

ROCKLEDGE PLANNING COMMISSION MEETING MINUTES

Tuesday, September 1, 2020 - 6:00 p.m.

CALL TO ORDER

The Rockledge Planning Commission met on September 1, 2020 at 6:00 p.m. in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

MEMBERS PRESENT: Bob Theilacker, Chairman
Kevin Jarvis, Vice Chairman
Adam Copenhaver
Michelle Doyle
Janet Monaco
Mike Pryor
Susan Schleith
Matthew Whalen

MEMBERS ABSENT: Karen Kuta, excused
Erin Flynn (School Board Representative), unexcused

STAFF PRESENT: Dr. Brenda Fettrow, City Manager
Trina Gilliam, City Planner
Deanna Pomichter, Recording Secretary

With a quorum present, the meeting was called to order by Bob Theilacker, Chairman.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES & ATTENDANCE RECORD

- Meeting of August 4, 2020

Motion by Kevin Jarvis to approve the minutes and the attendance record of the August 4, 2020 meeting. Second by Janet Monaco. All voted in favor. Motion carries.

PUBLIC HEARINGS - None

SITE PLANS – JB Hotel - Conceptual Concept

City Planner Trina Gilliam stated this is 5.79 acres which are partially developed, that is located north of Fiske Blvd. and Barnes Blvd. Previously, the property had an approved site plan from 2010 with four (4) phases. Phase one (1) has a Discount Tire Store and the Phases two (2) through four (4) were reserved for future commercial use. The developer JB Hotel is looking for approval for 98 units, 5 story hotel on the site using the area reserved for phases three (3) and four (4).

The property is zoned C2 (General Commercial) and permitted under the Land Development Regulations (LDR) 62.120 constructed to R3 multi-family district standards. The recommendation for approval of this development should include the project, number of units and height.

Jack Brown, 514 L. M. Davey Lane, Titusville, FL 32796, developer for this project explained that there will be 86 units instead of 98 units. The entire site will use the existing retention pond for storm water. Half of the units will be extended stay units with full kitchens in them.

Rick Sanders 1600 Woodland Drive #4104, Rockledge, FL 32955 stated he spoke with staff with regards to the traffic on the corner of I-95, Fiske Blvd. and Barnes Blvd.

Discussion followed with regard to traffic studies and height requirements.

Motion by Kevin Jarvis to recommend approval for 86 units and extend the height requirement to 59 feet and forward it to City Council. Seconded by Janel Monaco. All voted in favor. Motion carries.

UNFINISHED BUSINESS - None

NEW BUSINESS - None

ADJOURN- Meeting adjourned at 6:23 p.m.

Submitted by:

Deanna Pomichter
Recording Secretary

Approved by:

Bob Theilacker
Chairman