

MEETING MINUTES OF THE LOCAL PLANNING AGENCY
MONDAY, MARCH 22, 2010
TOWN HALL BUILDING, 4240 HIGHWAY US1, GRANT VALKARIA, FL 32949

The Local Planning Agency Board meeting of March 22, 2010 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 Christine King	
Board Member Bob Thiem	
Board Member Allen Webb	
Board Member Alfred Strandgard (Alternate 1)	
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 February 22, 2010

Motions by Board Member Burr, second by Board Member King, and vote unanimous to approve the February 22, 2010 Local Planning Agency meeting minutes with the following changes: page one, paragraph one, change "February 22, 2009" to "February 22, 2010;" and page three, paragraph two, change "1.24 acre minimum" to "1.25 acre minimum."

UNFINISHED BUSINESS

None

NEW BUSINESS

- 1) Comprehensive Plan: Review of Goal 2 of the Intergovernmental Coordination Element & Goal 2 of the Capital Improvements Element as they relate to schools for the Comprehensive Plan

Town Administrator Hood explained that in order to expedite the completion of the Comprehensive Plan that he had brought it to Council for their review. He stated that the Council had not made any changes, but if the Local Planning Agency had additional comments that he would take it back to Council after this meeting. Board Member Burr asked Town Administrator Hood if these elements were required. Town Administrator Hood responded that these elements explain that the Town will maintain a cooperative relationship. The Board mentioned that the dates would need to be changed.

Motion by Board Member Thiem, second by Board Member Burr and vote unanimous to approve Goal 2 of the Intergovernmental Coordination Element and Goal 2 of the Capital Improvements Element with the dates amended.

- 2) Discussion of Current Ordinance No. 2007-01 regarding Landscape and Land Clearing to determine if it needs to be simplified using City of West Melbourne's landscape ordinance as a comparison

Town Administrator Hood explained to the Board the difficulty associated with the Town's current Landscape Ordinance. He explained that he would like to simplify the landscape code and though he didn't have any preference as to how he was providing a copy of West Melbourne's for their review. Town Administrator Hood also mentioned that Mayor Yonts mentioned looking at the Town of Southwest Ranches. Board Member Burr explained that she thought that The Town of Southwest Ranches was bare and mentioned possibly looking at Sebastian's landscape code for suggestions. Alternate Board Member VanAsdale explained that he believed that it was essential to keep a lot of live oaks. Town Administrator Hood stated that he believed that the Board must find something that works for the Town. Alternate Board Member Alf Strandgard stated that if the Board went through the ordinance and made it simplified it would make it easier for individuals to comply. Town Administrator Hood explained that the commercial areas are where the Board would have to worry about clear cutting and must focus on tree protection. Board Member Webb explained that anytime a lot is cleared to build the owner should take out whatever is necessary and require them to replace the oaks and other landscape then let the owners do what they wish after they receive their certificate of occupancy. Town Administrator Hood explained that he believed that if the individual homeowner was leaving groundcover that they should get credit for doing so. Board Member Thiem stated that he had gone through West Melbourne's and believes that the Landscape code should be kept simple. Board Member King explained with the percentage of Environmentally Endangered Lands in the town that the Town has a lot of preserved green area. Town Administrator Hood explained that subdivisions have their own landscape requirements and the Town's landscape code becomes the minimum requirement. Town Administrator Hood explained that he would work on reformulating the Town's landscape requirements. Board Member Burr asked if the Board wanted to put anything in regarding heritage trees. Town Administrator Hood stated that we could redefine the protected trees as oaks and etcetera. Board Member King stated that she would be willing to give a variance for a setback if an individual was trying to keep a heritage tree.

It was the Board's consensus to have Town Administrator Hood simplify the Landscape Ordinance for Single Family Residences and bring it back to the Board.

Town Administrator Hood explained that Southwest Ranches was very specific with their commercial landscape code. He then explained that he had sent the county code to an engineer and asked a simple question about the required green area. He stated that the code is so confusing that it took approximately a day and a half to get a simple answer. Town Administrator Hood explained West Melbourne's which says exactly what is required with a list of trees, shrubs and size requirements and parking requirements. Town Administrator Hood asked the Board if they would like to see something that simple. The Board agreed that this would be beneficial to the Town. Town Administrator Hood stated that curb requirements are also normally in the code to protect the landscaping. He explained that the idea of the landscape

code is to ensure that you are not just looking out and seeing all black-top. Town Administrator Hood explained that when dividing residential and commercial some places require a block wall as well as landscape. Chairperson Whitehouse stated that maybe they could use a wider green area. Board Member King explained if the residence is already in existence then they could require a wall on that side. Board Member Thiem explained that he liked the finished product of the Honda site. Town Administrator Hood explained that he had pretty good direction on what the Board was looking for.

It was the Board's consensus to have Town Administrator Hood simplify the Commercial Landscape code and bring it back to the Board.

Board Member Burr asked if there would be another workshop on signs. Town Administrator Hood explained that signs will be addressed at the Council Workshop Wednesday night. He explained that he was going to ask Council if they would consider having Code Enforcement Andre be proactive regarding signs. Board Member Burr explained that she had talked to someone that stated that they tried to follow the rules but if nobody else had to comply with the sign code why should they. Town Administrator Hood explained that off-site signs are not acceptable. He explained that it is difficult for Code Enforcement Office Andre to visit complaint sites because the response is that others are not in compliance with the sign code.

Board Member King and Board Member Webb stated that they may not be able to attend the next meeting.

MOTION TO ADJOURN

Motion by Board Member Burr, second by Board Member King and vote unanimous to adjourn the meeting at 8:35pm.

(Signature on File)

Don Whitehouse, Chairperson

ATTEST:
(Signature on File)

Jessica Williams, Administrative Assistant