



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, June 19, 2024

DATE: May 29, 2024

DISTRICT 1

3. (24V00021) MJ Coop, LLC requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1401(4), to permit a variance of 25 ft. from the 125 ft. lot width required in RRMH-1 (Rural Residential Mobile Home) zoning classification. This request represents the applicant's request to legitimize an existing parcel. The parcel is currently zoned GU (General Use). The applicant states the parcel was subdivided into its current configuration on 04/01/1969 by a previous owner. The applicant also states, when the parcel was subdivided it did not meet the 150 feet lot width requirement for GU zoning. The rezoning request for this parcel and the abutting parcel (variance request 24V00020) will be heard by the Planning Zoning Board on July 22, 2024. This request equates to a 20% deviation of what the code allows. There is one variance to the lot width 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 survey provided by the applicant with a field date of 2/15/2024.