



**Meeting Agenda
Wednesday, May 20, 2026**

5:15 PM

**Board of Adjustment
Regular Board Meeting**

**Cocoa Beach City Hall
2 South Orlando Ave.
Cocoa Beach, FL 32931**

WELCOME

- A. Call to Order
 - 1. Pledge of Allegiance
 - 2. Roll Call
 - 3. Disclosure of Conflict
- B. Special Presentation
 - 1. Presentation Title
- C. Public Comment
- D. Staff Reports and Announcements
 - 1. Report from Staff Representative
- E. Board Members Reports and Announcements
 - 1. Report from Board/Committee Member
- F. Consent Agenda
 - 1. Approval of Minutes

G. Unfinished Business

H. New Business

1. Variance to reduce the front setback requirement to accommodate the proposed structure variance per Cocoa Beach Land Development Code Section 2-06 (p).

I. General Public Comment

J. Adjournment

1. Next Meeting Date

Note: more than one member of the City Commission may be in attendance at the meeting and may participate in discussions.

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by this Board, agency or meeting or hearing, he will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk at (321-868-3286), no later than 4:00 p.m., at least 48 hours prior to the meeting.

**CITY OF COCOA BEACH
BOARD OF ADJUSTMENT**

**CASE NO.: PZ-26-12
05/20/2026**

I. REQUEST

The Applicant requests a six and a half (6.5) foot variance from the required 25 foot front setback requirement to allow for the construction of a second-story addition to an existing single-family residence. If approved, the request would allow a portion of the proposed second story to encroach into the required front setback by approximately six and a half (6.5) feet.

II. PROPERTY DESCRIPTION AND EXISTING CONDITIONS

The subject property is located at 1064 Bali Road and is zoned RS-1. The property consists of a developed single-family residential lot located on an inside corner of a curved roadway. Due to the curvature of the street, the required front setback line is irregular and follows a curved alignment rather than a standard straight-line condition.

The existing residence meets minimum setback requirements. The configuration of the lot results in a reduced and irregular buildable area when compared to similarly zoned lots in the neighborhood.

III. PROPOSED IMPROVEMENTS

The Applicant proposes to construct a second-story addition to the existing residence. The addition includes a cantilevered architectural feature extending approximately seven (7) feet into the setback area over the existing driveway.

As a result of the curved front setback line, the northernmost corner of the proposed second-story addition will encroach into the required front setback area.

IV. APPLICABLE CODE PROVISION

Section 4-39 D. of the Cocoa Beach Code provides the Board of Adjustment criteria to grant a variance, including:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building and which are not applicable to other lands, structures or buildings in the same district.
 2. The literal interpretation and strict application of the LDC regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the LDC regulations.
 3. The special conditions and circumstances do not result from the actions of the applicant.
 4. Granting the variance will not give the applicant any special privilege that is denied by the LDC regulations to other lands, structures, or buildings in the same district.
 5. The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 6. The granting of the variance will be in harmony with the general purpose and intent of the LDC regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.
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V. ANALYSIS OF VARIANCE CRITERIA

1. Special Conditions and Circumstances - Staff finds that special conditions exist due to the property's location on an outside corner along a curved roadway. The resulting curved setback line creates an atypical and more restrictive development envelope not commonly experienced by other properties within the same zoning district.

2. Deprive the Applicant of rights enjoyed by other properties - Strict application of the front setback requirement would impose an unnecessary hardship by limiting the Applicant's ability to construct a reasonable second-story addition.

3. Conditions Not Self-Created - The hardship is inherent to the lot's geometry and roadway curvature and is not self-imposed.

4. Special Privilege – If granted, the variance would not provide the owner with a special privilege enjoyed by owners of similarly situated parcels.

5. Minimum Variance Necessary - The requested variance is the minimum necessary to afford relief. The encroachment is limited in scope, affecting only the projecting upper-story and confined to the northern corner of the structure.

6. Consistency with the Intent of the Code and Public Interest - Granting the variance will not be contrary to the public interest. The proposed addition maintains the residential character of the neighborhood and does not adversely affect adjacent properties, traffic visibility, or public safety. The cantilevered design minimizes ground-level impacts and preserves the existing site layout.

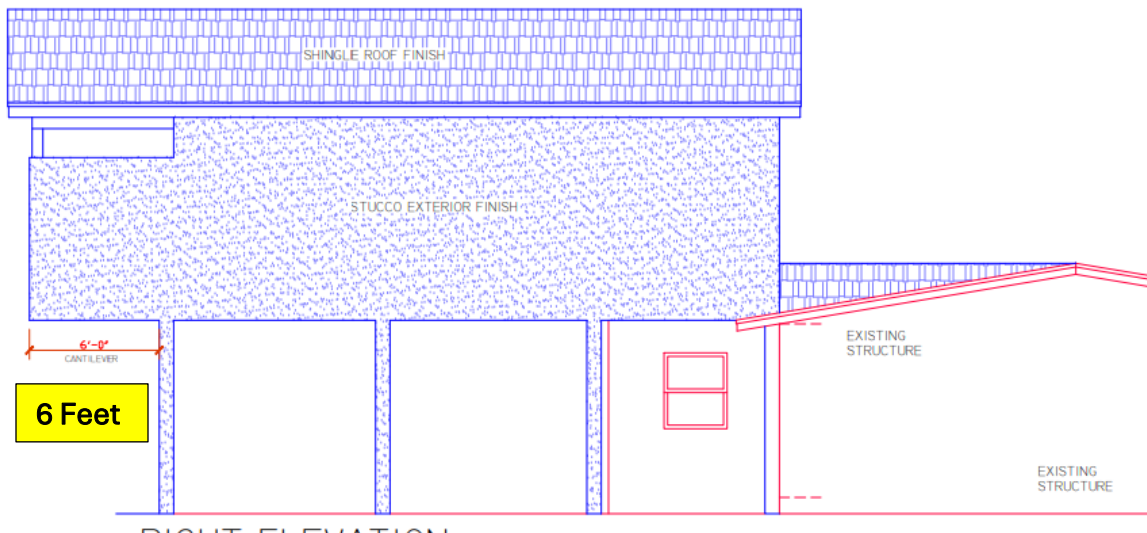
VI. CONCLUSION

The requested variance represents a reasonable and limited modification of the front setback requirement necessitated by unique site conditions. Approval will allow for the continued reasonable use and improvement of the property without detriment to the surrounding area or impairment of the intent of the Land Development Code.

VII. RECOMMENDATION

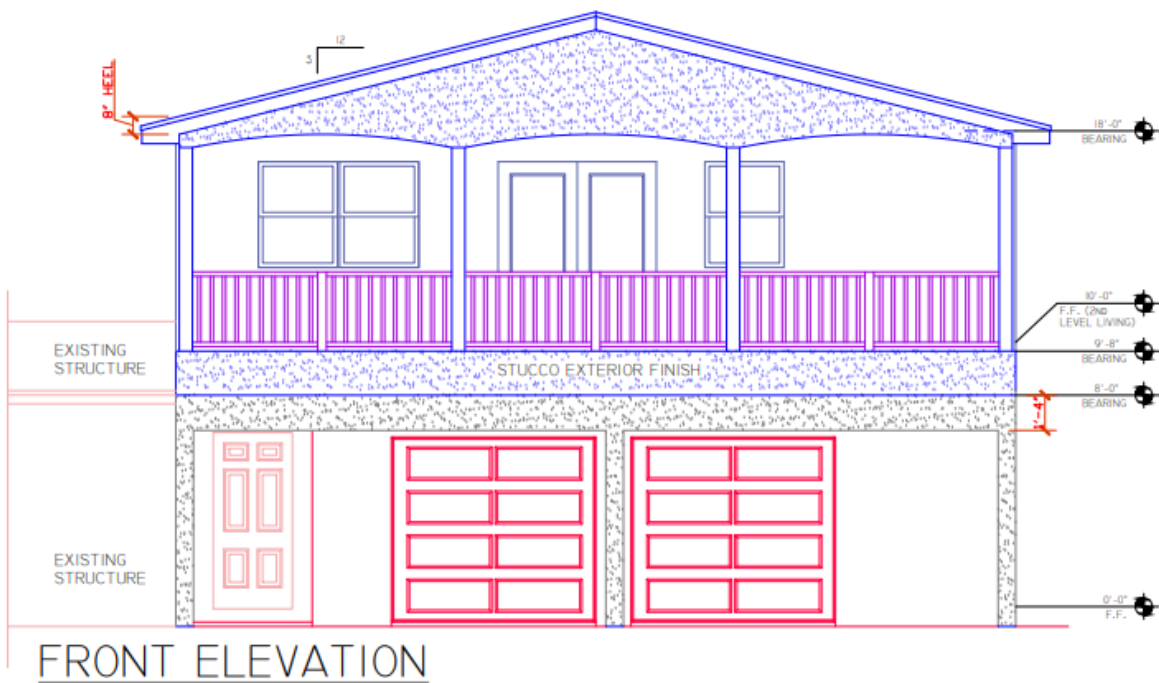
Based upon the foregoing analysis, Staff finds that the Applicant has satisfied the applicable variance criteria set forth in Section 4-39 of the Cocoa Beach Code. **Staff hereby recommends APPROVAL** of the requested variance, subject to the following conditions:

1. The variance shall apply solely to the second-story addition as depicted on the plans submitted with the application.
2. The cantilevered portion of the structure shall not extend more than six and a half (6.5) feet into the required front setback. All other required setbacks shall be maintained.
3. All other applicable provisions of the Cocoa Beach Land Development Code shall be complied with.



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

**City of Cocoa Beach Board of Adjustment
Agenda Item Summary**

**DEPARTMENT MAKING
REQUEST/NAME:**

Development Services /

MEETING DATE

May 20, 2026

REQUESTED MOTION/ACTION

Variance to reduce the front setback requirement to accommodate the proposed structure variance per Cocoa Beach Land Development Code Section 2-06 (p).

IS THIS ITEM BUDGETED (IF APPLICABLE)?

BACKGROUND:

Application for variance LDC CHAPTER IV Section 4-39

1 – Special Conditions:

The home is located on a corner lot of a curve on Bali Rd. Seeking a variance to the 25 foot setback on a portion of the front deck. The proposed plan is to build a second story above the garage with a deck extending 3 foot into the area on the east edge of deck, extending approximately 8 feet, the remaining portion of the cantilever is within regulations due to the radius of the curve.

2- Literal Interpretation:

The LDC set back rule of 25 feet from the road will cause ingress into the setback as the cantilever will extend 3 foot into the area on the east edge of deck extending approximately 8 feet, the remaining portion of the cantilever is within regulations due to the radius of the curve.

3- Special Conditions and circumstances:

As a result of placement of the house on the lot in relation to the radius of the curve, created the need for a variance.

4- Granting the variance will not give the applicant any special privilege that is denied by the LDC regulations to other lands, structures, or buildings, in the same district:

By granting the variance, the structure will remain on the applicant's property and not cause ingress to the adjacent property.

5- Minimum variance:

The cantilever will not cause ingress to the adjacent property and will allow all operation to be held on the applicant's property.

6-The granting of the variance will be in harmony with the general purpose and intent of the LDC regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare:

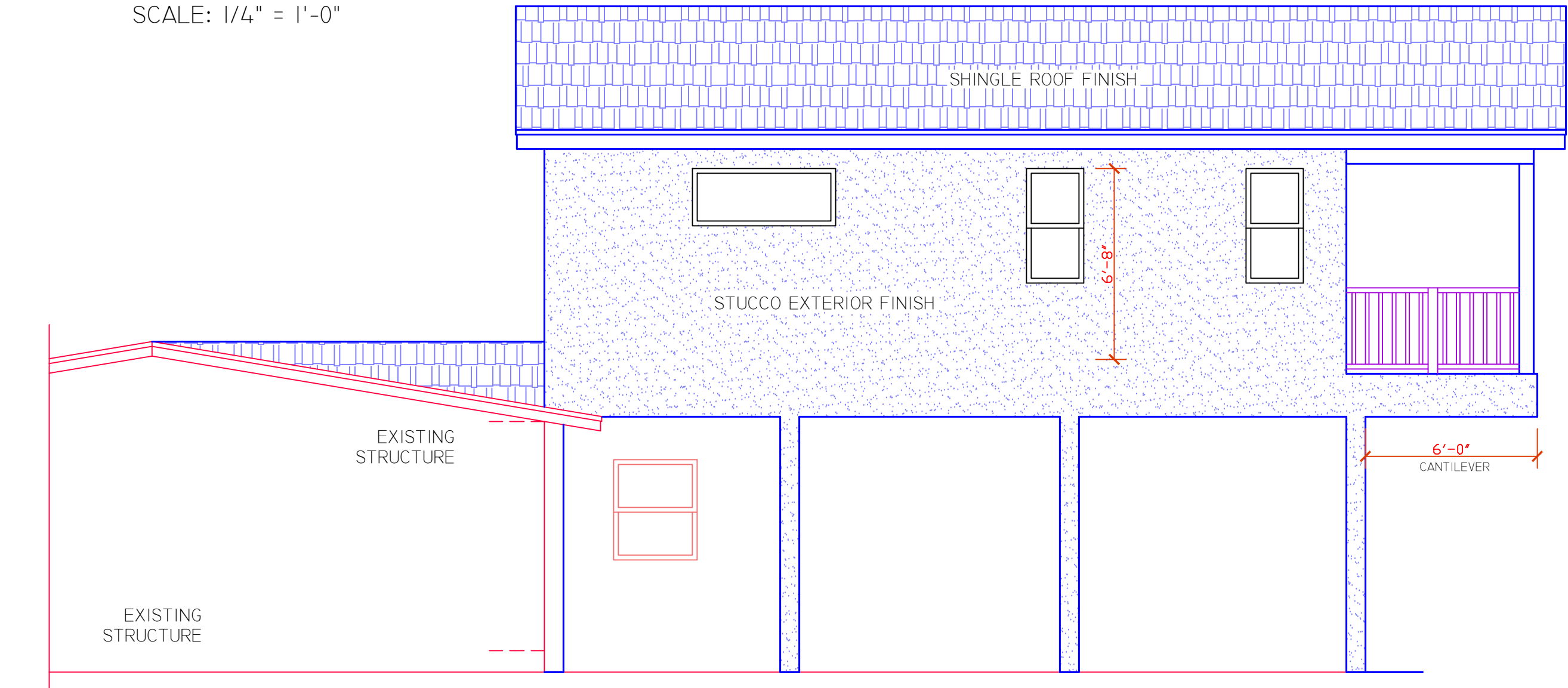
Approval of the section of cantilever within the 25 foot setback will not ingress on the adjacent property.

No special exceptions exist.

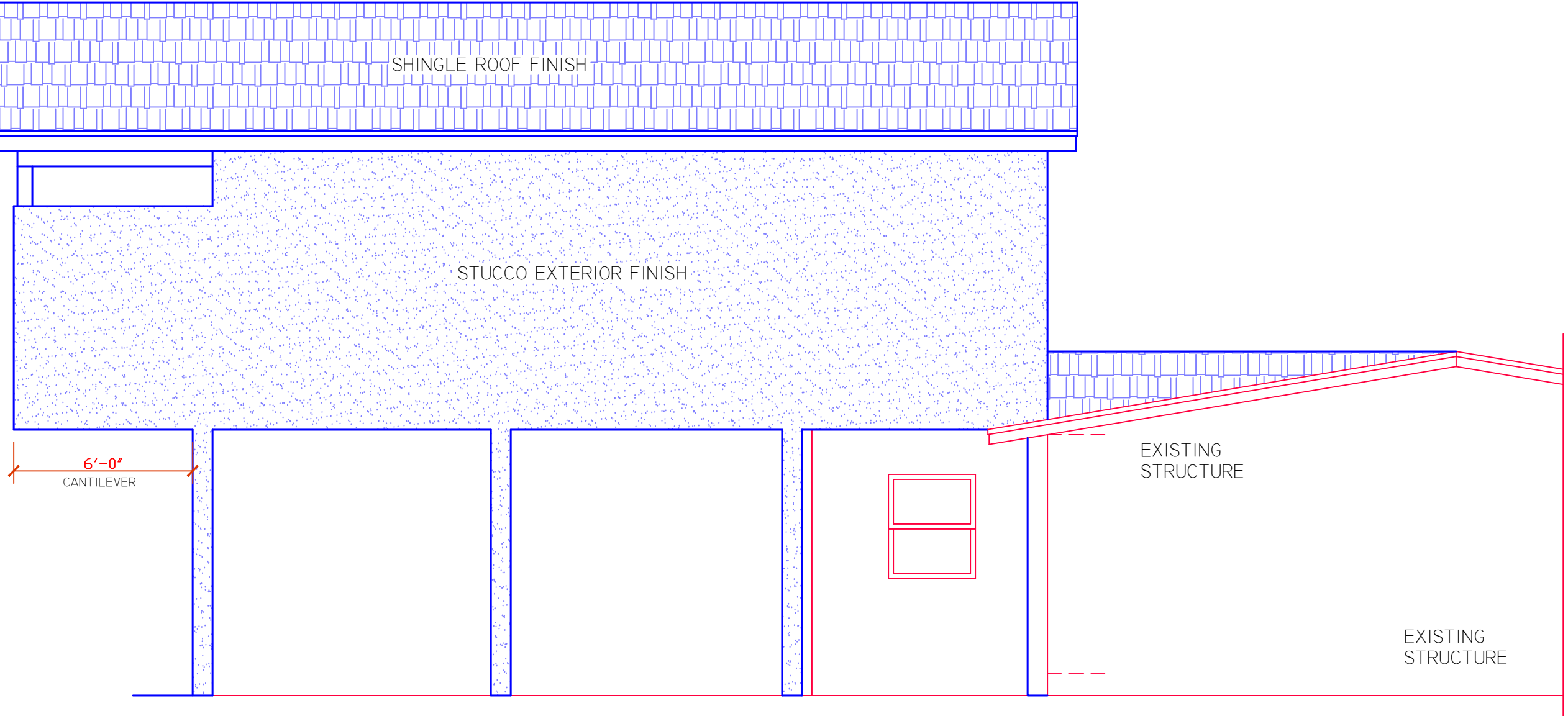




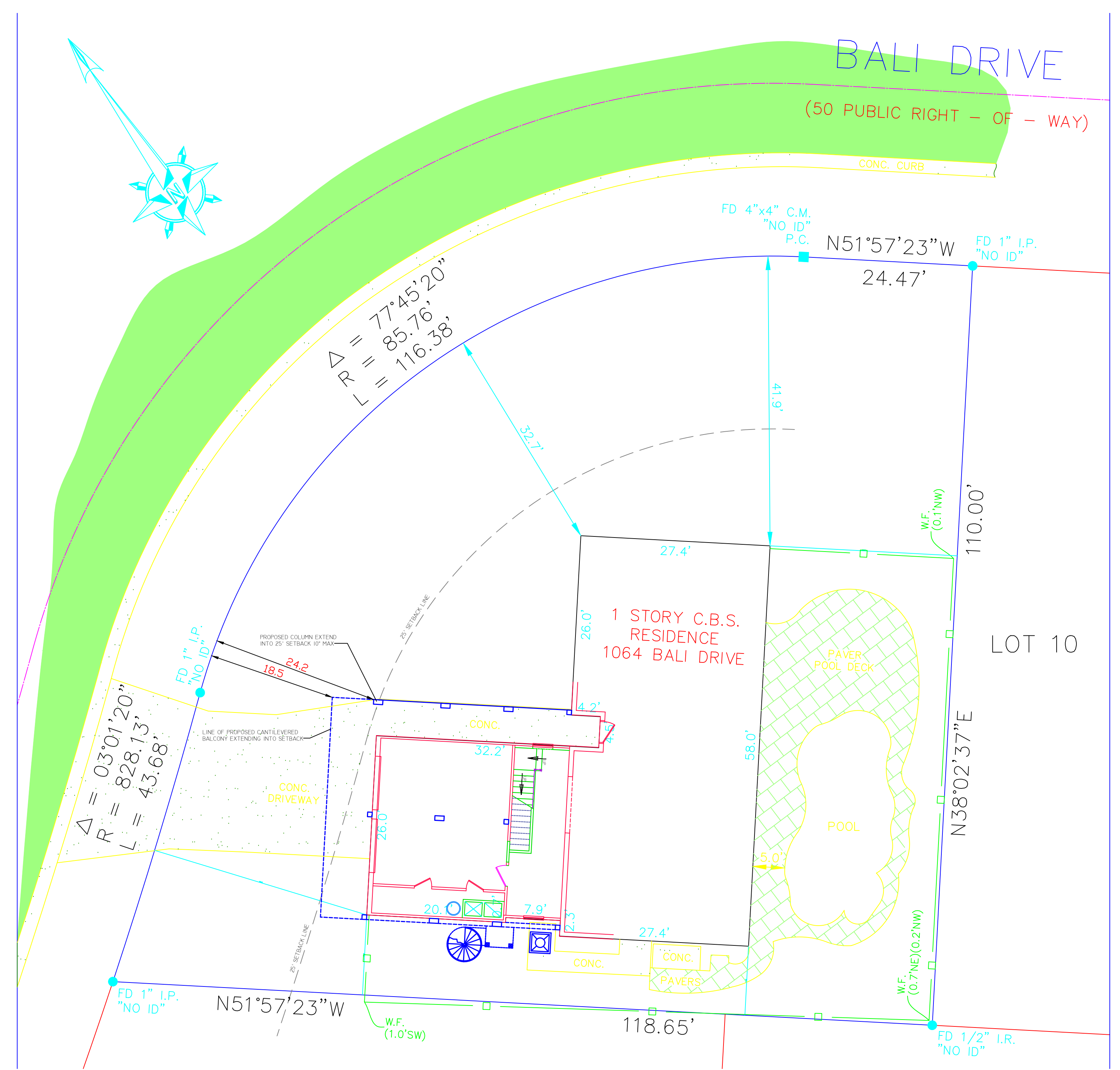
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



SITE PLAN
SCALE: 1" = 10'

- GENERAL NOTES**
1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER/BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
 2. THE CONTRACTOR/OWNER/BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
 3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER/BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
 4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
- DO NOT SCALE DRAWINGS

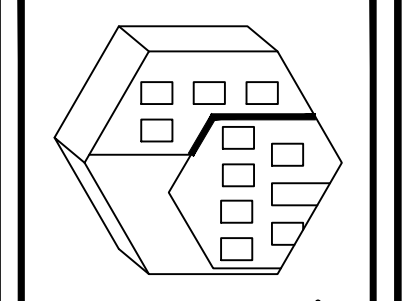
DESIGN CRITERIA	
WIND SPEED	160 MPH
EXPOSURE	B
BUILDING CATEGORY	TWO (2)

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOLLOWING PLANS COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION AND LATEST ADOPTED SUPPLEMENTS.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE #47515 ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

REVISIONS	
ISSUED: ***	

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FAX: (321) 914-4206
EMAIL: DFRCHETTE1350@FLORIDA.COM



EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-ADDITION FOR-
1064 BALI RD.
COCOA BEACH, FL 32931

Blank space for additional information or notes.

AI
SHEET 1 OF *
DRAWN BY: DANIEL FRECHETTE

