

**From:** [Cynthia Lynn Keller](#)  
**To:** [Champion, Kristen](#)  
**Cc:** [Gwyn O'Kane](#)  
**Subject:** O'Kane Variance Application 24V00005  
**Date:** Sunday, March 3, 2024 11:23:59 PM

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**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

This letter is in support of Variance Application 24V00005 by our neighbors, Gwyn and Anne O'Kane of 1732 Bay Shore Drive in Cocoa Beach, to change their boat dock and lift. They are specifically requesting a minimum variance for both side setbacks and projection limitations into the waterway. We have reviewed the application as well as their current situation and proposed changes. Our property has a direct line-of-sight down the East Fork of the Grand Canal to the O'Kane's dock and house, as well as partial views of their two adjacent neighbors' properties. We do not believe their proposed solution would negatively impact our water access or view. We have not talked with the O'Kane's adjacent neighbors, so we do not know if they have any concerns, but, in our opinion, the proposal emphasizes fair and equitable waterway access for all three properties.

Briefly, the O'Kanes are unfortunately no longer able to use their boat lift to launch their boat following recent water-access construction by their adjacent neighbors. We believe their application meets the definition of "undue hardship" because they are not able to practically launch their boat due to their pie-shaped lot with a limited waterfront property line of 38 feet. In addition to the physical impracticality, they do not want to interfere with their neighbors' structures. Of note, their boat lift was permitted and installed over two decades ago.

The O'Kanes propose to build a 4-piling lift that will be rotated 90 degrees from the current installation, which would have the bow of their boat at the seawall and the stern facing down the canal toward our house. This would allow easy launching of their boat to enable safe navigation into the Grand Canal. Critically, this new orientation would maintain adequate clearance for their neighbors' boats, and all three properties would then have similar waterway access. In our minds, the O'Kanes have gone above and beyond in their efforts to satisfy and balance their needs with the needs of their neighbors. They even hired the same surveyor that was used by their neighbors, and they hired the same contractor that was used by the neighbor to the west to ensure full compatibility. The survey they obtained shows their boat will fit within the projections of their property lines without encroaching on their neighbors' water access.

In summary, we believe that the O'Kanes have done their due diligence to ensure they will be able to launch their boat easily and safely, while at the same time avoiding any conflicts with the neighbors' structures. We therefore fully endorse the O'Kane's proposed solution since it maintains fairness for everyone's use of this section of the canal while allowing them to again use their boat, and it will not affect our water access. We ask for your approval of their application. Thank you so much for your time and consideration.

Scott and Lynn Keller  
7 West Point Drive  
Cocoa Beach, FL 32931

Judith Greene

8 West Point Drive  
Cocoa Beach, FL 32931

March 4, 2024

To Whom It May Concern:

I am writing to express my support for variance notice 24V00005.

Having observed the developments from the rear of my property, overlooking the East Fork towards the O'Kane property, I have gained an understanding of the challenges posed by the proximity of construction projects and boat lifts, particularly with just three neighbors sharing this space.

After carefully reviewing the information and drawings regarding the variance request for the O'Kane property, I am convinced that approving this variance is the most sensible course of action for the Board.

Thank you for considering my input.

Best regards,

Judith Greene

**From:** [TULSKIE, BARBARA](#)  
**To:** [Champion, Kristen](#)  
**Cc:** [Gwyn O'Kane](#)  
**Subject:** Variance Application 24V00005  
**Date:** Friday, March 8, 2024 1:51:47 PM

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**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello

I felt compelled to write to you about the variance for the O'Kane family. I can't attend the meeting since my husband is getting a knee replacement that day, so this is the next best thing.

We bought in the Snug Harbor neighborhood for the access to the water ways and beaches. It is a lovely neighborhood with lots of great neighbors. The O'Kane's are one of our great neighbors. I do a lot of kayaking so I knew the previous condition of their "cove or nook" in our canal. Theirs was the only boat there and even with it being the only boat it was tight for them. With the addition of 2 more docks, it is not possible for them to enjoy the aspect of our neighborhood that might even be the reason they bought here.

I am in agreement that they need to rotate their dock 90 degrees, which will enable them to use their boat without any interference from the neighboring properties. Please approve the variance. If you don't approve the variance, you basically eliminated their ability to use their boat. The O'Kane's dock was the first one in that part of the canal. Since the other 2 docks were approved on either side, they restricted the O'Kane's use of their dock. Even with the approval, they have to spend a lot of money to rotate their dock. I see no reason this should be turned down.

Thanks  
Barb Cassidento

## Lilo Rowan

1800 Bayshore Drive  
Cocoa Beach FL 32931  
United States  
(973) 452-3265 (Mobile)  
(321) 613-2632 (Home)

Re: Variance Application 24V00005  
Gwyn and Annie O'Kane, 1732 Bay Shore Drive, Cocoa Beach, FL. 32931

Dear Ms. Champion,

I am writing this letter to encourage the Board of Adjustment to grant approval for this variance.

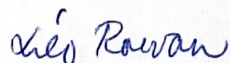
I have resided at 1800 Bay Shore Drive for over 11 years during which time I have been fortunate enough to get to know most of my neighbors. We chat while walking our dogs, invite each other to celebrations - college graduations, weddings, birthdays and other such events. There were also boating excursions that many neighbors participated in. The O'Kane's in particular made a point of always inviting me to join them on their boat with their family whenever they took their boat out.

During the summer of 2023, dredging related to seawall and boat lift construction by their neighbors in the small cul-de-sac where they are located, made it impossible for the O'Kane's to safely launch their boat from their boat lift which was built over 20 years ago with proper permitting and regulations then in effect. The O'Kane's are exceptionally concerned about safety and not damaging any neighbor's property or seawall. They have not been able to launch their boat since last summer.

Everyone residing on the canals in Snug Harbor should be able to safely launch their vessels and enjoy the waterways. The O'Kane's were able to launch their boat for many years prior to last summer and should be able to do so in the future.

**I strongly support approval of this variance for the O'Kane family.**

Sincerely yours,



Lilo Rowan

Ilona Parker

5 West Point Drive

Cocoa Beach, FL, 32931

321-783-7935

March 5<sup>th</sup>, 2024.

**Subject: Support letter of Variance Application # 24V00005 O'Kane**

Dear Mrs. Champion,

This letter is in support of Variance Application 24V00005 by our neighbors, Gwyn, and Anne O'Kane of 1732 Bay Shore Drive in Cocoa Beach, to reconfigure their boat dock and lift.

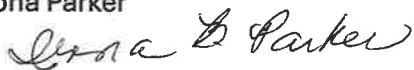
This variance will enable safe navigation for all 3 properties involved in that part of the canal and I do not see any forthcoming issues as it only affects these 3 properties and both neighbors have already been enjoying their new sea walls and dock lifts.

I am endorsing their proposed solution as this will restore harmonious relationship among neighbors and safe navigation as it's compatibility with the collective interest of 2 other properties sharing this section of the canal.

After reviewing the proposed variance drawings, I am confident that the board will have no objection in granting their variance request so that the O'Kane's will once again be able to enjoy/use their boat.

Sincerely,

Ilona Parker

A handwritten signature in cursive script that reads "Ilona B Parker".