



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2231, **Version:** 1

Subject:

Waiver Request, Re: Waiver of Wall Requirement for Wrubel Contractor's Office Site Plan (20SP00025 and 20WV00019)

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 62-3202(h)(10) which requires a 6-foot masonry or solid wall when commercial developments within a BU-1, BU-2, or Industrial are adjacent to residential zoning.

Summary Explanation and Background:

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.

In this case, the subject property abuts two residentially zoned properties to the west, with approximately 124' between the closest residence to the northwest and the location of the required wall. The proposed contractor's office will be located 195' east of the western boundary where the wall, if required, would be built.

The applicant asserts that a masonry wall will negatively affect the existing wetlands along the western boundary of the subject property, and granting the waiver will prevent additional wetland impacts and tree removal.

Please be advised that the Board's approval applies specifically to the conditions of Site Plan application 20SP00025. Any future development, redevelopment, or land alteration of the subject property that modifies the aforementioned site plan or reduces the vegetative buffer will void the wall waiver.

Clerk to the Board Instructions: