



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 20, 2025

DISTRICT 2

(25V00051) Michael Patrick Lemonie and Kristy Nicole Quaranto request a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-2109(c) to allow 2 ft. over the 4 ft. maximum fence height within the 25 ft. side street setback in an EU-2 (Estate Use Residential) zoning classification. This request represents the applicants' request to build a 6 feet high fence within the side street setback on a corner lot with two frontages. The applicants state they need the extra fence height for privacy and safety for their young child and dog. This request equates to a 33% deviation to what the code allows. There are no variances approved to the fence height requirements 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 8/21/2025.