

## AGENDA ITEM SUMMARY

<b>Meeting Date:</b>	JANUARY 17, 2018
<b>Agenda Category:</b>	NEW BUSINESS
<b>Agenda Item Number:</b>	11 A
<b>Subject:</b>	CONSTITUENT REQUEST FOR EXCEPTION FROM ROCKLEDGE LAND DEVELOPMENT REGULATIONS TO CONSTRUCT AN EIGHT-FOOT FENCE (PLANNING DIVISION)

<b>Attachments:</b>	Memorandum; survey
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<b>Staff Contact:</b>	Planning Director Bernard
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<b>Background:</b>	<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 owner of the property at 1067 Red Bud 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.</p>
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<b>Reference:</b>	City of Rockledge Land Development Regulations
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<b>Suggested Action:</b>	As deemed appropriate
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# memo

## Planning Division

To: Dr. Brenda Fettrow, City Manager

From: Alix Bernard, Planning Director 

Date: 1/2/2018

Re: Fence Height

*approved to go  
to Council on 1/17/2018  
Dr. Fettrow  
1/2/2018.*

Comments: Mr. Bickham, the property owner at 1067 Red Bud Cir, 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.

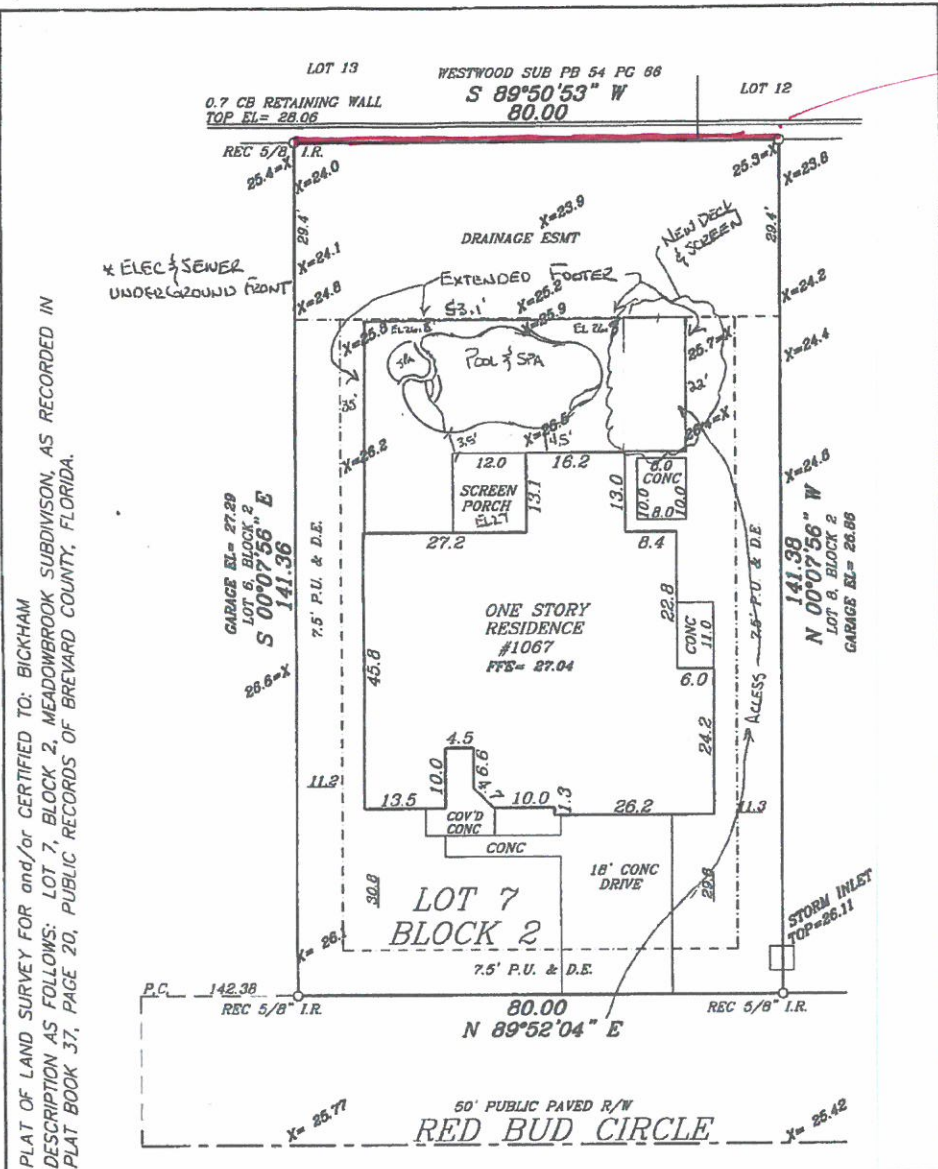
(3) Upon specific application therefore, and showing of good cause, the city council may authorize the city manager or his representative to issue a permit in writing for the erection, construction, installation or maintenance of a fence exceeding the height limitation established by subsection (b)(2)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

Below is an excerpt from the email that was received from the property owner.

*We are looking at having a fence installed on the back of our property.*

*One thing that I am asking of the city of Rockledge is to allow us to have the fence planks on the back side of the property to be 8 foot instead of 6 foot. I am asking for this due to that we have a draining easement on the back of our property. With this easement the back is slopped, so what we are looking for is with the planks on the back being 8 foot it will make them even with the 6 foot planks on the side yard of the property. We just want the fence to look uniform and at the same height. Also so we can have privacy due to the housing development behind us are sitting 3 feet higher than we are.*

Attached you will find an survey of the said property with the proposed fence line.



requested  
8ft privacy fence

PLAT OF LAND SURVEY FOR and/or CERTIFIED TO: BICKHAM DESCRIPTION AS FOLLOWS: LOT 7, BLOCK 2, MEADOWBROOK SUBDIVISION, AS RECORDED IN PLAT BOOK 37, PAGE 20, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

GRUSENMEYER-SCOTT & WALKER, INC.-LAND SURVEYORS

VICINITY MAP NOT TO SCALE

LEGEND

P.T. = POINT OF TANGENCY	P = PLAT
W = WESTERLY	F = FIELD
BL = BEARING BEARING OVER 90°	EP = HIGH EPC
AC = ANGLE CORNER	EL = HIGH ELEV
R = RADIAL	CA = CONCRETE ANGLE POINT
L = LINE LENGTH	SET = SETTING IN V.P. OR S.P.
DI = DIAGONAL	REC = RECOVERED
CB = CORNER BEARING	P.B.C. = POINT OF BEGINNING
P.O.L. = POINT OF LINE	P.C. = POINT OF CONCORDANCE
TP = TYPICAL	C/C = COVERED CONCRETE
N.V. = NORTH-OF-VAR	MS = MARK & SET
RS = RADIAL	EDM = EASEMENT
NS = NON-RADIAL	BRK = BRIDGE
V.P. = VERTICALLY POINT	UTL = UTILITY
VA = VARIOUS	BLK = BLOCK
S/W = SIDEWALK	C/B = CONCRETE BLOCK
EM = EMBLEM	PC = POINT OF CURVATURE
P.U. & D.E. = PUBLIC UTILITIES & DRAINAGE CENT.	



G.S. & W. LAND SURVEYORS  
L.B. 0710  
BREVARD COUNTY OFFICE  
4175 S. U.S. 1  
ROOKWOOD, FL  
32958  
377-636-1055  
377-636-1454 (fax)

NOTES

1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472-087, FLORIDA STATUTES.
2. UNLESS EXEMPTED WITH SURVEYOR'S SEAL, THIS SURVEY IS NOT VALID AND IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.
3. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
5. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREIN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. ELEVATIONS, IF SHOWN, ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.

B. BEARINGS BASED ON THE SOUTH R/W LINE OF RED BUD CIR  
SAID BEARINGS BEING N 89°52'04" E

CERTIFIED BY: *[Signature]* R.L.S. NO. 5362  
JOHN V. WALKER, R.L.S. NO. 5362

THIS BUILDING/PROPERTY DOES NOT LIE WITHIN THE ESTABLISHED SPECIAL FLOOD HAZARD AREA PER FIRM. IT LIES IN ZONE: X  
PARCEL # 12009C 0515G MAP DATE: 3-17-14

SCALE	1" = 20'
FIELD DATE	4-12-17
BOUNDARY	5-23-17
REV BY	
ORDER NO.	56774
DRAWN BY: Z.A.B.	CHECKED BY: