



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, Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, January 14, 2026

DATE: December 29, 2025

DISTRICT 2

(25V00089) Stephan Properties of Florida Inc. (David McMullen) requests two variances of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1483(4) to allow 15 ft. from the required 75 ft. lot width; and 2.) Section 62-1483(5)(a)(4)(f) to allow 24.5 ft. from the required 25 ft. side street setback in a BU-2 (Retail, Warehousing and Wholesale Commercial) zoning classification. This request represents the applicant's request to legitimize the required minimum lot width and legitimize the side street setback for an existing commercial building. The applicant states that the building was built in 1929 and has been in this configuration when the property was purchased on 08/02/2019. The applicant also states the parcel was in this configuration when the property was purchased on 08/02/2019. The parcel also has an approved variance to the 25 feet front setback requirement. The first request equates to an 20% deviation of what the code allows. The second request equates to an 98% deviation of what the code allows. There is one variance approved to the side street setback requirements for a principal structure in the immediate area. There are no variances approved to the lot width requirement in the immediate area. There is no code enforcement action pending with the Brevard County Planning & Development Department. If the Board approves this variance, it may want to limit its approval as depicted on the survey with a revision date of 11/12/25