



BOARD OF COUNTY COMMISSIONERS

Planning and Development
Planning and Zoning
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940
(321) 633-2070 Phone

LAND DEVELOPMENT WAIVER APPLICATION

This form should be used for all waiver requests or appeals associated with the Code of Ordinances, Section 62, as it relates to Subdivisions, Minor Subdivisions, and Site Plans. Fees for Waivers are \$775.00.

Office Use Only
Request Date Fees Board Date
Original Project Number Waiver Number
Coordinator Initials Reference Files
County Manager/Designee Approval

APPLICATION TYPE: [] Subdivision Waiver [] Site Plan Waiver [X] Other

Wall Waiver

If other, please indicate

Tax Parcel Identification:

24 36 31 00 52
Township Range Section Subdivision Block/Parcel Lot

Tax Account Numbers (list all) 2423940

North Hill Development

Project Name

Andrew Levin, North Hill Development LLC

Property Owner

Site Address:

4750 W Commercial Blvd Tamarac FL 33319
Street City State Zip Code

CORRESPONDENCE TO BE PROVIDED TO APPLICANT AT THE ADDRESS BELOW:

David W. Bassford, P.E. MBV Engineering, Inc.
Applicant Name Company

1250 W. Eau Gallie Blvd, Ste H Melbourne FL 32935
Street City State Zip Code

321-253-1510 321-253-0911 davidb@mbveng.com
Phone Number Cell Phone Number Fax Number Email Address

ENGINEER/CONTRACTOR (if different from applicant)

Same as above
Company Engineer or Project Manager

Street City State Zip Code

Phone Number Cell Phone Number Fax Number Email Address

DESCRIPTION OF WAIVER REQUEST AND CODE SECTION:

Waiver request to eliminate six foot high masonry or solid wall per code 62-3232(h)(10)


Owner/Applicant Signature

Andrew Levin
Print Name

If you wish to appeal any decision made by the county staff on the waiver, you may request the Board of County Commissioners to make a determination. The Board's decision approving or disapproving the waiver or interpretation is final.

LAND DEVELOPMENT APPLICATION DOCUMENT SUBMITTAL REQUIREMENTS

Waivers for Site Plans or Subdivisions require an application, waiver criteria (listed below), an 8 ½-inch x 11 inch vicinity map, and a fee of \$775.00.

WAIVER CRITERIA FOR SUBDIVISIONS AN SITE PLANS

For a waiver to be considered and approved by staff, your request must comply with all of the following criteria. Please explain, in detail, how your request meets the following conditions.

1. The particular physical conditions, shape, or topography of the specific property involved causes an undue hardship to the applicant if the strict letter of the code is carried out.

The required wall would need to be installed within the portion of the wetland that is being preserved (along the north boundary which would also be +/-2 feet below the proposed parking area. The requested waiver would allow for replacement of the wall with an opaque wood fence that would be adjacent to and at approximately the same elevation as the parking allowing for easy maintenance and/or replacement without impacting the wetlands.

2. The granting of the waiver will not be injurious to the other adjacent property.

The granting of the waiver allows for maintenance of the existing vegetation and wetland, specifically during the construction and/or maintenance of the wall.

3. The conditions, upon which a request for waivers are based, are particular to the property for which the waiver is sought and are not generally applicable to other property and do not result from actions of the applicant.

Allows for preservation of wetlands.

4. The waiver is consistent with the intent and purpose of the county zoning regulations, the county land use plan, and the requirements of this article.

The preservation of the wetlands, existing trees and vegetation in combination with the 6-foot wood fence provides sufficient screening to single family residences.

5. Delays attributed to state or federal permits.

N/A

6. Natural disasters.

N/A

7. County development engineer and affected agencies concur that an undue hardship was placed on the applicant. (To be filled out by county staff)