



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.1.

4/22/2025

Subject:

Waiver Request, Re: Waiver of Parking Requirement (25WV00004) and Waiver of Wall Requirement (25WV00005) for Met-Con Site Plan (25AD00003) 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 applicant is also requesting that the Board of County Commissioners grant a waiver of Section 62-3202(h) (10) which requires a 6-foot masonry or solid wall when site planning commercial developments within a BU-1, BU-2, or Industrial zoning and adjacent to a residential zoning designation.

Should the Board approve these waivers, it is requested that it do so contingent on the the waivers being subject to the criteria depicted in site plan 25AD00003, the Alternative Parking Design Exhibit, and the conditions outlined in the Summary Explanation and Background section of this report.

Summary Explanation and Background:

25WV00004 - Waiver of Parking Requirement

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 25AD00003.

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 25AD00003 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.

25WV00005 - Waiver of Wall Requirement

Section 62-3202(h)(10) stipulates that site plans within BU-1, BU-2, or Industrial zoning classifications shall construct a minimum of a six-foot high masonry or solid wall, including, but not limited to, concrete block walls, pre-cast (solid) walls, or foam core/steel support with stucco finish, when the subject property abuts a residential zoning classification.

The subject property abuts a narrow 15-foot strip of residentially zoned properties to the west, and those properties are adjacent to the 25-foot county-maintained right-of-way for Brown Court. Residential properties abut the west side of Brown Court, with approximately 100' between the closest residence to the west and the location of the required wall. The proposed building will be located 291 feet from the west property line. The applicant asserts that the property has existed as a developed industrial site since 1984, and that development of the vacant lots to the west is not anticipated.

The Brevard County Natural Resource Management Department is in support of the waiver, noting that the waiver will allow for greater tree preservation and limited disturbance to the wetlands onsite and adjacent to the property. Existing fencing and mature vegetation provide adequate buffering, and constructing a masonry wall will negatively affect the existing landscape screening along the western boundary of the subject property.

This property had previously received Board approval for waivers for the wall and for parking under site plan 24SP00002. The property owner then submitted site plan 25AD00003 for the inclusion of the additional square-footage to the site, triggering the code requirement for the waivers.

Board approval of the waivers is subject to the criteria depicted in site plan 25AD00003, the Alternative Parking Design Exhibit, and on the conditions listed above. Staff has not granted approval of the waiver and defers to the Board of County Commissioners for a decision.

Reference: 25AD00003, 25WV00004, 25WV00005, 24SP00002

Contact: Tim Craven, Planner III

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

April 23, 2025

M E M O R A N D U M

TO: Billy Prasad, Planning and Development Director Attn: Tim Craven

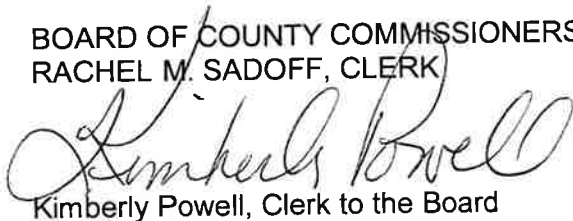
RE: Item F.1., Waiver Request for Waiver of Parking Requirement (25WV00004) and Waiver of Wall Requirement (25WV00005) for Met-Con Site Plan (25AD00003)

The Board of County Commissioners, in regular session on April 22, 2025, granted a waiver of Section 62-3206(d)(18), which requires one parking space per 500 square feet of floor space to allow the reduction of required parking for the proposed new development; and granted a waiver of Section 62-3202(h)(10), which requires a 6-foot masonry or solid wall when site planning commercial developments within a BU-1, BU-2, or Industrial zoning and adjacent to a residential zoning designation. Approval is subject to the criteria depicted in site plan 25AD00003, the Alternative Parking Design Exhibit, and the conditions outlined in the Summary Explanation and Background section of this report. Enclosed is the Agenda Report.

Your continued cooperation is always appreciated.

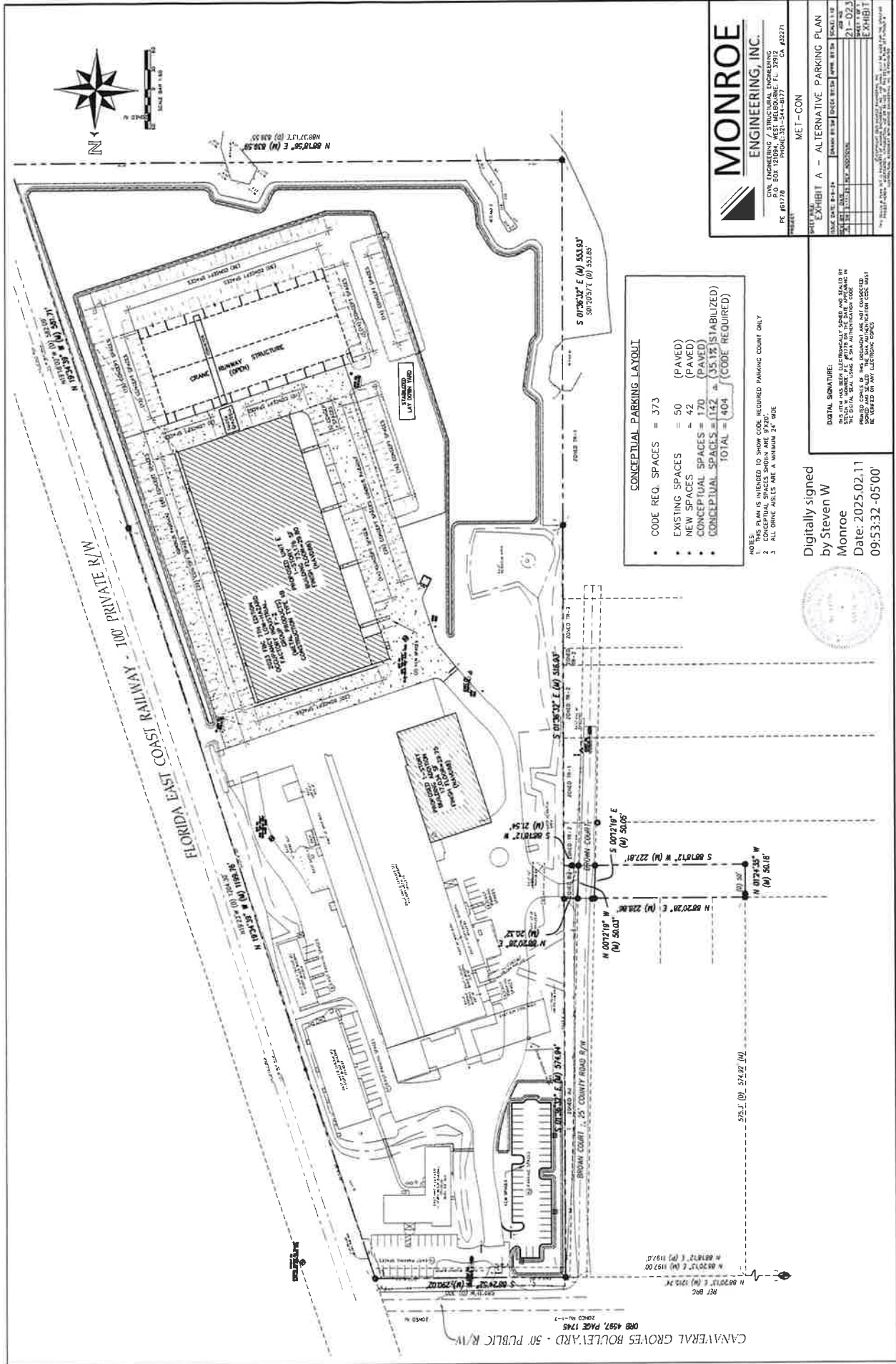
Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

/kl

Encl. (1)



BREVARD COUNTY PROJECT #254000003



Planning & Development Department
2725 Judge Fran Jamieson Way
Building A, Room 115
Viera, Florida 32940

BOARD OF COUNTY COMMISSIONERS

March 26, 2025

Re: 25WV00005 – Met-Con 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 west has submitted a waiver request to the Board of County Commissioners for consideration at the April 22, 2025 Board of County Commissioners meeting. 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 west property line which abuts residentially zoned property. They wish to rely on the existing mature vegetation and chain link fence to provide adequate screening of the Met-Con property without requiring the removal of vegetation to build a solid wall. See attached site plan with the location of the wall (if it were built) highlighted in red.

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 April 22, 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,

Tim Craven
Planner III
Land Development Division
Brevard County Planning and Development Department

Location Map



Subject Property in Orange

General County Information Layers

 County Boundary

Disclaimer: 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.

Scale: 1:24,000
1 inch equals 2,000 feet

