
ROCKLEDGE PLANNING COMMISSION MEETING MINUTES

Tuesday, June 5, 2018 - 6:00 p.m.

1. CALL TO ORDER

The Rockledge Planning Commission met on June 5, 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
Adam Copenhaver
Kevin Jarvis
Amy Tidd
Michelle Doyle
Elisabeth Logan

MEMBERS ABSENT: Erin Flynn, School Board Member, unexcused

STAFF PRESENT: Dr. Brenda Fettrow, City Manager
Alix Bernard, Planning Director
Deanna Pomichter, Recording Secretary

With a quorum present, the meeting was called to order by Chairman Grossman, who introduced the new member, Adam Copenhaver.

2. APPROVAL OF MINUTES & ATTENDANCE RECORD

- Meeting of May 1, 2018

Motion by Kevin Jarvis to approve the minutes and attendance record of May 1, 2018; motion seconded by Amy Tidd. The motion passed unanimously.

3. PUBLIC HEARINGS - None

4. SITE PLANS - None

5. UNFINISHED BUSINESS - None

6. NEW BUSINESS

A. ZDA – 18-02 – Condev Brookview – R2 to PUD

Commissioner Logan stated that she lived in the adjacent neighborhood and attended the public meeting with the developer.

Commissioner Jarvis explained that Condev developed his subdivision and he has a history with them.

Planning Director Bernard stated the developer is requesting a zoning change from R2 (single-family residential) to PUD (planned unit development). Planning District 8 allows for a density of no more than five units per acre, and the developer is proposing four units per acre for 28 single-family residential homes. Rezoning from R2 to PUD will therefore bring this request in compliance with the City's Comprehensive Plan and Land Development Regulations. The proposed site plan will be binding to the rezoning and is valid for two years. Also, the minimum acreage size for PUD changed in 2015 from 10 acres to five acres.

Chris Gardner, 1353 Palmetto Avenue, Winter Park, FL, 32789, Condev Development; introduced himself and explained he held a meeting with citizens in the surrounding neighborhoods to listen to their concerns.

Chairman Grossman recognized the following persons, who spoke on their own behalf, against the rezoning because of concerns for drainage, traffic, wildlife, preserving the woods, and lot sizes.

Vinny Agenjo, 858 Brookview Lane, Rockledge, FL, 32955

Jeff Traylor, 960 Bayberry Lane, Rockledge, FL, 32955

Frank Hetzler, 898 Brunswick Lane, Rockledge, FL, 32955

Debbie Sapp, 987 Bayberry Lane, Rockledge, FL, 32955

Aaron Bauen, 950 Brunswick lane, Rockledge, FL, 32955

Jahala Lostroscio, 981 Brill Way, Rockledge, FL, 32955

Colleen Stuart, 899 Jefferson Road, Rockledge, FL, 32955 and April Adler, 956 Bayberry Lane, Rockledge, FL, 32955 stated concerns with matching the lot sizes with the existing developed properties, having a vegetative buffer between the existing homes, restricting a percentage of the two-story homes and the stormwater drainage run off with the retention pond.

Lisa Rogers, 923 Brookview Lane, Rockledge, FL, 32955 stated that schools are at capacity.

Chairman Grossman addressed the audience, stating that the developer has guidelines and rules to follow with the State and the City. Planning Director Bernard stated that if the School Board report shows the schools cannot accommodate additional students, the development will not be allowed to proceed and the same with all environmental studies.

Planning Director Bernard explained the retention pond will be required to meet the standards for the 100-year stormwater event. A traffic-impact study will be done and the maintenance of the existing roadway goes through the City's Public Works Department.

Chris Gardner, Condev Development, explained the subdivision will have its own homeowners' association and the common areas will not be accessible to the surrounding areas. They are willing to work with the surrounding neighborhoods.

As part of the binding site plan, Condev will commit to limiting the number of two story homes to 50 percent and they will be spread throughout the development. Condev will also commit to working with City staff to install a buffer whether it be a fence or vegetative.

Discussion followed:

Motion by Bob Theilacker to approve the rezoning from R2 to PUD as per the Comprehensive Plan and the Rockledge Land Development Regulations with a buffer and the one and two story houses split 50/50 for ZDA-18-02 and forward to City Council. Seconded by Kevin Jarvis. Motion passed 5-1. (FOR: Bob Theilacker, Adam Copenhaver, Kevin Jarvis, Michelle Doyle and Elisabeth Logan. AGAINST: Amy Tidd)

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 7:38 p.m.

Submitted by:

Deanna Pomichter
Recording Secretary

Approved by:

Paul Grossman
Chairman