

MEETING MINUTES OF THE LOCAL PLANNING AGENCY
MONDAY, OCTOBER 5, 2009
TOWN HALL BUILDING, 5120 HIGHWAY US1, GRANT VALKARIA, FL 32949

The Local Planning Agency Board meeting of October 5, 2009 was called to order at 7:00 p.m. by Chairperson Whitehouse, and roll call to the Board 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 Bob Thiem	
Board Member Allen Webb	
Board Member David VanAsdale (Alternate 2)	

EXCUSE BOARD MEMBER MAFTER AND ALTERNATE 1 MEMBER JENKIN

Motions by Board Member King, second by Vice Chairperson Robino, and vote unanimous to excuse Board Member John Mafera and Board Member Ron Jenkin (Alternate 1) due to being out of town on business.

For the record Board Members Thiem and King and Chairperson Whitehouse stated that they would not be able to attend the October 26, 2009 meeting due to being out of town.

CHANGES TO AGENDA

There were no changes to the agenda.

APPROVAL OF MINUTES

- 1) Planning and Zoning Board Meeting Minutes of September 28, 2009

Motions by Vice Chairperson Robino, second by Board Member Thiem, and vote unanimous to approve the September 28, 2009 Planning and Zoning Board meeting minutes. Town Administrator Hood commended Jessica Williams for work well done on these minutes because there was a lot of cross-talking going on.

UNFINISHED BUSINESS

- 1) Continued Discussion of Land Development Regulations
 - a. Starting at Table 1. PERMITTED SIGNS BY TYPE AND ZONING REGULATIONS

Town Administrator Hood stated that he would clean up “Table 1. Permitted signs by type and zoning classification” with changes made in this section. It was Board consensus to change the denotations “X” to “Y” as permitted and “N” as not permitted.

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

- Article X. Environmental Protection and Conservation.
 - Division 1. Generally.
 - No change
 - Division 2. Aquifer Protection.

- It was noted by the Board that this section is regulated by Florida State Statute
- Division 3. Surface Water Protection.
 - Mr. Hood clarified impervious surface as being gravel, blacktop, or anything other than vegetated soil. Mr. Hood stated that Department of Environmental Protection (DEP) handles permitting for docks and since he does not like double regulation he will have DEP regulate them. Chairperson Whitehouse inquired about bulkheads especially on Goat Creek. Mr. Hood responded that question has not come up yet and he has not researched that.
 - Section 62-3666. General Provisions.
 - Mr. Hood suggested that leaving the requirement to submit application to town but we do not issue fee based permit; leave something in there that they leave us a copy of DEP permits.
 - Section 62.366 (6) - references to Policy 9.9 and Objective 5 need to be double checked with the actual policy and objective; double check where reference is made about policies of the coastal management element
 - Section 62-366 (1) e - need to include design standards in Chapter 22, Article VII into design standard set in this code
 - Need to pull all graphics on bulkheads, etc. and include them into this section
- Division 4. Wetland Protection.
 - Wetlands are defined by DEP
 - Mr. Hood Stated site plan codes require minimum ½ inch to 1 inch requirements and then goes to St. Johns River Water Management District (SJRWMD) to decide further
 - Mr. Hood stated utilizing the Department Natural Resource (DNR) map. If wetlands anywhere it will be required to have a survey to denote wetlands, and can make them get a wetland determination; SJRWMD regulates commercial and DEP regulates residential.
 - Section 62-3694. Permitted uses - Mr. Hood stated that he will compare where it reference conservation element to make sure they match.
- Division 5. Floodplain Protection.
 - No changes
- Division 6. Stormwater Management Criteria.
 - Section 62-3751 - refers to Chapter 110 which is the minimum design standard and refers to Exhibit “A”
 - Section 62-3755 - where it refers to county in last sentence, change it to town
 - Mr. Hood stated that he needs to check with Town Attorney regarding remedies, penalties to ascertain if we are okay with the methodology and report back to Board; will also go through signs.
- Division 7. Water-Source Heat Pumps.
 - No changes
- Article XI. Flood Damage Protection.
 - Division 1. Generally.
 - No change
 - Division 2. Administration and Enforcement.

- Section 62.4031 - change Town Manager to Town Administrator; Mr. Hood stated that he cannot see having a building department for years, but if there is a boom we might want to look at using another closer agency's building department.
- Division 3. Standard For Flood Hazard Reduction.
 - Need to pull out chapters and references that do not apply.
 - Mr. Hood will verify that we can eliminate Section 62-4062 (6) pertaining to coastal high-hazard areas (V zones). Board Member Webb suggested making sure that the coastal high-hazard area does not affect storm surge issue.
- Article XIII. Landscaping, Tree Protection, Land Clearing and Land Alteration.
 - Mr. Hood stated that he would verify if this section is different from the town's ordinance, and if so he would get the Board a copy. Mr. Hood stated that this is extremely difficult to interpret and utilize.

NEW BUSINESS

There was no new business.

Town Administrator Hood stated that a moratorium on adult entertainment is going before the Council at their next meeting and the findings of fact for this ordinance are contained in 2 or 3 binders. Mr. Hood stated that he would try to get a site plan and subdivision ordinance to the Board in the next two weeks. It was Board consensus to start at Land Alteration up to Adult Entertainment at the next meeting.

MOTION TO ADJOURN

Motion by Board Member King, second by Vice Chairperson Robino and vote unanimous to adjourn the meeting at 8:25 p.m.

(signature on file)

Don Whitehouse, Chairperson

ATTEST:

(signature on file)

Susanne Krueger, Town Clerk