
ROCKLEDGE PLANNING COMMISSION MEETING MINUTES

Tuesday, October 2, 2018 - 6:00 p.m.

1. CALL TO ORDER

The Rockledge Planning Commission met on October 2, 2018, at 6:00 p.m. in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

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

MEMBERS ABSENT: Karen Kuta, unexcused

STAFF PRESENT: Alix Bernard, Planning Director
Trina Gilliam, City Planner
Deanna Pomichter, Recording Secretary

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

APPROVAL OF MINUTES & ATTENDANCE RECORD

- Meeting of September 4, 2018

Motion by Kevin Jarvis to approve the minutes and attendance record of September 4, 2018; motion seconded by Adam Copenhaver. The motion passed unanimously.

2. PUBLIC HEARINGS - None

3. SITE PLANS

A. Shell Harbor Older Adult Living Facility – 8.2 acres – 2855 Murrell Road

Planning Director Bernard stated the 8.2 acres of undeveloped land is located on the northeast corner of Murrell Road and Sabal Grove Drive. The developer is proposing a 130-unit older adult living facility. In accordance with Ordinance 1700 – 2016, the older adult living facilities are allowed a density of 25 units per acre.

Commissioner Jarvis stated his concerns regarding compliance with the Comprehensive Plan 3.8.3 (6) with regard to storm-surge and drainage.

Planning Director Bernard explained that this property is outside the 100-year storm event and is in flood zone X.

Discussion followed concerning of vacating the easement and traffic control.

Jeavene C. Franco, 950 Pineland Drive, Rockledge, FL 32955, stated concerns as to how the staff comments will be met.

Rick Kern at 5963 Stillwater Avenue, Cocoa, FL 32927, engineer of record, stated that all of the City's staff comments will be addressed before moving forward and that he is working with SJRWMD to vacate the easement.

Motion by Kevin Jarvis to recommend approval for the conceptual site plan with all of staff comments being met and forward to City Council. Seconded by Bob Theilacker. Motion passed unanimously.

4. UNFINISHED BUSINESS - None

5. NEW BUSINESS

A. ZDA – 18-04 – Rockledge Church of Christ – R2-R2A

Planning Director Bernard stated the applicant is requesting a zoning change for R2 (Single Family Residential) to R2A (Multi-Family Residential). This is in alignment with the Future Land Use of Medium Density residential and the City's Comprehensive Plan for Planning District 8. The developer is looking to build 46 single family homes. If the homes are not built, the zoning will revert back to R2 and the applicant will have to start the process all over again.

Nick Rahal, 1269 Rockledge Boulevard, Rockledge, FL 32955, the agent/developer, stated the houses will be 1700-2500 square feet and one and two-story houses will be built.

Julia Pearsall, 2916 Huntington Lane, Rockledge, FL 32955, stated that with the re-zoning of the property, there will be no lawn left and the houses will not be aligned with the surrounding neighborhoods.

Jeavene C. Franco, 950 Pineland Drive, Rockledge, FL 32955, stated concern as to who will be maintaining the easement.

Nick Rahal, 1269 Rockledge Boulevard, Rockledge, FL 32955, agent/developer, explained that a survey was done and no easement is present. The developer will maintain the property and install a fence.

John A. Robertson, 952 Pineland Drive, Rockledge, FL 32955, stated that it will increase the traffic on Pineland Drive and Huntington Lane.

Jeremy Graves, 980 Pineland Drive, Rockledge, FL 32955, explained the property floods and does not drain and inquired as to whether the drainage of the surrounding houses would be affected when the new houses are built.

Chris Gardner, P.O. Box 1748, Winter Park, FL 32955, explained that drainage is always a problem and the City of Rockledge builds to a 100-year storm event. A transportation study will be done and submitted to the City.

Discussion followed regarding drainage, traffic, lot sizes and retention.

Motion by Kevin Jarvis to recommend approval for the re-zoning of the undeveloped parcel of land (10.5 acres) between Huntington Lane and Fiske Boulevard from R2 to R2A per the Land Development Regulations or revert back to the original R2 zoning at the end of two years if the site plan is not approved and forward to City Council. Seconded by Adam Copenhaver. Motion carries 6-1. (FOR: Kevin Jarvis, Adam Copenhaver, Paul Grossman, Michelle Doyle, Elisabeth Logan and Amy Tidd. AGAINST: Bob Theilacker.)

6. 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 7:30 p.m.

Submitted by:

Deanna Pomichter
Recording Secretary

Approved by:

Paul Grossman
Chairman