



## 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, July 16, 2025

DATE: May 30, 2025

### DISTRICT 2

**(25V00025) Peerless Vision Properties, LLC** (Romia Goff) requests 2 variances of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-2109(d) to allow 1 ft. over the 4 ft. maximum height for a boundary fence on a double frontage lot; and 2.) Section 62-1483 to allow 15 ft. from the required 25 ft. setback for a structure on a double frontage lot in a BU-2 (Retail, Warehousing and Wholesale Commercial) zoning classification. This request represents the applicants' request to legitimize the setback of an existing building (built in 1978) and to construct a 5-ft. tall security fence around the property. The first request equates to a 25% deviation to what the code allows. The second request equates to a 60% deviation to what the code allows. There are seven (7) approved variances (V-0083, V-140, V-262, V-580, V-1319, V-2088, and V-2222) to the principal structure setbacks in the immediate area. However, there are no fence height setbacks within the immediate area. There are no code enforcement actions pending with Brevard County Planning and Development Department. If the Board approves this variance, it may want to limit its approval as depicted on the surveys provided by the applicant with revision dates of 09/18/2021 and 05/08/2025.