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## PLANNING COMMISSION

### MEETING NOTICE AND AGENDA

**Tuesday, September 5, 2023 - 6:00 p.m.**

Rockledge City Hall, 1600 Huntington Lane, Rockledge Florida 32955

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**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.

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1. CALL TO ORDER / ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES AND ATTENDANCE RECORD
  - A. Regular Meeting on January 3, 2023
4. PUBLIC HEARINGS
  - A. Special Exception (SE-23-01)

*Applicant: RBP 1, LTD/Aaron Anderson; Agent Kelly Hyvonen, AICP*  
*Address: 571 Haverty Court (Suite W)*  
*Request: Pursuant to LDR Section 62.162(c)(11), Permit a Child Care Center in the IP – Industrial Park District*
  - B. Voluntary Annexation (ANX-23-01 through ANX-23-09)

*Applicant: Multiple Owners; Agent Daniel Sorrow, Coteleur & Hearing*  
*Address: 3773 Flypark Dr. Unit Trlr (Parcel ID 25-36-22-00-275)*  
*3761 Flypark Dr. Unit U15-17 (Parcel ID 25-36-22-00-285)*  
*3777 Flypark Dr. Unit. U-8 (Parcel ID 25-36-22-00-285.5)*  
*3787 Flypark Dr. Unit U-5 (Parcel ID 25-36-22-00-285.2)*  
*3785 Flypark Dr. Unit U-6 (Parcel ID 25-36-22-00-285.3)*  
*Address Not Assigned (Parcel ID 25-36-22-00-289)*  
*500 Barnes Blvd. (Parcel ID 25-36-22-00-273)*  
*3779 Flypark Dr. Unit. U-7 (Parcel ID 25-36-22-00-290)*  
*3775 Flypark Dr. Unit U-9 (Parcel ID 25-36-22-00-291)*

*Request: Voluntary Annexation of nine (9) parcels totaling approximately 22+/- acres located north of Barnes Boulevard and east of Murrell Road*
  - C. Comprehensive Plan Amendment (CPA-23-01 through CPA-23-09)

*Applicant: Multiple Owners; Agent Daniel Sorrow, Coteleur & Hearing*  
*Address: 3773 Flypark Dr. Unit Trlr (Parcel ID 25-36-22-00-275)*

**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.**

3761 Flypark Dr. Unit U15-17 (Parcel ID 25-36-22-00-285)  
3779 Flypark Dr. Unit. U-7 (Parcel ID 25-36-22-00-290)  
3775 Flypark Dr. Unit U-9 (Parcel ID 25-36-22-00-291)  
3787 Flypark Dr. Unit U-5 (Parcel ID 25-36-22-00-285.2)  
3777 Flypark Dr. Unit. U-8 (Parcel ID 25-36-22-00-285.5)  
3785 Flypark Dr. Unit U-6 (Parcel ID 25-36-22-00-285.3)  
Address Not Assigned (Parcel ID 25-36-22-00-289)  
500 Barnes Blvd. (Parcel ID 25-36-22-00-273)

*Request: Revision of Future Land Use Map (FLUM) to add the land use of nine (9) parcels totaling approximately 22+/- acres lying north of Barnes Boulevard and east of Murrell Road as City of Rockledge MUPD7 – Mixed Use Planning District 7*

D. Zoning District Amendment/Designation of Zoning Classification (ZDA-23-01 through ZDA-23-10)

*Applicant: Multiple Owners; Agent Daniel Sorrow, Coteleur & Hearing*

*Address: 3773 Flypark Dr. Unit Trlr (Parcel ID 25-36-22-00-275)  
3761 Flypark Dr. Unit U15-17 (Parcel ID 25-36-22-00-285)  
3777 Flypark Dr. Unit. U-8 (Parcel ID 25-36-22-00-285.5)  
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Address Not Assigned (Parcel ID 25-36-22-00-289)  
500 Barnes Blvd. (Parcel ID 25-36-22-00-273)  
3779 Flypark Dr. Unit. U-7 (Parcel ID 25-36-22-00-290)  
3775 Flypark Dr. Unit U-9 (Parcel ID 25-36-22-00-291)  
3565 Murrell Rd. (Parcel ID 25-36-22-00-272)*

*Request: Designation of Zoning Classification of R3 – Multi-Family Dwelling (High Density) District on approximately 22 +/- acres located north of Barnes Boulevard and east of Murrell Road in Planning District 7*

5. SITE PLANS

- o None

6. UNFINISHED BUSINESS

- o None

7. NEW BUSINESS

A. Elections

1. Chairperson
2. Vice Chairperson

8. ADJOURN

