



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, Planner III

THRU: Jeffrey Ball, AICP, Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, August 17, 2022

DATE: July 06, 2022

DISTRICT 4

1. **(22V00012) Indian River Colony Club, Inc.** (Michael Allen) requests variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1945(d), to permit a variance of 10 ft. from the required 25-ft. setback from the eastern property line; 2.) Section 62-1945(d), to permit a variance of 15 ft. from the required 25-ft. setback from the southern property line, in a PUD (Planned Unit Development) zoning classification. This request represents the applicant's request to modify the amenity-center for the expansion of tennis courts and pickle ball courts. The applicant states the land allocated for the amenities is constrained by the original plat and site plan design and has little area to meet the expansion for the proposed amenities. The first request equates to a 40% deviation to what the code allows. The second request equates to a 60% deviation to what the code allows. There are no variances to the accessory setback requirements in the immediate area. If the Board approves this variance, it may want to limit its approval as depicted on the site plan provided by the applicant dated 01-20-22.