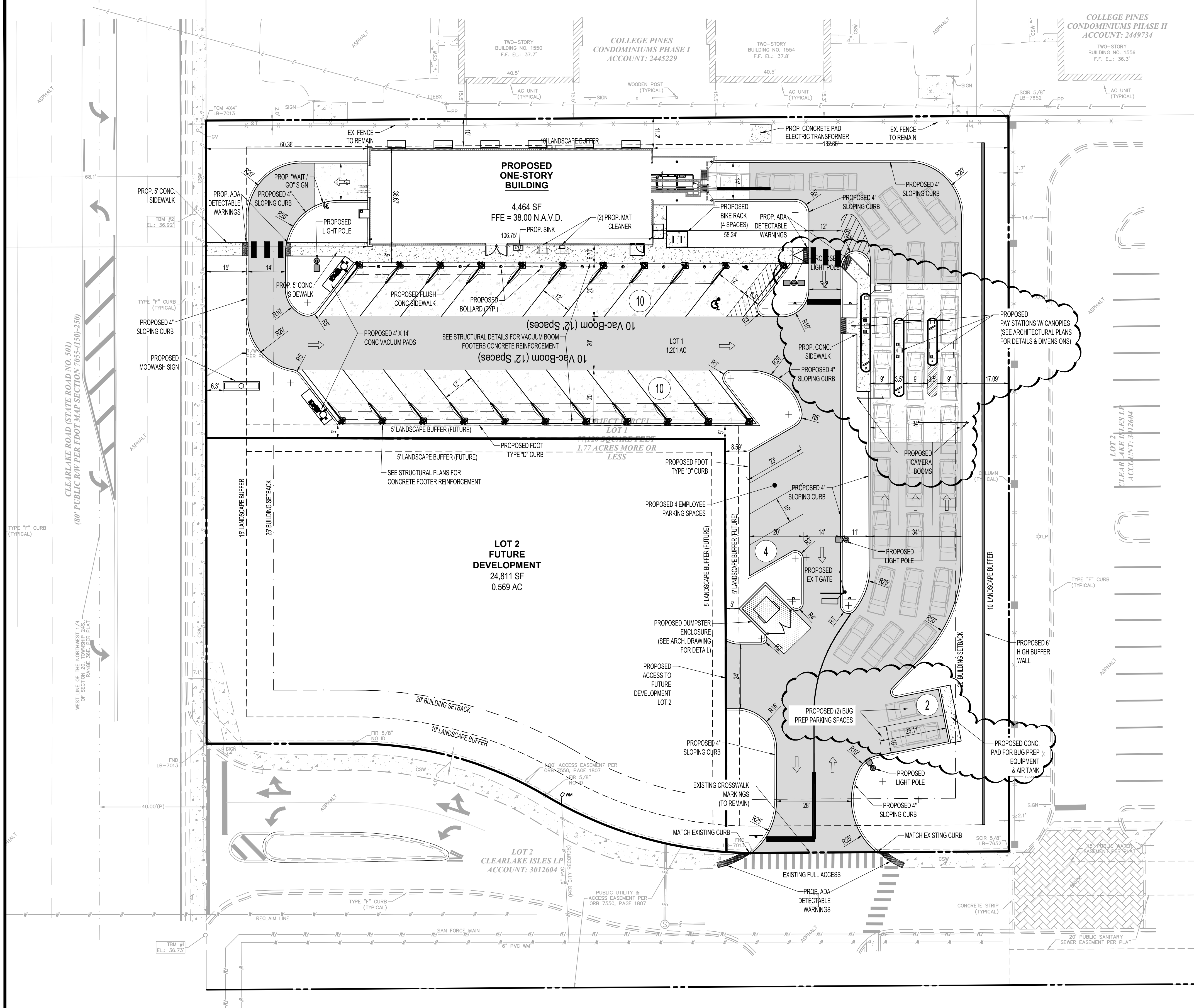
REAR VIEW – FACING WEST



DRIVEWAY DIRECTIONAL SIGNS - FACING NORTH



DRIVEWAY DIRECTIONAL SIGNS - FACING SOUTH



LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET C-4.0 FOR DETAIL)
- PROPOSED CONCRETE PAVEMENT
- PROPOSED MILLING AND RESURFACING ASPHALT PAVEMENT AREA
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE SHEET C-6.0 FOR DETAIL)
- PROPOSED PARKING SPACE COUNT
- PROPOSED DIRECTIONAL TRAFFIC FLOW ARROW
- PROPOSED PEDESTRIAN CROSSWALK
- PROPOSED TYPE 'D' CURB

SITE DATA

TOTAL SITE AREA:	1.770 AC (77,120 SF)
LOT 1:	1.201 AC (52,309 SF)
LOT 2:	0.569 AC (24,811 SF)
SITE ADDRESS:	1556 CLEARLAKE RD COCOA, FL 32922
PARCEL ID:	24-36-20-27*-1
JURISDICTION:	CITY OF COCOA
ZONING DISTRICT:	CG (GENERAL COMMERCIAL)
FUTURE LAND USE:	COMMERCIAL
ALLOWED USE:	N/A
PROPOSED USE:	CARWASH/COFFEE SHOP
F.A.R. MAX:	REQUIRED: 87.31% MAXIMUM (CN = 90)
HEIGHT MAX:	PROPOSED: -- FEET
REQUIRED IMPERVIOUS AREA:	EXISTING: 981 S.F. (0.023 ACRES) - 1.88%
LOT 1 SITE AREA BREAKDOWN:	PROPOSED: 35,327 S.F. (0.811 ACRES) - 67.54%
IMPERVIOUS AREA:	4,464 S.F. (0.102 ACRES) - 8.53%
BUILDING AREA:	28,706 S.F. (0.659 ACRES) - 54.89%
PAVEMENT VUA AREA:	2,157 S.F. (0.050 ACRES) - 4.12%
SIDEWALK/DUMPSTER AREA:	
PERVIOUS AREA (TOTAL):	51,328 S.F. (1.178 ACRES) - 98.12%
GREEN SPACE:	16,982 S.F. (0.390 ACRES) - 32.46%
TOTAL:	51,328 S.F. (1.178 ACRES) - 98.12%
	52,309 S.F. (1.201 ACRES) -100.00%
	52,309 S.F. (1.201 ACRES) -100.00%
LANDSCAPE BUFFER:	REQUIRED: 15'
FRONT W:	PROPOSED: 15'
SIDE N:	10'
REAR E:	10'
SIDE ST S:	10'
SETBACKS:	REQUIRED: 25'
FRONT W:	PROPOSED: 60.36'
SIDE N:	10.00'
REAR E:	20'
SIDE ST S:	116.89'
	185.73'
REQUIRED PARKING:	1 SPACE
2 SPACES PER WASH FACILITY, &	3 SPACES
1 SPACE PER EMPLOYEE (MAX. 3 EMP.)	20 SPACES
1 PER VACUUM	24 SPACES
TOTAL REQUIRED:	
PROVIDED PARKING:	20 SPACES
VACUUM	4 SPACES
EMPLOYEE	2 SPACES
BUG PREPARATION	26 SPACES (INCL. 1 ADA SPACE)
TOTAL PROVIDED:	
BIKE SPACES PROVIDED:	4 SPACES

FDOT NOTES:

- ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITIONS OF THE FDOT STANDARDS PLANS FOR ROAD AND BRIDGE CONSTRUCTION, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE UTILITY ACCOMMODATION MANUAL.
- ALL PROPOSED SURFACES SHALL BE GRADED TO DRAIN POSITIVELY TO ASSURE NO LOW POINTS HAVE BEEN CREATED, NO FLOODING TO ADJACENT PROPERTIES WILL OCCUR, SMOOTH TRANSITIONS ARE MAINTAINED, AND NO STEEP OR UNUSUAL SLOPES ARE CREATED.

DATUM NOTE:

CONTROL BENCHMARK:
STATION IS BREVARD COUNTY PID, E6A09, A 2.5" BRASS BCS&M BENCH MARK DISK IN A 10" ROUND CONCRETE MASS TO REACH FROM INTERSECTION OF I-95 & SR 520, GO EAST FOR 2.5 MILES TO CLEARLAKE ROAD, GO NORTH FOR 1.8 MILES TO ROSETINE STREET 252' NORTH OF THE CENTERLINE OF ROSETINE STREET, 116' WEST OF THE CENTERLINE OF CLEARLAKE ROAD TO STATION.

EL.: 36.78' (NAV88)

TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 71.6' SOUTH OF THE SOUTHWEST CORNER OF SUBJECT PARCEL.

EL.: 36.73' (NAV88)

TBM #2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 34.7' SOUTHWEST OF THE NORTHWEST CORNER OF SUBJECT PARCEL.

EL.: 36.92' (NAV88)

FEMA MAP INFORMATION:

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120020, PANEL NUMBER 0320, SUFFIX H, EFFECTIVE JANUARY 29, 2021, FOR THE CITY OF COCOA, FLORIDA.

LEGAL DESCRIPTION:

LOT 1, CLEARLAKE ISLES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE 1, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

ADA ACCESSIBILITY NOTES:

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO THE BUILDINGS ENTRANCE MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS); NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON-COMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.

SITE NOTES:

- ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
- ALL RADII DIMENSIONS ARE 2' TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND CITY OF COCOA LAND DEVELOPMENT CODE.
- ALL PERMANENT PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC PER FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS (LATEST REVISION).
- FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
- 36" STOP SIGNS TO BE FABRICATED USING AT A MINIMUM, 3M DIAMOND GRADE DG3 REFLECTIVE SHEETING PER THE CITY OF COCOA STANDARDS.

THOMAS

ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6300 NW 31st Ave
Suite 100
Tampa, FL 33612
P: 813-203-7000
P: 813-379-4100

1502 W. FLETCHER AVE
SUITE 101
TAMPA, FL 33612
P: 813-379-4100

125 W INDIANTOWN RD
SUITE 100
JUPITER, FL 33458
P: 561-203-7003

REV	DATE	COMMENT	BY
1	2025-01-16	RECLAIM WATER POSITION CHANGE	DTRE
2	2026-02-09	RECLAIM TANKS REVISIONS	DTRE
3	2026-03-16	PAY STATION REVISIONS	DTRE

811

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PERMIT SET

PROJECT No.	FT230058
DRAWN BY:	MUL
CHECKED BY:	DTE
DATE:	05/03/2024
SCALE:	AS NOTED
CAD I.D.:	FT230058-C-5.0-SP

PROJECT:

MODWASH - COCOA

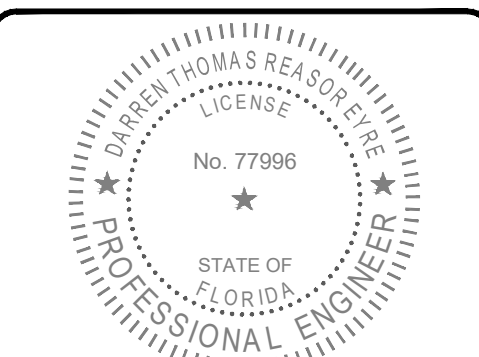


1556 CLEARLAKE RD
CITY OF COCOA
BREVARD COUNTY, FL 32922



1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100

www.ThomasEngineeringGroup.com



DARREN T.R. EYRE, P.E.

March 16, 2026
FLORIDA LICENSE No. 77996
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-5.0
OF ---



**COURTESY NOTICE OF PUBLIC HEARING
TO PROPERTY OWNERS WITHIN 500 FEET OF THE SUBJECT SITE**

A1 Home Center LLC is petitioning the **Board of Adjustment** for the following item:

PZ 26-00700002 - 1540 Clearlake Rd Modwash Signage Waiver

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 (1) attached sign per business establishment on an interior lot in the Commercial General Zoning District, to five (5) signs; AND a request to increase the maximum allowable area of attached signs from 20% of the surface area to it is are attached, to 27.7 %. The property is identified as 1540 Clearlake Rd, Cocoa, Florida. Tax Parcel ID 24-36-20-27-*1.01.

AND

PZ26-00800004 1540 Clearlake Rd ModWash Signage Variance

CONSIDERATION OF A VARIANCE REQUEST, from Chapter 3, Article II, Sec 3-23(i)(9)(a) of the City of Cocoa Code regarding General Sign Regulations to decrease the minimum 150 foot distance requirement of a LED sign from a residential zone to 91 feet; and from Sec 3-23(i)(9)(f) to allow full color LED. The property is identified as 1540 Clearlake Rd, Cocoa, Florida. Tax Parcel ID 24-36-20-27-*1.01.

The Board of Adjustment will hold a public hearing on this request at 6:00 pm on **Wednesday, June 17, 2026**, in the City of Cocoa Council Chambers located at 65 Stone Street, Cocoa, Florida. All interested parties are invited to attend and will be heard if desired.

General Notice Information:

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

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

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

Public Participation Information:

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

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

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

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

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

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

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

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Jennifer Webster,
Attn: Accounting Division
City Of Cocoa (Te)
65 Stone St
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

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

BRE Brevard Florida Today 06/02/2026
BRE floridatoday.com 06/02/2026

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 06/02/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$289.73

Tax Amount: \$0.00

Payment Cost: \$289.73

Order No: 12359766

Customer No: 1127247

PO #:

of Copies:

1

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Please do not use this form for payment remittance.

NANCY HEYRMAN
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 26-00700002 - 1540 Clearlake
Rd Modwash Signage Waiver****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 maxi-
mum permitted number of one (1)
attached sign per business estab-
lishment on an interior lot in the
Commercial General Zoning
District, to five (5) 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 27.7 %. The
property is identified as 1540
Clearlake Rd, Cocoa, Florida. Tax
Parcel ID 24-36-20-27-1.01.**AND****PZ26-00800004 1540 Clearlake Rd
ModWash Signage Variance****CONSIDERATION OF A VARIANCE
REQUEST**, from Chapter 3, Article II,
Sec 3-23(i)(9)(a) of the City of
Cocoa Code regarding General Sign
Regulations to decrease the mini-
mum 150 foot distance requirement
of a LED sign from a residential
zone to 91 feet; and from Sec 3-
23(i)(9)(f) to allow full color LED.
The property is identified as 1540
Clearlake Rd, Cocoa, Florida. Tax
Parcel ID 24-36-20-27-1.01.**Board of Adjustment
PUBLIC HEARING WILL BE HELD
ON****June 17, 2026****AT 6:00 P.M. OR SOON****THEREAFTER IN THE
COCOA CITY HALL COUNCIL
CHAMBERS LOCATED AT
65 STONE STREET, COCOA, FL****General Notice Information:**

This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically 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

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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: 06/11/2026
Agenda Date: 6/17/2026
Prepared By: Jennifer Webster, Senior Planner
Through: Stockton Whitten, City Manager
Requested Action: Consideration of a Variance Request from Chapter 3, Article II, Sec 3-23(i)(9)(a) of the City of Cocoa Code regarding General Sign Regulations to decrease the minimum 150 foot distance requirement of a LED sign from a residential zone to 91 feet; and from Sec 3-23(i)(9)(f) to allow full color LED. The property is identified as 1540 Clearlake Rd, Cocoa, Florida. Tax Parcel ID 24-36-20-27-*-1.01.

BACKGROUND:

Project No.: PZ26-00800004

Applicant (Installer): Daniel Shiman, A Superior Sign, Inc. on behalf of ModWash LLC

Owner/Developer: Karen Hutton, Hutton Build & Modwash LLC

Subject Location: 1540 Clearlake Road, Cocoa, FL 32922

Notice Provided: This item was advertised in conjunction with Project No. PZ26-00700002 for a Signage Waiver for the subject property. Notice of the public hearing was provided by publishing in the newspaper on June 2, 2026, and mailers to property owners within 500 ft. There were no objections to the variance request. However, there was one inquiry from the Superintendent of Eastern Florida State College regarding the type of signs. When informed it was a digital LED sign mounted to an existing pylon sign, he had no objections. The legal ad and the property owner notification are provided herein as Attachments 6 & 7, respectively.

I. PROJECT INFORMATION

This is a 2-part variance request to 1) decrease the minimum required distance for and LED sign from a residential zone, and 2) request to allow full color, as opposed to solely amber color, as defined in our ordinance regarding Advertising and Signs for businesses.

About The Company:

The business is the soon to open ModWash car wash located at 1540 Clearlake Road, near the corner of University Blvd and Clearlake Road across from Eastern Florida State College, as depicted in Attachment 2 – Map Package.

Founded in 2020 by Karen Hutton and headquartered in Chattanooga, Tennessee, ModWash is a fast-growing express car wash company with more than 130 locations across multiple states. The brand combines advanced wash technology, eco-friendly water recycling systems, and customer-focused amenities such as complimentary vacuums, towels, and air fresheners, while its "Mod Drop" philosophy emphasizes community involvement through local fundraising efforts and discounts for teachers, healthcare workers, military personnel, and veterans.

(<https://www.carwashadvisory.com/top-car-wash-companies/modwash>)

The ground (pylon) sign is part of the standard ModWash company branding. The applicant has already obtained permits for and installed a ground pylon sign in accordance with the City Sign Regulations, under permit No. BC26-000066. (See Existing Photos, Attachment 4). The digital LED sign is proposed to be mounted on the existing pylon sign pole below the existing sign. Not all ModWash locations have digital LED signs. The company began adding them to their developments about three years ago, and approximately 50% of the ModWash locations are now using them.

ModWash's City of Cocoa Business Tax Receipt is currently in the final stages of inspection, and they are waiting for their Certificate of Occupancy.

VARIANCE REQUESTS

As mentioned, this is a 2-part variance request from Chapter 3, Article II, Sec 3-23(i)(9) of the City of Cocoa Code regarding General Sign Regulations, specifically related to LED signs. As defined in Sec. 3-5, an LED sign is considered an *Electronic Sign*:

"...a sign capable of displaying words, symbols or images that can be changed remotely or automatically by electronic or mechanical means. Electronic signs include, for example, digital billboards and light emitting diode (LED) signs." (Sec 3-23(i)(9)(a))

There are very specific circumstances under which LED signs are permitted in the City. One requirement is that they are *"not located within one hundred fifty (150) feet of residentially zoned properties."* Another requirement is that *"Non-static LED signs shall only be amber in color."* (Sec 3-23(i)(9)(f))

The applicant is requesting a variance from both requirements.

For Request Part 1: Reduce Required Distance from Residential Zone to 100.02 Ft

Chapter 3, Article II, Sec 3-23(i)(9)(a) explains the 150 ft separation requirement from residential zones and the process by which the applicant can request a variance from this requirement:

"LED signs are only permitted in [specified] zoning districts where not located within one hundred fifty (150) feet of residentially zoned properties. The Board of Adjustment may grant a variance from this subsection where, owing to special conditions, a literal

enforcement of the provisions of this subsection would result in unnecessary and undue hardship. [...] In considering a variance from this subsection, the Board of Adjustment shall consider whether the applicant has properly demonstrated the criteria set forth in article XVII, section 3 of appendix A. Additionally, any applicant for a variance from this subsection shall be required to demonstrate that the granting of the variance will not have a detrimental impact on the surrounding residentially zoned properties. In granting any variance from this subsection, the Board of Adjustment may impose reasonable terms and conditions upon the operation of LED signs in furtherance of preserving the character of the surrounding residentially zoned properties."

The subject property is 118.73 ft wide and meets the minimum lot width requirement of 75 ft for the General Commercial zoning district. The location of the pole with existing pylon sign and proposed digital LED sign is approximately 100.02 ft from the College Pines Condos to the north. College Pines is zoned residential (RU-2-15). This places the proposed digital LED sign less than the minimum 150 ft distance from this residential zone. Please note, there is no minimum distance for a regular ground sign from a residential zone, generally, except for the required 5 ft setback, which the existing pylon sign meets and exceeds at approximately 17 ft. The applicant is requesting a 49.8 ft reduction (150 ft – 100.02 ft) in the required minimum distance for digital LED signs. For illustration of the proposed digital LED sign and location, please see Attachment 3, Pylon Proposal.

For Request Part 2: Full Color LED

Chapter 3, Article II, Sec 3-23(i)(9)(f) requires that “*Non-static LED signs shall only be amber in color.*” The applicant’s proposed LED sign includes non-static, alternating variable messaging in two different solid colors. Although the messaging is variable, it is not “scrolling” or “animated”. It will comply with the additional requirement of a minimum eight (8) second display time. For illustration of the LED sign and messages, please see Attachment 3, Pylon Proposal.

II. VARIANCE ANALYSIS

In accordance with Article XVI, Sec. 3, in order to obtain a variance, the Board of Adjustment shall make findings that all of the following criteria 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: At 118.73 ft wide, the subject property meets the minimum lot width requirement of 75 ft for the General Commercial zoning district, and is considered a conforming lot. As previously mentioned, the lot is directly adjacent on the north to College Pines Condos, which is zoned residential RU-2-15. As the lot is only 118.73 ft wide, it would not be possible for the proposed digital LED sign to meet the 150 ft requirement from this residential zone. In this case, the lot is a conforming lot and there

are no special circumstances to the land or structure involved which are not applicable to other lands buildings, buildings or structures in the same district that would justify the need for an LED sign. In addition, the existing permitted and installed Pylon sign, as a stand-alone structure is compliant with all applicable codes.

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: There are other commercial businesses nearby on Clearlake Road, for example, Dominos Pizza and Marathon gas station, both of whom have pylon ground signs but do not have a digital LED sign. However, the Eastern Florida State College main entrance, which is directly across the street from ModWash, does have a digital variable message LED sign. It is not known whether Eastern Florida State College received a variance for its LED sign.

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

Staff Finding: There were no conditions found in criteria "A" above that merit consideration of approving a variance for a digital LED sign.

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 requests may confer a special privilege as other commercial properties may not install LED signs if within 150 feet of a residentially zoned property. There is an existing digital message sign across the street at the entrance of the college, but it is not known whether a variance was received for this sign.

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: Staff does not feel the reasons set forth in the application justify the granting of the variance, as it spoke mostly to height and visibility, which are not in question in this case. There is an existing pylon sign 20 ft high – to which the proposed LED sign would be mounted at a lower height. However, the applicant states that “reducing the number of signs would result in inadequate identification, preventing effective use of the property.” Staff does not feel, and the applicant has not shown that the addition of the digital LED sign would prevent effective use of the property. In addition, staff has recommended approval with conditions of waivers for additional wall signage both in terms of percentage of façade coverage and number of wall signs (from one to five) that are illuminated, which will allow for additional identification and visibility of the project if approved. As stated above, approximately 50% of the ModWash

locations are do not have LED ground signs, which establishes that ModWash may make reasonable use of the property for their car wash business. Non-LED ground signs are permitted.

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 public welfare.

Staff Finding: Staff feels the consideration of this variance does not meet all of the criteria and therefore is overall not in harmony with the general purpose of Sec. 3-23 (i)(9) regarding LED Signs, which is to ensure their location at least 150 feet away from residentially zoned property. This property is surrounded on all sides by residentially zoned property. The Eastern Florida State College is zoned RU-1-7 and the remaining surrounding properties are zoned RU-2-15.

PRIORITY AREA CONNECTION:

Economic and Community Development

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

None.

RECOMMENDED MOTION:

Staff recommends the Board **DENY** this Variance Request from Chapter 3, Article II, Sec 3-23(i)(9)(a) of the City of Cocoa Code regarding General Sign Regulations to decrease the minimum 150-foot distance requirement of a LED sign from a residential zone to 91 feet; and from Sec 3-23(i)(9)(f) to allow full color LED. The property is identified as 1540 Clearlake Rd, Cocoa, Florida. Tax Parcel ID 24-36-20-27-*-1.01.



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:** to decrease the minimum foot distance requirement of a LED sign from a residential zone to 91' & to allow full color LED

2. **Applicable City Code Section(s):** Chapter 3, Article II, Sec 3-23(i)(9)(a)

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

Company (if applicable): A Superior Sign, Inc.

Name: Daniel Shiman

Mailing Address: 3975 Forrestal Ave. #600

City: Orlando State: FL Zip Code: 32806

Phone #: 407-601-7964

Fax #:

Mobile #: 407-358-4617

E-mail: info@asuperiorsign.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): MODWASH LLC

Name:

Mailing Address: 736 Cherry St.

City: Chattanooga State: TN Zip Code: 37402

Phone #: 423-485-0005

Fax #:

Mobile #: E-mail: khutton@hutton.build

5. Property Information:

Street Address and Location: 1540 Clearlake Rd. Cocoa, FL 32922

Parcel ID:

2	4	-	3	6	-	2	0	-	2	7	-	0	0	0	0	0	.	0	-	0	0	0	1	.	0	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Tax Account Numbers:

Land Area: _____ square feet or 0.57 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: Commercial Carwash

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 has unique visibility limitations due to the building's orientation and setback from the roadway.

Additionally, the site fronts a highway and an adjacent vacant lot, with only one side near residential properties, creating conditions not typical of other properties in the district.

- 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 enforcement of the ordinance would prevent the business from having effective signage visible from the roadway, limiting its ability to operate as intended

Other properties in the district can achieve adequate visibility due to more favorable site conditions.

The Marathon at 1600 Clearlake Rd has illuminated signage facing a residential area

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

The visibility limitations are due to the existing building orientation, setback, and surrounding site conditions, which were not created by the applicant.

These constraints are inherent to the property and not the result of any action by the applicant.

Without the variance, the property would be at a disadvantage and unable to achieve a reasonable level of visibility and functionality.

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

Granting the variance will not confer a special privilege, but rather allow the property to achieve the same level of visibility and functionality as other commercial properties in the district.

The request simply offsets unique site constraints that limit compliant signage effectiveness.

- 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 set back & illumination of the signs represent the minimum necessary to provide reasonable visibility from the roadway

and is consistent with Modwash branding insuring proper identification

Amber lighting would result in inadequate identification, preventing effective 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 variance is consistent with the intent of the ordinance by allowing reasonable business identification while minimizing impacts.

most signage is oriented away from residential areas toward a highway or vacant lot.

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.

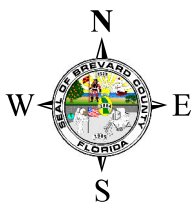
Public hearing process information – please read this!

- **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.
- **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.

AERIAL MAP

MODWASH LLC

Radius_3012603



1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2026

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

Produced by BoCC - GIS Date: 5/1/2026

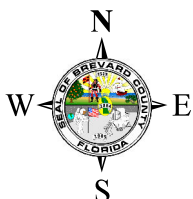
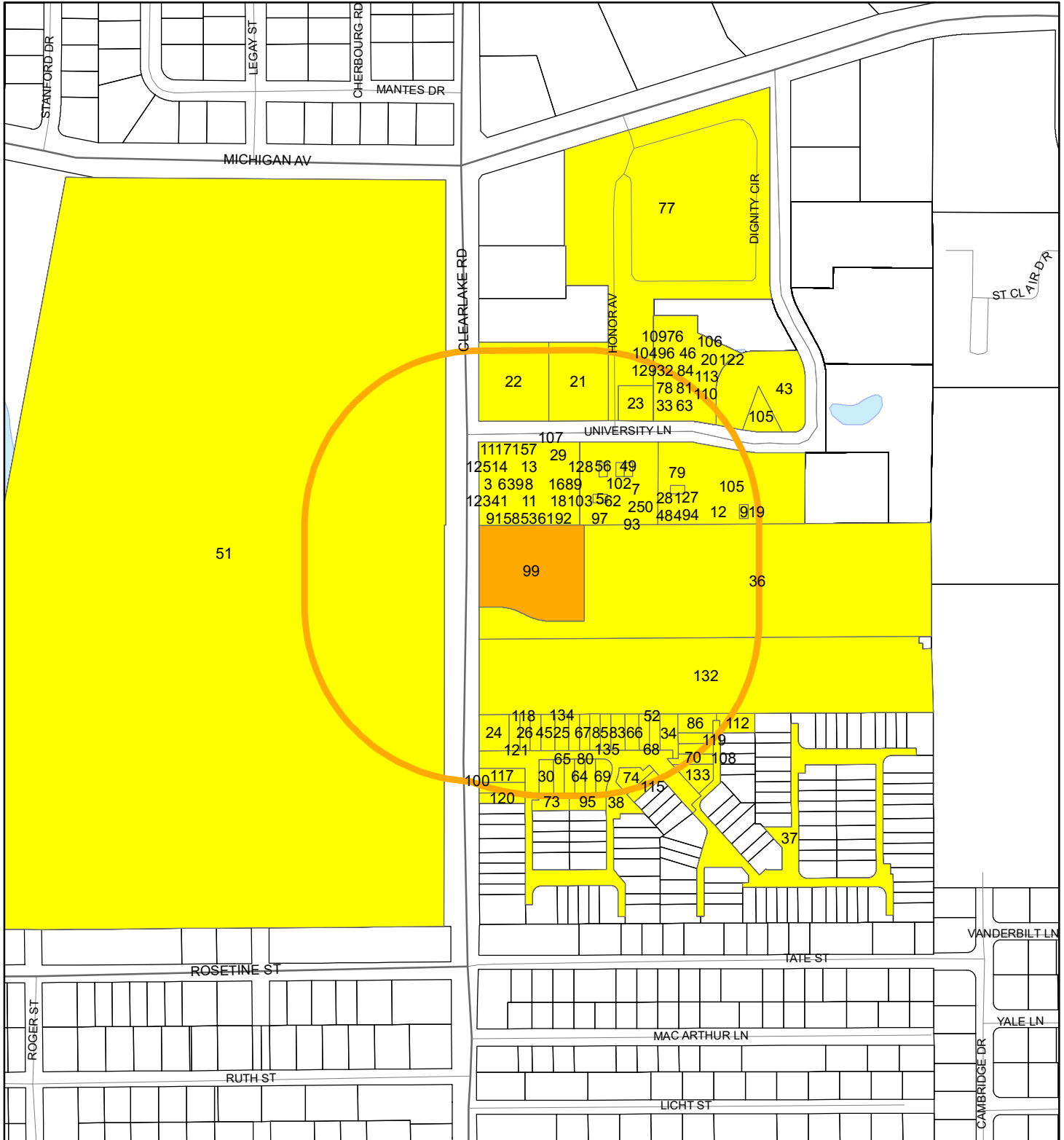
 Subject Property

 Parcels

RADIUS MAP

MODWASH LLC

Radius_3012603



1:4,800 or 1 inch = 400 feet

Buffer Distance: 500 feet

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Produced by BoCC - GIS Date: 5/1/2026

- Buffer
- Subject Property
- Notify Property
- Parcels

704 COLLEGE PINES CONDO TRUST
2126 CUMBERLAND CREEK TRL SW
MARIETTA GA 30008-4497

AB MANAGEMENT & CONSULTING LLC
3431 BISCAYNE DR
MERRITT ISLAND FL 32953-8338

ABILITIES AT COLLEGE PINES INC
2735 WHITNEY ROAD
CLEARWATER FL 33758-

ALLEN, MICA
1127 CROMEY NE RD NE
PALM BAY FL 32905-4542

ANGELINA O PACK TRUST
1675 MORNINGSIDE DR
MERRITT ISLAND FL 32952-5939

BAKER, MARTIN J
225 ASHFIELD ROAD
THORTON CLEVELYS FY5 3JA
-

BARRACUDA STATIONS LLC
1201 OAKFIELD DR
BRANDON FL 33511-4928

BELLSOUTH TELECOMMUNICATIONS INC
D/B/A A T & T FLORIDA
1010 PINE ST, # 9E-L-01
ATTN PROPERTY TAX DEPT
SAINT LOUIS MO 63101-2015

BERNHARDT, PHILLIP HILL
304 LOCUST THORN CT
MILLERSVILLE MD 21108-1858

BONSAI SPACE LLC
26 PARK AVE
ROCKLEDGE FL 32955-3743

BREIT, CHARLES A, JR
1550 UNIVERSITY LN, APT 103
COCOA FL 32922-6543

BRIGHTMAN, BERNADETTE P
1354 HERITAGE ACRES BLVD
ROCKLEDGE FL 32955-

BUSHNELL, CHLOE
1560 UNIVERSITY LN, APT 608
COCOA FL 32922-6550

CABERNET RENTALS LLC
4711 CHARDONNAY DR
ROCKLEDGE FL 32955-5154

CAROLYN SUE MEINHARDT REVOCABLE
TRUST
1514 CLEARLAKE RD, APT 59
COCOA FL 32922-6574

CLARINGTON, HAMILTON
CLARINGTON, KAYANA
1560 UNIVERSITY LN, APT 602
COCOA FL 32922-6550

CLEARLAKE ISLES LP
1002 W 23RD ST, 400
PANAMA CITY FL 32405-3648

CLEARLAKE VILLAGE HOMEOWNERS
ASSOC INC
5505 N ATLANTIC AVE, STE 207
COCOA BEACH FL 32931-5116

COCOA CONDO ONE LLC
4 STRAWBERRY HILL LN
DANVERS MA 01923-1133

COCOA CONDO SEVEN LLC
4 STRAWBERRY HILL LN
DANVERS MA 01923-1133

COCOA CONDO SIX LLC
4 STRAWBERRY HILL LN
DANVERS MA 01923-1133

COCOA CONDO THREE LLC
4 STRAWBERRY HILL LN
DANVERS MA 01923-1133

COLLEGE OAKS CONDOMINIUM ASSOC
INC
PO BOX 560195
ROCKLEDGE FL 32956-0195

CORREA, LISSET
CORREA, JOSE DANIEL
1560 UNIVERSITY LN, #603
COCOA FL 32922-

COSTELLO, ANNA
9031 FORT HAMILTON PKWY, APT 3H
BROOKLYN NY 11209-6427

DAVIS, RICHARD
2 ELMWOOD PARK DR, APT 124
STATEN ISLAND NY 10314-7524

DJSMM GROUP LLC
6521 CROSSBOW CT
DAVIE FL 33331-2919

DOORSTEP PROPERTIES LLC
PO BOX 237001
COCOA FL 32923-7001

DRAKE, DANIEL J
DRAKE, DEONDRA R
1558 UNIVERSITY LN, #501
COCOA FL 32922-6551

DTAL HOLDINGS LLC
21410 NE 19TH AVE
MIAMI FL 33179-1510

EASTERN FLORIDA STATE COLLEGE
1519 CLEARLAKE RD
ATTN: CINDY ANDERSON
COCOA FL 32922-6598

EQUITY TRUST COMPANY (CUST) FBO
6071 NAVAJO RD
WESTMINSTER CA 92683-2034

ESPINO, CARLOS
BARANDIARAN, ELIZABETH
1306 CYPRESS BEND CIR
MELBOURNE FL 32934-7248

EVANS, TRACY W
1780 PORPOISE ST
MERRITT ISLAND FL 32952-5640

GEORGE ALONZO FOYE' IV REVOCABLE
LIVING TRUST
SHARON MILLER FOYE REVOCABLE
LIVING TRUST
230 ANTIGUA DR
COCOA BEACH FL 32931-3239

GOLEMBIOWSKI, DANIEL J
GOLEMBIOWSKI, RANDI ELIZABETH
1558 UNIVERSITY LANE #508
COCOA FL 32922-

GONZALEZ, ERLYN
GONZALEZ, IRIS
4356 SW SAVONA BLVD
PORT SAINT LUCIE FL 34953-6761

GONZALEZ, IRIS
GONZALEZ, ERLYN
4356 SW SAVONA BLVD
PORT SAINT LUCIE FL 34953-6761

GREENE, TOMMY
1804 UNIVERSITY LN, APT 308
COCOA FL 32922-5608

GUILBEAUX, AUTRY G
GUILBEAUX, BARBARA M
1646 E 92ND ST
CHICAGO IL 60617-3549

GUILBEAUX, AUTRY G
GUILBEAUX, BARBARA M
1646 E 92ND STREET
CHICAGO IL 60617-3549

HARBOUR, NANCY
1514 CLEARLAKE RD #56
COCOA FL 32922-

HARRISON, DAVID
5555 BRECKENRIDGE CIR
ORLANDO FL 32818-1375

HARTUNG, KAREN J
PO BOX 540784
MERRITT ISLAND FL 32954-0784

HASSAN, BASSAM
HASSAN, LISA
2958 COLCHESTER RD
COCOA FL 32926-4403

HASSAN, BASSAM
HASSAN, LISA E
2958 COLCHESTER RD
COCOA FL 32926-4403

HENVILLE, MELISSA KIMBERLY
HENVILLE, MICHAEL EDWARD
980 LISA DR
TITUSVILLE FL 32780-7110

HERBERT, COREY T
2126 CUMBERLAND CREEK TRL SW
MARIETTA GA 30008-4497

HILMA VALDEZ REVOCABLE LIVING
TRUST
PO BOX 540474
MERRITT ISLAND FL 32954-0474

HOLMES, RICKI
41 NORTHWOODS DR
KIMBERLING CITY MO 65686-9627

HOMES FOR INDEPENDENCE SPACE
COAST INC
2735 WHITNEY RD
CLEARWATER FL 33760-1610

HTG ORCHID LAKE LTD
3225 AVIATION AVE, FL 6
MIAMI FL 33133-4741

JACOBS, CAROL
1804 UNIVERSITY LN, APT 303
COCOA FL 32922-5608

JAGEL, FREDERICK KEITH
JAGEL, KIM D
2443 DELYS ST
COCOA FL 32926-5374

JEFF RICARD BENEFICIAL HOLDINGS
LLC
650 E ETON DR
TUCSON AZ 85704-7121

KASSANDRAS, ADRIANA V
13602 SW 83RD AVE
PALMETTO BAY FL 33158-1018

KIMBROUGH, RYAN
1564 UNIVERSITY LA 803
COCOA FL 32922-

KOULSAR, SURAJPATTIE S
11439 BEAU REPOS DR
ORLANDO FL 32832-5154

LEACHE LLC
3270 SUNTREE BLVD, STE 129
MELBOURNE FL 32940-7539

LINNEMEYER, MARIAH TRUSTEE
2826 SMITHFIELD DR
ORLANDO FL 32837-

LOPEZ, IRIS
4356 SW SAVONA BLVD
PORT SAINT LUCIE FL 34953-6761

MARK A CRYTZER TRUST
4 POINT VIEW PL
COCOA FL 32926-8776

MASARWEH TRUST
16081 CAMBRIAN DR
SAN LEANDRO CA 94578-1104

MATANIS, WILLIAM
MATANIS, ARETHA
3431 BISCAYNE DR
MERRITT ISLAND FL 32953-8338

MATHEWS, LISA G
811 GARDENER RD
ROCKLEDGE FL 32955-8153

MATTER, ELVIRA M
6172 WATERFIELD WAY
ST CLOUD FL 34771-

MAYFIELD FAMILY PROPERTIES LLC
4101 TRADEWINDS TRL
MERRITT ISLAND FL 32953-8078

MENARD, CARMELA
MESSIER, THERESA R
1556 UNIVERSITY LN, APT 404
COCOA FL 32922-6546

MIESES, ERIC M
GANAN, CLAUDIA SUSANA
5136 PICADILLY CIRCUS CT
ORLANDO FL 32839-5333

MODWASH LLC
736 CHERRY ST
CHATTANOOGA TN 37402-1909

MOORE, CLIFFORD
1514 CLEARLAKE ROAD #7
COCOA FL 32922-

MULLEN, GEORGE H
MULLEN, HOLLIE M
832 ROGER RD
WARMINSTER PA 18974-2543

N/A - CONDO COMMON AREA
-

NABBIE, DIRK
NABBIE, SARAH N
495 LOS SORTES LN #201
ORLANDO FL 32824-

NIKOLOPOULOS, GRIGORIOS
616 STANTON DR
WESTON FL 33326-3591

NORTH BREVARD CHARITIES SHARING
CENTER INC
4475 S HOPKINS AVE
TITUSVILLE FL 32780-

OSBORNE, JOHN
OSBORNE, JANET
3445 S ATLANTIC AVE, APT 200
COCOA BEACH FL 32931-2105

PEJIC, ELENA
314 E 80TH ST, APT 4B
NEW YORK NY 10075-0955

PHILLIPS, MALCOLM JOHN TRUSTEE
871 NW 175TH ST
SHORELINE WA 98177-3704

POSTON-NEELY, GENEVA
1805 HENSLEY DRIVE
ROCKLEDGE FL 32955-

RICHARD C DEEMS JR REVOCABLE
TRUST
1806 UNIVERSITY LN, APT 406
COCOA FL 32922-6583

RIVERO, HUGO
1558 UNIVERSITY LANE #502
COCOA FL 32922-

RODRIQUEZ, ALTAGRACIA
1514 CLEARLAKE RD APT 61
COCOA FL 32922-

ROGER C VAUGHN REVOCABLE TRUST
NUMBER 1
PO BOX 321202
COCOA BEACH FL 32932-1202

SEENAN-KOULSAR, SURAJPATTIE
11439 BEAU REPOS DR
ORLANDO FL 32832-5154

SEENAN-KOULSAR, SURAJPATTIE
11439 BEAU REPOS DR
ORLANDO FL 32832-5154

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Page4

SPENCER, LUKE JOHN
SPENCER, ERIN
1514 CLEARLAKE RD, APT 80
COCOA FL 32922-6585

STELVIO PASS VENTURES LLC
3225 MCLEOD DR, STE 100
LAS VEGAS NV 89121-2257

STEPHEN J MOULTON & KATHLEEN
J HAMILTON JOINT REVOCABLE LIVING TRUST
3290 SPARTINA AVE
MERRITT ISLAND FL 32953-8230

SUNNY CITY INVESTMENTS LLC
3270 SUNTREE BLVD, STE 129
MELBOURNE FL 32940-7539

SWEET, KAREN A
1554 UNIVERSITY LN, # 305
COCOA FL 32922-6547

TERESA A DEMARK TRUST
1490 BELLA CT
MERRITT ISLAND FL 32952-

THOMPSON, RAFAEL H
1554 UNIVERSITY LN, APT 307
COCOA FL 32922-6547

TRINI EXPORTS LLC
11757 OTTAWA AVE
ORLANDO FL 32837-7726

URBI INVESTMENTS GROUP LLC
3270 SUNTREE BLVD, STE 129
MELBOURNE FL 32940-7539

VERRI INVESTMENTS LLC
3270 SUNTREE BLVD, STE 129
MELBOURNE FL 32940-7539

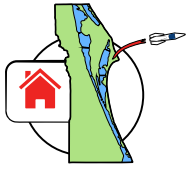
WGP & MLP TRUST
1655 ALLIGATOR LN
COCOA FL 32926-3473

WRIGHT, SHERRY
1558 UNIVERSITY LN, APT 504
COCOA FL 32922-6551

XENA LONGWOOD LLC
1161 HOLLAND DRIVE
BOCA RATON FL 33487-

YAMADA, HERBERT
108 OAK GROVE LANE
MERRITT ISLAND FL 32952-

YATES, TERRY
YATES, VICKI
1171 GARY HUNT RD
COCOA FL 32926-4350



Dana Blickley, CFA, Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700

www.BCPAO.us

[Disclaimer](#)

REAL PROPERTY DETAILS

Account 3012603 - Roll Year 2024

Owners	MODWASH LLC
Mailing Address	736 CHERRY ST CHATTANOOGA TN 37402
Site Address	1540 CLEARLAKE RD COCOA FL 32922
Parcel ID	24-36-20-27-*1
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	1000 - VACANT COMMERCIAL LAND
Total Acres	1.77
Site Code	0313 - CLEARLAKE
Plat Book/Page	0062/0001
Subdivision	CLEARLAKE ISLES SUBDIVISION
Land Description	CLEARLAKE ISLES SUBDIVISION LOT 1



VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$233,300	\$233,300	\$233,300
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$233,300	\$233,300	\$233,290
Assessed Value School	\$233,300	\$233,300	\$233,300
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$233,300	\$233,300	\$233,290
Taxable Value School	\$233,300	\$233,300	\$233,300

SALES / TRANSFERS

Date	Price	Type	Instrument
12/05/2024	\$1,350,000	WD	10237/0581
10/23/2020	\$250,000	WD	8896/0611
02/26/2016	--	WD	7558/1927

No Data Found

10. Property Owner Authorization.

* Check here if same as Applicant → ☐

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

Autumn Francis
(PRINT OWNER NAME)

Autumn Francis
(OWNER SIGNATURE)

☒ Personally Known OR ☐ Produced Identification

Type of I.D. Produced _____

Gabriela Cader
(NOTARY PUBLIC SIGNATURE)

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

Tennessee Hamilton
STATE OF FLORIDA, COUNTY OF BREVARD.

Sworn and subscribed to before me this 30th day of March, 20 24

11. Applicant Signature.

Daniel Shiman
Daniel Shiman
(PRINT APPLICANT NAME)

[Signature]
(APPLICANT SIGNATURE)

☒ Personally Known OR ☐ Produced Identification

Type of I.D. Produced _____

Craig Shiman
(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 31 day of March, 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: _____

PREPARED BY AND RETURN TO:

Taylor Jones
Hutton
736 Cherry Street
Chattanooga, TN 37402

Parcel Identification No. 3012603

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 7th day of January, 2025, between **MERRITT ISLAND VENTURES, INC.**, a Florida Domestic Profit Corporation, whose office address is P.O. Box 541707, Merritt Island, Florida 32954 hereinafter called the Grantor, to **MODWASH, LLC**, a Delaware limited liability company, whose office address is 736 Cherry Street, Chattanooga, Tennessee 37402, hereinafter called the Grantee.

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

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Brevard County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

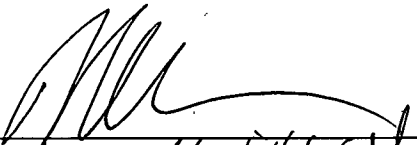
TO HAVE AND TO HOLD, the same in fee simple forever.

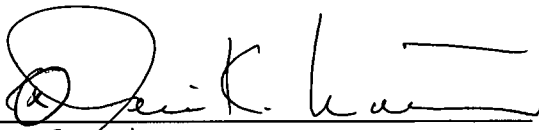
AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other; and that said land is free of all encumbrances except for *ad valorem* taxes for 2025 and all subsequent years, and matters appearing of record in the Public Records of Brevard County, Florida on **Exhibit "B"** attached hereto and fully made a part hereof for all purposes (the "**Permitted Exceptions**"); provided, however, that this reference shall not serve to re-impose same.

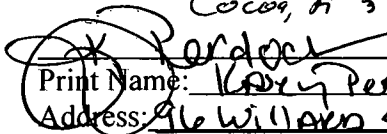
IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

MERRITT ISLAND VENTURES, INC., a
Florida corporation


Print Name: Mitchell S. Gold
Address: 90 Williams St. #302
Cocoa, FL 32911

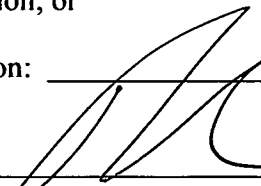
By: 
Name: Terri L. Watson
Its: PRESIDENT


Print Name: Kory Perdoch
Address: 90 Williams St. #302
Cocoa, FL 32911

STATE OF FLORIDA)
) ss:
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me of ☒ physical presence or ☐ online notarization this 5 day of December, 2024, by Terri L. Watson, as President of **MERRITT ISLAND VENTURES, INC.**, a Florida corporation, on behalf of the company. He/She is:

- ☒ personally known to me; or
- ☐ produced a driver's license issued by the _____ Department of Highway Safety and Motor Vehicles as identification; or
- ☐ produced the following identification: _____



NOTARY PUBLIC, STATE OF FLORIDA

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

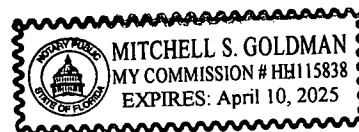


EXHIBIT "A"

The Land referred to herein below is situated in the County of Brevard, State of Florida, and is described as follows:

Lot 1 of CLEARLAKE ISLES SUBDIVISION, according to the Plat thereof as recorded in Plat Book 62, Page(s) 1, of the Public Records of Brevard County, Florida.

Together with perpetual, non-exclusive, beneficial easements granted by that Declaration of Easement by U.S. 1 Corridor Redevelopment Agency recorded in Book 7550, Page 1807, of the public records of Brevard County, Florida.

EXHIBIT "B"

1. General or special taxes and assessments required to be paid in the year 2025 and subsequent years, not yet due and payable.
2. Covenants, Conditions and Restrictions as set forth in warranty deed recorded in Book 1096, Page 550.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLEARLAKE ISLES SUBDIVISION, as recorded in Plat Book 62, Page(s) 1, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Clearlake Road Development Agreement recorded in Book 6331, Page 2227, and Amended Clearlake Road Development Agreement recorded in Book 7285, Page 981, and Second Amended Clearlake Road Development Agreement recorded in Book 9610, Page 266, of the public records of Brevard County, Florida.
5. Declaration of Easement by U.S. 1 Corridor Redevelopment Agency recorded in Book 7550, Page 1807, of the public records of Brevard County, Florida.
6. Land Use Restriction Agreement recorded in Book 7556, Page 883, of the public records of Brevard County, Florida.

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modwash

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[Events](#)
No Name History

Detail by Entity Name

Foreign Limited Liability Company

MODWASH, LLC

Filing Information

Document Number

M21000000552

FEI/EIN Number

84-5192623

Date Filed

01/11/2021

State

DE

Status

ACTIVE

Last Event

LC AMENDMENT

Event Date Filed

08/09/2021

Event Effective Date

NONE

Principal Address

736 CHERRY ST

CHATTANOOGA, TN 37402

Mailing Address

736 CHERRY ST

CHATTANOOGA, TN 37402

Registered Agent Name & Address

CORPORATION SERVICE COMPANY

1201 HAYS ST

TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title CFO

Peaks, Mark

736 CHERRY ST

CHATTANOOGA, TN 37402

Title AP

HARPER, BENJAMIN P

736 CHERRY ST

CHATTANOOGA, TN 37402

Title CEO

Hutton, Karen J

736 CHERRY ST

CHATTANOOGA, TN 37402

Title AP

Deering, Michael

736 CHERRY ST

CHATTANOOGA, TN 37402

Annual Reports

Report Year

Filed Date

2023

04/27/2023

2024

05/01/2024

2025

05/01/2025

Document Images

05/01/2025 -- ANNUAL REPORT

View image in PDF format

05/01/2024 -- ANNUAL REPORT

View image in PDF format

04/27/2023 -- ANNUAL REPORT

View image in PDF format

11/01/2022 -- AMENDED ANNUAL REPORT

View image in PDF format

06/13/2022 -- AMENDED ANNUAL REPORT

View image in PDF format

04/29/2022 -- ANNUAL REPORT

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08/09/2021 -- LC Amendment

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01/11/2021 -- Foreign Limited

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LOCATION MAP

(NOT TO SCALE)

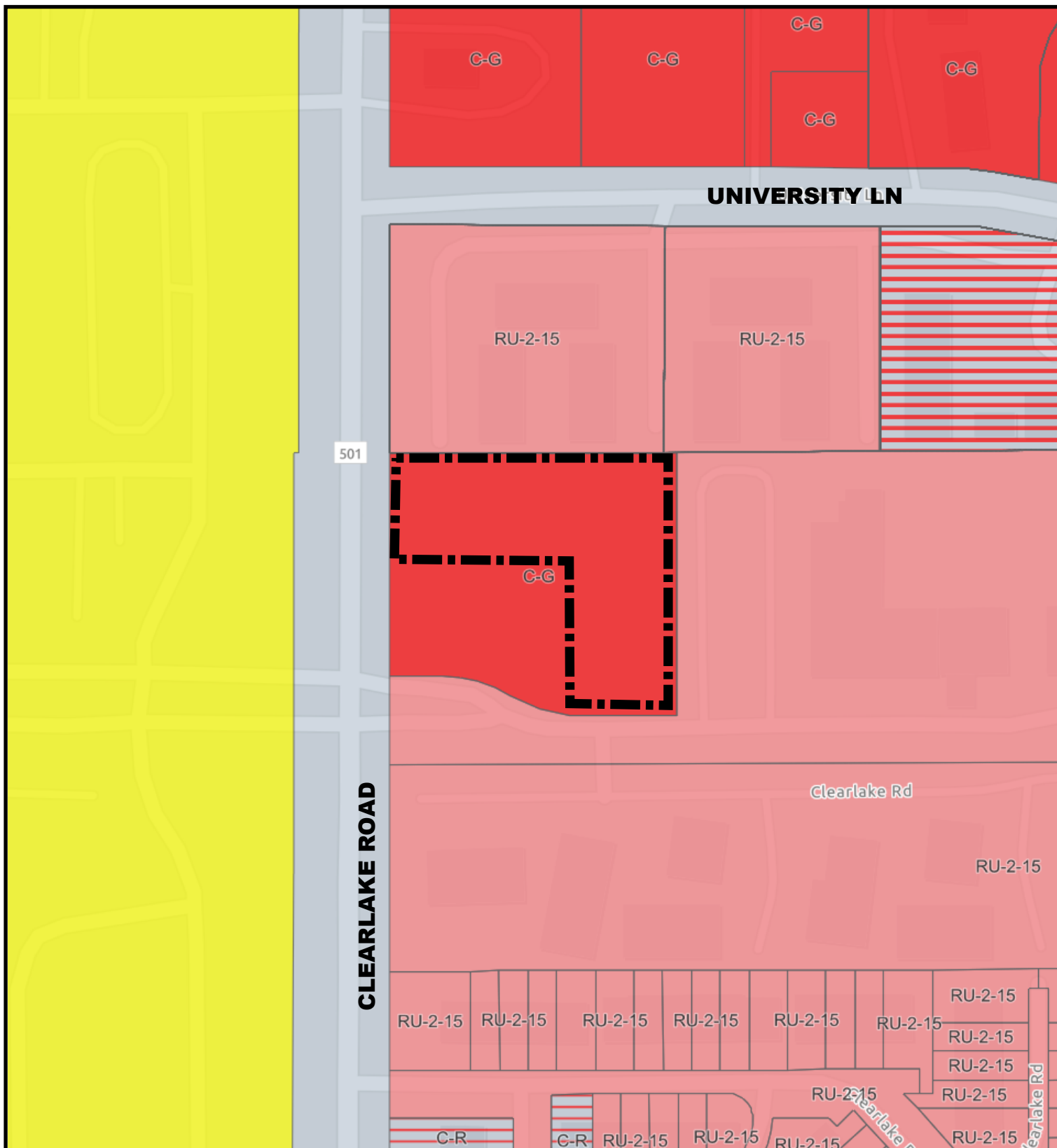


Legend



Subject Parcel

Map Date: June 17, 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



Subject Parcel

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



Map Date: June 17, 2026



Design Proposal - R9 HC (03-05-2026)

PROJECT ID:	SF3-65132
CLIENT:	ModWash Cocoa
ADDRESS:	1540 Clearlake Rd Cocoa FL, 32922
DATE:	03/05/2026
CONTACT:	Samantha Forrester
DESIGNER:	Hannah Charles

Pattison



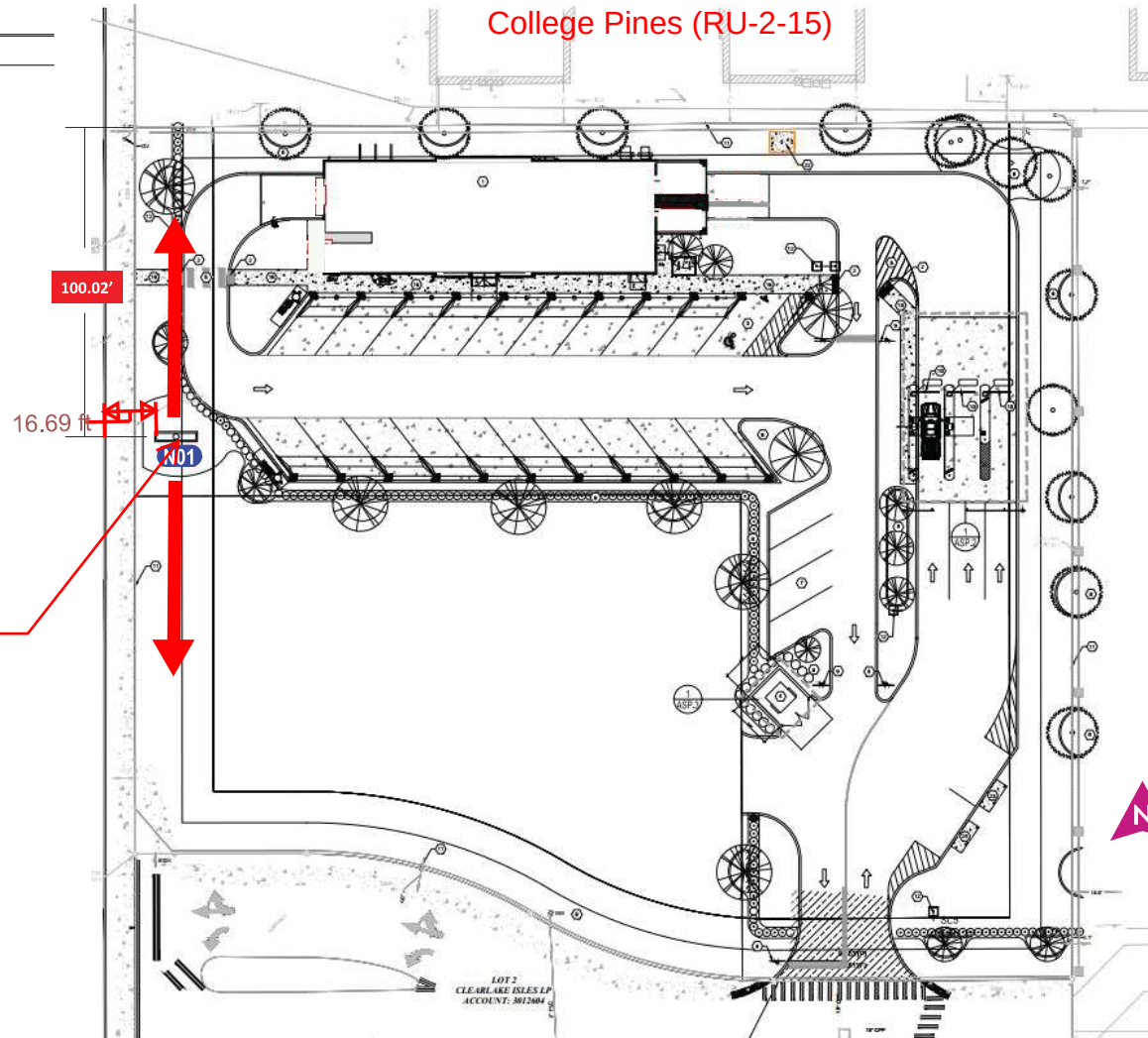
1.866.635.1110
pattisonid.com

Site Plan

QTY.	DESCRIPTION
N01 1	PYLON

 Direction of Sign Projection

Location of Pylon sign
and Digital LED sign
(mounted on same pole)



Project ID
SF3-65132

ModWash
1540 Clearlake Rd
Cocoa FL, 32922

Sign Item

Site Plan

Date: 05-06-2025
Scale: NTS
Contact: S. Forrester
Designer: H. Charles

Revision Note

R9 HC - 03-05-2026

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

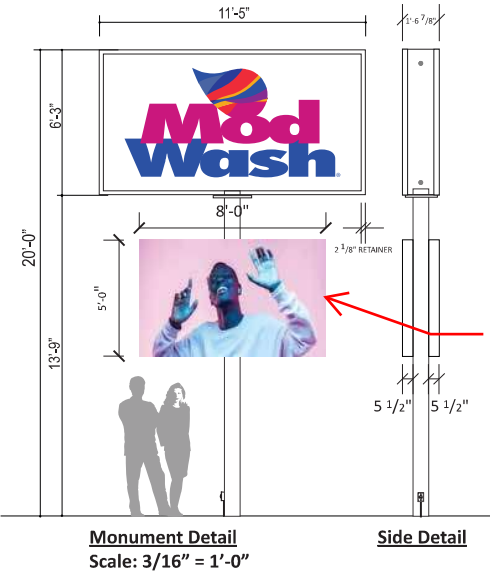
Pattison



1.866.635.1110
pattisonid.com

N01 - PP-3 Pylon with Digital Board

71.35 SQ FT - MOD WASH
40.00 SQ FT - DIGITAL BOARD
111.35 SQ FT - TOTAL
118.73 SQ FT (MAX Allowed)



Scope

One (1) PP-3 Pylon with Digital Board

Specifications

- ① D/F Cabinet and retainer painted to match
 - ② .177" white 7328 polycarbonate
 - ③ 48" 3660M matte overlaminate 3M vinyl
 - ④ Vinyl: digital print w/ clear overlaminate
 - ⑤ 3M vinyl applied first surface
 - ⑥ Sched 40 steel square support
 - ⑦ Pole to match: white - satin finish
- Digital board operates at .3 foot candles above ambient light, this is equal to aprox 300-nit

Colors

- to Match PMS 233C 3M Scotchal Electric Pink 3630-98
- to Match PMS 2728C 3M Scotchal Electric Blue 3630-27
- to Match PMS 4141C
- to Match PMS 2736C
- to Match PMS 2602C
- to Match PMS 130C
- to Match PMS 1788C
- Pre-Finished: White

N01

Project ID
SF3-65132

ModWash
1540 Clearlake Rd
Cocoa FL, 32922

Sign Item
N01

Date: 05-06-2025
Scale: Noted
Contact: S. Forrester
Designer: H. Charles

Revision Note
R9 HC - 03-05-2026

Information Required
for Production

Customer Approval

Signature
MM/DD/YYYY

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Pattison
id 1.866.635.1110
pattisonid.com

N01 - PP-3 Pylon with Digital Board

71.35 SQ FT - MOD WASH
40.00 SQ FT - DIGITAL BOARD

Digital Sign will have non-static, variable, alternating, color messaging, as shown below:



Grand Opening Pylon
Now Open

N01

Project ID
SF3-65132

ModWash
1540 Clearlake Rd
Cocoa FL, 32922

Sign Item

N01

Date: 05-06-2025
Scale: Noted
Contact: S. Forrester
Designer: H. Charles

Revision Note

R9 HC - 03-05-2026

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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Pattison



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pattisonid.com

ModWash - EXAMPLE PHOTOS



ModWash 1540 Clearlake Road - EXISTING PHOTOS (6/17/2026)



STREET VIEW – FACING SOUTH



STREET VIEW – FACING NORTH



FRONT VIEW – FACING EAST



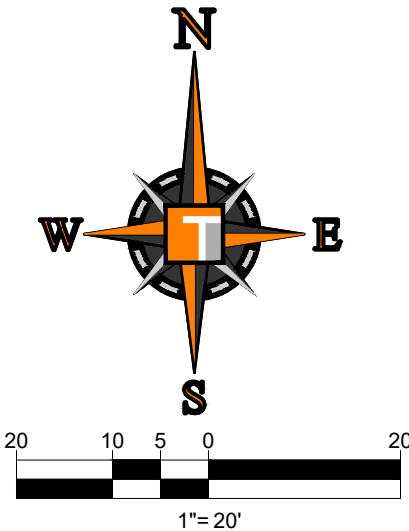
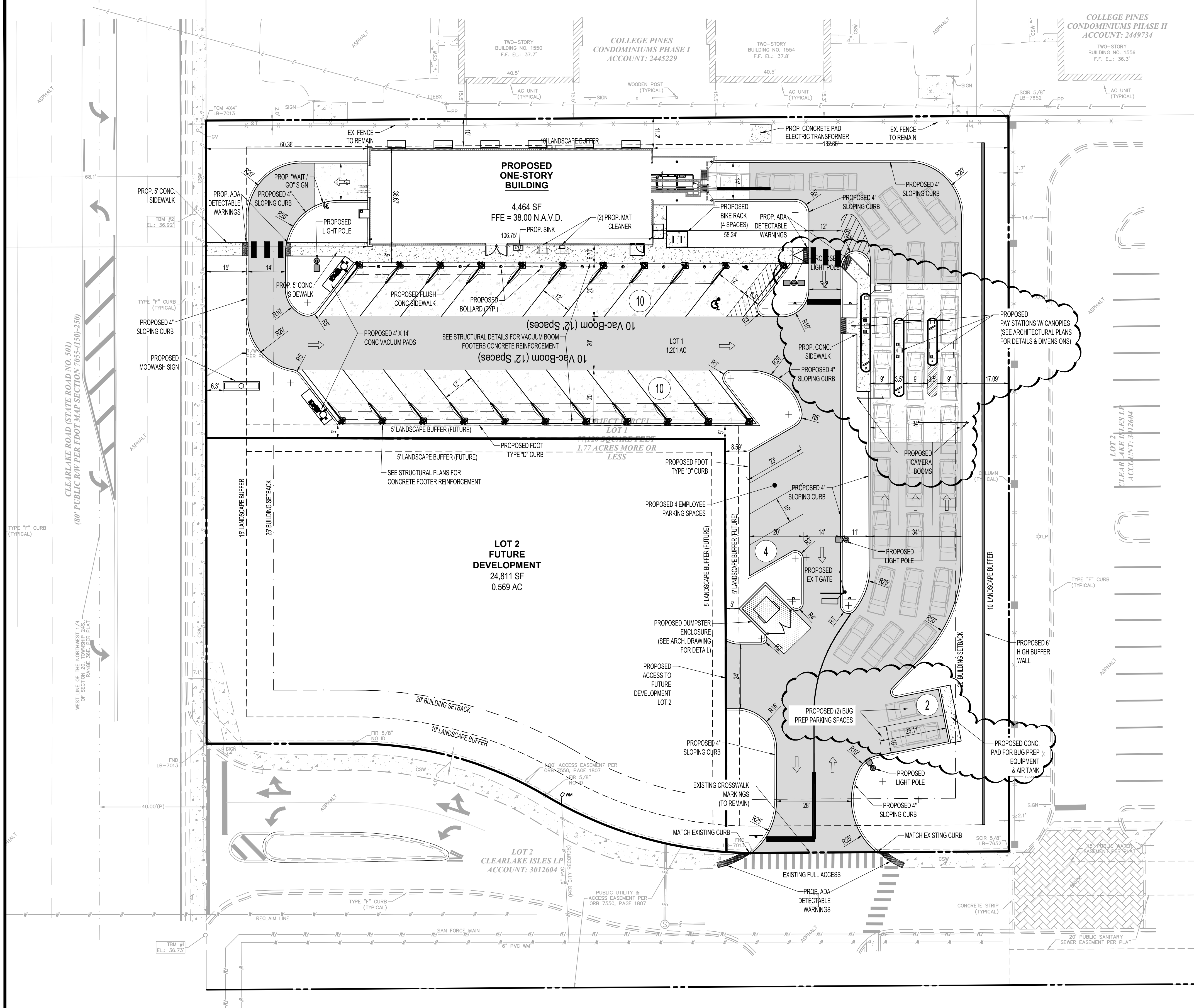
REAR VIEW – FACING WEST



DRIVEWAY DIRECTIONAL SIGNS - FACING NORTH



DRIVEWAY DIRECTIONAL SIGNS - FACING SOUTH



LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET C-4.0 FOR DETAIL)
- PROPOSED CONCRETE PAVEMENT
- PROPOSED MILLING AND RESURFACING ASPHALT PAVEMENT AREA
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE SHEET C-6.0 FOR DETAIL)
- PROPOSED PARKING SPACE COUNT
- PROPOSED DIRECTIONAL TRAFFIC FLOW ARROW
- PROPOSED PEDESTRIAN CROSSWALK
- PROPOSED TYPE "D" CURB

SITE DATA

TOTAL SITE AREA:	1.770 AC (77,120 SF)	
LOT 1:	1.201 AC (52,309 SF)	
LOT 2:	0.569 AC (24,811 SF)	
SITE ADDRESS:	1556 CLEARLAKE RD COCOA, FL 32922	
PARCEL ID	24-36-20-27*-1	
JURISDICTION:	CITY OF COCOA	
ZONING DISTRICT:	CG (GENERAL COMMERCIAL)	
FUTURE LAND USE:	COMMERCIAL	
ALLOWED USE:	N/A	
PROPOSED USE:	CARWASH/COFFEE SHOP	
F.A.R. MAX:	-	REQUIRED
HEIGHT MAX:	-- FEET	PROPOSED -- FEET
REQUIRED IMPERVIOUS AREA:	87.31% MAXIMUM (CN = 90)	
LOT 1 SITE AREA BREAKDOWN:	EXISTING	PROPOSED
IMPERVIOUS AREA:	981 S.F. (0.023 ACRES) - 1.88%	35,327 S.F. (0.811 ACRES) - 67.54%
BUILDING AREA	-	4,464 S.F. (0.102 ACRES) - 8.53%
PAVEMENT VUA AREA	981 S.F. (0.023 ACRES) - 1.88%	28,706 S.F. (0.659 ACRES) - 54.89%
SIDEWALK/DUMPSTER AREA	-	2,157 S.F. (0.050 ACRES) - 4.12%
PERVIOUS AREA (TOTAL):	51,328 S.F. (1.178 ACRES) - 98.12%	16,982 S.F. (0.390 ACRES) - 32.46%
GREEN SPACE	51,328 S.F. (1.178 ACRES) - 98.12%	16,982 S.F. (0.390 ACRES) - 32.46%
TOTAL:	52,309 S.F. (1.201 ACRES) -100.00%	52,309 S.F. (1.201 ACRES) -100.00%
LANDSCAPE BUFFER:	REQUIRED	PROPOSED
FRONT W	15'	15'
SIDE N	10'	10'
REAR E	10'	10'
SIDE ST S	10'	10'
SETBACKS:	REQUIRED	PROPOSED
FRONT W	25'	60.36'
SIDE N	0'	10.00'
REAR E	20'	116.89'
SIDE ST S	20'	185.73'
REQUIRED PARKING:		
2 SPACES PER WASH FACILITY, &	1 SPACE	
1 SPACE PER EMPLOYEE (MAX. 3 EMP.)	3 SPACES	
1 PER VACUUM	20 SPACES	
TOTAL REQUIRED:	24 SPACES	
PROVIDED PARKING:		
VACUUM	20 SPACES	
EMPLOYEE	4 SPACES	
BUG PREPARATION	2 SPACES	
TOTAL PROVIDED:	26 SPACES (INCL. 1 ADA SPACE)	
BIKE SPACES PROVIDED:	4 SPACES	

FDOT NOTES:

- ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITIONS OF THE FDOT STANDARDS PLANS FOR ROAD AND BRIDGE CONSTRUCTION, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE UTILITY ACCOMMODATION MANUAL.
- ALL PROPOSED SURFACES SHALL BE GRADED TO DRAIN POSITIVELY TO ASSURE NO LOW POINTS HAVE BEEN CRI NO FLOODING TO ADJACENT PROPERTIES WILL OCCUR. SMOOTH TRANSITIONS ARE MAINTAINED, AND NO STEEP

FDOT NOTES:

- ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITIONS OF THE FDOT STANDARDS PLANS FOR ROAD AND BRIDGE CONSTRUCTION, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE UTILITY ACCOMMODATION MANUAL.
- ALL PROPOSED SURFACES SHALL BE GRADED TO DRAIN POSITIVELY TO ASSURE NO LOW POINTS HAVE BEEN CREATED, NO FLOODING TO ADJACENT PROPERTIES WILL OCCUR, SMOOTH TRANSITIONS ARE MAINTAINED, AND NO STEEP OR UNUSUAL SLOPES ARE CREATED.

DATUM NOTE:

CONTROL BENCHMARK:
STATION IS BREVARD COUNTY PID, E6A09, A 2.5" BRASS BCS&M BENCH MARK DISK IN A 10" ROUND CONCRETE MASS TO REACH FROM INTERSECTION OF I-95 & SR 520, GO EAST FOR 2.5 MILES TO CLEARLAKE ROAD, GO NORTH FOR 1.8 MILES TO ROSETINE STREET 252' NORTH OF THE CENTERLINE OF ROSETINE STREET, 116' WEST OF THE CENTERLINE OF CLEARLAKE ROAD TO STATION.

EL.: 36.78' (NAV88)

TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 71.6' SOUTH OF THE SOUTHWEST CORNER OF SUBJECT PARCEL.

EL.: 36.73' (NAV88)

TBM #2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 34.7' SOUTHWEST OF THE NORTHWEST CORNER OF SUBJECT PARCEL.

EL.: 36.92' (NAV88)

FEMA MAP INFORMATION:

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120020, PANEL NUMBER 0320, SUFFIX H, EFFECTIVE JANUARY 29, 2021, FOR THE CITY OF COCOA, FLORIDA.

LEGAL DESCRIPTION:

LOT 1, CLEARLAKE ISLES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE 1, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

ADA ACCESSIBILITY NOTES:

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO THE BUILDINGS ENTRANCE MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS); NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON-COMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.

SITE NOTES:

- ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
- ALL RADII DIMENSIONS ARE 2' TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND CITY OF COCOA LAND DEVELOPMENT CODE.
- ALL PERMANENT PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC PER FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS (LATEST REVISION).
- FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
- 36" STOP SIGNS TO BE FABRICATED USING AT A MINIMUM, 3M DIAMOND GRADE DG3 REFLECTIVE SHEETING PER THE CITY OF COCOA STANDARDS.



**COURTESY NOTICE OF PUBLIC HEARING
TO PROPERTY OWNERS WITHIN 500 FEET OF THE SUBJECT SITE**

A1 Home Center LLC is petitioning the **Board of Adjustment** for the following item:

PZ 26-00700002 - 1540 Clearlake Rd Modwash Signage Waiver

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 (1) attached sign per business establishment on an interior lot in the Commercial General Zoning District, to five (5) signs; AND a request to increase the maximum allowable area of attached signs from 20% of the surface area to it is are attached, to 27.7 %. The property is identified as 1540 Clearlake Rd, Cocoa, Florida. Tax Parcel ID 24-36-20-27-*1.01.

AND

PZ26-00800004 1540 Clearlake Rd ModWash Signage Variance

CONSIDERATION OF A VARIANCE REQUEST, from Chapter 3, Article II, Sec 3-23(i)(9)(a) of the City of Cocoa Code regarding General Sign Regulations to decrease the minimum 150 foot distance requirement of a LED sign from a residential zone to 91 feet; and from Sec 3-23(i)(9)(f) to allow full color LED. The property is identified as 1540 Clearlake Rd, Cocoa, Florida. Tax Parcel ID 24-36-20-27-*1.01.

The Board of Adjustment will hold a public hearing on this request at 6:00 pm on **Wednesday, June 17, 2026**, in the City of Cocoa Council Chambers located at 65 Stone Street, Cocoa, Florida. All interested parties are invited to attend and will be heard if desired.

General Notice Information:

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

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

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

Public Participation Information:

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

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

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

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

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

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

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

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Jennifer Webster,
Attn: Accounting Division
City Of Cocoa (Te)
65 Stone St
Cocoa FL 32922-7982

STATE OF WISCONSIN, COUNTY OF BROWN

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

BRE Brevard Florida Today 06/02/2026
BRE floridatoday.com 06/02/2026

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 06/02/2026

Legal Clerk

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NANCY HEYRMAN
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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 26-00700002 - 1540 Clearlake
Rd Modwash Signage Waiver**

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 (1) attached sign per business establishment on an interior lot in the Commercial General Zoning District, to five (5) 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 27.7 %. The property is identified as 1540 Clearlake Rd, Cocoa, Florida. Tax Parcel ID 24-36-20-27-1.01.

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

June 17, 2026**AT 6:00 P.M. OR SOON**

**THEREAFTER IN THE
COCOA CITY HALL COUNCIL
CHAMBERS LOCATED AT
65 STONE STREET, COCOA, FL**

General Notice Information:

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