



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, Interim Planning & Zoning Manager
SUBJECT: Variance Staff Comments for Wednesday, April 16, 2025
DATE: March 24, 2025

DISTRICT 4

(25V00007) Patrick John Campbell and Kelly Martin Campbell request a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1372(5) to allow 6.4 ft. from the required 7.5 ft. side (west) setback for a dock in a RU-2-15 (Medium-Density Multiple-Family Residential) zoning classification. This request represents the applicant's request to legitimize an existing boat dock. The applicants state the dock was built in the 1970's by a previous owner and was in this configuration when they purchased the property on December 17, 2024. This request equates to an 85% deviation to what the code allows. There are two approved variances for boat dock setback requirements in the immediate area. There are no code enforcement actions pending with 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 revision date of 01/28/2025.