



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, August 20, 2025

DATE: July 28, 2025

DISTRICT 4

(25V00029) Star Rush LLC (Angela Kopnick) requests a variance of Chapter 62, Article IX, Brevard County Code as follows; Section 62-3316(c)(2) to allow 319.65 sq. ft. over the 216.83 sq. ft. maximum wall signage allowance in a PUD (Planned Unit Development) zoning classification. This request represents the applicants' request to permit a 537 sq. ft. wall sign on the north side of a Whole Foods grocery store. The parcel was subdivided and recorded into its current configuration on August 15, 2018, per Plat Book 66, Pages 15 – 16. The applicant states that the store's positioning away from Viera Blvd. limits their ability to attract customers and the current signage limitations do not accommodate the operational needs of a grocery store of this magnitude. The applicant states this is the reason they have to apply for variances to the store's signage. The request equates to an 147% deviation of what the code allows. There are no variances approved to the sign surface area requirement in the immediate area. There is no code enforcement actions pending with the Brevard County Planning & Development Department. If the Board approves this variance, it may want to limit its approval to the sign sizes as provided by the applicant.