

MEETING MINUTES OF THE LOCAL PLANNING AGENCY
MONDAY, NOVEMBER 23, 2009
TOWN HALL BUILDING, 5120 HIGHWAY US1, GRANT VALKARIA, FL 32949

The Local Planning Agency Board meeting of November 23, 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
Board Member Denni Burr	Administrative Assistant Jessica Williams
Board Member John Mafera	
Board Member Bob Thiem	
Board Member Allen Webb	
Board Member David VanAsdale (Alternate 2)	

EXCUSE BOARD VICE CHAIRPERSON ROBINO

Motion by Board Member Burr, second by Board Member Mafera, and vote unanimous to excuse Vice Chairperson Robino due to a previously planned vacation. (For the record Board Member Christine King and Alternate Board Member Ron Jenkin were also absent from the meeting.)

CHANGES TO AGENDA

1) Farm Signs

Board Member Burr asked the Board if they could look into creating a specific section in the Land Development Regulations for farm signs for bonafide agricultural businesses. Board Member Burr explained that Mr. Joe Garbacik of the Grant Valkaria Business Association requested us to look into farm signs. Mr. Garbacik explained that there were many farms in the area that would like to have signs and he believes that at this time it is not allowable. Board Member Burr explained that if there was not a category, then the Board should create one. Town Administrator Hood explained that we should place a special category within the sign code. Town Administrator Hood also stated that since many farms are in residential areas we also need to ensure that they aren't illuminated. Town Administrator Hood stated that since we have an agricultural state that we could do some research with other municipalities to see what they have in the code for agricultural signs.

APPROVAL OF MINUTES

1) Local Planning Agency Meeting Minutes of November 2, 2009

Motions by Board Member Thiem, second by Board Member Burr, and vote unanimous to approve the November 2, 2009 Local Planning Agency meeting minutes.

UNFINISHED BUSINESS

- 1) Continued Discussion of Land Development Regulations
 - a. Starting at Section 62-6504 (e) screening devices

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

- Section 62-6504 (e) Screening Devices

- (e) 1. Replace wording from F1 on page 701 and insert into E1 of page 687 to read: “Visually offensive elements”, whether freestanding, mounted on roofs, or anywhere on a structure, shall be concealed from view on all sides. “Visually offensive elements” consist of: Walk-in coolers/freezers, transformers, electrical equipment (including panels and meters), water or waste piping and valves, pumps, fans, exhaust vents, compressors, generators, tanks, and similar equipment. Individual screens, building elements, or appropriate landscaping, are to be used to completely screen the offensive elements. Parapet walls, visible roof structures, individual screens or building elements, are to be used to completely screen roof mounted, visually offensive elements. They are to be screened from view from any point around the entire building perimeter. Screening devices shall relate to the building’s style of architecture and materials. All screening devices shall be designed so that no part of the offensive element extends beyond the top of the screen, measured horizontally. Rooftop screening devices will not be required for plumbing roof vents which are less than four inches in diameter and less than 12 inches above the penetration. These roof vents should be located where they will be the least viable from roadways. Where chain link or similar fencing is allowed to be used (e.g., around storm water ponds), such fencing shall be green or black and shall be located and landscaped so as to visually screen the fencing from public view.

- (e) 2. Replace (Article XIII Landscaping, Tree Protection, Land Clearing and Land Alteration) to ensure that our landscape code is referenced here.

- (e) 3. No Change

- (e) 4. No Change

- Section 62-6504 (f) Building Walls

- Add brick

- Section 62-6505 Colors and building graphics

- (a) Remove “Riverfront District”

- It was the Board’s consensus to obtain a copy of the Overlay Districts master color list from the City of Sebastian.

- Section 62-6506 Landscape requirements

After much discussion it was the Board’s consensus to skip Section 62-6506 Landscape requirements until the Landscape Code has been completed.

- Section 62-6507 Sign Regulations

The Board discussed adding the items that they like from this section to the existing sign code an example being, 12(C) Items encouraged. The Board also discussed under prohibited signs (8) Rough Plywood and all signs requiring a permit. It was the Board’s consensus to discuss this section and review the existing sign code at the next meeting.

- Section 62-6508 Nonconformities

- Remove this section

Town Administrator Hood explained that he would like to have a joint meeting with the Local Planning Agency and Council to discuss the Landscape code.

It was the Board’s consensus to meet to discuss Signs and Subdivisions at the next Local Planning Agency Meeting on December 7, 2009

Town Administrator Hood explained that instead of making the changes to the Land Development Regulations prior to the Council's review that he would like to do an underlined strike through.

NEW BUSINESS

1) Subdivision Code

Town Administrator Hood explained that after reading the subdivision code that he would like to use for the Town, there are still some minor changes that need to be made. Town Administrator Hood explained that he is working on this to ensure that the subdivision code refers back to Grant Valkaria's Land Development Regulations and would have it ready for the Board prior to the Meeting on December 7, 2009.

MOTION TO ADJOURN

Motions by Board Member Mafera, second by Board Member Burr and vote unanimous to adjourn the meeting at 8:21 p.m.

(signature on file)

Don Whitehouse, Chairperson

ATTEST:

(signature on file)

Jessica Williams, Administrative Assistant