

TOWN OF GRANT-VALKARIA, FLORIDA
TOWN COUNCIL SPECIAL MEETING AND WORKSHOP IMMEDIATELY FOLLOWING
MINUTES OF WEDNESDAY, FEBRUARY 4, 2009
TOWN HALL BUILDING, 5120 HIGHWAY US1, GRANT VALKARIA, FL 32949

The Town Council Special Meeting of the Town of Grant-Valkaria, Florida, of Wednesday, February 4, 2009 was called to order at 7:00 p.m. by Mayor Del Yonts followed by the Pledge of Allegiance led by Council Member Hackford, and roll call to the Council Members with the following present:

Mayor – Del Yonts
Seat No. 1 – Joe Hackford
Seat No. 2 – Lisette Kolar
Seat No. 3 – Pat Bryan
Seat No. 4 - Jason Mahaney, Vice Mayor
Seat No. 6 – Cathy DeMott

Town Administrator Richard Hood
Town Clerk Susanne Krueger

EXCUSE COUNCIL MEMBER FADEN

Mayor Yonts stated for the record that an email was received from Council Member Faden to say that he would not be able to attend tonight's meeting due to work related obligations. Motions by Council Member Bryan, second by Council Member Kolar, and vote unanimous to excuse Council Member Faden.

SPECIAL MEETING AGENDA ITEM

1) Comprehensive Plan Discussion Of Residential Density

Mayor Yonts opened the discussion of residential density to the audience.

Dan Robino stated that the Local Planning Agency (LPA) recommended residential density as 1.25 and they seemed to agree it was a good size. Rick Schmidt asked how it would affect existing property zones. Mayor Yonts responded that it would be grandfathered in if it was already platted. Town Administrator Hood stated that it would affect someone subdividing, everyone else would be a legal non-conformity, and would have no impact on existing lots.

Rick Schmidt inquired as to when this change might be effective. Town Administrator stated that when the comprehensive plan is transferred to the State, it would take about 120 days for them to review and make comments; the Town would make changes and there would be another public hearing to adopt the comprehensive plan.

Council Member Bryan inquired as to how it would affect our ability to base any decisions that arise. Town Administrator Hood responded that he would have to defer to the Town Attorney. Council Member Bryan stated that a lot of people wanted 1 unit per 1.4 acres. Denni Burr recommended 1.5 acres for density and 1.25 acres for zoning. Town Administrator Hood stated that Miller Legg recommended 1.25 acres for density and 1.25 acres for zoning. Council Member DeMott stated that a lot of residents called her to request 1.5 acre lot size, density of 1.5 acres, and they were concerned about developers coming in to divide into smaller lots. Allen Webb stated that LPA was concerned about minimum density and clustering issues when they decided on the 1.25 acres; concerned about how many parcels are zoned R1 which are

larger than 2.5 acres and are able to be split; concerned about how many people this will affect. Council Member Hackford suggested having more than one area - one area having 1.5 acres and another area having 1.2 acres - and that we do not allow anything less than one acre. Mayor Yonts inquired if there is a way to set a number as part of the current R1 zone to continue all rights and privileges they had prior to our adoption of the comprehensive plan. His example was if the minimum density is 1.4 that they exclude any currently zoned R1 with density of 1. Town Administrator Hood responded that he would have to look into if we can make exceptions to density requirements. Rick Schmidt stated that 95% of the problem would be solved if using 1.25 acres, Council should be careful about setting a precedent, and he suggested using 1.25 acres. Dan Robino stated that the LPA discussed this endlessly and decided that 1.25 acres was the fairest decision for all in town. Council Member Bryan stated that 1.3 acres is a nice compromise and understands concerns. Council Member Hackford stated that he is leaning towards 1.25 acres. Vice Mayor Mahaney stated that he is pushing for 1.3 acres but would go for 1.25 acres.

Motions by Council Member Hackford, second by Council Member Bryan, and vote to set the density at 1.25 acres failed with votes as follows: AYE-Kolar, Hackford; NAYE-Bryan, Yonts, Mahaney, DeMott. Motions by Council Member Bryan, second by Vice Mayor Mahaney to set density at 1.3 acres, there was no vote. Motion withdrawn by Council Member Bryan and second withdrawn by Vice Mayor Mahaney. Motions by Council Member Kolar, second by Vice Mayor Mahaney, and vote to set density at 1.25 acres failed with a tie vote as follows: AYE-Kolar, Hackford, Mahaney; NAYE-Yonts, Bryan, DeMott. Mayor Yonts passed the gavel to Vice Mayor Mahaney. Motions by Mayor Yonts, second by Council Member DeMott, and vote to set density at 1.4 acres failed with votes as follows: AYE-Yonts, Bryan, DeMott; NAYE-Kolar, Hackford, Mahaney.

Dan Robino stated that the LPA made recommendations to Council and they are not taking into consideration their recommendations. Mayor Yonts explained that the advisory boards make recommendations to Council, they hear the recommendations, but they do not necessarily take the recommendation.

Motions by Council Member Bryan, second by Council Member DeMott, and vote to table this for next week's regular meeting with the condition that Council Member Faden will be in attendance passed with the votes as follows: AYE-Bryan, Yonts, Mahaney, DeMott; NAY-Kolar, Hackford.

Special Council meeting was adjourned at 8:44 p.m. Mayor Yonts called for a brief recess at 8:45 p.m. Mayor Yonts called the Workshop meeting to order at 8:54 p.m.

WORKSHOP AGENDA ITEMS

- 1) Continued Review Of Comprehensive Plan
 - a. Town Center/Heritage Center Concept

Town Administrator Hood stated that he would like Council to approve the text of the comprehensive plan first so he can send it to Miller Legg to start working on it, secondly work on the town center/heritage concept and density and lastly the school element and maps.

For the record, many different descriptions of boundaries for town center have been discussed by the LPA. One description are those properties abutting First Street from Highway US1 to Brabrook Avenue including all of Grant Community Center property, along with those properties abutting Old Dixie Highway from half-way between Second and Third Street, then south to Alfred Park on Grant Road.

Mayor Yonts inquired if we create a special district what would the goals be. Town Administrator Hood responded that the LPA discussed that it would be to enhance the area as a special district allowing mixed use of government, industrial, residential, very limited retail and services; it could be set up initially instead of stand alone; could be tied to a residential use like an art studio within a residence; it would be taking home occupation one step further.

Mayor Yonts inquired what is special about this district and if it would take away what is presently there. Council Member Kolar responded that this is a traditional area of Grant where there is the post office, Grant grocery store, Charlie Christenson's house, school house, cemetery, parks and churches. She stated that you would not find this anywhere else in town, it was the place where people did their business, it would be to preserve and enhance area, and it would keep the town history there. Mayor Yonts was concerned that it would not take away from what is presently there. Denni Burr stated that the LPA discussed that this special district could be a traditional area of Grant. Council Member Hackford stated he wanted everything left alone, to keep commercial on the other side of Old Dixie Highway, and that he did not like the idea of change. Vice Mayor Mahaney stated that he did not support the special district. Mayor Yonts and Council Member Hackford were in agreement that there may be other areas that might be considered a special district like Valkaria Road and Old Dixie Highway, and Old Dixie Highway and Shell Pit Road. Dan Robino stated that he did not want the commercial area moved beyond Old Dixie Highway; he wants the businesses along Route 1 and Babcock Street. Denni Burr stated that there currently is commercial in the special district area; she thought that the LPA was charged with looking 50 years out into the future; she stated that it was important to realize that things will change and the Town needs to preserve things that are historically a part of Grant and it was never meant to be offensive. Council Member Bryant stated that he does not want businesses west of Old Dixie Highway, cannot support the concept in that it may be causing more problems than it would solve and that it can be kept what is there with great legislation. Mayor Yonts was concerned that by allowing the district to be created someone else may want it somewhere else. Council Member Kolar stated that the reason the LPA chose this area is that it is different and the Town needs to protect it against what we do not want to allow. Council Member Hackford stated that some of the long-time residents had a hard time with this and he wanted it to be left alone. Allen Webb requested an overlay on this area to keep existing uses as they are today and if there are any changes it has to go before Council. It was Council consensus not to include the town center concept in the comprehensive plan. Council Member Bryan recommended removal of the transition area from the land development regulations.

b. Public School Element

Town Administrator Hood stated that Department of Community Affairs (DCA) likes all public school elements to be consistent with the County's public school element; the School Board dictates where schools will be placed and towns usually have very little control.

Council reviewed the Public School Element with the following comments:

- Objective 3 - check effective date
- Objective 4 - check effective date
- Data and Analysis
 - Page 1, third paragraph, second sentence - delete "and Grant-Valkaria"
 - Page 1, third paragraph, third sentence - delete "and Grant-Valkaria"

Town Administrator Hood stated that Matt Boerger of Miller Legg is waiting for hard data numbers from University Shimberg and that it may be another six months or more for the numbers.

c. Future Land Use Maps

Mayor Yonts noted that the time is 10:20 p.m. and received Council consensus to continue.

Council was concerned if they changed the existing zoning what the legal ramifications would be to the town. Town Administrator Hood stated he would check the following topics and bring back to Council:

- If town changed existing businesses to residential zoning what are their rights and what are the ramifications to the town would be
- In a business zone a residential zoning change would be an allowable use with conditions
- Get planner and attorney input on the above topics

Town Administrator Hood stated he is working with an engineer to obtain costs involved in building a town hall which would include size of property, and size of building.

Motions by Council Member Bryan, second by Council Member Hackford, and vote unanimous to adjourn the meeting at 10:45 p.m.

(signature on file)

ATTEST:

Del Yonts, Mayor

(signature on file)

Susanne Krueger, Town Clerk