

Town of Grant-Valkaria
Local Planning Agency Meeting Minutes
Monday, April 21, 2008 at 7:00 P.M.
Town Hall Building, 5120 Highway U.S.1, Grant Valkaria, FL 32949

The meeting of the Town of Grant-Valkaria, Local Planning Agency was called to order at 7:00 p.m. by Chairperson Lisette Kolar followed by the Pledge, and roll call to the Board Members, with the following present:

Chairperson Lisette Kolar
Vice Chairperson John Mafera
Board Member Denni Burr
Board Member Allen Webb
Board Member Chris King
Board Member Don Whitehouse
Board Member Dan Robino, Alternate 1

Sue Krueger, Acting Town Administrator
Todd Peetz, Miller Legg
Anne Meyer, Nature Conservancy
Chris O'Hara, Brevard County Parks

EXCUSE LOCAL PLANNING BOARD MEMBERS

Motions by Board Member Whitehouse, second by Vice Chairperson Mafera, and vote unanimous to excuse Board Members Thiem and Mahaney, who is traveling and has personal matters to attend to, respectively.

ADDITIONS AND DELETIONS TO AGENDA

There were no changes or deletions to the agenda.

APPROVAL OF MINUTES

- 1) Local Planning Agency Meeting Minutes of March 17, 2008

Motions by Board Member Webb, second by Vice Chairperson Mafera, and vote unanimous to approve the Local Planning Agency Meeting Minutes of March 17, 2008.

UNFINISHED BUSINESS

- 1) Highway US1 Continued Discussion With Maps

Mr. Todd Peetz, Miller Legg, reviewed the existing land use map with zoning overlay with the Board that they reviewed the previous meeting. He stated that on the northeast side of Valkaria Road there are mixed residential pockets changed to Residential 2 to be consistent with surrounding areas. There are Residential 4 areas at 1st Avenue, 2nd Avenue, and 3rd Avenue off of Valkaria Road which need minimum ½ acre.

Board Members discussed changing the west side of the railroad tracks where it is zoned RU7 to ½ acres; changing to commercial from the veterinarian to other side of feed store; stopping residential to the north side of Route 1 Motorsports; creating clusters/corridors along US 1; mixed use north of 4th Street.

Board Members discussed designating a portion of town as a town center that would have governmental use, institutional, and similar usage. This would be 1st Street from cemetery to the grocery store, and fish market; south to Grant Road on Old Dixie capturing Alfred Park, the post office and church utilizing some sort of transition that is less intensive; northern border of the town center being 3rd Street; this would be in the central part of town with a historical grocery store, and it being across from Grant/Farm Island. Some members were concerned about going all the way down to Brabrook Street. Mr. Peetz stated that town center usually should be 20-30 acres not 5 acres as what the Board suggested. It was the consensus of the Board to designate a town center 10 acres maximum in the area from Grant Road to First Street along Old Dixie Highway, 1st

Street counting the Grant Community Center property, the cemetery, grocery store, fish market and down to river. Board Members discussed creating a buffer from town center area to the residential area.

Board Members discussed smaller lots would be in Valkaria at First, Second and Third Avenue; there needs to be a transition from First Street to Grant Road on Old Dixie Highway; taking RU2 down to Sebastian Beach Club on Old Dixie Highway; Chevron station farthest point south zoned as commercial west of US1; have a mixed use in the area between First Street and Shell Pit Road east side of US1 with 4 units per acre allowable; residential will be 4 units per acre south of Shell Pit Road and Old Dixie Highway. They requested mixed use be defined in the land development regulations.

Several people in the audience spoke:

- Chris O'Hara - south of Honda is residential 4
- Richard Barrette - VIP/Grant Farm Island have 1 acre lots; his lot is 5,000 square feet; septic system is self-contained which is an extremely sophisticated system; there are lots of empty small lots; parking lot common use to putting in boats and VIP residents; County maintained ramp; there are 16 1-acre lots on Grant Farm Island; for the two parts of the island when they changed the zoning codes regarding substandard lots they must go through State for approval.

Mr. Peetz stated that VIP Island is currently zoned Residential 4. It was consensus of Board to zone this area RR1. He stated that lots of communities state if nonconforming lot that if a home is destroyed by natural cause you can build exactly as before.

It was consensus of Board to recommend to Council to institute an ordinance regarding rebuilding destroyed homes due to natural disasters.

It was consensus of Board to get code of Cape Canaveral regarding non-conformities and time limitations, etc. and bring back to Board.

Chairperson Kolar stated that the upcoming meetings are as follows:

- April 28th - Planning and Zoning Board
- April 28th - Local Planning Agency to discuss comprehensive plan review - data analysis and GOPs, maps
- May 12th - Local Planning Agency
- May 19th - Local Planning Agency
- May 26th - Memorial Day - no meeting

2) Conservation Land Use Designation Maps

Chairperson Kolar called for a brief recess for 5 minutes.

Chairperson Kolar reconvened the meeting.

Chairperson Kolar stated that Board Members Webb and Robino each reviewed the conservation area maps and will bring forward tonight each of their recommendations. Board Members Webb and Robino agreed that the conservation area would include Florida Inland Navigation Department

(FIND) property, scrub jay habitats, crossing over Grant Road, and include wetlands. This would be about ½ of the town.

Board Members recalled that FIND property requested that it be designated as GML.

EEL's boundary - designated as conservation area, wetlands, and scrub jay habitat.

Mr. Peetz encouraged purchase of EEL's for conversation but only things that they own are called conservation area.

Ann Meyer stated that the State must designate property "surplus" first , have a "bond" referendum to manage property may cause a problem.

Mr. Peetz reiterated the following changes to the comprehensive plan:

- Updated to the GOPs
- Data analysis - what state requirements are; straight to the point; snapshot in history; changes daily
- Capital improvement elements - 5 year period; roads, water, sewer, drainage, parks
- No new roads being programmed
- Barefoot Bay and Palm Bay regarding sewer
- Standards set for parks
- Drainage being met by St. Johns Water Management District
- Housing - requires a lot of information that does not exist; he used SHUMBERG center for affordable housing data which is from federal census; state was told that we have no data from SHUMBERG center; used property appraiser information; TAZ/MPO average 42% growth to 2025 which average about 5200 people
- Transportation - old numbers in data, but will have new data at next meeting
- Need to describe conservation area

Mr. Peetz stated that he has not received the location of water lines in the Palm Bay area; might want to put onus on state or county regarding special septic in VIP Island in GOP's in the elements; in regards to lots being inconsistent it needs to be in the future land use element to address "legal lot at time created".

Motions by Board Member King, seconded by Board Member Burr , and vote unanimous to adjourn at 10:10 p.m.

(signature on file)

Lisette Kolar, Chairperson

ATTEST:

(signature on file)

Susanne Krueger, Town Clerk, Acting Town Administrator