
PLANNING COMMISSION

MEETING NOTICE AND AGENDA

Tuesday, December 3, 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 – November 5, 2019
4. PUBLIC HEARINGS - None
5. SITE PLANS –
 - A. Rockledge Flats Apartment Complex
6. UNFINISHED BUSINESS - None
7. NEW BUSINESS - None
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, November 5, 2019 - 6:00 p.m.

CALL TO ORDER

The Rockledge Planning Commission met on November 5, 2019, at 6:00 p.m. in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

MEMBERS PRESENT: Adam Copenhaver
Kevin Jarvis, Vice Chairman
Karen Kuta
Janet Monaco
Mike Pryor
Susan Schleith
Bob Theilacker, Chairman
Erin Flynn (School Board Representative)

MEMBERS ABSENT: Michelle Doyle, excused

STAFF PRESENT: Alix Bernard, Planning Director
Trina Gilliam, City Planner
Deanna Pomichter, Recording Secretary

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES & ATTENDANCE RECORD

- Meeting of October 1, 2019

Motion by Karen Kuta to approve the minutes and the attendance record of the October 1, 2019 meeting. Second by Kevin Jarvis. All in favor, motion carries.

PUBLIC HEARINGS

- A. Comprehensive Plan Amendment (CPA19-01) – Adoption Phase based on Ear and Appraisal Report (EAR)

City Planner Trina Gilliam stated this item was presented to the Commission on July 2, 2019 during the transmittal phase. The proposed amendments to the City's Comprehensive Plan are based on the findings of the EAR. The Department of Economic Opportunity completed their review with no objections. The adoption phase is the next step in updating the comprehensive plan. Staff is requesting approval to adopt the amendments.

Public hearing opened 6:04 p.m.

Public hearing closed 6:05 p.m.

Discussion followed with two minor corrections to policy 5.1.6 and objective 5.7.

Motion by Kevin Jarvis to recommend approval for the Comprehensive Plan Amendment No. 19-01 with the correction made and forward it to City Council. Seconded by Karen Kuta. For Adam Copenhaver, Kevin Jarvis, Karen Kuta, Janet Monaco, Susan Schleith, and Bob Theilacker; against Mike Pryor. Motion carries.

SITE PLANS- None

UNFINISHED BUSINESS- None

NEW BUSINESS

A. In-Home Child Care – LDR Part I, VI & VII

City Planner, Trina Gilliam, explained the proposed revision to the Land Development Regulations (LDR) is to establish In-Home Child Care as a special exception, deleting any previous reference to child care in residential zoning districts. This will provide homeowners the opportunity to operate in-home child care.

Discussion followed as to the requirement of a Business Tax Receipt, homestead requirements and the safety of the playground equipment.

Motion by Karen Kuta to recommend approval of the LDR Part I, VI & VII; In-Home Child Care and forward it to City Council. Seconded by Mike Pryor. For Karen Kuta, Mike Pryor, Adam Copenhaver, Janet Monaco, Susan Schleith, and Bob Theilacker; against Kevin Jarvis. Motion carries.

B. Required Improvements Within a Subdivision – LDR Section 70.41

City Planner Trina Gilliam stated the proposed language to Section 70.41 of the Land Development Regulations pertains to required improvements within a subdivision. Staff is requesting to establish a minimum requirement on the number of entrances a subdivision is required to have based on the number of proposed dwelling units in a subdivision. The intent is to provide for traffic flow and emergency ingress and egress for future development.

Discussion followed with regard to existing subdivisions not being effected with the change.

Motion by Adam Copenhaver to recommend approval of the Land Development Regulations Section 70.41 and forward it to City Council. Seconded by Kevin Jarvis. All in Favor. Motion carries.

C. Golf Carts – Part II Code of Ordinances Section 21-7

City Planner Trina Gilliam explained the proposed change is to include White Pine Court to the designated city streets in which a golf cart may operate.

Discussion followed with regard to revising the entire golf cart language and it being brought before the Commission at a later date.

Motion by Mike Pryor to table Code of Ordinances Section 21-7 Part II. Seconded by Karen Kuta. For Mike Pryor, Karen Kuta, Adam Copenhagen, Janet Monaco, Susan Schleith, and Bob Theilacker; against Kevin Jarvis. Motion carries.

ADJOURN- Meeting adjourned at 6:35 p.m.

Submitted by:

Deanna Pomichter
Recording Secretary

Approved by:

Bob Theilacker
Chairman



Staff Report

Rockledge Flats Apartment Complex

Site Plan Approval

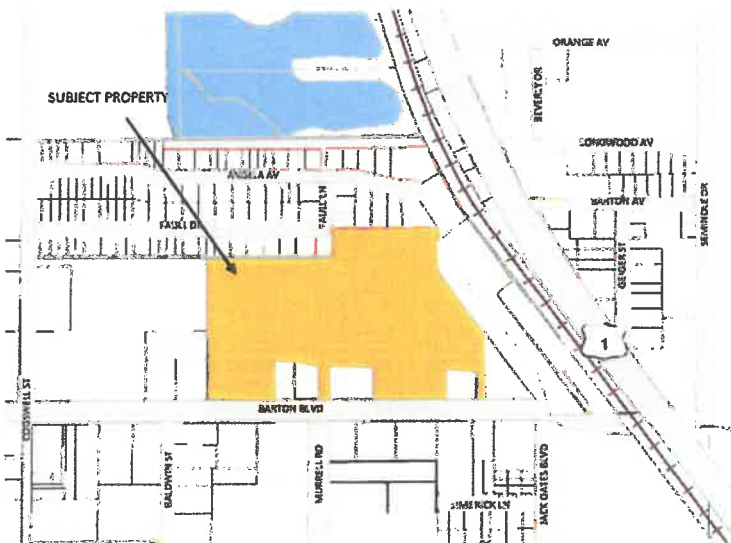
City of Rockledge App. PPZE19-0011
December 3, 2019

Owner: HUTTON Rockledge LLC
Engineer: Ben Berry, PE
Size: 22.068 acres
Zoning: RMU
FLU: Mixed use Planning District 5

ABUTTING ZONING/LAND USE

North:	R3	Multi Family	Redevelopment Mixed Use
East:	M1	General Industrial	Redevelopment Mixed Use
South:	C2	General Commercial	Redevelopment Mixed Use
West:	R2	General Commercial	Redevelopment Mixed Use

BACKGROUND:



The developer is proposing a 248 unit apartment complex. This project is located in the Barton CRA Sub-District. The engineer of record has submitted a site plan that has gone through staff review.

Staff's comments are on the next page.

Staff Review Comments:

Planning

Concerns

1. Illustrate lighting elements on site will not cast or reflect glare or light beyond the boundaries of the site. North property line abutting residential shall have 0 glare.
2. Please indicate what the plans are for the existing wall that is deteriorating on the north side of the property.
3. Recommend adding a stop sign to the southwest corner entrance.
4. There shall be a tree every 15 parking spaces.

Comments

1. Site will require a Tree Removal Permit.
2. Mulch shall be applied at a minimum depth of 4 inches.
3. Recommend adding a stop sign or pedestrian crossing sign at the 2 crosswalks.

Public Works

Concerns

1. Eliminate Emergency Spill Way. The spill way is lower than the weir in the control structure.
2. Grout the south and west inverts in the manhole for the roof drainage. Recommend installing an additional control structure in the 42" RCP run to act as "emergency spill way." If adding this additional control structure is desired, set it higher than the control structure to the east.
3. Please provide a concrete mitered end structure for structure 13.
4. Please provide the FFE of the existing building.

Building

Concerns

1. Indicate the FFE above the crown of the road at adjacent Barton Boulevard facing the project and above the shopping center to the east on sheet C-02.
2. Indicate the proposed building type of construction and occupancy classification per the FBC Sixth Edition 2017.
3. Indicate the proposed distance dimension between buildings 1 & 2 to the clubhouse.
4. On the Photometric plan, indicate that the lighting element shall not cast or reflected glare beyond the boundaries of the site per City of Rockledge LDR 50.00(d)(s).

Waste Water

Concerns

1. Page c-01 unable to read sewer mh rim and invert el. Due to overlay of limit of building demolition.
2. Page c-05.1 detail of new fm connection.
3. C-05.2 detail of new sanitary sewer manhole #1 installation
4. C-05.2 show detail of sewer / fm / stormwater conflict.

Comments

1. City TV review of the existing private sewer main system has material buildup in some sections
2. Upon completion provide hard copies as well as electronic copies of As-Builts. Including CAD file As-Builts of utilities.

Police

Approved as presented.

Fire

Approved as presented.

BERRY ENGINEERS LLC
 CIVIL ENGINEERS
 1555 KERRILL RD. SUITE 100
 CARY, NC 27513
 TEL: (410) 790-0880

HUTTON ROCKLEDGE MF LLC
 736 CHERRY STREET
 CHATTANOOGA, TN 37402

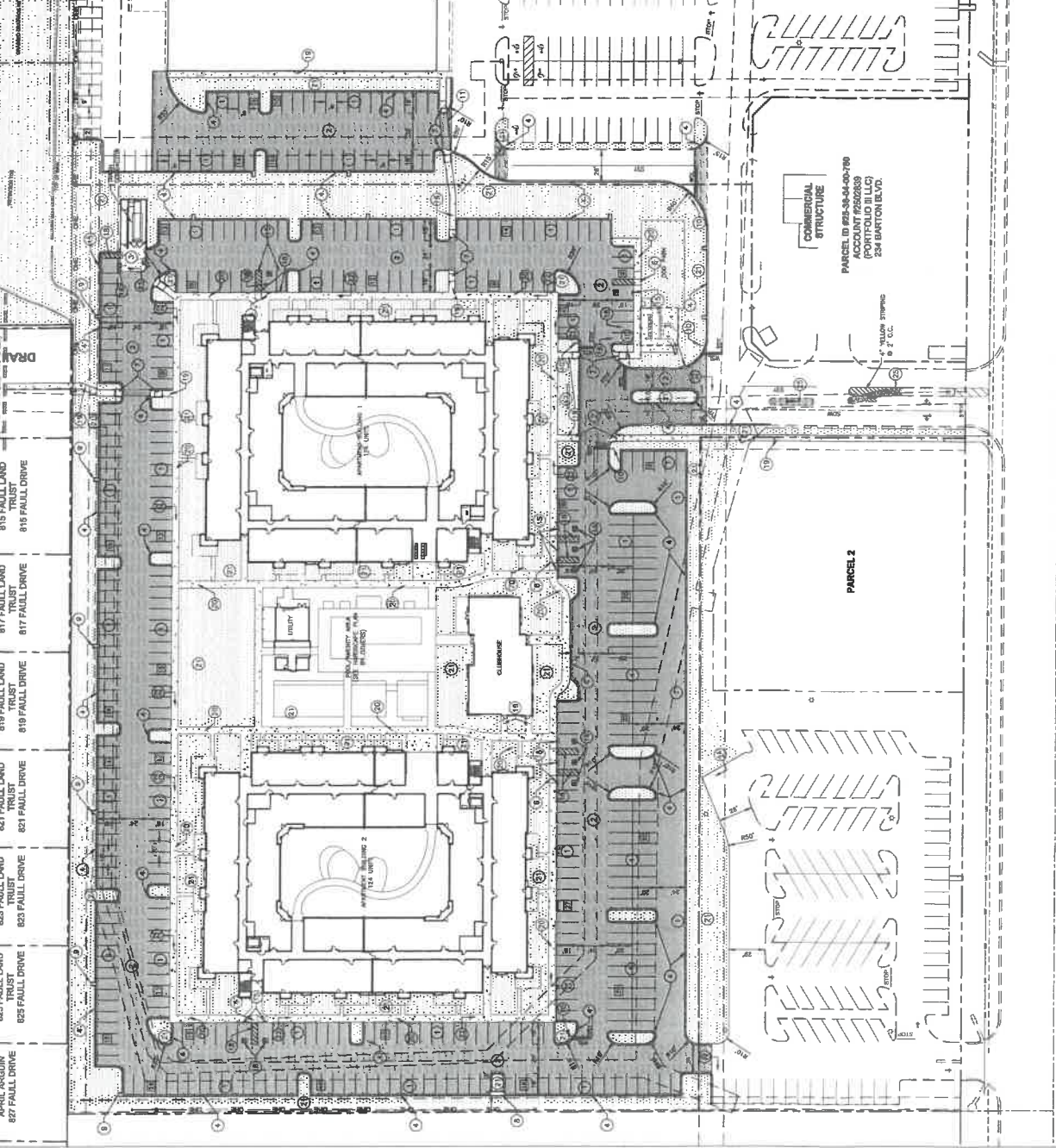
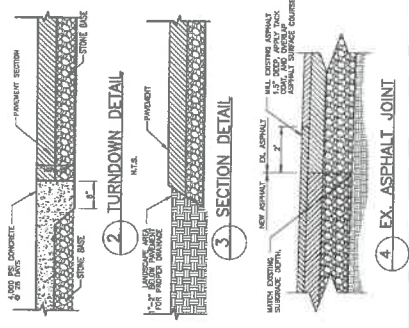
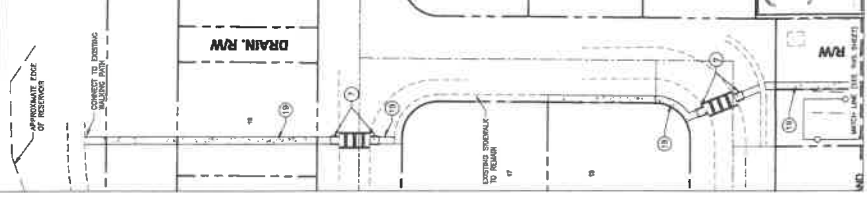
ROCKLEDGE FLATS
 190 BARTON BLVD
 ROCKLEDGE, FL



NO.	REVISION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	

SHEET NAME: SITE LAYOUT & PAVING PLAN
DATE: 11/02/2019
DRAWN BY: EDS
CHECKED BY: BMB
PROJECT NO.: 19018
SHEET NUMBER: C-02

- 1 Standard Daily Asphalt Pavement - Detail 1 / C-06
 - 2 Heavy Duty Asphalt Pavement - Detail 7 / C-06
 - 3 Concrete Pavement - Detail 3 / C-06
 - 4 Concrete Curb & Ditch - Detail 4 / C-06
 - 5 Flood Street Ramp - Detail 5 / C-06
 - 6 Parallel Slabwalk Ramp - Detail 6 / C-06
 - 7 Curb Ramp - Detail 7 / C-06
 - 8 Curb Cut - Detail 8 / C-06
 - 9 Concrete Sidewalk - Detail 9 / C-06
 - 10 Step Slip - Detail 10 / C-06
 - 11 Concrete Slipping - Detail 11 / C-06
 - 12 Transcribed Drains - Detail 12 / C-06
 - 13 Directional & Non-Directional - Detail 13 / C-06
 - 14 Conc. Joints - Detail 14 / C-06
 - 15 Accessible Parking Slip - Detail 15 / C-06
 - 16 Painted Accessible Symbol - Detail 16 / C-06
 - 17 Wheelchair Slip location - Coordinate electrical
 - 18 4" Min. Slope at 2' O.C.
 - 19 5" Concrete Slabwork
 - 20 6" Concrete Slabwork
 - 21 Landscape / Gravel Area - See Landscape Plan
 - 22 Slabwork Turndown - Detail 1 / C-02
 - 23 Pavement Turndown - Detail 2 / C-02
 - 24 Pavement Turndown - Detail 3 / C-02
 - 25 Ex. Asphalt Joint - Detail 4 / C-02
 - 26
 - 27
- PARADE COUNT:** Note: Standard parking spaces shown are 8'x20'. If Deep Space Rear Alignment to Slabwork or Landscaping, Pavement markings shall be 4' wide.



BARTON BOULEVARD
 100' RIGHT OF WAY (DIVIDED / ASPHALT PAVED)