
ROCKLEDGE BOARD OF ADJUSTMENT MEETING MINUTES

Tuesday, October 20, 2020 - 6:00 p.m.

1. CALL TO ORDER

The Rockledge Board of Adjustment met on October 20, 2020, at 6:00 p.m. in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

MEMBERS PRESENT: Robert LaMarr, Chairman
Bill Ellis, Vice Chairman
Chelsea Anderson
Kenrick Bisnath
Navael Fontus
Tanya Molony
Mark O'Donnell

MEMBERS ABSENT: None

STAFF PRESENT: Pat Callahan, Building Official
Joe Miniclier, City Attorney
Melissa McDaniel, Permit Tech
Deanna Pomichter, Recording Secretary

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

1. APPROVAL OF MINUTES

Meeting of September 15, 2020

Motion by Bill Ellis to approve the Minutes with corrections and Attendance Record of the September 15, 2020, meeting. Second by Mark O'Donnell. The motion carried unanimously.

2. PUBLIC HEARINGS

A. NONE

3. UNFINISHED BUSINESS

A. Variance VA-20-02 – 135 Gus Hipp Boulevard

Motion by Bill Ellis to remove from the table VA-20-02, 135 Gus Hipp Boulevard. Seconded by Mark O'Donnell. The motion carried unanimously.

Building Official Pat Callahan stated the applicant, Spartan Composites is requesting a variance located at 135 Gus Hipp Boulevard for the placement of exterior accessory structures in front of the primary structure, the height of

accessory structures and screening of accessory structures in an Industrial Park (IP) zoning district.

The applicant has proposed installing four (4) new silo towers and an expanded cooling chiller system in front of the primary structure with the height of the proposed towers to exceed the primary structure and the height of the towers (30 feet) would prevent them from being screened.

Included in your agenda packet is a copy of the variance from 2008 granting the first silo and the approval from City Council approving the fence height from the September 23, 2020 Council meeting.

Aaron Allen, 135 Gus Hipp Boulevard, Spartan Composites stated he had a line of site drawing for the Board to show the fence and the three (3) rows of trees from the road to the silos.

Discussion followed.

Motion by Bill Ellis that special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district. Seconded by Mark O'Donnell. The motion carried unanimously.

Motion by Bill Ellis that special conditions and circumstances do not result from actions of the applicant. Seconded by Mark O'Donnell. The motion carried unanimously.

Motion by Bill Ellis that granting the variance requested will not confer upon the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district. Seconded by Kenrick Bisnath. The motion carried unanimously.

Motion by Bill Ellis that literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations, and would work unnecessary and undue hardships on the applicant. Seconded by Mark O'Donnell. The motion carried unanimously.

Motion by Bill Ellis that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure. Seconded by Mark O'Donnell. The motion carried unanimously.

Motion by Kenrick Bisnath that the granting of the variance will be in harmony with the general intent and purpose of these regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. Seconded by Bill Ellis. The motion carried unanimously.

Motion by Kenrick Bisnath to approve the Variance at 135 Gus Hipp Boulevard and that it does meet the requirements of Section 23.20(C)(1)(a-f) of the Rockledge Land Development Regulations. Seconded by Bill Ellis. The motion carried unanimously.

4. NEW BUSINESS

None

5. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 6:26 p.m.

Submitted by:

Deanna Pomichter-Murray
Recording Secretary

Approved by:

Robert LaMarr
Chairman