

**Town of Grant-Valkaria
Local Planning Agency (LPA) Meeting Minutes
Monday, December 3, 2007 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 (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	
Board Member Christine King	
Board Member Regina Mahaney	
Board Member Don Whitehouse	
Board Member Dan Robino, Alternate1	
Board Member Bob Thiem, Alternate 2	
Board Member Allen Webb	

Board Member Denni Burr, and Assistant to the Clerk, Linda Munroe were excused.

ADDITIONS AND DELETIONS TO AGENDA

Chairperson Kolar said that the Board was meeting as the Local Planning and Zoning Agency since they would be discussing a Comprehensive Plan issue.

APPROVAL OF MINUTES

Moved by Board Member Whitehouse, seconded by Vice Chairperson Mafera to approve the minutes of November 5, 2007 with a few changes of Board Members not being in attendance. Motion carried unanimously.

NEW BUSINESS

1) Comprehensive Plan Map Review for Babcock Street area:

Todd Peetz of Miller Legg, Town Planner gave the Board an introduction on how Brevard County had zoned the Town areas. He used maps with colored zones to show the different uses. There was discussion on the residential property that will be grandfathered in once the Comprehensive Plan is approved due to the lots being smaller than 1.3 acres. There is a need for some low-density commercial uses in the area. There are not many homes there and there is a lot of vacant land as well as some conservation lots on Babcock Street. The Board discussed what the City of Palm Bay is using the area for as well. A buffer would be needed to separate the commercial and residential areas in the Town. Since there are water lines in the area which are owned by the City of Palm Bay anyone that wants to connect to it would need to do it on their own without any cost to the Town.

The Board discussed changes to *Neighborhood Commercial* land use and ideas on how it could possibly be allowing townhomes of 2 units per acre which would still allow for well water and septic. One (1) unit per half acre would then be allowed. Excessive driveways on Babcock Street have been a problem in the past;

with Land Development Regulations being in charge of the situation. In the future with Babcock Street becoming a 4 lane road it could be a huge problem. There could be Industrial, Commercial, and Residential uses on Babcock Street; which is the current zoning but in the future land use could be changed. The majority of the lots in the Town are at least 1.3 acres. The landowners of 2 or more acres would be allowed to split their property to nothing smaller than 1 acre lots. There needs to be a minimum lot size requirement to establish the law on that which would be very important for subdivisions as well as single family residences. Public and private roads should not count towards the density of a landowner's property. The Board requested Todd Peetz to do a lot analysis on the Town's 2.5 acre lots. There is quite a bit of E.E.L.S. property along Babcock Street.

The Board decided to meet next on January 7th to re-discuss Babcock Street; specifically the minimum lot requirements and the various mixed land uses and to discuss Highway U.S. 1 with Todd Peetz. There will be 3 map meetings and then a comprehensive plan meeting to discuss the codes. On January 21st there will be another map meeting with Todd Peetz of Miller Legg in which he will try to have a draft of the Comprehensive Plan. The Board Members thought it would be good for them to talk with their neighbors to see what they would like to see as far as lot size. Board Member Webb told the Board of his concern of people not being able to move into the Town if the restrictions on property are too high. The Board discussed this and hopes to not do this to potential future property landowners; there are State guidelines that make it necessary to have affordable housing.

Moved by Board Member Whitehouse, seconded by Board Member King to adjourn the meeting at 9:00 p.m. Motion carried unanimously.

(signature on file)

Lisette Kolar, Chairperson

ATTEST:

(signature on file)

Matthew Brock, Town Manager