



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, December 17, 2025

DATE: November 24, 2025

DISTRICT 1

(25V00083) Jason D. and Keri Lyn Trace (Robert Wade Pate Jr.) request a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1341(5)(b) to allow an accessory structure forward of the principal structure in a RU-1-9 (Single-Family Residential) zoning classification. This request represents the applicants' request to legitimize an existing 948.5 sq. ft. accessory building (garage) to final the building permit (24BC18721). The applicants state that there was an error made when the concrete slab for the garage was laid out. There is one variance approved to accessory structure requirements in the immediate area. There are no variances approved to allow an accessory structure forward of the principal structure in the immediate area. There is no code enforcement action 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 revision date of 9/24/2025.