
PLANNING COMMISSION

MEETING NOTICE AND AGENDA

Tuesday, October 1, 2019 - 6:00 p.m.

Rockledge City Hall, 1600 Huntington Lane, Rockledge Florida 32955

**EVERY PERSON ADDRESSING THE PLANNING COMMISSION
MUST COMPLETE A SPEAKER'S CARD**

The cards are located near the door of the Council Chamber.
Completed cards are to be given to the Recording Secretary
before the meeting convenes or prior to the introduction of a particular agenda item.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES & ATTENDANCE RECORD – July 2, 2019
4. PUBLIC HEARINGS
 - A. ANX-19-004 Mainstream Engineering and Robert Scaringe Properties
 - B. ANX-19-005 Tucker Headquarters
 - C. ANX-19-006 Tucker 5-T Ranch
5. SITE PLANS - None
6. UNFINISHED BUSINESS - None
7. NEW BUSINESS
 - A. Elections
 - B. Huntington Cove Preliminary Plat
8. ADJOURN



ANY PERSON WHO DESIRES TO APPEAL ANY DECISION MADE BY THE
ROCKLEDGE PLANNING COMMISSION WILL NEED TO ENSURE
THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE,
WHICH RECORD INCLUDES TESTIMONY AND EVIDENCE
UPON WHICH THE APPEAL IS TO BE BASED.

ROCKLEDGE PLANNING COMMISSION MEETING MINUTES

Tuesday, July 2, 2019 - 6:00 p.m.

CALL TO ORDER

The Rockledge Planning Commission met on July 2, 2019, at 6:00 p.m. in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

MEMBERS PRESENT: Adam Copenhaver
Michelle Doyle
Kevin Jarvis
Karen Kuta
Elisabeth Logan
Janet Monaco
Mike Pryor

MEMBERS ABSENT: Paul Grossman, Chairman (excused)
Bob Theilacker, Vice Chairman (unexcused)
Erin Flynn, (unexcused)

STAFF PRESENT: Dr. Brenda Fettrow, City Manager
Joseph Miniclier, City Attorney
Trina Gilliam, City Planner
Deanna DeMougin, Recording Secretary

Motion by Karen Kuta for Kevin Jarvis to lead the meeting as the acting Chairman. Seconded by Janet Monaco. All in favor, motion carries.

With a quorum present, the meeting was called to order by acting Chairman Kevin Jarvis.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES & ATTENDANCE RECORD

- Meeting of June 4, 2019

Motion by Karen Kuta to approve the minutes and the attendance record of the June 4, 2019 meeting. Second by Adam Copenhaver. All in favor, motion carries.

NEW BUSINESS

A. LDR Chapter 3 recommended changes

Discussion was held regarding the recommended changes to the LDR.

Motion made by Karen Kuta to accept the changes and recommend approval to City Council. Seconded by Janet Monaco. All in favor, motion carries.

B. Growth Management Planning Officials Training

City Planner Trina Gilliam invited the board to the Growth Management Officials Training, which will be held on Friday July 26, 2019 at 9 a.m. at the City of Cocoa City Hall. The training will be hosted by Gene Boles, FAICP. Topics include planning and growth management as well as the community building process. Five members said they were very interested in attending the meeting.

PUBLIC HEARINGS

Evaluation and Appraisal Report (EAR)

City Planner Trina Gilliam presented Kevin Jarvis' proposed revisions to chapters five (5) and six (6) of the Comprehensive Plan, which have been reviewed by both staff and board members.

Public hearing opened 6:10 p.m.

Public hearing closed 6:11 p.m.

Motion by Karen Kuta to recommend approval of the changes to the comprehensive plan and forward the changes to City Council, and then the State. Seconded by Janet Monaco. All in favor, motion carries.

SITE PLANS- None

UNFINISHED BUSINESS- None

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 6:13 p.m.

Submitted by:

Deanna DeMougin
Recording Secretary

Approved by:

Paul Grossman
Chairman



**CITY OF ROCKLEDGE
PLANNING COMMISSION
ATTENDANCE RECORD - 2019**

Name	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept	Oct.	Nov.	Dec.
COPENHAVER, Adam	P	N	P	P	N	A	P	N	N			
DOYLE, Michelle	P	N	A	P	N	P	P	N	N			
GROSSMAN, Paul	P	N	P	P	N	P	A	N	N			
JARVIS, Kevin	P	N	P	P	N	P	P	N	N			
KUTA, Karen	P	N	A	P	N	P	P	N	N			
LOGAN, Elisabeth	P	N	P	P	N	A	P	N	N			
MONACO, Janet	P	N	P	P	N	P	P	N	N			
PRYOR, Mike		N	P	P	N	P	P	N	N			
THEILACKER, Bob	P	N	P	P	N	P	X	N	N			
FLYNN, Erin - School Board Rep	P	N	P	P	N	P	X	N	N			

P = Present

A = Absent

N = No meeting scheduled

R = Resigned

X = Unexcused



Staff Report Annexation

City of Rockledge ANX-19-004
October 1, 2019

Owner: Mainstream Engineering Corporation, Dr. Robert P. Scaringe
Size: 12.53 acres

BACKGROUND



The applicant is requesting to voluntarily annex 6 parcels totaling 12.53 acres located on the south side of Barnes Blvd, approximately .25 mile west of U.S. Hwy 1. Four of the six parcels are developed as industrial uses. The remaining parcels are vacant.

As required by Section 171.042, F.S., a copy of the Urban Services Report was filed with the Brevard County Board of County Commissioners 15 days prior to commencing the annexation procedures. No objections have been received at this time.

As required by Section 171.042, a written notice was mailed not less than 10 days prior to this first public hearing to each person who resides or owns property within the area proposed to be annexed.

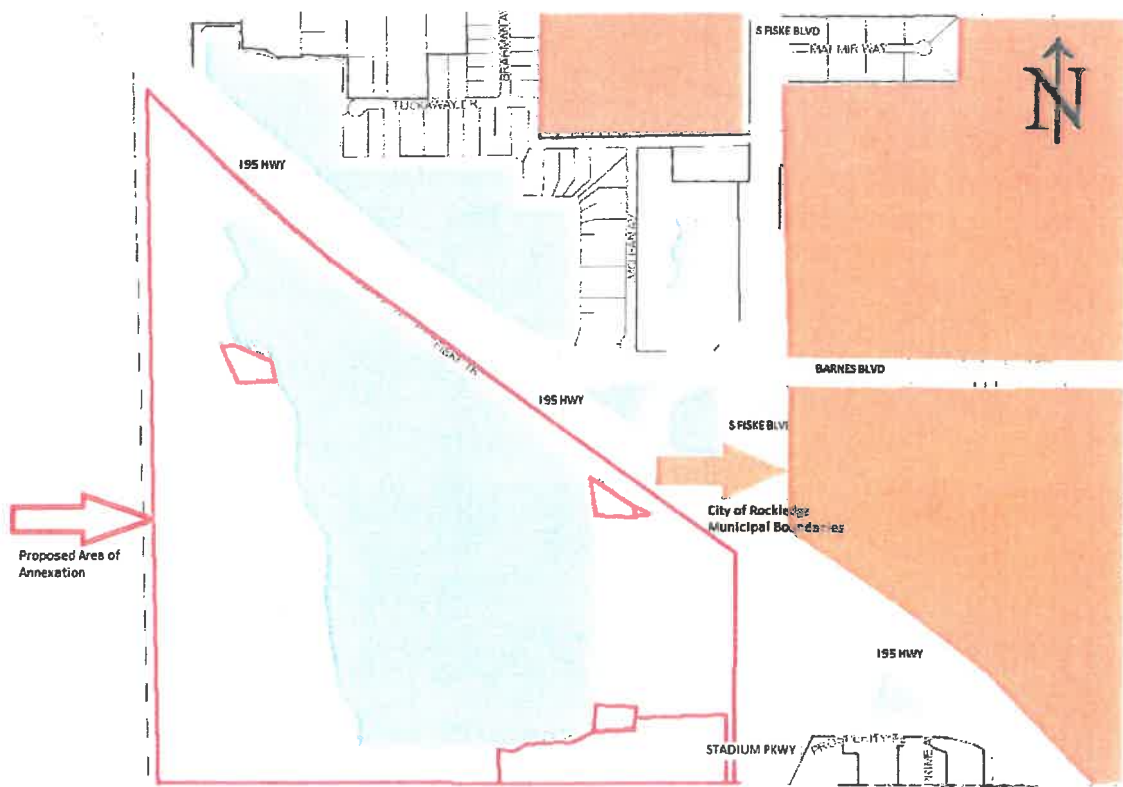


Staff Report Annexation

City of Rockledge ANX-19-005
October 1, 2019

Owner: John F and Paula Tucker; Gilbert A and Caroline Tucker Jr.; Robert A Tucker
Size: 246 acres

BACKGROUND



The applicant is requesting to voluntarily annex 6 parcels, approximately 246 acres of improved and unimproved land located on the west side of I-95 Hwy and Barnes Blvd. Four of the six parcels of land are developed as single-family residential with the remaining land being agricultural in nature.

No development plans have been submitted at this time.

The proposed annexation meets the criteria set forth in Subsection 171.043, Florida Statutes, character of the area to be annexed. The property's boundaries are contiguous to the City's boundary, the property is reasonably compact, is not part of another incorporated municipality and will be used for urban purposes. The proposed annexation does not create an enclave.

As required by Section 171.042, F.S., a copy of the Urban Services Report was filed with the Brevard County Board of County Commissioners 15 days prior to commencing the annexation procedures. No objections have been received at this time.



Staff Report Annexation

City of Rockledge ANX-19-006

October 1, 2019

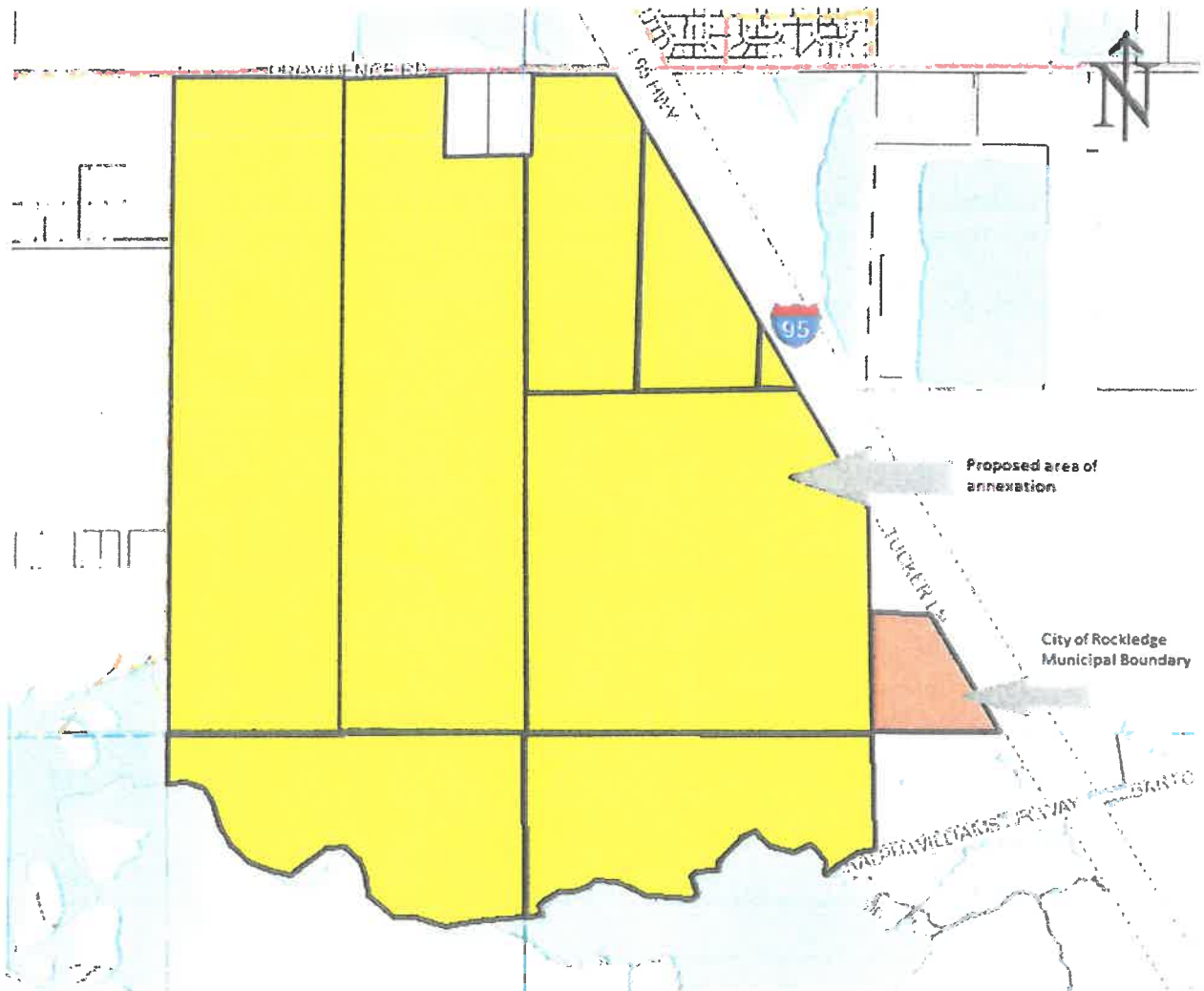
Owner:

John F Tucker; Gilbert A Tucker Jr.; Robert A Tucker

Size:

620.94 acres

BACKGROUND



The applicant is requesting to voluntarily annex 10 parcels, approximately 620.94 acres located on the west side of I-95 on Providence Rd. The land is currently being used for agricultural purposes.

No development plans have been submitted at this time.

The proposed annexation meets the criteria set forth in Subsection 171.043, Florida Statutes, character of the area to be annexed. The property's boundaries are contiguous to the City's boundary, the property is reasonably compact, is not part of another incorporated municipality and will be used for urban purposes. The proposed annexation does not create an enclave.

As required by Section 171.042, F.S., a copy of the Urban Services Report was filed with the Brevard County Board of County Commissioners 15 days prior to commencing the annexation procedures. No objections have been received at this time.



Staff Report
Huntington Cove Subdivision
Preliminary Subdivision Plat
City of Rockledge App. PSP 19-01
October 1, 2019

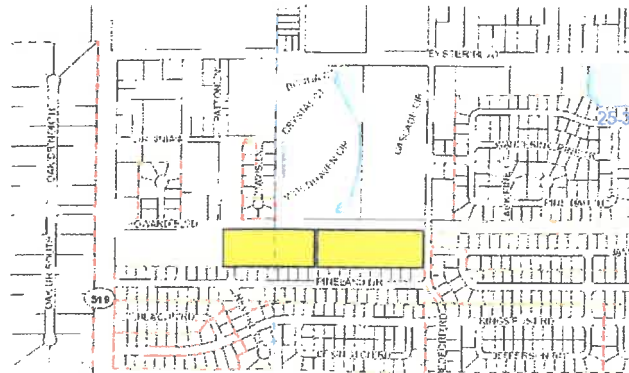
Owner: Rockledge Church of Christ
Size: 10.5 acres
Zoning: R2A Single-Family Dwelling
FLU: Median Density Residential, Planning District 8

ABUTTING ZONING/LAND USE

North: Brevard County enclave (RU-1-9 Single-family Residential) and R3 Multi-Family Dwelling/
Median Density Residential - Planning District 8
East: R2 Single-Family Dwelling/Median Density Residential - Planning District 8
South: R2 Single-Family Dwelling/Median Density Residential - Planning District 8
West: R2 Single-Family Dwelling/Median Density Residential - Planning District 8

BACKGROUND: This 10.5-acre undeveloped parcel of land is located on the south side of Howard Blvd and west of Huntington Ln. The parcel abuts Pineland Park Subdivision to the south.

The developer is proposing to build 46 single family homes to be constructed to the City of Rockledge's Land Development Regulations 62.40 standards. Roads are proposed to be public with a 50 ft R-O-W.



A proposal for rezoning from R2 to R2A with a binding site plan was previously heard before this commission on October 2, 2018.