CITY OF COCOA
BOARD OF ADJUSTMENT
MEETING MINUTES
September 18, 2024

A Regular meeting of the Board of Adjustment of the City of Cocoa was held on Wednesday, September 18, 2024 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

I. OPENING MATTERS:

Quattrochi called the meeting to order at 6:00pm.

The Recording Secretary called the roll.

ROLL CALL:

Pam Shaia	Chairperson
Kaitlyn Aliano	Board Member
Robert Dyar	Board Member
Dan Quattrocchi	Board Member
Robert Butler	Board Member

MEMBERS PRESENT:

Kaitlyn Aliano	Board Member
Dan Quattrocchi	Board Member
Robert Butler	Board Member

MEMBERS ABSENT:

Pam Shaia	Chairperson
Robert Butler	Board Member

OTHERS PRESENT:

Jennifer Webster	City Planner
Kristin Eick	Assistant City Attorney
Abigail Bass	Assistant City Clerk

II. APPROVAL OF AGENDA & MINUTES:

* **Motion by Board Member Aliano; Seconded by Board member Quattrocchi to approve the September 18, 2024 Agenda as written.**

Ayes: Aliano, Butler, Quattrocchi

Motion Passed Unanimously (3-0).

* **Motion by Board Member Aliano; Seconded by Board Member Dyar, to approve the May 15th, 2024 Minutes as written.**

Ayes: Aliano, Quattrocchi, Butler

Motion Passed Unanimously (3-0).

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

A. PZ 24-000000011 – Special Exception Church (28 Prospect Ave.)

Consideration of a Special Exception request for 28 Prospect Ave in the City of Cocoa, pursuant to Appendix A, Zoning, Article XI, Section 15(C)(3) of the City of Cocoa Code allowing "Churches, rectories, parish houses, temples, synagogues, and associated buildings, including educational and recreational facilities" to be allowed to operate as a church. The subject property is identified as Tax Parcel ID: 24-36-32-00-4, located in the City of Cocoa Commercial Wholesale Zoning District.

Jenn webster City Planner presented the item via PowerPoint.[1]

Dameka Gilmore 909 Fern Ave advised they are opposed to a permanent structure and believe there are already 5 churches in the area and believe its not going to mesh. She advised they are fine with the tent revivals that they do occasionally but nothing permanent. They believe it is not a good fit for the neighborhood and believe that could lower property value. She advised they would like more homes not churches.

Larry Gilmore 909 Fern Ave stated they have been there for 38 years and stated the street is already full of foot traffic and they do not believe the community needs more than it already has. He inquired as to why put a church up in a neighborhood when the community does not want it.

Board Member Quatrocchi asked was the property a commercial or residential zoned area.

Jennifer Webster advised it is zoned commercial and a church is an allowed project.

Brenda Patterson Item Applicant advised they did an 8-day tent revival in that location and fed the homeless every day. She advised that the neighbors had expressed to her that them coming helped the neighborhood and she advised all they wanted to do was bring Jesus and love into the neighborhood. She advised the owner of the property is very agreeable to the project.

[1] Exhibit A- 24-549 BOA Presentation XXTreme 28 Prospect Ave

Board Member Aliano asked if there has been discussion in the future land use map for any single-family homes or if the area is going to be rezoned out of commercial into residential.

Board Member Dyar asked if there is enough parking at that location for the church.

Jennifer Webster advised she does not see the zoning changing anytime in the future and that based on the information provided by the applicants with the size of building and seats in the church that the parking requirement would be met at 48 spaces.

* **Motion by Board Member Aliano; Seconded by Board Member Dyar to Approve the Special Exception request for 28 Prospect Ave in the City of Cocoa, pursuant to Appendix A, Zoning, Article XI, Section 15(C)(3) of the City of Cocoa Code allowing "Churches, rectories, parish houses, temples, synagogues, and associated buildings, including educational and recreational facilities" to be allowed to operate as a church. The subject property is identified as Tax Parcel ID: 24-36-32-00-4, located in the City of Cocoa Commercial Wholesale Zoning District.**

Ayes: Aliano, Dyar, Quattrocchi

Motion Passed Unanimously (3-0).

V. OTHER BUSINESS:

VI. NEXT MEETING DATE:

The next meeting date for the Board of Adjustment is October 16, 2024.

VII. ADJOURNMENT:

Motion by Board Member Quattrochi; Seconded by Board Member Aliano to adjourn the September 18, 2024 meeting.

Motion Passed Unanimously (3-0).

Ayes: Aliano, Quattrocchi, Butler

There being no further business the meeting adjourned at 6:30 P.M.

Pam Shaia, Chairperson

Abigail Bass, Assistant City Clerk