



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, October 15, 2025

DATE: September 22, 2025

DISTRICT 1

(25V00054) Andrew P. Lee and Devon K. Kernan request a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-2118(d)(3) to allow 8.6 ft. over the 15.4 ft. maximum projection allowed for a dock in an RU-1-13 (Single-Family Residential) zoning classification. This request represents the applicants' request to permit and build a boat dock. The applicants state that the previous owner of the parcel had a new seawall built in front of the existing seawall and this limits the projection for a new dock. This request equates to an 56% deviation to what the code allows. There is one variance approved to boat dock projection requirements in the immediate area. There are no code enforcement actions 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 Engineered Site plan provided by the applicant with a date of 07/14/2025.