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

**Tuesday, April 2, 2019 - 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 – March 5, 2019
4. PUBLIC HEARINGS – None
5. SITE PLANS
  - A. Yourlife Rockledge Memory Care Assisted Living Facility – 9.1 acres – Barnes Blvd
6. UNFINISHED BUSINESS -- None
7. NEW BUSINESS
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, March 5, 2019 - 6:00 p.m.

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### 1. CALL TO ORDER

The Rockledge Planning Commission met on March 6, 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  
Kevin Jarvis  
Elisabeth Logan  
Janet Monaco  
Mike Pryor  
Bob Theilacker, Vice Chairman  
Erin Flynn, School Board Member

MEMBERS ABSENT: Michelle Doyle, excused  
Karen Kuta, excused

STAFF PRESENT: Dr. Brenda Fettrow, City Manager  
Alexandra Bernard, Planning Director  
Trina Gilliam, City Planner  
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 January 8, 2019

**Kevin Jarvis moved to approve the minutes and the attendance record with the correction that Janet Monaco was present; seconded by Adam Copenhaver. All in favor, motion carries.**

### 3. PUBLIC HEARINGS - None

### 4. SITE PLANS - None

### 5. UNFINISHED BUSINESS - None

### 6. NEW BUSINESS

ZDA-19-01 – Fiske Blvd. Church of Christ – R2 to C2

City Planner Gilliam stated 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 the Rockledge Land Development Regulations (LDR) Section 80.01 and is in alignment with the City's Comprehensive Plan for Planning District 4. The C2 zoning is a permitted zoning for churches. At present, no building permits have been submitted. The church would like to use the property for a future fellowship hall.

Anthony Blunt, Youth Minister at 805 Fiske Blvd., Rockledge, FL 32955, stated the church has been in the City for 30 years and helps out the community when needed. The fellowship hall will be approximately 3,500 square feet and the building will provided parking and install better lighting. He thanked the Commission for their consideration.

Discussion followed.

**Motion by Bob Theilacker to recommend approval for the rezoning at 805 Fiske Boulevard from an R2 zoning to C2 zoning in accordance with Section 80.01 of the Rockledge Land Development Regulations, and forward to City Council. Seconded by Kevin Jarvis. All in favor, motion carries.**

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 6:11 p.m.

Submitted by:

Deanna Pomichter-Murray  
Recording Secretary

Approved by:

Paul Grossman  
Chairman

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

<b>Name</b>	<b>Jan.</b>	<b>Feb.</b>	<b>Mar.</b>	<b>Apr.</b>	<b>May</b>	<b>Jun.</b>	<b>Jul.</b>	<b>Aug.</b>	<b>Sept.</b>	<b>Oct.</b>	<b>Nov.</b>	<b>Dec.</b>
COPENHAVER, Adam	P	N	P									
DOYLE, Michelle	P	N	A									
GROSSMAN, Paul	P	N	P									
JARVIS, Kevin	P	N	P									
KUTA, Karen	P	N	A									
LOGAN, Elisabeth	P	N	P									
MONACO, Janet	P	N	P									
PRYOR, Mike		N	P									
THEILACKER, Bob	P	N	P									
FLYNN, Erin - School Board Rep	P	N	P									

P = Present

A = Absent

N = No meeting scheduled

R = Resigned

X = Unexcused



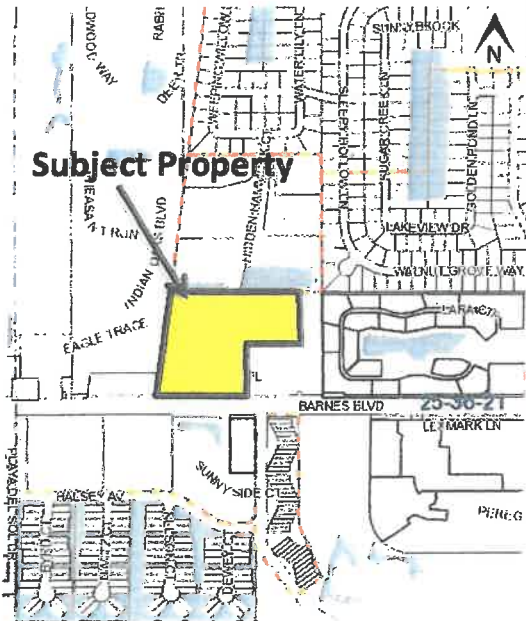
**Staff Report**  
**Yourlife Rockledge Memory Care Assisted Living Facility**  
**Site Plan Approval**  
 City of Rockledge App. PPZE19-0002  
 April 2, 2019

**Owner:** B West Townhouses LTD  
**Engineer:** Jake Wise, PE  
**Size:** 9.1 acres  
**Zoning:** C2 General Commercial  
**FLU:** Mixed use Planning District 7

**ABUTTING ZONING/LAND USE**

<b>North:</b>	RCE	Residential Country Estates	Medium Density Residential
<b>East:</b>	C2	General Commercial	Medium Density Residential
<b>South:</b>	C2	General Commercial	Mixed Use Planning District 7
<b>West:</b>	C2/MH	General Commercial/Mobile Home	Medium Density Res

**BACKGROUND:**



This 9.1-acre undeveloped parcel of land is located on the north side of Barnes Blvd, approximately 2,200 ft. east of Fiske Blvd. This land abuts Mhc Indian Oaks Mobile Home Park , Hidden Hammock Estates to the north, vacant land to the east, and Palm Cottages of Rockledge to the south.

The developer is proposing a 100 bed memory care assisted living facility. The engineer of record has submitted a site plan.

In accordance with Ordinance No. 1700 – 2016, older Adult Living Facilities are allowed a density of twenty-five (25) units per acre.

Staff's comments are on the next page.

## **Staff Review Comments:**

### **Planning**

#### Concerns

1. A two (2) year Landscaping Bond will be needed.
2. Are you going to seek a LOMR for the eastern part of the property?
3. Please clarify, will YourLife be a convalescent/nursing home or an assisted living facility?

#### Comments

1. Mulch shall be applied at a minimum depth of 4 inches.
2. Please clarify the type and style of fencing around the perimeter.

### **Public Works**

#### Concerns

1. Provide copy of SJRWMD permit.
2. Include revised City of Rockledge Specification sheet dated 1/22/2018.
3. Confirm the vertical datum on Grading and Drainage plans.
4. Driveway entrance will require Brevard County right of way permit.
5. Provide decel lane at entrance.
6. Show bollards at front of dumpster.
7. Structure 15 is missing an invert elevation.
8. The invert elevation of structure 16 is 3.20' lower than the downstream structure 17.
9. Storm pipe under the building is prohibited.
10. Section E on sheet C-3B shows the swale invert 19.60 to be higher than the existing grade of 19.80.
11. Clean out drainage ditch and sod.
12. Address treatment of runoff on west side of the building. All runoff is to be treated onsite.
13. Address ownership of drainage easement along west property line.
14. Provide the 100yr peak stage elevation for the site.
15. Provide control structure information, ie. elevations, material, location etc...
16. Mitered end structures 10, 12 and 20 are significantly underwater, roughly 7ft below NWL.
17. Address all onsite storm pipe being surcharged at all times.
18. It appears structures 2, 3, and 8 will be lower than the 100yr peak stage elevation.
19. The stop sign located at the exit should have a right turn only sign mounted below the stop sign.
20. On sheet C-2A call out note 2-27 appears to be pointing to a stop bar rather than the 9 button sign. Recommend adding additional 9 button signs at this location.
21. Address what appears to be 2 parking stalls at the SW portion of the parking lot. This area appears to be very limited in space and would create a very difficult time for patrons trying to back out of the space.
22. Provide Access Agreement for ingress/egress into Parcel 290.
23. The FFE appears to be lower than Barnes Blvd. Please address.
24. Provide impervious calculations.

## **Building**

### Concerns

1. Provide an attest statement on Sheet G-1 certifying that the required standards of City of Rockledge LDR 50.52(2)(b) are satisfied as the building FFE is less than that specified in (a).
2. Provide a photometric plan indicating compliance with LDR 50.00(d)(5) that all exterior lighting elements shall not cast glare or light beyond the boundaries of the site and shall be shielded as necessary.

## **Waste Water**

### Concerns

1. Upon completion provide hard copy and electronic copy of Sewer As-Builts.
2. Provide Rockledge Sewer Specifications

### Comments

1. Private Lift Station service/ maintenance contact information posted on control panel.  
Attached is a city provided sign which Wastewater will provide prior to start up
2. Upon completion provide hard copy and electronic copy of Sewer As-Builts.

## **Police**

Approved as presented.

## **Fire**

Comments will be forthcoming.





REVISION	DATE

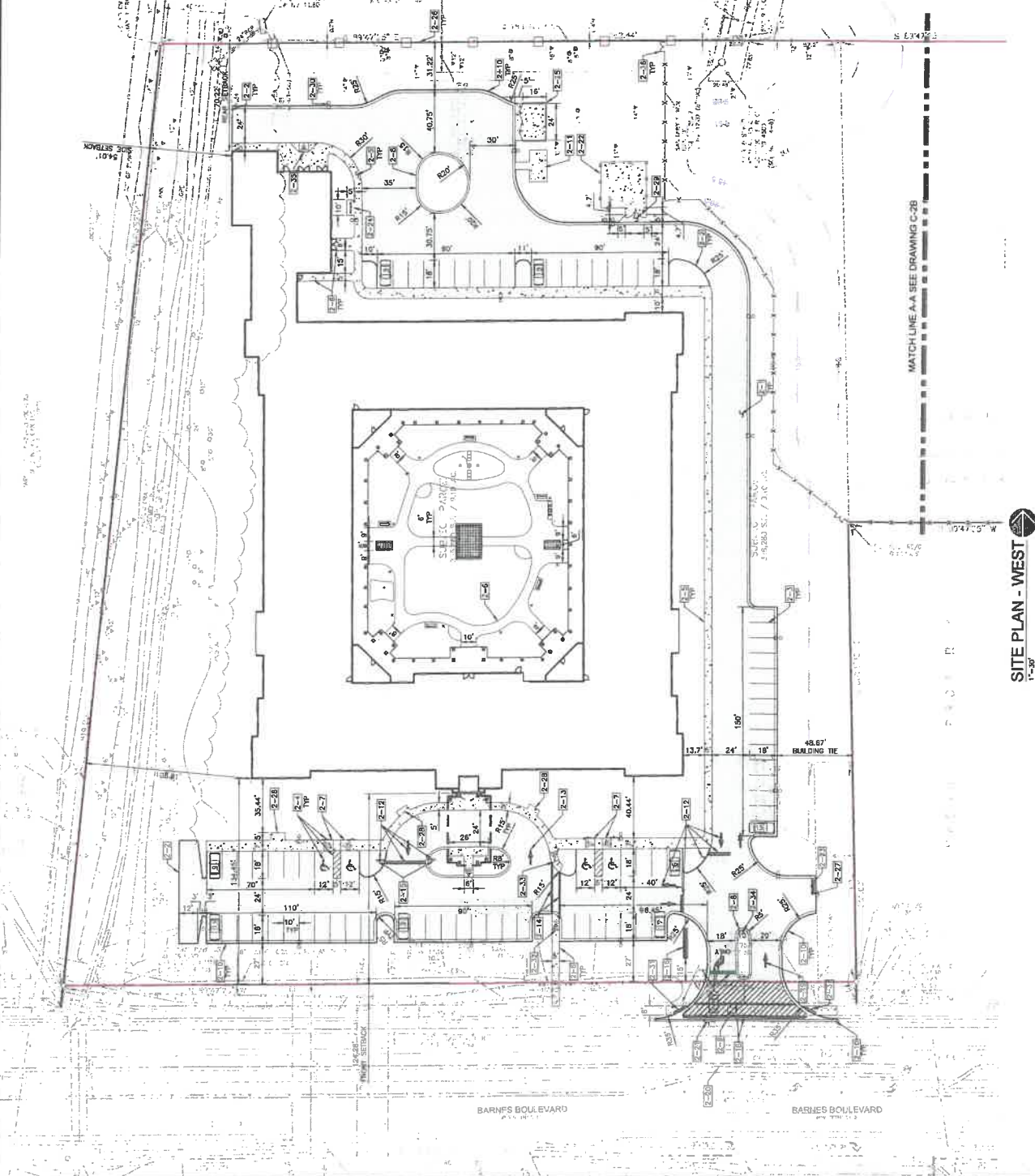
consulting engineers  
**DM GROUP**  
 ENGINEERING  
 CONSTRUCTION

**YOUR LIFE OF ROCKLEDGE**  
 OLSON PARTNERS  
 BARNES BOULEVARD ROCKLEDGE, FL  
 DRAWING TITLE  
**SITE PLAN - WEST**

DATE	2-14-19
SCALE	1"=30'
PROJECT NO.	180138
DESIGNED BY	CCM
DRAWN BY	NCW
CHECKED BY	JTW
DRAWING NO.	<b>C-2A</b>

**NOTES**


- 2-1. PROVIDE ON-SITE ASPHALTIC PAVEMENT, SEE TYPICAL DETAILS.
- 2-2. PROVIDE FOOT TYPE "D" CURB, SEE TYPICAL DETAILS.
- 2-3. PROVIDE 1" THICK REINFORCED CONCRETE DRIVEWAY.
- 2-4. PROVIDE PARALLEL CROSSWALK STRIPS PER FOOT INDEX NO. 522-002, TYPE CR-C.
- 2-5. PROVIDE INSET CONCRETE SIDEWALK, SEE TYPICAL DETAILS.
- 2-6. PROVIDE CONCRETE SIDEWALK, SEE TYPICAL DETAILS.
- 2-7. PROVIDE 1" THICK REINFORCED CONCRETE DRIVEWAY PER ADA/FLORIDA ACCESSIBILITY REQUIREMENTS AND FOOT INDEX NO. 522-002, TYPE CR-C.
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- 2-37. PROVIDE 1" THICK REINFORCED CONCRETE DRIVEWAY PER ADA/FLORIDA ACCESSIBILITY REQUIREMENTS AND FOOT INDEX NO. 522-002, TYPE CR-C.



SITE PLAN - WEST  
 1"=30'

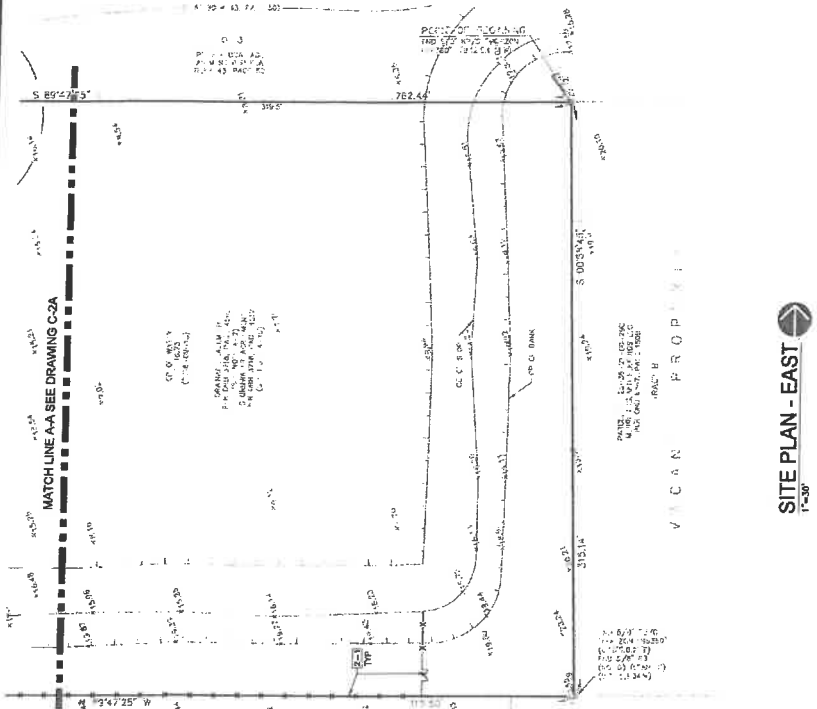
30' 0' 30' 60'

NO.	DATE	REVISION


**MFG CONSTRUCTION**  
 consulting engineers  
 1000 ROUTE 100  
 SUITE 200  
 ROCKLEDGE, NJ 07866  
 TEL: 908.833.8800  
 FAX: 908.833.8801  
 WWW.MFGCONSTRUCTION.COM

**OSCON PARTNERS**  
 BARNES BOULEVARD ROCKLEDGE, NJ  
**YOUR LIFE OF ROCKLEDGE**  
**SITE PLAN - EAST**

DATE	2-14-19
SCALE	1"=50'
PROJECT NO.	180138
DESIGNED BY	CCM
DRAWN BY	NCW
CHECKED BY	JTW
DRAWING NO.	C-2B



- NOTES:  PROVIDE 4' HIGH BLACK VINYL COVERED CHAINLINK FENCE WITH  
 2'-1" DUAL LOCKABLE SWING GATES.

**SITE PLAN - EAST**  
 1"=50'



