

ALLEN ENGINEERING, INC.

CIVIL ENGINEERS • SURVEYORS

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March 28th, 2022

Peter Martin
Planning and Development
Brevard County
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, FL 32940

Re: Variance Requests
OBC Ocean
3477 S Atlantic Ave, Cocoa Beach, FL 32931

Dear Mr. Martin:

The owner, OBC Realty, LLC, is proposing to redevelop the site located at the address referenced above into a new 4-unit 4-story condominium. The site currently houses a dilapidated 4-unit building that sits seaward of the Brevard County CCCL setback line. Brevard County Natural Resources was contacted in April of 2021 to determine if redevelopment was feasible and if a Letter of Compliance could be issued. After site investigations were conducted, Brevard County Natural Resources determined that the existing foundation was intact and that redevelopment could occur so long as the proposed building follows the footprint of the existing building in areas seaward of the CCCL setback line.

For successful redevelopment to occur, two variances are needed to bring the site into conformity with the current zoning and adjacent developments. One for a variance of 24.78' from the minimum lot width of 75' and one to reduce the required breezeway for the site by 6.65'.

Contained within this submittal for the variance requests you will find:

- Application for Variance (2 Requests)
- Variance Hardship Worksheet for Request #1
- Variance Hardship Worksheet for Request #2
- Authorization to Act
- Property Deed
- Sunbiz Printout
- Certified Survey
- Property Appraisers Printout
- Relevant Construction Drawing Sheets
- Variance V-1305

- Letter of Compliance
- Site Photos
- Building Height Calculations
- Exhibit that overlays the proposed building footprint on top of the existing building footprint
- Exhibit that highlights existing setbacks and calculates the existing breezeway
- Exhibit that highlights proposed setbacks and calculates the proposed breezeway

The previously approved variance from 1983, Variance V-1305, had three requests in total. One to permit the application of zoning density to a non-conforming lot of record, another to reduce the side setbacks from 10' to 5', and a final request to reduce the breezeway requirements. The first two requests were approved, and the third request was deemed unnecessary. To allow the reduced setbacks to be utilized and to follow the existing building footprint a variance is needed to reduce the breezeway requirement. The proposed building height per the breezeway definition is 44.70', which results in a required breezeway of 19.89'. Per the exhibit submitted showing the proposed breezeway, a breezeway of 13.24' is proposed. Due to this, it is requested that the required breezeway be reduced by 6.65'.

Please review the enclosed submittal package at your earliest convenience. If you have any questions or need any additional information, please don't hesitate to contact either Michael Allen or myself. Our emails are mallen@alleneng.net and dwainwright@alleneng.net.

Regards,

Dalton Wainwright

Dalton J. Wainwright

Enclosures

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