

AGENDA ITEM SUMMARY

Meeting Date:	MARCH 21, 2018
Agenda Category:	NEW BUSINESS
Agenda Item Number:	11 A
Subject:	REQUEST FOR EXCEPTION FROM ROCKLEDGE LAND DEVELOPMENT REGULATIONS TO CONSTRUCT AN EIGHT-FOOT FENCE, STITZEL CONSTRUCTION AND REAL ESTATE LLC (PLANNING DIVISION)

Attachments:	Memorandum; letter of request; survey
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Staff Contact:	Planning Director Bernard
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Background:	<p>The City's Land Development Regulations set forth that any request for fencing that exceeds six feet in height must be approved by City Council. The developer of the properties at 946 and 954 Casa Dolce Casa Circle is requesting approval to install a fence that is eight feet in height. Because the property slopes in a certain manner, the eight-foot fence will actually be even with other fencing on the property that is six feet in height, resulting in a uniform fence line. Approval has been received from the homeowners at 975 and 985 Maemir Way, whose properties will abut the fence.</p>
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Reference:	City of Rockledge Land Development Regulations
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Suggested Action:	Approve the request for construction of an eight-foot fence at the desired location
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Memo

Planning Division

To: Dr. Brenda Fettrow, City Manager
From: Alix Bernard, Planning Director 
CC: Lisa Nicholas, City Clerk
Date: 2/22/2018
Re: Fence Height

*approved to
go to Council.
Dr. Fettrow
2/28/2018*

Comments: Mr. Stitzel, the realtor/builder at 946 and 954 Casa Dolce Casa Circle, is requesting a privacy fence that is 8 feet in height. According to the City's Land Development Regulations section 81.30(b)(2)(3) any fence request over 6 feet in height must get City Council approval.

LDR 81.30(b)

(2) No fence or wall exceeding six (6) feet in height shall be erected, constructed, installed or maintained in the city, except as may be permitted under the provisions of subsection (b)(3) of this section.

(3) Upon specific application therefore, and showing of good cause, the city council may authorize the city manager or his representative to issue a permit in writing for the erection, construction, installation or maintenance of a fence exceeding the height limitation established by subsection (b)(2) of this section.

Attached you will find the letter from Mr. Stitzel and the survey of the property showing where they would like to have proposed 8ft fence.



700 North Wickham Road, Suite 209, Melbourne, FL 32935 – 321-254-8454

February 15, 2018

City of Rockledge
1600 Huntington Lane
Rockledge, FL 32955
Dr. Brenda Fettrow, City Manager

Dear Dr. Fettrow,

I am writing to seek a fence variance for our properties located at 946 and 954 Casa Dolce Casa Circle, Rockledge, FL 32955.

We are in the process of building new single-family residences on the properties. Current zoning ordinances state that the fence must be no higher than six (6) foot tall. We are requesting the approval to install a fence that is eight (8) foot tall. The fence would be located along the north side or rear of the properties. We are asking for the extra height due to the serpentine retaining wall that runs along the back of the properties which result in an elevation difference of two (2) feet lower than where the house will be constructed. We have contacted and received the approval of Robert D. Spinning at 975 Maemir Way and Laura Blackmon at 985 Maemir Way, who are the property owners to the north that will abut the fence. Our plan is to install a shadow box style fence that will be aesthetically pleasing to both sides and will be an enhancement for the neighborhood.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink that reads 'Dennis B. Stitzel'.

Dennis B. Stitzel,
Realtor/Builder
321-514-9565

BOUNDARY SURVEY OF:

LOT 2 AS SHOWN ON THE PLAT OF MILAN SUBDIVISION
AS RECORDED IN PLAT BOOK 54, PAGES 64-65 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



LOT 9
MAEMR ESTATES
PLAT BOOK 24, PAGE 77

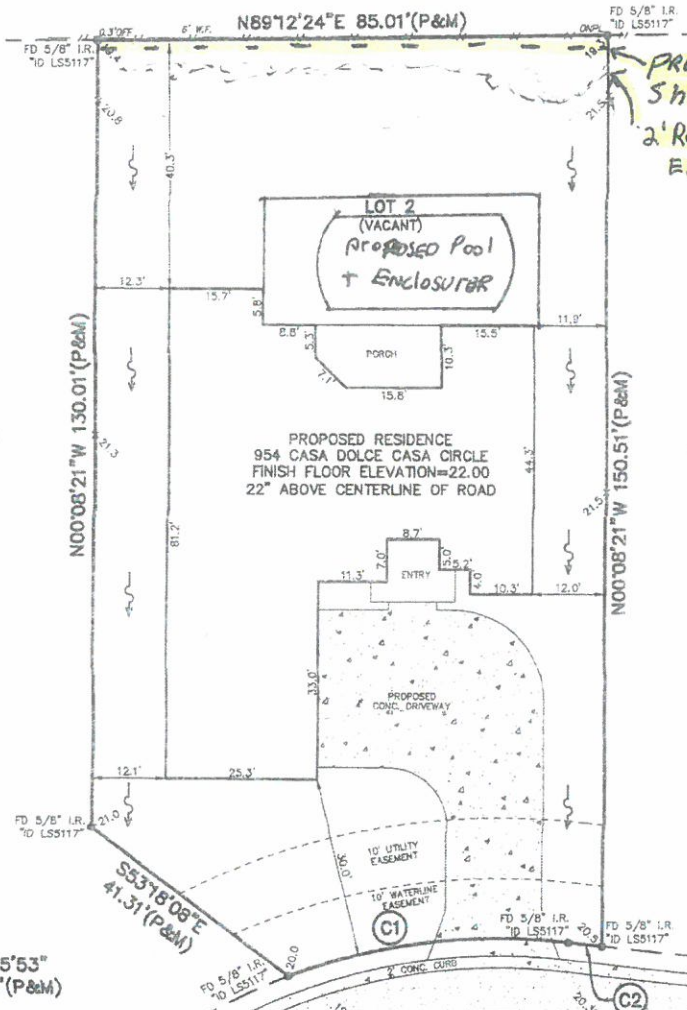
N89°12'24"E 85.01'(P&M)

FD 5/8" I.R.
"D LS5117"

PROPOSED 8' Wood
Shadow Box Fence
2' Retaining Wall
Existing

LOT 1
(VACANT)

LOT 3
FINISH FLOOR
ELEVATION=22.30



(C1)
R=97.50 Del=27°45'53"
L=47.25' CH=46.79'(P&M)

(C2)
R=1193.34 Del=0°16'02"
L=5.57' CH=5.57'(P&M)

946 CASA DOLCE
CASA CIRCLE
15' ASPHALT ROAD
(25' PRIVATE RIGHT-OF-WAY)

NOTE
ELEVATIONS BASED ON NGVD1929
BENCHMARK: CITY OF ROOKLEDGE RA08
ELEVATION: 20.05

LEGEND	
(AKA)	= ALSO KNOWN AS
C	= CENTERLINE
C.B.	= CONCRETE BLOCK
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.L.F.	= CHAIN LINK FENCE
CLF	= CLEAR
C.M.	= CONCRETE MONUMENT
CONC.	= CONCRETE
COR.	= CORNER
COVD	= COVERED
D	= DELTA
FD	= FOUND
ID	= IDENTIFICATION
IRP	= IRON PIPE
IRR	= IRON ROD
L	= LENGTH
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEYOR
(M)	= MEASURED
N&D	= NAIL & DISK
(P)	= PLATTED
PC	= POINT OF CURVATURE
PT	= POINT OF TANGENCY
P.L.	= PROPERTY LINE
P.S.M.	= PROFESSIONAL SURVEYOR & MAPPER
PRC	= POINT OF REVERSE CURVE
P.U.&D	= PUBLIC UTILITY & DRAINAGE
R	= RADIUS
R/W	= RIGHT-OF-WAY
(TYP.)	= TYPICAL
W.F.	= WOOD FENCE

SURVEYOR'S NOTES:

- 1) THE BEARING SYSTEM SHOWN HEREON IS BASED ON A ASSUMED BEARING OF N.00°08'21"W, ALONG THE WEST LINE OF LOT 3.
- 2) AS PER FLOOD INSURANCE RATE MAP NO.120090 0440 G, INDEX DATED 03-17-2014, THE ABOVE DESCRIBED PROPERTY LIES IN ZONE X.
- 3) THIS SURVEY WAS PREPARED FROM TITLE INFORMATION PROVIDED TO THE SURVEYOR. THERE MAY BE ADDITIONAL RESTRICTIONS OR EASEMENTS THAT AFFECT THE PROPERTY.
- 4) UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN.
- 5) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY RESERVATION, AGREEMENT AND/OR EASEMENTS OF RECORD, SUCH INFORMATION IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OTHER THROUGH APPROPRIATE TITLE VERIFICATION.
- 6) NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Myron E. Barker
PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE
MYRON E. BARKER - FLORIDA CERTIFICATE NO. 5085
CERTIFICATE OF AUTHORIZATION LB. 6586

TYPE OF SURVEY:
PLOT PLAN

PROJECT:
17-2076

SCALE: **1" = 20'**

DATE: **11/27/2017**

CAD FILE: **17-2076.DWG**

F.B. NUMBER:

REVISION:

PRECISION
LAND SURVEYING, INC.

PHONE: (321) 259-4600 2900 LAKE WASHINGTON ROAD
FAX: (321) 259-4255 SUITE 1
EMAIL: PLS@CFL.RR.COM MELBOURNE, FLORIDA 32935

CERTIFIED TO:
STITZEL CONSTRUCTION & REAL ESTATE, LLC