



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, December 18, 2024

DATE: November 25, 2024

DISTRICT 4

3. (24V00046) The Viera Company (Ronak Jasani) requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1511(7)), to permit a variance of 400% from the allowed 25% (100% of the units) of the total number of units in a motel or hotel to contain kitchen facilities in a PUD (Planned Unit Developments) zoning classification. This request represents the applicant's request to develop a hotel with all the units (121 units) containing kitchen facilities. The PUD zoning classification permits uses in the TU-2 (General Tourist Commercial) zoning classification. The current code allows for no more than 25 percent of the total number of units in a motel or hotel to contain kitchen facilities. There are no variances to the total number of units in a hotel to contain more than the 25% kitchen facilities 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.