



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.1.

5/1/2025

Subject:

Waiver Request, Re: Waiver of Wall Requirement for Barnes Boulevard Self Storage Site Plan (22SP00056 and 25WV00006) District 4

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. Should the Board approve the waiver, it is requested that it do so subject to the criteria depicted in site plan 22SP00056, and maintaining the existing fencing and vegetation along the western and southern property line.

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.

The subject property is located adjacent to the south side of Barnes Boulevard, approximately one-third of a mile west of US Highway 1. The property has a zoning designation of BU-1 (General retail commercial) and is bounded to the south by property zoned RU-2-10 (Medium density multi-family residential) and to the west by residentially zoned property within the City of Rockledge jurisdiction. The applicant asserts that both boundary areas to the south and west are mostly comprised of preserved wetland and upland areas, and accessing the areas to build the wall sections would result in significant negative environmental impacts.

The reviewers in the Brevard County Natural Resource Management Department and in the Public Works Department recommend approval of the waiver, indicating that the existing vegetation and fencing will provide adequate buffering for the proposed self-storage use. Approval of the waiver will allow for greater preservation and limited disturbance to the wetlands onsite.

Staff has not granted approval of the waiver and defers to the Board of County Commissioners. Board approval of the waiver is subject to the criteria depicted in the site plan 22SP00056 and maintaining the existing fencing and vegetation along the western and southern property line. Any future development, redevelopment, or

alteration of the subject property that modifies the aforementioned site plan or reduces the vegetative buffer will void the wall waiver.

Reference: 22SP00056, 25WV00006

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

May 2, 2025

MEMORANDUM

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

RE: Item F.1., Waiver Request for Waiver of Wall Requirement for Barnes Boulevard Self Storage Site Plan (22SP00056 and 25WV00006)

The Board of County Commissioners, in regular session on May 1, 2025, granted and approved a waiver of Section 62-3202(h)(10), which requires a six-foot masonry or solid wall when commercial developments within a BU-1, BU-2, or Industrial are adjacent to residential zoning, subject to the criteria depicted in site plan 22SP00056, and maintaining the existing fencing and vegetation along the western and southern property line.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

A handwritten signature in cursive script that reads "Kimberly Powell".
Kimberly Powell, Clerk to the Board

/sj



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:

2511055

Tax Account 1

Tax Account 2

Project Information and Site Address:

Barnes Boulevard Self Storage

Barnes Commerce Center, LLC

Project Name

Property Owner

355 Barnes Blvd, Unit E1-30

Rockledge

FL

32955

Street

City

State

Zip Code

Applicant Information:

Chris Gardner

Barnes Commerce Center, LLC

Applicant Name

Company

1269 U.S. 1

Rockledge

FL

329558

Street

City

State

Zip Code

(407) 679-1748

chrisg@condevfl.com

Primary Phone

Secondary Phone

Email Address

Engineer/Contractor (if different from applicant):

Hassan Kamal, P.E.

B.S.E. Consultants, Inc.

Engineer or Project Manager

Company

312 S Harbor City Blvd, Suite 4 Melbourne

FL

32901

Street

City

State

Zip Code

321-725-3674

hkamal@bseconsult.com;

amateo@bseconsult.com; info@bseconsult.com

Primary Phone

Secondary Phone

Email Address

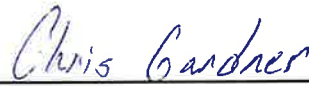
Description of Waiver Request and Code Section:

Waiver from Section 62-3202(h)(10) requiring a 6' wall between development in a BU-1, BU-2 or industrial zoning category when adjacent to residential development.

If you wish to appeal any decision made by County staff on the wavier, 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



Print Name

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 property shares two borders with adjacent parcels which are zoned residential and both of these boundaries are comprised mostly of preserved wetland and upland areas. The south boundary abuts an existing, recorded construction area and the nearest residential development is over a 1/4 south. The west boundary is already buffered by a forested wetland and a small, hearty forested area at northwest corner (±50'). Installing a 6' solid fence in either area will result in significant, unnecessary impacts and would likely not be permissible.

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

The adjacent residential property is already buffered by a preserved wetland area dense upland vegetation and an existing wood fence. Granting of the waiver would maintain those existing buffers and therefore not be injurious to adjacent property.

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.

The existing buffers, consisting of a preserved, forested wetland, dense upland vegetation, and an existing fence, are unique to this parcel and are not due to actions of the applicant.

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 the waiver is consistent with the intent since it would provide the intended buffer without needlessly removing existing valuable vegetation.

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)

Office Use Only

Request Date

Fees

Board Date

Original Project Number

Waiver Number

Coordinator Initials

Reference Files

County Manager/Designee Approval



BSE CONSULTANTS, INC.
CHALLENGING IMAGINATION
CREATING REALITY
11700 N. 110th Ave., Suite 100
P.O. Box 10000
Charlotte, NC 28211
Phone: 704.486.1100
Fax: 704.486.1101
www.bseinc.com

PROJECT NO. 11633
SHEET NO. 015

ISSUED: 11/11/11
DATE: 11/11/11



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/11/11
2	ISSUED FOR PERMIT	11/11/11
3	ISSUED FOR PERMIT	11/11/11
4	ISSUED FOR PERMIT	11/11/11
5	ISSUED FOR PERMIT	11/11/11
6	ISSUED FOR PERMIT	11/11/11
7	ISSUED FOR PERMIT	11/11/11
8	ISSUED FOR PERMIT	11/11/11
9	ISSUED FOR PERMIT	11/11/11
10	ISSUED FOR PERMIT	11/11/11

PROJECT TITLE
BARNES BOULEVARD SELF STORAGE

PROJECT NO.
11633

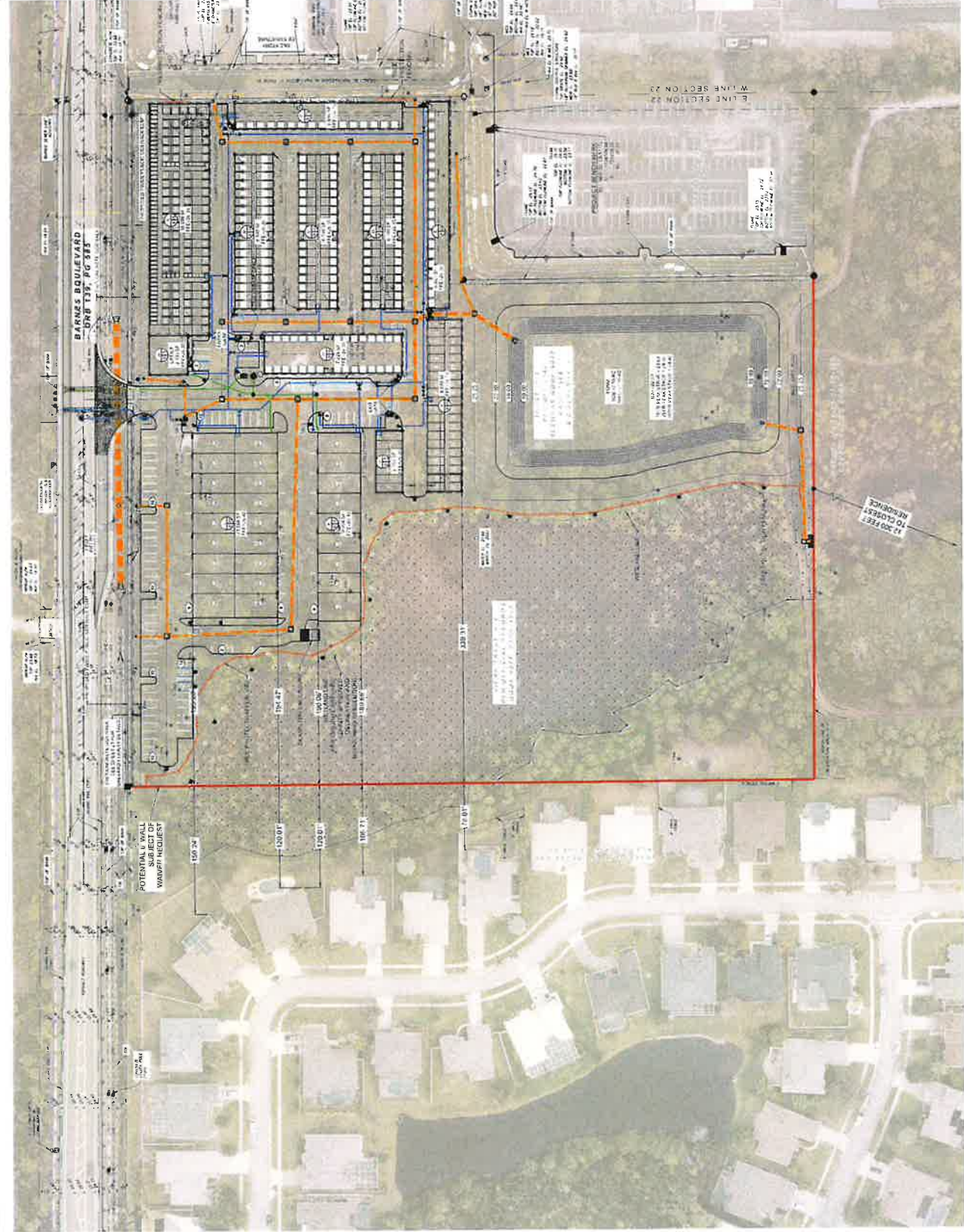
DRAWING NO.
11633_015

SHEET
015



LEGEND

- NEW PAVEMENT SECTION (11633_015)
- PROPOSED SIDEWALK
- EXISTING PAVEMENT TO BE REPAIRED (11633_015)
- TREE PROTECTION FENCE





SB&E CONSULTANTS, INC.
Civil Engineering Consultants
11000 15th Avenue, Suite 100
Boulder, Colorado 80501
Phone: (303) 440-1100
Fax: (303) 440-1101
www.sbeconsultants.com

PROJECT NO. 11823
DATE OF PLOT PLAN: 10/20/14

PROJECT NO. 11823
DATE OF PLOT PLAN: 10/20/14



REVISION NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/20/14
2	ISSUED FOR PERMIT	10/20/14
3	ISSUED FOR PERMIT	10/20/14
4	ISSUED FOR PERMIT	10/20/14
5	ISSUED FOR PERMIT	10/20/14
6	ISSUED FOR PERMIT	10/20/14
7	ISSUED FOR PERMIT	10/20/14
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9	ISSUED FOR PERMIT	10/20/14
10	ISSUED FOR PERMIT	10/20/14

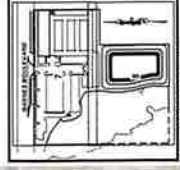
PROJECT TITLE
BARNES BOULEVARD SELF STORAGE

SHEET TITLE
OVERALL SITE EXHIBIT

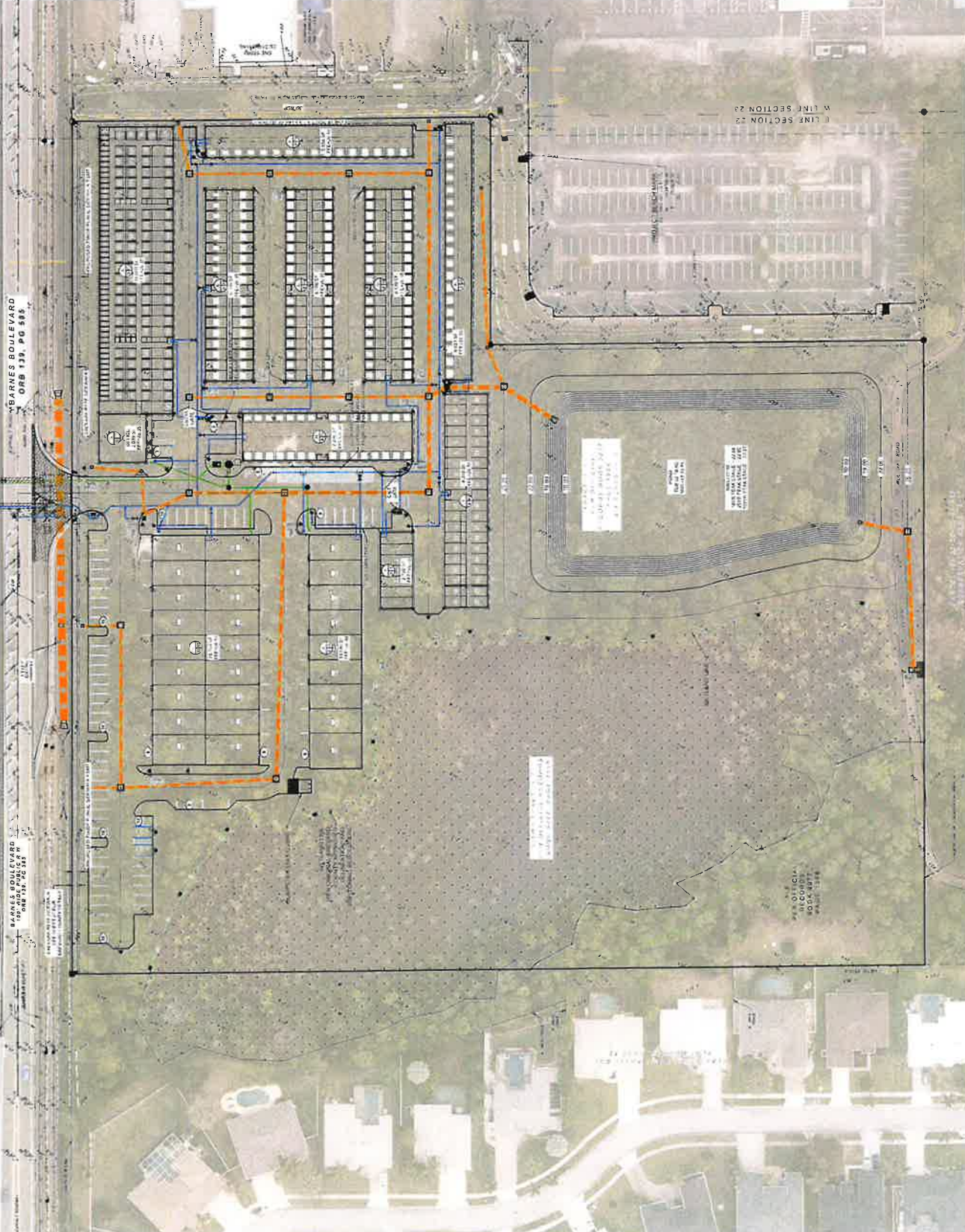
PROJECT NO.
11823

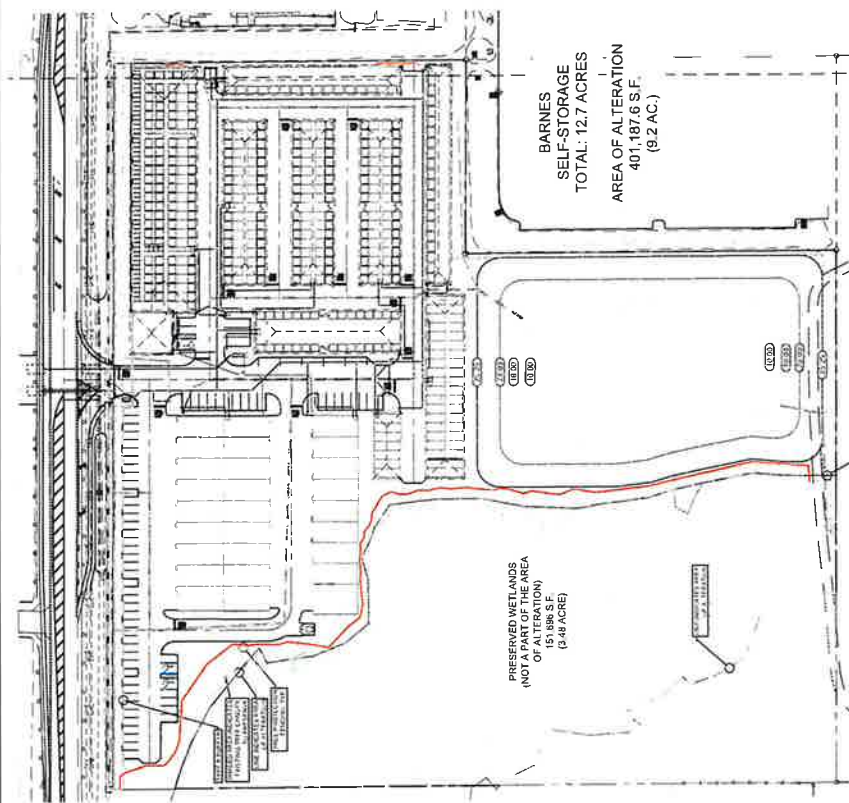
DRAWING NO.
11823_200_014

SHEET
1 OF 1



LEGEND
NEW PAVEMENT SECTION
EXISTING PAVEMENT SECTION
PROPOSED SIDEWALK
EXISTING PAVEMENT TO BE REPAIRED & RESURFACED





OVERALL SITE COVER SHEET

SCALE: NOT TO SCALE

LANDSCAPE ARCHITECTURE BY: SUSAN HALL
LANDSCAPE ARCHITECTURE, INC.

PLAN INDEX	ISSUE DATE	REVISION
L-1 COVER SHEET	11.13.24 #3	11.13.24 #3
L-2 EXISTING VEGETATION PLAN, LIST & DETAILS	11.13.24 #3	11.13.24 #3
L-3 NORTHERN SITE LANDSCAPE PLAN	11.13.24 #3	11.13.24 #3
L-4 SOUTHERN SITE LANDSCAPE PLAN	11.13.24 #3	11.13.24 #3
L-5 LANDSCAPE CALCULATIONS & PLANT LIST	11.13.24 #3	11.13.24 #3
L-6 LANDSCAPE DETAILS & SPECIFICATIONS	11.13.24 #3	11.13.24 #3

LEGAL DESCRIPTION:
A PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 WEST, AND COUNTY OF BREVARD, FLORIDA, ARE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SW CORNER OF SAID SECTION, THENCE S 89° 59' 00" E, 899.34 FEET; THENCE N 0° 00' 00" E, 20.47 FEET; THENCE TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE CORNER OF CANAVERAL GROVES BLVD.; THENCE N 0° 00' 00" E, 2218.02 FEET; THENCE N 80° 00' 00" E, 2218.02 FEET; THENCE N 80° 00' 00" E, 2218.02 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CANAVERAL GROVES BLVD.; THENCE WEST 669.46 FEET TO THE POINT OF BEGINNING.

Susan Hall, ASLA
LANDSCAPE ARCHITECTURE
244 ARCEUT STREET
MYRTLE BEACH, SC 29577
PHONE: 843.686.9900
FAX: 843.686.9900
www.hall.asla.com

BARNES SELF-STORAGE
Barnes Boulevard & Playa Del Sol Drive
BREVARD COUNTY, FL

COVER SHEET

DATE: 11.13.24

BY: S.H.

CHECKED: D.F.

SCALE: AS SHOWN

PROJECT: BARNES SELF-STORAGE

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
CALL 811 FOR A FREE SERVICE
COUNSELOR

11.13.24

L-1

6

12.7 ACRES [553,212 SF]

12.7 ACRES [553,212 SF]

AREA OF ALTERATION: 9.2 ACRES = 401,187.6 SF

4) ALL NON-NATIVE INVASIVE PLANTS, AS DEFINED IN THIS DIVISION, SHALL BE REMOVED.

GENERAL NOTES:

1. GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
2. CONTRACTOR TO PROVIDE SITE IRRIGATION FOR ALL LANDSCAPE AREAS. LAWN AREAS SHALL BE KEPT ON SEPARATE ZONES FROM SHRUB BEDS, DO NOT SPRAY ONTO BUILDING. IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.
3. ALL MATERIAL CALCULATIONS ARE BASED ON MEASUREMENTS FROM AUTOCAD DRAWINGS AND DO NOT INCLUDE SHRINKAGE, WASTE, ETC. CONTRACTOR IS RESPONSIBLE FOR MEASURING & VERIFYING QUANTITY CALCULATIONS FOR THE PROJECT.
4. ALL TREES WITHIN SODDED AREAS SHALL RECEIVE MULCH RINGS.

2. CONTRACTOR TO PROVIDE SITE IRRIGATION FOR ALL NEW LANDSCAPE AREAS. LAWN AREAS SHALL BE KEPT ON SEPARATE ZONES FROM SHRUB BEDS. IRRIGATION SHALL NOT SPRAY ONTO BUILDING. IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.
3. ALL MATERIAL CALCULATIONS ARE BASED ON MEASUREMENTS FROM AUTOCAD DRAWINGS AND DO NOT INCLUDE SHRINKAGE, SETTLE & WASTE, ETC. CONTRACTOR IS RESPONSIBLE FOR MEASURING & VERIFYING QUANTITIES/CALCULATIONS FOR THE PROJECT.
4. ALL TREES WITHIN SODDED AREAS SHALL RECEIVE MULCH RINGS

[illegible]

1. ALL PLANTINGS SHALL BE FLORIDA #1 GRADE OR BETTER, AS DEFINED BY THE GRANTS AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION.
2. AT LEAST 70% OF REQUIRED TREES SHALL BE OF NATIVE SPECIES & AT LEAST 50% OF REQUIRED SHRUBS AND GROUNDCOVER SHALL BE OF NATIVE SPECIES OR RECOMMENDED BY "WATERWISE LANDSCAPES" - SEE PLANT LIST FOR COMPLIANCE.
3. AT LEAST 50% OF REQUIRED TREES SHALL BE LARGE CANOPY & AT LEAST 25% OF REQUIRED TREES SHALL BE MEDIUM CANOPY SPECIES. TWO PALS MAY BE COUNTED AS ONE TREE.

6 ACTUAL PLANTING LOCATIONS OF TREES AND SHRUBS MAY BE SLIGHTLY ADJUSTED AT TIME OF INSTALLATION TO AVOID INTERFERENCE OF MATURE GROWTH OF CANOPY AND ROOTS WITH CURBING, ABOVE GROUND AND UNDERGROUND UTILITIES, AND OTHER STRUCTURES.

TREE TYPE	SIZE REQUIREMENT	ROOT ZONE REQ. (H ₂ O)
PALMS	10" CT MIN	2' FEET
SMALL SPECIES TREES	8" HT x 2" SPD x 1" CAL MIN	2' FEET
MEDIUM SPECIES TREES	10" HT x 3" SPD x 1 1/2" CAL MIN	6' FEET
LARGE SPECIES TREES	12" HT x 5" SPD x 2 1/2" CAL MIN	8' FEET

ABBREVIATIONS	
EW, CAUCAS	
EWK, SCARLETT	
CL, CLEAR THUNDER	
EW, CLEAR THUNDER	
CA, ECHO	
LA, LASSING	
P+P, HUNGRED-HOOK ELLEVATION	
FG, F.H.D UNKNOWN	
FM, FORCE MAIN	
FTB, FUJI TO BAGE	
G, GALLON	
OW, GREY WOOD	
HT, HEIGHT	
LF, LINEART FAULT	
MT, M&T I THINK	
OC, ON CENTER	
OC, ORTRAL TIGHT	
SC, SQUARE FEET	
SP, 3/8" DIA	
TOB, TOP OF BANK	
TOP, TOP OF BANK	

911

KNOW WHAT'S BELOW
ALWAYS CALL 911
BEFORE YOU GO

Any time. Any place. Any situation.

Call 911 for fire, police, ambulance
Traffic, danger.



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

BOARD OF COUNTY COMMISSIONERS

April 4, 2025

Re: 25WV00006 – Barnes Boulevard Self Storage 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 east has submitted a waiver request to the Board of County Commissioners for consideration at the Board of County Commissioners meeting. The meeting has been scheduled for May 1, 2025 at 5:00 pm. 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 south and west property line which abuts residentially zoned property. They wish to rely on the existing mature vegetation and fencing to provide adequate screening of the Barnes Boulevard Self Storage 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 May 1, 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