



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, September 17, 2025

DATE: August 19, 2025

DISTRICT 1

(25V00046) Christopher M. Gonzalez and Stephanie Sanford request two variances of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-2100.5(d) to allow 588.5 sq. ft. over the maximum allowed (911.5 sq. ft.) for a proposed accessory structure (garage); and 2.) Section 62-1331(5)b to allow 12.5 ft. from the 15 feet required side (east) setback for an existing accessory structure (carport) in a GU (General Use) zoning classification. This request represents the applicants' request to permit a proposed 1,500 sq. ft. accessory structure (garage) and legitimize an existing 365 sq. ft. carport. The applicants state that they need the proposed accessory structure to store and secure their boats, trailers and vehicles from weather and theft. The applicants also state the existing carport was built by a previous owner and was in this location and configuration when they purchased the property on August 01, 2023. The first request equates to a 65% deviation to what the code allows. The second request equates to an 83% deviation to what the code allows. There are no variances approved to accessory size requirements or accessory setbacks requirements 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 date of 7/24/2025.