



Planning and Development Department

2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940

BOARD OF COUNTY COMMISSIONERS

Inter-Office Memo

TO: Board of Adjustment Members

FROM: Paul Body, Planner III

Thru: Jeffrey Ball, AICP, Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, September 21, 2022

DATE: August 09, 2022

DISTRICT 2

4. (22V00022) TGAC Real Estate, LLC (Sergio Garcia) requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1483(5)(a)(2), to permit a variance of 1.3 ft. from the required 25-ft. front setback for a principal structure, in a BU-2 (Retail, Warehousing, and Wholesale Commercial) zoning classification. This request represents the applicant's request to legitimize an existing commercial building. The applicant states that the building was in this configuration when the parcel was purchased on November 30, 2020. They also state that the building was built in 2000 by a previous owner and was developed with an approved site plan meeting the required setback. This request equates to a 5% deviation to what the code allows. There is no variance to the front setback requirements for a principal structure in the immediate area. If the Board approves this variance, it may want to limit its approval as depicted on the survey provided by the applicant with a signed date of 06/15/2022.