



AGENDA REPORT
March 26, 2019

Waiver Re: Subdivision Sign Height and Overall Size, District 4

SUBJECT:

Waiver Re: Subdivision sign, increase to the height and overall size of a sign
Developer: The Viera Company District 4

FISCAL IMPACT:

None

DEPT/OFFICE:

Planning and Development

REQUESTED ACTION:

The applicant is requesting approval of a waiver to Section 62-2889(5) to install a 28 foot high, 15 foot wide monument subdivision sign of approximately 420 overall square feet, where a 4 foot maximum height and 100 square feet overall sign is allowed.

SUMMARY EXPLANATION and BACKGROUND:

The Viera Company is requesting approval of a waiver to Section 62-2889(5) of the code for the purpose of installing a 28 foot high, 15 foot wide monument sign of approximately 420 overall square feet, where a maximum 4 foot high, 100 square foot overall size is allowed for a subdivision sign. The proposed sign would be placed in a subdivision tract adjacent, and east of the I-95 right-of-way, just south of the Viera Boulevard interchange.

The applicant states the purpose of the sign is to identify the Viera community, and that to be an effective community monument sign, it needs to be of sufficient size and height to be visible from the roadway elevation of I-95.

The commercial sign portion of the code does not allow for a sign in this location. The subdivision sign code would allow for a sign in this location, however, not at the height or size requested by the applicant.

ATTACHMENTS:

Description

- ▣ **Subdivision map**
- ▣ **Sign Elevation Drawing**
- ▣ **Sign Placement**
- ▣ **Waiver Application**



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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Tammy.Rowe@brevardclerk.us

March 27, 2019

M E M O R A N D U M

TO: Tad Calkins, Planning and Development Director Attn: Rebecca Ragain

RE: Item J.1., Waiver of Subdivision Sign Height and Overall Size – The Viera Company

The Board of County Commissioners, in regular session on March 26, 2019, approved granting a waiver of Section 62-2889(5) for installation of a 28 feet high, 15 feet wide monument subdivision sign of approximately 420 overall square feet, where a 4 feet maximum height and 100 square feet overall sign is allowed; and directed staff to draft an appropriate sign package for Master Plan and Development of Regional Impact (DRI) communities to be brought back to the Board for Legislative Intent.

Your continued cooperation is always appreciated.

Sincerely,

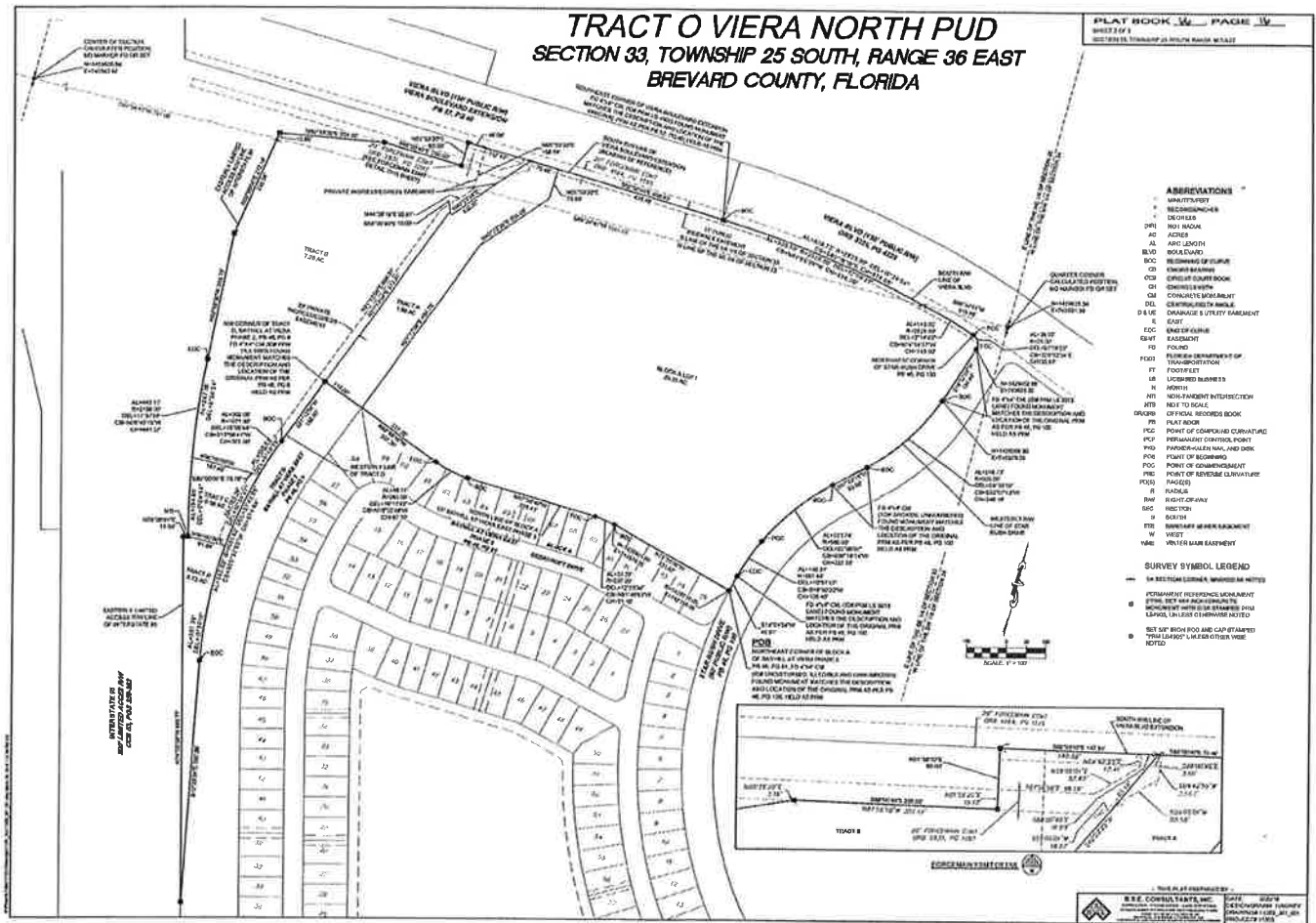
BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

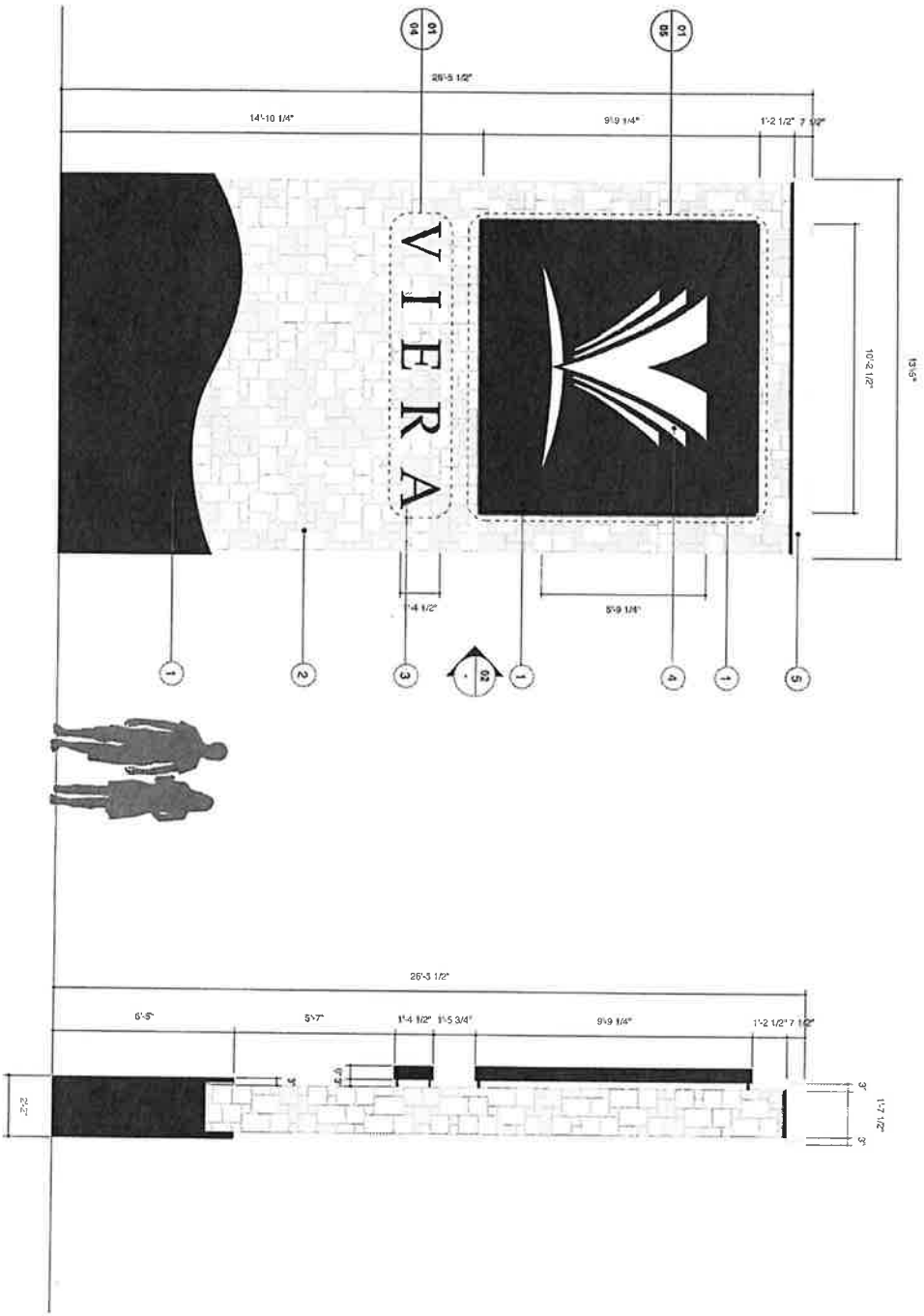
Denna Scott
for Tammy Rowe, Deputy Clerk

/kp

TRACT O VIERA NORTH PUD **SECTION 33, TOWNSHIP 25 SOUTH, RANGE 36 EAST** **BREVARD COUNTY, FLORIDA**

PLAT BOOK 10 PAGE 10
 SHEET 1 OF 1
 2007 TOWN OF VIERA NORTH PUD





01 Primary Gateway
Elevation

Scale - 1/4" = 1'-0"

02 Primary Gateway
End View

Scale - 1/4" = 1'-0"

DESIGNER: Steven S. Fay

CHECKED BY: Anthony J. Concolino

ISSUED FOR: DATE:

REVISION NUMBER: DATE:

PROJECT # SIGN TYPE (S)
1703 01
ST 01

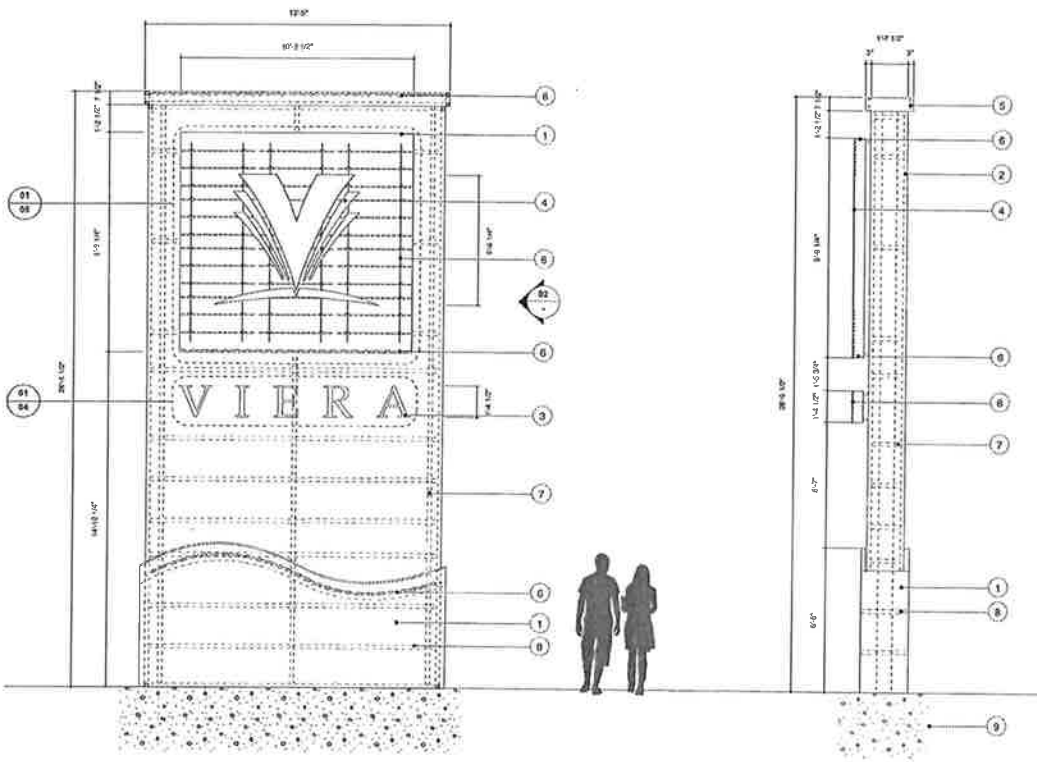
DRAWING TITLE:
Primary Gateway

- NOTES**
- Proposed Materials:
1. Corner Steel Plate
- Color: Weathered Cortan Steel
- Source: Central Steel Service
(www.centralsteelservice.com)
 2. Stone to Match Existing - Field Old Carolina, Stacked
Bond Pattern 2" Nominal Thickness
- Source: Lakeview Dirt Company (904) 324-2566
 3. Ribs Illuminated Channel Letters
 4. Routed Halo UI Logo Element
 5. Painted Aluminum Cap w/ Texture to Match
- Sand Finish
- Source: Castlesboro, NC (www.castlesboro.com) (407) 877-7885

OWNER: PROJECT:
The Viera Company The Viera Company
Weyfinding

CUSTOMER APPROVAL: DATE:

KMA DESIGN **THEVIERACORPORATION** **SHEET**
104 Broadway Street V 412-429-4071
Carrington, PA 15106 F 412-429-4074



01 Primary Gateway
Elevation

Scale - 1/4" = 1'-0"

02 Primary Gateway
End View

Scale - 1/4" = 1'-0"

DRAWN BY: Steven G. Fay
 CHECKED BY: Anthony J. Concedino
 ISSUED FOR: DATE:
 KMA DESIGN
 REVISION NUMBER: DATE:

PROJECT # SIGN TYPE(S)
1703 01 ST 01

DRAWING TITLE:
Primary Gateway

NOTES

Proposed Materials:

- Corten Steel Plate
- Color: Weathered Corten Steel
- Source: Central Steel Service
(www.centralsteel.com)
- Stone to Match Existing - Field Cut Cobble, Stacked
Bond Pattern, 2" Nominal Thickness
- Smooth Cut
- Source: Lakewood Dirt Company (804) 824-2586
- Halo Illuminated Channel Letters
- Rounded Halo Lt Logo Element
- Painted Aluminum Cap w/ Texture to Match:
- Sand Finish
- Source: Castalloy, NC (www.castalloy.com)
(407) 677-7068
- Bright White LED's
- 1" x 2" x 1" - 2" Struct. Cld / Post and Beam Infr
Struct. to Support Signage
- Horizontal Stud, Member Spacing to be Coordinated
w/ KMA
- Finish: TBD by Structural Engineer

OWNER: PROJECT:
The Viera Company The Viera Company
Wayfinding

CUSTOMER APPROVAL: DATE:

KMA DESIGN THERMADOURCOURT SHEET
104 Broadway Street W 412-429-4071
Carnegie, Pa 15109 F 412-429-4074

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02



INTERSTATE 95

EXISTING LIMITED
ACCESS R/W

EAST R/W LINE,
INTERSTATE 95

TRACT B
7.26 AC
(PB 66, PG 15)

DIMENSIONS ARE TO
EDGE AND/OR CORNER
OF SIGN

20' PRIVATE
INGRESS &
EGRESS
EASEMENT

13'-5" x 2'-2"
SIGN ON
16'-5" x 5'-2"
FOUNDATION

TRACT C
0.56 AC
(PB 66,
PG 15)

TRACT D
AT VERA EAST PHASE 2
P.B. 46, PG 6

TRACT D
0.73 AC
(PB 66, PG 15)

NOTE: FOUNDATION LIMITS
ARE CONCEPTUAL ONLY; SEE
STRUCTURAL DESIGN

SIGN PLACEMENT EXHIBIT TRACT C OF PLAT BOOK 66, PAGE 15



B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE: (321) 725-3674 FAX: (321) 723-1129
CERTIFICATE OF BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004935

DATE: 2/7/19
DESIGN/DRAWN: HAK/RLR
DRAWING# 11433_200_001
PROJECT# 11433
SHEET 1 OF 1

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, and Site Plans.

APPLICATION TYPE

- ☐ SUBDIVISION WAIVER
☐ UNPAVED ROAD WAIVER
☐ SITE PLAN WAIVER
☒ OTHER

Land Development Use Only

Request Date: _____ Fees \$ 775.00 Board Date: _____
Original Project # _____ Waiver # 196V00002
Coordinator Initials: _____ Reference Files: _____
County Manager/Designee approval _____

Tax Parcel Identification: Twp. 25S Rng. 36E Sec. 33 S/D _____ Blk/Par _____ Lot(s) _____ (List all parcels)

Tax Account # (s): 3018078
-2538431- (List all account numbers)

Project Name: Viera/I-95 Monument Sign Property Owner: Todd J. Pokrywa, The Viera Company

Site Address: Tract C of the Plat of Tract O (PB 66, PG 15)

ALL CORRESPONDENCE TO BE PROVIDED TO APPLICANT AT THIS ADDRESS:

Name: Hassan Kamal, P.E. Company: BSE Consultants, Inc.
Address: 312 S. Harbor City Blvd., Suite 4 E-Mail: hkamal@bseconsult.com
City: Melbourne State: FL Zip: 32901
Phone: (321) 725-3674 Fax: (321) 723-1159 Cell: _____

ENGINEER/CONTRACTOR (if different from applicant):

Company Name: BSE Consultants, Inc. Eng. or Proj. Mgr.: Hassan Kamal, P.E.
Address: 321 S. Harbor City Blvd. Suite 4 Ph # (321) 725-3674 Fax (321) 723-1159

DESCRIPTION OF WAIVER REQUEST AND CODE SECTION:

Waiver of Section 62-2889 of the Brevard County Code to allow a maximum 28' high x 15' wide monument sign identifying the Viera community, adjacent to the I-95 ROW.

Owner/Applicant Signature:  Print Name: Hassan Kamal, P.E.

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 \$775.

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	Alternative Plan Design				8 ½ x 11 vicinity map		Fees
Waiver - Site Plan	1	Y	-		-	-	1	-	Y
Waiver - Subdivision	1	Y	-				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:

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.
To be an effective community monument sign, it needs to be of sufficient size and height to be visible from the elevation roadway of I-95 and easily seen/recognized by motorist at highway speeds.
2. The granting of the waiver will not be injurious to the other adjacent property.
Adjacent properties are I-95 and other applicant owned property. No adjacent lands are adversely impacted.
3. 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 Viera Community is a unique mix of various projects and no other locations are better situated to locate the sign and identify the project. Few other projects are bisected by I-95.
4. 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.
The Waiver allows for the placement of one community identification sign along the east side of I-95, over nearly 5 miles of frontage.
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)