
PLANNING COMMISSION
MEETING NOTICE AND AGENDA

Tuesday, January 8, 2019 - 6:00 p.m.

Rockledge City Hall, 1600 Huntington Lane, Rockledge Florida 32955

***EVERY PERSON ADDRESSING THE PLANNING COMMISSION
MUST COMPLETE A SPEAKER'S CARD***

The cards are located near the door of the Council Chamber.
Completed cards are to be given to the Recording Secretary
before the meeting convenes or prior to the introduction of a particular agenda item.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES & ATTENDANCE RECORD – December 4, 2018
4. PUBLIC HEARINGS – None
5. SITE PLANS
6. UNFINISHED BUSINESS -- None
7. NEW BUSINESS
 - A. Special Exception – Mike Richardson, SE-19-01, 4070 & 4080 Riomar Dr.
8. ADJOURN



**ANY PERSON WHO DESIRES TO APPEAL ANY DECISION MADE BY THE
ROCKLEDGE PLANNING COMMISSION WILL NEED TO ENSURE
THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE,
WHICH RECORD INCLUDES TESTIMONY AND EVIDENCE
UPON WHICH THE APPEAL IS TO BE BASED.**

ROCKLEDGE PLANNING COMMISSION MEETING MINUTES

Tuesday, December 4, 2018 - 6:00 p.m.

1. CALL TO ORDER

The Rockledge Planning Commission met on December 4, 2018 at 6:00 p.m. in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

MEMBERS PRESENT: Bob Theilacker, Vice Chairman
Adam Copenhaver
Michelle Doyle
Kevin Jarvis
Elisabeth Logan
Amy Tidd
Erin Flynn, School Board Member

MEMBERS ABSENT: Paul Grossman, Chairman, excused
Karen Kuta, excused

STAFF PRESENT: Dr. Brenda Fettrow, City Manager
Alexandra Bernard, Planning Director
Trina Gilliam, City Planner
Deanna DeMougin, Permit Technician
Deanna Pomichter, Recording Secretary

With a quorum present, the meeting was called to order by Vice Chairman Bob Theilacker.

2. APPROVAL OF MINUTES & ATTENDANCE RECORD

- Meeting of October 2, 2018

Kevin Jarvis moved to approve the minutes and the attendance record; seconded by Amy Tidd. All in favor, motion carries.

3. PUBLIC HEARINGS - None
4. SITE PLANS - None
5. UNFINISHED BUSINESS - None
6. NEW BUSINESS

A. Preliminary Subdivision Plat – Brookview, PSP-18-02.

Planning Director Bernard stated in June this property came before the Commission for rezoning to a PUD. The developer is proposing 28 lots to be constructed with a 10-foot-wide landscaping buffer as discussed during the rezoning.

Discussion followed with concerns of a subdivision sign and the location of the two-story homes.

Planning Director Bernard stated the subdivision sign and the location of the two-story homes will become a requirement for the site plan.

Stephen Savorito, 915 Beryl Drive, Rockledge, FL 32955 stated that he missed the June meeting and had concerns with regard to traffic and preserving the safety of the birds and turtles.

Rebecca Morley, 927 Brookview Lane, Rockledge, FL 32955 asked if the existing Brookview Lane will be connected to the new Brookview Lane.

Planning Director Bernard stated the streets **will** be connected and that three stop signs will be installed at the intersection.

Motion by Kevin Jarvis to recommend approval for the Preliminary Subdivision Plat with the added requirement of the subdivision sign and forward to City Council. Seconded by Elisabeth Logan. All in Favor, motion carries.

B. Reschedule January Planning Commission meeting.

City Planner Gilliam stated due to the New Year's (January 1, 2019) holiday, the Planning Commission meeting needs to be rescheduled and suggested January 8, 2019.

Motion by Amy Tidd to move the January 1, 2019, meeting to January 8, 2019. Seconded by Kevin Jarvis. All in favor, motion carries.

7. ADJOURN

There being no further business to come before the Planning Commission, and with a motion properly made, seconded and unanimously carried, the meeting adjourned at 6:19 p.m.

Submitted by:

Deanna Pomichter-Murray
Recording Secretary

Approved by:

Bob Theilacker
Vice Chairman

**CITY OF ROCKLEDGE
PLANNING COMMISSION
ATTENDANCE RECORD - 2018**

Name	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
COPENHAVER, Adam						P	N	P	P	P	N	P
DOYLE, Michelle	P	A	N	P	P	P	N	X	P	P	N	P
GROSSMAN, Paul	A	P	N	P	P	P	N	P	P	P	N	A
JARVIS, Kevin	P	P	N	P	P	P	N	A	P	P	N	P
KUTA, Karen					P	P	N	P	P	X	N	A
LOGAN, Elisabeth					P	P	N	P	P	P	N	P
THEILACKER, Bob	A	P	N	P	P	P	N	P	P	P	N	P
TIDD, Amy		P	N	P	P	P	N	X	X	P	N	P
FLYNN, Erin - School Board Rep	P	P	N	P	A	X	N	P	X	P	N	P

P = Present
A = Absent
N = No meeting scheduled
R = Resigned
X = Unexcused



Staff Report
Mike Richardson
Special Exception
 City of Rockledge App. SE 19-01
 January 8, 2019

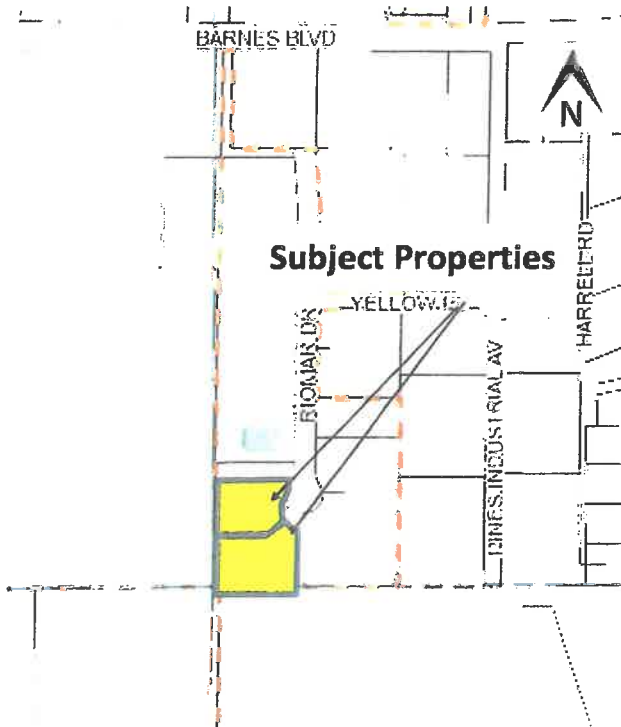
Owner: Mike Richardson and Christine Richardson
Size: 3.21 acres
Zoning: M1 General Industrial

ABUTTING ZONING/LAND USE

North:	IP	Industrial Park	Industrial
East:	IU*	Industrial Light	Industrial
South:	GML*	Gov Managed Lands	Public
West:	RU-2-10*	Multiple-Family	Neighborhood Commercial

*Brevard County Zoning and Land Use designations

BACKGROUND: This proposal involves 2 undeveloped parcels of land totaling 3.21-acres, located on the



west side of Riomar Dr. The owner is proposing to use the undeveloped parcel of land as an RV & Boat storage yard. The special exception is consistent with the Comprehensive Plan. M1-General Industrial District permits open storage yards meeting the standards of LDR Section 81.36 with a special exception. LDR Section 81.36 requires open storage yards to be entirely enclosed within a continuous nontransparent, opaque wall and gates with a uniform height of six (6) ft. Unoccupied recreational vehicle storage is permitted under LDR Section 81.36.

The RV & Boat storage would not have any more of an adverse impact than had the property been developed for a principal use typical of M1-General Industrial or IP-Industrial Park activities.



CITY OF ROCKLEDGE

NOTICE OF PUBLIC HEARING

CITY HALL

1600 HUNTINGTON LANE
ROCKLEDGE, FL 32955
TELEPHONE: 321-221-7540
FAX: 321-204-6356

BUILDING DIVISION

1600 HUNTINGTON LANE
ROCKLEDGE, FL 32955
TELEPHONE: 321-221-7540
FAX: 321-204-6356

FIRE & EMERGENCY SERVICES DEPT.

1800 ROCKLEDGE BLVD.
ROCKLEDGE, FL 32955
TELEPHONE: 321-221-7540
FAX: 321-204-6386

POLICE DEPT.

1776 JACK OATES BLVD.
ROCKLEDGE, FL 32955
TELEPHONE: 321-690-3988
FAX: 321-690-3996

PUBLIC WORKS DEPT.

1400 N. GARDEN ROAD
ROCKLEDGE, FL 32955
TELEPHONE: 321-221-7540
FAX: 321-204-6353

WASTEWATER TREATMENT & WATER RECLAMATION DEPT.

1700 JACK OATES BLVD.
ROCKLEDGE, FL 32955
TELEPHONE: 321-221-7540
FAX: 321-204-6377

REDEVELOPMENT & RENTAL FACILITIES

123 BARTON BLVD., #103
ROCKLEDGE, FL 32955
TELEPHONE: 321-221-7540
FAX: 321-204-6385

TO WHOM IT MAY CONCERN: Notice is hereby given that a request has been made to the Board of Adjustment of the City of Rockledge, Florida, by **Michael and Christine Richardson**, property owners, 1359 Nelson Court, Rockledge, Florida, for a special exception pursuant to Sections 31.50, 62.140(c)(14) and 81.36 of the Rockledge Code of Ordinances, Land Development Regulations, to permit operation of a boat and recreational vehicle storage yard in the M1 (General Industrial) District at 4070 and 4080 Riomar Drive, Rockledge, Florida.

The City of Rockledge **Planning Commission** will meet at the Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida, on **Tuesday, January 8, 2019**, at 6:00 p.m., to review the request for recommendation to the City of Rockledge Board of Adjustment.

A Public Hearing will be held by the **Board of Adjustment** at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida, on **Tuesday, January 15, 2019**, at 6:00 p.m., or as soon thereafter as possible, at which time parties in interest and citizens shall have the opportunity to be heard.

ALL PERSONS AND PARTIES ARE HEREBY ADVISED THAT IF THEY SHOULD DECIDE TO APPEAL ANY DECISION MADE BY THE BOARD OF ADJUSTMENT OF THE CITY OF ROCKLEDGE WITH RESPECT TO ANY MATTER CONSIDERED AT THE PUBLIC MEETING OR HEARING DESCRIBED IN THIS NOTICE, THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, SAID PERSON OR PARTY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

CITY OF ROCKLEDGE


Lisa Nicholas

City Clerk