

Brevard County Board of County Commissioners

*Brevard County Government Center
2725 Judge Fran Jamieson Way, Building C, Commission Room, Viera, Florida*



Minutes

Wednesday, November 19, 2025

1:30 PM

Commission Room

Call To Order: 1:30 p.m.

**Approval of Minutes:
October 15, 2025**

H. Public Hearings

H.1. Daniel C. and Darcie Starr request a variance of Chapter 62, Article VI, Brevard County Code, for a dock in an RU-1-11 zoning classification. (25V00062) (Tax Account 2418477) (District 2) TABLED FROM THE 10-15-2025 BOA MEETING

Attachments: [Staff Comments](#)
[Hardship Worksheet](#)
[Survey](#)
[Applicant Letter and Photo](#)
[GIS Maps](#)

H.2. Park N Cruise II, LLC (Michelle Monslave) requests three variances of Chapter 62, Article IX, Brevard County Code, for a proposed and existing sign in an IU zoning classification. (25V00030) (Tax Account 2428311) (District 2) TABLED FROM THE 10-15-2025 BOA MEETING

Attachments: [Staff Comments](#)
[Hardship Worksheet](#)
[Boundary Survey](#)
[Site Plan](#)
[Plan View](#)
[MIRA Comments](#)
[GIS Maps](#)

H.3. Thomas Dahn requests a variance of Chapter 62, Article VI, Brevard County Code, for an accessory structure for a proposed AU zoning classification, the parcel is currently zoned RR-1 zoning classification. (25V00047) (Tax Account 2101970) (District 1) TABLED FROM THE 10-15-2025 BOA MEETING

Attachments: [Staff Comments](#)
[Hardship Worksheet](#)
[Survey](#)
[Applicant Photos](#)
[Public Comment](#)
[GIS Maps](#)

H.4. Michael Patrick Lemonie and Kristy Nicole Quaranto request a variance of Chapter 62, Article VI, Brevard County Code, for the fence height in an EU-2 zoning classification. (25V00051) (Tax Account 3021729) (District 2)

Attachments: [Staff Comments](#)
[Hardship Worksheet](#)
[Survey](#)
[Applicant Documents](#)
[Letters of Support](#)
[GIS Maps](#)

H.5. Michael Gordon Lewis requests a variance of Chapter 62, Article VI, Brevard County Code, for a primary structure in a TR-1 zoning classification. (25V00058) (Tax Account 2317375) (District 1)

Attachments: [Staff Comments](#)
[Hardship Worksheet](#)
[Survey](#)
[GIS Maps](#)

H.6. Robert and Levenia G. Nieman request six variances of Chapter 62, Article VI, Brevard County Code, for an accessory structure, the lot width, and the lot size in a GU zoning classification. (25V00060) (Tax Account 2400956) (District 1)

Attachments: [Staff Comment](#)
[Hardship Worksheet](#)
[Survey](#)
[Applicant Letter and Photo](#)
[GIS Maps](#)

H.7. Laughing Clown, LLC (Clayton Bennett) requests two variances of Chapter 62, Article VI, Brevard County Code, for a principal structure and an accessory structure in a proposed BU-1-A zoning classification, the parcel is currently zoned RP zoning classification. (25V00064) (Tax Account 2806925) (District 5)

Attachments: [Staff Comments](#)
[Hardship Worksheet](#)
[Survey](#)
[Applicant Photo](#)
[GIS Maps](#)

H.8. Richard W. and Rita B. Green (John McKesson) request five variances of Chapter 62, Article VI, Brevard County Code, for an existing principal structure, a proposed principal structure, and an accessory structure in an RU-2-10 zoning classification. (25V00065) (Tax Account 2435779) (District 2)

Attachments: [Staff Comments](#)
[Hardship Worksheet](#)
[Survey](#)
[Applicant Photos](#)
[Public Comment](#)
[GIS Maps](#)

H.9. George M. and Linda L. Cannata request a variance of Chapter 62, Article VI, Brevard County Code, for an accessory structure in an SR zoning classification. (25V00066) (Tax Account 2318673) (District 2)

Attachments: [Staff Comments](#)
[Hardship Worksheet](#)
[Survey](#)
[GIS Maps](#)

H.10. John H. McLeod (Stacey Rosborough) requests a variance of Chapter 62, Article VI, Brevard

County Code, for an accessory structure in an SR zoning classification, the parcel is currently zoned GU zoning classification. (25V00067) (Tax Account 2802679) (District 5)

Attachments: [Staff Comments](#)
 [Hardship Worksheet](#)
 [Survey](#)
 [Public Comment](#)
 [GIS Maps](#)

H.11. James A. and Patricia R. Kent request a variance of Chapter 62, Article VI, Brevard County Code, for the lot size for a proposed AU zoning classification, the parcel is currently zoned GU zoning classification. (25V00070) (Tax Account 2314112) (District 1)

Attachments: [Staff Comments](#)
 [Hardship Worksheet](#)
 [Survey](#)
 [GIS Maps](#)

Public Comment

Adjournment

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations or an interpreter to participate in the proceedings, please notify the Planning and Development Department no later than 48 hours prior to the meeting at (321) 633-2069.

Assisted listening system receivers are available for the hearing impaired and can be obtained from SCGTV staff at the meeting. We respectfully request that ALL ELECTRONIC ITEMS and CELL PHONE REMAIN OFF while the Planning and Zoning Board is in session. Thank You.

This meeting will be broadcast live on Space Coast Government Television (SCGTV) on Spectrum Cable Channel 499, Comcast (North Brevard) Cable Channel 51, and Comcast (South Brevard) Cable Channel 13 and AT&T U-verse Channel 99. SCGTV will also replay this meeting during the coming month on its 24-hour video server nights, weekends, and holidays. Check the SCGTV website for daily program updates at <http://www.brevardfl.gov>. The Agenda may be viewed at: <http://www.brevardfl.gov/Board Meetings>