



## 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 5

**(25V00088) Israel and Jenniffer A. Alicea** request a variance of Chapter 62, Article VI, Brevard County Code as follows; Section 62-1341(5)(b) to allow 1.81 ft. from the required 7.5 ft. side (south) setback for an accessory structure in an RU-1-9 (Single-Family Residential) zoning classification. This request represents the applicants' request to legitimize an existing 148 sq. ft. accessory structure (shed). The applicant states that the existing accessory structure was built by a previous owner. The applicants also state the accessory structure has been in this location 20 years before they purchased the property on August 15, 2019. This request equates to an 24% deviation of what the code allows. There is no variance approved to accessory structure setback requirements 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 10/21/25.