

**Town of Grant-Valkaria
Local Planning Agency (LPA) Meeting Minutes
Thursday, September 24, 2007 at 7:00 P.M.
Town Hall Building, 5120 S. U.S Highway 1, Grant-Valkaria, FL 32949**

The meeting of the Town of Grant-Valkaria, Local Planning Agency (LPA) was called to order at 7:10 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	Assistant to the Clerk, Linda Munroe
Board Member Denni Burr	
Board Member Christine King	
Board Member Regina Mahaney	
Board Member Allen Webb	
Board Member Don Whitehouse	
Board Member Dan Robino, Alternate1	
Board Member Bob Thiem, Alternate 2	

ADDITIONS AND DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

APPROVAL OF MINUTES

Moved by Board Member Whitehouse, seconded by Board Member Burr to approve the minutes of August 30, 2007 as written. Motion carried unanimously.

NEW BUSINESS

1) Discussion of Architectural Style Ordinance for Commercial Development

Chairperson Kolar introduced the subject with information regarding the Council's request for the Board to research this. She stated that she and a few other Board members took pictures of surrounding buildings in the Town and other Florida Cities/Towns along a riverfront. The Board reviewed the pictures and came up with some suggestions on what is recommended for the Town to present to the Council:

- Simple lines
- Signage of pilings
- Nautical look, rounded post with knots
- Weathered brick or stone
- Earth tone colors
- Marine colors
- Metal roof
- Clapboard siding
- Brackets
- Dormers

- Cupola
- Keep to minimum standards
- Native vegetation as much as possible
- If building on riverfront require mangroves
- Not recommend type of roofing
- Natural cypress
- Overhangs
- Businesses will be also be near homes and need to compliment them
- Keep inexpensive
- Keep it the same
- Touches of wood and stone
- Entranceways
- Driveways
- Metal roofs or architectural shingles
- Some Mediterranean style
- Shake tile
- No concrete or barrel tile
- Key West or metal shingles
- Walkways
- Porches with railing
- Minimum gingerbread
- Ornamental shingles
- Walkways
- All roofs must have overhangs
- Shakes
- Horizontal or vertical siding
- Color chart; to exclude *bright* colors

The Board decided that the next step is to have a presentation of some pictures and a list of recommendations to present to the Council on their next meeting on October 10, 2007. There was discussion of getting a local architect to volunteer their services to the Town free of charge. Chairperson Kolar told the Board that the firm of Miller Legg is paid by the Town to do these services for the Town. She will have a request for volunteers added to the newsletter and website along with Miller Legg doing it. Chairperson Kolar stated that the Board has a copy of Sebastian's which she has given to Miller Legg. Mafera said he could borrow some drawings of Florida Vernacular Style from the firm he works for. The Board will give the pictures to Todd Peetz of Miller Legg, the Sebastian Overlay District for U.S. 1 riverside since they are making it look like a fishing village which would be a look the Town is interested in.

If this is approved by the Council then an architect will need to be hired to review what has been suggested by the Board. Since the Council wants an architectural style then Miller Todd should be called to do this. The architect will need to make recommendations, write down requirements; Board reviews the ordinance and then presents that to Council. If there is a pending ordinance then new construction will have to comply with it.

There was some discussion on hiring a local architect which Board Member Robino stated would save the Town a lot of money. Board Member Webb stated that since Miller Legg is such a large company they probably could contact an architect from within their company. The Board also discussed the different commercial and industrial areas of the Town and said that they wanted to keep just one Architectural Style for the Town; which includes all the major roads of U.S. 1, Babcock Street, Grant, and Valkaria Roads. Moved by Board Member Mafera, seconded by Board Member Webb to prepare a brief presentation to the Council with some of the photos as a recommended architectural concept or style for them to go forward with Miller Legg in developing an ordinance and hiring an architect, as needed. Motion carried unanimously. Chair Person Kolar said she will have everything ready for the Council meeting on October 10th.

(2) Discussion of FDOT Highway Beautification

Chair Person Kolar asked Town Manager Brock to explain this to the Board. He discussed the grant process that is needed and had a handout for them to review. Chair Person Kolar told the Board that they have to get designs, pay for the work and then get reimbursed by FDOT. The construction cost would be the grant. Board Member Robino stated that the plants would have to be maintained by the Town so he recommended putting in palm trees for now. Board Member Mahaney said she heard that irrigation could be included. Board Member Burr stated that the boundaries of the Town need to be identified. Chair Person Kolar said this only is for Highway U.S. 1, nothing elaborate needs to be put in; keep it simple and she was hesitant to ask Council for this. Town Manager Brock told her to go ahead and generate it. Board Member Mafera said that if they are requesting businesses to invest in the Town by the Architectural restrictions then the Town should keep it within the budget by investing and agreed with Chair Person Kolar to keep it simple. Chair Person Kolar said the first step would be to get designs and then bids. Board Member Webb told Chair Person Kolar that he would contact FDOT to see what standard they have, he previously had mentioned the work he has seen being done in Wabasso. Board Member Whitehouse said he would contact the Florida Native Plant Society to get some information from them also. Board Member Mafera said since it is going to take about a month or so, he could put together a picture board once all the data is collected. Town Manager Brock mentioned that the plan could consist of every 1/4 mile a palm tree; based on an estimated 8 mile strip along U.S.

1 based on cost of \$100 a palm tree and 48 trees. He said he would drive along U.S. 1 and see how long it is. The Board decided to plan for another meeting in about 30 days to discuss this. Most of the Board Members would be available on Monday, November 5th at 7:00 p.m. Board Member Mafera requested they get all the information together within the next 2 weeks so he can work on the picture board.

Board Member Burr has had neighbors call her about having neighborhood beautification projects. The Board discussed having volunteers help with maintaining the landscaping for the Town. There are various groups like Scouts that would help as are many doing community service.

The Board discussed having regular monthly meetings of the LPA and P & Z Board. With site plans there would be requirements of deadlines of having items submitted and if these deadlines were missed then there would be no meeting. Chair Person read the ordinance for information on meeting dates. The LPA will be meeting with Todd Peetz of Miller Legg to discuss comprehensive plan. The consensus of the Board is to have meetings on Monday evenings and Chair Person Kolar stated she would have to confer with Karl Bohne, the Town Attorney to find out what Monday each month is okay with him.

PUBLIC COMMENT

Mr. Royce Stifflemire, a resident of the Town mentioned a dumping place along the east side of U.S. 1 near Wolf Creek. The grass is high and needs to be leveled off. The mounds have been there for awhile from bridge restoration by FDOT. He requested the Town talk with FDOT to get it cleaned up. Chair Person Kolar asked Town Manager Brock to look into it.

Board Member Mafera told Chair Person Kolar that he would be late for the October 4th workshop since he will be arriving at OIA around 6:15 pm. She took note of it and reminded the Board about the meeting date and time.

Moved by Board Member Whitehouse, seconded by Board Member Mahaney to adjourn the meeting at 8:40 p.m. Motion carried unanimously.

(signature on file)

ATTEST:

Lisette Kolar, Chairperson

(signature on file)

Linda Munroe, Assistant to the Clerk