

**CITY OF COCOA BEACH – BOARD OF ADJUSTMENT
MEETING MINUTES**

Wednesday, February 19, 2025 @ 5:15 P.M.

Members Present: Don Hayes, Chair; Ronald Boger, Vice Chair; John Kabboord; Michael Goldberg; Rick Anderson; Karalyn Woulas, Alternate 2;

Members Absent: None

Staff Present: David Dickey, Director of Development Services; Cory Hall, Planner II; Stephanie Velo, City Attorney

Commission Members Present: 0

Visitors Present: 5

A. CALL TO ORDER: Don Haynes called the meeting to order at 5:15 PM

Election of Chair/Vice Chair: Stephanie Velo opened the floor for nominations. Mr. Hayes was elected Chair and Mr. Boger was elected Vice Chair.

Approval of September 18, 2024, Meeting Minutes: Rick Anderson motioned to approve the meeting minutes as presented; John Kabboord seconded; the motion was approved; 5-0 vote.

Swear In of Witnesses: Public and Applicant Representatives sworn in.

B. OLD BUSINESS: None

C. NEW BUSINESS:

1. *PZ-25-1, Special Exception for the permit of a Medical Marijuana Dispensary. The address is 4300 N. Atlantic Avenue.*

i. *Motion to accept the staff packet into evidence, Motion: Rick Anderson, second: John Kabboord.*

ii. *Cole Oliver represented the applicant and spoke to the consistency of the City Code and Comprehensive Plan*

iii. *Kyle Wood spoke to Operations of the business.*

iv. *Citizens in protest brought up issues like Parking, Traffic, Marijuana Smell from vagrants sleeping on the beach.*

v. *This is one of the main businesses you see as you come into the city. Some would have liked a business to better represent Cocoa Beach as you come into the city from the causeway.*

vi. *John Kabboord motions to approve; the motion was approved; 5-0 vote.*

2. *Year in Review (2024)*

3. *Development Services – Staff Introduction of David Dickey*

D. GENERAL PUBLIC COMMENTS: None

E. STAFF REPORTS:

1. 2024 Year End Report

- i. Mr. Hayes made Motion to Approve, Mr. Boger seconded, Vote passed 5-0

F. MEMBER REPORTS: None

G. ADJOURNMENT: The next tentative meeting is scheduled for 04.16.25, at 5:15 P.M. No other items were discussed. The meeting was adjourned at 6:51 P.M.

Planner 1, Cory Hall

Date

Chairman, Don Hayes

Date