

TOWN OF GRANT-VALKARIA, FLORIDA
TOWN COUNCIL WORKSHOP
MEETING MINUTES OF WEDNESDAY, JANUARY 21, 2009
TOWN HALL BUILDING, 5120 HIGHWAY US1, GRANT VALKARIA, FL 32949

The Town Council Workshop Meeting of the Town of Grant-Valkaria, Florida was called to order at 7:03 p.m. by Mayor Del Yonts followed by the Pledge of Allegiance led by Council Member DeMott, and roll call to the Council Members with the following present:

Mayor – Del Yonts	Town Administrator Richard Hood
Seat No. 1 – Joe Hackford	Town Clerk Susanne Krueger
Seat No. 2 – Lisette Kolar	
Seat No. 3 – Pat Bryan	
Seat No. 4 - Jason Mahaney, Vice Mayor	
Seat No. 5 – Dan Faden	
Seat No. 6 – Cathy DeMott	

WORKSHOP ITEM

Town Administrator Hood stated that Council will need to try to discuss Town Center, maps, Chapter 10-Public School Element and density tonight. He stated that the Local Planning Agency recommended one unit per 1.25 acre instead of one unit per acre.

- 1) Continued Review Of Comprehensive Plan
 - a) Continued Discussion of Chapter 6 - Future Land Use Element
 - b) Discussion of School Element

Mayor Yonts stated that according to statistics from Miller Legg about 50% of the lots in town are 1.3 to 1.4 acres in size. He stated that he was concerned about a large developer coming in to buy up numerous lots and then subdivide smaller lots; he requests density of 1.4 acres. Council Member DeMott stated that she favored 1.4 acres and is against splitting 2.5 acres parcel into anything less than 1.4 acres. Council Member Kolar stated that the Local Planning Agency recommended 1.25 acres; there were about 500 lots with 2.5 acres and we were taking away the opportunity for them to subdivide the land. Vice Mayor Mahaney stated that he would like to see 1.3 acres lot size. Mayor Yonts explained that lots on Fleming Grant Road in the County have drainage swales between properties, and one acre lots which are actually one-half acre of land and one-half acre in water. Council Member Bryan did not like the idea of using green space to calculate density. Mayor Yonts stated that in Malabar they have a statement in their charter that says that any residential lot in a certain area can have density of x, and suggested incorporating something like that into our charter. It was Council consensus that they were concerned with a person coming in, buying up a lot of 1.4 acres and developing as a subdivision with less than 1.4 acres. Council Member Faden stated that 1.25 is a breaking point, but he is not opposed to 1.4 or 1.5 acres. It was Council consensus to have in the land development regulations to keep natural environment, have breaks, and protect what is there making preservation most important. Council Member Faden stated that lots on Vally, Ponderosa and Burton are all 1.4 and 1.2 on corner lots.

Ronald McAloney stated that the County used to allow 2.5 acre parcels to build on, that when borrow pits are put in they have an impact on drainage in the surrounding area and at Berry, Sandpoint and Brabrook have one acre lots. He further stated that the man at the end of

Pinesap has no business living in his garage instead of his house. Linda Landrum stated that her property is 2.57 acres, the people on Berry and back live on 2.5 acres or larger, and that if Council changes to 1.25 acres the people will want to split their property to get money. Allen Webb stated that if the existing residential zoning is changed to 1.25 or 1.33 acres you need to see what is done to property with a different zoning. Tom Sammons stated that he would like 1.4 acres. Dan Robino stated the 1.25 acre lots is a true measurement that did not include roads, and could not mitigate anything else to get the 1.25 acre. Bonnie Allan inquired if someone can split property without coming to the town. Town Administrator Hood responded yes, but it might not be buildable.

Council Member DeMott stated that she came from South Florida rural area, watched it get worse over the years, and we need to make sure that we lay a good foundation to prevent the same thing happening here.

Ms. Denni Burr stated that Miller Legg had the original forums for Town people about the desired lot size and it was well over 1.4 acres. Allen Webb stated he attended the meetings and he noticed that residents kept putting up stickers each time they attended the meetings and it may not be a true representation of the population wishes.

Vice Mayor Mahaney recommended 1.3 acres. Council Member Kolar stated that the County Future Land Use was Residential 1 in majority of town, and we got rid of Residential 1 and changed it to Residential 1.25. Mayor Yonts called for a consensus from each of the Council Members as follows:

- Mahaney - for 1.3 acres
- Hackford - for 1.3 acres
- DeMott - for 1.4 acres
- Yonts - for 1.4 acres
- Kolar - leaning towards 1.4 acres
- Faden - for 1.4 acres
- Bryan - leaning towards 1.4 acres

Mayor Yonts requested bringing residential densities to next meeting for Council vote. He further inquired as to how many residential land uses there were. Town Administrator Hood responded that there are 3 residential land uses. Council Member Faden requested that the next meeting be changed to a special meeting and following it with a workshop.

Mayor Yonts called for a brief recess at 9:15 p.m.

Mayor Yonts called the meeting to order at 9:35 p.m.

Discussion started with Town Center. Council Member Hackford was against Town Center (TC) and wants no change. Council Member Kolar explained that the Local Planning Agency saw one area at 1st Street that is different from the rest of town that was traditionally an area where people gather. She stated that it is a busy transitional area and the idea was to capture the area, protect it as a life center of town and protect it against unwanted development; the idea was to designate and protect this area as part of the land development regulation that

would further restrict what happens in this area. Mayor Yonts was concerned about what prevents this from occurring to other areas. Town Administrator Hood stated that having a designation on this area can take away a potential for certain areas to grow. Mayor Yonts suggested getting all the people know we will discuss this again and explain what is actually going on and then make decisions. Council Member Bryan stated he did not necessarily agree with protecting this area; that there was nothing there to protect but the store; does not see it as a transitional area; would rather see what can we take out of the zoning in that area that could harm in that area; does not see it as any different than any other area.

Ms. Burr stated residents approached her and inquired what was going on; they heard things such as that a McDonald's was going in, and they were tearing down Grant Community Center and placing a shopping center there. She stated that if the Grant Community Center was sold that 4 units per acre can go there and we need to protect this area from this happening. Linda Landrum stated that the town needs to redefine zoning and say certain types of zoning are only in these areas of town. Dan Robino stated that he agreed that the name of the special district is a problem but we need to protect it.

Town Administrator Hood stated that any area adjacent to commercial and residential is a transitional area; most communities have commercial, professional office use and then residential which is done through zoning codes and some through land use regulations.

Mr. McAloney stated that this is a close-knit area and the majority of the community feels they like it the way it is and do not trust government; they do not like their minds made up for them.

Council discussed why not include the areas around Shell Pit Road, Valkaria Road and 1st Street as areas of special interest also. Town Administrator Hood stated he would like to get guidance from land planners to get the correct language in designating the area west of Old Dixie residential excluding those areas currently zoned BU1, and that this area is not considered a transitional area.

It was Council consensus to discuss school element and maps at next workshop on February 4th, and discuss town center on February 11th. Town Administrator requested change airport ordinance discussion from March 4th to March 18th when Town Attorney will be available.

Motions by Vice Mayor Mahaney, second by Council Member Hackford, and vote unanimous to adjourn the meeting at 11:15 p.m.

(signature on file)

ATTEST:

Del Yonts, Mayor

(signature on file)

Susanne Krueger, Town Clerk