

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

The Local Planning Agency Meeting of March 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
Board Member Denni Burr	Town Clerk Susanne Krueger
Board Member John Mafera	
Board Member Allen Webb	
Board Member Ron Jenkin, Alternate 1	
Board Member David VanAsdale, Alternate 2	

EXCUSE BOARD MEMBERS ROBINO, KING AND THIEM

Chairperson Whitehouse stated that Board Member Robino was not in attendance due to back surgery, that Board Member King called in with a sore back, and Board Member Thiem called in he had out of town guests. Motions by Board Member Burr, second by Board Member Mafera, and vote unanimous to excuse Board Members Robino, King and Thiem.

ADDITIONS AND DELETIONS TO AGENDA

There were no additions and deletions to the agenda.

APPROVAL OF MINUTES

There were no minutes ready for approval.

UNFINISHED BUSINESS

1. Continued Discussion of Land Development Regulations
 - a. Starting at Section 62-1512, Transient tourist commercial, TU-2

Chairperson Whitehouse stated that he attended the Council meeting and they voted 1 unit per 1.25 acres as density. Board Member Burr stated she attended the Council meeting also and that Council hoped that zoning would be 1 unit per 1.25 acres. Town Administrator Hood stated that land use will rule and then zoning rules will follow after that. Motions by Board Member Burr, second by Board Member Allen, and vote unanimous to have minimum lot size as 1.25 acres.

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

- Section 62-1512 - Transient tourist commercial, TU-2
 - This section is deleted in entirety
- Section 62-1511 - General tourist commercial, TU-1
 - Paragraph (1) a - delete "single family residence"
 - Paragraph (1) c - add "single family residence"
 - Paragraph (3) - delete "single family residence"
 - Paragraph (4) d - It was Board consensus to change "TBA units per acre in community commercial designation subject to the following locational criteria." to "25 units per acre in village commercial (VC) designations along Highway US1 and Babcock Street."
 - Town Administrator Hood offered to check other towns density in TU-1 motel zoning, their surrounding zoning and bring back information at next meeting

- Section 62-1540 - Industrial uses permitted with conditional and conditional uses
 - Update chart to reflect the following changes:
 - Delete “PIP” and “IU-1”
 - Allow “IU” as conditional use permit
 - Change chart to reflect conditional use allowed in PBP with Industry use
- Section 62-1541 - Planned business park, PBP
 - Paragraph (1) a - change “hotels and motels, limited to 30 units per acre” to “hotels and motels 25 units per acre”
 - Paragraph (3) - delete “single family residential”
 - Paragraph (4) b - delete in entirety
 - Paragraph (5) b - delete in entirety
 - Paragraph (6) - change to read “maximum height of 35 feet”
 - Town Administrator Hood stated he will bring back to the Board examples of how to measure height

Board Member Mafera stated that there is a movement afoot to maximize protection to airport area and area around it, stopping residential around airports which should be effective early next year.

Board Members confirmed that when they established the land use along US1 it was done on the premise that if they had BU zone they would keep it even though the future land use was different. Town Administrator Hood stated he verified with Town Attorney Bohne and Keith Mills, City of West Melbourne Assistant City Manager, that if there is an existing business they can stay unless it is destroyed or vacant more than 6 months, when at that time they must conform to current land use,

Town Administrator Hood stated that he has a volunteer designating on the future land use map where the businesses actually are along US1, what the Board is proposing and what the County designated. Board Member Allen requested the Town notify the BU1 and BU2 zones that were changed to Residential. Town Administrator Hood stated that it was recommended by other planners that additional public notice should be made to the strip affected.

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

- Section 62-1541 - Planned business park, PBP (continued)
 - Paragraph (7) - change “75 feet” to “100 feet”
 - Paragraph (10) - define floor area ratio; add “the floor area ratio shall be 1”; delete “the floor area ratio shall be governed by section 62-2110”
- It was Board consensus to have all zones as floor area ratio (FAR) as 1 or see what Town Administrator Hood finds out about what other towns use
- Section 62-1543 and 62-1544
 - It was Board consensus to combine Section 62-1543 and 62-1544
- Section 62-1543, Light Industrial, IU
 - Paragraph (4) - Delete “the total FAR for the project shall not exceed 1.0”; add “minimum size of 40,000
 - Paragraph (7) e - delete in entirety
- Section 62-1544 - Heavy Industrial, IU-1
 - Paragraph (8) d - delete in entirety

- Paragraph (12) a - create a new paragraph entitled “performance standards” and keep this paragraph
- Paragraph (12) b - delete in entirety
- Section 62-1571 - Environmental areas, EA
 - Paragraph (3) - delete “development rights receipt and transfer”
 - It was Board consensus to have Town Administrator Hood check with County zoning as to if this zoning is actually used and what for

PUBLIC COMMENT

There was no public comment.

ADJOURN

Motions by Board Member Burr, second by Board Member Allen, and vote unanimous to adjourn meeting at 9:55 p.m.

(signature on file)

Don Whitehouse, Chairperson

ATTEST:

(signature on file)

Susanne Krueger, Town Clerk