



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.3.

10/22/2024

Subject:

Waiver Request, Re: Waiver of Parking Requirement for Met-Con Site Plan (24SP00002 and 24WV00023)
District 1

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

The applicant is requesting that the Board of County Commissioners grant a waiver of Section 62-3206(d)(18) which requires one parking space per five hundred square feet of floor space to allow the reduction of required parking for the proposed new development. The Board's approval of the waiver is subject to the criteria depicted in site plan 24SP00002 and the Alternative Parking Design Exhibit, and on the conditions listed below in the Summary Explanation and Background.

Summary Explanation and Background:

Met-Con is under site plan review for the addition of a 73,176 sq. ft. single-story pre-engineered metal building and a separate 13,943 sq. ft. building, adding to their existing metal fabrication and assembly site. The parking requirement for the additional floor space is 175 spaces, per Sec. 62-3206(d)(18). The proposed site plan depicts 42 new spaces, 92 spaces total. The applicant has proposed an alternative parking design exhibit and submitted that to the County as Exhibit A - Parking Waiver Request depicting parking that would meet the requirements for the new buildings if required.

The applicant submitted a Parking Generation study for the site that was performed by Walsh Traffic Engineering. The Total Peak Period of Parking Demand based on ITE Parking Generation Manual, 5th Edition found a need for 33 parked vehicles for the business inclusive of the building additions. The business has 40 employees which will be retained after the project is constructed. The applicant states that they have no intentions to add additional employees following the construction of the new building.

Staff has reviewed this waiver and determined that approval should be based on the following conditions:

1. The parking areas shown in the Alternative Parking Design are accounted for as impervious areas in the stormwater calculations provided under the Met-Con site plan #24SP00002.
2. Should the site require additional parking, the public right-of-way or adjacent properties cannot be used to accommodate onsite parking requirements.
3. If the County determines that additional parking is needed after this waiver is approved, the owner

shall submit a site plan addressing the parking deficiency within 90 days of receipt of notification. The owner acknowledges and agrees that additional parking required but not shown on the Site Plan #24SP00002 will require site planning with Brevard County Planning and Development.

4. If use of the site and or the building changes, the Applicant/Owner will be required to evaluate parking demand and provide the necessary parking.

Staff has not granted approval of the waiver and defers to the Board of County Commissioners. Staff recommends the aforementioned conditions to mitigate the effects of the waiver

Reference: 24SP00002, 24WV00023

Contact: Tim Craven, Planner III, 321-350-8266

Clerk to the Board Instructions:



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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

October 23, 2024

MEMORANDUM

TO: Tad Calkins, Planning and Development Director Attn: Tim Craven

RE: Item F.3., Waiver of Parking Requirement for Met-Con Site Plan

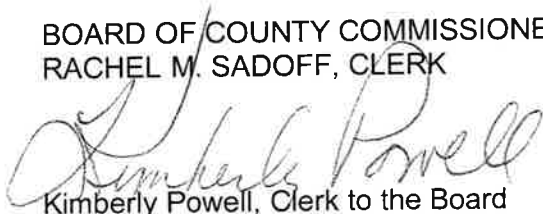
The Board of County Commissioners, in regular session on October 22, 2024, granted a waiver of Section 62-3206(d)(18) which requires one parking space per five hundred (500) square feet of floor space to allow the reduction of required parking for the proposed development, approval of the waiver is subject to the criteria depicted in Site Plan 24SP00002 and the Alternative Parking Design Exhibit, and on the following condition:

- Parking areas shown in the Alternative Parking Design are accounted for as impervious areas in the stormwater calculations provided under the Met-Con Site Plan 24SP00002,
- Should the site require additional parking, the public right-of-way or adjacent properties cannot be used to accommodate onsite parking requirements,
- If the County determines additional parking is needed after this waiver is approved, the owner shall submit a site plan addressing the parking deficiency within 90 days of receipt of notification, the owner acknowledges and agrees that additional parking but not shown on the Site Plan 24SP00002 will require site planning with Brevard County Planning and Development, and
- If use of the site and/or the building changes, the applicant/owner will be required to evaluate parking demand and provide the necessary parking.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board



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.

Application Type:

☐ Subdivision Waiver

☒ Site Plan Waiver

☐ Other

If other, please indicate _____

Tax Account Numbers:

24-36-06-00-258
Tax Account 1

24-36-06-00-251.1
Tax Account 2

24-36-06-00-257

24-36-06-00-252

Project Information and Site Address:

Met-Con KVI Canaveral Groves, LLC
Project Name Property Owner

465 Canaveral Groves Blvd. Cocoa FL 32926
Street City State Zip Code

Applicant Information:

Mr. Robert Kinsley, II AIA, Authorized Person KVI Canaveral Groves, LLC
Applicant Name Company

6259 Reynolds Mill Road Seven Valleys PA 17360
Street City State Zip Code

717-741-8446 rkinsley@kinsleyenterprises.com
Primary Phone Secondary Phone Email Address

Engineer/Contractor (if different from applicant):

<u>Steve Monroe, P.E.</u>		<u>Monroe Engineering, Inc.</u>	
Engineer or Project Manager		Company	
<u>P.O. Box 121094</u>	<u>Melbourne</u>	<u>FL</u>	<u>32912</u>
Street	City	State	Zip Code
<u>321-544-8177</u>	<u></u>	<u>steve@monroe-engineering.com</u>	
Primary Phone	Secondary Phone	Email Address	

Description of Waiver Request and Code Section:

Parking: Code Section 62-3206(d)(18) Lumber yards, manufacturing and warehouses: One space per each 500 square feet of floor space.

Existing Condition: The site currently has 40 employees. The owner will not be adding any additional employees with the new building. Existing & proposed building total square footage = 186,187 sf. This would require the site to provide 373 parking spaces.

Waiver Request: Request Waiver of Section 62-3206(d)(18).

Based on Technical memorandum prepared by Traffic Engineering Data Solution, Inc. referencing ITE Land Use Code 140 Manufacturing parking generation. This requires the site to provide 33 parking spaces which is more in line with existing 40 employees.

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


Owner/Applicant Signature

Mr. Robert Kinsley, II AIA, Authorized Person
Print Name

SIGN HERE

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 and 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 site currently has 40 employees and (50) existing parking spaces. The owner will not be adding any additional employees with the new building.

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

The existing site currently provides (50) existing parking spaces. All parking is on site. There will be no change to the current parking conditions.

Granting of a waiver would require reasonable parking requirements based on quantity of employees.

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.

This is an existing industrial site that is open & operational for manufacturing. This type of site typically does not have many employees compared to other sites. The need for large buildings is to fabricate & assemble materials is due to the size of the materials.

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.

Granting of a waiver would still require the site to provide a reasonable amount of parking on site. Parking would be based on the ITE Parking Generation using a parking ratio based on actual employees, not building square footages.

5. Delays attributed to state or federal permits.

Not applicable.

6. Natural disasters.

Not applicable.

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

Office Use Only

Request Date

Fees

Board Date

Original Project Number

Waiver Number

Coordinator Initials

Reference Files

County Manager/Designee Approval

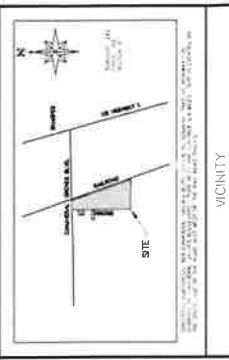
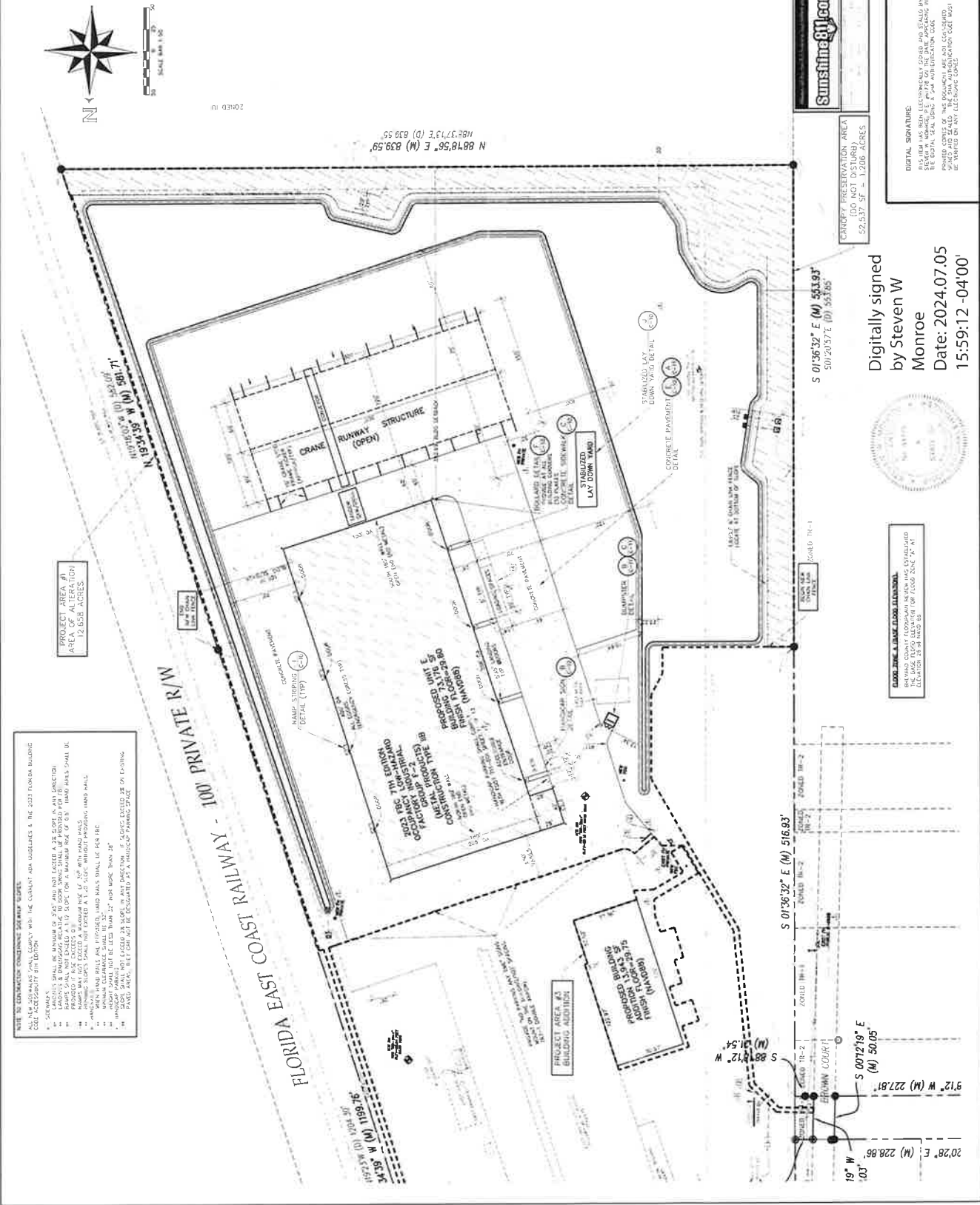


TABLE 1: MESSAGE CALCULATIONS MADE IN THIS AREA

Item	Value	Unit
1. Area	100.00	SQ. FT.
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TABLE 2: MESSAGE CALCULATIONS MADE IN THIS AREA

Item	Value	Unit
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TABLE 3: MESSAGE CALCULATIONS MADE IN THIS AREA

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MONROE ENGINEERING, INC.
CIVIL ENGINEERING
1000 S. GARDEN AVENUE, SUITE 100
PE 00776
MET-CO

SIGNAGE & STRIPING
SHALL BE PER FOOT REQUIREMENTS
(1) 30" HIGH INTERLOCK CHASE STOP - 20" WIDE
(2) 24" WIDE WHITE STOP BAR (MIN 4' CLEAR OF CROSSWALK)
(3) 6" SHIELD WHITE
(4) 6" DOUBLE YELLOW STRIPS
(5) 6" DOUBLE YELLOW STRIPS

NOTE: ALL STRIPING IN THE 0' TO 100' OF ANY 1/2 MILE PROPOSED DRIVEWAY
CONSTRUCTION SHALL BE TEMPORARY

SIGNAGE & STRIPING LEGEND

DATE: 07/05/2024
PROJECT: 2419P00002

Sunshine811.com

CANOPY PRESERVATION AREA
52,535.37 SF = 1,200 SQUARE FEET

DIGITAL SIGNATURE
THIS AREA HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY
STEVEN W. MONROE, CIVIL ENGINEER, P.E., NO. 00776, REGISTERED IN
THE STATE OF CALIFORNIA. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
VALID UNLESS THEY ARE ACCOMPANIED BY A VALID ELECTRONIC SIGNED COPY.

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MEMORANDUM

To: Mr. Steve Monroe, P.E.
From: Mr. Chris J. Walsh, P.E.
Date: June 18, 2024
Subject: Met-con Parking Generation Technical Memorandum – 465 Canaveral Grove Boulevard, Cocoa, Florida 32926

Introduction

Walsh Traffic Engineering has been retained to conduct a Parking Generation analysis for the proposed metal fabrication and assembly project located at 465 Canaveral Groves Boulevard, Cocoa, Florida 32926 (see **Figure 1** on the following page). An existing site with 40 employees currently occupies this address. The proposed project is for a +/- 73,176 square foot single story pre-engineered metal building. The existing 40 employees will be retained after the project is constructed, there are no intentions to add additional employees following the construction. This letter summarizes the Parking Generation analysis based on the requirements outlined by Brevard County in discussions held August 24, 2022.

Study Area

An existing site with several existing buildings currently occupies the address. Forty employees will be retained after the project construction. No additional employees are necessary to the site post construction of the project. There are currently 50 existing parking spaces on site.

Parking Generation

The total Peak Period of Parking Demand, generated for a weekday from 10:00 AM to 3:00 PM, was determined based on the Fitted Curve Equation for the number of employees provided in the Institute of Transportation Engineer's (ITE) *Parking Generation Manual, 5th Edition*. Land Use Code 140 (Manufacturing) was used. As summarized in **Table 1**, the proposed project is projected to generate a peak of 33 parked vehicles for a weekday between 10:00 AM and 3:00 PM.

Table 1
Total Peak Period of Parking Demand Summary

Proposed Use	ITE Land Use Code	Size/Intensity	Units	Parked Vehicles
Metal Fabrication & Assembly Building	LUC 140 - Manufacturing	40	Number of Employees	33

Figure 1
Site Location Map



Conclusions and Recommendations

Using the fitted curve equation for 40 employees provided by Land Use Code 140 (Manufacturing) from the *ITE Parking Generation Manual, 5th Edition*, the proposed project is projected to generate a peak of 33 parked vehicles. Given that no additional employees will be added post construction, and that the site will maintain the existing 50 parking spaces, no additional parking spaces are necessary for the proposed development as 50 spaces will provide more than ample parking.

You may contact us at (386) 801-5682 should you have any questions.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Chris J Walsh Date: 2024.06.18
20:19:55 -04'00'

ON THE DATE ADJACENT TO THE SEAL
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND
THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Attachments

Manufacturing (140)

Peak Period Parking Demand vs: Employees

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 10:00 a.m. - 3:00 p.m.

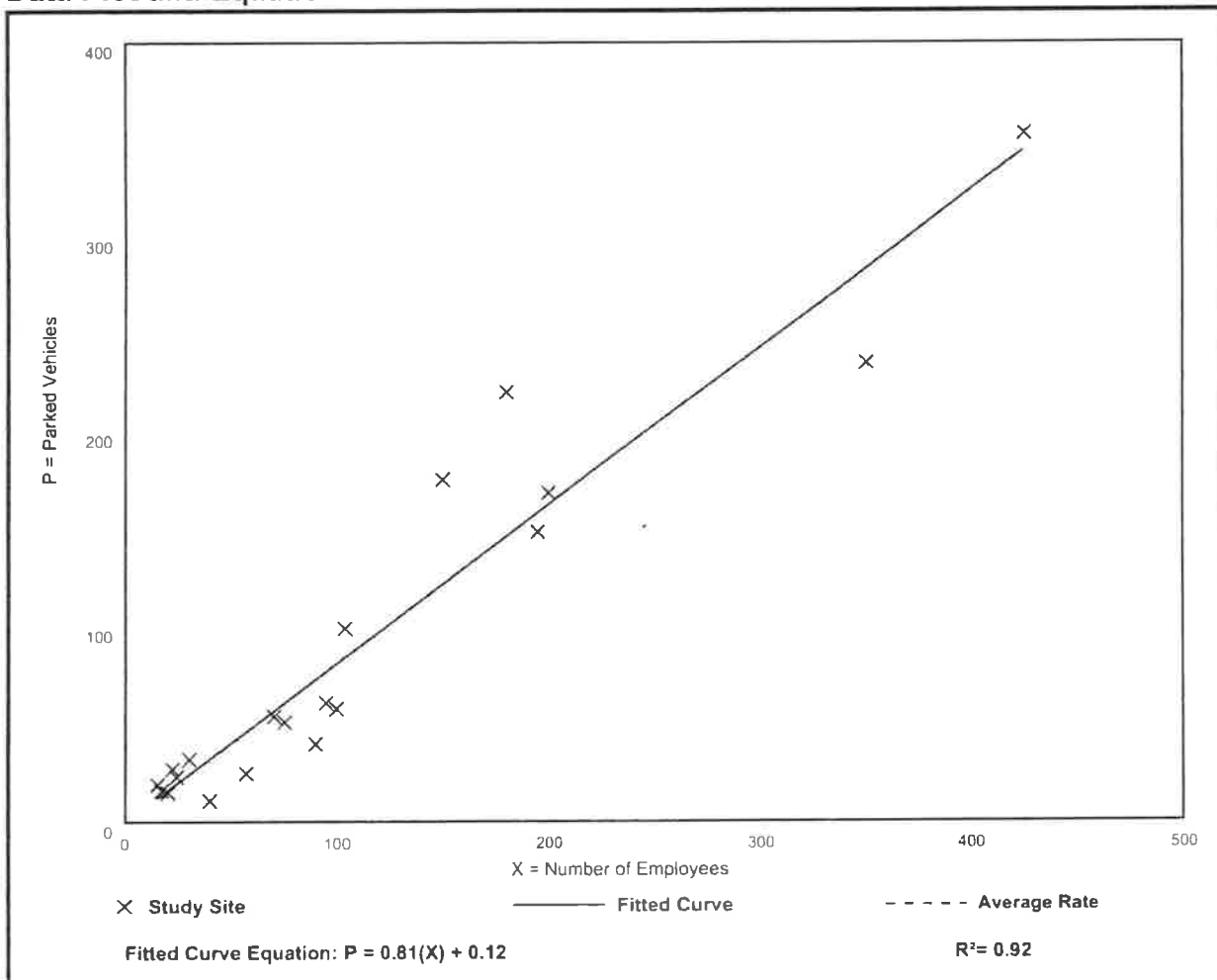
Number of Studies: 20

Avg. Num. of Employees: 113

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.81	0.28 - 1.27	0.68 / 1.21	0.71 - 0.91	0.23 (28%)

Data Plot and Equation



EXIST UNIT C (±3.1)
1-STORY FF=30.6

C/L OF EAST TRACK
C/L OF WEST TRACK

POINT IN
REAR OF UNIT C (±3.1)
1-STORY FF=30.6