

VARIANCE REQUEST REPORT

FOR

**119 Suny Lane
Sunny Travels, LLC**

BREVARD COUNTY, FLORIDA

MARCH 2026

PREPARED BY:



CIVIL ■ STRUCTURAL ■ SURVEYING ■ ENVIRONMENTAL

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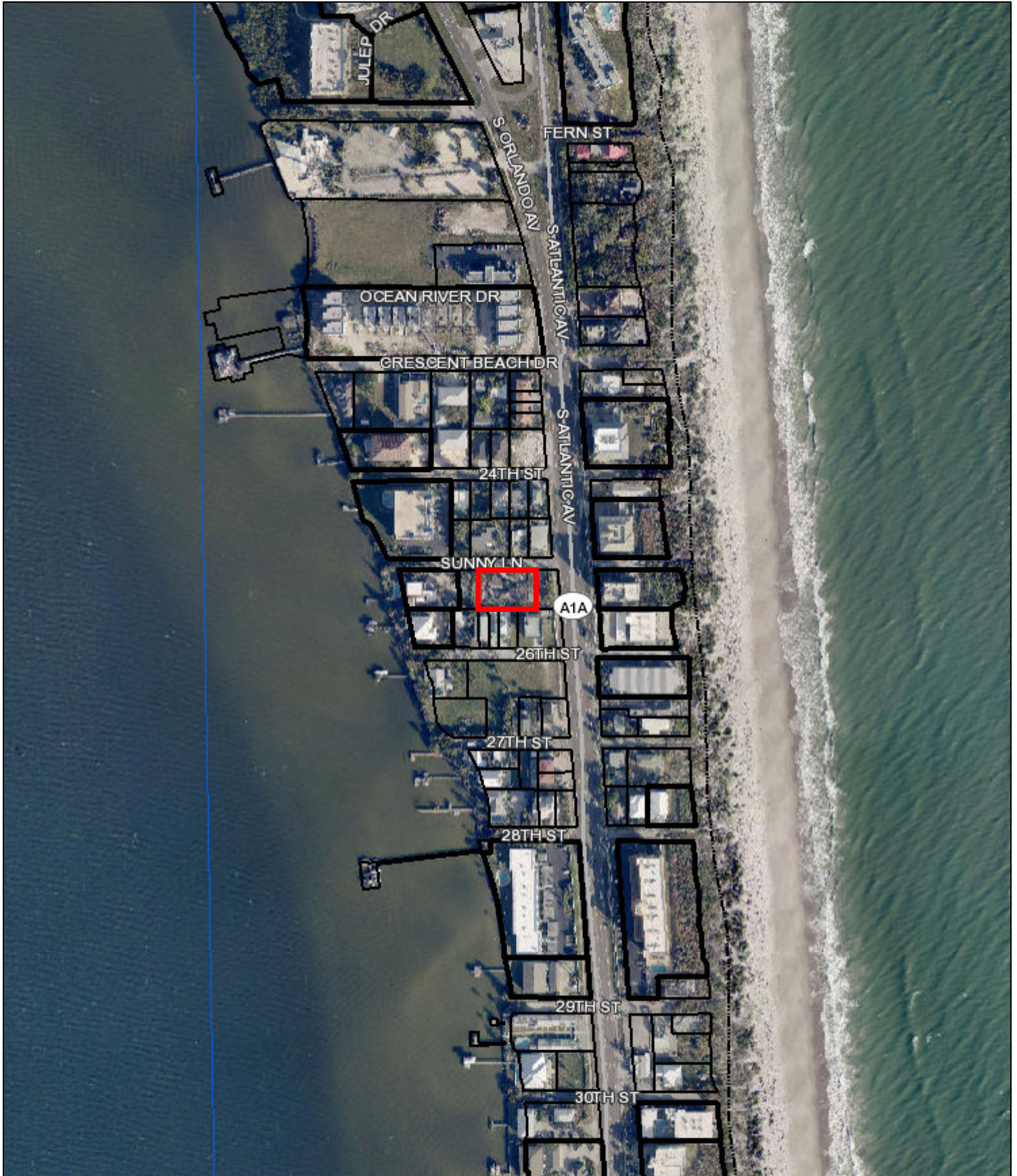
ENGINEERS PROJECT #: 26-1008

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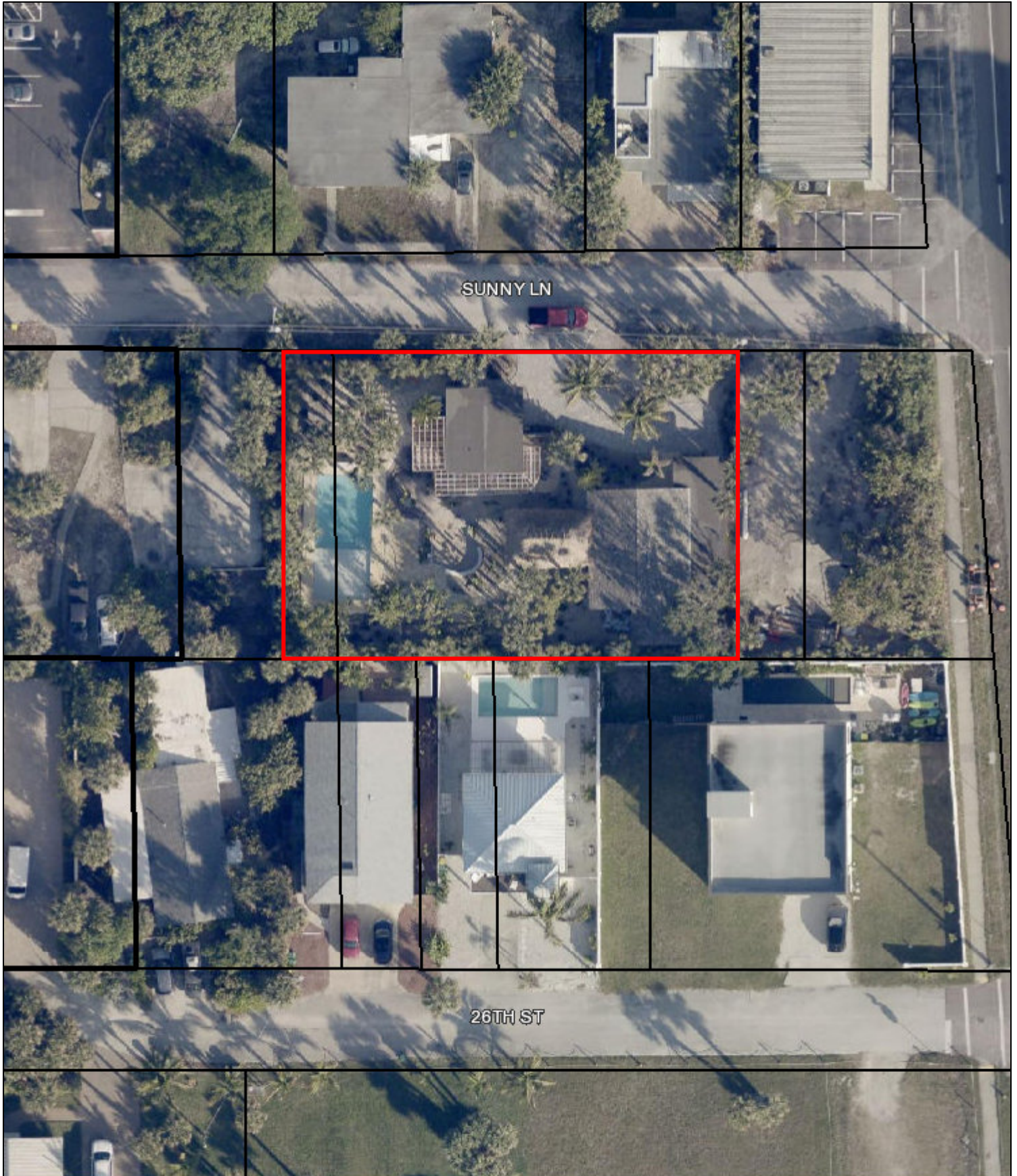
VICINITY MAP



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2.0

LOCATION MAP



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3.0

INTRODUCTION & BACKGROUND

4.0 INTRODUCTION & BACKGROUND

Project Location

The project site is approximately 0.33 acres and is located in the unincorporated area of Cocoa Beach, just north of Patrick Air Force Base and just west of SR A1A, on the south side of Sunny Lane.

Project Overview

The site contains a single family residence, which was constructed in 1953. The property was purchased by the applicant approximately two (2) years ago. Upon purchase, the applicant has spent a lot of time and money cleaning the property up. As you can see from the Before Photos in Section 4.0 of this report, the property was in disrepair and was not maintained. Windows were boarded up with plywood, the vegetation was overgrown, miscellaneous trash littered the property, and the pool was swamp green.

Currently, the property has been transformed to a beautiful residential short term rental property with paver driveways, new roofs, upgraded landscaping, a tiki hut, paver and stone pathways, and a beautiful re-built resort style pool. Refer the After Photos in Section 5.0 of this report.

It is the desire of the applicant to add an additional bedroom to the residence. It was discovered that the original 1953 structure does not meet the current rear setback. Therefore, in order to construct the additional bedroom that would be accessible based on the current floor plan, is to build it at the SW corner of the existing building, which would be in the rear setback. It is proposed to encroach no closer to the rear property line than the existing 1953 structure currently does.

When the original request was submitted to county staff, it was discovered that the existing tiki hut did not meet the required 5' building separation between structures. The tiki hut is the only structure constructed after the applicant took ownership of the property. The tiki hut was built a licensed member of the Seminole tribe and was not required to obtain building permit. See supporting documents in Section 6.0 of this report. Therefore, the request for the structure separation distance has been added to the variance request application.

It is the hope of the applicant that the Board of Adjustments approve the requested variance as the property is now even more in harmony with the neighborhood based on the major improvements made to what was a run-down, unmaintained property.

Thank you

4.0

BEFORE PHOTOS







5.0

AFTER PHOTOS















6.0

EXEMPTION LETTER

Big Kahuna Tiki Huts, Inc.

601 Monroe Ave
Cape Canaveral FL 32920
P: 877-249-4038
F: 877-797-7772



WORK FOR

Marc-Andre LaLonde
119 Sunny Lane,
Cocoa Beach, FL 32931

Description

Custom built authentic 15 foot x 25 foot pole to pole with a one foot overhang chickee hut. The main posts going into the ground will be 8" to 10" in diameter and will be sleeved. We use hand selected Florida native cypress poles. The thatched roof will be made from fresh cut Florida palm fronds individually attached to the purlins.

Our chickee hut construction has been passed down over years of tried and true design by members of the Seminole Indian Tribe.

Seminole Indian Tribe Member# M1459
Big Kahuna Tiki Huts, Inc.

SEMINOLE TRIBE OF FLORIDA
ENROLLMENT NUMBER
M1459



Trishanna Mary Storm
3001 NW 63 Ave
Hollywood, FL 33024

12 17 1978

11 07 2007

Female



Trishanna Storm

7.0

LETTERS OF SUPPORT

Letter of Support for Variance Application

To Whom It May Concern,

We, Victor Badinetti & Sonia Mastropietro, residing at 136 26th St, Cocoa Beach, FL 32931, are neighboring property owners to Marc and Chelsi Lalonde at 119 Sunny Lane, Cocoa Beach, FL 32931.

We are writing to express our support for the variance they are applying for in order to make an addition to their home. We are aware of the proposed plans and do not have any objections to the requested variance.

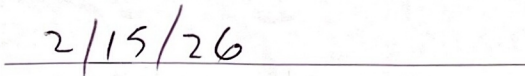
We believe the addition will be consistent with the character of the neighborhood and will not negatively impact surrounding properties. We support their request and respectfully ask that the variance be given favorable consideration.

Sincerely,

Victor Badinetti & Sonia Mastropietro

A handwritten signature in dark ink, appearing to read "V. Badinetti & S. Mastropietro", written over a horizontal line.

Signature

A handwritten date "2/15/26" in dark ink, written over a horizontal line.

Date

Letter of Support for Variance Application

To Whom It May Concern,

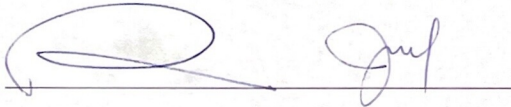
We, Paul & Jacquie Averill, residing at 110 26th St, Cocoa Beach, FL 32931, are neighboring property owners to Marc and Chelsi Lalonde at 119 Sunny Lane, Cocoa Beach, FL 32931.

We are writing to express our support for the variance they are applying for in order to make an addition to their home. We are aware of the proposed plans and do not have any objections to the requested variance.

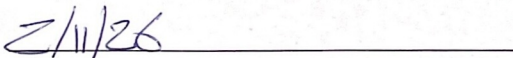
We believe the addition will be consistent with the character of the neighborhood and will not negatively impact surrounding properties. We support their request and respectfully ask that the variance be given favorable consideration.

Sincerely,

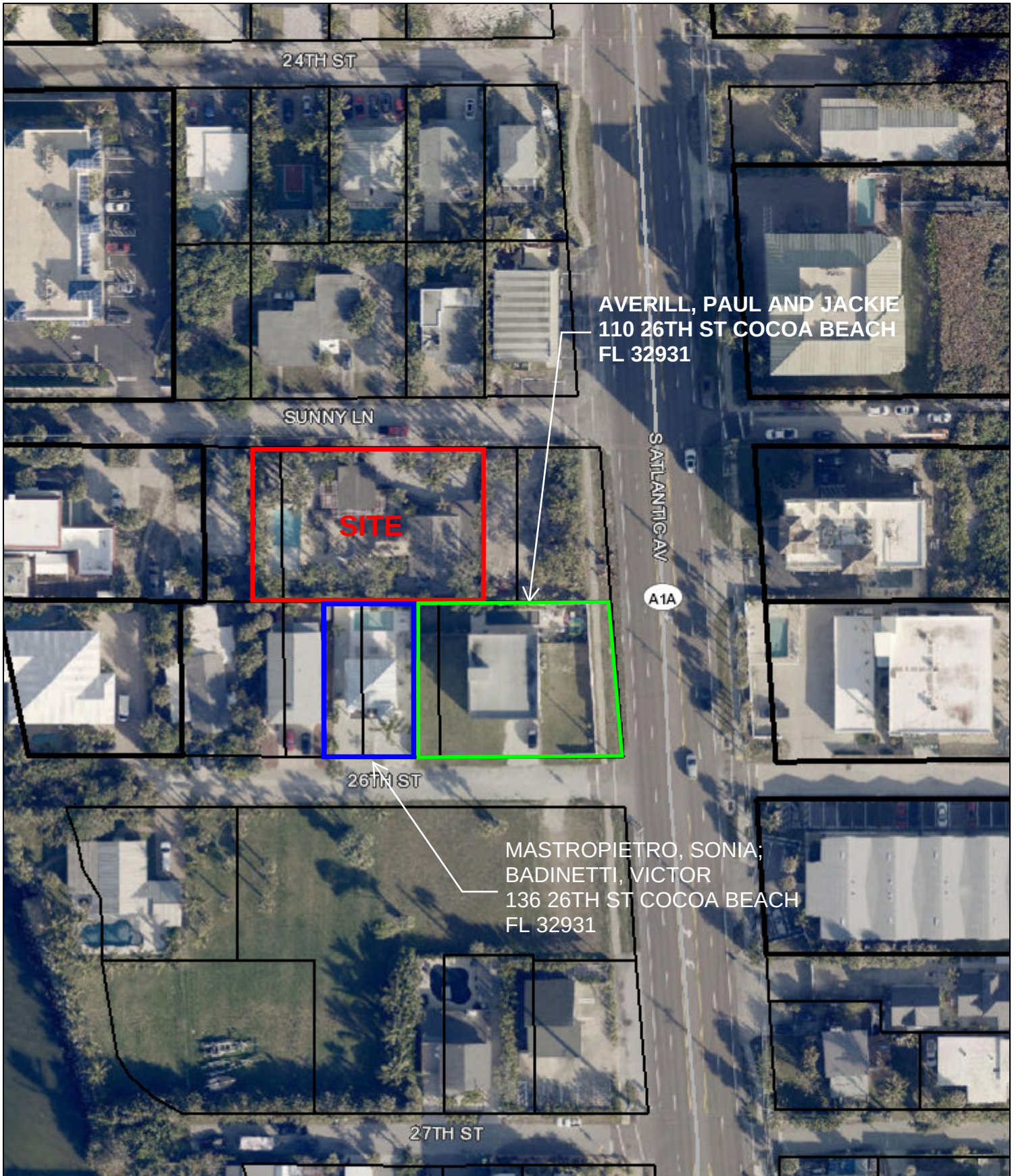
Paul & Jacquie Averill

A handwritten signature in blue ink, appearing to read "Paul & Jacquie", written over a horizontal line.

Signature

A handwritten date "2/11/26" in blue ink, written over a horizontal line.

Date



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