

Town of Grant-Valkaria
Local Planning Agency Meeting Minutes
Monday, August 11, 2008 at 7:16 p.m.
Town Hall Building, 5120 Highway U.S. 1, Grant Valkaria, FL 32949-2003

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	Richard Hood, Town Administrator
Board Member Regina Mahaney	Linda Munroe, Administrative Assistant
Board Member Allen Webb	Todd Peetz Town Planner, Miller Legg
Board Member Christine King	
Board Member Denni Burr	
Board Member John Mafera	
Board Member Bob Thiem, Alternate 2	

Chairperson Kolar pointed out that it should be noted that Board Member Whitehouse was excused for the month of August since he will be in North Carolina.

ADDITIONS AND DELETIONS TO AGENDA

The Board discussed when the meetings for the discussion of the Land Development Regulations by the Local Planning Agency would be for the next few months, (as well as the P & Z Meetings) the dates are:

- P & Z and LPA on Monday, August 25th
- P & Z and LPA on Thursday, September 4th (Board decided first (1st) Thursday would be a better meeting day than the first (1st) Monday due to conflict with meeting at Grant Community Center the same day of each month and there will also be a Planning and Zoning Board meeting on this date)
- LPA on Thursday, October 2nd
- LPA on Thursday, November 6th
- LPA on Thursday, December 4th

The Planning and Zoning Board will usually meet on the fourth (4th) Monday of each month and other times as needed. Chairperson Kolar asked Town Administrator Hood if Town Attorney Bohne needs to be at the next scheduled Planning and Zoning Board meeting and he answered her that he will check with Mr. Bohne although he didn't think the Town Attorney needed to be at the meeting.

APPROVAL OF MINUTES

Chairperson Kolar discussed the level of details in the minutes and requested there be more detail in them.

- 1) Local Planning Agency Meeting Minutes of June 16, 2008

Moved by Board Member Burr, seconded by Board Member King to approve the minutes of the June 16, 2008 Local Planning agency meeting. Motion carried unanimously.

2) Local Planning Agency Meeting Minutes of June 23, 2008

Moved by Board Member King, seconded by Board Member Mahaney to approve the minutes of June 23, 2008 with the change of Board Member Webb as the second to adjourn the meeting not Board Member Mafera. Motion carried unanimously.

NEW BUSINESS

1) Discussion of Land Development Regulations

Town Planner Peetz introduced the Land Development Regulations to the Board by going over the 19 page Table of Contents and emphasizing how they need to be consistent with the Town Comprehensive Plan. Many of the Land Development Regulations (LDR's) are standard requirements. Miller Legg developed the Town's LDR's from Brevard County's LDR's which the Town had adopted at incorporation. They deleted any reference to Merritt Island, the beaches, zoning categories not in Grant-Valkaria, all multi-family references, all departments in the County; most now say Town Manager or designee. He pointed out there are 710 pages to the document. The Board discussed being able to adopt the codes for building height and the architectural style ordinance in an expeditious manner. They decided to not jump around and start with the first 294 pages of the LDR's; which is through Sec 62-1754. They are to read and be ready to discuss those at the August 25th meeting following the Planning and Zoning Board meeting that evening. Consensus of the Board was in favor of having the Town Attorney present at some of the discussions of the LDR's to assist them with any legal questions. Town Administrator Hood said the Board can "red flag" some items in LDR's to go back to at a later time when they may be ready to have the Council write up a new ordinance in reference to the subject like building height. He also advised the Board to read and highlight any topics they have questions about. Council Member Faden was in the audience and asked what the relationship is between codes and zoning, what does an ordinance do? Town Administrator Hood said that "any LDR changed by ordinance can be adopted all or by section and it is better if we continue through the LDR's as a whole".

Bonnie Roberts of Treasure Coast Marina wanted to discuss the home being built next to her. It is a box shape and does not match the Town's requested architectural style. The Board addressed this issue by stating that the ordinance is for commercial not residential and discussed the idea of having a district in which residential buildings would also be required to comply with this ordinance. Chairperson Kolar stated that the riverfront area would be most likely to have that restriction. Ms. Roberts mentioned to the Board that she thinks the City of Sebastian is also heading that way.

Moved by Board Member King, seconded by Council Member Burr to adjourn at 9: 05 p.m. Motion carried unanimously.

(signature on file)

Chris King, 1st Pro Tem

ATTEST:

(signature on file)

Linda Munroe, Administrative Assistant

