

MEETING MINUTES OF THE
LOCAL PLANNING AGENCY MEETING
MONDAY, APRIL 6, 2009 AT 7:00 P.M.
TOWN HALL BUILDING, 5120 HIGHWAY US1, GRANT VALKARIA, FLORIDA 32949

The Local Planning Agency Meeting of April 6, 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 Bob Thiem	
Board Member Denni Burr	
Board Member Christine King	
Board Member John Mafera	
Board Member Allen Webb	
Board Member David VanAsdale, Alternate 2	

EXCUSE ALTERNATE BOARD MEMBER RON JENKIN

Motion by Board Member Burr, second by Board Member Mafera, and vote unanimous to excuse Alternate Board Member Ron Jenkin, due to a business meeting in Ft Myers.

ADDITIONS AND DELETIONS TO AGENDA

There were no additions and deletions to the agenda.

APPROVAL OF MINUTES

- 1.) Joint Meeting Minutes of The Planning and Zoning Board and The Local Planning Agency of March 23, 2009.

Motion by Vice Chairperson Robino, second by Board Member Mafera and vote unanimous to approve the Joint Meeting Minutes of The Planning and Zoning Board and The Local Planning Agency of March 23, 2009 with amendments as follows: Page one, paragraph two replace "of his restaurant where he already serves beer and wine in the back" with "of his East Building"; Page two, replace the word "seizes" with "ceases"; And page three, change Board Member Burr's comment regarding airports to "Board Member Burr asked if we could take Airports out of conditional uses and grandfather them in so that they can't buy land and expand without coming before the Board."

UNFINISHED BUSINESS

1. Continued Discussion of Land Development Regulations
 - a. Starting at Section 62-1572, Government Managed Lands, GMLBoard Members continued discussion of the Land Development Regulations with the following comments:

- Section 62-1572, Government Managed Lands, GML

It was the Board's consensus to have Town Administrator Hood research and respond regarding removing the following conditional uses; Arsenals and explosives, Hazardous waste facility, Prison camp correctional facilities, and Solid waste management facilities.

- Paragraph (7) a- delete

- Paragraph (7) b- delete
- Paragraph (7) c- delete
- Paragraph (7) d- delete
- Paragraph (7) - add Standard Height of 35 feet

It was the Board's consensus to add Passive Renewable Energy Generating Stations as a conditional use in Government Managed Lands, and Industrial zoning classifications. It was the Boards consensus to have Town Administrator Hood set guidelines for passive renewable energy generating stations in Government Managed Lands, Industrial and Residential zoning classifications.

It was the Board's consensus to use the City of Indian Harbor Beach's Definition of Height, changing (18) inches to (12) inches, which reads, "The vertical distance from a point which is (18) inches above the crown of the street or road on which a building has its frontage to the highest point of a flat roof or mansard roof on the said building. For purposes of this definition, the elevation of the crown of the street or road on which the building in question has frontage shall be measured in the center of the street or road at the mid-point between the side lot lines extended to the center of such street or road." Town Administrator Hood will look into a way to ensure that the individuals such as those living on the sand ridge will be able to bring in a survey showing the property's existing grade and be able to build.

- Section 62-1825 Athletic complexes and stadiums
 - Paragraph (b) Change "plan residential designation of 6 or less" to "comprehensive residential plan."
- Section 62-1826 Assisted living facilities and treatment and recovery facilities
 - No changes
- Section 62-1827 Automobile and motorcycle repair (major) and paint and body work
 - No changes
- Section 62-1830 Automobile tires and mufflers (new) (sales and service)
 - No changes
- Section 62-1830.3 Bait and tackle shops
 - No changes
- Section 62-1830.5 Boatbuilding facilities
 - No changes
- Section 62-1830.8 Boat sales
 - No changes
- Section 62-1831 Cattle grazing
 - Paragraph (1) remove "(AGR, PA, and AU)" and replace with "(AU)"
 - Paragraph (3) remove "The fence shall not consist of barbed wired where adjacent to residentially developed land."
- Section 62-1831.3 Cemeteries and mausoleums
 - No change
- Section 62-1831.4 Civic, philanthropic, or fraternal organizations, including art galleries
 - No change

Chairperson Whitehouse called for a recess at 8:26 p.m.

Chairperson Whitehouse called the meeting back to order at 8:38 p.m.

- Section 62-1831.5 Worship, places of
 - No change
- Section 62-1832 Medical Clinics
 - No change
- Section 62-1833 Coin Laundromats
 - No changes
- Section 62-1833.5 Contractors' offices, plants and storages
 - No changes
- Section 62-1833.7 Convenience store as accessory use to recreational park
 - No changes
- Section 62-1834 Crematoriums
 - No changes
- Section 62-1834.5 Dredged material management areas
 - No changes
- Section 62- 1835 Dry cleaning plants, accessory to pick up stations
 - No changes
- Section 62-1835.4 Engine sales and service
 - No changes
- Section 62-1835.4 Farm machinery and sales
The Board would like Town Administrator Hood to find out what Brevard County Intended by stating "the property must abut on a public right-of-way with a minimum width of 100 feet."
- Section 62-1835.4.5 Fish camps
 - No changes
- Section 62-1835.5 Garage or mechanical service
 - No changes
- Section 62-1835.7 Gasoline service stations
 - No changes
- Section 62-1836 Hospitals
 - No changes
- Section 62-1836.5 Independent living facilities
 - Delete the entire section regarding density bonuses
- Section 62-1837 Landscaping businesses
 - No changes
- Section 62-1837.1 Learning Centers
 - No changes
- Section 62-1837.3 Building materials and supplies
 - No changes
- Section 62-1837.4 Manufacturing, compounding, processing, packaging, storage, treatment, or assembly of certain products
 - No changes
- Section 62-1837.5 Self storage mini-warehouses
 - Paragraph (b) add BU-2

- Paragraph (b) 2 Remove “Lighting and air conditioning may be located in the hallways only,” and replace with “Lighting and air conditioning may be located in the individual units; however no other utilities will be allowed in units.”
 - Paragraph (b) 3 add BU-2
- Section 62-1837.6 Minor automobile repairs
 - No changes
- Section 62-1837.7 Mobile home and travel trailer sales
 - The Board would like Rick to check to find out what zoning category it came from.
- Section 62-1837.7.5 Mobile home residential dwelling
 - No changes
- Section 62-1837.8 Motorcycle sales and service
 - No changes
- Section 62-1837.9 Outdoor restaurant sales

The Board would like Town Administrator Hood to check the existing conditional use permits to find out the hours of operation and bring it back to the Board during the next meeting.
- Section 62-1838 Outdoor sales of mobile homes
 - Delete entire section
- Section 62-1839 Power plants and substations, telephone exchanges and transmission facilities, and telephone switching centers
 - No changes
- Section 62-1839.7 Preexisting use

Town Administrator Hood is going to check with Council to determine if they would like to assign preexisting use or make changes to the Future Land Use maps.

PUBLIC COMMENT

There was no public comment.

ADJOURN

Motions by Board Member King, second by Board Member Mafera, and vote unanimous to adjourn the Local Planning Agency meeting at 9:50 p.m.

(Signature on file)

Don Whitehouse, Chairperson

ATTEST:

(Signature on file)

Susanne Krueger, Town Clerk