

MEETING MINUTES OF THE LOCAL PLANNING AGENCY MEETING
MONDAY, JANUARY 26, 2009 AT 7:00 P.M.
TOWN HALL BUILDING, 5120 HIGHWAY US1, GRANT VALKARIA, FLORIDA 32949

The Local Planning Agency Meeting of January 26, 2009 was called to order at 7:00 p.m. by Chairperson Whitehouse, followed by the Pledge of Allegiance, and roll call to the Members with the following present:

Chairperson Don Whitehouse	Town Administrator Richard Hood
Vice Chairperson Dan Robino	Town Clerk Susanne Krueger
Board Member Denni Burr	
Board Member Christine King	
Board Member Bob Thiem	
Board Member Allen Webb	
Board Member Ron Jenkin, Alternate 1	
Board Member David VanAsdale, Alternate 2	

EXCUSE BOARD MEMBER JOHN MAFERA

Chairperson Whitehouse stated that he received an email from Board Member Mafera that stated he was sick and unable to attend tonight's meeting. Motions by Board Member King, second by Vice Chairperson Robino, and vote unanimous to excuse Board Member Mafera.

CHANGES TO AGENDA

Town Administrator Hood stated that he received a request from Orbit RV Park requesting consensus from the Board whether they would allow rezoning of their RV park to a single family mobile home park before they actually apply for the rezone. Mr. Hood stated that they are trying to "get a feel" of support or no support from the Board; the current zoning is Recreational Vehicle Park (RVP) which fits into commercial land use and they would like to request Single-family Mobile Home Cooperative (TRC-1).

Discussion of allowing the RV Park to a single family mobile home park resulted in the following comments by Board Members:

- Webb - would like to see what is there now; cannot say whether or not approve until he sees what they want to do and until existing problems are determined
- Jenkin - unknown if reduction of number of mobile homes; opposed to concept however would like to see more
- Burr - they were planning to use the middle strip of land but they were not allowed to have electric and septic in that area and that it was to go before the Planning and Zoning Board
- King - would like to what they are planning-it might be the lesser of two evils-wants to see what they want to do
- Thiem - not in favor of it; would like code enforcement to see what's going on there now; concerned about septic and water being limited
- VanAsdale - requests that we check into them draining into the lagoon
- Robino - was concerned about where they dump waste; requested that they stay as is; does not want permanent mobile home park

APPROVAL OF MINUTES

- 1) Local Planning Agency Meeting Minutes of January 5, 2009

Motions by Board Member Burr, second by Board Member Thiem, and vote unanimous to approve the Local Planning Agency Meeting Minutes of January 5, 2009 condition upon deleting the duplicate entry that Board Member Webb was listed as in attendance twice.

UNFINISHED BUSINESS

1) Continued Discussion of Land Development Regulations with pages 158-240

Chairperson Whitehouse handed out a listing of all zoning classes in town and suggested that the town get rid of the ones that we do not use. Town Administrator Hood stated that the non-commercial agricultural activities are for AU zoned property without agricultural exemption; agricultural exemption puts them in farming and they do not need to pull permits because Florida State Statutes overrides.

Discussion started on Section 62-1332-Productive agricultural, PA, with Board Member comments as follows:

- Robino - requested to keep as is; he has 1 ½ to 2 acres in his area and did not want more restrictions; feared town would make more restrictive and may make it more of a city rather than rural
- Burr - are we controlling our own fate or growth
- VanAsdale - he canvassed about 100 people that stated that the county had laissez faire attitude and they were concerned that there would be more restrictions put on them
- King - most AU is grandfathered in and people bought for a future home with 1 or 2 horses; most people that have been there a long time farming are reasonable people but would like to see some sort of control for those who are out of control

Town Administrator Hood stated a lot of people have an agricultural exemption; he talked to a County Code Enforcement Official who stated there were a lot of code complaints in this area from new people in town who did not like what they saw.

It was Board consensus to remove Section 62.1332-Productive agricultural, PA and Section 62.1333 Agricultural, AGR in their entirety.

Board Members continued discussion starting on Section 62.1336-Rural residential, RR-1.25 with consensus on the following:

- Section 62.1336 - Rural residential, RR-1.25
 - Paragraph (1) b - delete “resort dwellings”
- Section 62.1337 - Suburban estate residential use, SEU
 - Delete this entire section
- Section 62.1338 - Suburban residential, SR
 - Paragraph (6) Minimum floor area - change minimum floor area to 1200 square feet of living area
- Section 62-1339 - Estate use residential, EU, EU-1 and EU-2
 - Eliminate EU-1 and renumber EU-2 to EU-1
 - Paragraph (1) b - delete “resort dwellings”

- Section 62-1340 - Single family residential, RU-1-13 and RU-1-11 and Section 62-1341 - Single family residential, RU-1-9
 - Change these sections to RU-1 using the standards of RU-7 with minimum floor area as 1100 square foot of living area, and minimum lot size as an area of not less than 10,890 square feet is required, having a width of not less than 50 feet and having a depth of not less than 100 feet. Density shall be consistent with the comprehensive plan density.

It was Board consensus to excuse Board Member King at 8:55 p.m.

Chairperson Whitehouse called for a brief recess as 8:55 p.m.

Chairperson Whitehouse called the meeting to order at 9:05 p.m.

Board Members continued discussion with consensus as follows:

- Section 62.1343 - Single family attached residential RA-2-4
 - First paragraph - change from “Standard Building Code” to “Florida Building Code”
 - Paragraph (1) a - delete “resort dwellings”
 - Paragraph (3) - delete “development rights receipt and transfer”
 - Add definition of “garage apartments - apartments which is situated above a garage (must stay within density limitations)”
 - Paragraph (7) b.7.i. - change the number of individual units shall not exceed ten units to “8 units” (Note for the record-there was a vote on this item- Robino, Whitehouse and Allen voted for 8 units/Burr and Thiem voted for 4 units
 - Paragraph (4)b.7.iii. (b), (c) and (d) - delete these three sections
 - Paragraph (5) e.2 - delete this section
- Section 62-1344 - Residential profession, RP
 - Delete this section
- Section 62-1371 - Low-density multiple-family residential, RU-2-4
 - Change RA-2-4 to Single family residential, condos or townhouses
 - Change RU-2-2 to Rentals

Board Member Allen was concerned about changing the RU2-2 to rentals in that he did not see a distinction between condos, townhouses, or apartments; that rental versus ownership issues needs to be identified in definitions. It was Board consensus to rewrite RA. Town Administrator Hood stated that he would check with Melbourne about a possibly classification they stopped using but kept for a home there but not utilized.

ADJOURN

Motions by Vice Chairman Robino, second by Board Member Burr, and vote unanimous to adjourn meeting at 10:06 p.m.

(signature on file)

Chairperson Don Whitehouse

ATTEST:

(signature on file)

Susanne Krueger, Town Clerk