

RESOLUTION 26V00034-R

**A RESOLUTION RESCINDING A PRIOR ACTION OF
THE BREVARD COUNTY BOARD OF ADJUSTMENT.**

WHEREAS, the Brevard County Board of Adjustment met in session on the 17th day of June 2026; and

WHEREAS, Michael A. and Heather M. Shannon applied to the Brevard County Board of Adjustment for two variances on property described as Lot 12, The Ranch Unit 4, according to the plat thereof as recorded in Plat Book 24, Page 51, of the Public Records of Brevard County, Florida, Section 15, Township 24, Range 35 (2.17 acres) located at the end of S. Pacer Ln. cul-de-sac (2427 S. Pacer Ln., Cocoa), approximately 1,240 ft. southwest of Ranchwood Dr.; and

WHEREAS, the Board, heard the following variance requests on the subject property, under Chapter 62, Article VI, Brevard County Code as follows: 1) Section 62-2100.5(1)(d) to allow 712 sq. ft. over the maximum 1,094 sq. ft. allotted (50% of living area of existing house) for a detached accessory structure; and 2) Section 62-2100.5(1)(b) to allow the total floor area of all existing detached accessory structures to exceed the floor area (2,684 sq. ft.) of the principal structure by 215 sq. ft. in an RR-1 (Rural Residential) zoning classification; and

WHEREAS, the Board heard all testimony and facts presented in this matter, and having considered the criteria established by Section 62-253 of Chapter 62, Article II of the Brevard County Code did find that the facts as set forth were not sufficient to meet the criteria of Section 62-253, Chapter 62, Article II, Brevard County Code, and the above-described variances were DENIED in Resolution 26V00034.

NOW THEREFORE, BE IT RESOLVED, that due to certain procedural errors by the Board during the hearing of the aforementioned application, Resolution 26V00034 is hereby **RESCINDED**.

DONE, ORDERED AND ADOPTED, in Regular Session, the 19th day of August, 2026.

Attest:

BOARD OF ADJUSTMENT OF
BREVARD COUNTY, FLORIDA

Date: _____

Date: _____

By: _____

Billy Prasad, Director
Planning and Development Department

By: _____

Sonya Mallard, Chair