

Town of Grant-Valkaria
Local Planning Agency (LPA) Meeting Minutes
Thursday, August 30, 2007 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 7:00 p.m. by Chairperson Lisette Kolar followed by the Pledge, and roll call to the Board Members, with the following present:

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

ADDITIONS AND DELETIONS TO AGENDA

Chairperson Kolar added approval of minutes of April 11, 2007 Local Planning Agency Meeting and item number 4 under New Business – Establish Regular Meeting Date.

Motions by Board Member Burr, second by Board Member Whitehouse, and vote unanimous to approve minutes of April 11, 2007 meeting as written.

NEW BUSINESS

- 1) Comprehensive Plan Development Status and Strategy – Todd Peetz, Miller Legg

Chairperson Kolar gave an introduction of Todd Peetz, Miller-Legg, who explained the comprehensive plan process. Mr. Peetz stated that getting public concerns and comments is necessary in the development of the comprehensive plan. At each of the community meetings each resident would be given a map of the town and given a dot to place on the map indicating where they are located. The resident would be asked what they would most like the town land use to be and what they would most NOT like the town land use to be. At the joint LPA/Council workshop they will present the compiled data. At the November 1st meeting they would talk about the results and review the basic concepts and ideas. If LPA wishes, they could review element by element. The goals, objectives, and policies are the second part.

- 2) Land Use Regulations Development Status

Chairperson Kolar requested clarification regarding working on the Land Development Regulations (LDR) at the same time as the Comprehensive Plan. Mr. Peetz explained that the LDRs are the zoning codes which would address land uses, tree protection ordinance, landscaping, subdivision of land, replatting, drainage, vested rights, and rezoning. He

further explained that he did not submit a work authorization request regarding the LDRs to Council; therefore, he cannot proceed on that.

Motions by Board Member Mahaney, second by Vice Chairperson Mafera, and vote unanimous to recommend Council approve work authorization from Miller-Legg regarding proceeding with the Land Development Regulations and to be developed concurrently with the Comprehensive Plan.

Chairperson Kolar requested that Board Members send her what they would like to be covered first in the Land Development Regulations, and she would forward the information on to Todd Peetz, Miller-Legg.

3) Discussion of Architectural Style Ordinance/Guidelines

Chairperson Kolar read email from Jean Murray who was concerned about the architectural style ordinance effecting residences. Chairperson Kolar replied to her email assuring her that this would pertain to commercial, not residential.

Discussion first addressed whether there was LPA consensus that Architectural Style ordinances/guidelines should be developed for Grant-Valkaria. The consensus was that they should. In addition, it was noted that the Council has voted to consider an architectural style ordinance. Concerns included promoting the Old Florida fishing village character of the town, continuing the use of the Florida vernacular architecture becoming prevalent along US 1, and ensuring that the “Scenic Highway” designation and residential properties on US are complemented by commercial development and signage. Discussion included concern that imposing an architectural style on commercial construction not overly burden the small business owner. The consensus was to look at simple, cost effective construction, yet that reflects a certain style. The possibility of requiring only the façade to represent the desired style was discussed. The fact that there may be a few different “districts” that would be addressed was discussed – including US 1, Babcock, Old Dixie Highway, and possibly Grant and Valkaria roads. The consensus on the style was that it not be the Key West style using pastel colors and “gingerbread” trim. It was agreed that Grant-Valkaria is more represented by Florida vernacular architecture, but with a “weathered wood” look with pilings and wood or faux wood signage.

The LPA agreed to research various cities and towns that may have the type of desired architectural style for commercial development. The members will also bring photographs of a style that they think captures the character of the Town to the next meeting. The discussion included that eventually, an architect would have to look at the desired style and generate the ordinance/guidelines. Miller-Legg can contract with an architect for this purpose. The members suggested that the Town look for a resident-architect that might want to provide some time.

Comments from those in the audience, Mr. Royce Stifflemire, and Mr. Vince Wilson were positive regarding an architectural style ordinance/guidelines.

Mr. Peetz recommended to the Board that they should have an architect on the Board. Discussion was made about posting on the town website regarding if there is an architect in town that is willing to volunteer.

4) Establish Regular Meeting Date

It was the consensus of the Board to have the next meeting date on Monday, September 24, 2007 at 7:00 p.m.

It was the consensus of the Board in the capacity as Planning and Zoning Board that they require information on agenda items at least one week prior to the meeting or it does not get addressed. Mr. Peetz will prepare a staff analysis for items that go before the Planning and Zoning Board.

The following Board Members will not be in attendance at the September 8, 2007 workshop: Mafera, Kolar, and Burr.

Motions by Vice Chairperson Mafera, second by Board Member Webb, and vote unanimous to adjourn the meeting at 8:44 p.m.

ATTEST:

Lisette Kolar, Chairperson

Susanne Krueger, MMC, Town Clerk