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## ROCKLEDGE BOARD OF ADJUSTMENT MEETING MINUTES

Tuesday, December 2, 2025 - 6:00 p.m.

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1. CALL TO ORDER / ROLL CALL

The Rockledge Board of Adjustment met on Tuesday, December 2, 2025, at 6:00 p.m. in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

MEMBERS PRESENT: Robert LaMarr (Chairman)  
Bruce Beitman  
Gail Morris  
Josiah Gattle  
Timothy Layne  
Jhomairis Aguero-Brooks  
Jose Castorena (Alternate)  
Jacqueline Gonzalez (Alternate; *non-voting due to quorum*)

MEMBERS ABSENT: Kenrick Bisnath (*excused*)

STAFF PRESENT: Garrett Olsen, City Attorney  
Brenda Fettrow, City Manager  
John Cooper, Community Development Director  
Deanna Pomichter, Planning Permit Technician  
Sonia Berghuis, Recording Secretary

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

2. APPROVAL OF MINUTES AND ATTENDANCE RECORD

A. Meeting on March 18, 2025

**Board Member Gattle moved to approve the minutes and attendance record of the meeting held on March 18, 2025; seconded by Board Member Layne. The motion passed by unanimous vote.**

3. PUBLIC HEARINGS

None

4. UNFINISHED BUSINESS

None

5. NEW BUSINESS

A. Variance (V-25-01)

Applicant: Stellar Rockledge Airport LLC (Larry Baum, Managing Partner);  
Agent: Hassan Kamal, P.E., B.S.E. Consultants, Inc.  
Address: East Side of Murrell Road, North of Barnes Boulevard

**Request:** Reduction of setbacks, lot size, lot width; modifications to lot coverage, building height, maximum number of contiguous units and minimum distance between each building

The following variances are requested to allow for the proposed Townhome development:

Variances for the following items:

|   | Code Reference                         | Code Standard                    | Requested Variance           |
|---|--|----------------------------------|------------------------------|
| A | Minimum Lot Size                       | 2,400 SF                         | 1,760 sf,<br>640 sf Variance |
| B | Minimum Lot Width                      | 24'                              | 20', 4' variance             |
| C | Minimum Front Setback                  | 25'                              | 20', 5' variance             |
| D | Minimum Rear Setback                   | 25',<br>20' for screened porches | 20', 5' variance             |
| E | Maximum Lot Coverage                   | 50%, excluding driveways         | 55%, 5% variance             |
| F | Maximum Building Height                | 25'                              | 30', 5' variance             |
| G | Maximum Contiguous Units               | 6 units                          | 7 units, 1 unit variance     |
| H | Minimum Distance Between Each Building | 26'                              | 15', 11' variance            |

Community Development Director Cooper introduced Variance application V-25-01 for a parcel totaling approximately 19.93 acres located on the east side of Murrell Road and north side of Barnes Boulevard. Mr. Cooper explained that the applicant is requesting a number of variances to Division 7 of the Rockledge Land Development Regulations to allow for the building of townhomes as permitted in Section 118-246(e).

Community Development Director Cooper provided a brief background of the property, indicating that it is a previously developed airport located on the east side of Murrell Road and the north side of Barnes Boulevard, and consisted of 10 individual parcels that have been combined to be platted as a residential subdivision. Mr. Cooper mentioned that the property was previously annexed into the City with approval for R3-Multifamily High-Density Development, a use that included approximately 300 units of Multifamily Development at three stories. Mr. Cooper noted that since this approval, the applicant and staff have reconfigured the proposal to a less intense use of townhomes consisting of approximately 220 townhomes as permitted in the R3 zoning.

Community Development Director Cooper further communicated that the applicant submitted a preliminary plat for the new configuration of townhome development at 201 units, indicating that this preliminary plat was approved on the conditions that the variances could be approved and that there would be no right-in off of Barnes Boulevard, only a right-out. Mr. Cooper indicated that those were the three main talking points from feedback provided by the public during the annexation process. Mr. Cooper expressed that, throughout the process of annexation and preliminary plat application, the staff has listened to what the

public has asked for, finding a less intense and more compatible use for the property. Mr. Cooper explained that in order to accommodate the townhomes, the development will need to be addressed in the City of Rockledge townhome code.

Community Development Director Cooper stated that the applicant has submitted several requests for variances and that staff believes these requests are reasonable given the distinct characteristics of the property and location for this type of development. Mr. Cooper indicated that of the 8 (eight) variance requests, they do not impact the unit size requirements. Each of them has an impact on the lot size and their setbacks. Mr. Cooper clarified that the applicant's request for 7 contiguous units would not apply to all sections of the property. Mr. Cooper also clarified that the 30ft variance request for the maximum building height is to provide the ability for apparatuses on the top or for architectural purposes, not for the townhomes to have three stories, these will be two-story townhomes. Community Development Director Cooper noted that the new townhome configuration includes a complete vegetative buffer to the development abutting the east of the property. Mr. Cooper indicated that the requested variances would decrease the density by 35% from the original approval.

Community Development Director Cooper recommended that the Board of Adjustment hold a public hearing and review the subject Variance application and make motion in accordance with Section 102-212 – Submittals required for Variance and Section 102-97(3).

Community Development Director Cooper made himself available to answer any questions from the Board and fielded inquiries from Board members regarding setbacks, lot sizes, screen enclosures, and building heights.

At 6:15 p.m., Chairman LaMarr opened the floor for public comment.

Daniel Sorrow, 700 22<sup>nd</sup> Place, Suite 2C, Vero Beach, FL 32960, is representing the applicant developer, Stellar Communities. Mr. Sorrow provided a brief background of the project, recounting how it was initially presented as a three-story multifamily complex with 318 rental units but, after meeting with the public and hearing their concerns, it evolved into a reduced density project that would allow homeownership through platted fee-simple townhome lots for 201 units. Mr. Sorrow indicated that the current variance request is the last necessary step of a long process throughout which Stellar Communities has listened to neighbors and done its best to accommodate their concerns, in efforts to provide the appropriate fit of use for the property through a range of townhome sizes for different needs and lifestyles.

Denise Adams, 317 Barrymore Drive, expressed her concerns about air conditioning equipment being placed on the roofs of the units, creating noise for the neighboring developments, and whether after getting these variances approved the applicant would come back to ask for more changes.

Bruce Layman, 454 Stonehenge Circle, requested clarification about the vegetative buffer previously mentioned by Mr. Cooper.

Bobbi Karibian, 431 Heathrow Circle, inquired about the fee-simple ownership mentioned by the applicant, as well as clarification as to the apparatuses and

architectural purposes with regard to increasing the height of the buildings. Ms. Karibian also inquired about the number of parking spaces that will be on the property as it relates to an increase in traffic of vehicles in the area.

Steve Torp, 352 Castlewood Ln, voiced his concerns regarding the reduced side yard setbacks and building separation as it relates to fire prevention and access by firefighting personnel and equipment. Mr. Torp also inquired whether air conditioning equipment installed on the roofs would be concealed from view.

Frank Lipinski, 1309 Palace Drive, posed questions regarding whether the height variance was measured to the fascia or the top of the buildings. Mr. Lipinski also expressed his concerns about the additional traffic that would be generated for Murrell Road and whether the current road infrastructure would be able to absorb it.

Rosann Sardineer Boyens, 3580 Murrell Road, voiced her concerns as the owner of the property directly across from ingress/egress of planned development, arguing that the approximately 200 vehicles going in and out of the development at night would produce light pollution towards her home. She requested the developer evaluate the possibility of moving the ingress/egress access to be located in front of a commercial property that would not have issues with vehicle light beams shining into their properties at night.

Teresa Tippins Flammio, **FSS §119.071(4)(d)2.a**, expressed concerns that the increase in traffic on Murrell Road would affect the use of the center turn lane, making it into a constant access high volume lane instead of an occasional turning lane as it currently is, and would also generate additional traffic noise and safety risks.

Yvonne Nicholas, **FSS §119.071(4)(d)2.a**, also voiced her concerns about increased traffic, and inquired whether the additional 5 feet in height is necessary.

Michelle Foushi, 1845 Timbers West Boulevard, expressed her concerns about increased traffic on Murrell Road and Barnes Boulevard and how evacuation routes would be affected. Ms. Foushi also voiced her concern about the increased height of the units, how it would set a precedent for future developments.

Community Development Director Cooper addressed the questions posed by residents on the issues voiced, and made himself available for additional questions from the public that might come up in the future.

Community Development Director Cooper also addressed questions posed by the Board regarding the issues of fire prevention, traffic flow, building code, building height, light and noise pollution.

There being no further comments, Chairman LaMarr closed the public comment period at 7:01 p.m.

The Board requested the applicant to further clarify some of the issues previously presented by residents and Board members. Mr. Sorrow addressed the building height variance, since that was one of the main concerns voiced by the public, stating that the applicant could proceed without it. Mr. Sorrow reiterated that the units would be two-story townhomes and would not have air

conditioning equipment on the roofs. Mr. Sorrow also touched on other issues where input from the public had influenced their decisions regarding the development, such as reduction in density, modified traffic flow, inclusion of vegetative buffers.

Community Development Director Cooper answered additional questions posed by the Board regarding interdependence of the variances requested, restrictions to the variances requested, impact of the variances on the number of lots, separation between buildings, establishment of precedent by the variances requested, removal of the maximum building height variance request.

**Board Member Morris moved to approve the Variances A through H except for F; seconded by Board Member Beitman. The motion passed by a vote of six (6) in favor and one (1) opposed (Layne).**

**Chairman LaMarr declared that Variance application V-25-01 is approved in accordance with Section 102-97(3)(a)(1-6) of the Rockledge Land Development Regulations.**

6. ADJOURN

There being no further business to come before the Board, Chairman LaMarr declared the meeting to be adjourned at 7:24 p.m.

Submitted by:

Sonia Berghuis  
Recording Secretary

Approved by:

Robert LaMarr  
Chairman