



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, November 19, 2025

DATE: September 18, 2025

DISTRICT 2

(25V00062) Daniel C. and Darcie Starr request a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-2118(d)(4) to allow a dock to be located 20 in. above the seawall in an RU-1-11 (Single-Family Residential) zoning classification. This request represents the applicants' request to legitimize a new boat dock for approval of the boat dock building permit 25BC13015. The applicant states the previous dock was damaged by a hurricane and assumed he could rebuild the boat dock using the approximate footprint of the previous boat dock. The applicant also states the existing seawall is low and to keep the dock joists out of the water he raised the boat dock height 20 inches above the existing seawall. There are no variances approved to boat dock height requirement in the immediate area. There is a code enforcement action (24CT-00319) pending with the Brevard County Planning & Development Department. If the Board approves the variance, it may want to limit its approval as depicted on the survey provided by the applicant with a date of 5/07/2025.