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**CITIZENS ADVISORY COMMITTEE  
MEETING MINUTES**

**Monday, January 14, 2013 - 7:00 p.m.**

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1. CALL TO ORDER

The Rockledge Citizens Advisory Committee met on Monday, January 14, 2013, at 7:00 p.m. in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

MEMBERS PRESENT: Dale Brown, Robert Deem, Carol Laymance, and Patricia Hoffeditz Trawick.

MEMBERS ABSENT: Dianne Braswell (not excused).

STAFF PRESENT: Don R. Griffin, Planning Director and Margaret L. Daly, Recording Secretary.

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

2. APPROVAL OF MINUTES

- Regular Meeting of June 20, 2011

**By motion of Carol Laymance, seconded by Dale Brown the minutes and the attendance record of the regular meeting of June 20, 2011 were approved as individually read.**

A. Attendance Record

See APPROVAL OF MINUTES.

3. PUBLIC HEARINGS

None.

4. OLD BUSINESS

None.

5. NEW BUSINESS

A. Election of Officers

Chairman Deem opened the floor to nominations:

Carol Laymance nominated Dale Brown for Chairman.

The Chairman asked if there were any other nominations to be heard, there being none, the floor was closed to future nominations.

**Call to vote was made and Mr. Brown was declared Chairman by acclamation.**

The floor was then opened to nominations for Vice Chair.

Robert Deem nominated Carol Laymance for Vice Chair. The Chair asked if there were any further nominations to be heard, there being none, the floor was closed to future nominations and a vote was called for.

**Carol Laymance was declared Vice Chairman by acclamation.**

B. Request: CPA-13-01 (City of Rockledge)

Planning Director Don Griffin briefly explained the history of the property and reviewed the surrounding land uses. The majority of the property is a wetland which cannot be developed and must be maintained as a wetland as per St. Johns River Water Management District. He explained that the most that would be allowed on the property would be a trail, nothing more intensive.

**By motion of Robert Deem, seconded by Carol Laymance, the Citizens Advisory Committee recommends the revision of the Future Land Use Map (FLUM) to include 110.26 acres on the West side of Fiske Boulevard, South of Timbers West Subdivision, annexed into the City of Rockledge by Ordinance No. 1603-2012, and to designate the land Use of said property as RECREATION PUBLIC PASSIVE USE in Planning District 4 to the Planning Commission for its consideration. Motion passed unanimously.**

C. Request: CPA-13-02 (Grace Fellowship of Brevard)\*

D. Request: CPA-13-03 (Grace Fellowship of Brevard)\*

\*These items were discussed at the same time.

Planning Director Griffin gave a brief history of the two properties known as 3578 Murrell Road (known as the brown house) and 3530 Murrell Road (known as the yellow house). He described the surrounding uses on both properties and included the past and existing uses of the property by the church. He also informed the Board that all churches must be located in commercial zoning categories, however at this point the board was only addressing changes to the Comprehensive Plan's Future Land Uses. He stated that there have been letters and petitions circulated in the surrounding neighborhoods and on the Internet about a homeless shelter being placed on the property and the church would, as a courtesy, like to respond to those issues raised.

**Mike Bynum, 938 Osprey Lane, Rockledge, Florida**, minister of the Grace Fellowship Church, appeared before the Committee to explain the issue raised about a homeless shelter. He explained that the Church is proposing partnering with Family Promise of Brevard, Inc. to host transitional homeless families with children to provide lodging, food and vocational training one week per twelve-week period.

They will also offer the adult family members assistance on obtaining a job. Children of school age will be taken to their school. Children will not be allowed to participate in the program once they reach the age of 18. They plan on having no more than five families in the house, with no more than fourteen people in the house at a time. No single people will be allowed in the program, to be in the program you must have a child. He also explained that the address on 3578 Murrell (Brown House) would be used as Administrative offices for Family Promise of Brevard, Inc. He explained that to be eligible for the program that participants must sign over at least 80% of their wages or funds to Family Promise for the purpose of finding the family future shelter. They must also go through a screening process with Family Promise and there will be no convicted felons or persons with drugs or alcohol problems allowed in the program. Once families are brought in for the night they are not allowed to leave the home, two volunteers will remain with the families overnight. Pastor Bynum welcomed any of the audience members who had questions about the request to feel free to call him (321/636-3051) or to drop by the church offices and he would be happy to discuss the matter with them and attempt to clear up any misconceptions they may have.

**Richard Lovisone, 1385 Mayflower Avenue, Melbourne, Florida 32940, local representative from Family Promise of Brevard, Inc.** explained the program a little further. He informed those present that a coalition of local churches have been brought together to provide shelter for families in transition. He also explained that the program has a 77% success rate in finding people jobs, homes, etc. He indicated in the past when the economy was thriving it typically only took nine weeks for families to get transitioned back into a normal lifestyle; he says it now takes about four months.

**Rosann Sardineer Boyens, 2971 Camberly Circle, Viera,** (owns 3580 Murrell Road),

**Mary-Ellen Weissinger, 3970 Waterford Drive, Rockledge, Florida 32955,**  
**Teresa Tippins Flammio, 3580 Murrell Road, Rockledge, Florida 32955,**  
owner of Rose Drive and part owner of 2 ½ acres of surrounding property to the subject project,

**Don Flammio, Jr., 3580 Murrell Road, Rockledge, Florida,**

**Donald Flammio, Sr., 1215 Tuckaway Drive, Rockledge, Florida 32955,**

**Robert Dowdy, 3565 Murrell Road, Rockledge, Florida 32955,**

**Michael Hibbs, 1062 Jacaranda Drive, Rockledge, Florida,**

were present to voice their objections to the subject requests (location of what they believe to believe a homeless shelter on the properties, the food pantry, the clothing handouts, people camping out on the church property, increased crime, loitering, safety of the residents and declining property values). Concerns were also voiced about the possibility of a large number of people on the property (crowd control), stability for the families with them being moved every week, whether background checks are conducted and how, whether building codes

would be violated with 14 people living in a house, and the fact that there are too many variables to be answered at this time to make a decision.

At 8:36 p.m. Charman Brown closed the floor to any additional public comment.

Planning Director Griffin briefly reviewed the land uses allowed in Planning District 7 for the Committee. He also explained the difference between land use classifications and zoning to those present. He stated that Section 80.01 of the Rockledge Land Development Regulations stipulates where a church may or may not be located. He reiterated that this was a land use (Comprehensive Plan) issue and not a zoning issue.

**By motion of Carol Laymance, seconded by Robert Deem, the Committee moved to recommend approval of Staff's recommendation to revise the Future Land Use Map for the subject properties. At this point, Planning Director Griffin requested that the motion and second be withdrawn; the motion was withdrawn as requested.**

**By motion of Carol Laymance, seconded by Robert Deem, the Committee moved to recommend revision of the Future Land Use Map (FLUM) to include 2.5 acres at 3530 Murrell Road annexed into the City of Rockledge by Ordinance 1604-2012 and 3578 Murrell Road annexed into the City by Ordinance 1443-2007, and to designate the land use of said properties as MIXED USE in Planning District 7 to the Planning Commission for further action. Motion passed with the following: Three Ayes-Robert Deem, Carol Laymance, and Patricia Hoffeditz Trawick and one Nay-Dale Brown.**

E. Request: CPA-13-04 (Grace Fellowship of Brevard)

Planning Director Griffin gave a brief history of the property know as 3505 Murrell Road, located east of Murrell Road. He described the surrounding uses on the property and included the past and existing uses of the property by the church. He also informed the Board that all churches must be located in commercial zoning categories, however at this point the Board was only addressing changes to the Comprehensive Plan's Future Land Uses.

**By motion of Carol Laymance, seconded by Robert Deem, the Committee moved to recommend revision of the Future Land Map (FLUM) to include 1.0 acre at 3505 Murrell Road (Church Administrative Office) annexed into the City of Rockledge by Ordinance 1605-2012 and to designate the land use of said property as MIXED USE in Planning District 7. Motion passed with the following: Three Ayes-Robert Deem, Carol Laymance, and Patricia Hoffeditz Trawick and one Nay-Dale Brown.**

Planning Director Griffin also reminded those present to attending the Planning Commission on Tuesday, February 5, 2013, at 6:00 p.m., and the Rockledge City Council meeting on Wednesday, February 20, 2013 at 6:00 p.m. so they can make their views known on the subject request.

6. ADJOURN

There being no further business to come before the Committee, the meeting adjourned at 8:50 p.m.

Submitted by:

Margaret L. Daly  
Recording Secretary

Approved by:

Chairman  
Citizens Advisory Committee