



BOARD OF COUNTY COMMISSIONERS

Inter-Office Memo

TO: Board of Adjustment Members
FROM: Paul Body, Senior Planner
Thru: Jeffrey Ball, AICP, Planning & Zoning Manager
SUBJECT: Variance Staff Comments for Wednesday, March 20, 2024
DATE: February 27, 2024

DISTRICT 2

5. (24V00005) O’Kane Family Trust (Gwyn and Anne O’Kane) requests variances of Chapter 62, Article VI, Brevard County Code as follows, 1.) Section 62-2118(d)(2), to permit a variance of 7.5 ft. from the required 7.5-ft. side (north) setback for a boat dock and watercraft; 2.) Section 62-2118(d)(2) to permit a variance of 7.5 ft. from the required 7.5-ft. side (south) setback for a boat dock and watercraft; and 3.) Section 62-2118(d)(3), to permit a variance of 8 ft. over the 16-ft. maximum projection required for a boat dock and watercraft in an RU-1-13 (Single-Family Residential) zoning classification. This request represents the applicants’ request to construct new dock. The applicant states that the shape of their lot and the canal limits the space a dock can be built in. The first request equates to an 100% deviation of what the code allows. The second request equates to an 100% deviation of what the code allows. The third request equates to an 50% deviation of what the code allows. There is one variance approved for dock projection requirements and dock setback requirements in the immediate area. There is no code enforcement action pending with the Brevard County Planning & Development Department. If the Board approves these variances, it may want to limit its approval as depicted on the survey and provided by the applicant with a revision date of 01/30/2024.