
BOARD OF ADJUSTMENT
MEETING NOTICE AND AGENDA

Tuesday, April 16, 2019 - 6:00 p.m.

Rockledge City Hall, 1600 Huntington Lane, Rockledge Florida 32955

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.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES & ATTENDANCE RECORD
Meeting of January 15, 2019
4. PUBLIC HEARINGS
 - A. Variance VA-19-02 – 958 Casa Dolce Casa Circle
OWNERS: Corey Lancaster
5. UNFINISHED BUSINESS
None
6. NEW BUSINESS
None
7. ADJOURN



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.

ROCKLEDGE BOARD OF ADJUSTMENT MEETING MINUTES

Tuesday, January 15, 2019 - 6:00 p.m.

1. CALL TO ORDER

The Rockledge Board of Adjustment met on January 15, 2019, at 6:00 p.m. in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

MEMBERS PRESENT: Kenrick Bisnath, Chairman
William Ellis
Robert LaMarr, Vice Chairman
Carol Laymance
Tanya Molony

MEMBERS ABSENT: Colleen Stuart, excused

STAFF PRESENT: Joseph Miniclier, City Attorney
Dennis Clements, Building Official
Alix Bernard, City Planner
Deanna DeMougin, Permit Technician
Deanna Pomichter, Recording Secretary

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

2. APPROVAL OF MINUTES

Meeting of April 17, 2018

Motion by Carol Laymance to approve the Minutes with corrections and Attendance Record of the April 17, 2018, meeting. Second by William Ellis. The motion carried unanimously.

3. PUBLIC HEARINGS

A. Special Exception SE-19-01 – 4070 and 4080 Riomar Drive – Storage Facility

City Attorney Miniclier asked the Board members if they 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 that the applicant, Michael Richardson, owner of 4070 and 4080 Riomar Drive, Rockledge, Florida, is requesting a special exception for a new recreational vehicle storage facility. The property is zoned M1-General Industrial; the LDR Section 62.142 (c)(14) states that the storage facility may be granted by special exception per requirements as specified and in accordance with LDR Section 81.3(b).

Public hearing was open at 6:04 p.m.

Public hearing was closed at 6:06 p.m.

Discussion followed:

Motion by Robert LaMarr 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 Carol Laymance. The motion carried unanimously.

4. UNFINISHED BUSINESS

None

5. NEW BUSINESS

A. Elections for Chairman and Vice Chairman

Robert LaMarr nominated William Ellis for Vice Chairman.
William Ellis nominated Robert LaMarr for Vice Chairman.

William Ellis was elected by acclamation to serve as Vice Chairman.

Carol Laymance nominated Robert LaMarr for Chairman.

No other nominations were heard. By acclamation Robert LaMarr was elected as Chairman.

6. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 6:15 p.m.

Submitted by:

Deanna Pomichter-Murray
Recording Secretary

Approved by:

Robert LaMarr
Chairman

**CITY OF ROCKLEDGE
BOARD OF ADJUSTMENT
ATTENDANCE RECORD 2019**

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

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

Board of Adjustment

April 16, 2019

958 Casa Dolce Casa Circle

Staff Report

The applicant Corey Lancaster is requesting a variance regarding building setbacks on the property located at 958 Casa Dolce Casa Circle.

The property is located in the C2 – General Commercial District, which allows single family dwellings, meeting the conditions, standards and requirements set forth in Section 80.20 of the LDR for single - family medium density subdivisions.

The property is the western most lot of the subdivision on the north side and abuts the subdivision concrete block wall and open area along Fiske Boulevard indicated as tract D on the property survey.

City of Rockledge LDR 80.20 states the sum of the side setbacks of the two side yard lines shall be no less than combined total of 15 feet. The east building setback is 7.5 feet and therefore the west building setback shall be 7.5 feet.

The applicant submitted a building permit application for a new single – family dwelling indicating a 5 foot building setback from the west property line.

Therefore, the applicant is requesting a variance of 2.5 feet from the required 7.5 feet reducing the side setback to 5 feet.



CITY OF ROCKLEDGE

NOTICE OF PUBLIC HEARING CITY OF ROCKLEDGE BOARD OF ADJUSTMENT

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 by the City of Rockledge, Florida, that a request has been made to the Board of Adjustment of the City of Rockledge, Florida, by **Corey Lancaster**, property owner, for a variance to reduce the required 7.5' side setback by 2.5' to 5' on the west side of the property pursuant to Section 31.40 of the City of Rockledge Code of Ordinances, Land Development Regulations, as indicated above, in order to construct his primary residence on property located at **958 Casa Dolce Casa Circle** in the C2 (General Commercial) Zoning District, built to 80.20 Land Development Regulation standards.

A public hearing will be held in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida, on **Tuesday, April 16, 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

HARLAN PROPERTY DEVELOPMENT, LLC.

282 CLEARLAKE RD
COCOA FL 32922
PHONE: 321-305-4947
FAX: 321-305-6892
Harlanproperty@gmail.com

City of Rockledge
Building Department
Rockledge, FL 32955

parcel: 25-36-20-02
958 Casa Dolce Casa Cir.
Rockledge, FL 32955

Corey Lancaster would like to apply for a 2.5ft setback variance on the west side of the property instead of the 7.5 ft setback that's required in LDR 80.20 zoning, reducing the set back to 5 ft on the west side of the property, the west side of the property is against a 9 foot wall that runs north and south on Fiske Boulevard, the property is in a gated community of 24 homes in which I am the last of the homes to be constructed this would be my primary Residence. At this time engineered drawings have been submitted for permitting. I have attached a letter of support for the variance from the Milan HOA. I don't believe that this would set a precedent. I appreciate your time a consideration.

Thank you,

Corey Lancaster
Harlan Property Development, LLC

February 21, 2019

City of Rockledge
Building Division
1600 Huntington Lane
Rockledge, FL 32955
321-221-7540

Re: Letter of Support regarding Lot 1
located at 958 Casa Dolce Casa
Circle, Rockledge, FL. 32955

To whom it may concern:

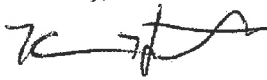
This is a Letter of Support requested by Mr. Cory Lancaster for Lot 1 located at 958 Casa Dolce Casa Circle, Rockledge, FL. 32955 as follows:

To request a variance from the city of Rockledge for 2.5 feet on the west side of the property up against the wall, the minimum setback is 7.5 feet, plans have been submitted to the city for permitting.

To clarify, our understanding is the west side of his house will be built 5 feet away from the front stone wall that encloses our community.

If you have any questions or concerns, please feel-free to contact me at 321-704-2818.

Sincerely,



Kevin Hotaling
Milan Homeowners Association, Inc.
3600 S. Fiske Blvd.
Rockledge, FL 32955
321-704-2818

cc

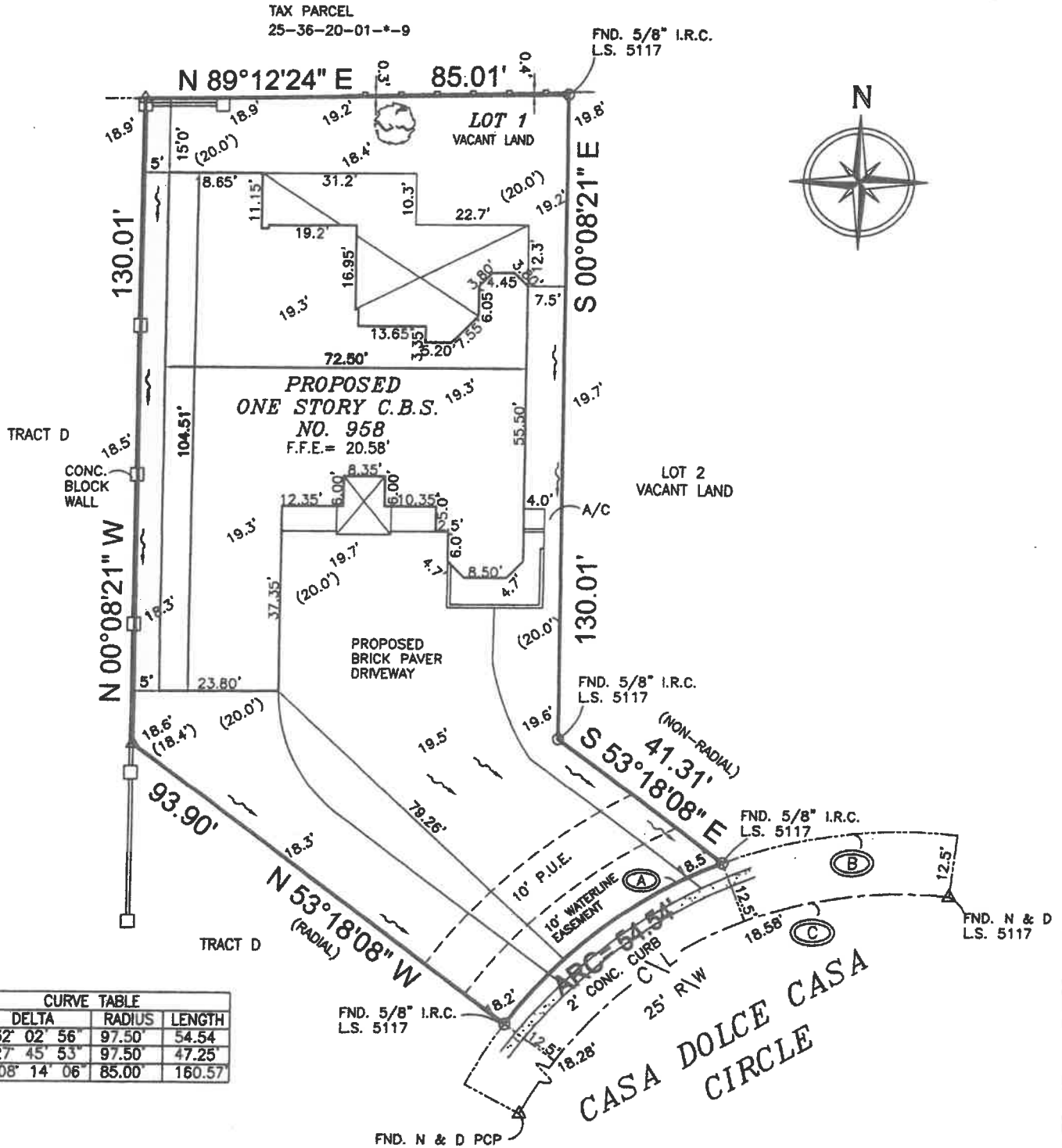
MAP OF BOUNDARY SURVEY

DESCRIPTION:

LOT 1

MILAN SUBDIVISION

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE(S) 64 AND 65 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

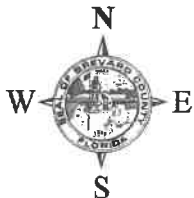
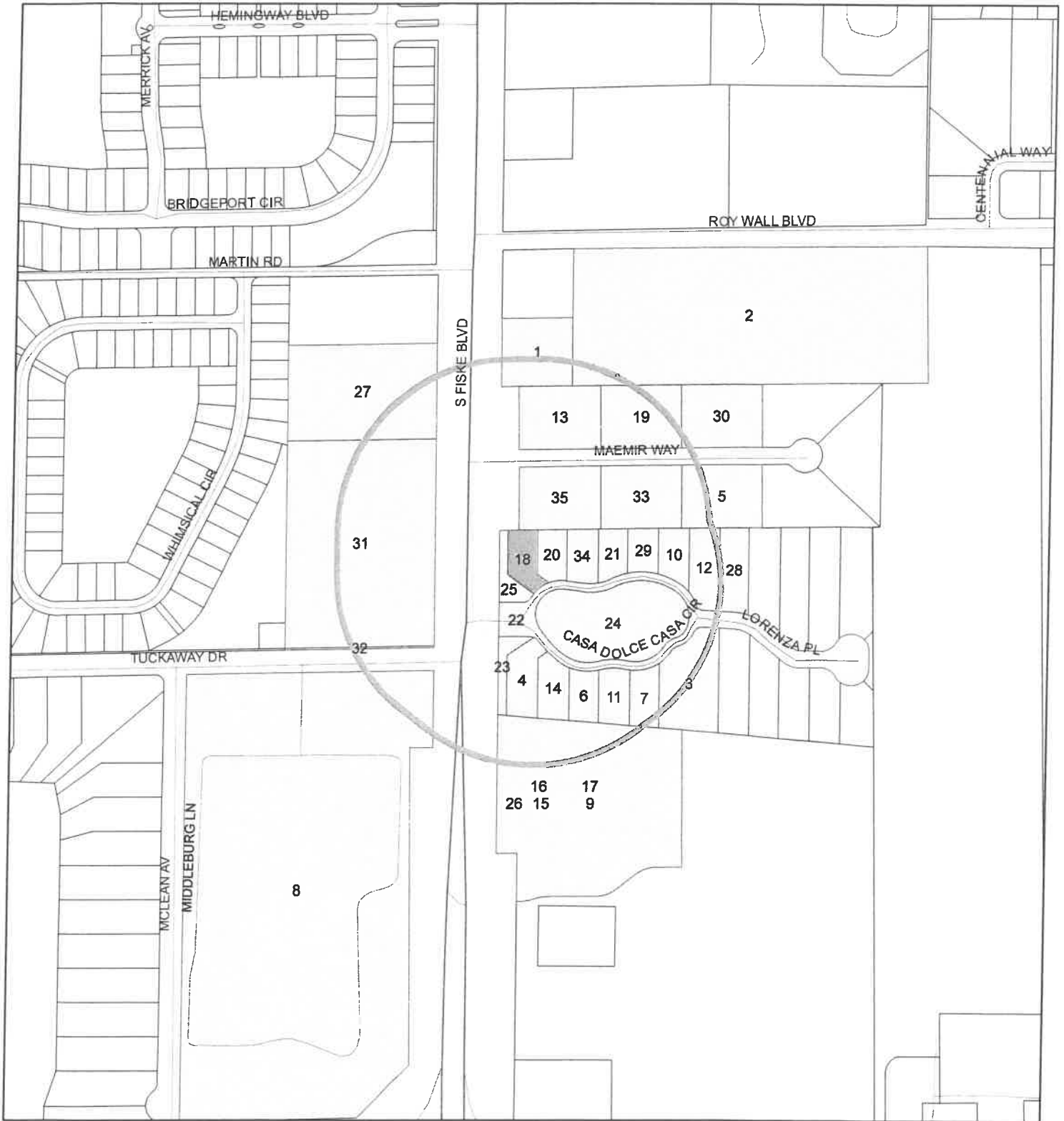


CURVE TABLE			
ARC	DELTA	RADIUS	LENGTH
A	32° 02' 56"	97.50'	54.54
B	27° 45' 53"	97.50'	47.25
C	108° 14' 06"	85.00'	160.57

RADIUS MAP

LANCASTER, COREY

lancaster500







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: 2/22/2019

-  Buffer
-  Subject Property
-  Notify Property
-  Parcels