



BOARD OF COUNTY COMMISSIONERS

Inter-Office Memo

TO: Board of Adjustment Members

FROM: Paul Body, Senior Planner

Thru: Jeffrey Ball, AICP, Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, March 20, 2024

DATE: February 27, 2024

DISTRICT 4

4. (24V00004) Gary Lee Collar and Susan Collar requests variances of Chapter 62, Article VI, Brevard County Code as follows, 1.) Section 62-2118(d)(3), to permit a variance of 6.2 ft. over the 10.4-ft. maximum projection permitted for a boat dock and watercraft moored at the dock in an EU (Estate Use) zoning classification. This request represents the applicants' request to permit an existing dock and boat lift. The applicants state the property is unique in that their property includes the manmade waterway and the waterway dead ends into their property. They also state the variance would not impact any other property owner that has access to the same manmade waterway. This request equates to a 60% deviation of what the code allows. There are no variances to the dock projection requirements in the immediate area. There is a code enforcement action (23CE-00415) pending with the Brevard County Natural Resources Management Department for the following: fill is being brought onto this property; a seawall is being extended into an existing canal; soils are eroding off the property onto neighboring lots and into the canal; fill has been placed in the Surface Water Protection Buffer (SWPB). If the Board approves the variance, it may want to limit its approval as depicted on the survey provided by the applicant with a revision date of 01/03/2024.