
PLANNING COMMISSION
MEETING NOTICE AND AGENDA

Tuesday, September 4, 2018 - 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 – August 7, 2018
4. PUBLIC HEARINGS – None
5. SITE PLANS
6. UNFINISHED BUSINESS -- None
7. NEW BUSINESS
 - A. ZDA – 18-03 – Air Resources International, Inc
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, August 7, 2018 - 6:00 p.m.

1. CALL TO ORDER

The Rockledge Planning Commission met on August 7, 2018, at 6:00 p.m. in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

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

MEMBERS ABSENT: Kevin Jarvis, excused
Amy Tidd, unexcused
Michelle Doyle, unexcused

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

With a quorum present, the meeting was called to order by Chairman Grossman, who introduced the new member, Karen Kuta.

2. APPROVAL OF MINUTES & ATTENDANCE RECORD

- Meeting of June 5, 2018

Motion by Bob Theilacker to approve the minutes and attendance record of June 5, 2018; motion seconded by Karen Kuta. The motion passed unanimously.

At this time, City Manager Fettrow presented a certificate to Chairman Paul Grossman for 21 years of service on the Planning Commission.

3. PUBLIC HEARINGS - None

4. SITE PLANS - None

5. UNFINISHED BUSINESS - None

6. NEW BUSINESS

A. Preliminary Subdivision Plat – Hancock’s Piece of Heaven, PSP-18-01

Planning Director Bernard stated that the applicant is requesting to re-plat a portion of the plat of John H. Derby’s addition to Cocoa, which is in accordance with sections 70.24 and 62.30 of the Land Development Regulations. The property is zoned R2 and is located within Planning District 1 and aligns with the City’s Comprehensive Plan. The proposed action is to re-plat lots 68 and 69. The lots will be divided into two conforming residential lots.

Irene Gilmore, speaking on behalf of her father located at 29 Sutton Street, Rockledge, asked for clarification that the property lines will be going north and south.

Jim Stripling at 41 River Ridge Drive, Rockledge, asked for clarification on how the plot plan looks online and asked if the lots will get new addresses.

Planning Director Bernard explained that the property lines will be going north and south and new addresses will be assigned for the new lots.

Discussion followed.

Motion by Bob Theilacker to recommend approval for the re-plat of lots 68 and 69 per the Land Development and Regulation Sections 70.24 and 62.30 and forward to City Council. Seconded by Adam Copenhaver. Motion passed unanimously.

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 6:15 p.m.

Submitted by:

Deanna Pomichter
Recording Secretary

Approved by:

Paul Grossman
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				
DOYLE, Michelle	P	A	N	P	P	P	N	X				
GROSSMAN, Paul	A	P	N	P	P	P	N	P				
JARVIS, Kevin	P	P	N	P	P	P	N	A				
KUTA, Karen					P	P	N	P				
LOGAN, Elisabeth					P	P	N	P				
THEILACKER, Bob	A	P	N	P	P	P	N	P				
TIDD, Amy		P	N	P	P	P	N	X				
FLYNN, Erin - School Board Rep	P	P	N	P	A	X	N	P				

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



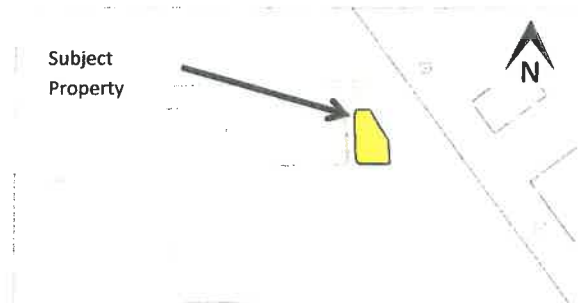
Staff Report
Air Resources International, Inc
Zoning District Amendment
City of Rockledge App. ZDA 18-03
September 4, 2018

Owner: Air Resources International, Inc.
Size: 0.7 acres
Current Zoning: M1 General Industrial
Proposed Zoning: RMU Redevelopment Mixed Use

ABUTTING ZONING

North:	IP	Industrial Park
East:	IP	Industrial Park
South:	M1	General Industrial
West:	C2	General Commercial

BACKGROUND: This 0.7 acre undeveloped parcel of land is located on the north side of Eyster Blvd. and approximately 300 ft west of Rockledge Blvd. This land abuts The East Coast Cabinet Company, Inc to the east and Pediatrics in Brevard to the west.



The subject property is located within the Barton CRA Sub-District. Future Land Use is Redevelopment Mixed Use in Planning District 5 which will allow for rezoning the property to RMU. This rezoning request aligns with the City's Comprehensive Plan. Activities within the planning district allow for the redevelopment of existing buildings and promote new projects to foster economic development. No site plan has been submitted at this time.



CITY OF ROCKLEDGE

NOTICE OF PUBLIC HEARING

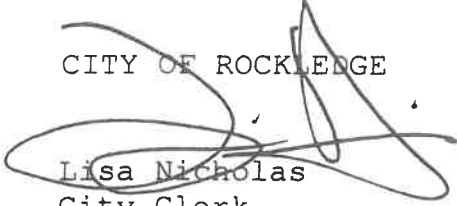
Notice is hereby given by the City of Rockledge, Florida, that **Air Resources International, Inc.**, property owner, P. O. Box 411058, Melbourne, Florida 32941 has requested a change of zoning classification pursuant to the Rockledge Code of Ordinances, Land Development Regulations, from the **M1 (General Industrial)** District to the **RMU (Redevelopment Mixed Use)** District within Planning District 5 of the City of Rockledge, on **0.7 acres at 150 Eyster Boulevard**.

The City of Rockledge **Planning Commission** will meet in the Council Chamber at Rockledge City Hall, Rockledge, Florida, on **Tuesday, September 4, 2018**, at 6:00 p.m., to consider the request and make its recommendations to the City Council. At that time, parties in interest and citizens shall have the opportunity to be heard.

A **public hearing** will be held in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida, on **Wednesday, September 19, 2018**, 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 PLANNING COMMISSION OR THE CITY COUNCIL OF THE CITY OF ROCKLEDGE WITH RESPECT TO ANY MATTER CONSIDERED AT THE PUBLIC MEETINGS OR HEARINGS 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

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



Subject Property

