



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 7, 2025

DISTRICT 1

(25V00036) William S. Simmons requests a variance of Chapter 62, Article VI, Brevard County Code as follows; Section 62-2118(d)(3) to allow 0.5 ft. over the 16 ft. maximum projection for a dock in an RU-1-9 (Single-Family Residential) zoning classification. This request represents the applicants' request to legitimize the boat dock that was constructed further than allotted by their contractor. The applicants state that the dock was built by a licensed contractor, and it exceeds what was approved under building permit 24BC08154. The request equates to a 3% deviation to what the code allows. There are no variances for boat dock projection requirements in the immediate area. There are no code enforcement action(s) pending with the Brevard County Planning and 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 signed date of 04/20/2025