



**Meeting Agenda
Wednesday, March 18, 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. Case # PZ-26-8: Special Exception as authorized under Table 2-33 “Watercraft launch facility, motorized”, within Section 2-33 “Permitted uses within the redevelopment district” of the Cocoa Beach Land Development Code to allow Cocoa Beach Eco-Tours to provide motorized boat tours. (Letter of Intent)

2. About Cocoa Beach ECO Tours

- 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
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** _____
Senior Planner, Cory Hall

_____ **Date** _____
Chairman, Don Haynes

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

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

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

Members Absent:, , Don Haynes, Chair

Staff Present: Cory Hall, Planner II; Dave Dickey, Director Development Services; Garrett Olsen, City Attorney

Commission Members Present: 0

Visitors Present: 5

A. CALL TO ORDER: Ronald Boger called the meeting to order at 5:15 PM

1. **Pledge of Allegiance**

2. **Roll Call**

3. **Discloser of Conflict**

i. **All board members mentioned they had driven by the site but did not discuss any details with applicant(s)**

4. **Approval of July 16, 2025, Meeting Minutes:** Ronald Boger motioned to move the minutes to next meeting for approval.

B. OLD BUSINESS: None

C. NEW BUSINESS:

1. Case File: PZ-25-23, a special exception request for a meat smoker to be allowed in the neighboring parking lot to support the Coastal Market kitchen.

2. Staff Report given by Cory Hall

3. Applicant Comments:

a. Smoker is all contained -Same unit is used indoors at Sonny's

b. Only one door is hot while cooking

c. Will be manned while in use

d. Lease is for 3 parking spaces from: 74 ORLANDO AVE LLC

e.

4. General Public Comments:

a. None.

5. The Board members discussed between themselves.

i. *John Kabboord motioned to approve; Karalyn Woulas seconded; the motion was approved by roll call; 5-0 vote.*

D. MEMBER REPORTS: None

E. **ADJOURNMENT:** The next tentative meeting is scheduled for 01/21/265, at 5:15 P.M. No other items were discussed. The meeting was adjourned at 6:15 P.M.

_____ **Date** _____
Senior Planner, Cory Hall

_____ **Date** _____
Chairman, Don Haynes

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

**DEPARTMENT MAKING
REQUEST/NAME:**

Development Services /

MEETING DATE

March 18, 2026

REQUESTED MOTION/ACTION

Case # PZ-26-8: Special Exception as authorized under Table 2-33 “Watercraft launch facility, motorized”, within Section 2-33 “Permitted uses within the redevelopment district” of the Cocoa Beach Land Development Code to allow Cocoa Beach Eco-Tours to provide motorized boat tours. (Letter of Intent)

IS THIS ITEM BUDGETED (IF APPLICABLE)?

BACKGROUND:

To: City of Cocoa Beach
Community Development Department

Re: Letter of Intent – Special Exemption Request

Applicant: Cocoa Beach Eco Tours

Business Address: 333 W Cocoa Beach Causeway, Cocoa Beach Fl 32931

Dear Planning & Zoning Officials,

This letter serves as a formal request for a Special Exemption to allow Cocoa Beach Eco Tours to operate its tour vessels from its current approved business address.

Cocoa Beach Eco Tours is a locally owned and operated eco-tourism company providing guided wildlife and environmental education tours on the waterways of Cocoa Beach. Our tours focus on environmental stewardship, marine life observation, and responsible boating practices that promote conservation and appreciation of the Indian River Lagoon ecosystem.

This request is in harmony with the purpose and intent of the City of Cocoa Beach Land Development Code (LDC) regulations for the following reasons:

1. Consistency with Local Character and Comprehensive Plan
Cocoa Beach Eco Tours supports the City's long-standing identity as a coastal, water-oriented community. Eco-tourism and marine-based recreational activities are consistent with the character of the area and align with the City's Comprehensive Plan objectives encouraging sustainable tourism and water-dependent uses.
2. Minimal Impact on Surrounding Properties
Operations are low-intensity and by appointment only. There is no large-scale retail component, no on-site manufacturing, and no significant customer congregation at the business address. Tours depart directly by boat, and the use does not generate excessive traffic, noise, lighting, or other impacts beyond what is typical for permitted marine activities in the area.
3. Protection of Public Interest
Granting this Special Exemption will not adversely affect the public health, safety, or welfare. All vessels are properly registered, insured, and operated in compliance with U.S. Coast Guard regulations and applicable state and local laws. Safety procedures are strictly followed, and operations are conducted in an environmentally responsible manner.
4. Economic and Community Benefit
Cocoa Beach Eco Tours contributes to the local economy by supporting tourism, promoting environmental education, and encouraging visitors to experience the natural resources of Cocoa Beach responsibly. The business supports local vendors, restaurants, and other area businesses through increased visitor activity.

The proposed use is water-dependent in nature and compatible with surrounding marine and tourism-related activities. The request represents a reasonable, low-impact use that supports the City's coastal identity while maintaining neighborhood compatibility.

For these reasons, we respectfully request approval of the Special Exemption to allow Cocoa Beach Eco Tours to operate its vessels from the current business address.

Thank you for your time and consideration. We look forward to working with the City to ensure continued compliance and positive contribution to the Cocoa Beach community.

Sincerely,

James Glasner & Scott Hanson
Owners
Cocoa Beach Eco Tours
(321) 652-5903
cocoabeachecotours@gmail.com

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

**DEPARTMENT MAKING
REQUEST/NAME:**

Development Services /

MEETING DATE

March 18, 2026

REQUESTED MOTION/ACTION

About Cocoa Beach ECO Tours

IS THIS ITEM BUDGETED (IF APPLICABLE)?

BACKGROUND:

ABOUT COCOA BEACH ECO TOURS

Our tours are designed for guests who want more than just a boat ride. Whether you're watching dolphins play alongside the boat, spotting gentle manatees in their natural habitat, exploring glowing bioluminescent waters, or witnessing a rocket launch light up the night sky, every trip with Cocoa Beach Eco Tours is meant to be engaging, educational, and memorable.

- Currently operate one Trident 45' Pontoon boat, which carries 36 passengers
- In the future we plan on running a total of two Trident Boats carrying 49 passengers each
- We will run 4 trips daily
 - 3 2.5 hour day trips
 - 1 1.5 hour sunset trip
- During bioluminescence season, we plan to run one additional tour in the evening past dark, with a return time no later than 10pm.
- Rocket Launch tours will vary in departure times, with a return time no later than 10pm

CONCERNS IN THE CANAL OF LOCATION

- As the tour boat enters and exits the canal we will be using extreme caution for wild life (Dolphin, Manatee, and anything else wild). We will exercise idle speed not to disrupt or scare off any wildlife. Our deckhand will be on the front of the boat watching for Dolphin and Manatee as we enter and exit the canal.
- If COCOA BEACH ECO TOURS comes across any wild life in distress we will call the FWC wildlife hotline to report. We will also assist FWC with anything needed to protect and conserve wildlife in distress.

PROCEDURES AROUND RESIDENTIAL AREAS

As we are aware, this location is adjacent to local neighborhoods including single family homes with yards, docs, boats and other household items. It is our intention to brief passengers to be quiet and respectful while departing and returning to the dock. As an additional courtesy, the crew will turn any sound system or music off at these times as well.

CANAL DESCRIPTION AND USAGE

- 80' wide canal
- When parked at dock, vessel will not stick out further than 16' from the seawall, thereby using less than 25% of the canal, and will not obstruct any other vessels and their usage in canal

OUR MISSION

Our mission is to provide safe, responsible, and unforgettable eco tours while respecting and protecting the local environment. We focus on responsible wildlife viewing and sustainable

tourism practices that help preserve the natural ecosystems of Cocoa Beach and Florida's Space Coast.

WHAT MAKES US DIFFERENT

At Cocoa Beach Eco Tours, we believe the best experiences come from knowledgeable guides, quality vessels, and a passion for sharing the local environment. Our tours are thoughtfully planned to offer guests an enjoyable and informative experience on the water.

-Future plans include adding field trips as an alternative option for local public schools. Because local schools have worked to integrate the Lagoon into their learning programs, we hope to further that education by bringing those students to the ecosystem they are working to protect.

Experienced local guides with in-depth knowledge of the area

Eco-conscious and wildlife-friendly tour practices

Comfortable vessels designed for sightseeing and photography

A variety of tour options including dolphin, manatee, bioluminescence, sunset, and rocket launch tours

EXPLORE THE SPACE COAST BY WATER

The waters surrounding Cocoa Beach are home to one of the most diverse ecosystems in Florida. From the Banana River Lagoon to the Indian River system, our tours offer incredible opportunities to observe dolphins, manatees, fish, birds, and other wildlife throughout the year.

On select dates, guests may also experience one of the Space Coast's most iconic events — a live rocket launch viewed from the water. These moments combine natural beauty with modern space exploration, creating a truly unique experience.

PERFECT FOR FAMILIES, GROUPS, AND VISITORS

Cocoa Beach Eco Tours welcomes families, couples, groups, and visitors of all ages. Whether you're visiting Cocoa Beach for the first time or have lived here for years, our tours provide an exciting way to explore the area and connect with nature.

JOIN US ON THE WATER

If you're looking for an authentic way to experience Cocoa Beach, connect with wildlife, and enjoy Florida's Space Coast from the water, we invite you to join us. Cocoa Beach Eco Tours is proud to offer eco tours that are fun, educational, and unforgettable.