

MEETING MINUTES OF THE
PLANNING AND ZONING BOARD MEETING
MONDAY, APRIL 26, 2010 AT 7:00 P.M.
TOWN HALL BUILDING, 4240 HIGHWAY US1, GRANT VALKARIA, FLORIDA 32949

The Planning and Zoning Board Meeting of April 26, 2010 was called to order at 7:00 p.m. by Chairperson Whitehouse, followed by the Pledge of Allegiance, and roll call to the Members with the following present:

Chairperson Don Whitehouse
Vice Chairperson Dan Robino
Board Member Denni Burr
Board Member Bob Thiem
Board Member Ron Jenkin
Alfred Strandgard (Alternate 1)
David VanAsdale (Alternate 2)

Town Administrator Richard Hood
Administrative Assistant Jessica Williams

MOTION TO EXCUSE BOARD MEMBER KING AND BOARD MEMBER WEBB

Motion by Vice Chairperson Robino, second by Board Member Burr and vote unanimous to excuse Board Member Chris King and Board Member Allen Webb from tonight's meeting.

CHANGES TO AGENDA

There were no changes to the agenda.

PUBLIC HEARING – REZONING NO. 2010-01 (Board Action)

Applicant: David Driscoll

Reason for Request: to meet zoning requirement for single family residence

Existing zoning classification: Agricultural residential, AU

Proposed zoning classification: Single-family residential, RU-1-13

Size of specific area covered by application: .75 acres

Description of property:

A portion of those lands described in Official Records Book 4629, Page 3556 of the Public Records of Brevard County, Florida, lying in Section 27, Township 29 South, Range 38 East and being more particularly described as follows: Begin at the Northwest corner of said lands described in Official Records Book 4629, Page 3556, and run North 76°47'48" East along the North line of said lands 285.55 feet; thence South 13°16'00" East along said North line 13.15 feet; thence North 76°44'00" East along said North line 40.16 feet to the Ordinary High Water Line of the Indian River; thence South 37°40'57" East along said Ordinary High Water Line 65.43 feet; thence South 39°07'54" East along said Ordinary High Water Line 30.50 feet; thence departing said Ordinary High Water Line run South 76°47'48" West parallel to and 100.00 feet Southerly of by, perpendicular measure the first call of this description, a distance of 344.42 feet to the Easterly right-of-way line of U.S. Highway No. 1 and to a point on a circular curve having for its elements a radius of 1800.08 feet, a chord of 102.33 feet and a chord direction of North 25°27'05" West; thence run Northwesterly along said Easterly right-of-way line and along the arc of said curve through a central angle of 03°15'27" a distance of 102.34 feet to the Point of Beginning. Containing 0.75 acres more or less.

(For the record Legal Advertisement was published in the Florida Today Newspaper on April 8, 2010 and was posted on the property.)

Town Administrator Hood explained that this rezoning was being requested in order to build one single family residence located at 5575 Highway 1. He explained that the property is located south of First Street on Highway 1 on the River. Town Administrator Hood stated that the rezoning was required because the lot is currently non-conforming. He continued to explain that the lot does not meet the lot size requirements for construction. Town Administrator Hood explained that the applicant purchased the northern 100 feet of an existing property that was zoned Agricultural Residential, AU. He explained that Agricultural Residential, AU requires a minimum of 2.5 acres to build on. Town Administrator Hood stated that the property currently abuts properties zoned RU-1-13 to the north and AU to the south. He explained that the property exceeds the minimum requirements for the RU-1-13 zoning category and is compatible with surrounding zonings. Town Administrator Hood stated that the primary use in this zoning category is single family residential.

Board Member Burr stated that after reviewing the information provided she believed that it was a standard rezoning and she didn't have any issue with making the change. Board Member Thiem asked Mr. Driscoll what size home he was planning to build. Mr. Driscoll stated that they were still in the planning phase. Board Member Thiem stated that he wanted to ensure that they would still be able to meet all the requirements. Town Administrator Hood explained that Mr. Driscoll was provided with the zoning description with the setbacks and requirements. Town Administrator Hood explained that Mr. Driscoll could not move forward with permitting until this issue was resolved.

Motion by Vice Chairperson Robino, second by Board Member Thiem and vote unanimous to make a recommendation to Council to approve Rezoning No. 2010-01.

APPROVAL OF MINUTES

- 1) Joint Town Council/ Local Planning Agency Workshop of March 17, 2010
- 2) Local Planning Agency Meeting Minutes of March 22, 2010

Motions by Board Member Burr, second by Vice Chairperson King, and vote unanimous to approve the Joint Town Council/ Local Planning Agency Workshop of March 17, 2010 and the Local Planning Agency Meeting Minutes of March 22, 2010.

Town Administrator Hood asked the Board if they would be available for a Joint Council and Local Planning Agency Workshop on May 26, 2010. He stated that the Board would still have the Planning and Zoning Meeting on May 24, 2010. Board Member Thiem stated that he would be out of the country on both May 24, 2010, and May 26, 2010. Town Administrator Hood stated that he would verify with Karl to ensure that this date would work with his schedule and contact the Board Members.

NEW BUSINESS

There was no new business.

PUBLIC COMMENT

There were no public comments

ADJOURNMENT

Motions by Board Member Burr, second by Board Member Jenkin, and vote unanimous to adjourn the meeting at 7:22 p.m.

(Signature on File)

Don Whitehouse, Chairperson

ATTEST:

(Signature on File)

Jessica Williams, Administrative Assistant