

**From:** [patrice.roseland@att.net](mailto:patrice.roseland@att.net)  
**To:** [AdministrativeServices](#)  
**Subject:** Variances at 1640 Coquina, hearing 5/20/2026  
**Date:** Tuesday, May 5, 2026 1:47:51 PM

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**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

I live at 1635 Seashell Drive, diagonally across the canal from 1640 Coquina and have observed all the construction that has been done to build the dock.

While I no longer have a boat due to my life situation, when I did have my 24FT pontoon boat, it was difficult to back out due to the dock behind me and diagonally to me.

I can't imagine what it would be like with the dock extending out another 2 ½ feet as I have heard being proposed.

People buy the houses on the canals to put large boats in, and as I would be up stream from this dock, I am very concerned this would hurt my property's value in the future.

Therefore, I object to this variance being granted.

Thanks, Catherine Patrice Roseland

Trustee for the Roseland Family Trust that owns 1635 Seashell Drive, Merritt Island, Fl 32952

Patrice Roseland  
[Patrice.roseland@att.net](mailto:Patrice.roseland@att.net)

**From:** [Dave P](#)  
**To:** [AdministrativeServices](#)  
**Subject:** ID# 26V00025  
**Date:** Tuesday, May 5, 2026 4:56:47 PM

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[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I live directly across the canal from 1640 Coquina Dr in Merritt Island. I will not be in town on 5/20 to attend the hearing for ID# 26V00025. Our canal is not wide enough to give a variance to build past the 14' County code. In the next year or two, I would like to rebuild my dock. If we both built 2' past the 14' code there would be less than 35' between the docks, not enough room to turn a decent size boat around! If the new owner of 1640 Coquina would have his lift bunks redesigned/ lowered, he would have enough water to get his boat on the lift. Easy fix.

I have owned this house for the last 28 years. Now that I'm retiring, and able to have a larger boat, I do not want to lose part of my water access. Any less room between the docks, and it will be impossible to turn around!

Thank you,  
David Pratt  
1645 Seashell Dr  
Merritt Island  
321-454-6082

**From:** [Bill Hazelett](#)  
**To:** [AdministrativeServices](#)  
**Subject:** VH Properties LLC Variances ID# 26V00025  
**Date:** Thursday, May 7, 2026 4:08:55 PM

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**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To whom it may concern

In regards to the VH Properties LLC Variances request. I would like to lodge my protest against granting these variances for the following reasons:

The owner has built a beautiful dock and boat lift. He was cautioned about the normal water level and the lift bunks being too high. While the water level in the canal is higher than normal due to the spring rains, the owner cannot get his boat on the lift. Even with the variances the normal canal level will prohibit him from being able to put his boat on the lift. If he adds 2 ft to the ends of his dock he will impede the neighbors on both sides ability to use their docks.

Thank you for your time

Bill Hazelett

1655 Seashell Dr.

Merritt Island, Fl.

**From:** [leonard wilson](#)  
**To:** [AdministrativeServices](#)  
**Cc:** [Body, Paul](#)  
**Subject:** Re: Regarding ID#26V00025  
**Date:** Tuesday, May 12, 2026 5:55:00 PM

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**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello again,

I just spoke to my neighbor (I guess he received the memo already). He made me aware that the dock is already ("as built") the size that the variance adjustment request is for. If that's the case, and its not getting any bigger, I have no issues with it.

Thank you

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**From:** leonard wilson <qaguy2002@hotmail.com>  
**Sent:** Tuesday, May 12, 2026 3:23 PM  
**To:** AdministrativeServices <administrativeservices@brevardfl.gov>  
**Cc:** Body, Paul <Paul.Body@brevardfl.gov>  
**Subject:** Re: Regarding ID#26V00025

Ok, thank you.

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**From:** AdministrativeServices <administrativeservices@brevardfl.gov>  
**Sent:** Tuesday, May 12, 2026 3:22 PM  
**To:** leonard wilson <qaguy2002@hotmail.com>  
**Cc:** Body, Paul <Paul.Body@brevardfl.gov>  
**Subject:** RE: Regarding ID#26V00025

Good afternoon, Mr. Wilson,

We received your comments and will forward them to the board. They will also be included in the application as public comment.

Thank you,

**Jordan Sagosz**

Operations Support Specialist

Direct: 321-350-8282

Brevard County Planning & Development Department

2725 Judge Fran Jamieson Way

Building A 114

Viera, FL 32940

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**From:** leonard wilson <[qaguy2002@hotmail.com](mailto:qaguy2002@hotmail.com)>  
**Sent:** Tuesday, May 12, 2026 3:01 PM  
**To:** Body, Paul <[Paul.Body@brevardfl.gov](mailto:Paul.Body@brevardfl.gov)>  
**Cc:** AdministrativeServices <[administrativeservices@brevardfl.gov](mailto:administrativeservices@brevardfl.gov)>  
**Subject:** Re: Regarding ID#26V00025

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I just wanted to follow up and make sure my written comments were received? Please let me know if I should send them elsewhere.

Thank you

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**From:** leonard wilson <[qaguy2002@hotmail.com](mailto:qaguy2002@hotmail.com)>  
**Sent:** Monday, May 11, 2026 10:48 AM  
**To:** Body, Paul <[Paul.Body@brevardfl.gov](mailto:Paul.Body@brevardfl.gov)>  
**Cc:** AdministrativeServices <[administrativeservices@brevardfl.gov](mailto:administrativeservices@brevardfl.gov)>  
**Subject:** Re: Regarding ID#26V00025

Good morning, Paul.

I'd like to submit my comments regarding this matter for consideration:

To Whomever it may concern,

I am agreeable to the requested 0.2-foot encroachment into the east setback. I am also generally agreeable to the proposed additional 2.1-foot extension into the canal; however, I would respectfully request that any such extension be limited to the side where their boat will be located, rather than extending further on my side.

My concern is that maneuvering in and out of my dock area is already somewhat difficult under the current conditions. Any additional extension on my side would further restrict access, particularly if I were to own a larger boat in the future. It could also negatively affect the future marketability of my property to prospective purchasers with larger boats. Additionally, increasing the dock extension on my side would create a greater risk of accidental damage to either my boat or their dock during docking and navigation.

For these reasons, I would respectfully support the variance request only if the additional extension into the canal is confined to their side (where the boat would reside) and does not further impede access on mine.

**Sincerely,**

Leonard Wilson  
1650 Coquina Dr

Thank you

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**From:** Body, Paul <[Paul.Body@brevardfl.gov](mailto:Paul.Body@brevardfl.gov)>  
**Sent:** Tuesday, May 5, 2026 9:25 AM  
**To:** [gaguy2002@hotmail.com](mailto:gaguy2002@hotmail.com) <[gaguy2002@hotmail.com](mailto:gaguy2002@hotmail.com)>  
**Cc:** AdministrativeServices <[administrativeservices@brevardfl.gov](mailto:administrativeservices@brevardfl.gov)>  
**Subject:** RE: Regarding ID#26V00025

Leonard, attached is the as-built survey of the dock for variance application 26V00025.

The canal is 70 feet wide. A dock is permitted to project 20% of the width of the waterway as measured off the rear property line of the parcel. 14 feet is the maximum the dock could project into the waterway.

The side setback required for a dock is 7.5 feet from the side property as it extends into the waterway.

There are two variances requested for the dock, 2.1 feet over the 14 feet projection required and 0.2 feet from the east 7.5 feet setback required.

Paul Body, Senior Planner  
Brevard County Planning & Development  
321-350-8261

This office can only provide zoning and comprehensive plan information. You may wish to contact other County agencies to fully

determine the development potential of this property. This letter does not establish a right to develop or redevelop the property and does not constitute a waiver to any other applicable land development regulations. At the time of development, this property will be subject to all such regulations. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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**From:** AdministrativeServices <[administrativeservices@brevardfl.gov](mailto:administrativeservices@brevardfl.gov)>  
**Sent:** Monday, May 4, 2026 4:11 PM  
**To:** Body, Paul <[Paul.Body@brevardfl.gov](mailto:Paul.Body@brevardfl.gov)>  
**Subject:** FW: Regarding ID#26V00025

Good afternoon, Paul,

Would you be able to assist with the inquiry below?

Thank you!

**Jordan Sagosz**

Operations Support Specialist  
Direct: 321-350-8282  
Brevard County Planning & Development Department  
2725 Judge Fran Jamieson Way  
Building A 114  
Viera, FL 32940

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**From:** leonard wilson <[gaguy2002@hotmail.com](mailto:gaguy2002@hotmail.com)>  
**Sent:** Monday, May 4, 2026 3:26 PM  
**To:** AdministrativeServices <[administrativeservices@brevardfl.gov](mailto:administrativeservices@brevardfl.gov)>  
**Subject:** Regarding ID#26V00025

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon,

My neighbor is requesting a variance to their dock and I was wondering if there's a diagram/  
drawing available to indicate the adjustments being requested for review?

Thank you