



## 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 4

**(25V00023) Devereux Behavioral Health** (Jacob T. Nescio) requests a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-2109(a) to allow 2 ft. over the 8 ft. maximum allowed height for a fence in an IN(H) (Institutional Use) zoning classification. This application represents the applicants request to acquire a 2 ft. fence height variance from the 8 ft. height requirement. The applicant states the 10 ft. no-climb fence is needed to ensure the safety of the individuals within the behavioral health facility. This action represents the applicants' request to extend the existing fence 1,279 LF and a height of 10 ft. as well as legitimize the existing fence containing 3,200 LF under Permit 23BC18541. The combined length of the fence will be 4,479 LF if approved. The 2 ft. fence height variance equates to a 25% deviation to the 8 ft. height restriction that the code allows. There are no variances approved for fence height 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 05-08-2025 by Allen & Company.