

TOWN OF GRANT-VALKARIA, FLORIDA  
JOINT ZONING BOARD OF APPEALS AND TOWN COUNCIL REGULAR MEETING  
FOR WEDNESDAY, JUNE 9, 2010 AT 7:00 P.M.  
TOWN HALL, 4240 HIGHWAY US1, GRANT VALKARIA, FL 32949

The Zoning Board of Appeals meeting of June 9, 2010 was called to order at 7:00 p.m. by Mayor Yonts, followed by the Pledge of Allegiance led by Council Member Mahaney, 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, Vice Mayor	
Seat No. 3 – Pat Bryan	
Seat No. 4 – Jason Mahaney	
Seat No. 6 – Cathy DeMott	

**EXCUSE COUNCIL MEMBER FADEN**

Motions by Council Member Mahaney, second by Council Member Hackford, and vote unanimous to excuse Council Member Faden.

**PUBLIC HEARING – VARIANCE NO. V-2010-01-- BOARD ACTION**

PROPERTY DESCRIBED AS FOLLOWS: 29-37-14-00-00771.0.0-0000.00

Further Described As Being Located At 1440 Valkaria Road, Grant Valkaria, Florida

Property Is Zoned AU, Agricultural Residential Zoning Classification

Total affected acreage: 1.52 acres

Applicant: James W. Morgart

**VARIANCE REQUESTED:**

A variance to Brevard County Code Chapter 62, Section 62-1334(5)b as adopted by the Town of Grant Valkaria at time of incorporation to allow a detached garage to the front of the front building line of the principal building.

Mayor Yonts read Variance No. V-2010-01 as stated above, stated for the record that legal advertisement was published in Florida Today newspaper May 6, 2010, and deferred to Town Administrator Hood. Mr. Hood explained that Mr. Morgart applied to build his home before the 2004 storms hit and is now ready to finish the site with the detached garage as approved by the County's code at that time; setback and size met the current zoning; at the time of his permit being issued the County interpreted state law that it was allowed; now state law clarifies that if they are agricultural exempt no permits are required; Planning and Zoning unanimously approved the variance and Town Attorney Bohne agreed that there is a hardship for the variance. Mayor Yonts opened the public hearing and Mr. Morgart stated that the building was planned as a 24 foot by 42 foot building to look like a carriage house to match the home. Mayor Yonts closed the public hearing. Motions by Vice Mayor Kolar, second by Council Member Hackford, and vote unanimous to approve Variance No. V-2010-01.

Motions by Council Member Bryan, second by Council Member Hackford, and vote unanimous to adjourn the Zoning Board of Appeals meeting at 7:12 p.m. Mayor Yonts called the Regular Town Council meeting to order at 7:13 p.m.

## **CHANGES TO AGENDA**

There were no changes to the agenda.

## **PUBLIC HEARING - REZONING NO. 2010-01/ORDINANCE NO. 2010-01 - SECOND READING (Council Action)**

An Ordinance Of The Town Of Grant-Valkaria, Brevard County, Florida; Rezoning Property As Follows: Parcel ID 29-38-27-00-00513.0-00000.00; From Brevard County AU (Agricultural Residential) To Brevard County RU1-13 (Single-Family Residential); Providing For Amendment Of The Official Zoning Map; Providing An Effective Date (Rezoning No. Z-2010-01).

Applicant: David Driscoll

Reason for Request: to meet zoning requirement for a 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

Parcel ID: 29-38-27-00-00513.0-00000.00

Complete legal description of the property is available at Town Hall.

Mayor Yonts read Ordinance No. 2010-01 by title only, and opened the public hearing. No one spoke; therefore, Mayor Yonts closed the public hearing. Motions by Vice Mayor Kolar, second by Council Member Mahaney, and vote unanimous to approve Ordinance No. 2010-01 with a roll call vote as follows: Yonts-Aye, Hackford-Aye, Kolar-Aye, Bryan-Aye, Mahaney-Aye, Faden-Absent, DeMott-Aye.

## **CONSENT AGENDA**

- 1) Town Council Regular Meeting Minutes of May 13, 2010
- 2) Resolution No. 06-2010 - A Resolution Of The Town Of Grant-Valkaria, Brevard County, Florida; Granting A Variance Request To James W. Morgart And Brenda C. Morgart; Allowing A Detached Garage To The Front Of The Front Building Line Of The Principal Building On The Property Described Herein; Providing For Conditions; Providing For Revocation; Providing An Effective Date.  
(This pertains to Variance No. V-2010-01 at 1440 Valkaria Road)

Motions by Council Member Hackford, second by Council Member Mahaney, and vote unanimous to approve consent agenda.

## **PUBLIC COMMENTS (non- agenda items)**

Bonnie Allen stated that she is collecting donations for Camp Chance in Port St. John for underprivileged kids in Brevard County; they need paper goods, napkins, card games, cleaning supplies; she will be going up there Tuesday and Friday to volunteer and if anyone has donations

to let her know. Town Administrator Hood requested Council approval to donate left over items from Grant-Valkaria Day and the fishing tournament. It was Council consensus to allow it.

### **UNFINISHED BUSINESS**

#### 1) Discussion/Action Re Church Site For Town Hall Location

Town Administrator Hood stated that Mayor Yonts, Vice Mayor Kolar, Council Member Bryan, and Dan Robino met at the church to view the site. Mr. Hood stated that there are several scenarios that the Council could look at regarding utilizing the church from remodeling the existing buildings to tearing down the house portion and rebuilding; additional costs could vary from \$30,000-\$35,000 for minor renovations to \$100,000 for major renovations; costs for a new town hall building could cost \$400,000-\$500,000; cautioned Council to have the entire building professionally inspected. Mr. Hood stated that Mr. Apotheker stated that he would be willing to work with purchasing a 10-15 foot strip so that the water equipment does not have to be moved or go through his property to repair it. Mr. Hood explained that there are several options available to purchase the property, renovate it, and not going into debt. Town Administrator Hood clarified that he foresees that there would be one additional employee. Tom Sammon cautioned Council about spending a lot of money on renovations. Motions by Council Member Mahaney, second by Council Member Hackford, and vote unanimous to make an offer of \$100,000.00 with 30 days to respond to offer and contingent upon satisfactory inspection, purchase 15 foot easement from Mr. Apotheker, parking agreement with Grant Community Center for overflow parking, rezoning, and satisfactory septic inspection.

### **NEW BUSINESS**

#### 1) Discussion/Action Re Town Administrator Performance Review

Council DeMott stated that Mr. Hood exceeded her expectations in the past year and she stated that she received calls from residents that they are grateful for him. Council Member Bryan stated that a lot of people who were opposed to incorporation are no longer; due to Sue Krueger and Rick Hood they are more appreciative of the town. Motions by Council Member Bryan, second by Vice Mayor Kolar, and vote unanimous to approve Town Administrator Hood performance review. Motions by Council Member Hackford, second by Council Member Mahaney, and vote unanimous to approve a 6% merit increase plus one-time \$500.00. Town Administrator Hood thanked Sue Krueger, Jessica Williams, all the boards, COPs, all the volunteers, and road crew for all their help.

#### 2) Discussion/Action Re Appointment of Voting Delegate at Florida League of Cities Annual Conference August 19-21, 2010

Motions by Council Member Mahaney, second by Council Member Hackford, and vote unanimous to appoint Del Yonts as the voting delegate at Florida League of Cities annual conference in August 2010.

### **REPORTS**

#### 1) Town Administrator's Report

Town Administrator Hood gave his report as follows:

- a) New Sheriffs Commander - received call from Commander Salvo that he is no longer commander and that his replacement is Commander Joe Ambrose who stopped by a couple of days ago and introduced himself.
- b) Elections - there has been several requests for qualifying packages which is earlier than what the Town Clerk is accustomed to; they are now available; requested Council approval to have all qualifying packages in the future to be available when the first legal advertisement is published in the newspaper stating that there will be an election. It was Council consensus to approve this procedure.
- c) Melbourne fireworks donation - received request from City of Melbourne for donations for their July 4<sup>th</sup> fireworks. It was Council consensus not to send any money.
- d) "E. Harris Drew" Municipal Official Lifetime Achievement Award - asked Council if they wished to nominate anyone. It was Council consensus to make no recommendations.

2) Financial Report

Town Administrator Hood stated that the town is keeping the expenses under control.

3) Council Reports and Comments

Vice Mayor Kolar inquired the status on the comprehensive plan. Town Administrator Hood responded that he emailed Miller Legg on Monday and has not received a response. Vice Mayor Kolar stated that due to her vacation schedule she wants to be sure that she is present to discuss accessory structure ordinance and business tax receipts; she will post the Council agenda packages on the website each week and will replace it with a new one when it comes out.

Mayor Yonts stated that he declined memberships in Civ Mil, and Florida League of Mayors.

4) Board Reports and Comments

There were no Board Reports or comments.

Motions by Council Member Bryan, second by Council Member Hackford, and vote unanimous to adjourn the meeting at 9:22 p.m.

(Signature on file)

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Del Yonts, Mayor

ATTEST:  
(signature on file)

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Susanne R. Krueger, Town Clerk