



## 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, January 14, 2026

DATE: December 5, 2025

### DISTRICT 1

**(25V00086) Luke and Lauren Gell** request two variances of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1331(4) to allow 155 ft. from the required 300 ft. lot width; and 2.) Section 62-1331(4) to allow 4 acres from the required 5 acres of lot area in a GU (General Use) zoning classification. This request represents the applicant's request to legitimize the lot size requirements of an existing parcel. The applicant states the property was subdivided into this configuration per Survey Book 2, page 62 in September 1960. When the parcel was subdivided the GU zoning required a minimum lot size of 150 feet of width and depth and one acre in size. The applicant also states when the parcel was subdivided it did not meet the 150 feet lot width requirement for the GU zoning classification. On May 20, 1975, the GU lot size requirements were revised to a minimum 300 feet lot width and depth and 5 acre minimum lot size. The applicant states the parcel was in this size configuration when he purchased the parcel on July 18, 2025. The first request equates to a 52% deviation to what the code allows. The second request equates to an 80% deviation to what the code allows. There is one variance approved to the lot size requirements 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 11/05/2024

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