
PLANNING COMMISSION
MEETING NOTICE AND AGENDA

Tuesday, March 5, 2019 - 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
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES & ATTENDANCE RECORD – January 8, 2019
4. PUBLIC HEARINGS – None
5. SITE PLANS
6. UNFINISHED BUSINESS -- None
7. NEW BUSINESS
 - A. ZDA – 19-01 – Fiske Blvd Church of Christ – R2 to C2
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.**

ROCKLEDGE PLANNING COMMISSION MEETING MINUTES

Tuesday, January 8, 2019 - 6:00 p.m.

1. CALL TO ORDER

The Rockledge Planning Commission met on January 8, 2019, at 6:00 p.m. in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

MEMBERS PRESENT: Paul Grossman, Chairman
Adam Copenhaver
Michelle Doyle
Kevin Jarvis
Karen Kuta
Elisabeth Logan
Bob Theilacker, Vice Chairman
Erin Flynn, School Board Member

MEMBERS ABSENT: Amy Tidd, unexcused

STAFF PRESENT: Dr. Brenda Fettrow, City Manager
Alexandra Bernard, Planning Director
Trina Gilliam, City Planner
Deanna DeMougin, Permit Technician
Deanna Pomichter, Recording Secretary

With a quorum present, the meeting was called to order by Chairman Paul Grossman.

2. APPROVAL OF MINUTES & ATTENDANCE RECORD

- Meeting of December 4, 2018

Kevin Jarvis moved to approve the minutes and the attendance record; seconded by Bob Theilacker. All in favor, motion carries.

3. PUBLIC HEARINGS - None
4. SITE PLANS - None
5. UNFINISHED BUSINESS - None
6. NEW BUSINESS

A. Special Exception – Mike Richardson, SE-19-01, 4070 and 4080 Riomar Dr.

Planning Director Bernard stated this special exception involves two undeveloped parcels of land totaling 3.21 acres, located on the west side of Riomar Drive. The owner is proposing to use the land as a recreational vehicle storage facility in an M1 Zoning District (General Industrial), which is consistent with the Comprehensive Plan and meets the standards of the Rockledge Land Development Regulations (LDR) Section 81.36(b).

Discussion followed with regard to the adjoining property in Brevard County.

Planning Director Bernard stated the County and the City are working to ensure there is no conflict with the surrounding properties.

Motion by Kevin Jarvis that the special exception as presented does meet the requirements of Section 23.20(B(5)(a-f) of the Rockledge Land Development Regulations, and to forward the aforementioned recommendation to the Board of Adjustment for a hearing on January 15, 2019. Seconded by Bob Theilacker. All in favor, motion carries.

7. NON-AGENDA

A. Elections Chairperson and Vice Chairperson

Kevin Jarvis nominated Paul Grossman for Chairman.

No other nominations were heard. By acclamation, Paul Grossman was elected as Chairman.

Karen Kuta nominated Bob Theilacker for Vice Chairman.

No other nominations were heard. By acclamation, Bob Theilacker was elected as Vice Chairman.

B. Announcement

City Planner Gilliam stated that a Public Workshop (Resiliency Planning Grant) will be held on February 7, 2019 from 6:00 p.m. to 8:00 p.m. There will be a presentation, the ability to participate in a Mentimeter Survey, and two activities.

8. 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 6:17 p.m.

Submitted by:

Deanna Pomichter-Murray
Recording Secretary

Approved by:

Paul Grossman
Chairman

**CITY OF ROCKLEDGE
PLANNING COMMISSION
ATTENDANCE RECORD - 2019**

Name	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
COPENHAVER, Adam	P											
DOYLE, Michelle	P											
GROSSMAN, Paul	P											
JARVIS, Kevin	P											
KUTA, Karen	P											
LOGAN, Elisabeth	P											
THEILACKER, Bob	P											
TIDD, Amy	X											
FLYNN, Erin - School Board Rep	P											

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



Staff Report
Fiske Blvd Church of Christ
Zoning District Amendment
 City of Rockledge App. ZDA 19-01
 March 5, 2019

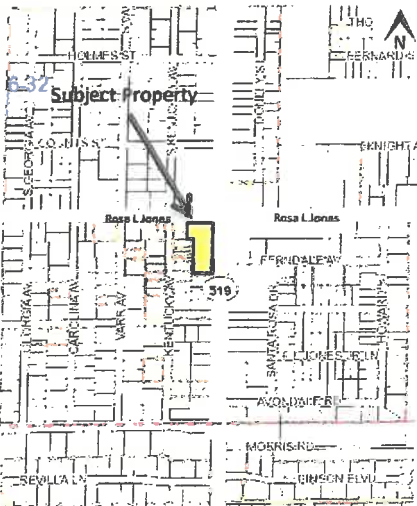
Owner: Fiske Blvd Church of Christ
Size: 1.13 acres
Zoning: R2 Single Family Residential

ABUTTING ZONING/LAND USE

North:	RU-1-7*	Single Family	Low Density Residential
East:	C2	General Commercial	Commercial
South:	R2	Single Family	Medium Density Res
West:	R2	Single Family	Medium Density Res

*City of Cocoa Zoning and Land Use designations

BACKGROUND



The applicant is requesting a zoning change from R2 (Single-Family Residential) to C2 (General Commercial). The zoning change is required for the church to expand its existing footprint. In accordance with LDR Section 80.01, C2-General Commercial zoning district is a permitted zoning district for churches.

The zoning is in alignment with the City's Comprehensive Plan for Planning District 4. Planning District 4 calls for limited commercial uses that are considered to be in an appropriate location based on compatibility. Based on the location of the church fronting Fiske Blvd this zoning change would be appropriate. No building plans for expansion has been submitted at this time.



CITY OF ROCKLEDGE

NOTICE OF PUBLIC HEARING

Notice is hereby given by the City of Rockledge, Florida, that **Fiske Boulevard Church of Christ**, property owner, 805 South Fiske Boulevard Boulevard, Rockledge, Florida 32955 has requested a change of zoning classification pursuant to the Rockledge Code of Ordinances, Land Development Regulations, from the **R2 (Medium Density Residential)** District to the **C2 (General Commercial)** District within Planning District 4 of the City of Rockledge, on **1.13 acres on 805 South Fiske Boulevard**.

The City of Rockledge **Planning Commission** will meet in the Council Chamber at Rockledge City Hall, Rockledge, Florida, on **Tuesday, March 5, 2019**, at 6:00 p.m., to 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.

A **public hearing** will be held in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida, on **Wednesday, March 20, 2019**, at 6:00 p.m., or as soon thereafter as possible, at which time parties in interest and citizens shall have the opportunity to be heard

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

CITY HALL

1600 HUNTINGTON LANE
ROCKLEDGE, FL 32955

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BUILDING DIVISION

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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
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PUBLIC WORKS DEPT.

1400 N. GARDEN ROAD
ROCKLEDGE, FL 32955

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WASTEWATER TREATMENT & WATER RECLAMATION DEPT.

1700 JACK OATES BLVD.
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REDEVELOPMENT & RENTAL FACILITIES

123 BARTON BLVD. - #103
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