

TOWN OF GRANT-VALKARIA, FLORIDA  
TOWN COUNCIL WORKSHOP  
MEETING MINUTES OF WEDNESDAY, APRIL 15, 2009  
TOWN HALL BUILDING, 5120 HIGHWAY US1, GRANT VALKARIA, FL 32949

The Town Council Workshop Meeting of the Town of Grant-Valkaria, Florida was called to order at 7:05 p.m. by Mayor Del Yonts followed by the Pledge of Allegiance led by Council Member Hackford, and roll call to the Council Members with the following present:

Mayor – Del Yonts	Town Administrator Richard Hood
Seat No. 1 – Joe Hackford	Town Clerk Susanne Krueger
Seat No. 2 – Lisette Kolar	
Seat No. 3 – Pat Bryan	
Seat No. 4 - Jason Mahaney, Vice Mayor	
Seat No. 5 – Dan Faden	
Seat No. 6 – Cathy DeMott	

Mayor Yonts mentioned that Town Hall received a call from Days Inn, Highway US1, Palm Bay inviting the Council to an open house with free food and open bar from 1:00 p.m. until 7:00 p.m. on Thursday, April 16<sup>th</sup>. He stated that they assisted in providing temporary housing for Donna Paquette and they contributed to Grant-Valkaria Day. Mayor Yonts stated that there will be a voter registration drive on Tuesday, April 21<sup>st</sup> at Town Hall from 10:00 a.m. till 12:00 p.m. and 1:00 p.m. till 3:00 p.m.

Council Member Kolar stated she will not be in town next Wednesday and Council Member Faden stated he will not be here if there is a meeting on April 29<sup>th</sup>.

Town Administrator Hood updated Vice Mayor Mahaney and Council Member Bryan that at the last Council meeting it was decided that each council member appoints one person to a seat on the Charter Review Committee. The committee will consist of seven members, each council member appointing one member, which will be announced at the May 13<sup>th</sup> meeting. Mr. Hood stated that the town has received the audit as per charter; however, since Mr. Ross Whitley will be on vacation it was requested that a formal presentation of the audit be on May 6<sup>th</sup> at a special meeting at which there will also be discussion of goals for the coming budget. Mr. Hood stated that the Town Clerk will be on vacation out of state from April 23<sup>rd</sup> through April 30<sup>th</sup> and requested no meeting on April 29<sup>th</sup>. It was Council consensus to not have meeting on April 29<sup>th</sup>.

#### AGENDA ITEM

- 1) Continued Discussion of the Comprehensive Plan Future Land Use Maps

Council continued discussion of the comprehensive plan future land use maps along Highway US1 starting at First Street moving northward with the following comments:

- East side Highway US1
  - It was Council consensus to change BU2 zoned properties where CITGO gas station and Jacono property from Community Commercial to Village Commercial
  - It was Council consensus to change the residential properties north to Jorgenson's Landing to Local Commercial with exception of Treasure Coast Marina which will be designated Village Commercial with the condition that the marina be denoted as

Pre-Existing Use (PEU) contingent upon property owner applying for a PEU designation

- It was Council consensus to change Christianson's Boat Ramp to Government Managed Lands (GML)
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- Vice Mayor Mahaney stated that we told people that their property would stay the same and he was not supporting taking their rights away by making changes; requested affidavit from each property owner stating they had no problem with us making changes. Council Member Bryan stated that at every community meeting he attended he discussed the US1 hodge-podge, how it will need to be changed and how most of the people agreed that it would be changed; he does not want to hurt or take away any uses that are there now; need to look at what is there now, what they chose to put there and what can be placed there in the future. Council Member Hackford stated that he understands both sides; however, we told people we would not mess with it. Council Member Faden stated that he agreed with Hackford and Mahaney; existing businesses need to be protected; on the river the resources cannot support the use of BU2. Mr. Barry Cohen stated that all the workshops he attended it was discussed that what is existing will stay the same; if BU2 zoned and has house on it but has expectations in future to use as BU2 it opens up for litigation and gives a bad spirit as changing the original concept of area. Ms. Chris Hackford agreed with the idea of notifying property owners in that it is better for the town to do due diligence in notifying them. Town Administrator Hood stated that west of US1 all have Residential 4 land use and most have BU2 zoning; the land use designated on these properties is the same that the county had on them; he spoke to other planners and Town Attorney who suggested where significant changes will be made we should make special notice to those people. It was Council consensus that the town should notify the areas that we changed land use on.
- West side Highway US1
  - County Residential 4 changed to Local Commercial from First Street north up to motor sports business
  - County Community Commercial changed to Village Commercial from motor sports business up to 2 lots north of Jorgenson's Landing
  - All County Residential 4 changed to Local Commercial
  - It was Council consensus to designate properties from 5120 Highway US1 to south of veterinarian office to Village Commercial (formerly County Community Commercial), and if veterinarian office needs to be Local Commercial to change it to Local Commercial making the area from First Street to the there to be Local Commercial
  - It was Council consensus to designate from 2 lots north of Jorgenson's Landing up to motel as Residential 4 and place PEU on motel contingent upon property owner applying for a PEU designation
  - It was Council consensus to leave everything Residential from north of motel up to the lot south of Carp
  - It was Council consensus to designate Village Commercial to properties from Carp north up to Valkaria Road

- It was Council consensus to designate Residential 4 on properties from Valkaria Road north to town limits on east side
- It was Council consensus to designate Local Commercial on properties from Valkaria Road north to town limits on west side
- It was Council consensus to designate property east side of Old Dixie Highway to railroad, south of Valkaria Road to Local Commercial

Council reviewed their discussion of the comprehensive plan future land use maps along Highway US1 starting at First Street moving southward with the following comments:

- It was Council consensus to create a new land use entitled “Coastal Local” that would allow marina, tourist and motel zonings in it and it be allowed only in a certain area; this would protect businesses and protect the environment
- It was Council consensus to designate from Fisherman’s Landing north to First Street as special land use
- Town Administrator Hood stated he would check with Miller Legg regarding creating a zoning category adjacent to the river pulling TU1 and BU1 zoning, adding it to the zoning code or creating an overlay district with special conditions.
- It was Council consensus to allow commercial type uses be allowed along river creating a zoning in Local Commercial

Town Administrator Hood stated that the post office and the park at Grant Road and Old Dixie Highway have been denoted GML. He stated that he will contact some local planners and Miller Legg to see what would be the easiest and cost effective way to handle the changes.

Mayor Yonts stated that the County Fire Rescue will be conducting an open house of their new fire station on Valkaria Road sometime in early May and will keep everyone up to date on this.

Motions by Council Member Bryan, second by Vice Mayor Mahaney, and vote unanimous to adjourn the meeting at 10:24 p.m.

(signature on file)

ATTEST:

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Del Yonts, Mayor

(signature on file)

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Susanne Krueger, Town Clerk