
ROCKLEDGE PLANNING COMMISSION

MEETING NOTICE AND AGENDA

Tuesday, December 5, 2023 - 6:00 p.m.

Rockledge City Hall, 1600 Huntington Lane, Rockledge Florida 32955

**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.

1. CALL TO ORDER / ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES AND ATTENDANCE RECORD
 - A. Regular Meeting on September 5, 2023
4. PUBLIC HEARINGS
 - A. Preliminary Subdivision Plat (PP-23-01)

Applicant: B3 Fiske Single Family LLC/Kyle Wood; Bowman (Agent)
Address: 4151 Fiske Trail Unit CellTw
Request: Approval of Preliminary Subdivision Plat for Rockledge Manor
 - B. Special Exception (SE-23-03)

Applicant: Fiske Investment Property LLP/Barry Lang; Agent Jennifer Yarbrough, Contineo Group
Address: Fiske Boulevard/Gladiola Circle (Parcel ID 25-36-17-00-772)
Request: Pursuant to LDR Section 62.122(c)(15), Permit a Stand-Alone Climate Controlled Mini-Warehouse in C2 – General Commercial District
 - C. Special Exception (SE-23-04)

Applicant: Murrell Self Storage LLC/Jorge Ballarena
Address: Southwest Corner of Murrell Road/Sabal Grove Drive (Parcel ID 25-36-16-00-759)
Request: Pursuant to LDR Section 62.122(c)(15), Permit a Stand-Alone Climate Controlled Mini-Warehouse in C2 – General Commercial District
 - D. Voluntary Annexation (ANX-23-10)

Applicant: Affinity Capital LLC & Afficap Cocoa LLC/Alexander Sherman; Agent Kelly Hyvonen, AICP

**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.**

*Address: 450 S. Range Road, Cocoa
Parcel ID 24-36-31-00-515 (Address not assigned)
2250 Pluckebaum Road, Cocoa
2100 Pluckebaum Road, Cocoa*

Request: Voluntary Annexation of four (4) parcels totaling approximately 60.66+/- acres located north of Pluckebaum Road and east of S. Range Road

E. Comprehensive Plan Amendment (CPA-23-10)

*Applicant: Affinity Capital LLC & Afficap Cocoa LLC/Alexander Sherman;
Agent Kelly Hyvonen, AICP*

*Address: 450 S. Range Road, Cocoa
Parcel ID 24-36-31-00-515 (Address not assigned)
2250 Pluckebaum Road, Cocoa
2100 Pluckebaum Road, Cocoa*

Request: Revision of Future Land Use Map (FLUM) to add the land use of four (4) parcels totaling approximately 60.66+/- acres lying north of Pluckebaum Road and east of S. Range Road as City of Rockledge MDR – Medium Density Residential

F. Designation of Zoning Classification (ZDA-23-11)

*Applicant: Affinity Capital LLC & Afficap Cocoa LLC/Alexander Sherman;
Agent Kelly Hyvonen, AICP*

*Address: 450 S. Range Road, Cocoa
Parcel ID 24-36-31-00-515 (Address not assigned)
2250 Pluckebaum Road, Cocoa
2100 Pluckebaum Road, Cocoa*

Request: Designation of Zoning Classification of PUD – Planned Unit Development District on approximately 60.66+/- acres located north of Pluckebaum Road and east of S. Range Road in Planning District 4

5. SITE PLANS

- None

6. UNFINISHED BUSINESS

- None

7. NEW BUSINESS

A. Action Item: Revisions to Planning Commission Bylaws

8. ADJOURN

