



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, Senior Planner

Thru: Jeffrey Ball, AICP, Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, October 16, 2024

DATE: September 25, 2024

DISTRICT 5

(24V00030) The Teale New Haven, LLC (Bruce Moia) requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1372(7)(c)(3), to permit a variance of 112 sq. ft. from the 400 sq. ft. minimum floor area required for an efficiency in a TU-2 (Transient Tourist Commercial) zoning classification. This request represents the applicant's request to redevelop the existing rooms in an existing vacant hotel to rent to restricted multi-family affordable housing units using provisions of the Laws of Florida, "Live Local Act". The TU-2 zoning classification permits uses in the BU-1-A (Restricted Neighborhood Retail) commercial zoning classification. This allows for multi-family efficiencies to be developed with the minimum floor area requirements of the RU-2-10 (Multi-Family Residential) zoning classification. This request equates to a 28% deviation of what the code allows. There are no variances to the minimum efficiency sq. ft. requirement in the immediate area. There is no code enforcement action pending with the Brevard County Planning and Development Department. If the Board approves the variance, it may want to limit its approval as depicted on the plans provided by the applicant.