



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, November 19, 2025

DATE: October 22, 2025

DISTRICT 2

(25V00066) George M. and Linda L. Cannata request a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1338(5)(b) to allow 10 ft. from the required 25 ft. setback for an accessory structure on a corner lot contiguous to a key lot in an SR (Suburban Residential) zoning classification. This request represents the applicants' request to legitimize an existing accessory structure to final the building permit 25BC11869. The applicants state their contractor poured the concrete slab and built the accessory building closer to the property line than what was approved on the building permit for the accessory structure. This request equates to a 40% deviation to what the code allows. There are no variances approved to accessory setbacks and separation distance 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 9/04/2025.