

# **Brevard County Board of County Commissioners**

*Brevard County Government Center  
2725 Judge Fran Jamieson Way, Building C, Commission Room, Viera, Florida*



## **Minutes**

**Wednesday, October 15, 2025**

**1:30 PM**

**Commission Room**

Call To Order: 1:30 p.m.

**Approval of Minutes: September 17, 2025**

**H. Public Hearings**

**H.1.** Park N Cruise II, LLC (Michelle Monslave) requests three variances of Chapter 62, Article IX, Brevard County Code, for a proposed and existing sign in an IU zoning classification. (25V00030) (Tax Account 2428311) (District 2) Tabled from the 10-15-2025 BOA Meeting

**Attachments:** [Staff Comments](#)  
[Hardship Worksheet](#)  
[Boundary Survey](#)  
[Site Plan](#)  
[Plan View](#)  
[MIRA Comments](#)  
[GIS Maps](#)

**H.2.** Cheryl L. and Victor J. Hooper (Same Dicapetris) request two variances of Chapter 62, Article VI, Brevard County Code, for a swimming pool in an RU-1-13 zoning classification. (25V00033) (Tax Account 2712677) (District 4)

**Attachments:** [Staff Comments](#)  
[Hardship Worksheet](#)  
[Surveys](#)  
[Natural Resources Letter](#)  
[Letters of Support](#)  
[GIS Maps](#)

**H.3.** Francis Scott Reilly requests a variance of Chapter 62, Article VI, Brevard County Code, for an accessory structure in an RR-1 zoning classification. (25V00039) (Tax Account 2404142) (District 1)

**Attachments:** [Staff Comments](#)  
[Hardship Worksheet](#)  
[Survey](#)  
[Letter of Support](#)  
[GIS Maps](#)

**H.4.** Thomas Dahn requests a variance of Chapter 62, Article VI, Brevard County Code, for an accessory structure for a proposed AU zoning classification, the parcel is currently zoned RR-1 zoning classification. (25V00047) (Tax Account 2101970) (District 1) Tabled from the 10-15-2025 BOA Meeting

**Attachments:** [Staff Comments](#)  
[Hardship Worksheet](#)  
[Survey](#)  
[Applicant Photos](#)  
[Public Comment](#)  
[GIS Maps](#)

**H.5.** Jennifer P. Hauer requests a variance of Chapter 62, Article VI, Brevard County Code, for a dock

in an RU-1-11 zoning classification. (25V00050) (Tax Account 2419597) (District 2)

**Attachments:** [Staff Comments](#)  
[Hardship Worksheet](#)  
[Survey](#)  
[Inspection Report](#)  
[Letters of Support](#)  
[GIS Maps](#)

**H.6.** Francisco B. Bautista, Sr. and Josephine Bautista request two variances of Chapter 62, Article VI, Brevard County Code, for an accessory structure in an RU-1-9 zoning classification. (25V00052) (Tax Account 2413310) (District 2)

**Attachments:** [Staff Comments](#)  
[Hardship Worksheet](#)  
[Survey](#)  
[Resolution](#)  
[GIS Maps](#)

**H.7.** Lori Todd requests two variances of Chapter 62, Article VI, Brevard County Code, for an existing and a proposed accessory structure in an RR-1 zoning classification. (25V00053) (Tax Account 2000476) (District 1)

**Attachments:** [Staff Comments](#)  
[Hardship Worksheet](#)  
[Surveys](#)  
[GIS Maps](#)

**H.8.** Andrew P. Lee and Devon K. Kernan request a variance of Chapter 62, article VI, Brevard County Code, for a dock in an RU-1-13 zoning classification. (25V00054) (Tax Account 2408945) (District 1)

**Attachments:** [Staff Comments](#)  
[Hardship Worksheet](#)  
[Site Plan](#)  
[GIS Maps](#)

**H.9.** Paul and Cheryl Pearson (Steve Totty) request four variances of Chapter 62, Article VI, Brevard County Code, for the breezeway requirement, a principal structure, and a second principal structure in a proposed RU-2-6 zoning classification, the parcel is currently zoned RU-1-9 zoning classification. (25V00055) (Tax Account 2611660) (District 4)

**Attachments:** [Staff Comments](#)  
[Hardship Worksheet](#)  
[Survey](#)  
[GIS Maps](#)

**H.10.** Linda M. Muenz and Erran L. Muenz, Jr. request a variance of Chapter 62, Article VI, Brevard County Code, for the lot size for proposed AU zoning classification, the parcel is currently zoned GU zoning classification. (25V00059) (Tax Account 2313962) (District 1)

**Attachments:** [Staff Comments](#)  
[Hardship Worksheet](#)  
[Survey](#)  
[GIS Maps](#)

**H.11.** Leroy Berry Sr. and Jeanelle Berry request a variance of Chapter 62, Article VI, Brevard County Code, for an accessory structure in an RU-1-7 zoning classification. (25V00061) (Tax Account 2103275) (District 1)

**Attachments:** [Staff Comments](#)  
[Hardship Worksheet](#)  
[Survey](#)  
[GIS Maps](#)

**H.12.** Daniel C. and Darcie Starr request a variance of Chapter 62, Article VI, Brevard County Code, for a dock in an RU-1-11 zoning classification. (25V00062) (Tax Account 2418477) (District 2)  
TABLED FROM THE 10-15-2025 BOA MEETING

**Attachments:** [Staff Comments](#)  
[Hardship Worksheet](#)  
[Survey](#)  
[Applicant Letter and Photo](#)  
[GIS Maps](#)

**H.13.** Jorge Roberto and Olga Carolina Tabush (Clayton Bennett) request a variance of Chapter 62, article VI, Brevard County Code, for a gate in an EU zoning classification. (25V00063) (Tax Account 2605989) (District 2)

**Attachments:** [Staff Comments](#)  
[Hardship Worksheet](#)  
[Plans](#)  
[GIS Maps](#)

## Public Comment

Adjournment

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations or an interpreter to participate in the proceedings, please notify the Planning and Development Department no later than 48 hours prior to the meeting at (321) 633-2069.

Assisted listening system receivers are available for the hearing impaired and can be obtained from SCGTV staff at the meeting. We respectfully request that ALL ELECTRONIC ITEMS and CELL PHONE REMAIN OFF while the Planning and Zoning Board is in session. Thank You.

This meeting will be broadcast live on Space Coast Government Television (SCGTV) on Spectrum Cable Channel 499, Comcast (North Brevard) Cable Channel 51, and Comcast (South Brevard) Cable Channel 13 and AT&T U-verse Channel 99. SCGTV will also replay this meeting during the coming month on its 24-hour video server nights, weekends, and holidays. Check the SCGTV website for daily program updates at <http://www.brevardfl.gov>. The Agenda may be viewed at: <http://www.brevardfl.gov/Board Meetings>