



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: Trina Gilliam, Interim Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, February 19, 2025

DATE: January 9, 2025

DISTRICT 1

(24V00050) Primerise, LLC (Jigneshbhai Patel) requests variances of Chapter 62, Article VI, Brevard County Code as follows, 1.) Section 62-3316(a) to allow 624.03 sq. ft. over 1,405.42 sq. ft. maximum allowable cumulative sign surface area; and 2.) Section 62-3316(b)(2) to allow 641.49 sq. ft. over 300 sq. ft. maximum allowable sign surface area for a freestanding sign in an BU-2 (Retail, Warehousing, and Wholesale Commercial) zoning classification. This request represents the applicants' request to permit a 70 sq. ft. wall sign on the east side of a motel, a 75 sq. ft. wall sign on the south side of a motel and a 140 sq. ft. Free standing sign. The parcel was a part of Love's Travel Stops and Country Stores and has an approved variance (19PZ00073) to the sign size requirements. The parcel was subdivided into its current configuration on September 19, 2019, per Official Records Book 8559, Page 456. The applicant states that the previous sign variances approved for the Love's Travel Stops by the previous owner used all the sign variance square footage that was approved. The applicant states, this is the reason he has to apply for variances to the motel's signs. The first request equates to an 44% deviation of what the code allows. The second request equates to an 214% deviation of what the code allows. There are two variances approved to the sign surface area requirement in the immediate area. There is no code enforcement action pending with the Brevard County Planning & Development Department. If the Board approves this variance, it may want to limit its approval to the sign sizes as provided by the applicant.