

MEETING MINUTES OF THE
LOCAL PLANNING AGENCY MEETING
MONDAY, FEBRUARY 2, 2009 AT 7:00 P.M.
TOWN HALL BUILDING, 5120 HIGHWAY US1, GRANT VALKARIA, FLORIDA 32949

The Local Planning Agency Meeting of February 2, 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 John Mafera	
Board Member Bob Thiem	
Board Member Allen Webb	
Board Member Ron Jenkin, Alternate 1	

For the record, it was noted that Alternate Board Member David VanAsdale arrived at 7:02 p.m.

CHANGES TO AGENDA

Chairperson Whitehouse requested adding "Discussion on how to present the Land Development Regulations to Council." Town Administrator Hood stated that the Board should go as far as the zoning requirements and then forward that section to Council. Board Member Thiem stated he would like to see things checked with Town Attorney to ensure that the Board does not step on state regulations.

UNFINISHED BUSINESS

- 1) Continued Discussion of Land Development Regulations
 - a. Continued discussion commencing at RU-2-4, Low-Density Multiple-Family Residential

Town Administrator Hood recommended that the Town should have the two distinctions of RU-2-4 and RA-2-4 because there currently are some of these zonings.

Board Members continued discussion of the Land Development Regulations with the following comments:

- Section 62-1371 - Low density multiple-family residential, RU-2-4
 - Paragraph (1) a - remove "resort dwellings" and allow it as a conditional use
 - Paragraph (3) - add "resort dwellings"; delete "development rights receipt or transfer"
 - Paragraph (5) b - remove "and oceanfront"
 - Paragraph (8) a - change where it refers to RU-1-9, RU-1-11, RU1-9 to RU-1
 - After Board Members discussed how to measure the building heights, Town Administrator Hood stated that he would check with other towns as to how they measure for building height. Tom Sammons suggested that they tie the invert level into how building height is measured.
 - It was Board consensus to have 35 feet as building height across the board.
- Section 62-1372 - Medium density multiple-family residential, RU-2-10, RU-2-12 and RU-2-15
 - Keep RU-2-10 only and delete RU-2-12 and RU-2-15

- Town Administrator Hood stated that there are existing properties zoned RU-2-10 that have homes on them; Town should check with owners to ascertain if they would have a problem with an administrative rezone; suggested keeping for now and checking with property owners.
- Paragraph (1) - delete “resort dwellings”
- Paragraph (3) - delete “development rights receipt or transfer”
- Paragraph (5) b - delete “and oceanfront”
- Have standard height as 35 feet
- Section 62-1401 - Rural residential mobile home, RRMH-1
 - Paragraph (4) - change from “1.25 acre lot size” to “1 acre lot size”
- Section 62-1402 - Single-family mobile home, TR-1
 - It was Board consensus to keep zoning but no more in future
 - Paragraph (4) - change from “10,890 square feet lot size” to “7,500 square feet lot size”
- Section 62-1403 - Single-family mobile home, TR-2
 - Change lot size area to not less than ½ acre
- Section 62-1405 - Single-family home cooperative, TRC-1
 - Delete this section
- Section 62-1406 - Recreational vehicle park, RVP
 - It was Board consensus they want no more RVP and whatever is existing can stay but no more expansion or new
 - It was Board consensus to change chart on page 145 after changes are made
 - The Board discussed as to how would the Town know if they were actually there for 180 days, if there would be tracking and is the Town going to track them
- Subdivision V - Planned Unit Development
 - It was Board consensus to have no PUD’s in town and to delete this entire section
 - Board Member Burr inquired as to why Miller Legg would leave this section in
 - Board Member Thiem stated he thought Miller Legg stated that the State would look for this
 - Town Administrator Hood stated he would check with Miller Legg to verify if this section is needed

Chairperson Whitehouse called for a brief recess at 8:11 p.m. Chairperson Whitehouse called the meeting to order at 8:20 p.m.

Board Members continued discussion of the Land Development Regulations with the following comments:

- Section 62-1481 - Restricted Localized Commercial, BU-1-A
 - Town Administrator Hood stated that this area is typically at intersections; permitted in all residentially zoned areas; if used as a transitional area he will need to check comprehensive plan for transitional language; concept design is so people do not have to drive a long distance for milk, etc.
 - It was Board consensus to leave alone, allow in only Village Commercial and Local Commercial (two future land use categories) and not in residential.
 - It was Board consensus to have maximum height of 35 feet.
- Section 62-1481 - Localized commercial, BU-1

- First paragraph - Town Administrator Hood stated that he would check the wordage about priorities against the comprehensive plan for appropriate language.
- Paragraph (1) b.
 - Board members discussed whether to allow single-family residence in this zone; they wanted to encourage people to keep businesses in this zone but somehow discourage homes being built in the commercial zoning; they acknowledged that along Highway US1 there is a hodge-podge of commercial and residential and that it will be difficult to draw the line between the two; they suggested that allowing single-family residence as a permitted use with conditions, that the condition be that they sign a waiver that they understand that the area is primarily a commercial district even though they are wanting to build a single-family home there, and if they do not sign the waiver they do not get approval.
 - It was Board consensus to move single-family residence as a permitted use with conditions in BU-1 and BU-1A.
- Paragraph (1) c.
 - Board Member Burr stated she would like to see some sort of conditions set of gasoline service stations.
 - It was Board consensus to have maximum height of 35 feet.
- Section 62-1483 - Village commercial, BU-2
 - First paragraph - Town Administrator Hood stated that he would check the wordage about priorities against the comprehensive plan for appropriate language.
 - Paragraph (1) b - delete “single-family residence” as a permitted use.
 - Have maximum height of 35 feet.
- Section 62-1511 - General tourist commercial, TU-1
 - Town Administrator Hood stated that there is a TU-1 property north of the motel and there is a single-family residence there at this time. He stated that the owner of the property is leasing a store in Palm Bay for a floral shop and would like to put the business in the house north of the motel. Mr. Hood inquired if the Board would allow BU-1 uses as a stand-alone business in TU-1 zone. Board recommended verifying with the Town Attorney that if we adopt future land use map, the property is currently zoned TU-1, and the future land use map designates it as Residential, is he allowed to build as allowed in TU-1.
 - Paragraph (4) d.2 - delete this sentence
 - Have maximum height of 35 feet.

ADJOURN

Motions by Board Member King, second by Board Member Mafera, and vote unanimous to adjourn meeting at 9:57 p.m.

(signature on file)

Chairperson Don Whitehouse

ATTEST:

(signature on file)

Susanne Krueger, Town Clerk