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# ROCKLEDGE PLANNING COMMISSION MEETING MINUTES

Tuesday, August 2, 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, August 2, 2022, at 6:00 p.m. in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

<b>PRESENT:</b>	Kevin Jarvis (Vice Chair)	Commissioner
	Karen Kuta	Commissioner
	Ashley Lanier	Commissioner
	Barbara Cooler	Commissioner
	Matthew Whalen	Commissioner
	Julie Rebelo	Commissioner
<b>ABSENT:</b>	Bob Theilacker (Chair)	Commissioner ( <i>Excused</i> )
<b>STAFF PRESENT:</b>	Dr. Brenda Fettrow	City Manager
	John Cooper	Planning Director
	Joseph E. Miniclier	City Attorney
	Jennifer M. LeVasseur	Recording Secretary
	Tracy Bauer	Planning/Permit Technician
	Melissa Cochie	Planning/Permit Technician

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

## 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 July 5, 2022

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

## 4. PUBLIC HEARINGS

- A. Comprehensive Plan Amendment (CPA-22-01)

*Applicant: Robert, Gilbert Jr., and John Tucker/Jake Wise, Construction Engineering Group, LLC (Agent)*

*Address: 660.67+/- acres west of Tucker Lane and south of Providence Road*

*Request: Revision of Future Land Use Map (FLUM) to add the land use as City of Rockledge LDR (Low Density Residential) in Planning District 4*

Planning Director Cooper presented the application for a Large-Scale Comprehensive Plan Amendment, Zoning District Amendment, and Preliminary Development Plan for 660.67 +/- acres located west of Tucker Lane and south of Providence Road. He reported that the applicant has requested a Future Land Use designation of LDR (Low Density Residential) as well as a Zoning Designation of PUD (Planned Unit Development) with the intention of developing approximately 1,080 single-family dwelling units with land reserved for a public safety facility. A Preliminary Development Plan was also submitted and presented to the Commission. Planning Director Cooper offered a summary of the evaluations that must be completed, including wildlife, traffic, and public safety during development of the parcels.

Planning Director Cooper provided a background of the property and explained that the Property Rights Element in the Comprehensive Plan and provided by Florida Statutes provides property owners with the legal right to develop property within the constraints of the Comprehensive Plan and Zoning Districts.

At 6:14 p.m., Vice Chairman Jarvis opened the public hearing.

Margaret Wehner, 4135 Bass Road, Cocoa, provided the Commission with written information concerning public safety, traffic, a lack of entrances and connection to the city, and flooding/water run-off. Ms. Wehner provided photos of flooding issues from previous hurricanes and noted that airboaters utilize a launch area at Lake Florence.

Mike Selig, 4245 Bass Road, Cocoa, reported that he has spoken with several utility entities, all of which have reported that this type of development will create challenges for the City of Cocoa Water Department, Brevard County Utilities Department, and traffic engineering. Mr. Selig noted that the increased population may result in a decrease in water pressure. He echoed flooding concerns and voiced worry about wildlife on the property.

Jake Wise (Applicant Agent), 2651 W. Eau Gallie Boulevard, Melbourne, offered a summary of the project and noted that the development would be fully vetted from preliminary plat to final inspection. He explained that he is aware of the flooding concerns and noted that the Preliminary Development Plan provides for adequate stormwater retention, and the project will undergo a thorough stormwater analysis. Mr. Wise confirmed that the airboat access is not part of the property in question and will not be affected by the project. Additionally, a new force main will be extended to the site, along with a lift station. Roughly 25 percent of the project will

be comprised of residential development; the remaining area will be comprised of stormwater retention, recreational areas, etc.

Planning Director Cooper explained that zoning is required to be assigned to an area, and the project will undergo scrutiny throughout the process, to include site plan review, evaluations, and modeling.

Mike Loggins, 4295 Vancouver Ave, Cocoa, shared that the recreational uses such as airboating and hunting in the area are 24 hours a day at times, and the usage could be impacted by developing homes. He also expressed concerns regarding the development of wetlands.

Brian Myers, 4087 Meander Place Unit 206, inquired about only limiting the project to residences rather than a multi-use project. He expressed his desire to see more walkable areas and a downtown feel.

Planning Director Cooper confirmed that the applicant is aware of the sporting community that utilizes the area, and a buffer will be installed to minimize the impact. He noted that a designation of PUD will offer the City more oversight and management during the development process. Further, the applicant would be required to completely mitigate wetlands in the event that they are determined to be problematic during the review phase.

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

At the request of the Commission, Planning Director Cooper offered a summary of the approval and development process, as well as next steps.

***Commissioner Kuta moved to recommend approval of the Comprehensive Plan Amendment (CPA-22-01) and to forward the recommendation to City Council; seconded by Commissioner Cooler. The motion passed unanimously.***

B. Zoning District Amendment (ZDA-22-05) and Preliminary Plan Approval

*Applicant: Robert, Gilbert Jr., and John Tucker/Jake Wise, Construction Engineering Group, LLC (Agent)*

*Address: 660.67+/- acres west of Tucker Lane and south of Providence Road*

*Request: Approval of Preliminary Development Plan and designation of zoning classification as PUD (Planned Unit Development)*

At 6:51 p.m., Vice Chairman Jarvis opened the public hearing.

Margaret Wehner, 4135 Bass Road, Cocoa, reiterated traffic concerns.

Mike Selig, 4245 Bass Road, Cocoa, noted that the current plan only allows for one exit point, which is a safety concern.

Brian Myers, 4087 Meander Place Unit 206, explained that the current plan does not allow for walkability.

Mary Sphar, 825 Cliftons Cove Court, Cocoa, reported that the development will negatively affect the health of the St. Johns River. Ms. Sphar shared that the proposed project and number of houses is too much for the area; however, the designated conservation area is a positive aspect of the project, and she encouraged the developer to increase the size of the wetland preservation areas and reduce the number of proposed dwelling units. She encouraged the Commission to impose conditions that would limit the number of units and increase wetland preservation.

Robert Masterson, 984 Golf Street, voiced concerns representing the airboat manufacturing community and ongoing conservation efforts for the St. Johns River. Mr. Masterson explained that the proposed project will generate runoff that will negatively impact and change the St. Johns River. Additionally, he expressed worry that while engineering may be conducted, it is not a perfect science, and problems will arise.

Jake Wise, (Applicant Agent), 2651 W. Eau Gallie Boulevard, Melbourne, explained that the project's stormwater system will help to improve the condition of the River. Mr. Wise noted that residential zoning would be the only compatible classification for a Future Land Use designation of Low Density Residential. Additionally, Mr. Wise explained that hydroengineering efforts will be conducted to ensure that the St. Johns River will be protected from the potential effects of the residential development based on current and future conditions, and four entities will be involved in the review process for compliance.

Planning Director Cooper responded to questions from the Commission regarding school concurrency and the potential for a mechanism to be put in place to prevent a corporation from purchasing homes en masse in order to offer as rentals. He confirmed that school concurrency will be evaluated during the site plan review process, and the City can enter into a Development Agreement to address many concerns.

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

***Commissioner Kuta moved to recommend approval of the Preliminary Development Plan and Zoning Designation (ZDA-22-05) of PUD (Planned Unit Development) and to forward the recommendation to City Council; seconded by Commissioner Lanier. 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, Vice Chairman Jarvis declared the meeting to be adjourned at 7:19 p.m.

Submitted by:

Jennifer M. LeVasseur  
Recording Secretary

Approved by:

Bob Theilacker  
Chairman