

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

Wednesday, July 16, 2025 @ 5:15 P.M.

**Members Present:** Don Haynes, Chair; Ronald Boger; Karalyn Woulas, Alternate 2;

**Members Absent:** Michael Goldberg, Rick Anderson, John Kabboord

**Staff Present:** Cory Hall, Planner II; Garrett Olsen, City Attorney

**Commission Members Present:** 0

**Visitors Present:** 5

**A. CALL TO ORDER:** Don Haynes called the meeting to order at 5:22 PM

**Approval of May, 21, 2025, Meeting Minutes:** Ronald Boger motioned to approve the meeting minutes as presented; Don Haynes seconded; the motion was approved; 3-0 vote.

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

**B. OLD BUSINESS:** None

**C. NEW BUSINESS:**

1. Case File: PZ-25-16, a variance request for relief on the 25-foot front building setback requirement as contained in Sec. 2-06 of city code for the RS-1 zone.

2. Staff Report given by Cory Hall

3. General Public Comments:

a. The homeowner talked about how it would help them improve their house.

b. One neighbor said he was in favor of the variance.

c. A second neighbor asked to see what the variance was for and after seeing what the home addition meant to the property he was in favor.

4. The Board members discussed between themselves.

i. *Ron Boger motioned to approve; Karalyn Woulas seconded; the motion was approved; 3-0 vote.*

**D. MEMBER REPORTS:** None

**E. ADJOURNMENT:** The next tentative meeting is scheduled for 08.20.25, at 5:15 P.M. No other items were discussed. The meeting was adjourned at 5:34 P.M.

\_\_\_\_\_ **Date** \_\_\_\_\_  
Planner II, Cory Hall

\_\_\_\_\_ **Date** \_\_\_\_\_  
Chairman, Don Haynes