



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 16, 2025

DISTRICT 2

(25V00050) Jennifer P. Hauer requests a variance of Chapter 62, Article VI, Brevard County Code as follows; Section 62-2118(d)(2) to allow 6.9 ft. from the required south 7.5 ft setback for a dock in an RU-1-11 (Single-Family Residential) zoning classification. This request represents the applicant's request to legitimize an existing boat dock. The applicants state that the dock was built by previous owner and was in this location when she purchased the property on 9/19/2022. The applicant states she had a contractor repair the dock per building permit 23BC14022 and didn't know the dock did not meet the setback requirement. The request equates to a 92% deviation to what the code allows. There are no variances for boat dock setback requirements in the immediate area. There are no code enforcement action(s) pending with the Brevard County Planning and Development Department. If the Board approves the variance, it may want to limit its approval as depicted on the survey provided by the applicant with a signed date of 05/14/2025.