



## 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, April 19, 2023

DATE: April 05, 2023

### DISTRICT 4

**2. (22V00052) IR Tiki 2, LLC** (Steve Monroe) requests variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-2105(b), to permit a variance of 11.8 ft. from the required 32.91 ft. (30%) breezeway corridor on riverfront property; 2.) Section 62-1485(5)(a)(4)(a), to permit a variance of 6.59 ft. from the required 15-ft. side (south) setback for a structure, in a BU-1 (General Retail Commercial) zoning classification. This request represents the applicant's request to legitimize the existing structures for site plan application requirement. The applicant states that the parcel was developed when it was purchased on 5/14/20 and only the tiki hut has been added to the existing structures on the parcel. The first request equates to an 36% deviation of what the code allows. The second request equates to an 44% deviation of what the code allows. There are no variances approved to breezeway requirements in the immediate area. There are two variances approved to side setback requirements in the immediate area. There is a code enforcement violation (22CE-01360) for newly opened business (Marker 99) has construction and renovations without permits and not done by licensed contractors. If the Board approves this variance, it may want to limit its approval as depicted on the survey and provided by the applicant with a revision date of 2/02/2023.