



BOARD OF COUNTY COMMISSIONERS

**Planning and Development Department**

2725 Judge Fran Jamieson Way  
Building A, Room 114  
Viera, Florida 32940  
(321)633-2070 Phone / (321)633-2074 Fax  
<https://www.brevardfl.gov/PlanningDev>

**ADDENDUM TO STAFF COMMENTS**

23Z00009 (Item H.13.)

**Ranger Storage, LLC. requests an amendment to an existing BDP in a  
BU-2 (Retail, Warehousing and Wholesale Commercial)**

Tax Account Number: 2601558  
Parcel I.D.: 26-36-12-DE-20-1  
Location: South side of Freeman Lane, approximately 480 feet east of Waelti Dr.  
(District 4)

Acreage: 2.21 acres

Planning and Zoning Board: 4/17/23  
Board of County Commissioners: 5/04/23

**Background and Purpose of Request**

During the Planning and Zoning Board meeting on April 17, 2023, P&Z unanimously recommended approval retaining all BU-1 uses and limiting the BU-2 use to indoor RV storage only. The applicant provided a revised BDP on April 20, 2023, in support of P&Z's recommendation. This Addendum provides an analysis of the proposed BDP stipulations for the Board's consideration. Staff responses are *italicized*.

The Recorded BDP stipulates:

- Developer/Owner shall provide a vegetative buffer on three (3) sides of the property substantially in accordance with Exhibit "B" attached hereto (the "Plan").
- Developer/Owner shall limit the use of the property to mini-warehouse facility with open storage for boats and RV's to the rear.
- Developer/Owner shall limit ingress/egress to and from the property from Freeman Lane.
- No Certificate of Occupancy or Certificate of Completion shall be issued for the operation of the mini-warehouse prior to the paving of Freeman Lane.

The proposed BDP stipulates:

- Developer/Owner shall provide a vegetative buffer on the North side of the property substantially in accordance with Exhibit "B" attached hereto (the "Plan").

*Overall, this stipulation is less restrictive than the previous BDP stipulation as there was more vegetation proposed along each of the 4 (four property boundaries) with the north being more substantial. According to 62-4342, Landscape Buffers, the north property line requires a Type "B" landscape buffer. This buffer shall be landscaped, located adjacent to any public road, and have a minimum width of 15 feet. There shall be no parking or structures other than permitted signage located within this vegetated area. It appears the proposed plan meets this code requirement.*

- The perimeter facing exterior walls of the proposed buildings meet the requirements for the screening requirements set forth in Section 62-1837.5(10). Vinyl coated chain link fence may be used as perimeter fencing on the west, east and south property lines, but is not allowed along the north property line, where adjacent to residential properties.

*Commercially zoned properties have landscaping and screening requirements. Said buffer and screening strip shall consist of any combination of a berm, fencing and vegetation which will provide a six-foot high visual barrier. Where said property is contiguous to a parcel zoned residential, or used for residential purposes, the landscape buffer and screening strip shall be completely opaque to a height of six feet pursuant to chapter 62, articles VIII and XIII. The adjacent properties are not zoned or used for residential.*

- The Developer/Owner shall limit ingress and egress to Freeman Lane.

*Property only has access to Freeman Lane.*

- The Developer/Owner shall limit uses to indoor RV and boat storage and those uses allowed in the BU-1 zoning classification.

*This stipulation could be considered less restrictive as the existing BDP only allowed for mini-warehouses and RV and boat storage. The proposed BDP would allow all the BU-1 zoning classification uses and indoor RV storage. However, the proposed BDP stipulation states "indoor", which means completely enclosed in a building. Where the existing BDP allows outdoor storage of RV's and boats to the rear. **Please note: The P&Z recommendation did not include boat storage.***

**Please note:** The "Plan" has not been reviewed for conformance to Brevard County codes and regulations. At the site plan review stage, plans must meet the minimum technical standards.