

CITY OF COCOA
BOARD OF ADJUSTMENT
MEETING MINUTES
July 19, 2017

A regular meeting of the Board of Adjustment of the City of Cocoa was held on Wednesday, July 19, 2017 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

I. OPENING MATTERS:

Chairman Robert Frey called the meeting to order at 6:00 P.M. The Board Secretary called the roll.

MEMBERS PRESENT:

Robert Frey	Chairman
Nancy Elliot	Vice Chairwoman
Bruce Gilmore	Board Member
Matthew Ford	Board Member
Alex (James) Goins	Board Member
Connie Harvey	Board Member

MEMBERS ABSENT:

Jane Jollay	Board Member
-------------	--------------

OTHERS PRESENT:

Steven Biel	Senior Planner
Kristin Eick	Board Attorney (present via phone)
Monica Arsenault	Board Secretary

II. APPROVAL OF AGENDA & MINUTES:

Approval of Agenda: July 19, 2017.

Approval of Meeting Minutes: June 21, 2017.

Motion by Board member Goins, seconded by Vice Chairwoman Elliot, to approve the minutes and amended agenda. Vote on the motion carried unanimously.

III. OLD BUSINESS:

A. P-Z-17-00000001 – Special Exception (2075 W. King Street Land Trust) - TABLED

Consideration of a Special Exception request from Appendix A, Zoning, Article XI, Section 5(C)(10) of the City of Cocoa Code to allow for an Adult Congregate Living Facility (ACLF) use in the RU-2-15 (Multiple Family Dwelling) Zoning District. The Brevard County Property Appraiser identifies the subject property as Account Number 2423993.

Mr. Steven Biel, Senior Planner, explained that the applicant is working with the City in order to execute a proposed development agreement relating to the proposed ACLF use. At the July 11, 2017 City Council meeting, City Council tabled the proposed development agreement item to the August 8, 2017 City Council meeting. If the proposed development agreement is approved at the City Council meeting then the Special Exception request will be back on the August 16, 2017 Board of Adjustment meeting.

Motion by Vice Chairwoman Elliot, seconded by Board member Harvey, to table the item until the August 16, 2017 meeting. Vote on the motion carried unanimously.

B. PZ-17-00800003 – Variance (Leonard Hevia – 618 Stone St.) -WITHDRAWN

Consideration of a Variance request from Appendix A, Zoning, Article XI, Section 12(F) of the City of Cocoa Code to allow for a nine (9)-foot reduction to the required twenty (20)-foot rear yard setback in order to construct a forty-one (41)-foot by twenty-four (24)-foot metal building. The subject property is zoned C-G (General Commercial) and is identified by the Brevard County Property Appraiser as Account Number 2425248.

Mr. Biel stated that the applicant has requested that this item be withdrawn for consideration by the Board. This request was tabled from the June 21, 2017 Board meeting in order for the applicant to provide supportive information for review by the Board. The applicant has since decided to look at other options.

IV. NEW BUSINESS:

A. PZ-17-00700001 – Waiver (Aaron Reninger – 120 St. Charles St.) – AMENDING APPLICATION

~~A Waiver request from Appendix A, Zoning, Article XIII, Section 5 to waive the six (6)-foot maximum height requirement in the RU-2-10 (Low Density Single & Multi-Family) Zoning District in order to allow an eight (8)-foot tall fence to be installed along one hundred (100) feet of the front of the property and to waive the allowable fence material in order to allow chain-link fencing along one hundred (100) feet of the front of the property. The Brevard County Property Appraiser identifies the subject property as Account Number 2444793.~~

Mr. Biel explained that the application needs to be amended to reflect what the applicant is requesting. Staff will be working with the applicant to ensure the amended application reflects what the Board will consider. This item will need to be re-advertised.

B. PZ-17-00000003 – Special Exception (Fast Eddie's Vape Shop & Lounge – 519 S. Cocoa Blvd.) - TABLED

A Special Exception request from Appendix A, Zoning, Article XI, Section 14(C)(9) of the City of Cocoa Code to allow for a bar/lounge use, without a package store, in the

C-P (Commercial Parkway) Zoning District. The Brevard County Property Appraiser identifies the subject property as Account Number 2425508.

Mr. Biel explained that the applicant has requested this item be tabled to the August 16, 2017 Board of Adjustment meeting. The applicant needs to submit a parking waiver application for a reduction to the number of required parking spaces for a bar/lounge use in the C-P (Commercial Parkway) Zoning District. The parking waiver request will be considered by the Board prior to consideration of the Special Exception request for the bar/lounge use.

Motion by Nancy Elliot, seconded by Matthew Ford, to table the item until the August 16, 2017 meeting. Vote on the motion carried unanimously.

V. OTHER BUSINESS:

None

VI. NEXT MEETING DATE:

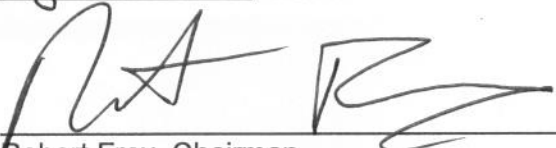
The Board members established that the next meeting would be held on Wednesday, August 16, 2017.

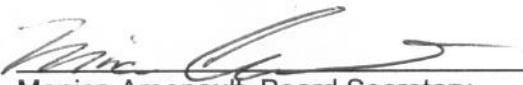
VII. ADJOURNMENT:

Motion by Board member Ford, seconded by Board member Goins to adjourn.

There being no further business the meeting adjourned at 6:07 P.M.

Approved on this 16 day of August, 2017.


Robert Frey, Chairman


Monica Arsenault, Board Secretary