



**Meeting Agenda
Wednesday, December 17, 2025**

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
 - Approval of Minutes - 07/16/25
- G. Unfinished Business
- H. New Business

1. Special Exception PZ- 25 - 23
 2. Special Exception: Case File: PZ-25-23
- 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
Agenda Item Summary**

**DEPARTMENT MAKING
REQUEST/NAME:**

Development Services /

MEETING DATE

December 17, 2025

REQUESTED MOTION/ACTION

Approval of Minutes - 07/16/25

IS THIS ITEM BUDGETED (IF APPLICABLE)?

BACKGROUND:

**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

City of Cocoa Beach Board of Adjustment Agenda Item Summary

**DEPARTMENT MAKING
REQUEST/NAME:**

Development Services /
Cory Hall, Planner I

MEETING DATE

December 17, 2025

REQUESTED MOTION/ACTION

Special Exception PZ- 25 - 23

IS THIS ITEM BUDGETED (IF APPLICABLE)?

BACKGROUND:

This request is for a special exception to permit a mobile meat smoker/cooker at 49 N. Brevard Avenue. The property is .42 acres in size and is zoned Towncenter. The parcel is an improved parking lot owned by 74 Orlando Avenue, LLC, who has authorized the Applicant (Mark Grainger) to submit the Special Exception request.

The Applicant, who owns Coastal Market located at 37 N. Brevard Avenue, is proposing to locate the mobile smoker in the subject parking lot adjacent to the Coastal Market building. He has entered into a lease 74 Orlando Avenue, LLC for two (2) parking spaces where the smoker will be located. Food prepared in the smoker/cooker will be purchased and consumed at the Coastal Market property.

Sec. 4-43 of City Code provides criteria the Board shall apply when reviewing a special exception request. The criteria include:

- Whether the proposed use is compatible with permitted uses in the applicable zoning district - *uses in the Towncenter district are oriented hub for surrounding neighborhoods and the entire city. This is the downtown center for dining, shopping, housing, and entertainment, with pedestrian spaces, and outdoor dining. This district supports a variety of special events and public gathering activities.*
- Whether the use is/is not detrimental to surrounding properties, businesses, or traffic flows - *due to the scope and nature of the proposed use in relation to the surrounding uses, it is not anticipated that approval of the special exception will adversely impact surrounding businesses or traffic flows. In fact, an outdoor cooker/smoker associated with a nearby restaurant is located approximately two-hundred (200) feet to the southwest.*
- Whether the proposed special exception is consistent with the Comprehensive Plan - *approval of the special exception would not create any known inconsistencies with the city's Comprehensive Plan.*

See the attached Letter of Intent from the Applicant including a description of the proposed smoker/cooker and how it allows the Applicant to expand the business.

Consistent with Sec. 4-44 of Code, notice for the December 17, 2025, Board of Adjustment meeting was provided in the following manner:

- Mailed notice was sent on December 4, 2025, to all property owners within 300 feet of the subject parcel.
- Newspaper notice appeared in the December 3, 2025, edition of Florida Today.
- Notice of the meeting was posted on the subject parcel on December 4, 2025.

City of Cocoa Beach

November 14, 2025

Board of Adjustment

Sirs,

We are the owners of Coastal Market Cocoa Beach, LLC, which is the successor to the legacy business, Coastal Produce, which has been a valuable business in the downtown community for over a dozen years. We operate in a smaller building at 35 N Brevard Ave, but deliver the same quality of foods and local, friendly service that Coastal Produce was known for.

The biggest limitation at our present location is the size of the building and the small parcel it sits on. The smaller size limits our ability to grow the business. We have no space in our kitchen for additional cooking, in order to offer more products.

We would like to offer smoked, grilled, and barbecued meats, along with our other various food offerings in our store. The only feasible way to do this is by using an outdoor cooker. We have procured an outdoor smoker/cooker on a small trailer that is perfect for this. Unfortunately, our parcel cannot legally accommodate this (setbacks/required parking spaces, etc)

We have secured a lease from the adjoining parcel immediately to the North of ours, which is currently a large parking lot. This leasehold, in addition to our current one, will allow us to use this outdoor smoker/grill for the strict purpose of cooking meats. We will still conduct all customer transactions inside our store. The sole purpose of the outdoor cooker will be as an additional kitchen appliance.

The Fire Chief has reviewed the grill and its' proposed location and found it acceptable. There will be no additional signage or any structures whatsoever, other than the grill itself.

The location is immediately adjoining our property, and will have a seamless and clean appearance. The grill will be very far away from any other building or structure (other than ours) to minimize any smoke.

This request is in harmony with the purpose and intent of the LDC regulations, and granting this request will not adversely affect the public interest.... In fact, we apologize in advance if the mouthwatering smell of smoked meats makes everyone in the vicinity of our store hungry!

Respectfully,

Mark Grainger & Jennings "Rusty" Buchanan

Managing Partners

Coastal Market Cocoa Beach, LLC

321-392-4122

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Development Services /

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Special Exception: Case File: PZ-25-23

IS THIS ITEM BUDGETED (IF APPLICABLE)?

BACKGROUND:

CITY OF COCOA BEACH, FLORIDA PUBLIC NOTICE

NOTICE IS HEREBY GIVEN in accordance with the provisions of Florida Statutes, and Sec. 4-43 of city code, the City of Cocoa Beach Board of Adjustment will conduct a **PUBLIC HEARING** to consider a request for a Special Exception for a property located at 49 N. Brevard Avenue (ID: 25-37-10-80-107.A-11).

Case File, PZ-25-23, the applicant, Mark Grainger, is requesting to locate a mobile smoker/grill on the subject parcel, which is a developed parking lot. The parcel is zoned Towncenter (TC) zoning district and is .42 acres in size.

The public hearing regarding the Special Exception will be held on December **17, 2025, at 5:15 P.M.** or as soon thereafter as the matter may be heard. This public hearing will be held in the Commission Chambers at the Cocoa Beach City Hall located at 2 S. Orlando Ave, Cocoa Beach, FL.

Interested parties may inspect a copy of the agenda and packet one week prior to the meeting, at the Cocoa Beach Development Services Department, or at www.cityofcocoa-beach.com. You may also come to the public hearing and/or send written comments regarding the case in advance to planning@cityofcocoa-beach.com or at 321-868-3218. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they 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.