

Page 2 Continuation: Re: Waiver Request, Great Outdoors

Criteria 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 section,

If the intent of Section 62-2993(d) is the protection of this property from adjacent property, or vice-versa, all properties are protected.

Staff believes the request is consistent with the intent of the code and defers to the Board of County Commissioners.

Criteria 5: Delays attributed to state or federal permits.

Not applicable

Criteria not applicable to this application.

Criteria 6: Natural disasters.

Not applicable.

Criteria not applicable to this application.

Criteria 7: The county land development division and affected agencies concur that undue hardship was placed on the applicant.

Staff has not made a finding of undue hardship and defers to the Board of County Commissioners.



Tammy Etheridge, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972

July 23, 2014

MEMORANDUM

TO: Robin Sobrino, Planning and Development Director Attn: Tad Calkins

RE: Item V.A.1., Waiver Request of Perimeter Buffer for Great Outdoors Subdivision
(14WV-00589)

The Board of County Commissioners, in regular session on July 22, 2014, approved waiver to Section 62-2883(d), of the required 15 foot perimeter buffer for a residential subdivision, in the Great Outdoors, as petitioned by TGO Campsite LLC.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

for Tammy Etheridge, Deputy Clerk

/ds

JUL 08 2014

BREVARD COUNTY 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 specifically to Unpaved Roads, Subdivisions, Minor Subdivisions, Easements, and Site Plans; or pursuant to Section 22-48 (b), waiver request of the requirement for the lowest floor elevation of 12 inches above the crown grade of the abutting thoroughfare.

APPLICATION TYPE

- FINISHED FLOOR ELEVATION WAIVER
- SUBDIVISION/UNPAVED ROAD WAIVER
- SITE PLAN WAIVER
- OTHER

Land Development Use Only

Request Date: 7-8-14 Fees \$ 500 Board Date: _____
 Original Project # 14SD-00334 Waiver # 14WV-00589
 Coordinator Initials: RR Reference Files: _____
 County Manager/Designee approval _____

Tax Parcel Identification: Twp. 22S Rng. 35 Sec. 31 S/D AV Blk/Par * Lot(s) 112 (List all parcels)

Tax Account # ('s): 221820, _____, _____ (List all account numbers)

Project Name: Great Outdoors Property Owner: TGO Campsite LLC

Site Address: Not yet assigned

ALL CORRESPONDENCE TO BE PROVIDED TO APPLICANT AT THIS ADDRESS:

Name: Lynn R. Hansel Company: Lynn R. Hansel Consulting, Inc.
 Address: 50 Plantation Drive E-Mail lrhansel@cfl.rr.com
 City: Titusville State FL Zip 32780
 Phone 321 543-5247 Fax 321 383-8107 Cell 321 543-5247

ENGINEER/CONTRACTOR (if different from applicant):

Company Name: Honeycutt and Assoc. Eng. or Proj. Mgr.: Rodney Honeycutt, P.E.
 Address: 3700 S. Washington Ave. Titusville, FL Ph # (321) 267-6233 Fax (321) 269-7847

DESCRIPTION OF WAIVER REQUEST AND CODE SECTION:

Waiver of 15' perimeter buffer for subdivisions per Section 62-2883(d).

Owner/Applicant Signature:  Print Name: Lynn R. Hansel

Finished Floor Elevation Waiver - Site information: (for office use only)	
Site Address _____	City _____
Parcel Id: _____	Subdivision _____ Flood Zone _____
Public Thoroughfare Name _____	
Proposed Finished Floor Elevation _____	Crown of Road Elevation _____
Approved Finished Floor Elevation _____	Date of approval _____

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. Their decision approving or disapproving the waiver or interpretation is final. Fees for Waivers are \$500, except for Site Plans which are \$200, and residential Finished Floors elevation waivers which are \$115.

APPLICATION FEES: A schedule of fees and charges for review is established and adopted by the Board of County Commissioners of Brevard County, Florida, and may, from time to time, be amended.

PLEASE MAKE CHECKS PAYABLE TO: THE BOARD OF COUNTY COMMISSIONERS

LAND DEVELOPMENT APPLICATIONS – DOCUMENT SUBMITTAL REQUIREMENTS

Application type	Application	Waiver Criteria below	Letter of Intent	Survey with structure location, topo, elevation of c/l of road, legal desc, and any adjacent water body elevation.	Floor Plans (if sunken floor or basement)	Health Dept. Report or soil boring analysis	8 1/2 x 11 vicinity map	After the fact (FFEW) Engineer's report of 25 year, 24 hr. rainfall	Fees
Waiver - Site Plan	1	Y	-	-	-	-	1	-	Y
Waiver - Subdivision	1	Y	-	-	-	-	1	-	Y
Finished Floor Elev. Waiver	1	N	1	1	1	1	-	1	Y

WAIVER CRITERIA (SUBDIVISION UNPAVED ROADS & 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:

- 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.

There will be conservation easements in favor of the SJRWMD, a minimum of 25' deep along the north and south boundaries. To the east, property is bordered by City of Titusville Blue Heron WWTP, a major element of the Great Florida Birding Trail.
- The granting of the waiver will not be injurious to the other adjacent property.

There will be no development of adjacent property in the future.
- The conditions, upon which a request for waiver 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.

The property will have buffers in excess of code requirements, outside of the proposed plat, a condition unique to the subject property and not generally applicable to other property, and would result in excessive regulation beyond other properties.
- The waiver is consistent with the intent and purpose of the county zoning regulations, the county land use plan of the county and the requirements of this article.

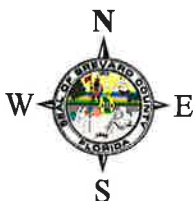
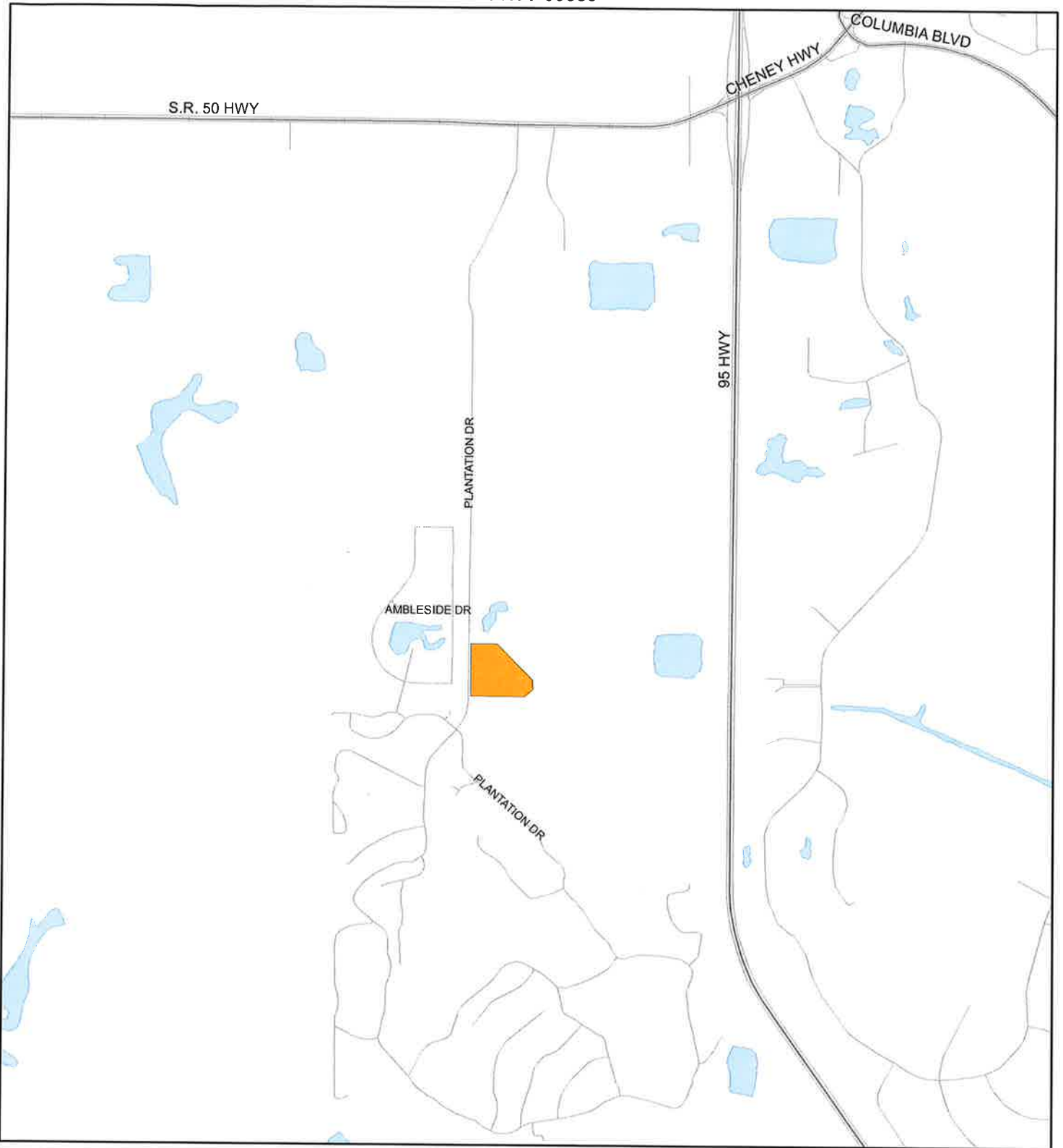
If the intent of Section 62-2883(d) is the protection of this property from adjacent property, or vice-versa, all properties are protected.
- Delays attributed to state or federal permits.

N/A
- Natural disasters.

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

LOCATION MAP

The Great Outdoors TGO Campsite LLC
14WV-00589



1:24,000 or 1 inch = 2,000 feet

 Subject Property

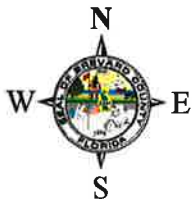
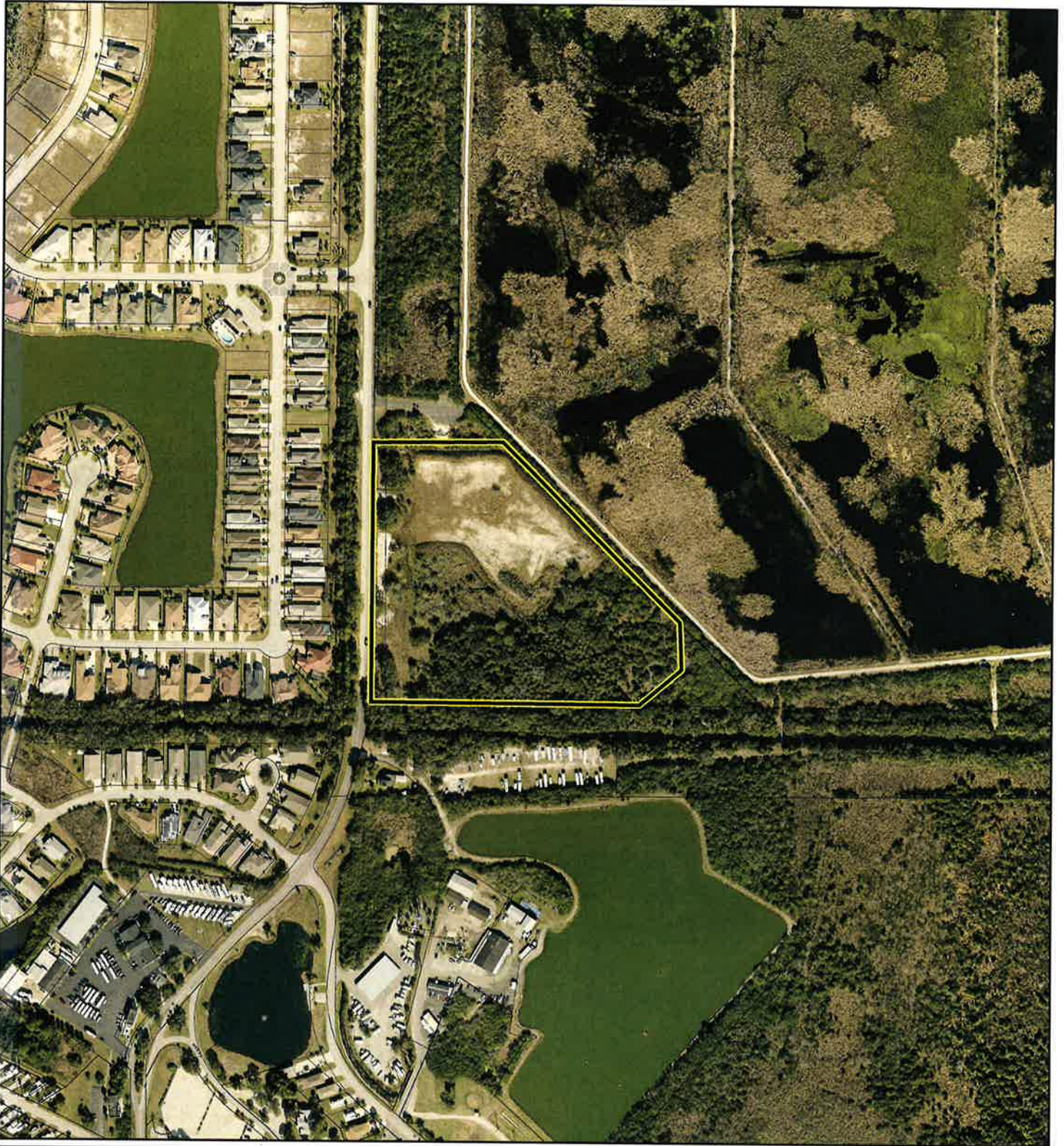
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 7/9/2014

AERIAL MAP

The Great Outdoors TGO Campsite LLC

14WV-00589



1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2014

 Subject Property

 Parcels

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 7/9/2014