



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, April 16, 2025
DATE: March 5, 2025

DISTRICT 6

(25V00006) Alfonso Liberatore and Diane M. Carlucci (Troy Douglas) request a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1405(6)(a) to allow 0.9 ft. from the required 20 ft. front setback for the principal structure in a TRC-1 (Single-Family Mobile Home Cooperative) zoning classification. This request represents the applicants desire to legitimize a new mobile home and the of a carport and a utility room attachments via a building permit (24BC12169). The applicants state that after the building permit was issued for the carport and utility room an as-built survey was prepared to final the permit. At this stage the applicants realized the mobile home attachments were built into the required setbacks. All of Barefoot Bay has a blanket variance (V-472) to the front and rear setbacks. This variance (V-472) permits a front setback of 10 ft. for the home and attachments. The new mobile home and attachments does not meet the approved front variance (V-472) and requires a new variance to legitimize the improvements. This request equates to a 0.05% of the required code. There is no code enforcement action pending with the Brevard County Planning and Development Department. If the Board wishes to approve this variance, it may wish to limit its approval to the location depicted on the survey provided by the applicant dated 11/01/2024.