

MEETING MINUTES OF THE LOCAL PLANNING AGENCY
MONDAY, NOVEMBER 2, 2009
TOWN HALL BUILDING, 5120 HIGHWAY US1, GRANT VALKARIA, FL 32949

The Local Planning Agency Board meeting of November 2, 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 Allen Webb	
Board Member Ron Jenkin (Alternate 1)	

EXCUSE BOARD MEMBER KING, MAFERA, THIEM, AND ALTERNATE 2 MEMBER VANASDALE

Chairperson Whitehouse stated for the record that Board Member King called to state that she would not be at the meeting due to work. Motions by Board Member Burr, second by Vice Chairperson Robino, and vote unanimous to excuse Board Member Chris King, Board Member John Mafera, Board Member Thiem and Board Member David VanAsdale (Alternate 2).

CHANGES TO AGENDA

There were no changes to the agenda.

APPROVAL OF MINUTES

- 1) Local Planning Agency Meeting Minutes of October 5, 2009

Motions by Vice Chairperson Robino, second by Board Member Burr, and vote unanimous to approve the October 5, 2009 Local Planning Agency meeting minutes.

- 2) Local Planning Agency Meeting Minutes of October 26, 2009

Motions by Vice Chairperson Robino, second by Board Member Burr, and vote unanimous to approve the October 26, 2009 Local Planning Agency meeting minutes with the condition that "paving at handicapped parking" be added to the last sentence under "New Business".

UNFINISHED BUSINESS

- 1) Continued Discussion of Land Development Regulations
 - a. ARTICLE XVI - Performance Overlay Districts- Section 62-6400
 - b. Site Plan Code

It was Board consensus to discuss the site plan code before performance overlay districts.

- a. Site Plan Code

Town Administrator Hood stated that he would clarify Natural Resources in Section 62-556 (h) in the beginning of the land development regulations or define Natural Resource in this section;

there are several places in this code that have blanks and he will go back to the land development regulations and insert the correct sections. Motions by Vice Chairperson Robino, second by Board Member Webb, and vote unanimous to accept the site plan code with Natural Resources being clarified or defined.

Town Administrator Hood stated the subdivision section, which will be brought before the board, will mirror the site plan code and Florida State Statue 177 will be incorporated into it. It was Board consensus that the overall performance overlay district is US1 and Babcock Street.

b. ARTICLE XVI - Performance Overlay Districts- Section 62-6400

The Board continued discussion of the land development regulations with the following comments:

- Article XVI. Performance Overlay Districts.
- Article XX. Performance Overlay Districts.
 - Section 62-6400. Intent.
 - No change
 - Section 62-6401. Purpose.
 - No change
 - Section 62-6402. Special regulations and exemptions.
 - Delete (a) (2)
 - Section 62-6403. Plan approval.
 - Town Administrator Hood will rewrite this to be in accordance with the approved site plan code.
 - Section 62-6404. Supplementary requirements for site plan submittal and review.
 - Town Administrator Hood explained that in the overlay district the town will enforce our architectural review, not the County.
 - Section 62-6405. Waivers.
 - No change
- Division A. Riverfront Overlay District Regulations
 - It was Board consensus to keep this section, modify it and rename it Overlay District Regulations. It was Board consensus to delete Division B. US 1 Overlay District Regulations, Division C. US 1 Triangle Overlay District Regulations, and Division D. Town Center Overlay District Regulations.
 - Section 62-6500. Intent.
 - Change any reference of Riverfront Overlay District to Overlay District
 - Delete “a sense of place and promote social interaction of the streets of the Riverfront District”
 - Section 62-6500. Boundaries.
 - Change any reference of Riverfront Overlay District to Overlay District
 - Include any commercially zoned property on Babcock Street from north to south town limits in the boundary description.
 - Section 62-6502. General.
 - Change any reference of Planning Department to Town Administrator wherever it is mentioned.

- It was Board consensus to pose the question to the Town Attorney whether an artist drawing on the side of building is considered art or a sign.
- Section 62-6503. Special Provisions
 - It was Board consensus to delete this section.
- Section 62-6504. Design Criteria.
 - Section 62-6504 (a) (4) - add to end of sentence “shall be in accordance with existing code.

Chairperson Whitehouse called for a brief recess at 8:46 p.m.

Chairperson Whitehouse called the meeting to order at 8:56 p.m.

The Board continued discussion of the land development regulations with the following comments:

- Section 62-6504. Design Criteria.
 - Need to clarify the flexibility of the Board with Town Attorney
 - Section 62-6504 (c)(5)
 - Add “f. Newly marketed materials can be submitted.”
 - Section 62-6504 (d) Site
 - Change (1) to read “All vending machines or nay facility dispensing merchandise or a service on private property, shall be located within a building except telephones and ATMs which are built in the front of the building.”

It was Board consensus to continue discussion at next meeting starting at Section 62-6504 (e) screening devices.

NEW BUSINESS

There was no new business.

MOTION TO ADJOURN

Motions by Vice Chairperson Robino, second by Board Member Burr and vote unanimous to adjourn the meeting at 9:30 p.m.

(Signature on file)

Don Whitehouse, Chairperson

ATTEST:

(Signature on file)

Susanne Krueger, Town Clerk