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## ROCKLEDGE BOARD OF ADJUSTMENT MEETING MINUTES

Tuesday, June 15, 2021 - 6:00 p.m.

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### 1. CALL TO ORDER

The Rockledge Board of Adjustment met on Tuesday, June 15, 2021, at 6:00 p.m. in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

MEMBERS PRESENT: Bruce Beitman  
Kenrick Bisnath,  
Robert Lamarr, Chairman  
Tanya Molony  
Gail Morris  
Mark O'Donnell

MEMBERS ABSENT None

STAFF PRESENT: Joseph Miniclier, City Attorney  
Dr. Brenda Fettrow, City Manager  
John Cooper, Building and Planning Director  
Deanna Pomichter, Permit Technician  
Melissa McDaniel, Recording Secretary

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

### 2. APPROVAL OF MINUTES & ATTENDANCE RECORD

- October 20, 2020

**Motion by Mark O'Donnell to approve the minutes and attendance record of the October 20, 2020 meeting. Second by Tanya Molony. All voted in favor. Motion carried.**

### 3. PUBLIC HEARINGS

#### A. SE-21-02 - Open Storage Yard Special Exemption Approval

Permit Technician Deanna Pomichter gave a brief background and history of the property. Ms. Pomichter stated, the city received an application seeking a special exception or approval of an open storage yard in the M1 – General Industrial District, located at the corner of Huntington Lane and Richard Road. The owner proposes a storage yard to accommodate unoccupied recreational vehicles with the property being enclosed with a fence and landscaping.

Board Member Gail Morris asked staff for clarification on the type of fence that would be present around the property.

Ms. Pomichter described the proposed fence adding that the fence would be slated with filler, making it difficult to see-through, and barbed wire on the top of the fence. No razor wire would be present.

The Chairman opened the meeting to the public at 6:06 p.m.

Property owner Douglas Emerick, 6216 Halyard Ct Rockledge, Fl. 32955, stated he would use his knowledge as a landscaper to make the property 'pretty'.

The public hearing was closed at 6:07 p.m.

**Motion by Bruce Beitman to approve the Special Exception for an Open Storage Yard Special Exemption. Seconded by Gail Morris. Motion carried.**

B. #SE-21-01 - Pineapple Farms Special Exception Approval

Permit Technician Deanna Pomichter gave a brief background and history of the property. Ms. Pomichter stated, the City received an application for a special exception seeking approval for the conditional use of Convalescent centers and homes, and nursing centers and homes in the R3 – Multi-family dwelling (High-Density) district on 1492 & 1504 S. Fiske properties.

Board Member Bruce Beitman asked staff for clarification on what type of building would be at the location and to describe what '80 beds' means.

Planning Director John Cooper answered that the current structure would be expanded with an addition. He described how care facilities count beds and that the count adds to the density.

Board Member Robert Lamarr asked if the current structure would change and what the recommendation from Planning Commission was?

Mr. Cooper replied by stating that the existing building would remain with an addition and expansion. He added that the Planning Commission recommended approval.

Board Member Kenrick Bisnath questioned if the expansion would be completed in phases.

Mr. Cooper responded by stating that timelines for the expansion would be addressed during site plan review process.

The Chairman opened the meeting to the public at 6:12 p.m.

Cheryl Ostman, 996 Miracle Way Rockledge, Fl. 32955, asked question related to rumors of a 3 story facility and wished to express her security concerns for patients. She added that she worried that patients would escape the facility and wander through the surrounding residential neighborhoods.

Mr. Cooper responded that all guidelines for structure height would be in accordance with the Land Development Regulation for that property and its related zoning designation. He added that the security of the facility was regulated by the Agency for Health Care Administration (AHCA) and the property owner would be required to meet their standards before receiving their license.

Public hearing was closed at 6:16 p.m.

**Motion by Mark O'Donnell to approve Pineapple Farms Special Exception. Seconded by Gail Morris. The motion carried.**

4. UNFINISHED BUSINESS

None

5. NEW BUSINESS

None

6. ADJOURN

The meeting adjourned at 6:17 pm.

Submitted by:

Melissa McDaniel  
Recording Secretary

Approved by:

Robert Lamarr  
Chairman