

Town of Grant-Valkaria  
Planning and Zoning Board Meeting Minutes  
Monday, November 19, 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, Planning and Zoning Board 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	Assistant to the Clerk, Linda Munroe
Board Member Denni Burr	Town Planner: Todd Peetz of Miller Legg
Board Member Regina Mahaney	
Board Member Allen Webb	
Board Member Dan Robino, Alternate 1	

Board Members Don Whitehouse and Christine King were excused prior to the meeting.

#### **ADDITIONS AND DELETIONS TO AGENDA**

Chairperson Lisette Kolar read a statement that the Town Planning and Zoning Board meetings are quasi judicial explained the process.

#### **PUBLIC HEARING – BOARD ACTION**

**Rezoning No. 2007-1: Rezoning request by Nicholas and June Hasbrouck to change current zoning from Agricultural Residential (AU) to Rural Residential (RR-1) on property located in the Riverview Terrace Subdivision and is 200 feet west of Wando Avenue and 100 feet south of Red Bay Street – legal description on file.**

Todd Peetz, Town Planner of Miller Legg explained to the Board that the property was the result of a right-of-way vacation and the .37 of an acre property is not even large enough to be AU zoning. Chairperson Kolar asked for public comment and Mr. Charles Border, property owner and President of the Homeowner’s Association of Riverview Terrace spoke in favor of this change since it would be a positive thing for the neighborhood. Board Member Burr told of the letter she had received in her mailbox which stated that the Hasbrouck were trying to change the zoning on 50 acres – Chairperson Kolar read the paper. Moved by Board Member Webb, seconded by Vice Chairperson Mafera to accept the rezoning request from AU to RR1 for .37 acres. Motion carried unanimously.

#### **APPROVAL OF MINUTES**

Moved Vice Chairperson Mafera, seconded by Board Member Mahaney to approve the minutes of September 19, 2007 as written. Motion carried unanimously.

#### **NEW BUSINESS**

##### **1) Review/Action Re: Honda Research and Development Site Plan**

Chairperson Kolar asked if there was any ex-parte communication on the part of the Board about this. Todd Peetz stated that the Town is still following the County procedures and that it is not required for the Board to review this item. He

understood that they wanted to be involved by evaluating the site plan. He explained to the Board what the site plan request is actually for; Honda wants to put a research and development building on the site for boats, where Bombardier used to be. A neighbor of Honda, Mr. and Mrs. David Leeds were present to give their support for the facility since Honda is being neighborly to them by listening to their concerns. Mr. Leeds said that Honda is putting up a fence and doing a lot to make the area beautiful. Mr. David Tom, an engineer with C.E.G. Engineering Group showed a sketch of the property with drawings of the landscaping and parking. He explained how the research by Honda is being done on boats that will be going up and down the river not just right in that area. Don Burton of Honda told the Board that the future expansion will be on a 2<sup>nd</sup> floor but it will be many years before that happens. Mr. Tom had an architectural drawing from Holeman Suman, the architects of the building, to show the Board. He stated that Honda was getting the proper permits from Florida D.O.T., the County Health Department, Army Corps of Engineers, and the St. John's River Water Management District. Bob Wattwood, a local attorney for Honda discussed the abandoned wells with the Board. The Board discussed the architectural style of the building and the fact that the County still approves the building permits. There was some discussion about a few pine trees that are dead or dying and could fall on the Leeds home. Mr. Tom stated that the landscaping already has even more trees than what is required.

The Board then made recommendations in the form of motions concerning the tree removal issues. Moved by Board Member Webb, seconded by Vice Chairperson Mafera to recommend that all tree removal follows the County codes about tree removal. Motion carried unanimously. Next issue was in reference to a sidewalk waiver. Moved by Vice Chairperson Mafera, seconded by Board Member Mahaney to recommend to the Council to approve the sidewalk assessment agreement presented to the Town by Honda. Motion carried unanimously. Next issue was on the security fence. Moved by Vice Chairperson Mafera, seconded by Board Member Burr to reduce the fence height from 6' to 4' green chain link. Motion carried unanimously. Next issue was on the fence placement which is not required by Code. Moved by Board Member Mahaney, seconded by Board Member Burr to accept the placement of the fence within 10' of the Leeds's property. Motion carried unanimously. Mr. Tom explained to the Board about the environmental friendly parking area that is to be put on the property. Board Member Webb asked about Honda's boat use along the Intercoastal relating to the St. John's River Water Management District. Attorney Richard Riehl told the Board that Town Attorney Bohne advised that all other questions that relate to operations would not need to be discussed at this meeting; only questions related to the site plan. Town Planner Mr. Peetz told the Board that there were 2 pertinent issues left to discuss:

Moved by Vice Chairperson Mafera, seconded by Board Member Mahaney that a recommendation to modify the site plan to reflect the Future Land Use of Community Commercial and RU-4. Motion carried unanimously. Moved by Vice Chairperson Mafera, seconded by Board Member Webb to recommend to the Town

Council that when Honda submits latest rendering to the Town that they submit the elevations of the building along with the site plan. Motion carried unanimously. Moved by Vice Chairperson Mafera, seconded by Board Member Burr to approve the site plan as recommended and modified by previous motions of this Board for Council approval. Motion carried unanimously.

Chairperson Kolar stated that she felt that the new facility will be a great asset to the community. The Board concurred with her.

Motion made by Board Member Burr, seconded by Board Member Mafera to adjourn the meeting at 8:15 p.m. Motion carried unanimously.

(signature on file)

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Lisette Kolar, Chairperson

ATTEST:

(signature on file)

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Linda Munroe, Assistant to the Clerk

