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# ROCKLEDGE PLANNING COMMISSION MEETING MINUTES

Tuesday, March 1, 2022 ♦ 6:00 p.m.

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## 1. CALL TO ORDER / ROLL CALL

The Rockledge Planning Commission met in regular session on Tuesday, March 1, 2022, at 6:00 p.m. in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

<b>PRESENT:</b>	Bob Theilacker (Chair)	Commissioner
	Karen Kuta	Commissioner
	Barbara Cooler	Commissioner
	Matthew Whalen	Commissioner
	Ashley Lanier	Commissioner (6:04 pm)
	Julie Rebelo	Commissioner

<b>ABSENT:</b>	Kevin Jarvis (Vice Chair)	Commissioner (excused)
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<b>STAFF PRESENT:</b>	Dr. Brenda Fettrow	City Manager
	John Cooper	Planning Director
	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 AND ATTENDANCE RECORD

A. Regular Meeting on February 1, 2022

***Commissioner Whalen moved to approve the minutes and attendance record of the regular meeting on February 1, 2022; seconded by Commissioner Kuta. The motion carried unanimously.***

## 4. PUBLIC HEARINGS

A. Zoning District Amendment (ZDA-22-01)

*Applicant: Space Coast Real Estate Trust, LLC*

*Address: 1029 Florida Avenue*

*Request: Change of Zoning Classification from C-2 (General Commercial) to RMU (Redevelopment Mixed Use) on approximately 1.01 acres*

Planning Director Cooper presented the application for the rezoning of 1029 Florida Avenue from C-2 (General Commercial) to RMU (Redevelopment Mixed Use) and explained that staff determined that the rezoning would create identifiable spot zoning, which is prohibited and is not compatible with the Comprehensive Plan. Additionally, the applicant expressed the desire to have two uses on the property, with one being residential. As such, staff recommended that the application be denied.

Praveen Idiculla (Agent), 1059 Jacaranda Circle, explained that the applicants desire to rezone the property for greater flexibility and to take advantage of redevelopment incentives.

At 6:05 p.m., Chairman Theilacker opened the public hearing.

There being no public comment, the public hearing was closed.

***Commissioner Kuta moved to recommend denial of the rezoning of 1029 Florida Avenue (ZDA-22-01) from C-2 to RMU and to forward the recommendation to City Council; seconded by Commissioner Whalen. The motion passed unanimously.***

B. Zoning District Amendment (ZDA-22-02)

*Applicant: RBR Rockledge Group LLC*

*Address: Parcel ID 25-36-05-00-252*

*Request: Change of Zoning Classification from R-2 (Single-Family Dwelling) to PUD (Planned Unit Development) on approximately 38.48 acres located south of Pluckebaum Road, west of Rockledge Country Club Estates, and south of Sierra Lakes Subdivision*

Planning Director Cooper presented the application and preliminary development plan for the rezoning of approximately 38.48 +/- acres located south of Pluckebaum Road and Sierra Lakes subdivision from R-2 (Single-Family Dwelling) to PUD (Planned Unit Development). He reported that the applicant is required to submit development plans through the PUD process, which authorizes the City to require that the applicant adhere to the proposed plan. He clarified that the development plan that has been submitted is for single-family residences, and a deviation of the plan would require the applicant to submit for reevaluation.

Planning Director Cooper clarified that ingress/egress points would be determined at a later phase in the process.

David Bassford (Representative), MBV Engineering, 1250 W. Eau Gallie Boulevard, Melbourne, noted that access points would be considered north of the property and would not affect the wetlands. Further, he clarified that a discrepancy existed in the deed, and the acreage is 39.7 acres rather than 38.48 acres.

At 6:17 p.m., Chairman Theilacker opened the public hearing.

Recording Secretary LeVasseur read into the record a written comment from Linda Jarven, 1531 Scout Drive, that opposed the proposed rezoning, as it would negatively affect the neighborhood via noise and light pollution, increased risk of crime, and lowered property values.

Frederick Sanders, 1600 Woodland Drive #4104, supported the project and requested that staff consider creative planning during the platting phase, to include preservation of lowlands and trees, as well as more environmentally friendly lighting.

Adam Rall, 1356 Gleneagles Way, requested clarification on the acreage discrepancy. Planning Director Cooper clarified that accurate acreage will be addressed during the platting phase.

Matt Pfundstein, 1360 Gleneagles Way, expressed concern regarding the wildlife that resides in the woods.

There being no further public comment, the public hearing was closed.

Planning Director Cooper noted that the applicant currently has the right to develop single-family homes under the current zoning classification of R-2; however, PUD zoning offers greater oversight by the City to address various concerns. Wildlife preservation is a requirement that must be addressed during the development process.

***Commissioner Kuta moved to recommend approval of the preliminary development plan and rezoning (ZDA-22-02) from R-2 to PUD and to forward the recommendation to City Council; seconded by Commissioner Rebelo. The motion carried without objection.***

## **5. SITE PLANS**

- None

## **6. UNFINISHED BUSINESS**

- None

## **7. NEW BUSINESS**

- A. Action Item: Land Development Regulation Update: Section 62.122(c)(15) – Uses, Special Exception, Mini-Warehouses

Planning Director Cooper reported that, during review, staff discovered an incomplete description relating to the special exception process for mini-warehouses in the C-2 (General Commercial) Zoning District. The proposed changes add a modern description of mini-warehouses and further details the conditions by which the Planning Commission, Board of Adjustment and City Council may permit the described development.

***Commissioner Kuta moved to approve the proposed changes to the Land Development Regulations and to forward the recommendation***

***to City Council; seconded by Commissioner Cooler. The motion carried without objection.***

## **8. ADJOURN**

There being no further business to come before the Commission, Chairman Theilacker declared the meeting to be adjourned at 6:30 p.m.

Submitted by:

Jennifer M. LeVasseur  
Recording Secretary

Approved by:

Bob Theilacker  
Chairman