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## ROCKLEDGE BOARD OF ADJUSTMENT MEETING MINUTES

Tuesday, September 15, 2020 - 6:00 p.m.

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1. CALL TO ORDER

The Rockledge Board of Adjustment met on September 15, 2020, at 6:00 p.m. in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

MEMBERS PRESENT: Robert LaMarr, Chairman  
Bill Ellis, Vice Chairman  
Chelsea Anderson  
Kenrick Bisnath  
Navael Fontus  
Tanya Molony  
Mark O'Donnell

MEMBERS ABSENT: None

STAFF PRESENT: Pat Callahan, Building Official  
Joe Miniclier, City Attorney  
Deanna Pomichter, Recording Secretary

With a quorum present, the meeting was called to order by Chairman Robert LaMarr.

1. APPROVAL OF MINUTES

Meeting of July 21, 2020

**Motion by Bill Ellis to approve the Minutes with corrections and Attendance Record of the July 21, 2020, meeting. Second by Tanya Molony. The motion carried unanimously.**

2. PUBLIC HEARINGS

A. Variance VA-20-02 – 135 Gus Hipp Boulevard

City Attorney Miniclier asked the Board members if they had any Ex-Parte communications and/or investigations regarding the agenda items. No members of the Board had any communications or site visits on any of the cases coming in front of the Board today.

Building Official Pat Callahan stated the applicant, Spartan Composites is requesting a variance located at 135 Gus Hipp Boulevard for the placement of exterior accessory structures in front of the primary structure, the height of accessory structures and screening of accessory structures in an Industrial Park (IP) zoning district.

The applicant has proposed installing four (4) new silo towers and an expanded cooling chiller system in front of the primary structure with the height of the proposed towers to exceed the primary structure and the height of the towers (30 feet) would prevent them from being screened.

The Rockledge Land Development and Regulations (LDR) 62.166 (f) states that exterior accessories, equipment and structures, including but not limited to, cooling towers, air compressors, air mixers, etc. shall be placed directly behind and no higher than the primary structure on the property. All exterior accessories, equipment and structures shall be completely enclosed within an opaque screening and obstructed from view from any public street.

Public hearing was open at 6:04 p.m.

Richard Barger, 245 Gus Hipp Boulevard, Vitellus, LLC stated he has some concerns with the silos going up while giving the Board a handout. He went over some of the questions, for example, what if they explode and will they withstand hurricane winds.

Robert Adair, 135 Gus Hipp Boulevard, Spartan Composites stated he has been in the plastics industry for over 40 years, explaining that it would take a lot for this product to burn and if so, it would not explode but burn like a candle and stay confined in the silo. He has given the fire department a safety report explaining the process. The silos are needed for capacity because the business is continuing to do well and they need more space to hold the product. Having them located in front is the best location to handle the continuing traffic with the trucks coming and going and it allows better handling of the raw materials.

Aaron Allen, 135 Gus Hipp Boulevard, Spartan Composites explained how the silos work and that all the silos are grounded to stop static. They have a bag filter system to stop any dust that may occur, stating dust is their biggest issue and the filter system clears out the dust while traveling to the silos.

He stated a new slab will be installed three (3) feet deep and will meet all the hurricane wind loads.

He also explained that a fence will be installed around the property for security and three rows of trees, all at different heights, to help block the view to the public.

Public hearing was closed at 6:43 p.m.

Building Official Pat Callahan explained he received an email for the City Fire Marshall Brian Simmons stating they gave him a detailed safety report and with that understanding in mind, the silos are designed within the NFPA standards and are therefore acceptable. Also the company has two (2) smaller versions of silos inside the facility for over 10 years without incident.

Discussion followed with regard to having the fence installed higher than the six (6) feet but that exception must be approved by the City Council.

**Motion by Bill Ellis to table VA-20-02 until the next meeting. Seconded by Kenrick Bisnath. The motion carried unanimously.**

3. UNFINISHED BUSINESS

None

4. NEW BUSINESS

None

5. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 6:51 p.m.

Submitted by:

Deanna Pomichter-Murray  
Recording Secretary

Approved by:

Robert LaMarr  
Chairman