

MEETING MINUTES OF THE LOCAL PLANNING AGENCY
OF MONDAY, AUGUST 24, 2009
TOWN HALL BUILDING, 5120 HIGHWAY US1, GRANT VALKARIA, FLORIDA 32949

The Local Planning Agency Board Meeting of August 24, 2009 was called to order at 7:40 p.m. by Vice Chairperson Robino, with the following Members present:

Vice Chairperson Dan Robino	Town Administrator Richard Hood
Board Member Denni Burr	Administrative Assistant Jessica Williams
Board Member Christine King	
Board Member John Mafera	
Board Member Allen Webb	
Board Member David VanAsdale (Alternate 2)	

For the record: Chairperson Whitehouse, Board Member Thiem and Alternate Board Member Ron Jenkin were excused at the August 24, 2009 Planning and Zoning Board Meeting.

CHANGES TO AGENDA

There were no changes to the agenda.

APPROVAL OF MINUTES

1) Local Planning Agency Meeting Minutes of July 6, 2009

Motion by Board Member Webb, second by Board Member Burr and vote unanimous to approve the Local Planning Agency Meeting Minutes of July 6, 2009.

UNFINISHED BUSINESS

- Section 62-2106- Mixed use commercial and residential Use
 - (a) Rewrite to read “A portion of a commercial building or site located in a general retail commercial zoning classification (BU-1), or a retail warehousing and wholesale business zoning classification (BU-2), as applicable, may be used for residential purposes. The total residential floor area of each residence shall adhere to the minimum floor area requirements of the RU-2-4 zoning classification. The density of the residential component shall be governed by the Future Land Use Element of the Comprehensive Plan, as described in Policy 2.15.”
- Section 62-2107- Density, use limitations and transfer of density in floodplain areas.
 - No Change
- Section 62-2108- Farm animals and fowl
 - No Change
- Section 62-2109- Fences, walls and other obstructions
 - Rewrite to include the finishing of walls
- Section 62-2110- Floor area ratios
 - No Change
- Section 62-2111- Garage Sales
 - (2) Rewrite to read “A garage sale shall not be carried on for more than a 72 hour period, and no more than four such sales shall be permitted within a 12-month period from any single lot, parcel or tract of land within the Town.”
 - (5) Verify chapter 102, article II
- Section 62-2112.5- Lambs, keeping of as youth project
 - No Change
- Section 62-2113- Limitation of keeping dogs
 - No Change

- Section 62-2115- Metal buildings
 - (a) Add “BU-2”
 - (d) Remove “BU-2 retail warehousing and wholesale business or”
- Section 62-2115.5- Package treatment sewer facilities
 - (4) Rewrite to read “The developer shall pay future connection charges and other facility costs to the permanent service provider prior to the issuance of a certificate of occupancy. A permanent service provider, for the purpose of this regulation, shall be a public entity or the owner of the public sewer treatment facility.”
- Section 62-2116- Parcels of land divided by public R-O-W
 - No Change
- Section 62-2117- Parking, locating and storing of recreation vehicles and equipment, commercial vehicles and heavy
 - 7(d) Remove entire section
- Section 62-2117.5- Temporary storage units
 - No Change
- Section 62-2118- Residential boat docks and piers
 - Rewrite to read “Docks and Piers shall meet the Department of Environmental Protections rules and regulations.”
- Section 62-2119- Residential Excavations
 - No Change
- Section 62-2121- Special setback and access interval requirements; projections into required setback.
 - No Change
- Section 62-2123- Swimming pools and screened enclosures as accessory use.
 - No Change
- Section 62-2124- Television dish receivers and antennas
 - 4. Rewrite to read “The dish receiver greater than thirty six inches or antenna may not be mounted on the roof of the primary structure or accessory structure, and must be detached from the principal structure.”
- Section 62-2125- Temporary construction trailer or structure.
 - No Change
- Section 62-2127- Temporary trailers for sales office purposes in residential zoning classifications.
 - No Change
- Section 62-2128- Tennis courts and accessory use to a single-family residence.
 - No Change
- Section 62-2129- Towers and antennas
 - Remove “the unincorporated areas of”
- Section 62-2130- Water Plants
 - No Change
- Section 62-2131- Temporary use agreements
 - No Change
- Section 62-2132- Administrative permit for commercial vehicle parking at a residence
 - Change title
 - Rewrite to read “Residential property owners can request an administrative permit for commercial vehicle parking at a residence for vehicles greater than fifty feet on parcels of two and a half acres or less.”
- Section 62-2133- Administrative permit for a farm animal as a pet at a residence

- No Change
- Section 62-2134- Flexible design of subdivision lots
 - Remove entire section

Mr. Andy Beard addressed the Board and explained that he had spoke to Town Administrator Hood approximately a month and half ago regarding Section 62-2100.5 Accessory buildings and accessory use standards. He asked the Board if they would look into the Land Development Regulations regarding the size restrictions and the amount of accessory structures allowed. With his lot size he would be allowed to have four smaller sized accessory structures, but his intent is to build one larger sized structure.

- Section 62-2100.5- Accessory building and accessory use standards
 - 1(d) remove entire section
 - 1(e) remove entire section
 - 1(d) replace with verbiage that states that accessory structures cannot exceed the height of the principal structures.

MOTION TO ADJOURN

Motions by Board Member King, second by Board Member Webb and vote unanimous to adjourn at 9:40 pm.

(Signature of File)

Dan Robino, Vice Chairperson

ATTEST:

(Signature of File)

Jessica Williams, Administrative Assistant