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**PLANNING COMMISSION**  
**MEETING NOTICE AND AGENDA**

**Tuesday, August 7, 2018 - 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
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES & ATTENDANCE RECORD – June 5, 2018
4. PUBLIC HEARINGS – None
5. SITE PLANS
6. UNFINISHED BUSINESS -- None
7. NEW BUSINESS
  - A. Preliminary Subdivision Plat – Hancock’s Little Piece of Heaven, PSP-18-01
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.**

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**ROCKLEDGE PLANNING COMMISSION MEETING MINUTES**

**Tuesday, June 5, 2018 - 6:00 p.m.**  
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1. CALL TO ORDER

The Rockledge Planning Commission met on June 5, 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  
Adam Copenhaver  
Kevin Jarvis  
Amy Tidd  
Michelle Doyle  
Elisabeth Logan

MEMBERS ABSENT: Erin Flynn, School Board Member, unexcused

STAFF PRESENT: Dr. Brenda Fettrow, City Manager  
Alix Bernard, Planning Director  
Deanna Pomichter, Recording Secretary

With a quorum present, the meeting was called to order by Chairman Grossman, who introduced the new member, Adam Copenhaver.

2. APPROVAL OF MINUTES & ATTENDANCE RECORD

- Meeting of May 1, 2018

**Motion by Kevin Jarvis to approve the minutes and attendance record of May 1, 2018; motion seconded by Amy Tidd. The motion passed unanimously.**

3. PUBLIC HEARINGS - None

4. SITE PLANS - None

5. UNFINISHED BUSINESS - None

6. NEW BUSINESS

A. ZDA – 18-02 – Condev Brookview – R2 to PUD

Commissioner Logan stated that she lived in the adjacent neighborhood and attended the public meeting with the developer.

Commissioner Jarvis explained that Condev developed his subdivision and he has a history with them.

Planning Director Bernard stated the developer is requesting a zoning change from R2 (single-family residential) to PUD (planned unit development). Planning District 8 allows for a density of no more than five units per acre, and the developer is proposing four units per acre for 28 single-family residential homes. Rezoning from R2 to PUD will therefore bring this request in compliance with the City's Comprehensive Plan and Land Development Regulations. The proposed site plan will be binding to the rezoning and is valid for two years. Also, the minimum acreage size for PUD changed in 2015 from 10 acres to five acres.

Chris Gardner, 1353 Palmetto Avenue, Winter Park, FL, 32789, Condev Development; introduced himself and explained he held a meeting with citizens in the surrounding neighborhoods to listen to their concerns.

Chairman Grossman recognized the following persons, who spoke on their own behalf, against the rezoning because of concerns for drainage, traffic, wildlife, preserving the woods, and lot sizes.

Vinny Agenjo, 858 Brookview Lane, Rockledge, FL, 32955

Jeff Traylor, 960 Bayberry Lane, Rockledge, FL, 32955

Frank Hetzler, 898 Brunswick Lane, Rockledge, FL, 32955

Debbie Sapp, 987 Bayberry Lane, Rockledge, FL, 32955

Aaron Bauen, 950 Brunswick lane, Rockledge, FL, 32955

Jahala Lostroscio, 981 Brill Way, Rockledge, FL, 32955

Colleen Stuart, 899 Jefferson Road, Rockledge, FL, 32955 and April Adler, 956 Bayberry Lane, Rockledge, FL, 32955 stated concerns with matching the lot sizes with the existing developed properties, having a vegetative buffer between the existing homes, restricting a percentage of the two-story homes and the stormwater drainage run off with the retention pond.

Lisa Rogers, 923 Brookview Lane, Rockledge, FL, 32955 stated that schools are at capacity.

Chairman Grossman addressed the audience, stating that the developer has guidelines and rules to follow with the State and the City. Planning Director Bernard stated that if the School Board report shows the schools cannot accommodate additional students, the development will not be allowed to proceed and the same with all environmental studies.

Planning Director Bernard explained the retention pond will be required to meet the standards for the 100-year stormwater event. A traffic-impact study will be done and the maintenance of the existing roadway goes through the City's Public Works Department.

Chris Gardner, Condev Development, explained the subdivision will have its own homeowners' association and the common areas will not be accessible to the surrounding areas. They are willing to work with the surrounding neighborhoods.

As part of the binding site plan, Condev will commit to limiting the number of two story homes to 50 percent and they will be spread throughout the development. Condev will also commit to working with City staff to install a buffer whether it be a fence or vegetative.

Discussion followed:

**Motion by Bob Theilacker to approve the rezoning from R2 to PUD as per the Comprehensive Plan and the Rockledge Land Development Regulations with a buffer and the one and two story houses split 50/50 for ZDA-18-02 and forward to City Council. Seconded by Kevin Jarvis. Motion passed 5-1. (FOR: Bob Theilacker, Adam Copenhaver, Kevin Jarvis, Michelle Doyle and Elisabeth Logan. AGAINST: Amy Tidd)**

#### 7. 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 7:38 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						
DOYLE, Michelle	P	A	N	P	P	P						
GROSSMAN, Paul	A	P	N	P	P	P						
JARVIS, Kevin	P	P	N	P	P	P						
LOGAN, Elisabeth					P	P						
THEILACKER, Bob	A	P	N	P	P	P						
TIDD, Amy		P	N	P	P	P						
FLYNN, Erin - School Board Rep	P	P	N	P	A	X						

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



**Staff Report**  
**Rockledge Gardens**  
**Zoning District Amendment**  
City of Rockledge App. PSP 18-01  
June 5, 2018

**Owner:** Steven and Tami Hancock  
**Size:** .36 acres

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**BACKGROUND:** In accordance with LDR section 70.24 and LDR section 62.30, the applicant is requesting approval to replat a portion of the plat of John H. Derby's addition to Cocoa which is depicted as irregular lot sizes without defining lot line angles. The subject property has a zoning classification of R2 and is located within Planning District 1. This is in alignment with the City's Comprehensive Plan.

Planning District 1 limits residential development to a maximum of four (4) units per acre. This District calls for landscaping, detailing, and other physical features that are compatible with the intent to maintain the residential character of this district.

The proposed action is to replat lots 68 and 69. The lots would be divided into 2 conforming residential lots.



# 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 **Steve and Tami Lynn Hancock**, 31 South Street, Rockledge, Florida 32955 has requested approval of the preliminary subdivision plat of **Hancock's Piece of Heaven**, lying within Planning District 1 of the City of Rockledge, on 0.184 acres of property located on the corner of South Street and Sutton Street.

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, August 7, 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, August 15, 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



Subject Property

