



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, May 21, 2025

DATE: April 18, 2025

DISTRICT 2

(25V00012) Sunny & Surf, LLC (Marc-Andre Lalonde) requests variances of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1372(5)(c)(3) to allow 6.1 ft. from the required 10 ft. side (west) setback for principal structure; and 2.) Section 62-1372(5)(a) to allow 9.7 ft. from the required 10-ft. rear (north) setback for an accessory structure in a RU-2-15 (Medium-Density Multiple-Family Residential) zoning classification. This request represents the applicants' request to split off the west Lot 23 from their parcel and legitimize the existing principal structure located on Lot 24 and Lot 25 and legitimize an existing detached accessory structure. The applicants state that the multi-family residence and the accessory structure were built by a previous owner and these structures were in this location when they purchased the property on September 30, 2024. The first request equates to an 61% deviation to what the code allows. The second request equates to an 97% deviation to what the code allows. There are no variance approved to the principal structure side setback requirement or to the accessory structure setback requirements in the immediate area. There are no code enforcement action(s) pending with the 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 signed date of 8/30/2024.