



BOARD OF COUNTY COMMISSIONERS

December 20, 2024

Re: 24WV00032 – North Hill Development (24SP00018) Waiver of 6-Foot High Solid Wall

Dear Property Owner:

You are receiving this notice because the owner of the property adjacent to your property to the south has submitted a waiver request to the Board of County Commissioners for consideration at the Board of County Commissioners meeting. The meeting has been scheduled for January 14, 2025 at 5:00 pm. You are welcome to attend the meeting in order to address the following issue:

The applicant is asking for a waiver to Section 62-3202(h)(10) of the requirement to construct a six-foot high masonry or solid wall along the north property line which abuts residentially zoned property.

The required wall would need to be installed within the portion of the wetlands that are being preserved along the north property boundary, which would also be below the proposed parking area. The requested waiver would allow for the replacement of the 6ft high masonry wall with an opaque wood fence that would be adjacent to, and at approximately the same elevation as the parking for easy maintenance and/or replacement without impacting the wetlands.

Said wood fence while providing the opaque buffer between the proposed project and the neighboring residentially zoned property to the north; will allow for the preservation of the wetlands along with existing trees and vegetation in the prescribed area.

You are receiving this notice because you are the owner of a property adjacent to the waiver request.

The Board of County Commissioners meeting begins at 5:00 pm on January 14, 2025 in Building C, at 2725 Judge Fran Jamieson Way, Viera, FL 32940. If you have comments or questions regarding the waiver request, please call me at 321-350-8266 or email at tim.craven@brevardfl.gov.

Sincerely,

Jacqueline Y. Gonzalez
Planner II
Land Development Division