

Town of Grant-Valkaria, Florida  
Local Planning Agency (LPA) Meeting Minutes  
Monday, January 28, 2008 at 7:00 P.M.  
Town Hall Building, 5120 Highway US1, Grant, FL 32949

The meeting of the Town of Grant-Valkaria, Local Planning Agency (LPA) was called to order at 7:04 p.m. by Chairperson Lisette Kolar via cell phone (Town Hall phone placed on speaker). She stated that she would not be able to attend, that the Vice Chair would also not be in attendance, and requested that the Board elect a Chair Pro Tem in her absence. Town Clerk called roll to the Board Members, with the following present:

Board Member Denni Burr	Town Manager Matthew Brock
Board Member Christine King	Town Clerk Susanne Krueger
Board Member Regina Mahaney	
Board Member Allen Webb	
Board Member Don Whitehouse	
Board Member Dan Robino, Alternate 1	
Board Member Bob Thiem, Alternate 2	

Motions by Board Member Burr, second by Board Member King, and vote unanimous to select Board Member Whitehouse as Chair Pro Tem. Following the selection of Board Member Whitehouse as Chair Pro Tem, Chair Kolar ended phone conversation and Board members performed Pledge.

#### ADDITIONS AND DELETIONS TO AGENDA

There were no additions and deletions to the agenda.

#### APPROVAL OF MINUTES

1) Local Planning Agency Meeting Minutes of January 7, 2008

Motions by Board Member King, second by Board Member Burr, and vote unanimous to approve the LPA Meeting Minutes of January 7, 2008 with the following changes:

- Page 1, next to last sentence - add "and as per Brevard County code"
- Page 2, end of 2<sup>nd</sup> paragraph – add "before the Town Council"
- Page 2, 2<sup>nd</sup> bullet – add "be" before "straightening"; delete last sentence
- Page 2, end of last paragraph – add "before the Town Council"

#### UNFINISHED BUSINESS

1) Minimum lot size and maximum density – Todd Peetz, Miller-Legg

Todd Peetz, Miller Legg, handed out a parcel size comparison sheet showing the number of residential and vacant parcels in the Town being 6,237. It stated that 79% of the lots were 1 acre or greater; 63% were 1.25 acres or greater; 59% were 1.30 acres or greater; 18% were 1.5 acres or greater; 10% were 2.5 acres or greater; .59% were 10 acres or greater. These figures were derived after 1,803 conservation lots were removed from the equation. The bulk of the lots are 1 ½ to 2 acre parcels zoned AU. Motions by Board Member Burr, second by Board Member Mahaney, and majority vote (4-1, Nay-Webb) to hold off on final vote until full Board till next meeting

2) General Overview of the Goals, Objectives and Policies – Todd Peetz, Miller-Legg

Todd Peetz, Miller Legg, handed out the Goals, Objectives, and Policies which are based on what the County had before, took input from the Town's meetings, and state regulations. Department of Community Affairs will check on the goals, objectives, and policies and ensure that it is financially feasible. Mr. Peetz suggested that Board Members review this document and make notations if they have questions, rather than going over this line by line to save time. He stated that most of the items in this document are either regulated by codes or state statutes, and most of the state stat

NEW BUSINESS

1) Comprehensive Plan Map Review for Highway U.S. 1 Area – Todd Peetz, Miller-Legg

Todd Peetz, Miller Legg, reviewed the zoning of parcels along the US1 corridor which resulted in the following Board recommendations:

- Vacant property on north and west side of Valkaria Road – can be residential
- Southwest corner of Valkaria Road and US1 – change to neighborhood commercial
- Next lot down, currently R3 – change to neighborhood commercial
- Abutting lots to east – change to neighborhood commercial
- TR1 parcel – change to neighborhood commercial
- TU1 parcel (Grant hotel) – leave as is
- BU1 – on east side of US1 – leave alone
- North side of Grant Deli – neighborhood commercial, except where houses are
- 1<sup>st</sup> Street and south to Shell Pit Road – west side community commercial and neighborhood commercial
- 1<sup>st</sup> Street and south to Shell Pit Road – BU1 on east side of US1- leave west side along community commercial, look at neighborhood commercial to see if active or not

It was noted that Board will review the density of Riverview Terrace area at next meeting.

2) Review/Approval of Application Procedures for Recommendation to Town Council

It was the consensus of Board to discuss this agenda item at the next board meeting when Chair and Vice Chair would be in attendance.

It was the consensus of the Board to have the next meeting date on Monday, February 25, 2008 at 7:00 p.m. and have items under unfinished business: to determine minimum lot size and density and go over the application procedures; and under new business to review the Goals, Objectives, and Policies. It was also the consensus to have two meetings in March rather than two meetings in February to review the Goals, Objectives and Policies.

Motions by Board Member King, second by Board Member Mahaney, and vote unanimous to adjourn meeting at 9:20 p.m.

(signature on file)

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Don Whitehouse, Chair Pro Tem

ATTEST:

(signature on file)

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Susanne Krueger, Town Clerk