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**BOARD OF ADJUSTMENT**  
**MEETING NOTICE AND AGENDA**

**Tuesday, January 15, 2018 - 6:00 p.m.**

Rockledge City Hall, 1600 Huntington Lane, Rockledge Florida 32955

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**EVERY PERSON ADDRESSING THE BOARD OF ADJUSTMENT**  
**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.

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1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES & ATTENDANCE RECORD  
Meeting of April 17, 2018
4. PUBLIC HEARINGS
  - A. Special Exception SE-19-01 – 4070 and 4080 Riomar Drive – Storage Facility  
OWNERS: Mike Richardson
5. UNFINISHED BUSINESS  
None
6. NEW BUSINESS
  - A. Elections for Chairperson and Vice Chairperson
7. ADJOURN



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**ANY PERSON WHO DESIRES TO APPEAL ANY DECISION MADE BY THE**  
**ROCKLEDGE BOARD OF ADJUSTMENT 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.**

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## ROCKLEDGE BOARD OF ADJUSTMENT MEETING MINUTES

Tuesday, April 17, 2018 - 6:00 p.m.

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### 1. CALL TO ORDER

The Rockledge Board of Adjustment met on April 17, 2018, at 6:00 p.m. in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

MEMBERS PRESENT: William Ellis  
Robert LaMarr, Vice Chairman  
Carol Laymance  
Tanya Molony  
Colleen Stuart

MEMBERS ABSENT: Kenrick Bisnath, Chairman - excused

STAFF PRESENT: Dr. Brenda Fettrow, City Manager  
Joseph Miniclier, City Attorney  
Alix Bernard, Planning Director  
Dennis Clements, Building Official  
Deanna Pomichter, Recording Secretary

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

### 2. APPROVAL OF MINUTES

Meeting of November 21, 2017

**Motion by Carol Laymance to approve the Minutes with corrections and Attendance Record of the November 21, 2017, meeting. Second by William Ellis. The motion carried unanimously.**

### 3. PUBLIC HEARINGS

#### A. Special Exception SE-18-01 – Emergency Operation Center (EOC)

City Attorney Miniclier discussed with the Board members if anyone had any Ex-Parte communications and/or investigations regarding the agenda items. No members of the Board had any communications or site visits on any of the cases coming in front of the Board today.

Building Official Clements stated the applicant, Brevard County, is requesting a special exception pursuant to Section 62.142 (C) (7) of the Rockledge Land Development Regulations for construction of a public building/facility in the M1 (General Industrial) Zoning District, at 1751 Huntington Lane, Rockledge, Florida. The site will be utilized to construct a new 42,500 square feet Emergency Operation Center (EOC) will be adjacent to the current Brevard County EOC site fronting Cedar Street.

The City of Rockledge Planning Commission recommend approval at the April 3, 2018 meeting.

Planning Director Bernard clarified that in an M1 Zoning District, any public/government facility requires a Special Exception.

Public hearing open 6:03

Public hearing closed 6:04

Discussion followed:

**Motion by Colleen Stuart to approve the special exception as presented, that it does meet the requirements of Section 23.20(B)(5)(a-f) of the Rockledge Land Development Regulations. Seconded by William Ellis. The motion carried unanimously.**

4. UNFINISHED BUSINESS

None

5. NEW BUSINESS

None

6. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 6:05 p.m.

Submitted by:

Deanna Pomichter-Murray  
Recording Secretary

Approved by:

Robert LaMarr  
Vice Chairman

**CITY OF ROCKLEDGE  
BOARD OF ADJUSTMENT  
ATTENDANCE RECORD 2018**

Name	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
BISNATH, Kenrick, Chairman	N	N	N	A								
LAMARR, Robert, Vice Chairman	N	N	N	P								
LAYMAN, Carol	N	N	N	P								
MOLONY, Tanya	N	N	N	P								
STUART, Colleen	N	N	N	P								
ELLIS, William	N	N	N	P								

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

## **Staff Report**

The applicant, Mike Richardson, is requesting a special exception pursuant to Section 31.5, 62.142 (c)(14) and 81.36(b) of the Rockledge Land Development Regulations (LDR) for a Recreational Vehicle Storage Facility in the M1 (General Industrial) District at 4070 and 4080 Riomar Drive, Rockledge, Florida.

The applicant indicates the site will be utilized to operate a new recreational vehicle and boat storage yard.

The City of Rockledge Planning Commission recommended approval at the January 8, 2019 meeting.



# 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

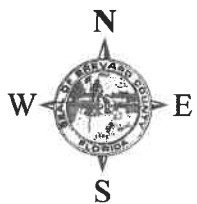
  
Lisa Nicholas

City Clerk

# RADIUS MAP

CR STORAGE

richardson500







1:4,800 or 1 inch = 400 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 11/16/2018

-  Buffer
-  Subject Property
-  Notify Property
-  Parcels



City of Rockledge

SE

**APPLICATION FOR SPECIAL EXCEPTION**

(Please type or print clearly in blue or black ink)

To be completed by City Staff:

Application No. SE- 19-01

Date Submitted: 11-14-18

**Section 1. APPLICANT / PROPERTY OWNER(S) / AGENT INFORMATION.**

Name of Property Owner(s) Mike Richardson  
 Residence Address 1359 Nelson ct.  
 City, State, Zip Rockledge, Fl. 32955  
 Mailing Address "  
 City, State, Zip "  
 Telephone Number 321 288-7087 Fax No. \_\_\_\_\_  
 Email Address Mike.Richardson@centurylink.com

Name of Agent, if any \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_  
 Telephone Number \_\_\_\_\_ Fax No. \_\_\_\_\_  
 Email Address \_\_\_\_\_

**Section 2. PROPERTY INFORMATION.**

Physical Address of Property 4070 & 4080 Bioman Dr.  
 or, if not available, provide a general location (Example: NW corner of "A" and "B" Streets)  
End of cul-de-sac, west side.

Legal Description of Property: Lot: 4 & 5 Block: \_\_\_\_\_ PB/PG: 0037/0024  
 Subdivision: \_\_\_\_\_  
 or TOWNSHIP: \_\_\_\_\_ RANGE: \_\_\_\_\_ SECTION: \_\_\_\_\_ PARCEL #: \_\_\_\_\_

Parcel ID No. (assigned by Brevard County): 25-36-23-50-5  
25-36-23-50-4

**Section 3. CURRENT ZONING CLASSIFICATION.**

Identify the current Zoning Classification established by the City of Rockledge (e.g. R2 Single Family Residential).

Rockledge M1 General Industrial

**Section 4. PLANNING DISTRICT AND LAND USE CATEGORY.**

Identify the Planning District in which this property is located

Planning District 7



Section 5. DESCRIPTION OF SPECIAL EXCEPTION.

Briefly describe the proposed special exception and identify the specific section(s) of the Land Development Regulations that apply.

Own & operate an RV & Boat storage yard.

Section 6. SIGNATURES OF OWNERS AND/OR AGENTS.

Sign Name (Property Owner): Mike Richardson

Print Name (Property Owner): Mike Richardson

Sign Name (Property Owner): Christine Richardson

Print Name (Property Owner): Christine Richardson

Sign Name (Agent): \_\_\_\_\_

Print Name (Agent): \_\_\_\_\_

Section 7. ATTACHMENTS AND EXHIBITS.

The following documents must be included when submitting the application package:

As to Section 1.

- A copy of the recorded deed or other legal instrument indicating proof of ownership
- If an agent is listed, a notarized letter or statement of authorization from the property owner(s) authorizing the agent to represent the owner(s) in connection with this application, OR a recorded Power of Attorney, Personal Representative Deed, Trustee Agreement, etc., in the agent's name.:

As to Section 2.

- Legal description of the property. If described in metes and bounds, provide the description in hard copy and electronic format (Microsoft Word is preferred).
- Brevard County Property Appraiser's Map reflecting the boundaries of the subject property and indicating properties within a five hundred foot (500') radius of the subject property. The map must be scaled at 1"=200'.
- A list of the names and addresses of all property owners within the 500' radius of the subject property. The list must correlate numerically with the map.
- Mailing labels containing the names and addresses of those property owners within the 500' radius of the subject property, as in the previous item.

As to Application.

- Completed Consistency Statement Sheet provided with the Application Form
- A check in the amount of \$400.00 payable to the City of Rockledge. This amount represents the filing fee.
- OPTIONAL: A site plan for the special exception containing limitations and conditions on use of the property. The site plan, if submitted with this application, will be binding upon the owner/applicant.

*Building A*  
*Produce Package*  
*Permitting & Development*

CONSISTENCY STATEMENT SHEET

APPLICANT / OWNER NAME: Mike Richardson

SE Application Number assigned by City Staff: SE 19-01

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Briefly address each of the statements below as they relate to the requested special exception:.

- (1) The special exception is consistent with Goals, Objectives and Policies of the Comprehensive Plan.

Objective 1.2, Policy 1.2.3 Industrial uses will be at a relatively low to moderate intensity, consistent with existing uses.

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- (2) The special exception is consistent with the intent of the zoning district within which the special exception is sought.

M1-General Industrial District permits open storage yards meeting the standards of Section 81.36 with a special exception. 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 Sec. 81.36.

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- (3) The special exception does not create any adverse impact to adjacent property through the creation of noise, light, vibrations, traffic, utility requirements, or stormwater runoff that would not have been created had the property been developed for a principal use in this zoning district.

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.

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- (4) The special exception will not create any unusual police, fire or emergency service requirements..

The applicant is proposing to install six (6) ft barbed wire fencing to deter trespassing on the property.

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- (5) That the special exception meets all the requirements of the zoning district in which it is located, such as lot requirements, building setback requirements, lot coverage, height, buffer yards, off-street parking, signs, storage, landscaping, etc..

The property meets the requirements of the M1 zoning district.

The lot exceeds the minimum lot area and width required. Currently the proposal does not include plans to construct a building. If proposed in the future, such plans would be required to meet all other development requirements.

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## ROCKLEDGE PLANNING COMMISSION MEETING MINUTES

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

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1. CALL TO ORDER

The Rockledge Planning Commission met on January 8, 2019, at 6:00 p.m. in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

MEMBERS PRESENT: Paul Grossman, Chairman  
Adam Copenhaver  
Michelle Doyle  
Kevin Jarvis  
Karen Kuta  
Elisabeth Logan  
Bob Theilacker, Vice Chairman  
Erin Flynn, School Board Member

MEMBERS ABSENT: Amy Tidd, unexcused

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 Chairman Paul Grossman.

2. APPROVAL OF MINUTES & ATTENDANCE RECORD

- Meeting of December 4, 2018

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

3. PUBLIC HEARINGS - None

4. SITE PLANS - None

5. UNFINISHED BUSINESS - None

6. NEW BUSINESS

A. Special Exception – Mike Richardson, SE-19-01, 4070 and 4080 Riomar Dr.

Planning Director Bernard stated this special exception involves two undeveloped parcels of land totaling 3.21 acres, located on the west side of Riomar Drive. The owner is proposing to use the land as a recreational vehicle storage facility in an M1 Zoning District (General Industrial), which is consistent with the Comprehensive Plan and meets the standards of the Rockledge Land Development Regulations (LDR) Section 81.36(b).

Discussion followed with regard to the adjoining property in Brevard County.

Planning Director Bernard stated the County and the City are working to ensure there is no conflict with the surrounding properties.

**Motion by Kevin Jarvis that the special exception as presented does meet the requirements of Section 23.20(B)(5)(a-f) of the Rockledge Land Development Regulations, and to forward the aforementioned recommendation to the Board of Adjustment for a hearing on January 15, 2019. Seconded by Bob Theilacker. All in favor, motion carries.**

7. NON-AGENDA

A. Elections Chairperson and Vice Chairperson

Kevin Jarvis nominated Paul Grossman for Chairman.

**No other nominations were heard. By acclamation, Paul Grossman was elected as Chairman.**

Karen Kuta nominated Bob Theilacker for Vice Chairman.

**No other nominations were heard. By acclamation, Bob Theilacker was elected as Vice Chairman.**

B. Announcement

City Planner Gilliam stated that a Public Workshop (Resiliency Planning Grant) will be held on February 7, 2019 from 6:00 p.m. to 8:00 p.m. There will be a presentation, the ability to participate in a Mentimeter Survey, and two activities.

8. 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 6:17 p.m.

Submitted by:

Deanna Pomichter-Murray  
Recording Secretary

Approved by:

Paul Grossman  
Chairman

**CITY OF ROCKLEDGE  
PLANNING COMMISSION  
ATTENDANCE RECORD - 2019**

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

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

## SPECIAL EXCEPTION WORKSHEET

In accordance with Section 23.20(B)(5)(a-f) of the Rockledge Land Development Regulations, the Planning Commission must confer with the Board of Adjustment on all Special Exception requests. The Board of Adjustment will make the final decision based on their Findings of Fact. Please make sure to address the following issues so they may be forwarded to the Board of Adjustment.

Section 23.20 (B)(5):

- (1) The special exception is consistent with the Goals, Objectives and Polices of the Comprehensive Plan.

Identify Planning District and state Goals, Objectives and Policies:

- (2) The special exception is consistent with the intent of the zoning district within which the special exception is sought.

State consistency with intent of Zoning District:

- (3) The special exception does not create any adverse impacts to adjacent property through the creation of noise, light, vibrations, traffic, utility requirements, or stormwater runoff that would not have been created had the property been developed for a principal use permitted in the applicable zoning district.

State potential adverse impacts to adjacent properties:

- (4) The special exception will not create any unusual police, fire or emergency services requirements.

State any unusual circumstances (if any):

- (5) A site plan for the special exception has been submitted pursuant to Part II (Part III) of these regulations, and that said site plan contains limitations and conditions on use of the property acceptable to the Commission and binding upon the property owner.

State if a binding site plan has been submitted in compliance with Section 31.14.3 of the L.D.R.:

- (6) That the special exception meets all the requirements of the zoning district in which it is located such as lot requirements, building setback requirements, lot coverage, height, buffer yards, off-street parking, signs, storage, landscaping, etc.

State if by granting the special exception all current zoning requirements within that district will be met:

That the special exception as presented **DOES/DOES NOT** meet the requirements of Section 23.20(B)(5)(a-f) of the Rockledge Land Development Regulations, and to forward the aforementioned recommendation(s) to the Board of Adjustment for a hearing on \_\_\_\_\_.

(Date Specific)