
PLANNING COMMISSION
MEETING NOTICE AND AGENDA

Tuesday, October 2, 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 – September 4, 2018
4. PUBLIC HEARINGS – None
5. SITE PLANS
 - A. Shell Harbor Older Adult Living Facility – 8.2 acres – 2855 Murrell Rd
6. UNFINISHED BUSINESS -- None
7. NEW BUSINESS
 - A. ZDA – 18-04 – Rockledge Church of Christ – R2 to R2A
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**

ROCKLEDGE PLANNING COMMISSION MEETING MINUTES

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

1. CALL TO ORDER

The Rockledge Planning Commission met on September 4, 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
Michelle Doyle
Adam Copenhaver
Kevin Jarvis
Karen Kuta
Elisabeth Logan

MEMBERS ABSENT: Erin Flynn, School Board Member, unexcused
Amy Tidd, 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.

APPROVAL OF MINUTES & ATTENDANCE RECORD

- Meeting of August 7, 2018

Motion by Bob Theilacker to approve the minutes and attendance record of August 7, 2018; motion seconded by Karen Kuta. The motion passed unanimously.

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

A. ZDA – 18-03 – Air Resources International, Inc.

Planning Director Bernard stated that the applicant is requesting to re-zone 0.70 acres of an undeveloped parcel of land off Eyster Boulevard from M1 (General Industrial) to RMU (Redevelopment Mixed Use). The property is located within the Barton Boulevard Redevelopment Sub-District. The re-zoning aligns with the City's Comprehensive Plan. No site plan has been submitted at this time.

Discussion followed.

Motion by Kevin Jarvis to recommend approval for the re-zoning of the undeveloped parcel of land (0.70 acres) off Eyster Boulevard. from M1 to RMU per the Land Development Regulations and forward to City Council. Seconded by Karen Kuta. 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 6:04 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	P			
DOYLE, Michelle	P	A	N	P	P	P	N	X	P			
GROSSMAN, Paul	A	P	N	P	P	P	N	P	P			
JARVIS, Kevin	P	P	N	P	P	P	N	A	P			
KUTA, Karen					P	P	N	P	P			
LOGAN, Elisabeth					P	P	N	P	P			
THEILACKER, Bob	A	P	N	P	P	P	N	P	P			
TIDD, Amy		P	N	P	P	P	N	X	X			
FLYNN, Erin - School Board Rep	P	P	N	P	A	X	N	P	X			

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



Staff Report
Shell Harbor Older Adult Living Facility
Site Plan Approval
City of Rockledge App. PPZE18-0011
October 2, 2018

Owner: Sabal Grove Retirement Community LLC
Engineer: Rick Kern Engineering
Size: 8.2 acres
Zoning: R3 Multi-Family Dwelling & C2 General Commercial
FLU: Mixed use, Planning District 6

ABUTTING ZONING/LAND USE

North: Neighborhood Retail Commercial (C1) and Townhouse Dwelling (TH) /
Mixed-Use Planning District 6

East: Industrial Park (IP)/
Industrial/Recreational Public Active

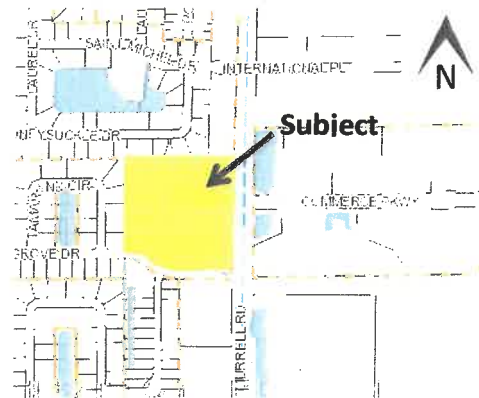
South: General Commercial (C2) and Multi-Family, Low Density (R2A)/
Mixed-Use Planning District 6

West: Single Family (R2)/
Mixed-Use Planning District 6

BACKGROUND:

This 8.2-acre undeveloped parcel of land is located on the west side of Murrell Rd. approximately 2,500 ft. North of Roy Wall Blvd. This land abuts single-family subdivision Sable Grove to the west, St Michel Village Subdivision to the north. Commerce Pkwy is located to the east of the subject property.

The developer is proposing a 130 living units older adult living facility. The engineer of record has submitted a site plan.



In accordance with Ordinance No. 1700 – 2016, older Adult Living Facilities are allowed a density of twenty-five (25) units per acre.

STAFF REVIEW COMMENTS:

Planning

1. Please provide two (2) copies of the St. Johns River Water Management District Permit
2. Please provide documentation for the vacated conservation easement.

3. Please update site plan with City of Rockledge Public Works Department Technical Specification with the effective date of June 29, 2016
4. Please provide a detailed Photometric Plan showing all lighting on the site.
5. Please call out all stop signs.

Public Works

1. SS19 should utilize an FDOT approved concrete collar. Recommend using RCP due to cover issue and lawn maintenance.
2. It appears that the underdrains elevations may be in conflict with the elevations of SS1 and SS2.
3. Provide more details on the underdrains, such as the connections and materials used
4. It appears the Seasonal High Ground Water Table is 22.12 but the permanent pool volume is 21.00. Please address.
5. The 100yr peak stage elevation is 24.30. The conservation easement, Tract B top of bank are 21.00. Please address.
6. The permanent pool volume in Wet Detention #3 is 21.00. The top of banks in the conservation easement, Tract B in some case are slightly lower than the perm. Pool elevation 21.00. Please address.
7. It appears the Sabal Point subdivision stormwater pond outfalls to the conservation easement, Tract b and through the proposed Shell Harbor Facility. Please address.
8. Provide FFE of the house in Sabal Pointe that is adjacent to Tract B.
9. Provide truncated domes at all crossings.
10. Remove bollards from along the sidewalls inside the dumpster enclosure. Provide bollards every 4' along the back wall of the dumpster enclosure.
11. In lieu of mixing subbase in the Murrell Rd right of way, full depth limerock installed in 6" lifts is an acceptable alternative.
12. Move the high points for all driveway entrances closer to property line.
13. Provide copy of Public Works spec sheet dated 6-29-2016.
14. Show that the proposed stormwater system will also treat the flow from Sabal Point without any adverse effect to Sabal Grove Retirement Community, Sabal Point, and Pelican Harbor. This should be indicated in the stormwater calculations.

Waste Water

1. Require additional details on relocating existing Lift Station 34, this LS is in center lane of Murrell and Panel is located in west ROW. Panel needs straight runs for conduit in order to pull LS pumps.
2. Require conflict detail pg. C.3.5 for storm pipe 11-12 / sewer crossing
3. Private sewer system does not require "City of Rockledge" logo on manhole covers.
4. Page C.3.4 and page C.3.5 incorrect City Of Rockledge contact phone number, ph# 321-221-7540 option 6, Fax# 321-204-6377
5. Require at completion of project 2 hard copies of Sewer As -Built Plans with PDF and AutoCAD DXF electronic copies.
6. Proposed 2" Reclaim water line connection requires City of Rockledge application with meter / connection fees

Police

1. Approved as submitted

Fire

1. Approved as submitted

Building

1. Approved as submitted



Staff Report
Rockledge Church of Christ
Zoning District Amendment
City of Rockledge App. ZDA 18-04
October 2, 2018

Owner: Rockledge Church of Christ
Size: 10.5 acres
Zoning: R2 Single-Family Dwelling
FLU: Median Density Residential, Planning District 8

ABUTTING ZONING/LAND USE

North: Brevard County enclave (RU-1-9 Single-family Residential) and R3 Multi-Family Dwelling/
Median Density Residential - Planning District 8

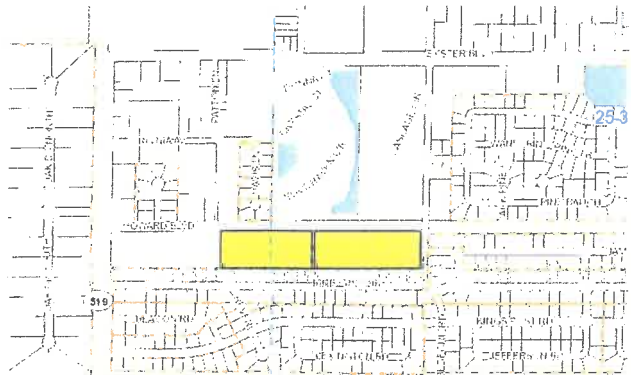
East: R2 Single-Family Dwelling/Median Density Residential - Planning District 8

South: R2 Single-Family Dwelling/Median Density Residential - Planning District 8

West: R2 Single-Family Dwelling/Median Density Residential - Planning District 8

BACKGROUND: The applicant is requesting a zoning change from R2 (Single-Family Residential) to R2A (Multi-Family Residential). This is in alignment with the Future Land Use of Medium Density residential and the City's Comprehensive Plan, for Planning District 8.

The developer is proposing to build 40 single family homes. The proposed site plan will be binding to the zoning change, and is typically valid for a two year period. If the proposed site plan changes, the process will have to start all over again.





CITY OF ROCKLEDGE

NOTICE OF PUBLIC HEARING

Notice is hereby given by the City of Rockledge, Florida, that **Rockledge Church of Christ**, through their agent **Nick Rahal**, Rahal Development Corp., 1269 Rockledge Boulevard, Rockledge, Florida 32955 has requested a change of zoning classification pursuant to the Rockledge Code of Ordinances, Land Development Regulations, from the **R2 (Medium Density Residential)** District to the **R2A (Multi-Family, Low Density)** District within Planning District 8 of the City of Rockledge, on **10.5 acres on Huntington Lane between Eyster Boulevard and Pineland Drive.**

The City of Rockledge **Planning Commission** will meet in the Council Chamber at Rockledge City Hall, Rockledge, Florida, on **Tuesday, October 2, 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, October 17, 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

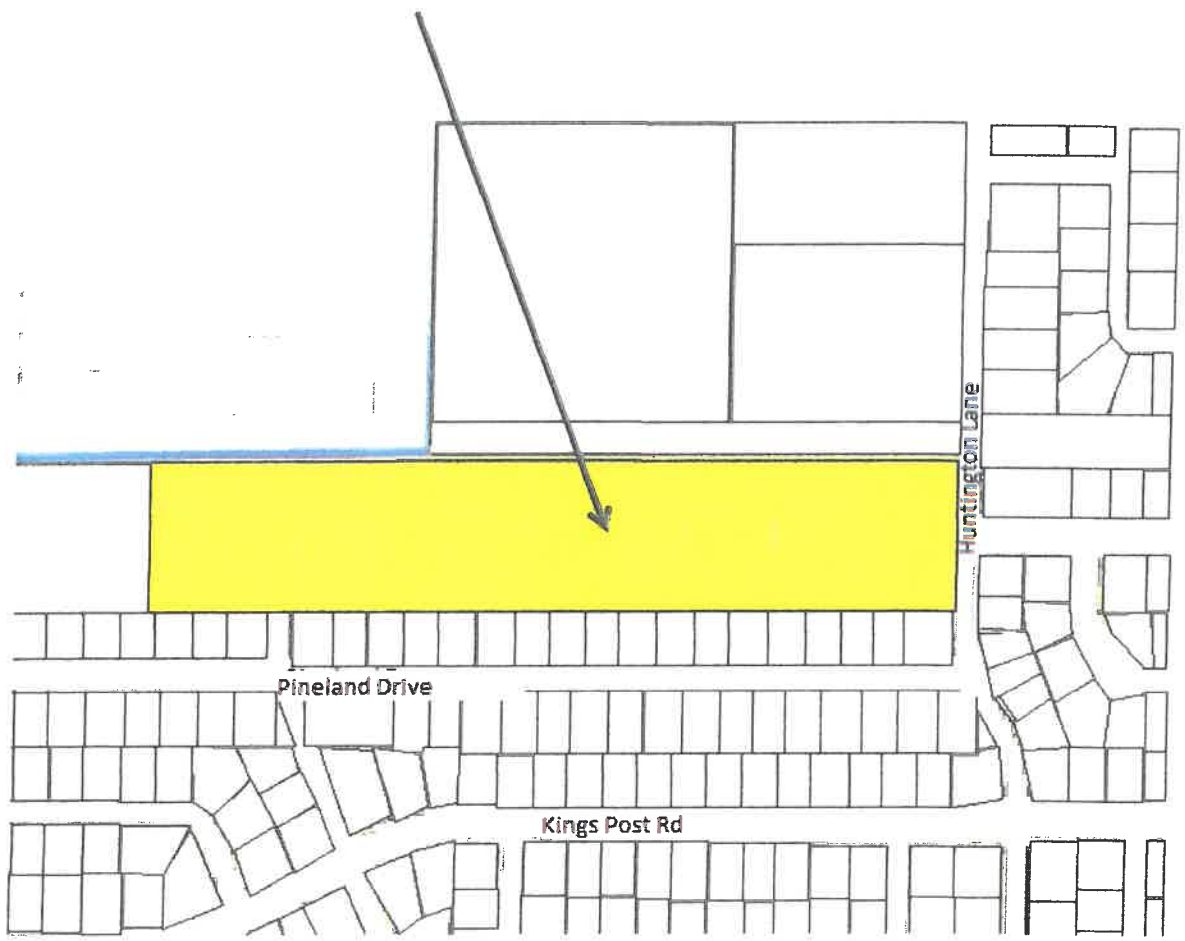
REDEVELOPMENT & RENTAL FACILITIES

123 BARTON BLVD. #103
ROCKLEDGE, FL 32955

TELEPHONE: 321-221-7540

FAX: 321-204-6385

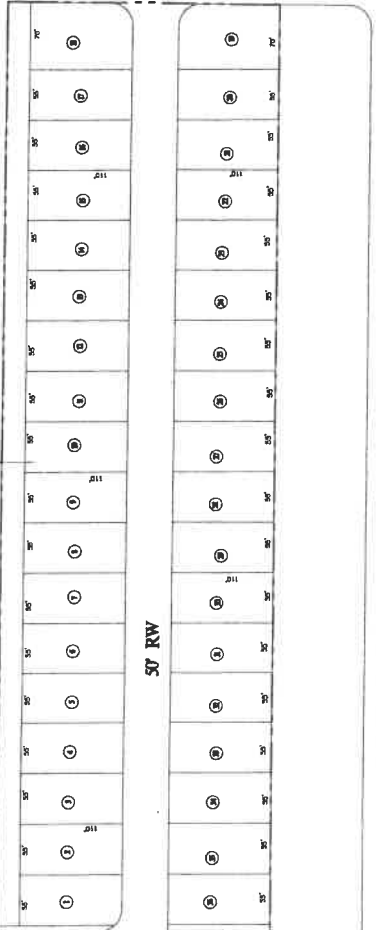
Subject Property





10 ACRES
RE ZONING REQUIRED: R2A

1491.0'



PINELAND PARK

REVERE CT.

HUNTINGTON

JAMESTOWN DR.

R.K. ENGINEERING AND ASSOCIATES OF BREVARD, INC.
CONSULTING ENGINEERING AND LAND PLANNING
8963 STILLMEYER AVE.
PALM BACH, FLORIDA 32909
CA 237334 PHONE: (888) 800-8888 EMAIL: rk@rkecltd.com

DATE: 1-30-18
SCALE: 1" = 50'

CONCEPTUAL SUBDIVISION PLAN

5	1	DATE
4	2	BY
3	3	SCALE
2	4	PROJECT
1	5	DATE
0	6	BY