
ROCKLEDGE PLANNING COMMISSION MEETING MINUTES

Tuesday, October 4, 2022 ♦ 6:00 p.m.

1. CALL TO ORDER / ROLL CALL

The Rockledge Planning Commission met in regular session on Tuesday, October 4, 2022, at 6:00 p.m. in the Council Chamber at Rockledge City Hall, 1600 Huntington Lane, Rockledge, Florida.

PRESENT:

Bob Theilacker (Chair)	Commissioner
Kevin Jarvis (Vice Chair)	Commissioner
Karen Kuta	Commissioner
Ashley Lanier	Commissioner
Barbara Cooler	Commissioner
Matthew Whalen	Commissioner
Julie Rebelo	Commissioner

STAFF PRESENT:

John Cooper	Planning Director
Joseph E. Miniclier	City Attorney
Jennifer M. LeVasseur	Recording Secretary
Tracy Bauer	Planning/Permit Technician
Melissa Cochie	Planning/Permit Technician
Deanna Pomichter	Planning/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 August 2, 2022

Commissioner Kuta moved to approve the minutes and attendance record of the regular meeting on August 2, 2022; seconded by Commissioner Jarvis. The motion carried unanimously.

4. PUBLIC HEARINGS

- A. Voluntary Annexation (ANX-22-02)

Applicant: Mark Beyel and Ongoing Investments, Inc./Autumn Sorrow – AJ Entitlements & Planning, LLC (Agent)

Address: Parcel ID 24-36-31-00-752 and Parcel ID 24-36-31-00-756

Request: Voluntary annexation of approximately 76.21+/- acres located at the northwest corner of Pluckebaum Road and Clearlake Road

Planning Director Cooper presented the applications for the Voluntary Annexation, Comprehensive Plan Amendment and Zoning Designation of two parcels totaling approximately 76.21+/- acres located at the northwest corner of Pluckebaum Road and Clearlake Road. The property is currently within the Cocoa city limits. He explained that the applicant has requested a Comprehensive Plan Amendment to add the land use as City of Rockledge MDR (Medium Density Residential). Additionally, the applicant has submitted an application for a preliminary development plan and Zoning Designation of PUD – Planned Unit Development District. Planning Director Cooper reported that the applicant intends to develop approximately 148 single-family units and 126 townhomes. The preliminary development plan was presented to the Commission for review. Planning Director Cooper confirmed that the proposed Annexation, Comprehensive Plan Amendment, and Zoning Designation are all compatible with the Comprehensive Plan.

At 6:07 p.m., Chairman Theilacker opened the public hearing.

There being no public comment, ***Commissioner Jarvis moved to close the public hearing; seconded by Commissioner Kuta. The motion passed without objection.***

The public hearing was then closed.

See item 4.C. for motion

B. Comprehensive Plan Amendment (CPA-22-02)

Applicant: Mark Beyel and Ongoing Investments, Inc./Autumn Sorrow – AJ Entitlements & Planning, LLC (Agent)

Address: Parcel ID 24-36-31-00-752 and Parcel ID 24-36-31-00-756

Request: Revision of Future Land Use Map (FLUM) to add the land use of approximately 76.21+/- acres at the northwest corner of Pluckebaum Road and Clearlake Road as MDR (Medium Density Residential)

At 6:08 p.m., Chairman Theilacker opened the public hearing.

There being no public comment, ***Commissioner Jarvis moved to close the public hearing; seconded by Commissioner Kuta. The motion passed by unanimous vote.***

The public hearing was then closed.

See item 4.C. for motion.

C. Zoning District Amendment (ZDA-22-06) and Preliminary Plan Approval

Applicant: Mark Beyel and Ongoing Investments, Inc./Autumn Sorrow – AJ Entitlements & Planning, LLC (Agent)
Address: Parcel ID 24-36-31-00-752 and Parcel ID 24-36-31-00-756
Request: Designation of zoning classification of PUD – Planned Unit Development District on approximately 76.21+/- acres at the northwest corner of Pluckebaum Road and Clearlake Road

At 6:08 p.m., Chairman Theilacker opened the public hearing.

There being no public comment, **Commissioner Jarvis moved to close the public hearing; seconded by Commissioner Kuta. The motion passed without objection.**

The public hearing was then closed.

Commissioner Jarvis moved to recommend approval of the Voluntary Annexation (ANX-22-02) and to forward the recommendation to City Council; seconded by Commissioner Kuta. The motion passed unanimously.

Commissioner Jarvis moved to recommend approval of the Comprehensive Plan Amendment (CPA-22-02) and to forward the recommendation to City Council; seconded by Commissioner Kuta. The motion passed unanimously.

Commissioner Kuta moved to recommend approval of the Preliminary Development Plan and Zoning Designation (ZDA-22-06) of PUD - Planned Unit Development District and to forward the recommendation to City Council; seconded by Commissioner Jarvis. The motion passed without objection.

D. Zoning District Amendment (ZDA-22-07)

Applicant: City of Rockledge/John Cooper (Agent)
Address: Lake Betsi; west of US Highway 1, north of Angela Avenue, and east of Huntington Lane and Serengeti Way
Request: Rezoning of approximately 100+/- acres from M2 – Light Industrial and Warehousing District to ROC – Recreation, Open Space and Conservation District

Planning/Permit Technician Bauer presented the application for a Zoning District Amendment for Lake Betsi, in which the property would be rezoned from M2 – Light Industrial and Warehousing District to ROC – Recreation, Open Space and Conservation District. She provided a background of the property and explained that it is necessary to rezone the property to ensure sustained compatibility and harmony with the growth of the City.

At 6:13 p.m., Chairman Theilacker opened the public hearing.

Gwyn O’Kane, 1732 Bayshore Drive, Cocoa Beach, requested clarification regarding the impact that the rezoning would have on area businesses. It was confirmed that this action would have no impact on surrounding businesses.

There being no further public comment, **Commissioner Kuta moved to close the public hearing; seconded by Commissioner Rebelo. The motion passed without objection.**

The public hearing was then closed.

Commissioner Jarvis moved to recommend approval of the Zoning District Amendment (ZDA-22-07) from M2 to ROC and to forward the recommendation to City Council; seconded by Commissioner Kuta. The motion passed without objection.

E. Zoning District Amendment (ZDA-22-08)

Applicant: City of Rockledge/John Cooper (Agent)

Address: Taylor Park, 1292 Florida Avenue

Request: Rezoning of approximately 3+/- acres from R2 – Single Family Dwelling District to ROC – Recreation, Open Space and Conservation District

Planning/Permit Technician Pomichter presented the application for a Zoning District Amendment for Taylor Park, in which the property would be rezoned from R2 – Single Family Dwelling District to ROC – Recreation, Open Space and Conservation District. She provided a background of the location and explained that the property is currently used as a recreational space, and rezoning the parcel would help to maintain the use.

At 6:18 p.m., Chairman Theilacker opened the public hearing.

Rhonda McMillen, 2171 Cox Road, Cocoa, inquired about the future of the park. It was reiterated that this rezoning would preserve the property’s use as a park.

There being no further public comment, **Commissioner Kuta moved to close the public hearing; seconded by Commissioner Rebelo. The motion passed without objection.**

The public hearing was then closed.

Commissioner Kuta moved to recommend approval of the Zoning District Amendment (ZDA-22-08) from R2 to ROC and to forward the recommendation to City Council; seconded by Commissioner Rebelo. The motion passed without objection.

F. Zoning District Amendment (ZDA-22-09)

Applicant: City of Rockledge/John Cooper (Agent)
Address: The McKnight Family Sports Complex, 960 Cogswell Street
Request: Rezoning of approximately 40+/- acres from M2 – Light Industrial and Warehousing District to ROC – Recreation, Open Space and Conservation District

Planning/Permit Technician Bauer presented the application for a Zoning District Amendment from M2 – Light Industrial and Warehousing District to ROC – Recreation, Open Space and Conservation District for The McKnight Family Sports Complex and explained that the rezoning would be compatible with the intent and purpose of the Comprehensive Plan.

At 6:22 p.m., Chairman Theilacker opened the public hearing.

There being no public comment, ***Commissioner Kuta moved to close the public hearing; seconded by Commissioner Rebelo. The motion passed by unanimous vote.***

The public hearing was then closed.

Commissioner Kuta moved to recommend approval of the Zoning District Amendment (ZDA-22-09) from M2 to ROC and to forward the recommendation to City Council; seconded by Commissioner Jarvis. The motion passed without objection.

G. Zoning District Amendment (ZDA-22-11)

Applicant: City of Rockledge/John Cooper (Agent)
Address: Dick Blake Park, 398 Gus Hipp Boulevard
Request: Rezoning of approximately 74+/- acres from IP – Industrial Park District to ROC – Recreation, Open Space and Conservation District

Planning/Permit Technician Cochie presented the application for a Zoning District Amendment from IP – Industrial Park District to ROC – Recreation, Open Space and Conservation District for Dick Blake Park and reviewed the purpose of the District. She explained that the rezoning would be compatible with the intent and purpose of the Comprehensive Plan.

At 6:25 p.m., Chairman Theilacker opened the public hearing.

There being no public comment, ***Commissioner Kuta moved to close the public hearing; seconded by Commissioner Jarvis. The motion passed unanimously.***

The public hearing was then closed.

Commissioner Jarvis moved to recommend approval of the Zoning District Amendment (ZDA-22-11) from IP to ROC and to forward the

recommendation to City Council; seconded by Commissioner Kuta. The motion passed without objection.

H. Zoning District Amendment (ZDA-22-12)

Applicant: City of Rockledge/John Cooper (Agent)

Address: Larry L. Schultz Park; southeast corner of Fiske Boulevard and Levitt Parkway

Request: Rezoning of approximately 8+/- acres from C1 – Neighborhood Retail Commercial District to ROC – Recreation, Open Space and Conservation District

Planning/Permit Technician Cochie presented the application for a Zoning District Amendment for Larry L. Schultz Park, in which the property would be rezoned from C1 – Neighborhood Retail Commercial District to ROC – Recreation, Open Space and Conservation District. She noted that the proposed rezoning will help to ensure sustained compatibility and harmony with the Comprehensive Plan and growth of the city.

At 6:28 p.m., Chairman Theilacker opened the public hearing.

George Fultz, 965 Bayward Lane, requested confirmation that the rezoning would preserve the property's use as a park. His question was answered in the affirmative.

There being no public comment, ***Commissioner Jarvis moved to close the public hearing; seconded by Commissioner Kuta. The motion passed unanimously.***

The public hearing was then closed.

Commissioner Jarvis moved to recommend approval of the Zoning District Amendment (ZDA-22-12) from C1 to ROC and to forward the recommendation to City Council; seconded by Commissioner Rebelo. 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