

ROCKLEDGE PLANNING COMMISSION MEETING MINUTES

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

CALL TO ORDER

The Rockledge Planning Commission met on October 1, 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
Bob Theilacker, Vice Chairman
Erin Flynn (School Board Representative)

MEMBERS ABSENT: Susan Schleith, excused

STAFF PRESENT: Alix Bernard, Planning Director
Trina Gilliam, City Planner
Deanna Pomichter, Recording Secretary

With a quorum present, the meeting was called to order by Bob Theilacker, Vice Chairman.

A moment of silence was held for the sudden passing of Chairman Paul Grossman.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES & ATTENDANCE RECORD

- Meeting of July 2, 2019

Motion by Kevin Jarvis to approve the minutes and the attendance record of the July 2, 2019 meeting. Second by Karen Kuta. All in favor, motion carries.

PUBLIC HEARINGS

- A. ANX-19-004 Mainstream Engineering and Robert Scaringe Properties

City Planner Trina Gilliam stated that the applicant, Dr. Robert P. Scaringe, is requesting to voluntarily annex six parcels totaling 12.53 acres located on the south side of Barnes Boulevard, west of U.S. Highway 1. Four of the six parcels are developed Industrial; the remaining two parcels are vacant. The applicant requested IP Industrial zoning for all of the parcels, which will comply with the City of Rockledge's Comprehensive Plan.

Public hearing opened 6:04 p.m.
Public hearing closed 6:05 p.m.

Motion by Karen Kuta to recommend approval for the annexation of ANX-19-004 and forward it to City Council. Seconded by Janet Monaco. All in favor, motion carries.

B. ANX-19-005 Tucker Headquarters

Planning Director Alix Bernard stated that the applicant, John F. Tucker, on behalf of the entire Tucker family, is requesting to voluntarily annex six parcels of land approximately 246 acres of improved and unimproved land located on the west side of I-95 and Barnes Boulevard. 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.

Public hearing opened 6:07 p.m.

Bruce Sieck, 3451 Brahman Avenue, Rockledge, FL 32955, with the Tuckaway Lakes Homeowners Association, explained that there is an agreement with the owner of the property that the drainage easement, along with the pump and pump house, will be maintained.

Joe Miniclier, City Attorney stated that the agreement is private between the Homeowners Association and the owner. The agreement has no impact on the City.

Public hearing closed 6:11 p.m.

Motion by Karen Kuta to recommend approval for the annexation of ANX-19-005 and forward it to City Council. Seconded by Janet Monaco. All in favor, motion carries.

C. ANX-19-006 Tucker 5-T Ranch

Planning Director Alix Bernard explained that the applicant, John F. Tucker, on behalf of entire Tucker family, is requesting to voluntarily annex 10 parcels of land approximately 620.94 acres located on the west side of I-95 on Providence Road. The land is currently being used for agricultural purposes. No development plans have been submitted at this time.

Public hearing opened 6:13 p.m.

Mike Selig, 4245 Bass Road, Cocoa, FL 32926, stated that Providence Road has no water pressure for the houses that exist and that the area floods. They only have one access road to come in and out of the area.

Public hearing closed 6:22 p.m.

Vice Chairman Bob Theilacker explained that the water pressure and access roads will be addressed if and when the land is developed.

Motion by Karen Kuta to recommend approval for the annexation of ANX-19-006 and forward it to City Council. Seconded by Adam Copenhaver. All in favor, motion carries.

SITE PLANS- None

UNFINISHED BUSINESS- None

NEW BUSINESS

A. Elections of Chairman and Vice Chairman

Kevin Jarvis nominated Bob Theilacker for Chairman.

No other nominations were heard. By acclamation, Bob Theilacker was elected as Chairman.

Karen Kuta nominated Kevin Jarvis for Vice Chairman.

No other nominations were heard. By acclamation, Kevin Jarvis was elected as Vice Chairman.

B. Huntington Cove Preliminary Plat

This was heard before the elections.

City Planner Trina Gilliam explained that the rezoning from R2 to R2A came before the Commission on October 2, 2018; the preliminary plat is exactly the same as the site plan that was submitted at the October meeting. The developer is proposing to build 46 single-family houses on the 10.5 acres of undeveloped land. The roads are proposed to be public with a 50-foot right of way.

Nick Rahal, 1269 U.S Highway 1, Rockledge, FL 32955, the developer, stated there will be a six-foot vinyl fence and a retaining wall. The fence will be maintained by the property owners.

Discussion followed.

Motion by Karen Kuta to recommend approval of the Preliminary Plat for Huntington Cove and forward it to City Council. Seconded by Adam Copenhaver. All in favor. Motion carries.

ADJOURN- Meeting adjourned at 6:31 p.m.

Submitted by:

Deanna Pomichter
Recording Secretary

Approved by:

Bob Theilacker
Chairman