



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, December 17, 2025

DATE: November 24, 2025

DISTRICT 1

(25V00071) Linde Services Inc. (Kim Rezanka) requests a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1544(6)(a) to allow 6 ft. from the 40 ft. front setback for structures in an IU-1 (Heavy Industrial) zoning classification. This request represents the applicant's request to expand their existing Industrial Plant. The applicant states the existing Industrial Plant is being expanded and there is no other location with existing site conditions. The applicant also states locating a similar plant of industrial nature to another location is not feasible and the dedication of the right-of-way to the west led to an encroachment within the front setback. This request equates to a 15% deviation to what the code allows. There are no variances approved to front setback 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 site plan provided by the applicant.