

MEETING MINUTES
LOCAL PLANNING AGENCY
MONDAY, MAY 4, 2009 AT 7:00 P.M.
TOWN HALL BUILDING, 5120 HIGHWAY US1, GRANT VALKARIA, FLORIDA 32949

The Local Planning Agency Meeting of May 4, 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	Administrative Assistant Jessica Williams
Board Member Bob Thiem	
Board Member Allen Webb	
Board Member Ron Jenkin, Alternate 1	
Board Member David VanAsdale, Alternate 2	

EXCUSE BOARD MEMBERS BURR, KING, AND MAFERA

Town Administrator Hood explained that Board Member Burr would not be in attendance due to not feeling well, Board Member King would not be able to attend do to Computer Problems, and Board Member Mafera was not able to attend due to an out of town business trip.

Motions by Vice Chairperson Robino, second by Board Member Webb, and vote unanimous to excuse Board Members Burr, King, and Mafera

CHANGES TO AGENDA

There were no changes to the agenda.

APPROVAL OF MINUTES

1) Planning and Zoning Board Meeting Minutes of April 27, 2008

Motions by Board Member Thiem, second by Board Member Webb and vote unanimous to approve the Planning and Zoning Board Meeting Minutes of April 27, 2009 with the amended date in the first paragraph.

UNFINISHED BUSINESS

1) Continued Discussion of Land Development Regulations
a. Starting at Section 62-1839.7 Pre-existing use

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

- Section 62-1839.7- Preexisting Use
 - Paragraph (6) d.3- remove section
- Section 62-1840- Private parks and playgrounds
 - No changes
- Section 62-1840.5- Railroad, motor truck and water freight and passenger stations.

- Remove entire section
- Section 1840.5.5- Recovered materials processing facility.
 - Remove this section
 - Remove Recovered materials processing facility from Village Commercial, BU-2
 - Keep Recovered materials processing facility in Light Industrial, IU
- Section 62-1841- Recreational vehicles.
 - No changes
- Section 62-1841.5.5- Resort Dwellings.
 - No changes
- Section 62-1841.6- Nursing Homes.
 - No changes
- Section 62-1841.7- Security mobile home.
 - No changes
- Section 62-1841.8- Service station for automotive vehicles and U-Haul service.
 - Reword “There shall be no outside storage, and all repairs must be in an enclosed structure”. Replace with “There shall be no overnight outside storage, other than Motor Vehicles, and U-haul type trailers.
 - Delete “with no bay door openings located in the front face of the building.”
- Section 62-1841.9-Single family residence.
 - Delete entire section
- Section 62-1842- Snack bars and restraints.
 - Remove “All snack bars and restaurants with up to 30 seats as of July 30, 1998, wishing to expand to up to 49 seats shall comply with all applicable development regulations.”
- Section 62-1842.5- Tenant dwellings.
 - No changes
- Section 62-1842.6- Temporary living quarters during construction of a residence.
 - No Changes
- Section 62-1843- Tenant dwellings; mobile home.
 - No changes
- Section 62-1844.5 Tourist efficiencies and hotels and motels.
 - Paragraph (a) Change “Maximum of 30 units per acre” to “Maximum of 25 units per acre.”
 - Paragraph (b) 2- delete “No unit shall interconnect internally with another unit” and renumber.
- Section 62-1845 Warehouse.
 - Change “In the Town this use is prohibited on parcels with road frontage” and replace with “In the Town this use is prohibited on parcels east on US Highway 1.”

Subdivision III, Conditional Uses

- Section 62-1901- Generally.
 - Chart page 322- remove Section 62-1959, Zero lot line subdivisions
 - Paragraph (d) 1- Replace “The Board shall have the authority to” with “The Council shall have the authority to.”
 - Paragraph (d) 2- Replace “ The Board shall have the authority to” with “The Council

shall have the authority to.”

- Note: Word Search Board and replace all with Council
- Section 62-1904- Agricultural pursuits.
 - Paragraph (C) 1- delete section
 - Paragraph (C) 2- delete section
 - Paragraph (C) 3- delete section
- Section 62-1905- Airplane runways.
 - No changes
- Section 62-1906- Alcoholic beverages for on-premises consumption.
 - Paragraph (1) b- remove “the restricted”
- Section 62-1907- Arsenals and explosives.
 - Remove- Town Administrator Hood will check to see if this is allowed.
- Section 62-1909- Automobile sales and storage (under one acre).
 - Paragraph (C)- Remove “ with no bay door openings located in the front face of the building.”
- Section 62-1912- Bed and breakfast inns and boardinghouses.
 - No changes
- Section 62-1913- Boarding of horses and horses for hire.
 - No changes
- Section 62-1916- Cement, concrete and concrete building products.
 - Paragraph (a)- remove this section
 - Paragraph (b)- remove this section
 - Renumber (c) to (a)
- Section 62-1917.5 Change of nonconforming agricultural use.
 - Town Administrator Hood will Check to see purpose

Town Administrator Hood asked the Board to revisit BU-1A, and BU-1 Zoning Designations to determine if they would be willing to make some changes to ensure that those parcels along the US Highway 1 corridor that currently have BU-1 zoning will not lose their rights with a future land use change since BU-1 is not allowed in Local Commercial Land Use. He explained that if these buildings were damaged or uninhabited for six months they would be considered nonconforming. Council would like the existing buildings to be able to stay and they are looking for recommendations.

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

Don Whitehouse, Chairperson

ATTEST:

Jessica Williams, Administrative Assistant