
PLANNING COMMISSION
MEETING NOTICE AND AGENDA

Tuesday, December 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 – October 2, 2018
4. PUBLIC HEARINGS – None
5. SITE PLANS
6. UNFINISHED BUSINESS -- None
7. NEW BUSINESS
 - A. Preliminary Subdivision Plat – BrookView, PSP-18-02
 - B. Reschedule January Planning Commission Meeting
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, October 2, 2018 - 6:00 p.m.

1. CALL TO ORDER

The Rockledge Planning Commission met on October 2, 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
Elisabeth Logan
Amy Tidd
Erin Flynn, School Board Member

MEMBERS ABSENT: Karen Kuta, unexcused

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 Chairman Grossman.

APPROVAL OF MINUTES & ATTENDANCE RECORD

- Meeting of September 4, 2018

Motion by Kevin Jarvis to approve the minutes and attendance record of September 4, 2018; motion seconded by Adam Copenhaver. The motion passed unanimously.

2. PUBLIC HEARINGS - None

3. SITE PLANS

A. Shell Harbor Older Adult Living Facility – 8.2 acres – 2855 Murrell Road

Planning Director Bernard stated the 8.2 acres of undeveloped land is located on the northeast corner of Murrell Road and Sabal Grove Drive. The developer is proposing a 130-unit older adult living facility. In accordance with Ordinance 1700 – 2016, the older adult living facilities are allowed a density of 25 units per acre.

Commissioner Jarvis stated his concerns regarding compliance with the Comprehensive Plan 3.8.3 (6) with regard to storm-surge and drainage.

Planning Director Bernard explained that this property is outside the 100-year storm event and is in flood zone X.

Discussion followed concerning of vacating the easement and traffic control.

Jeavene C. Franco, 950 Pineland Drive, Rockledge, FL 32955, stated concerns as to how the staff comments will be met.

Rick Kern at 5963 Stillwater Avenue, Cocoa, FL 32927, engineer of record, stated that all of the City's staff comments will be addressed before moving forward and that he is working with SJRWMD to vacate the easement.

Motion by Kevin Jarvis to recommend approval for the conceptual site plan with all of staff comments being met and forward to City Council. Seconded by Bob Theilacker. Motion passed unanimously.

4. UNFINISHED BUSINESS - None

5. NEW BUSINESS

A. ZDA – 18-04 – Rockledge Church of Christ – R2-R2A

Planning Director Bernard stated the applicant is requesting a zoning change for 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 looking to build 46 single family homes. If the homes are not built, the zoning will revert back to R2 and the applicant will have to start the process all over again.

Nick Rahal, 1269 Rockledge Boulevard, Rockledge, FL 32955, the agent/developer, stated the houses will be 1700-2500 square feet and one and two-story houses will be built.

Julia Pearsall, 2916 Huntington Lane, Rockledge, FL 32955, stated that with the re-zoning of the property, there will be no lawn left and the houses will not be aligned with the surrounding neighborhoods.

Jeavene C. Franco, 950 Pineland Drive, Rockledge, FL 32955, stated concern as to who will be maintaining the easement.

Nick Rahal, 1269 Rockledge Boulevard, Rockledge, FL 32955, agent/developer, explained that a survey was done and no easement is present. The developer will maintain the property and install a fence.

John A. Robertson, 952 Pineland Drive, Rockledge, FL 32955, stated that it will increase the traffic on Pineland Drive and Huntington Lane.

Jeremy Graves, 980 Pineland Drive, Rockledge, FL 32955, explained the property floods and does not drain and inquired as to whether the drainage of the surrounding houses would be affected when the new houses are built.

Chris Gardner, P.O. Box 1748, Winter Park, FL 32955, explained that drainage is always a problem and the City of Rockledge builds to a 100-year storm event. A transportation study will be done and submitted to the City.

Discussion followed regarding drainage, traffic, lot sizes and retention.

Motion by Kevin Jarvis to recommend approval for the re-zoning of the undeveloped parcel of land (10.5 acres) between Huntington Lane and Fiske Boulevard from R2 to R2A per the Land Development Regulations or revert back to the original R2 zoning at the end of two years if the site plan is not approved and forward to City Council. Seconded by Adam Copenhaver. Motion carries 6-1. (FOR: Kevin Jarvis, Adam Copenhaver, Paul Grossman, Michelle Doyle, Elisabeth Logan and Amy Tidd. AGAINST: Bob Theilacker.)

6. 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 7:30 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	P		
DOYLE, Michelle	P	A	N	P	P	P	N	X	P	P		
GROSSMAN, Paul	A	P	N	P	P	P	N	P	P	P		
JARVIS, Kevin	P	P	N	P	P	P	N	A	P	P		
KUTA, Karen					P	P	N	P	P	X		
LOGAN, Elisabeth					P	P	N	P	P	P		
THEILACKER, Bob	A	P	N	P	P	P	N	P	P	P		
TIDD, Amy		P	N	P	P	P	N	X	X	P		
FLYNN, Erin - School Board Rep	P	P	N	P	A	X	N	P	X	P		

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

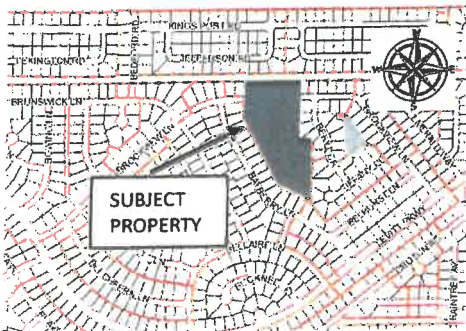


Staff Report
Brook View Subdivision
Preliminary Subdivision Plat
 City of Rockledge App. PSP 18-02
 December 4, 2018

Owner: Condev Brookview, LLC
Developer: Condev Homes
Engineer: MBV Engineering, Inc. --- Bruce Moia, PE
Size: 7.96 acres
of Lots: 28 lots
Density: proposed 3.39 units per acre, allowed 5 units per acre
Zoning: PUD Planned Unit Development

ABUTTING ZONING/LAND USE

North:	R2	Single-Family	Medium Density Residential
East:	R2	Single-Family	Medium Density Residential
South:	R2	Single-Family	Medium Density Residential
West:	R2	Single-Family	Medium Density Residential



BACKGROUND: This 7.96-acre undeveloped parcel of land is located on the east side of Fiske Blvd. in the middle of Buckingham At Levitt Park Subdivision. This land also abuts Fiske Terrace to the north.

The developer is proposing a 28-lot Planned Unit Development (PUD), to be constructed to the City of Rockledge’s Land Development Regulations 62.170 standards. Roads are proposed to be public with a 50 ft R-O-W. The developer has included a 10 ft wide landscaping buffer as discussed during the June 5th Planning Commission meeting.

Staff’s comments are on the next page.

Staff Review Comments:

Fire: Approved.

Police: Approved.

Planning

Comments

1. Remove references of sections, replace with, for ex. "Stormwater Management System shall meet all the requirements of City of Rockledge's Land Development Regulations."
2. Per conversation with Kevin Barry, Landscaping Subcontractor for MBV, he will correct the tree calculations to include the number of trees within the 10 ft. landscaping buffer.

Public Works

Concerns

1. The Faulk Canal flood profiles are in NGVD29. The NAVD88 conversion shown is higher than the NGVD29 elevation. The NAVD88 elevations should be lower than the NGVD29 elevations. (The NAVD88 Red lines should be lower than the NGVD29 blue lines)
2. Remove all references to the City of Rockledge in the stormwater calculations and refer to the Flood Profiles. The flood profiles provided were from the Stormwater Master Plan completed by CDM August 1998. Please replace all City of Rockledge communications/emails with the proper reference to the Flood Profiles.
3. Install yard drain instead of elbows at all directional changes in the ADS pipe.
4. SD10 invert elevation on the detail does not appear to be accurate. The 24" inflow pipe shows an invert elevation of 18" above the sump, but is lower than the outflow pipe at invert elevation 18.00, which is also 18" above sump.
5. Provide copies of SJRWMD and FDEP permits.
6. Provide Erosion, Sedimentation and Debris Containment Permit. This can be found on the city website.
7. Provide dewatering detail for wet pond.
8. Asphalt to be Type S-III or equivalent.

Building

Concerns

1. Plan review comment per response letter dated 10/31/18.

Comment #3. City of Rockledge LDR 50.52(B)(3) states that a Florida registered professional engineer shall certify that the standards of this paragraph are satisfied. Certification was not found on plans.

Please review all references to R2-Zoning as subdivision has been designed as a PUD per City of Rockledge zoning regulations.

Waste Water

Concerns

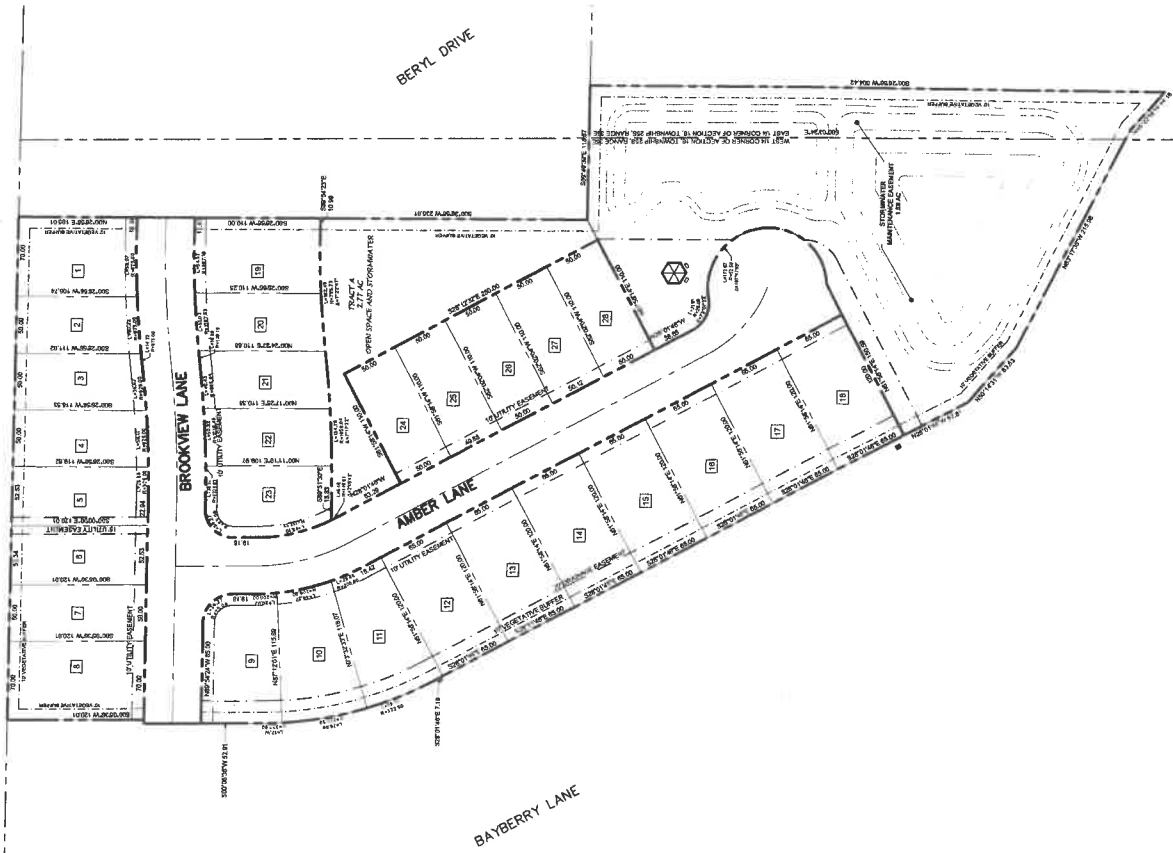
1. Need details for MH 01 inlet drop for existing Manhole pg. C9. If interior drop is over 2 ft an exterior drop will be required.
2. Sewer Wye positions on plans pg. 9-10 need to be moved from under sidewalk location per Service Connection: A 2 pg. C24

BROOKVIEW SUBDIVISION (PUD)

(SHEET 2 OF 2)

PLAT BOOK _____ PAGE _____

SHEET 2 OF 2
SECTION 16, TWP. 25, S., RANGE 36, E., AND



THIS PLAN, AS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF ALACHUA, FLORIDA, IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE LAND IS TO BE DEVELOPED FOR RESIDENTIAL USE.
- 2. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF THE SAME.
- 3. THE DEVELOPER SHALL MAINTAIN THE EXISTING STORMWATER MANAGEMENT SYSTEM AND SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF THE SAME.
- 4. THE DEVELOPER SHALL MAINTAIN THE EXISTING WATER SUPPLY SYSTEM AND SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF THE SAME.
- 5. THE DEVELOPER SHALL MAINTAIN THE EXISTING SEWER SYSTEM AND SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF THE SAME.
- 6. THE DEVELOPER SHALL MAINTAIN THE EXISTING OPEN SPACE AND SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF THE SAME.
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- 27. THE DEVELOPER SHALL MAINTAIN THE EXISTING OPEN SPACE AND SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF THE SAME.
- 28. THE DEVELOPER SHALL MAINTAIN THE EXISTING OPEN SPACE AND SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF THE SAME.

PREPARED BY:
"PRELIMINARY PLAT"
INDIAN RIVER SURVEY, INC.
 PROFESSIONAL SURVEYING AND MAPPING
 CERTIFICATE OF AUTHORIZATION No. LB 7545
 1435 S. US HIGHWAY 1, SUITE 100, SEASIDE BEACH, FLORIDA 32960
 PHONE (772) 569-7880 FAX (772) 778-3817



CITY OF ROCKLEDGE

NOTICE OF PUBLIC HEARING & MEETINGS TO CONSIDER PRELIMINARY SUBDIVISION PLAT

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

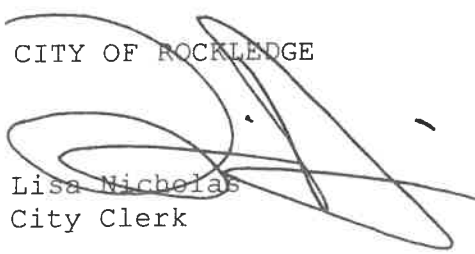
TELEPHONE: 321-221-7540
FAX: 321-204-6385

Notice is hereby given by the City of Rockledge, Florida, that **Condev Brookview LLC**, 1353 Palmetto Avenue, Suite 200, Winter Park, Florida 32789 has requested approval of the preliminary subdivision plat of **Brookview**, lying within Planning District 8 of the City of Rockledge, on 7.96 acres of property located at the end of Brookview Lane east of Bayberry Lane and west of Beryl Drive.

The City of Rockledge Planning Commission will hold a public hearing in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida, on **Tuesday, December 4, 2018**, at 6:00 p.m., or as soon thereafter as possible, and will 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. The Rockledge City Council will meet in the Council Chamber at Rockledge City Hall, Rockledge, Florida, on **Wednesday, December 19, 2018**, at 6:00 p.m., or as soon as possible thereafter, to consider the request.

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