



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