

Town of Grant-Valkaria
Local Planning Agency Meeting Minutes
Monday, August 25, 2008 at 7:00 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 Pro-Tem Chris King followed by the Pledge, and roll call to the Board Members, with the following present:

Board Member Chris King	Richard Hood, Town Administrator
Board Member Regina Mahaney	Linda Munroe, Administrative Assistant
Board Member John Mafera	
Board Member Allen Webb	
Board Member Dan Robino, Alternate 1	
Board Member Bob Thiem, Alternate 2	

ADDITIONS AND DELETIONS TO AGENDA

Moved by Board Member Mafera, seconded by Board Member Mahaney to excuse Board Member Burr from the meeting. Motion carried unanimously.

Moved by Board Member Mahaney, seconded by Board Member Mafera to excuse Chairperson Kolar from the meeting. Motion carried unanimously.

Moved by Board Member Webb, seconded by Board Member Mahaney to excuse Alternate Board Member Robino from the last meeting which was on Monday, August 11, 2008. Motion carried unanimously.

APPROVAL OF MINUTES

1) Local Planning Agency Meeting Minutes of August 11, 2008

Moved by Board Member Mafera, seconded by Board Member Webb to approve the Local Planning Agency meeting minutes of August 11, 2008. Motion carried unanimously. Chairperson Pro-Tem King pointed out that the minutes were more detailed per the request by the Board.

UNFINISHED BUSINESS

1) Discussion of Land Development Regulations

Chairperson Pro-Tem King asked Town Administrator Hood to lead the Board in the discussion of the Land Development Regulations. Town Administrator Hood asked the Board Members if anything “jumped out at them in the draft”. He stated he had an email from Vice Chairperson Whitehouse whom had been excused from the meetings for the month of August since he was out of State. Vice Chairperson Whitehouse’s concerns were:

- On page 25 – designation of building/zoning official – is that the Town Administrator? Town Administrator Hood stated yes
- On page 32 – resort dwellings in reference to prima facia evidence being needed
- On page 34 – Planning and Zoning Board – it doesn’t define role in hearing ordinance(s)

Town Administrator Hood pointed out that the Land Development Regulations draft does not seem to include the ordinances and resolutions passed by the Town since incorporation. He also stated that anywhere it is stated Planning Director or Environmental Director it will read Town Administrator or designee. Alternate Board Member Robino stated that anywhere it reads 1 acre it should be changed to 1.25 acres since that is the minimum lot size required. The Board then proceeded to start at the beginning of the draft of Land Development Regulations and go forward in their discussion. It appeared to the Board that Miller Legg staff used the County Land Development Regulations as a base and made changes they saw fit for the Town. Town Administrator Hood stated that he would rather the Planning and Zoning Board, as well as the Town Council, makes changes rather than him unless there are limits that are fixed. Below are some items discussed in the first 138 pages of the Land Development Regulations draft:

- Section 62-103 – looks like it should be someplace else in Land Development Regulations
- Divisions 2 through 4 need to be updated to reflect ordinances passed by Town
- Page 51; date of comprehensive plan adoption – this shows the date the County adopted their comprehensive plan; also vested rights for homes along Highway U.S. 1
- Section 62-602; does not mention wells or septic, just sanitary sewer services
- Section 62-618; impact fees
- Division 7 on page 97; Educational Facilities: Miller Legg staff informed the Town that Royal Palm Charter School is in the Town; therefore, there will be a school element added to the Town Comprehensive Plan
- Section 62-1102 page 98 – Zoning Regulations; accessory structures, garages in front of houses, limits on amount of sheds on property
- Building Height mentioned on page 103 – how to measure, by crown of road or by finished floor elevation

Chairperson Pro-Tem King called for a recess at 8:45 p.m., Chairperson Pro-Tem King reconvened the meeting at 8: 55 p.m.

Continuation of prior discussion:

- Farmer's stand on page 105 – Town Administrator Hood asked the Board if they are okay with hot dog stands; as long as they are in allowed areas; not right-of-ways and not in parking lots the Local Planning Agency Board Members stated they did not have any problem
- Garage, private on page 105-106 – definition was discussed and the Board discussed seeing where else in the codes it is mentioned
- Land alteration on page 107 – why was deletion done by Miller Legg

- Living area also on page 107 – living area is usually defined as “under air”; taxed on amount of living area; minimum requirements can be changed where applicable; Town Administrator Hood stated that changing them can create non-conforming issue
- Special use on page 116 – dates in draft were questioned
- Sec. 62-1153 on page 124 – Town Administrator Hood thinks this should go before Planning and Zoning Board as well as Town Council ; not presented to him
- Sec. 62-1154 on page 125 – language should read “if previously platted”
- Sec 1181 pages 130-131 - non-conforming issues could be a problem with the zoning changes in the case of rebuilding especially on Highway U.S. 1
- On page 134 – lot sizes do not agree with actual zoning classifications at end of Land Development Regulations draft
- On page 135 reference item #7: Town Administrator Hood stated that administrative zoning means it has to be approved through Planning and Zoning Board and Town Council

The Board decided to stop for the evening on page 138 and will convene with *Division 3 Zoning Maps and Classifications Generally* at the next meeting. Town Administrator Hood stated to the Board that since the Conditional Use Permit requested by Bonnie Roberts of Treasure Coast Marina was advertised for September 8th the Board needed to have their Planning and Zoning Board meeting on that date. Consensus of the Board was to hold both Planning and Zoning Board and Local Planning Agency meetings on Monday, September 8 at 7:00 p.m.

Chairperson Pro-Tem King stated to the Board that she will be unable to attend the meetings on September 22 and October 2. Board Member Webb and Board Member Mafera stated they will be unable to attend meetings the last two (2) weeks in October.

Moved by Board Member Mafera, seconded by Board Member Webb to adjourn at 9: 46 p.m. Motion carried unanimously.

(signature on file)

Chris King, Chairperson Pro Tem

ATTEST:

(signature on file)

Linda Munroe, Administrative Assistant

