Agenda
City of Cocoa
Board of Adjustment Regular Meeting

August 19, 2026
6:00 PM
65 Stone Street, Cocoa, FL 32922

I. Opening Matters:

1. Pledge of Allegiance
2. Roll Call

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of August 19, 2026.
2. Minutes: Special Meeting of July 1, 2026.
3. Minutes: Regular Meeting of July 15, 2026.

III. Old Business:

IV. New Business:

1. Special Exception Brevard Auto Exchange - 628 King St

V. Other Business:

VI. Next Meeting Date: Wednesday, September 16th, 2026, at 6:00 pm at 65 Stone Street in Cocoa, FL.

VII. Adjournment:

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

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by the BOA, P&Z Board/LPA or City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon

which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

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

BOARD OF ADJUSTMENT AGENDA ITEM

Memo Date:	08/06/2026
Agenda Date:	8/19/2026
Prepared By:	Breanna Earley, Assistant City Clerk
Through:	Stockton Whitten, City Manager
Requested Action:	Request Board approval of the Agenda for the Regular Meeting of the Board of Adjustment on August 19, 2026, either as written or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:
Request Board approval of the Agenda for the Regular Meeting of the Board of Adjustment on August 19, 2026, either as written or with amendments.

Agenda
City of Cocoa
Board of Adjustment Agency Special Meeting

August 19th, 2026, 6:00 PM
65 Stone Street, Cocoa, FL 32922

I. Opening Matters:

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

II. Approval of Agenda and Minutes:

1. Agenda: Special Meeting of August 19th, 2026.
2. Minutes: Special Meeting of July 1st, 2026.
3. Minutes: Regular Meeting of July 15th, 2026.

III. Old Business:

IV. New Business:

PZ-26-00000010 – Brevard Auto Exchange LLC/Al's Used Car, Inc– Special Exception - 628 W. King Street

CONSIDERATION OF A SPECIAL EXCEPTION REQUEST pursuant to Appendix A, Zoning, Article XI, Section 12(C), of the City of Cocoa Code to allow an automotive repair/tire sales establishment, conducted entirely within an enclosed structure, as an additional use on a property which already has an active, existing legally nonconforming automobile sales use. The property is located at 628 W. King Street, Cocoa, Florida, and is identified as Tax Parcel ID 24-36-33-CB-4.A-10.

V. Other Business:

VI. Next Meeting Date (Regular meeting): Wednesday, September 16th, 2026, at 6:00 pm at 65 Stone Street in Cocoa, FL.

VII. Adjournment:

General Notice Information:

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

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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) 433-8480.

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

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

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

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

Special Information for Quasi-Judicial Hearings:

Any person that (1) can demonstrate that they may suffer special damages different in kind and degree from that of the general public at large; and (2) wishes to present factual or expert witnesses and/or evidence at the quasi-judicial hearing is highly encouraged to immediately contact Lucilene Ribeiro, Planner, at (321) 433-8535 or, to make proper arrangements for presentation of witnesses and/or evidence. All witnesses should be identified and all evidentiary documents and exhibits that are intended to be distributed to the BOA, P&Z/LPA and City Council should be submitted to Ms. Ribeiro via email or mail at least three (3) days prior to the hearing.

CITY COUNCIL AGENDA ITEM

Memo Date:	August 14, 2026
Agenda Date:	August 19, 2026
File ID:	2026-713
Prepared By:	Breanna Earley, Assistant City Clerk
Through:	Stockton Whitten, City Manager
Requested Action:	Request Board approval of the Minutes for the Board of Adjustment July 1, 2026, Special Meeting, either as written or with amendments.

BACKGROUND:

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:

RECOMMENDED MOTION:
Request Board approval of the Minutes for the Board of Adjustment July 1, 2026, Special Meeting, either as written or with amendments.

CITY OF COCOA
BOARD OF ADJUSTMENT
MEETING MINUTES
July 1, 2026

A Special meeting of the Board of Adjustment of the City of Cocoa was held on Wednesday, July 1, 2026, in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

I. OPENING MATTERS:

Chair Quattrocchi called the meeting to order at 5:37 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
Pam Shaia	Board Member
Jose Pacheco	Board Member
Jennifer Moton	Board Member
Ashley Lanier	Alternate Board Member

MEMBERS ABSENT:

Robert Dyar	Board Member
Margaret Goudelock	Board Member

OTHERS PRESENT:

Kristin Eick	City Attorney
Stockton Whitten	City Manager
Luci Ribeiro	City Planner
Breanna Earley	Recording Secretary

I. APPROVAL OF AGENDA AND MINUTES:

AGENDA: Special Meeting of July 1, 2026

MINUTES: Regular Meeting of June 17, 2026

* **Motion by Board Member Shaia; Seconded by Board Member Moton to approve the July 1, 2026, Special Meeting Agenda, and to approve the June 17, 2026, Regular Meeting Minutes as written.**

Ayes: Quattrocchi, Shaia, Pacheco, Moton

Motion Passed Unanimously (4-0).

II. OLD BUSINESS:

III. NEW BUSINESS:

1. PZ 26–00700002 –Variance - 1198 N Indian River Dr

Luci Riberio, City Planner, presented a PowerPoint for Variance 1198 N Indian River Dr[1].

Applicant presented a PowerPoint for the variance[2].

Vice Chair Butler arrived at 5:53 PM.

Applicant continued providing a history on 1198 N Indian River Dr.

Alternate Board Member Lanier arrived at 5:58 PM.

Applicant continued with the PowerPoint presentation.

Chair Quattrocchi asked why the zoning was changed.

Ribeiro, explained the zoning.

Quattrocchi asked about the demolition.

Applicant explained the site plan and what would be rebuilt.

Board member Moton, asked about flooding and drainage requirements.

Ribeiro, stated the impervious area is the only thing considered.

Board member Pacheco, asked about the setbacks.

Ribeiro, detailed the setbacks.

Pacheco, asked about elevation.

Applicant stated the final elevation would be 4’8.

[1] Exhibit A: PowerPoint
[2] Exhibit B: Applicant PowerPoint

Attorney Eick, wanted to ensure the board was aware all criteria was met to provide the variance.

Board member Shaia, asked for further clarification on the job scope.

Applicant explained.

Quattrocchi asked why the addition is necessary.

Applicant provided explanation for why it neds to be done.

City Manager Whitten explained if the applicant were to rebuild as is, they would still experience the conditions and issues they are currently.

Pacheco, asked about the criteria needed.

Attorney Eick, further clarified the criteria needed.

* **Motion by Board Member Shaia; Seconded by Board Member Moton to approve with staff recommendations as presented and written and relief from Appendix A, Article X, Section 5 governing expansion of nonconforming structures.**

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

Motion Passed Unanimously (6-0)

IV. OTHER BUSINESS:

V. NEXT MEETING DATE: July 15, 2026, at 6:00 pm at 65 Stone Street, Cocoa, FL.

VI. ADJOURNMENT

* **Motion by Board Member Moton; Seconded by Board Member Pacheco to adjourn the July 1, 2026 meeting.**

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

Motion Passed Unanimously (6-0)

There being no further business the meeting adjourned at 6:46 P.M.

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Dan Quattrocchi, Chairperson

_____

Breanna Earley, Recording Secretary

BOARD OF ADJUSTMENT AGENDA ITEM

Memo Date: 08/06/2026
Agenda Date: 8/19/2026
Prepared By: Breanna Earley, Assistant City Clerk
Through: Stockton Whitten, City Manager
Requested Action:

BACKGROUND:
Request Board approval of the Minutes for the Board of Adjustment July 15, 2026, Regular Meeting, either as written or with amendments.

PRIORITY AREA CONNECTION:

BUDGETARY IMPACT:
NA

PREVIOUS ACTION:

RECOMMENDED MOTION:
Request Board approval of the Minutes for the Board of Adjustment July 15, 2026, Regular Meeting, either as written or with amendments.

CITY OF COCOA
BOARD OF ADJUSTMENT
MEETING MINUTES
July 15, 2026

A Special meeting of the Board of Adjustment of the City of Cocoa was held on Wednesday, July 15, 2026, in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

I. OPENING MATTERS:

Vic Chair Butler 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:

Robert Butler	Vice Chair
Robert Dyar	Board Member
Pam Shaia	Board Member
Jennifer Moton	Board Member
Margaret Goudelock	Board Member
Ashley Lanier	Alternate Board Member

MEMBERS ABSENT:

Dan Quattrocchi	Chairperson
Jose Pacheco	Board Member

OTHERS PRESENT:

Kristin Eick	City Attorney
Jennifer Webster	City Planner
Breanna Earley	Recording Secretary

I. APPROVAL OF AGENDA AND MINUTES:

AGENDA: Regular Meeting of July 15, 2026

* **Motion by Board Member Moton; Seconded by Board Member Dyar to approve the July 1, 2026, Regular Meeting Agenda, and to approve the July 15, 2026 Regular Meeting Minutes as written.**

Ayes: Dyar, Lanier, Shaia, Butler, Lanier

Motion Passed Unanimously (5-0).

II. OLD BUSINESS:

III. NEW BUSINESS:

1. **PZ 26–00700004 – WAIVER – 800 N Fiske Blvd Fence Height**

Jennifer Webster, City Planner, presented a PowerPoint for 800 N Fiske Blvd waiver[1].

Board Member Goudelock arrived at 6:09pm.

Webster continued her presentation.

Board member Shaia, asked about the property owners in the neighborhood.

Webster, explained the item was advertised and provided to residents in a 500-foot radius.

Shaia, inquired about the current fence height.

Webster described the current section of 8ft fence that is deteriorating.

Board member Moton, asked about the Boards options for approval.

Webster, went over the options the board has.

Applicant, provided more information on the fence and the need to replace it.

Moton wanted more clarification on approving the 8ft fence.

Webster detailed the requirements for approving.

City Attorney Eick, presented an option of presenting a suggestion to City Council to change the City Code.

Board member Goudelock, stated she drove by the property and wanted more information from the property owner on why this is needed.

Property Owner, went on to speak about crime related issues that the fence has helped deter.

Alternate Board member Lanier, asked for clarification on the item.

[1] Exhibit A: Presentation

Webster provided explanation.

Dyar, asked about the special assessment.

Applicant, stated this all started from hurricane damage and detailed the new fence and materials.

Dyar asked about the board in the community.

Applicant, stated a vote was taken.

Vice Chair Butler inquired about a condo association.

Applicant explained an issue with the reserve funds.

Moton wanted to know about future issues with the fence and if another variance would be needed.

Webster responded there wouldn't be a need.

Shaia asked to see the picture of the current fence.

* **Motion by Board Member Shaia; Seconded by Board Member Dyar to approve the 8ft fence with conditions being the 8ft fence height only in areas discussed and the required permitting.**

Ayes: Dyar, Moton, Shaia, Butler, Lanier

Motion Passed Unanimously (5-0)

IV. OTHER BUSINESS:

V. NEXT MEETING DATE: August 19, 2026, at 6:00 pm at 65 Stone Street, Cocoa, FL.

VI. ADJOURNMENT

* **Motion by Board Member Dyar; Seconded by Board Member Shaia to adjourn the July 15, 2026, meeting.**

Ayes: Butler, Moton, Shaia, Dyar, Lanier

Motion Passed Unanimously (5-0)

There being no further business the meeting adjourned at 6:40 P.M.

_____

Dan Quattrocchi, Chairperson

_____

Breanna Earley, Recording Secretary

BOARD OF ADJUSTMENT AGENDA ITEM

Memo Date:	08/12/2026
Agenda Date:	8/19/2026
Prepared By:	Lucilene Ribeiro, Planner
Through:	Stockton Whitten, City Manager
Requested Action:	Consideration of a special exception request pursuant to Appendix A, Zoning, Article XI, Section 12(C), of the City of Cocoa Code to allow an automotive repair/tire repair establishment, conducted entirely within an enclosed structure, as an additional use on a property which already has an active, existing legally nonconforming automobile sales use. The property is located at 628 W. King Street, Cocoa, Florida, and is identified as Tax Parcel ID 24-36-33-CB-4.A-10.

BACKGROUND:

Date: August 12, 2026
Project No.: PZ# 26-00000010
Meeting Date: August 19, 2026
Project Planner: Lucilene Ribeiro - Planner
Subject Property: 628 W. King Street, Cocoa, FL 32922
Applicant: Lucas Willig, Brevard Auto Exchange LLC (prospective new owner/purchaser from Al's Used Cars, Inc.)
Notice Provided: Notice of the public hearing was provided by newspaper publication and mailers to property owners within 500 feet on August 3, 2026.

I. Project Information

The subject property is located at 628 W. King Street (State Road 520) along the north side of W. King Street, generally west of the intersection of W. King Street and N. Fiske Boulevard, within the City of Cocoa, and consists of approximately 0.84 acres. The site is situated along the State Road 520 commercial corridor, in an area characterized by a mix of commercial, automotive-related, institutional, and residential uses. The property is zoned C-G (General Commercial) and has a Commercial Future Land Use designation. Surrounding zones include C-W, Wholesale Commercial, to the north, and C-G, General Commercial, to the south, east, and west. The site is developed with existing structures and paved areas historically used for automobile sales and related accessory activities.

Future Land Use Designation:	Commercial
Zoning District:	General Commercial
Existing Land Use:	Commercial
Council District:	District 2– Council member Hearn

Overview of Surrounding Area:

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

Al's Used Cars, Inc. is the existing owner/operator of a long-standing automobile sales business that became nonconforming on July 22, 2003, with Ordinance 02-2003, following a community and Diamond Square CRA desire to improve the appearance of Cocoa's thoroughfares.

The applicant, Brevard Auto Exchange LLC (Lucas Willig, manager), is the prospective new owner and is purchasing the business from Al's Used Cars, Inc. The applicant is requesting a Special Exception to operate an automotive repair and tire repair establishment at the site in addition to the existing legally nonconforming automobile sales use, pursuant to Appendix A, Zoning, Article XI, Section 12(C). It should be noted that the City's Zoning Ordinance defines "Automobile and trailer sales areas" as: "An open, partially open, or enclosed area other than a street, used for the display, sale or rental of new or used automobiles or trailers, and where no repair work is done except minor incidental repair of automobiles or trailers to be displayed, sold or rented on or from the premises." See Appendix A, Zoning, Article V. Therefore, the existing nonconforming use of used automobile sales does not include the operation of an automotive repair business open to the public and not purchasing a vehicle. A new special exception use is required to operate the automotive repair use, which is defined as: "AUTOMOTIVE REPAIR FACILITIES. This term shall include all mechanical engine overhaul or repair, and body work and painting of automotive vehicles." See Appendix A, Zoning, Article V.

In other words, the proposed repair and retail tire repair operation (which will also include tire sales) is broader than the historically documented minor repair work performed only in support of vehicles being prepared for resale; therefore, separate

approval is required for the proposed use. Any future expansion, enlargement, or intensification of the nonconforming automobile sales use remains subject to applicable City Code provisions.

Historical Factors:

City records document a long history of automobile sales at this location. A 1995 City of Cocoa occupational license application for Al's Used Cars, Inc. identifies the business at 628 W. King Street as a used-car sales operation and describes its activity as selling used cars, with minor repairs performed for resale purposes. This establishes that repair activity historically occurred as an accessory function of the automobile-sales business rather than as a stand-alone repair operation serving the general public. Because the approximately 0.84-acre site does not meet the one-acre minimum lot area subsequently established for automobile-sales uses, the existing automobile-sales use is recognized as legally nonconforming following the Ordinance 02-2003 approval. Further, Ordinance 02-2003 specifically listed existing used automotive sales facilities that would become nonconforming and listed Al’s Used Cars in the ordinance exhibit.

Ordinance No. 02-2003 was adopted to establish enhanced design and operating standards for automobile-related uses, including standards intended to reduce visible repair activity, impacts from vehicle and parts storage, site congestion, and other effects along major corridors. The ordinance specifically requires automotive repair activities, other than limited minor incidental servicing, to occur within a fully enclosed structure. The current request therefore represents a new use component that must comply with the applicable Special Exception criteria and current operational standards.

The applicant states that repair activities will occur primarily within enclosed service bays, that existing utilities and site circulation are adequate, and that no changes to the existing building footprint, exterior lighting, signage, or landscaping are proposed. The application also states that the request is not expected to significantly increase traffic, lighting, noise, or visual impacts.
Automotive repair and tire service operations may involve used oil, automotive fluids, batteries, tires, solvents, and other regulated materials. Proper indoor storage, containment, handling, and disposal will therefore be required in accordance with City requirements and applicable state and federal regulations.

II. Staff Analysis

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

A. Demonstrate that there is ingress and egress to the property and proposed structures thereon, providing automotive and pedestrian safety and convenience, traffic

flow and control, and access in case of fire or catastrophe.

Staff Finding: The subject property fronts W. King Street, a major arterial roadway. The existing site has established vehicular access and an internal paved area that supports automobile sales and access to the existing garage building. No new driveway connection or building expansion is proposed. Staff finds that the existing access configuration can support the proposed additional use, provided that unobstructed emergency access and safe internal circulation are maintained.

B. Explain where the required off-street parking and loading areas are provided, with particular attention to ingress and egress, and the economic, noise, glare, or odor effects of the special exception on adjoining properties generally in the district.

Staff Finding: The subject property contains a substantial paved vehicular area that currently serves the existing automobile sales operation and the proposed automotive repair and tire repair/sales use. Pursuant to Article XII Off-Street Parking and Loading Regulations of the City Code, automotive repair facilities require two (2) off-street parking spaces for each service bay plus one (1) space for each employee on the maximum shift. The existing 2,400-square-foot garage contains two (2) service bays; therefore, four (4) parking spaces are required for the service bays, plus one (1) space for each employee on the maximum shift. Based on two (2) employees, the automotive repair use would require a total of six (6) parking spaces.

The existing automobile sales use is also subject to the parking provisions applicable to lawfully existing automobile sales businesses, which require one (1) parking space per 3,600 square feet of outside vehicle display area plus one (1) space per employee. Based on an estimated outside display area of approximately 27,000 square feet, eight (8) parking spaces are required for the display area (27,000 ÷ 3,600 = 7.5, rounded to 8), plus two (2) employee spaces, resulting in ten (10) spaces for automobile sales use.

Accordingly, the combined uses require approximately sixteen (16) off-street parking spaces, based on two employees per use. The site contains sufficient paved area to accommodate the required parking; however, prior to commencement of the proposed use, a final sketch shall identify and stripe the required customer and employee parking spaces, including the required ADA-accessible parking space and access aisle, and shall clearly distinguish these spaces from vehicles displayed for sale, vehicles awaiting repair, service-bay areas, and required drive aisles.

Service bays shall not be counted toward required parking. Ingress and egress shall be maintained from W. King Street so that required parking, vehicle inventory, and vehicles awaiting service do not obstruct site circulation, emergency access, or access to the repair building.
Any off-street loading area required by Article XII shall be identified on the final sketch so that loading and unloading activities do not interfere with required parking or internal circulation. Because all automotive repair activities, including tire

mounting, balancing, and other service work, are required to occur within a fully enclosed structure, and all tires associated with the repair and tire sales operation shall be stored indoors, the proposed use is not anticipated to create substantial noise, glare, or odor impacts on adjoining properties, provided the operation remains in compliance with these conditions and all other applicable provisions of the City Code.

C. Explain the impact of refuse and service areas, with particular attention to ingress/egress, parking, and effects on adjoining properties.

Staff Finding: Automotive repair and tire service operations may generate used oil, filters, antifreeze, batteries, tires, solvents, and other regulated materials. These materials require proper storage, containment, collection, and disposal and shall follow state regulations and any other City of Cocoa-related provisions, which will be verified during the BTR process.
Staff recommends conditions requiring the applicant to comply with Florida Department of Environmental Protection requirements and City of Cocoa Reclaimed Water/Environmental Division requirements, including any applicable pretreatment, spill-prevention, containment, or hazardous-materials management provisions. New and used tires associated with the proposed tire-sales/service operation shall be stored indoors within the fully enclosed structure. Automotive waste shall be stored, handled, and disposed of through lawful methods and shall not accumulate outdoors.

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

Staff Finding: The site is developed and is served by existing public utilities. The applicant states that water, electricity, and sewer capacity are sufficient without additional infrastructure improvements. Any modifications required for automotive repair use shall be addressed through the applicable permitting process.

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

Staff Finding: The applicant proposes using the existing enclosed garage building for automotive repair and tire sales/service operations. City Code requires repair activities to occur within a fully enclosed structure, and staff recommends that all tire storage associated with the proposed use also be maintained indoors.

Because the application does not include a new landscape or screening plan, any deficiency identified during BTR review shall be corrected as required by City Code. Outdoor storage of tires associated with the proposed tire-sales/service use is prohibited. Outdoor storage of automotive parts, hazardous materials, or inoperable vehicles associated with the repair use shall also be prohibited unless specifically permitted by City Code and separately approved, where applicable.

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

Staff Finding: The applicant has not proposed changes to existing exterior lighting or signage. Any future signage or exterior lighting shall comply with City Code requirements and shall be designed to avoid glare or adverse impacts on adjoining properties and motorists.

G. Demonstrate that there are adequate yards and other open space.
Staff Finding: No building additions or expansion of the existing footprint are proposed. The applicant states that the existing parking areas, storage areas, and site layout can accommodate the proposed operation while maintaining required open space and safe circulation. Any required site plan review shall confirm continued compliance.

H. Demonstrate how adequate height requirements have been met.

Staff Finding: No new buildings or additions are proposed. The existing structures will remain unchanged. Therefore, the request does not create a new height impact; any future structural modification shall comply with the applicable zoning district requirements.

I. Demonstrate how adequate landscaping requirements have been met.

Staff Finding: The applicant states that existing landscaping will remain unchanged and no reduction or waiver of required landscaping is proposed.

J. List any renewal and/or termination dates.

Staff Finding: Staff does not recommend a recurring renewal requirement. The Special Exception should remain subject to the approved conditions and may be revoked for failure to comply with those conditions or applicable City Code requirements.

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

Staff Finding: The property is located on the W. King Street commercial corridor and has long been used for automobile sales. The site also contains an existing 2,400-square-foot garage-type building. The proposed automotive repair/tire sales/repair use would occupy existing developed space and does not require expansion of the site or building footprint.

The application does not identify proposed business hours. Staff therefore recommends that the use operate in a manner consistent with applicable City noise and nuisance standards. All automotive repair activities, tire mounting/balancing, and tire storage shall occur entirely within the enclosed garage structure. The combination of indoor operations, existing arterial-road access, and no proposed site expansion supports compatibility with the commercial corridor, provided the conditions of approval are met.

From a transportation-planning perspective, the request adds an automotive service component to an existing automobile-sales site without increasing building area. The site has direct access to State Road 520, which is intended to accommodate commercial traffic. Because no building expansion is proposed, the incremental traffic associated with the repair use is expected to be limited relative to the corridor's capacity and function. Final site circulation and parking compliance shall be confirmed through the BTR process.

PRIORITY AREA CONNECTION:
Economic and Community Development

BUDGETARY IMPACT:
N/A

PREVIOUS ACTION:
None

RECOMMENDED MOTION:
Staff recommends approval of the Special Exception to allow an automotive repair/tire repair establishment, conducted entirely within an enclosed structure, as an additional use on the property at 628 W. King Street, subject to the following conditions:

- The Special Exception shall apply only to the automotive repair and tire sales/service use described in the application by Brevard Auto Exchange LLC, the prospective new owner purchasing the business from Al's Used Cars, Inc., and shall not constitute approval to expand or intensify the existing legally nonconforming automobile sales use.
- The Special Exception shall not become effective until the applicant has secured all permits and approvals required for the proposed use, including any required site plan or zoning approval. Such approvals shall be obtained within six (6) months of the Board's approval unless the Board grants additional time.
- All automotive repair, tire mounting/balancing, maintenance, and similar service activities shall be conducted entirely within a fully enclosed structure. All tires associated with the tire-sales/service operation, including new, used, removed, or awaiting-disposal tires, shall be stored indoors. No outdoor repair activity or outdoor

tire storage/display is permitted. Automotive parts, hazardous materials, and inoperable vehicles associated with the repair use shall not be stored outdoors.

- The applicant shall maintain required off-street parking. A sketch showing emergency access, internal circulation, display sale area, and the required sixteen (16) parking spaces, including one (1) handicapped parking space, shall be provided and demonstrated in compliance with Article XII, Off-street Parking and Loading regulations
- The applicant shall comply with all applicable environmental regulations and City of Cocoa Reclaimed Water/Environmental Division requirements for the handling, storage, containment, and disposal of automotive fluids, batteries, tires, solvents, and related materials, including any required pretreatment or containment systems.
- If the use is extended, enlarged, or expanded, additional special exception approval shall be required. The conceptual site plan based on aerial photographs showing the site layout, included as “Exhibit D,” shall be binding upon the applicant, except that minor modifications may be made during a site plan or BTR review process to conform to the City Code or life safety requirements.
- Failure to comply with these conditions or applicable City Code requirements shall be grounds for enforcement action, including revocation of the Special Exception as authorized by law.



COCOA
FLORIDA

N

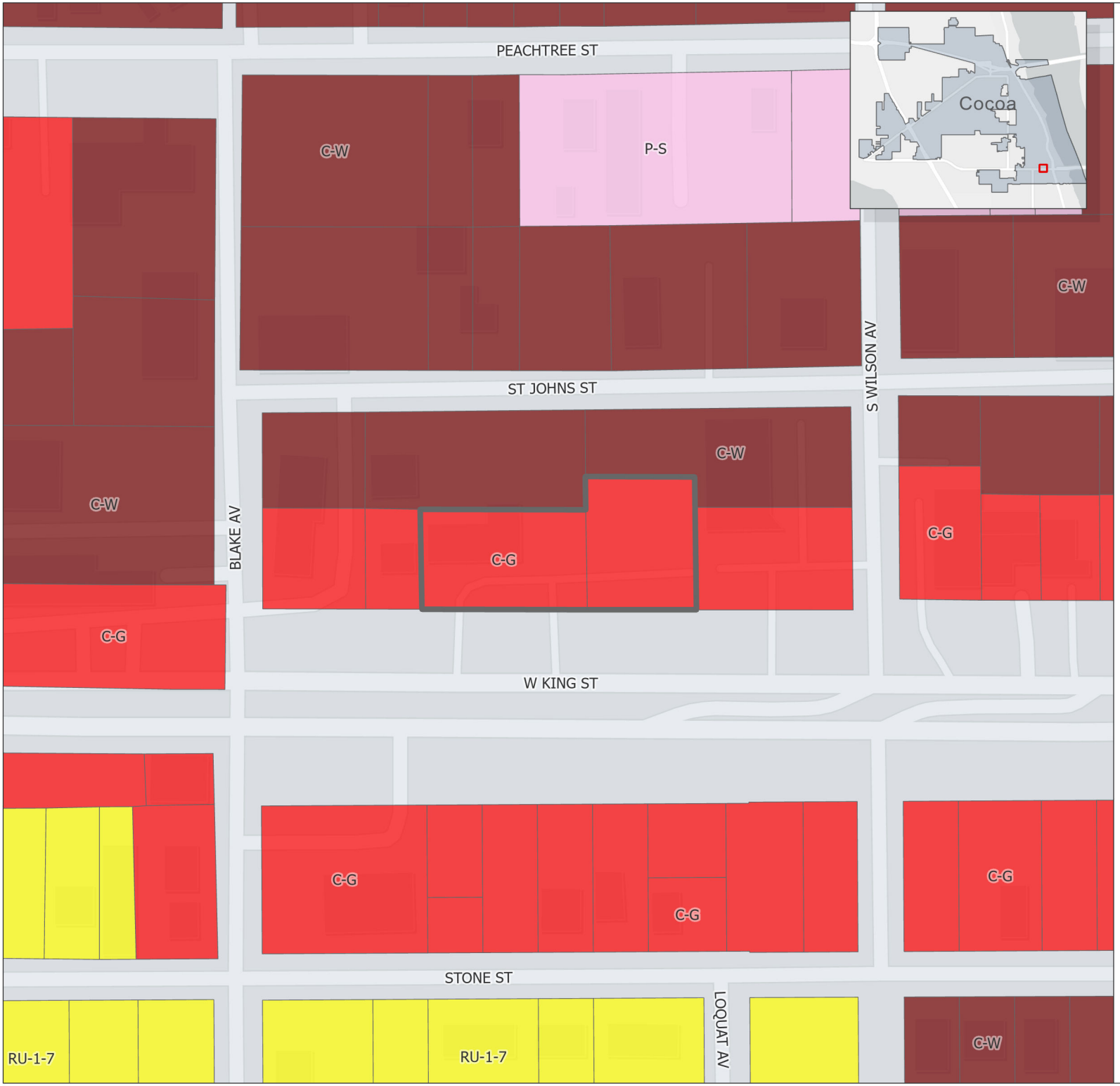
Brevard Auto Exchange Location

August 11, 2026

Subject Parcels

Cocoa City Boundary

0 100 200 Feet



COCOA
FLORIDA

N

Brevard Auto Exchange Zoning

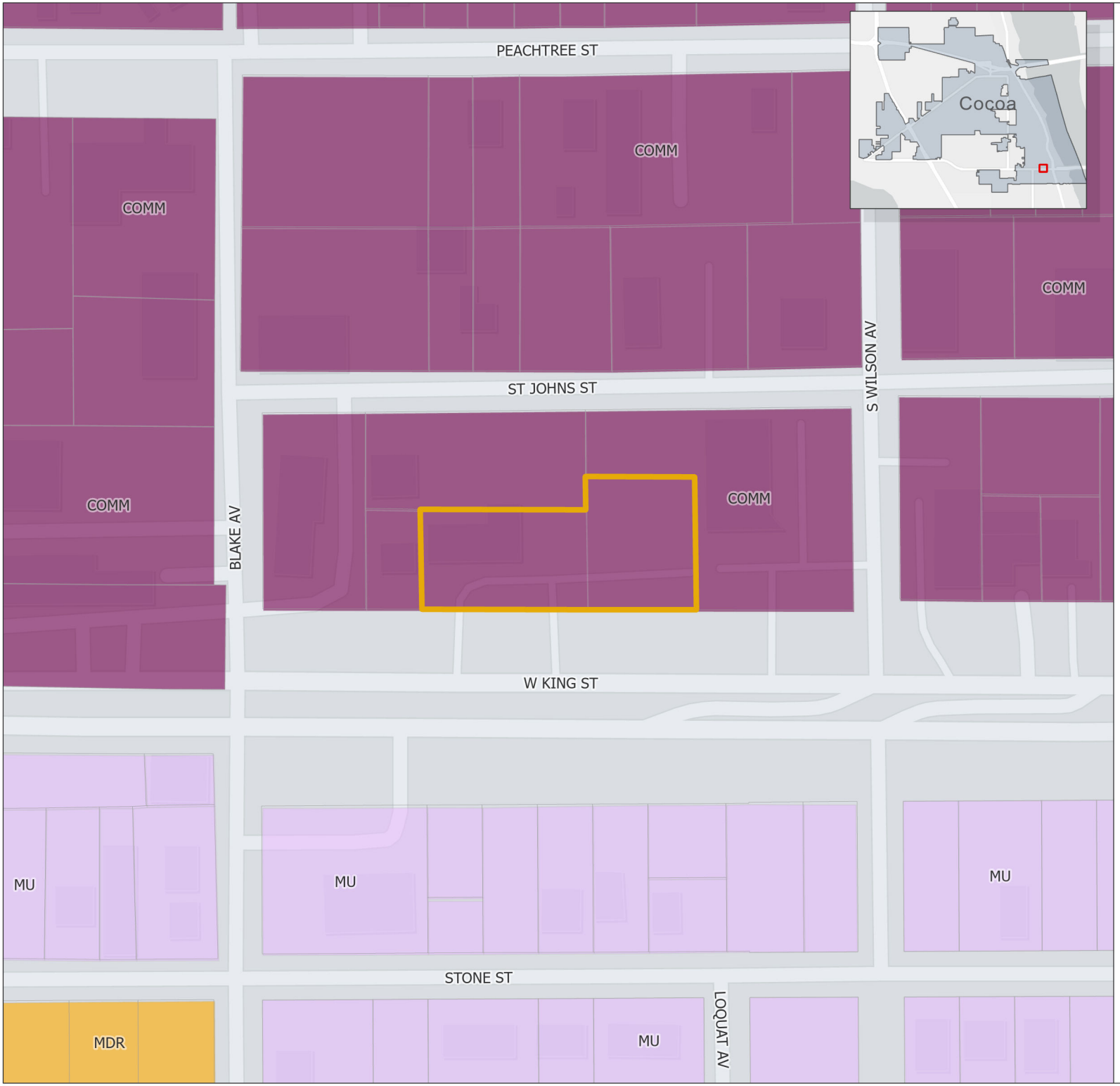
August 11, 2026

Subject Parcels

Cocoa Zoning

- RU-1-7 - Single-Family Residential
- P-S - Professional, Offices and Services
- C-G - General Commercial
- C-W - Wholesale Commercial
- Cocoa City Boundary

0 100 200 Feet



COCOA
FLORIDA

N

Brevard Auto Exchange Future Land Use

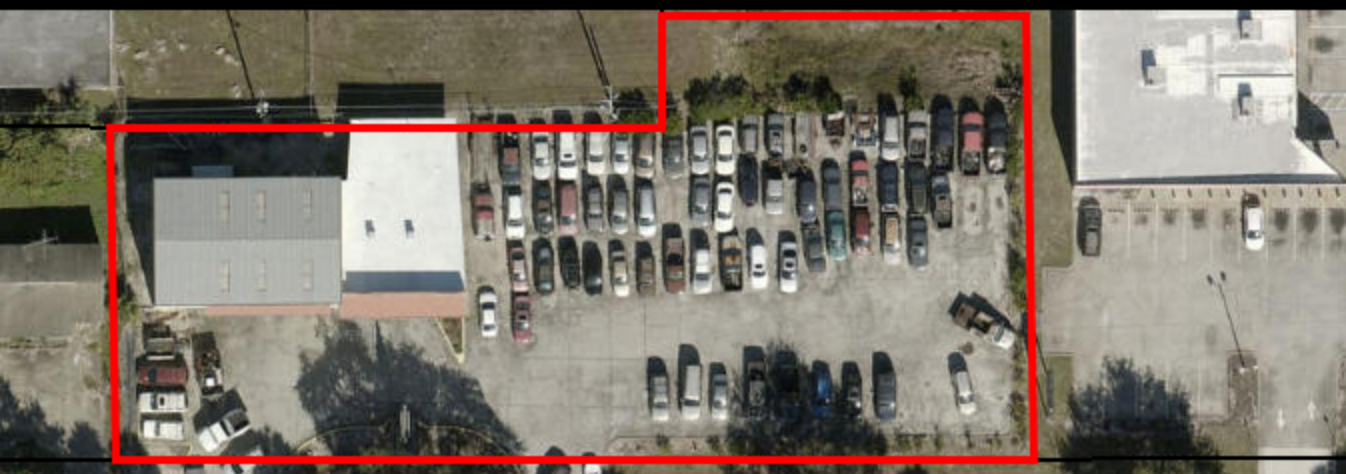
August 11, 2026

Subject Parcels

Future Land Use

- Medium Density Residential
- Commercial
- Mixed Use
- Parcels
- Cocoa City Boundary

0 100 200 Feet



Board of Adjustment
Special Exception Application

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

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

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

For Office Use Only - Date Received

CITY OF COCOA
JUL 29 2026
RECEIVED
PLANNING & ZONING DIVISION
Stamp Only When Application Is Fully Complete

Please TYPE or PRINT this application neatly.

1. **Request:** exemption to allow auto repair, tire sales, install + balancing + preventative maintance
2. **Applicable City Code Section(s):** Current: 2730 (used Auto sales)
   additional requesting 2710 (garage/Auto repair facility)
3. **Applicant Information:** ** NOTE: Applicant is the main contact, who must attend the meeting!*

   Company (if applicable): Brevard Auto Exchange LLC DBA Drive Automotive
   Name: Lucas Willig
   Mailing Address: 1043 N. Range Rd
   City: Cocoa State: FL Zip Code: 32926
   Phone #: 321 472 1900 Fax #: —
   Mobile #: " " E-mail: WilligLucas@gmail.com

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

   Company (if applicable): AL's Used Cars Inc.
   Name: Roger Brunet
   Mailing Address: 5045 Jumper st.
   City: Cocoa State: FL Zip Code: 32927
   Phone #: 321-223-7387 Fax: —
   Mobile #: " " E-mail: —

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

The property is fully served by existing public utilities including water, electric, sewer & telecommunications. Existing utility capicity is sufficient without additional infrastructure improvements.

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

Auto repair activites will occur primarily within enclosed service bays. Existing buildings provide adequate screening and buffering from surrounding properties. No additional visual impacts anticipated.

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

No changes to existing exterior lighting or Sinage proposed. Existing lighting will continue to provide safe site illumination without creating glare or adverse impacts to adjacent properties.

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

Existing parking areas, storage, and site layout adequatley accommodate the proposed operation while maintaing required open space and safe circulation.

h. Demonstrate how adequate height requirements have been met.

No new buildings or additions are proposed. Existing structures remain unchanged & comply with applicable height requirements.

i. Demonstrate how adequate landscaping requirements have been met.

Existing landscape will remain unchanged. No reduction of required landscaping is proposed.

The request does not expand the existing building footprint or significantly increase traffic, lighting, noise or visual impacts. Existing access, parking, utilities, and infrastructure are adequate to support the proposed operation. Approval of this Special Exemption will allow continued productive commercial use of the property while providing valuable automotive sales and repair services to the community

Public hearing process information – please read this!

- **Public hearing date and location.** All regularly scheduled hearings are held on the third Wednesday of each month at 6:00 pm in the Cocoa City Council Chambers located at 65 Stone Street, Cocoa, Florida unless otherwise notified.

- **Presence required at the public hearings.** The applicant or his/her representative must be present to answer any questions concerning the application. If there are extenuating circumstances why the applicant or his/her representative cannot attend, he or she must notify the City in writing prior to the public hearing.

- **Preparing for public hearing.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the application request. The City assumes no responsibility or liability relating to the applicant's failure to research and know all applicable laws including, but not limited to state, federal, and city laws, codes, land development regulations, and the comprehensive plan. The City recommends all applicants to consider consulting an attorney regarding their applications.

- **Format of public hearing.** The public hearing before the Board of Adjustment is quasi-judicial in nature. State and local law strictly prohibits applicants and/or interested parties from participating in ex-parte communications with Board members in person, by phone, e-mail, or in writing before the application is considered at a public hearing. Applicants are encouraged to review and copy the quasi-judicial rules and procedures used by the Board of Adjustment before the public hearing date. A copy may be obtained from the City Clerk's Office.

- **Exhibits at public hearing.** If photographs, documents, maps or other materials are provided to the Board as evidence at the public hearing, the applicant must leave those instruments with the Recording Secretary. By law those instruments automatically become part of the public records and cannot be returned to the applicant.

- **Witnesses at public hearing.** For the purposes of making a decision on the application, the Board shall only consider testimony of qualified witnesses. A witness is determined by the Board and is generally based on:
  a. The witness has personal knowledge of the fact in which the witness will testify; and/or
  b. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
     1. *Layman witness*: Testimony of a witness other than an expert witness is qualified only if:
        - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
        - The opinions and inferences do not require any special knowledge, skill experience or training.
     2. *Expert witness*. Testimony of an expert witness is qualified only if:
        - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
        - The witness is adequately qualified to express an opinion on the matter.

- **Board action.** If the Board of Adjustment finds that the facts presented in the matter justify approval, it may approve the request, or a portion thereof, and it may specify any conditions deemed necessary to preserve the intent of the City of Cocoa Code. If the Board of Adjustment finds that the facts presented do not justify approval, it must deny the request and will specify the reasons for denial. A decision is usually made at the same meeting that the hearing is held.

- **Appeals.** Appeals of a decision by the Board of Adjustment may be made to the City Council by filing an application with the Community Services Department within fifteen (15) days of the Board's decision. Any party aggrieved by the final decision of the City Council shall have the right to file an appropriate action in a court of competent jurisdiction.



Detail by Entity Name

Florida Profit Corporation
AL'S USED CARS, INC.

Filing Information

Document Number	J94950
FEI/EIN Number	59-2876776
Date Filed	09/28/1987
State	FL
Status	ACTIVE

Principal Address

628 WEST KING STREET
COCOA, FL 32922

Changed: 02/01/2024

Mailing Address

628 WEST KING STREET
COCOA, FL 32922

Changed: 02/01/2024

Registered Agent Name & Address

BRUNET, ROGER V
628 WEST KING STREET
COCOA, FL 32922

Name Changed: 03/28/2022

Address Changed: 02/01/2024

Officer/Director Detail

Name & Address

Title President, Secretary, Treasurer, Director

BRUNET, ROGER V
628 WEST KING STREET
COCOA, FL 32922

Annual Reports

Report Year	Filed Date
2024	02/01/2024
2025	01/03/2025
2026	01/05/2026

01/05/2026 -- ANNUAL REPORT	View image in PDF format
01/03/2025 -- ANNUAL REPORT	View image in PDF format
02/01/2024 -- ANNUAL REPORT	View image in PDF format
01/31/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
01/30/2023 -- ANNUAL REPORT	View image in PDF format
03/28/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
02/24/2022 -- ANNUAL REPORT	View image in PDF format
11/15/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
03/03/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
02/11/2019 -- ANNUAL REPORT	View image in PDF format
01/29/2018 -- ANNUAL REPORT	View image in PDF format
06/16/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
01/23/2017 -- ANNUAL REPORT	View image in PDF format
12/23/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
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01/06/2006 -- ANNUAL REPORT	View image in PDF format
01/23/2005 -- ANNUAL REPORT	View image in PDF format
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03/04/1999 -- ANNUAL REPORT	View image in PDF format
05/01/1998 -- ANNUAL REPORT	View image in PDF format
03/05/1997 -- ANNUAL REPORT	View image in PDF format
03/22/1996 -- ANNUAL REPORT	View image in PDF format
04/03/1995 -- ANNUAL REPORT	View image in PDF format

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Previous On List Next On List Return to List BREVARD AUTO Search

No Events **No Protected Series** **No Name History**

Detail by Entity Name

Florida Limited Liability Company
BREVARD AUTO EXCHANGE LLC

Filing Information

Document Number	L23000419659
FEI/EIN Number	APPLIED FOR
Date Filed	09/08/2023
Effective Date	09/03/2023
State	FL
Status	ACTIVE

Principal Address

628 W King ST
COCOA, FL 32922

Changed: 06/30/2026

Mailing Address

1043 N RANGE RD
COCOA, FL 32926

Registered Agent Name & Address

KIDD, MADISON
1043 N RANGE RD
COCOA, FL 32926

Name Changed: 05/01/2026

Address Changed: 05/01/2026

Authorized Person(s) Detail

Name & Address

Title MGR

WILLIG, LUCAS
1043 N RANGE RD
COCOA, FL 32926

Annual Reports

Report Year	Filed Date
2025	04/05/2025
2026	05/01/2026
2026	06/30/2026

06/30/2026 -- AMENDED ANNUAL REPORT	View image in PDF format
05/01/2026 -- ANNUAL REPORT	View image in PDF format
04/05/2025 -- ANNUAL REPORT	View image in PDF format
04/03/2024 -- ANNUAL REPORT	View image in PDF format
09/08/2023 -- Florida Limited Liability	View image in PDF format

Previous On List Next On List Return to List BREVARD AUTO Search

No Events **No Protected Series** **No Name History**

REAL PROPERTY DETAILS
Account 2425257 - Roll Year 2025

Owners	AL'S USED CARS INC
Mailing Address	628 W KING ST COCOA FL 32922
Site Address	628 W KING ST COCOA FL 32922
Parcel ID	24-36-33-CB-4.A-10
Taxing District	23D0 - COCOA
Exemptions	NONE
Property Use	2730 - USED AUTOMOBILE SALES
Total Acres	0.84
Site Code	0310 - STATE ROAD 520
Plat Book/Page	0008/0050
Subdivision	COLLEGE PARK, RE AMENDED MAP OF
Land Description	COLLEGE PARK, RE AMENDED MAP OF LOTS 10,11,12,15 & PART OF LOTS 13, 14 & 16 BLK 4.A ALL AS DESC IN ORB 3452 PG 996 & ORB 4807 PG 3023



VALUE SUMMARY

Category	2025	2024	2023
Market Value	$340,900	$331,570	$317,640
Agricultural Land Value	$0	$0	$0
Assessed Value Non-School	$319,480	$290,440	$264,040
Assessed Value School	$340,900	$331,570	$317,640
Homestead Exemption	$0	$0	$0
Additional Homestead	$0	$0	$0
Other Exemptions	$0	$0	$0
Taxable Value Non-School	$319,480	$290,440	$264,040
Taxable Value School	$340,900	$331,570	$317,640

SALES / TRANSFERS

Date	Price	Type	Instrument
01/30/1995	$75,000	WD	3452/0996
10/01/1978	$66,500	--	1953/0821
11/01/1975	$466,000	--	1571/0162

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 1700 - OFFICE BUILDING - SINGLE TENANT - 1 STORY

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1964
Frame:	WOOD FRAME , MASNRYCONC	Story Height	12
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	BAR JOIST RIGID	Residential Units	
		Commercial Units	1

Sub-Areas		Extra Features	
Base Area (1st)	1,898	Paving - Concrete	24,060
Open Porch	246	Fence - Chain Link 6'	170
Total Base Area	1,898		
Total Sub Area	2,144		

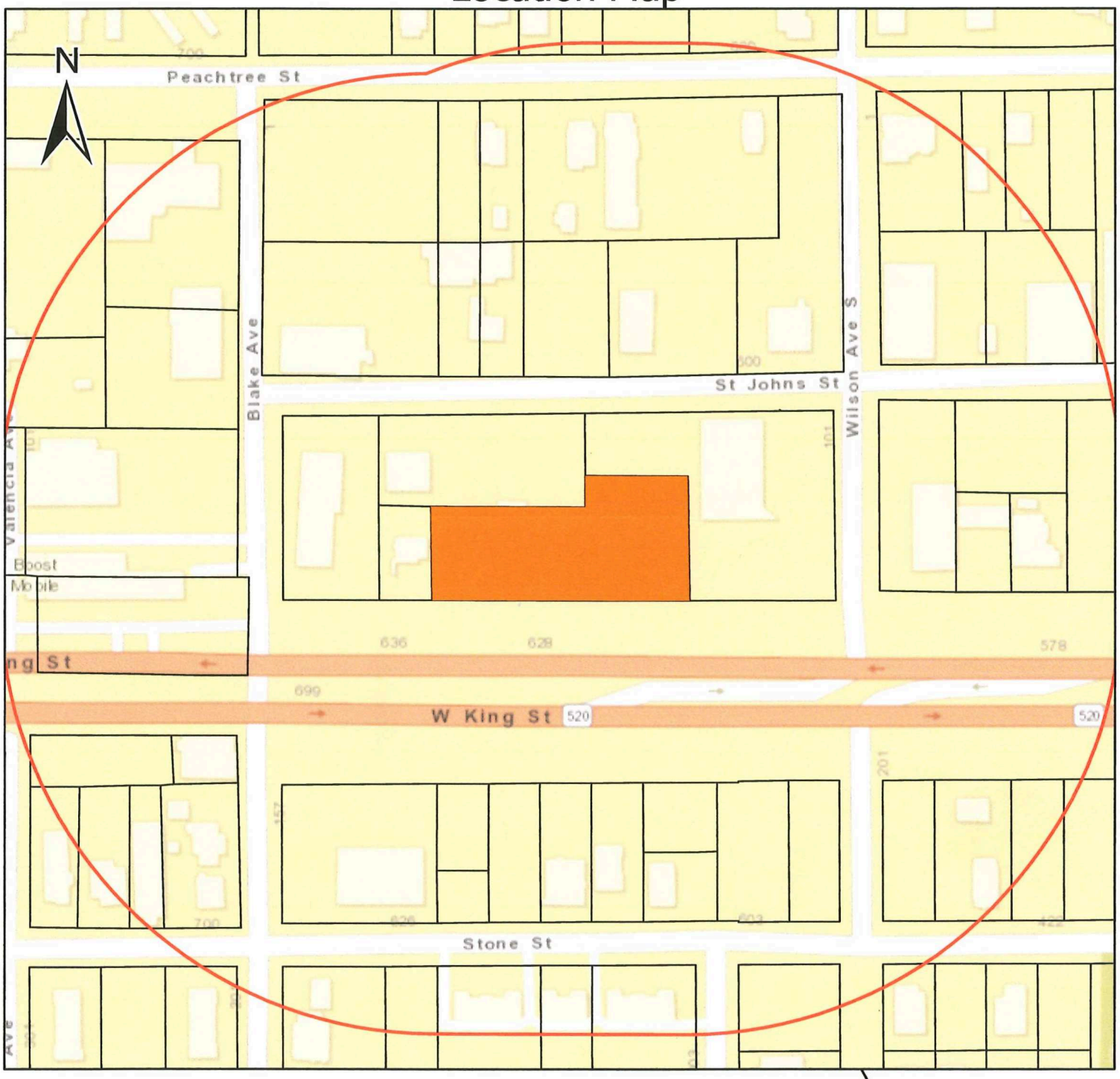
PROPERTY DATA CARD #2

Building Use: 2710 - GARAGE / AUTO-BODY / AUTO PAINT SHOP

Materials		Details	
Exterior Wall:	ENAMEL STEEL	Year Built	2005
Frame:	STRUCSTEEL	Story Height	22
Roof:	ENAMEL METAL	Floors	1
Roof Structure:	STEEL TRUSS RIGID	Residential Units	
		Commercial Units	1

Sub-Areas		Extra Features	
Base Area (1st)	2,400	Insulation - Ceiling Batts OR Roll	2,400
Total Base Area	2,400	Insulation - Wall Batts OR Roll	1,380
Total Sub Area	2,400		

Location Map



Buffer Boundary in Dark Orange

Subject Property in Orange

Parcel Property Layer83

General County Information Layers

County Boundary

Disclaimer: 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.



Scale: 1:2,257
1 inch equals 188 feet

0 0.02 0.04 mi

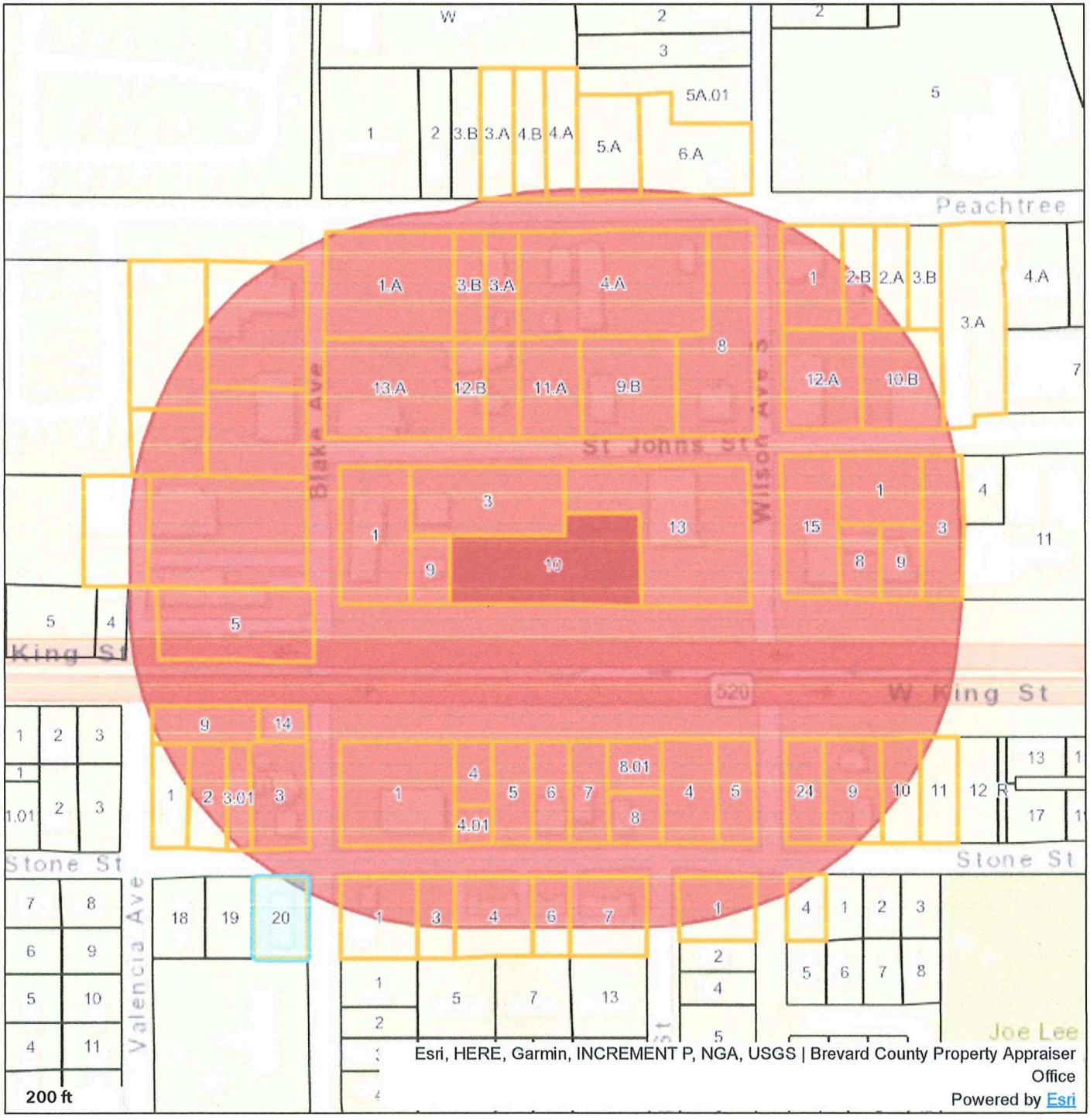
Print Time: 7/21/2026 2:29 PM

Near Me Report

Area of Interest (AOI) Information

Area: 1,249,204.91 ft²

Date: Wed Jul 29 2026 13:31:55 GMT-0400 (Eastern Daylight Time)



Parcel Property Layer

Parcel Property Layer | Total count: 66

#	OBJECTID	TaxAcct	PID
1	46301	2424059	24 3632-CB-3-1
2	46302	2424060	24 3632-CB-3-2
3	46308	2424061	24 3632-CB-3-3
4	46303	2424062	24 3632-CB-3-3.01
5	46413	2424063	24 3632-CB-3-5
6	46369	2424065	24 3632-CB-3-9
7	46368	2424066	24 3632-CB-3-14
8	46631	2424099	24 3632-00-5
9	46632	2424100	24 3632-00-6
10	46554	2424101	24 3632-00-6.1
11	46540	2424103	24 3632-00-8
12	200450	2424107	24 3632-00-12
13	46498	2424110	24 3632-00-15
14	46304	2425245	24 3633-CB-4-1
15	46305	2425247	24 3633-CB-4-4
16	46245	2425248	24 3633-CB-4-4.01
17	46307	2425249	24 3633-CB-4-5
18	46311	2425250	24 3633-CB-4-6
19	46313	2425251	24 3633-CB-4-7
20	46255	2425252	24 3633-CB-4-8
21	46320	2425253	24 3633-CB-4-8.01
22	46517	2425254	24 3633-CB-4.A-1
23	200453	2425255	24 3633-CB-4.A-3
24	46444	2425256	24 3633-CB-4.A-9
25	200443	2425257	24 3633-CB-4.A-10
26	46520	2425258	24 3633-CB-4.A-13
27	46319	2425260	24 3633-CB-4.C-4
28	46318	2425261	24 3633-CB-4.C-5
29	200458	2425262	24 3633-CB-5-1
30	46523	2425263	24 3633-CB-5-3
31	46463	2425268	24 3633-CB-5-8
32	46462	2425269	24 3633-CB-5-9
33	46522	2425272	24 3633-CB-5-15
34	46315	2425273	24 3633-CB-6-9
35	46314	2425274	24 3633-CB-6-10
36	46321	2425275	24 3633-CB-6-11
37	46316	2425283	24 3633-CB-6-24
38	46209	2425284	24 3633-CC-11-1
39	46206	2425286	24 3633-CC-11-3
40	46208	2425287	24 3633-CC-11-4
41	46216	2425291	24 3633-CC-12-4

42	46217	2425296	24 3633-CC-12.A-1
43	46800	2425782	24 3633-29-1-3.A
44	46806	2425784	24 3633-29-1-4.A
45	46805	2425785	24 3633-29-1-4.B
46	46784	2425786	24 3633-29-1-5.A
47	46785	2425787	24 3633-29-1-6.A
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49	46678	2425798	24 3633-29-3-3.A
50	46676	2425799	24 3633-29-3-3.B
51	46680	2425800	24 3633-29-3-4.A
52	200478	2425804	24 3633-29-3-8
53	200477	2425805	24 3633-29-3-9.B
54	46588	2425806	24 3633-29-3-12.A
55	46585	2425807	24 3633-29-3-12.B
56	46586	2425808	24 3633-29-3-13.A
57	46681	2425809	24 3633-29-4-1
58	46683	2425810	24 3633-29-4-2.A
59	46682	2425811	24 3633-29-4-2.B
60	267410	2425812	24 3633-29-4-3.A
61	200480	2425819	24 3633-29-4-10.B
62	200479	2425820	24 3633-29-4-12.A
63	46592	2441044	24 3633-29-3-11.A
64	46211	2461859	24 3633-CC-11-6
65	46213	2461860	24 3633-CC-11-7
66	175404	3019576	24 3632-07-*-20

#	ANNO	PLAT_BOOK	PLAT_PAGE
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2	2	0008	0050
3	3	0008	0050
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12	12	*No data*	*No data*
13	15	*No data*	*No data*
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17	5	0008	0050

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53	9.B	0002	0087
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59	2.B	0002	0087
60	3.A	0002	0087
61	10.B	0002	0087

62	12.A	0002	0087
63	11.A	0002	0087
64	6	0005	0072
65	7	0005	0072
66	20	0066	0069

#	LEGAL_DESC	ACRES	MILLAGE_CODE
1	COLLEGE PARK, RE AMENDED MAP OF LOT 1 BLK 3	0.22	23D0
2	COLLEGE PARK, RE AMENDED MAP OF LOT 2 BLK 3	0.22	23D0
3	COLLEGE PARK, RE AMENDED MAP OF E 20 FT OF LOT 3 & LOT 4 BLK 3	0.30	23D0
4	COLLEGE PARK, RE AMENDED MAP OF W 40 FT OF LOT 3 BLK 3	0.15	23D0
5	COLLEGE PARK, RE AMENDED MAP OF LOTS 5,6,7,8 BLK 3	0.62	23D0
6	COLLEGE PARK, RE AMENDED MAP OF LOTS 9 & W 50 FT OF LOT 14 BLK 3	0.21	23D0
7	COLLEGE PARK, RE AMENDED MAP OF E 70 FT OF LOT 14 BLK 3	0.09	23D0
8	PART OF SE 1/4 OF NE 1/4 OF NE 1/4 AS DES IN ORB 424 PG 296 PAR 5.1	0.69	23D0
9	PART OF NE 1/4 OF NE 1/4 AS DES IN DB 404 PG 458 EX ORB 302 PG 604,424 PG 296,801 PG 471,1705 PG 727	0.66	23D0
10	PART OF NE 1/4 OF NE 1/4 AS DES IN ORB 801 PG 471	0.51	23D0
11	PART OF NE 1/4 OF NE 1/4 AS DES IN ORB 302 PG 604,1705 PG 727	0.28	23D0
12	PART OF SE 1/4 OF NE 1/4 AS DES IN ORB 56 PG 411 EX W 250 FT & E 270 FT	0.41	23D0
13	PART OF SE 1/4 OF NE 1/4 AS DES IN ORB 1870 PG 166 EX RD R/W	0.99	23D0
14	COLLEGE PARK, RE AMENDED MAP OF LOTS 1, 2, 3 BLK 4	0.66	23D0
15	COLLEGE PARK, RE AMENDED MAP OF LOT 4 EX SOUTH 60 FT BLK 4	0.14	23D0
16	COLLEGE PARK, RE AMENDED MAP OF SOUTH 60 FT OF LOT 4 BLK 4	0.08	23D0
17	COLLEGE PARK, RE AMENDED MAP OF LOT 5 BLK 4	0.22	23D0
18	COLLEGE PARK, RE AMENDED MAP OF LOT 6 BLK 4	0.22	23D0
19	COLLEGE PARK, RE AMENDED MAP OF LOT 7 BLK 4	0.22	23D0
20	COLLEGE PARK, RE AMENDED MAP OF S 1/2 OF LOT 8 BLK 4 & W 1/2 OF VACATED LOQUAT ST ON EAST	0.16	23D0
21	COLLEGE PARK, RE AMENDED MAP OF N 1/2 OF LOT 8 BLK 4 & W 1/2 OF VACATED LOQUAT ST ON EAST	0.16	23D0

22	COLLEGE PARK, RE AMENDED MAP OF LOTS 1,2,7,8 BLK 4A	0.53	23D0
23	COLLEGE PARK, RE AMENDED MAP OF LOTS 3, 4, 5, 6, BLK 4A	0.60	23D0
24	COLLEGE PARK, RE AMENDED MAP OF LOT 9 BLK 4A	0.15	23D0
25	COLLEGE PARK, RE AMENDED MAP OF LOTS 10,11,12,15 & PART OF LOTS 13, 14 & 16 BLK 4.A ALL AS DESC IN ORB 3452 PG 996 & ORB 4807 PG 3023	0.84	23D0
26	COLLEGE PARK, RE AMENDED MAP OF LOTS 13, 14 & 16 THRU 20 BLK 4.A EXC ORB 4807 PG 3020	1.05	23D0
27	COLLEGE PARK, RE AMENDED MAP OF LOT 4 BLK 4C & E 1/2 OF VACATED LOQUAT ST ON WEST	0.31	23D0
28	COLLEGE PARK, RE AMENDED MAP OF LOT 5 BLK 4C	0.22	23D0
29	COLLEGE PARK, RE AMENDED MAP OF LOTS 1,2 BLK 5	0.33	23D0
30	COLLEGE PARK, RE AMENDED MAP OF LOTS 3,10 BLK 5	0.30	23D0
31	COLLEGE PARK, RE AMENDED MAP OF LOT 8 BLK 5	0.17	23D0
32	COLLEGE PARK, RE AMENDED MAP OF LOT 9 BLK 5	0.17	23D0
33	COLLEGE PARK, RE AMENDED MAP OF LOTS 15,16,17 BLK 5	0.47	23D0
34	COLLEGE PARK, RE AMENDED MAP OF LOTS 9,25 BLK 6	0.34	23D0
35	COLLEGE PARK, RE AMENDED MAP OF LOT 10 BLK 6	0.22	23D0
36	COLLEGE PARK, RE AMENDED MAP OF LOT 11 BLK 6	0.22	23D0
37	COLLEGE PARK, RE AMENDED MAP OF LOT 24 BLK 6	0.22	23D0
38	COLLEGE PARK AMENDED MAP LOTS 1 & 2 BLK 11	0.28	23D0
39	COLLEGE PARK AMENDED MAP LOT 3 BLK 11	0.14	23D0
40	COLLEGE PARK AMENDED MAP LOTS 4,5 BLK 11	0.28	23D0
41	COLLEGE PARK AMENDED MAP LOT 4 BLK 12	0.14	23D0
42	COLLEGE PARK AMENDED MAP LOTS 1,3 BLK 12A	0.27	23D0
43	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA LOT 3A BLK 1	0.23	23D0
44	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA LOT 4A BLK 1	0.23	23D0
45	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA LOT 4B BLK 1	0.23	23D0
46	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA SOUTH 162 FT OF	0.37	23D0

	LOTS 5A,5B BLK 1		
47	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA SOUTH 112 FT OF LOTS 6A,7 & SOUTH 162 FT OF LOT 6B BLK 1	0.51	23D0
48	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA LOT 1A,1B,2A,2B, EXC RD R/W BLK 3	0.76	23D0
49	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA LOT 3A BLK 3	0.19	23D0
50	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA LOT 3B BLK 3	0.19	23D0
51	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA LOTS 4A,4B,5A,5B,6A,6B BLK 3	1.13	23D0
52	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA LOTS 8,9A BLK 3 TOGETHER WITH LOT 7 OF PB 2 PG 69	0.73	23D0
53	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA LOTS 9B,10A,10B BLK 3	0.54	23D0
54	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA LOTS 12A BLK 3	0.18	23D0
55	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA LOT 12B BLK 3	0.18	23D0
56	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA LOTS 13A,13B,14A & 14B EX RD R/W BLK 3	0.63	23D0
57	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA LOTS 1 BLK 4	0.38	23D0
58	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA LOT 2A BLK 4	0.19	23D0
59	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA LOT 2.B BLK 4	0.19	23D0
60	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA LOTS 3A,10A,4B,& 9B BLK 4 EXC PART OF LOT 4B AS DESC IN ORB 6862 PG 1441 & RD R/W	0.71	23D0
61	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA LOTS 10B,11A, & E 25 FT OF LOT 11B BLK 4	0.45	23D0
62	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA LOTS 12A, 12B & W 25 FT OF LOT 11B BLK 4	0.45	23D0
63	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA LOTS 11A & 11B BLK 3	0.36	23D0
64	COLLEGE PARK AMENDED MAP LOT 6 BLK 11	0.14	23D0
65	COLLEGE PARK AMENDED MAP LOTS 7,8 BLK 11	0.28	23D0
66	MICHAEL C. BLAKE LOT 20	0.24	23D0

#	USE_CODE	USE_CODE_DESCRIPTION	CONDO_NUMBER
1	8080	MUNICIPALLY OWNED LAND - VACANT	*No data*

2	0110	SINGLE FAMILY RESIDENCE	*No data*
3	1210	MIXED USE - COMMERCIAL PROPERTY	*No data*
4	7100	CHURCH	*No data*
5	1110	RETAIL STORE - MULTIPLE UNITS	*No data*
6	1000	VACANT COMMERCIAL LAND	*No data*
7	1264	COMMERCIAL IMPROVEMENT NOT SUITABLE FOR OCCUPANCY	*No data*
8	2710	GARAGE / AUTO-BODY / AUTO PAINT SHOP	*No data*
9	1950	DAY CARE CENTER	*No data*
10	2710	GARAGE / AUTO-BODY / AUTO PAINT SHOP	*No data*
11	0110	SINGLE FAMILY RESIDENCE	*No data*
12	4800	WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,	*No data*
13	4800	WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,	*No data*
14	1100	RETAIL STORE - 1 UNIT	*No data*
15	1000	VACANT COMMERCIAL LAND	*No data*
16	1000	VACANT COMMERCIAL LAND	*No data*
17	1000	VACANT COMMERCIAL LAND	*No data*
18	1125	CONVENIENCE STORE	*No data*
19	0830	TRIPLEX	*No data*
20	1210	MIXED USE - COMMERCIAL PROPERTY	*No data*
21	1000	VACANT COMMERCIAL LAND	*No data*
22	3300	NIGHT CLUBS, COCKTAIL LOUNGES, BARS	*No data*
23	2710	GARAGE / AUTO-BODY / AUTO PAINT SHOP	*No data*
24	0110	SINGLE FAMILY RESIDENCE	*No data*
25	2730	USED AUTOMOBILE SALES	*No data*
26	1100	RETAIL STORE - 1 UNIT	*No data*
27	1000	VACANT COMMERCIAL LAND	*No data*
28	1000	VACANT COMMERCIAL LAND	*No data*
29	1222	COMMERCIAL RELATED AMENITIES	*No data*
30	1000	VACANT COMMERCIAL LAND	*No data*
31	2100	RESTAURANT / CAFETERIA	*No data*
32	1100	RETAIL STORE - 1 UNIT	*No data*
33	2500	REPAIR SVC SHOP - EXCL AUTO - (RADIO, TV, ELECTRIC	*No data*
34	0110	SINGLE FAMILY RESIDENCE	*No data*
35	1222	COMMERCIAL RELATED AMENITIES	*No data*
36	1222	COMMERCIAL RELATED AMENITIES	*No data*
37	1000	VACANT COMMERCIAL LAND	*No data*
38	0110	SINGLE FAMILY RESIDENCE	*No data*
		MUNICIPALLY OWNED LAND -	

39	8080	VACANT	*No data*
40	8660	HOUSING AUTHORITY - IMPROVED	*No data*
41	0110	SINGLE FAMILY RESIDENCE	*No data*
42	0010	VACANT RESIDENTIAL LAND (SINGLE FAMILY, PLATTED)	*No data*
43	0110	SINGLE FAMILY RESIDENCE	*No data*
44	1000	VACANT COMMERCIAL LAND	*No data*
45	0110	SINGLE FAMILY RESIDENCE	*No data*
46	1000	VACANT COMMERCIAL LAND	*No data*
47	0110	SINGLE FAMILY RESIDENCE	*No data*
48	1222	COMMERCIAL RELATED AMENITIES	*No data*
49	0110	SINGLE FAMILY RESIDENCE	*No data*
50	1222	COMMERCIAL RELATED AMENITIES	*No data*
51	0351	GARDEN APARTMENTS - 1 STORY - 10 TO 49 UNITS	*No data*
52	7100	CHURCH	*No data*
53	7100	CHURCH	*No data*
54	0110	SINGLE FAMILY RESIDENCE	*No data*
55	4100	LIGHT MANUFACTURING (SMALL EQUIPMENT MFG PLANT, SM	*No data*
56	2710	GARAGE / AUTO-BODY / AUTO PAINT SHOP	*No data*
57	0855	MULTIPLE LIVING UNITS - CONVERTED - 2 TO 9 UNITS	*No data*
58	1950	DAY CARE CENTER	*No data*
59	7100	CHURCH	*No data*
60	4800	WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,	*No data*
61	4800	WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL,	*No data*
62	1700	OFFICE BUILDING - SINGLE TENANT - 1 STORY	*No data*
63	1000	VACANT COMMERCIAL LAND	*No data*
64	8660	HOUSING AUTHORITY - IMPROVED	*No data*
65	8660	HOUSING AUTHORITY - IMPROVED	*No data*
66	0110	SINGLE FAMILY RESIDENCE	*No data*

#	CONDO_NAME	SUBDIVISION_NAME	STREET_NUMBER
1	*No data*	COLLEGE PARK, RE AMENDED MAP OF	712
2	*No data*	COLLEGE PARK, RE AMENDED MAP OF	710
3	*No data*	COLLEGE PARK, RE AMENDED MAP OF	207
4	*No data*	COLLEGE PARK, RE AMENDED MAP OF	708
5	*No data*	COLLEGE PARK, RE AMENDED MAP OF	710
		COLLEGE PARK, RE AMENDED MAP	

65	*No data*	COLLEGE PARK AMENDED MAP	607
66	*No data*	MICHAEL C. BLAKE	705

#	STREET_DIRECTION_PREFIX	STREET_NAME	STREET_TYPE
1	*No data*	STONE	ST
2	*No data*	STONE	ST
3	*No data*	BLAKE	AVE
4	*No data*	STONE	ST
5	W	KING	ST
6	*No data*	UNKNOWN	*No data*
7	W	KING	ST
8	*No data*	PEACHTREE	ST
9	*No data*	PEACHTREE	ST
10	*No data*	BLAKE	AVE
11	*No data*	PEACHTREE	ST
12	W	KING	ST
13	W	KING	ST
14	W	KING	ST
15	*No data*	UNKNOWN	*No data*
16	*No data*	STONE	ST
17	*No data*	STONE	ST
18	*No data*	STONE	ST
19	*No data*	STONE	ST
20	*No data*	STONE	ST
21	*No data*	UNKNOWN	*No data*
22	W	KING	ST
23	*No data*	ST JOHNS	ST
24	W	KING	ST
25	W	KING	ST
26	W	KING	ST
27	*No data*	UNKNOWN	*No data*
28	*No data*	STONE	ST
29	*No data*	UNKNOWN	*No data*
30	W	KING	ST
31	W	KING	ST
32	W	KING	ST
33	W	KING	ST
34	W	KING	ST
35	*No data*	UNKNOWN	*No data*
36	*No data*	STONE	ST
37	W	KING	ST
38	*No data*	STONE	ST
39	*No data*	STONE	ST
40	*No data*	STONE	ST

41	*No data*	STONE	ST
42	*No data*	STONE	ST
43	*No data*	PEACHTREE	ST
44	*No data*	UNKNOWN	*No data*
45	*No data*	PEACHTREE	ST
46	*No data*	PEACHTREE	ST
47	*No data*	PEACHTREE	ST
48	*No data*	UNKNOWN	*No data*
49	*No data*	PEACHTREE	ST
50	*No data*	UNKNOWN	*No data*
51	*No data*	PEACHTREE	ST
52	S	WILSON	AVE
53	*No data*	ST JOHNS	ST
54	*No data*	ST JOHNS	ST
55	*No data*	ST JOHNS	ST
56	*No data*	ST JOHNS	ST
57	*No data*	PEACHTREE	ST
58	*No data*	PEACHTREE	ST
59	*No data*	PEACHTREE	ST
60	*No data*	ST JOHNS	ST
61	*No data*	ST JOHNS	ST
62	*No data*	ST JOHNS	ST
63	*No data*	UNKNOWN	*No data*
64	*No data*	STONE	ST
65	*No data*	STONE	ST
66	*No data*	STONE	ST

#	CITY	STATE	ZIP_CODE
1	COCOA	*No data*	32922
2	COCOA	*No data*	32922
3	COCOA	*No data*	32922
4	COCOA	*No data*	32922
5	COCOA	*No data*	32922
6	*No data*	*No data*	*No data*
7	COCOA	*No data*	32922
8	COCOA	*No data*	32922
9	COCOA	*No data*	32922
10	COCOA	*No data*	32922
11	COCOA	*No data*	32922
12	COCOA	*No data*	32922
13	COCOA	*No data*	32922
14	COCOA	*No data*	32922
15	*No data*	*No data*	*No data*
16	COCOA	*No data*	32922

17	COCOA	*No data*	32922
18	COCOA	*No data*	32922
19	COCOA	*No data*	32922
20	COCOA	*No data*	32922
21	*No data*	*No data*	*No data*
22	COCOA	*No data*	32922
23	COCOA	*No data*	32922
24	COCOA	*No data*	32922
25	COCOA	*No data*	32922
26	COCOA	*No data*	32922
27	*No data*	*No data*	*No data*
28	COCOA	*No data*	32922
29	*No data*	*No data*	*No data*
30	COCOA	*No data*	32922
31	COCOA	*No data*	32922
32	COCOA	*No data*	32922
33	COCOA	*No data*	32922
34	COCOA	*No data*	32922
35	*No data*	*No data*	*No data*
36	COCOA	*No data*	32922
37	COCOA	*No data*	32922
38	COCOA	*No data*	32922
39	COCOA	*No data*	32922
40	COCOA	*No data*	32922
41	COCOA	*No data*	32922
42	COCOA	*No data*	32922
43	COCOA	*No data*	32922
44	*No data*	*No data*	*No data*
45	COCOA	*No data*	32922
46	COCOA	*No data*	32922
47	COCOA	*No data*	32922
48	*No data*	*No data*	*No data*
49	COCOA	*No data*	32922
50	*No data*	*No data*	*No data*
51	COCOA	*No data*	32922
52	COCOA	*No data*	32922
53	COCOA	*No data*	32922
54	COCOA	*No data*	32922
55	COCOA	*No data*	32922
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60	COCOA	*No data*	32922

61	COCOA	*No data*	32922
62	COCOA	*No data*	32922
63	*No data*	*No data*	*No data*
64	COCOA	*No data*	32922
65	COCOA	*No data*	32922
66	COCOA	*No data*	32922

#	TOWNSHIP	RANGE	SECTION
1	24	36	32
2	24	36	32
3	24	36	32
4	24	36	32
5	24	36	32
6	24	36	32
7	24	36	32
8	24	36	32
9	24	36	32
10	24	36	32
11	24	36	32
12	24	36	32
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32	24	36	33
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36	24	36	33

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38	24	36	33
39	24	36	33
40	24	36	33
41	24	36	33
42	24	36	33
43	24	36	33
44	24	36	33
45	24	36	33
46	24	36	33
47	24	36	33
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56	24	36	33
57	24	36	33
58	24	36	33
59	24	36	33
60	24	36	33
61	24	36	33
62	24	36	33
63	24	36	33
64	24	36	33
65	24	36	33
66	24	36	32

#	SUBDIVISION	BLOCK	LOT
1	CB	3	1
2	CB	3	2
3	CB	3	3
4	CB	3	3.01
5	CB	3	5
6	CB	3	9
7	CB	3	14
8	00	5	*No data*
9	00	6	*No data*
10	00	6.1	*No data*
11	00	8	*No data*
12	00	12	*No data*

13	00	15	*No data*
14	CB	4	1
15	CB	4	4
16	CB	4	4.01
17	CB	4	5
18	CB	4	6
19	CB	4	7
20	CB	4	8
21	CB	4	8.01
22	CB	4.A	1
23	CB	4.A	3
24	CB	4.A	9
25	CB	4.A	10
26	CB	4.A	13
27	CB	4.C	4
28	CB	4.C	5
29	CB	5	1
30	CB	5	3
31	CB	5	8
32	CB	5	9
33	CB	5	15
34	CB	6	9
35	CB	6	10
36	CB	6	11
37	CB	6	24
38	CC	11	1
39	CC	11	3
40	CC	11	4
41	CC	12	4
42	CC	12.A	1
43	29	1	3.A
44	29	1	4.A
45	29	1	4.B
46	29	1	5.A
47	29	1	6.A
48	29	3	1.A
49	29	3	3.A
50	29	3	3.B
51	29	3	4.A
52	29	3	8
53	29	3	9.B
54	29	3	12.A
55	29	3	12.B
56	29	3	13.A

57	29	4	1
58	29	4	2.A
59	29	4	2.B
60	29	4	3.A
61	29	4	10.B
62	29	4	12.A
63	29	3	11.A
64	CC	11	6
65	CC	11	7
66	07	*	20

#	CONDONUMBER	OWNER_NAME1	OWNER_NAME2
1	0	COCOA, CITY OF	*No data*
2	0	OQUENDO, TEMEKO	*No data*
3	0	BLAKE, MARK V	BLAKE, MICHAEL C
4	0	CHURCH OF GOD	*No data*
5	0	ALIAN, JEFF KHALED	ALIAN, AMNA
6	0	AFRO CITY LLC	*No data*
7	0	COOK, JENNIFER LYNN	*No data*
8	0	LEE, STEPHEN R	*No data*
9	0	MILLER, MARVIN C	*No data*
10	0	JOSEPH BRUCE DUNCAN JR LLC	*No data*
11	0	WRIGHT INVESTMENTS ENTERPRISES LLC	*No data*
12	0	CEDAR LAKE REALTY LLC	*No data*
13	0	QUICK ENTERPRISES LLC	*No data*
14	0	DISCOUNT AUTO PARTS INC	*No data*
15	0	DISCOUNT AUTO PARTS INC	*No data*
16	0	IGLESIA DE DIOS VENCEDORES EN LA FE INC	*No data*
17	0	ROBERTS, R J	*No data*
18	0	IGLESIA DE DIOS VENCEDORES EN LA FE INC	*No data*
19	0	606 STONE LAND TRUST	*No data*
20	0	BUTLER, WALTER	*No data*
21	0	AUSTIN, GEORGE,JR	*No data*
22	0	AMGSD LLC	*No data*
23	0	635 ST JOHNS LLC	*No data*
24	0	JENKINS, RUBY LEE TRUST	*No data*
25	0	AL'S USED CARS INC	*No data*
26	0	AUTOZONE INC #430	*No data*
27	0	AUSTIN, GEORGE,JR	*No data*
28	0	GREENWALD, GREGG L	*No data*
29	0	JEFFREY W DELLENBERGER & LINDA H DELLENBERGER REVOCABLE TRUST	*No data*

30	0	GIBBS, IVAN P	MERLET, CYNTHIA GIBBS
31	0	SAMUELS, DOROTHY	SAMUELS, CLIFTON
32	0	SMITH, ANGELIA MONIQUE	*No data*
33	0	MOBERG, WILLIAM A	*No data*
34	0	GIPSON, ALLEN E EST	*No data*
35	0	BROWN, GEORGE L JR TRUSTEE	*No data*
36	0	BROWN, GEORGE L JR TRUSTEE	*No data*
37	0	BROWN, GEORGE L JR TRUSTEE	*No data*
38	0	HUNTER, JOHN H,JR	MALLORY, XAVIER
39	0	COCOA, CITY OF	*No data*
40	0	COCOA HOUSING AUTHORITY, CITY OF	*No data*
41	0	WILLIAMS, KIMBERLY J	SMITH, CARL,III
42	0	STONE, RUJAIE ENOCH	*No data*
43	0	TRENT, RICHARD A	*No data*
44	0	VELASQUEZ, JOSE ANTONIO	*No data*
45	0	VELASQUEZ, JOSE ANTONIO	*No data*
46	0	GARRETT, ROGER J	ROGERS, CRAIG ALAN
47	0	GARRETT, ROGER J	ROGERS, CRAIG ALAN
48	0	DIAMOND-RIVERA LLC	*No data*
49	0	DIAMOND-RIVERA LLC	*No data*
50	0	DIAMOND-RIVERA LLC	*No data*
51	0	DDB FLORIDA LLC	*No data*
52	0	TRUE PENTECOSTAL COMMUNITY TEMPLE	INC
53	0	COMMUNITY FELLOWSHIP CHURCH INC	*No data*
54	0	ATOZ COATINGS INVESTMENTS LLC	*No data*
55	0	ATOZ COATINGS INVESTMENTS LLC	*No data*
56	0	HAMBONE REAL ESTATE LLC	*No data*
57	0	VELASQUEZ, LUZ NELLY	VELASQUEZ, JOSE ANTONIO
58	0	GEORGE P MIOTT REVOCABLE TRUST	*No data*
59	0	QUEEN, GEORGE C	*No data*
60	0	SAINT JOHN STREET WAREHOUSE COMPLEX LLC	*No data*
61	0	MC CONNELL, SCOTT ANDREW	*No data*
62	0	DWYSYWD LLC	*No data*
63	0	COMMUNITY FELLOWSHIP CHURCH	BRITT, LEWIE FRANK ESTATE
64	0	COCOA HOUSING AUTHORITY, CITY OF	*No data*
65	0	COCOA HOUSING AUTHORITY, CITY OF	*No data*
66	0	GUEST, JESSICA JALISA	*No data*

#	OWNER_STREET_NAME	OWNER_ADDRESS2	OWNER_CITY
1	65 STONE ST	*No data*	COCOA

2	710 STONE STREET	*No data*	COCOA
3	207 BLAKE AVE	*No data*	COCOA
4	708 STONE ST	*No data*	COCOA
5	214 LAS PALMAS ST	*No data*	ROYAL PALM BEACH
6	576 W KING ST	*No data*	COCOA
7	705 KING ST, # 101	*No data*	COCOA
8	894 PENNSYLVANIA AVE	*No data*	ROCKLEDGE
9	1104 AVON PL	*No data*	COCOA
10	5390 LAKE POINSETT RD	*No data*	COCOA
11	314 BLAKE AVE	*No data*	COCOA
12	720 KING ST	*No data*	COCOA
13	2590 S COURTENAY PKWY	*No data*	MERRITT ISLAND
14	ATTN: TAX ACCOUNTING	PO BOX 2710	ROANOKE
15	ATTN: TAX ACCOUNTING	PO BOX 2710	ROANOKE
16	120 GRIMES ST	*No data*	COCOA
17	5601 NW 18TH ST	*No data*	LAUDERHILL
18	120 GRIMES ST	*No data*	COCOA
19	496 N HARBOR CITY BLVD	*No data*	MELBOURNE
20	348 CARVALHO ST SE	*No data*	PALM BAY
21	2110 BRIDGEPORT CIR	*No data*	ROCKLEDGE
22	PO BOX 501381	*No data*	MALABAR
23	635 SAINT JOHNS ST	*No data*	COCOA
24	3827 E LAKEVIEW BLVD	*No data*	COCOA
25	628 W KING ST	*No data*	COCOA
26	ATTN: DEPT 8088	PO BOX 2198	MEMPHIS
27	2110 BRIDGEPORT CIR	*No data*	ROCKLEDGE
28	1801 S ATLANTIC AVENUE	*No data*	COCOA BCH
29	190 SAINT CROIX AVE	*No data*	COCOA BEACH
30	1117 21ST ST	C/O WARNER GIBBS	WEST PALM BCH
31	1340 HERITAGE ACRES BLVD	*No data*	ROCKLEDGE
32	601 BARBARA JENKINS ST	*No data*	COCOA
33	1445 COX RD	*No data*	COCOA
34	6487 LA BREA AVE	*No data*	COCOA
35	555 KING ST W	*No data*	COCOA
36	555 KING ST W	*No data*	COCOA
37	555 KING ST W	*No data*	COCOA
38	2520 POND ST	*No data*	MELBOURNE
39	65 STONE ST	*No data*	COCOA
40	828 STONE STREET	*No data*	COCOA
41	495 STONE ST	*No data*	COCOA
42	632 S VARR AVE	*No data*	COCOA
43	626 PEACHTREE ST	*No data*	COCOA
44	622 PEACHTREE ST	*No data*	COCOA
45	622 PEACHTREE ST	*No data*	COCOA

46	1715 LAKE DR	*No data*	COCOA
47	1715 LAKE DR	*No data*	COCOA
48	PO BOX 348	*No data*	MIMS
49	625 PEACHTREE ST	*No data*	COCOA
50	PO BOX 348	*No data*	MIMS
51	1820 SWARTHMORE AVE, UNIT 676	*No data*	LAKEWOOD
52	3602 BROPHY BLVD	*No data*	COCOA
53	618 ST JOHNS STREET	*No data*	COCOA
54	7901 4TH ST N, STE 300	*No data*	SAINT PETERSBURG
55	7901 4TH ST N, STE 300	*No data*	SAINT PETERSBURG
56	124 BLAKE AVENUE	*No data*	COCOA
57	547 PEACHTREE ST	*No data*	COCOA
58	2532 SANTA CLARA AVE, # 175	*No data*	ALAMEDA
59	335 CORONA AVE	*No data*	COCOA BCH
60	626 OLD DIXIE SW HWY SW	*No data*	VERO BEACH
61	545 APACHE TRAIL	*No data*	MERRITT ISLAND
62	4655 RECTOR RD	*No data*	COCOA
63	618 ST JOHNS STREET	*No data*	COCOA
64	828 STONE STREET	*No data*	COCOA
65	828 STONE STREET	*No data*	COCOA
66	705 STONE ST	*No data*	COCOA

#	OWNER_STATE	OWNER_ZIP5	OWNER_ZIP4	Closest Approximate Distance
1	FL	32922	7982	461.68 ft
2	FL	32922	*No data*	410.55 ft
3	FL	32922	8646	308.84 ft
4	FL	32922	7165	380.15 ft
5	FL	33411	1325	212.37 ft
6	FL	32922	7402	339.99 ft
7	FL	32922	8609	275.32 ft
8	FL	32955	*No data*	318.02 ft
9	FL	32922	6706	425.17 ft
10	FL	32926	2301	240.87 ft
11	FL	32922	7145	387.45 ft
12	FL	32922	*No data*	469.9 ft
13	FL	32952	*No data*	223.88 ft
14	VA	24001	*No data*	211.65 ft
15	VA	24001	*No data*	211.2 ft
16	FL	32922	7519	311.2 ft
17	FL	33313	*No data*	210.74 ft
18	FL	32922	7519	210.29 ft
19	FL	32935	6858	209.83 ft
20	FL	32909	*No data*	289.43 ft
21	FL	32955	4338	209.43 ft

22	FL	32950	1381	59.99 ft
23	FL	32922	7242	0 ft
24	FL	32927	*No data*	0 ft
25	FL	32922	8649	0 ft
26	TN	38101	9842	0 ft
27	FL	32955	4338	211.67 ft
28	FL	32931	*No data*	237.67 ft
29	FL	32931	3335	310.85 ft
30	FL	33407	5729	439.01 ft
31	FL	32955	4486	310.02 ft
32	FL	32922	7170	374.83 ft
33	FL	32926	4743	221.04 ft
34	FL	32927	2215	351.8 ft
35	FL	32922	*No data*	427.86 ft
36	FL	32922	*No data*	481.17 ft
37	FL	32922	*No data*	305.5 ft
38	FL	32901	7232	425.34 ft
39	FL	32922	7982	421.65 ft
40	FL	32922	*No data*	420.74 ft
41	FL	32922	7403	475.59 ft
42	FL	32922	6164	423.2 ft
43	FL	32922	7219	492.19 ft
44	FL	32922	7219	486.82 ft
45	FL	32922	7219	487.68 ft
46	FL	32926	5217	486.82 ft
47	FL	32926	5217	488.82 ft
48	FL	32754	0348	305.26 ft
49	FL	32922	7218	279.76 ft
50	FL	32754	0348	296.11 ft
51	NJ	08701	8429	271.04 ft
52	FL	32926	4003	130.5 ft
53	FL	32922	*No data*	114.31 ft
54	FL	33702	4399	135.14 ft
55	FL	33702	4399	150.25 ft
56	FL	32926	*No data*	150.25 ft
57	FL	32922	7238	358.92 ft
58	CA	94501	4634	465.98 ft
59	FL	32931	*No data*	427.84 ft
60	FL	32962	4536	491.81 ft
61	FL	32953	*No data*	370.49 ft
62	FL	32926	3430	258.25 ft
63	FL	32922	*No data*	114.31 ft
64	FL	32922	*No data*	420.29 ft
65	FL	32922	*No data*	419.44 ft

66	FL	32922	*No data*	478.77 ft

		OF	
36	*No data*	COLLEGE PARK, RE AMENDED MAP OF	420
37	*No data*	COLLEGE PARK, RE AMENDED MAP OF	585
38	*No data*	COLLEGE PARK AMENDED MAP	623
39	*No data*	COLLEGE PARK AMENDED MAP	621
40	*No data*	COLLEGE PARK AMENDED MAP	617
41	*No data*	COLLEGE PARK AMENDED MAP	495
42	*No data*	COLLEGE PARK AMENDED MAP	509
43	*No data*	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA	626
44	*No data*	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA	*No data*
45	*No data*	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA	622
46	*No data*	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA	614
47	*No data*	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA	602
48	*No data*	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA	*No data*
49	*No data*	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA	625
50	*No data*	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA	*No data*
51	*No data*	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA	623
52	*No data*	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA	16
53	*No data*	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA	618
54	*No data*	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA	630
55	*No data*	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA	634
56	*No data*	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA	638
57	*No data*	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA	549
58	*No data*	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA	543
59	*No data*	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA	545
60	*No data*	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA	534
61	*No data*	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA	540
62	*No data*	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA	550
63	*No data*	EDWARDS RESUBD OF HENDRYS ADDN TO COCOA	*No data*
64	*No data*	COLLEGE PARK AMENDED MAP	609

6	*No data*	OF	*No data*
7	*No data*	COLLEGE PARK, RE AMENDED MAP OF	701
8	*No data*	*No data*	801
9	*No data*	*No data*	807
10	*No data*	*No data*	125
11	*No data*	*No data*	811
12	*No data*	*No data*	720
13	*No data*	*No data*	718
14	*No data*	COLLEGE PARK, RE AMENDED MAP OF	681
15	*No data*	COLLEGE PARK, RE AMENDED MAP OF	*No data*
16	*No data*	COLLEGE PARK, RE AMENDED MAP OF	618
17	*No data*	COLLEGE PARK, RE AMENDED MAP OF	614
18	*No data*	COLLEGE PARK, RE AMENDED MAP OF	610
19	*No data*	COLLEGE PARK, RE AMENDED MAP OF	606
20	*No data*	COLLEGE PARK, RE AMENDED MAP OF	602
21	*No data*	COLLEGE PARK, RE AMENDED MAP OF	*No data*
22	*No data*	COLLEGE PARK, RE AMENDED MAP OF	644
23	*No data*	COLLEGE PARK, RE AMENDED MAP OF	635
24	*No data*	COLLEGE PARK, RE AMENDED MAP OF	636
25	*No data*	COLLEGE PARK, RE AMENDED MAP OF	628
26	*No data*	COLLEGE PARK, RE AMENDED MAP OF	600
27	*No data*	COLLEGE PARK, RE AMENDED MAP OF	*No data*
28	*No data*	COLLEGE PARK, RE AMENDED MAP OF	506
29	*No data*	COLLEGE PARK, RE AMENDED MAP OF	*No data*
30	*No data*	COLLEGE PARK, RE AMENDED MAP OF	570
31	*No data*	COLLEGE PARK, RE AMENDED MAP OF	582
32	*No data*	COLLEGE PARK, RE AMENDED MAP OF	578
33	*No data*	COLLEGE PARK, RE AMENDED MAP OF	590
34	*No data*	COLLEGE PARK, RE AMENDED MAP OF	581
35	*No data*	COLLEGE PARK, RE AMENDED MAP	*No data*

USA TODAY CO.

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AFFIDAVIT OF PUBLICATION

Trimaine Smith
Attn: Accounting Division
City Of Cocoa (Te)
65 Stone St
Cocoa FL 32922-7982

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BRE floridatoday.com 08/04/2026

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Notary, State of WI, County of Brown

5.15.27

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

A. PZ-26-00000010 – Brevard Auto Exchange LLC/Al's Used Car, Inc- Special Exception - 628 W. King Street

CONSIDERATION OF A SPECIAL EXCEPTION REQUEST pursuant to Appendix A, Zoning, Article XI, Section 12(C), of the City of Cocoa Code to allow an automotive repair/tire sales establishment, conducted entirely within an enclosed structure, as an additional use on a property which already has an active, existing legally nonconforming automobile sales use. The property is located at 628 W. King Street, Cocoa, Florida, and is identified as Tax Parcel ID 24-36-33-CB-4.A-10.

THE BOARD OF ADJUSTMENT WILL CONSIDER THIS ITEM ON: August 19, 2026.
THE HEARING WILL BE AT 6:00 P.M. OR SOON THEREAFTER IN THE COCOA CITY HALL COUNCIL CHAMBERS LOCATED AT 65 STONE STREET, COCOA, FL

General Notice Information:
This is a public meeting. Interested parties are hereby advised that they may appear at said meeting and be heard. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at 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) 433-8535.

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

Viewing In Real Time. Interested persons 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.