CITY OF COCOA
BOARD OF ADJUSTMENT
MEETING MINUTES
September 20, 2023

A Regular meeting of the Board of Adjustment of the City of Cocoa was held on Wednesday, September 20, 2023 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

I. OPENING MATTERS:

Board Member **Quattrocchi** called the meeting to order at 6:00 P.M. The Board Secretary called the roll.

ROLL CALL:

Pam Shaia	Vice Chairperson
Kaitlyn Aliano	Board Member
Robert Dyar	Board Member
Dan Quattrocchi	Board Member
Patricia Weeks	Board Member

MEMBERS PRESENT:

Robert Dyar	Board Member
Dan Quattrocchi	Board Member
Patricia Weeks	Board Member

MEMBERS ABSENT:

Pam Shaia	Vice Chairperson
Kaitlyn Aliano	Board Member

OTHERS PRESENT:

Luci Ribeiro	Planner
Rip Dyal	Board Liaison
Kristin Eick	Assistant City Attorney
Lori Chabot	Recording Secretary

II. APPROVAL OF AGENDA & MINUTES:

* **Motion by Board member WEEKS; Seconded by Board member DYAR, to approve the September 20, 2023 agenda as written.**

Vote on the motion carried unanimously (3-0).

AYES: Dyar, Quattrocchi, Weeks

* **Motion by Board member WEEKS; Seconded by Board member DYAR, to approve the May 17, 2023 minutes as written.**

Vote on the motion carried unanimously (3-0).

AYES: Dyar, Quattrocchi, Weeks

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

A. PZ-23-00000006 – Special Exception (Advantage Self-storage)

Consideration of a Special Exception request from Appendix A, Zoning, Article XI, Section 19(C) (12) of the City of Cocoa Code to allow for a "Self-service storage facilities)" use in the M-2 (Manufacturing and Industrial District) zoning district. The subject property, Tax Parcel ID 24-35-12-00-759, consists of 2.99 acres of vacant land along Grissom PKWY, North of SR 528 and West of Industry Road.

Ms. Ribeiro shared a presentation[1] and explained that the applicant is requesting a Special Exception.

SPECIAL EXCEPTION:

Request from Appendix A, Zoning, Article XI, Section 19(C) (12)of the City of Cocoa Code to allow for a "Self-service storage facilities" use in the Manufacturing and Industrial District (M-2).

The City of Cocoa removed Self-Service Storage as a permitted use from M-2 Zoning District on July 8, 2020. In 2023, after the City denied the applicant's small-scale site plan application because self-service storage facilities were no longer an allowed use, the applicant decided to appeal to the Planning and Zoning Board who affirmed the denial. However, the Planning and Zoning Board recommended the use be added back into the M-2 District as a special exception, with conditions.

On July 25, 2023, the City Council approved Ordinance 09-2023, including Self-Service Storage on M-2 - Manufacturing and Industrial District as a special exception use of properties 4 acres or less, with conditions.

PROJECT SUMMARY:

The current land use is vacant land, with 2.99 acres. The applicant proposes 700 storage units, averaging between 25 SF and 100 SF, divided into two (2) buildings, Building one (1) showing a total floor area of 10,275 SF and Building two (2) with a footprint of 27,625 SF for a total footprint area of 37,900 SF.

Ms, Riberio reviewed the maps and photos. She also alerted Board Members to a Clerk's error on Page 4 of the Staff Report. Instead of General Commercial it should state "Manufacturing and Industrial District (M-2)".

SPECIAL EXCEPTION CRITERIA:

- The property is surrounded by other M-2 Industrial zoned properties and bordered by Grissom Parkway and SR 528 on the north and south. Staff does not anticipate negative impacts to neighboring properties.
- Parking spaces required by the Code have been provided.
- Self-storage is a low traffic generating use. Ingress and egress provided will be adequate.
- No recreational vehicle storage is proposed.

Staff recommends APPROVAL of the Special Exception in accordance with Appendix A, Zoning, Article XI, Section 19(C) (12) to allow a "Self- service storage facility" use in the M-2 Manufacturing and Industrial Zoning District, with the following conditions:

1. The Special Exception shall not be effective until the applicant has secured all the permits and approvals necessary for any development related to the Special Exception, such as site plan approval and building permits. Such permits shall be obtained within one (1) year of the Board's approval.

2. If the use is extended, enlarged, or expanded, a Special Exception approval shall be required.

3. The property shall be developed in substantial conformity with the site plan attached hereto as Exhibit E.

Acting Chair Quattrocchi asked the applicant to the podium and address any potential questions. Applicant, John King, of ADG Cocoa Holding LLC was sworn in and addressed the board as to his request, timeline and their ability to meet the requirements and move through the process.

Acting Chair Quattrocchi asked for clarification on the code and his request. Ms. Ribeiro clarified and explained the difference as to what he read and the current status.

He also asked for clarification of the bldg. and an elevation map. Ms. Ribeiro stated it was bldg. 1 and stated a map could be provided to the board. Mr. King gave a description as to the location.

Board Member Dyar asked for clarification with regard to trash receptacles and if they would be unsightly. Mr. King replied, a self-storage facility is not a waste producing site, however some customers will need that. They will have a dumpster and will be kept under lock and key and be managed. Board Member Dyar also remarked about the number of storage facilities and wants to be sure the site is not for lots for cars and or RVs. He continued he is

concerned about the number of storage facilities already and when will the department begins to say "no" to more. Ms. Ribeiro replied and explained the current zoning currently in should address his concerns as some of these locations would not be in compliance. For this item, it is an industrial area, not a residential area.

* **Motion by Board member WEEKS; seconded by Board member DYAR to approve** a Special Exception request from Appendix A, Zoning, Article XI, Section 19(C) (12) of the City of Cocoa Code to allow for a "Self-service storage facilities)" use in the M-2 (Manufacturing and Industrial District) zoning district.

Vote on the motion carried unanimously (3-0).

AYES: Dyar, Quattrocchi, Weeks

V. OTHER BUSINESS:

Recording Secretary Chabot alerted Board Members it would be necessary to nominate and vote on a new Chair at the next meeting. Board Member Dyar asked if they could have an open discussion prior to voting, Attorney Eick replied affirmative.

VI. NEXT MEETING DATE:

It was established that the next meeting would be on Wednesday, January 17, 2023.

VII. ADJOURNMENT:

* **Motion by Board member Weeks; seconded by Board member Quattrocchi to adjourn the Regular meeting of May 17, 2023.**

Vote on the motion carried unanimously (3-0).

AYES: Dyar, Quattrocchi, Weeks

There being no further business the meeting adjourned at 6:23 P.M.

Approved on this 8th day of December, 2023.

Dan Quattrocchi, Board Member

Lori Chabot, Recording Secretary