

Board of Adjustment Agenda

Wednesday, June 21, 2023, at 1:30 p.m.

Brevard County Government Center
2725 Judge Fran Jamieson Way, Building C, First Floor,
Viera, Florida

Approval of May 17, 2023 Minutes

1. **(23V00005) Eric M. Raven** requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-2123(a), to permit a variance of 3 feet from the required 5-ft. rear setback for a swimming pool, in an RU-1-9 (Single-Family Residential) zoning classification. The property is 0.30 acres, located on the east corner of Carmen St. and Angeles Rd. (96 Carmen St., Melbourne Beach) (Tax Account 2955931) (District 3)

BOA ACTION: McCann/Thomas – Approved as depicted on the survey provided by the applicant. The vote was unanimous.

2. **(23V00014) Broderick E. Bolton** requests variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1932(a)(6), to permit a variance of 1.75 ft. from the required 10-ft. side (south) setback for a guesthouse; 2.) Section 62-1340(5)(b), to permit a variance of 0.66 ft. from the required 7.5-ft. side (south) setback for an accessory structure; 3.) Section 62-1340(5)(b), to permit a variance of 0.15 ft. from the required 5-ft. separation distance for an accessory structure, in an RU-1-11 (Single-Family Residential) zoning classification. The property is 1.14 acres, located on the west side of Newfound Harbor Dr., approx. 140 ft. north of Harbor Pines Dr. (915 Newfound Harbor Dr., Merritt Island) (Tax Account 2514500) (District 2)

BOA ACTION: Thomas/McCann – Tabled to the 08/16/23 meeting. The vote was unanimous.

3. **(23V00016) Vivian Wasef** (Kim Rezanka) requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1406(6)(a), to permit a variance of 0.82-acre from the required 5-acre minimum parcel size in an RVP (Recreational Vehicle Park) zoning classification, currently zoned TR-3 (Mobile Home Park). The property is 4.18 acres, located on the east side of Imperial St., approx. 227 ft. south of Fortenberry Rd. (250 Imperial St., Merritt Island) (Tax Account 2426831) (District 2)

BOA ACTION: Thomas/McCann – Tabled to the 07/19/23 meeting. The vote was unanimous.

4. **(23V00017) Marilyn L. and Ronald W. Wetmore, Trustees**, request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1334(5)(a), to permit a variance of 3.7 ft. from the required 15-ft. side (north) setback for an accessory structure, in an AU (Agricultural Residential) zoning classification. The property is 2.32 acres, located on the northwest corner of N. Tropical Trail and Church Rd. (5565 N. Tropical Trail, Merritt Island) Tax Account 2317058) (District 2)

BOA ACTION: McCann/Thomas – Approved as depicted on the survey provided by the applicant. The vote was unanimous.

5. **(23V00018) Frontier Osceola, LLC** (Angela Kopnicky) requests variances of Chapter 62, Article IX, Brevard County Code, as follows: 1.) Section 62-3316(c)(2), to permit a variance of 22 sq. ft. over the 20 sq. ft. permitted for a wall sign (Unit 109, 11,913 sq. ft.); 2.) Section 62-3316(c)(2), to permit a variance of 110.19 sq. ft. over the 209 sq. ft. permitted for total sign surface sq. ft. for a structure (entire 1.55 acres), in a BU-2 (Retail, Warehousing, and Wholesale Commercial) zoning classification. The property is 11,913 sq. ft. = Variance No. 1; and 1.55 acres = Variance No. 2, located on the northeast corner of S.R. 520 and N. Sykes Creek Pkwy. (800 E. Merritt Island Cswy., Merritt Island) (Tax Account 2427799) (District 2)

BOA ACTION: Thomas/McCann – Tabled to the 07/19/23 meeting. The vote was unanimous.

6. **(23V00020) JPJR Holdings, LLC** (Shannon Parker) request variances of Chapter 62, Article IX, Brevard County Code, as follows: 1.) Section 62-3316(b)(4), to permit a variance of 8.3 ft. from the required 15-ft. front setback for a freestanding sign; 2.) Section 62-3316(b)(4), to permit a variance of 4 ft. from the from the 8 ft. clearance height for a sign located closer than 25 ft. to the intersection of a driveway, in an IU (Light Industrial) zoning classification. The property is 0.88 acres, located on the west side of Industry Dr., approx. 750 ft. south of Business Center Blvd. (5060 Industry Dr., Melbourne) (Tax Account 2609922) (District 4)

BOA ACTION: Thomas/McCann – Approved as depicted on the plans submitted by the applicant. The vote was unanimous.

Pursuant to the Florida Rules of Appellate Procedure, any person or persons jointly or severally aggrieved by any decision of the Board of Adjustment may, within thirty (30) days after the date the order is signed, apply to a court of competent jurisdiction for appropriate relief. Speakers must provide their names and addresses for the public record.