



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, December 17, 2025

DATE: November 21, 2025

DISTRICT 1

(25V00069) Jeffrey W. and Cathy L. Taylor request five variances of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-2109(a) to allow 2 ft. over the maximum 6 ft. height for a fence; 2.) Section 62-2100.5(1)(b) to allow 192 sq. ft. over the total floor area of all detached accessory buildings allowed (924 sq. ft.); 3.) Section 62-1403(5)b to allow 2.3 ft. from the 10 ft. west side setback for an accessory structure; 4.) Section 62-1403(5)b to allow 0.6 ft. from a 10 ft. south side setback for an accessory structure and 5.) 1 ft. from the 5 ft. spacing distance required for an accessory building in a TR-2 (Single-Family Mobile Home) zoning classification. This request represents the applicants' request to build an 8 ft. high fence; legitimize the total floor area of all detached accessory buildings and legitimize the setback requirement of two existing accessory structure along with the separation distance required for an accessory structure. The applicants state they need the extra fence height for security from their abutting neighbor to the east. The applicants also state the accessory structures were built by a previous owner and were in this location and configuration since they purchased the property November 20, 2023. The first request equates to a 33% deviation to what the code allows. The second request equates to a 21% deviation to what the code allows. The third request equates to a 23% deviation to what the code allows. There are no variances approved to fence height requirement. There are no variances approved to accessory size requirements and setback requirements in the immediate area. There is no code enforcement action pending with the Brevard County Planning & 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 date of 11/08/2023.