



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, Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, August 20, 2025

DATE: May 30, 2025

DISTRICT 2

(25V00024) Luz (Nelly) Nogueroles requests a variance of Chapter 62, Article VI, Brevard County Code as follows; Section 62-1334 to allow 125 ft. from the 150 ft. lot width required in an AU (Agricultural Residential) zoning classification. This request represents the applicants request to subdivide the subject property. On May 2, 2025, the original five acres had a zoning change. One acre of the five was rezoned to RR-1 (northeast portion) and the remaining four acres retained its AU zoning. This action was accompanied by a Binding Development Plan recorded on that same date (ORB10325, Pg 2255) which includes restrictive use of the original five-acre site to one residential unit. As the one-acre portion included a single-family home, the applicant agreed to exclude single family development on the AU portion of the site. It also changed the configuration of the site and left 50 ft. of road frontage for the four acres. The request equates to an 83.3% deviation to what the code allows. There are no code enforcement action(s) pending with the Brevard County Planning and Development Department. There have been no variances for lot width in the immediate area. If the Board approves the variance, it may want to limit its approval as depicted on the survey provided by the applicant with a signed date of 06/14/2023.