
ROCKLEDGE PLANNING COMMISSION MEETING MINUTES

Tuesday, July 6, 2021 ♦ 6:00 p.m.

1. CALL TO ORDER / ROLL CALL

The Rockledge Planning Commission met in regular session on Tuesday, July 6, 2021, at 6:00 p.m. in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

PRESENT:	Bob Theilacker (Chair)	Commissioner
	Kevin Jarvis (Vice Chair)	Commissioner
	Karen Kuta	Commissioner
	Ashley Lanier	Commissioner (6:01 p.m.)
	Janet Monaco	Commissioner
	Matthew Whalen	Commissioner

ABSENT:	Adam Copenhaver	Commissioner (<i>excused</i>)
	Michelle Doyle	Commissioner (<i>unexcused</i>)
	Devin Lamoureux	Commissioner (<i>unexcused</i>)

STAFF PRESENT:	Dr. Brenda Fettrow	City Manager
	John Cooper	Planning Director
	Trina Gilliam	Senior City Planner
	Joseph E. Miniclier	City Attorney
	Jennifer M. LeVasseur	Recording Secretary

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

2. PLEDGE OF ALLEGIANCE

- A salute was given to the flag and the Pledge of Allegiance was repeated in unison.

3. APPROVAL OF MINUTES & ATTENDANCE RECORD

- Meeting of June 1, 2021

Commissioner Jarvis moved to approve the minutes and attendance record of the regular meeting on June 1, 2021; seconded by Commissioner Kuta. The motion carried unanimously.

4. PUBLIC HEARINGS

A. Comprehensive Plan Amendment (CPA-21-03) – Appendix A – Planning District Guidelines

Senior City Planner Gilliam introduced the proposed Comprehensive Plan Amendment to Appendix A – Planning District Guidelines – Planning District 5 and explained that the purpose of this amendment is to correct deficiencies relating to building style, regulation and placement within the District. She requested that the Commission consider removing the restriction of metal exteriors and metal buildings. Further, it was requested that the Commission consider amending the Land Development Regulations to add the option of a special exception within the Redevelopment Mixed Use District. Senior City Planner Gilliam remarked that the restrictions currently in place could hinder businesses in the area, and the amendments would potentially expand the property uses in the area while still giving the City the ability to review each application independently to evaluate compatibility and harmony with surrounding land uses and the District.

Senior City Planner Gilliam clarified that this amendment would not affect metal roofs. Concern was raised regarding the precedent that is set when an application for this type of Special Exception is approved; staff confirmed that each application would be evaluated on a case by case basis and would come before the Commission for review.

At 6:10 p.m., Chairman Theilacker opened the meeting to the public.

There being no public comment, Chairman Theilacker closed the public hearing.

Commissioner Jarvis moved to recommend approval of the Comprehensive Plan Amendment (CPA-21-03) and to forward the recommendation to City Council; seconded by Commissioner Kuta. The motion passed unanimously.

Commissioner Jarvis moved to recommend approval of the proposed Land Development Regulations amendments and to forward the recommendation to City Council; seconded by Commissioner Kuta. The motion passed without objection.

B. Comprehensive Plan Amendment (CPA-21-02) – Future Land Use Element – Planning District Guidelines

Senior City Planner Gilliam explained that an opportunity for growth and development along the I-95 corridor prompted the need for a Comprehensive Plan Amendment by adding a new land use category, entitled Mixed Use Corridor 95. The addition of this category would maximize land use and ensure a variety of uses that create a sub-urban

design element which would incorporate the live, work and play mantra by mixing residential, commercial, office and retail uses. Additionally, requirements for extended building heights and higher density would be included.

Senior City Planner Gilliam provided clarification regarding the public safety requirements due to the proposed extended building heights and additional residents as well as the requirements for substantial buffers when usage areas of greater and lesser intensity abut one another.

At 6:24 p.m., Chairman Theilacker opened the meeting to the public.

There being no public comment, Chairman Theilacker closed the public hearing.

Commissioner Kuta moved to recommend approval of the Comprehensive Plan Amendment (CPA-21-02) and to forward the recommendation to City Council; seconded by Commissioner Jarvis. The motion passed by unanimous vote.

C. Comprehensive Plan Amendment (CPA-21-04) – Tucker Headquarters – FLUM

Senior City Planner Gilliam reported that the Planning Division received an application for a Comprehensive Plan Amendment for six (6) parcels totaling +/-246 acres located on the northwest corner of I-95 and Fiske Boulevard, which was annexed into the City in December 2019. The applicant requested a Future Land Use Map (FLUM) change to Mixed Use Corridor 95 in Planning District 7, which would allow the opportunity for a mixture of commercial, recreational and residential uses.

Planning Director Cooper noted that staff requests supply and service information from the utilities present in the area based on the information provided in the preliminary plan. He indicated that further analysis will be conducted as the project progresses into the final planning stages, and the project would not be approved unless supply and service needs are met.

At 6:43 p.m., Chairman Theilacker opened the meeting to the public.

There being no public comment, Chairman Theilacker closed the public hearing.

Commissioner Kuta moved to recommend approval of the Comprehensive Plan Amendment (CPA-21-04) and Future Land Use Map Amendment reflecting the correction of 30 units incorporated and to forward the recommendation to City Council; seconded by Commissioner Jarvis. The motion passed without objection.

D. Zoning District Amendment (ZDA-21-03) – Tentative PUD Zoning and Preliminary Plan Approval

Senior City Planner Gilliam noted that, in conjunction with Comprehensive Plan Amendment CPA-21-04 for Tucker Headquarters, the Planning Division also received an application for a Preliminary Plan and zoning designation of PUD (Planned Unit Development) for six (6) parcels totaling +/-246 acres. The developer indicated that the owners intend to develop the property as a mixed use of commercial, retail, multi-family townhome, and single family detached residential homes. Senior City Planner Gilliam confirmed that staff has preliminarily analyzed necessary public safety services, school capacity requirements, roadway and infrastructure and will conduct a more in-depth assessment as the project progresses.

Senior City Planner Gilliam explained that the recreational space in the area would be for private use only. Additionally, the intent of the corridor is to establish an area for residents to live, work and play.

David Bassford (Engineer of Record), 1250 W. Eau Gallie Boulevard, Melbourne, confirmed that the roadways in the proposed plan will be a mixture of private and public access depending upon whether they are located in residential or commercial areas of the planned area.

At 6:59 p.m., Chairman Theilacker opened the meeting to the public.

There being no public comment, Chairman Theilacker closed the public hearing.

Commissioner Kuta moved to recommend approval of the Preliminary Plan and Zoning Designation (ZDA-21-03) of PUD (Planned Unit Development) and to forward the recommendation to City Council; seconded by Commissioner Monaco. The motion carried unanimously.

5. **SITE PLANS**

- None

6. **UNFINISHED BUSINESS**

- None

7. **NEW BUSINESS**

A. Huntington Cove Monument Sign

Senior City Planner Gilliam provided a brief background of the Huntington Cove subdivision and indicated that the developers have requested authorization to place one (1) monument sign within Tract B of the Huntington Cove Homeowners Association property and noted that the request is in compliance with Section 86.05 of the Rockledge Land Development Regulations.

Commissioner Kuta moved to recommend approval of the Huntington Cove monument sign and to forward the recommendation to City Council; seconded by Commissioner Monaco. The motion passed by unanimous vote.

8. ADJOURN

There being no further business to come before the Commission, Chairman Theilacker declared the meeting to be adjourned at 7:04 p.m.

Submitted by:

Jennifer M. LeVasseur
Recording Secretary

Approved by:

Bob Theilacker
Chairman