



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

Sidewalk

If other, please indicate

Tax Account Numbers:

2521533

Tax Account 1

Tax Account 2

Project Information and Site Address:

StorSafe of Rockledge StorSafe of Rockledge, LLC

Project Name

Property Owner

3700 S. Highway 1 Rockledge FL 32955

Street

City

State

Zip Code

Applicant Information:

Adam Freeman StorSafe of Rockledge, LLC

Applicant Name

Company

5301 Dempster St, Ste 300 Skokie IL 60077

Street

City

State

Zip Code

312-724-7479

afreeman@elmdalepartners.com

Primary Phone

Secondary Phone

Email Address

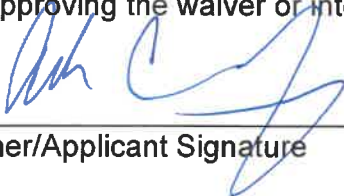
**Engineer/Contractor (if different from applicant):**

<b>Beau Feaster</b>		<b>Rockbottom Specialties, Inc</b>	
Engineer or Project Manager		Company	
<b>22200 NW 117th Ct</b>	<b>Micanopy</b>	<b>FL</b>	<b>32667</b>
Street	City	State	Zip Code
<b>352-234-7143</b>		<b>beaufeaster@yahoo.com</b>	
Primary Phone	Secondary Phone	Email Address	

**Description of Waiver Request and Code Section:**

We are requesting a waiver from sidewalk construction on FDOT Right of Way.

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.

	<b>Adam Freeman</b>
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.

There are no other sidewalks on this road, and the Department of Transportation does not have any plans to construction additional sidewalks in this area. This area is not used by pedestrians.

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

A waiver would not be injurious to adjacent property. If the sidewalk is constructed, it will only be in front this property. A sign will need to be placed at each end that says "Sidewalk Ends", and the sidewalk will not be used.

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 reason for this waiver, is that this will be the only sidewalk along US Highway 1 in this area, and as such it will become a liability.

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.

Yes

5. Delays attributed to state or federal permits.

No

6. Natural disasters.

No

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

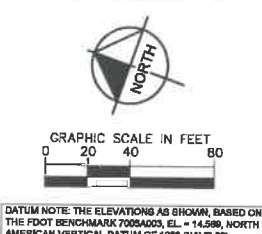
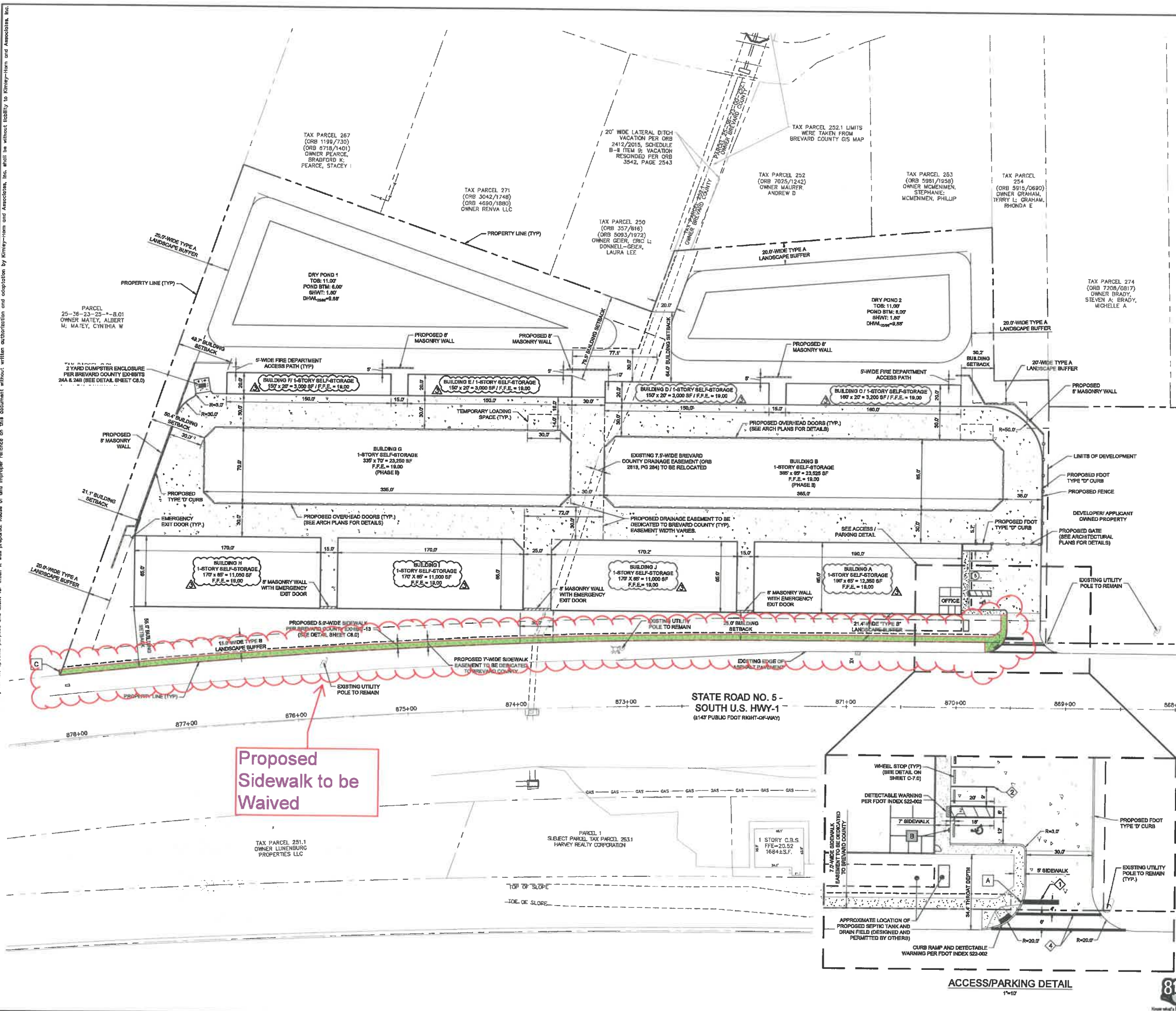
Waiver Number

Coordinator Initials

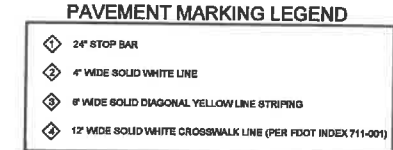
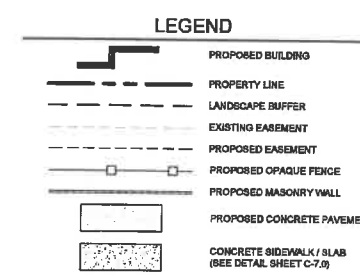
Reference Files

County Manager/Designee Approval

Drawing name: K:\JAM\_GW\145016 - Austin Storage\010 - Breward Storage - SR1\CADD\Work\PlanSheets\C4.1 SITE PLAN.dwg Jun 20, 2023 6:10pm by: Morgan,Downie  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

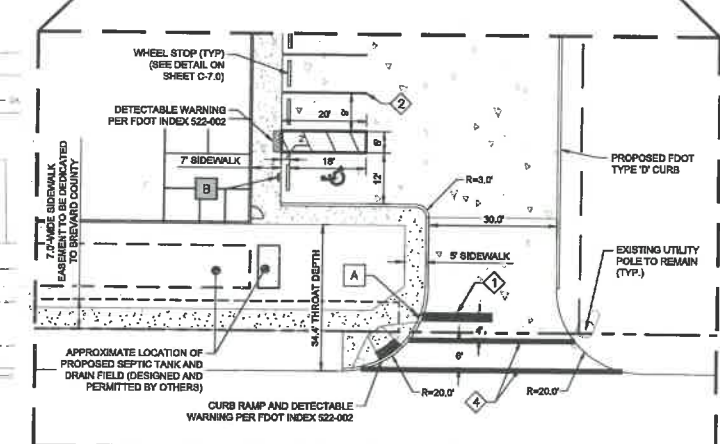


DATUM NOTE: THE ELEVATIONS AS SHOWN, BASED ON THE FDOT BENCHMARK 7088A003, E.L. = 14.589, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).



**SITE DATA TABLE**

PARCEL IDS	25-36-23-00-251, 25-36-23-00-256	
ACCOUNT NO.	2511098, 2511103	
ADDRESS	SOUTH US HWY-1, ROCKLEDGE, FL 32955	
PROPERTY SIZE	8.43 (APPLICANT OWNED)	
PROJECT SIZE	8.94 AC	
ZONING	BU-2	
FUTURE LAND USE (FLU)	COMMUNITY COMMERCIAL (CC)	
PROPOSED USE	SELF-STORAGE / MINI-WAREHOUSE	
FEMA FLOOD ZONE	ZONE X	
FEMA FIRM PANEL NO.	12009C0437H	
MAX BUILDING HEIGHT	35 FT	
MINIMUM LOT SIZE	7,500 SF	
MINIMUM LOT WIDTH	75 FT	
MINIMUM LOT DEPTH	75 FT	
MINIMUM FLOOR AREA	300 SF	
MAX FLOOR AREA RATIO	1.75	
	EXISTING	PROPOSED
NUMBER OF BUILDINGS	4	10
NUMBER OF FLOORS	2	1
BUILDING HEIGHT	12' - 32'	TBD
GROSS FLOOR AREA	39,708 SF	104,375 SF
FLOOR AREA RATIO	0.16	0.35
IMPERVIOUS AREA	2.07 AC (30%)	3.87 AC (56%)
PERVIOUS AREA	4.87 AC (70%)	1.83 AC (23%)
BUILDING SETBACKS:	REQUIRED	PROPOSED
NORTH (SIDE)	15'	21.1'
SOUTH (SIDE)	15'	N/A
EAST (REAR)	15'	64'
WEST (FRONT)	25'	25'
LANDSCAPE BUFFERS:	REQUIRED	PROPOSED
NORTH (SIDE)	20'	20'
SOUTH (SIDE)	20'	N/A
EAST (REAR)	20'	20'
WEST (FRONT)	15'	20'
PARKING:	REQUIRED	PROPOSED
REGULAR (8' X 20')	4	4
ADA (12' X 20')	1	1
TOTAL	5 (MAX/MIN)	5



**GROUNDWATER / DEWATERING NOTE:**  
 THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

**Kimley-Horn**  
 200 NORTH FRONT STREET, TAMPA, FL 33602  
 PHONE: 813-826-1460  
 WWW.KIMLEY-HORN.COM

**REGISTERED PROFESSIONAL ENGINEER**  
 STATE OF FLORIDA  
 REGISTRATION NO. 15155  
 EXPIRES 12/31/2024

**SITE PLAN**

**STORSAFE STORAGE OF ROCKLEDGE**  
 FLORIDA  
 BREWARD COUNTY

DATE: 6/20/2023  
 PROJECT NO. 145016010  
 SHEET NUMBER C4.1

REVISIONS	DATE
BREWARD COUNTY REVIEW 3 COMMENTS	06/19/23 M.A.
BREWARD COUNTY REVIEW 2 COMMENTS	04/19/23 M.A.
BREWARD COUNTY REVIEW 1 COMMENTS	01/10/23 M.A.