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# ROCKLEDGE PLANNING COMMISSION MEETING MINUTES

Tuesday, July 5, 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, July 5, 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
	Kevin Jarvis (Vice Chair)	Commissioner
	Karen Kuta	Commissioner
	Ashley Lanier	Commissioner ( <i>arrived at 6:12 p.m.</i> )
	Barbara Cooler	Commissioner
	Matthew Whalen	Commissioner
	Julie Rebelo	Commissioner ( <i>arrived at 6:05 p.m.</i> )

<b>STAFF PRESENT:</b>	Dr. Brenda Fettrow	City Manager
	John Cooper	Planning Director
	Harold T. Bistline	Attorney Pro Tem
	Jennifer M. LeVasseur	Recording Secretary
	Deanna Pomichter	Permit Technician
	Melissa Cochie	Permit Technician

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 April 5, 2022

***Commissioner Kuta moved to approve the minutes and attendance record of the regular meeting on April 5, 2022; seconded by Commissioner Whalen. The motion carried unanimously.***

## 4. PUBLIC HEARINGS

- A. Zoning District Amendment (ZDA-22-04)

*Applicant: RJM Merco, LLC/James P. McKnight, JPM Consulting (Agent)*  
*Address: Parcel ID 25-36-04-81-A-32 (Angela Avenue)*

*Request: Change of Zoning Classification from R-3 (Multi-Family Dwelling [High Density]) to RMU (Redevelopment Mixed Use) on 0.23+/- acres*

Planning Director Cooper presented the application for the rezoning of 0.23+/- acres on Angela Avenue from the R-3 (Multi-Family Dwelling [High Density]) District to the RMU (Redevelopment Mixed Use) District in Planning District 5.

Commissioner Kuta disclosed that she has a relationship with James P. McKnight (Agent); however, she has no financial or business interest in this project.

Staff determined that the amendment would be compatible and in harmony with the Comprehensive Plan.

At 6:03 p.m., Chairman Theilacker opened the public hearing. There being no public comment, the public hearing was closed.

Planning Director Cooper confirmed that the applicant would need to comply with 8 of 12 architectural requirements in order to qualify for a density bonus.

***Commissioner Jarvis moved to recommend approval of the rezoning of Parcel ID 25-36-04-81-A-32 (ZDA-22-04) from R-3 to RMU with a density bonus and to forward the recommendation to City Council; seconded by Commissioner Kuta. The motion passed unanimously.***

B. Development Agreement (DA-22-01)

*Applicant: Theriac 2016 Living Trust/J. Cole Oliver, You Oughtta, LLC (Agent)*

*Address: Parcel ID 25-36-20-00-768 (Barnes Boulevard, Playa Del Sol Drive)*

*Request: Development Agreement to construct a Stand-Alone Climate Controlled Mini Warehouse Storage project*

Planning Director Cooper introduced the Development Agreement DA-22-01 for the construction of a Stand-Alone Climate Controlled Mini-Warehouse project consisting of a +/-35,000 square foot footprint with a maximum height of 45 feet, plus appurtenances, on approximately 2.14+/- acres at the southwest corner of Barnes Boulevard and Playa Del Sol Drive. He provided a background of the proposed project and noted that staff recommends approval of the Development Agreement.

At 6:09 p.m., Chairman Theilacker opened the public hearing.

Bettie Boyle, 6330 Anchor Lane, requested further information regarding potential traffic related to the use. It was confirmed that this use typically brings less traffic and noise than other uses that are permitted in this zoning district.

Al Nutz, 906 Ocaso Lane #102, inquired as to what type of buffer will be installed. Planning Director Cooper reiterated that an 8-foot buffer is included in the Agreement, and the project would be fully reviewed by the City to ensure that the project is completed satisfactorily.

John Szpara, 906 Ocaso Lane, noted his support of the project versus other uses and requested that the buffer be adequate and include some greenery.

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

Planning Director Cooper responded to questions posed by the Commission and audience regarding the proposed entrance, greenery along the buffer, and the types of items that will be permitted for storage at the facility.

***Commissioner Jarvis moved to recommend approval of the Development Agreement DA-22-01 and to forward the recommendation to City Council; seconded by Commissioner Kuta. The motion passed without objection.***

#### **5. SITE PLANS**

- None

#### **6. UNFINISHED BUSINESS**

- None

#### **7. NEW BUSINESS**

- None

#### **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