



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 23, 2025

DISTRICT 1

(25V00070) James A. and Patricia R. Kent request a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1334 to allow 0.28 acres from the required 2.5-acre lot size for a proposed AU (Agricultural Residential), the parcel is currently zoned GU (General Use) zoning classification. This request represents the applicants' request to legitimize an existing parcel to rezoning the parcel to AU (Agricultural Residential) for purposes having agricultural uses on the property. The applicants state that they purchased the parcel on August 15, 2017, in this configuration. The owners have applied to change the zoning classification (25Z00045) from GU to AU. This request equates to an 11% deviation of what the code allows. There is one variance approved to the lot size requirement in the immediate area. There is no code enforcement action pending with the Brevard County Planning & Development Department. If the Board approves this variance, it may want to limit its approval as depicted on the survey and provided by the applicant with a date of 7/21/2017.