The Planning and Zoning Board Meeting of June 22, 2020 was called to order at 7:00pm by Chair Hearndon, followed by the Pledge of Allegiance, and roll call:

Leonard Hearndon, Chair – Present
Ben Campione, Vice Chair – Present
Angela Shoe – Present
Mike Bradvarevic – Present
Kristin Fee – Present
Douglas Bower, Alt. #1 – Present
Deisha Knight, Alt. #2 – Absent

Also attending:
Town Administrator Jason Mahaney
Building Division Manager Alex Juan
Town Administrative Assistant Mandy Birenbaum

Changes to Agenda
None.

Approval of Minutes
Motions by Board Member Shoe, second by Board Member Bower, and vote unanimous to approve the February 24, 2020 meeting minutes. Motion passed 6-0.

   Applicant: Swift, Gary
   Property Owners: Swift, Gary
   Property Described as Follows: Parcel ID 29-38-16-50-*-1.01 (Account 2954465).
   Property Address: 4050 Highway 1 Grant Valkaria FL 32949
   Existing Zoning Classification: Agricultural Residential (AU)
   Proposed Zoning Classification: Retail, Warehousing and Wholesale Commercial (BU-2)
   Size of Specific Area Covered by Application: 4.84 acres+/-
   Reason for Request: Would like to create two 1 ¾ acre lots to sell.

2. Development Agreement Between Town of Grant-Valkaria and AdvantaIRA Trust, LLC FBO Gary Swift IRA #6675601. (To be discussed in conjunction with the rezoning)
Chair Hearndon opened the public hearing and Town Administrator Mahaney briefly summarized the background information. This rezoning request is to allow the owner the ability to divide 1 lot into 1.25 acre lots to sell. The existing AU zoning classification requires a minimum 2.5-acre lot size. The requested zoning of BU-1/BU-2 fits within the Village Commercial land-use designation and Local Commercial designation. This property was previously zoned BU-A in 1984 and rezoned in 1991 to BU-2 for the portion of the property located West of U.S. Highway 1 and the portion East of U.S. Highway 1 remained BU-1. In 2014, it was rezoned top AU by the same applicant. He explained that although this parcel has a Village Commercial Land-use designation rezoning to BU-2 is typically considered heavy commercial, which also allows a single-family residence to be built. This has been very common in our town along the riverfront. Since the last zoning change to AU, a house has been built adjacent to this property and two on the other side of U.S. Highway 1. When making a zoning change you should look at the surrounding property uses to make sure it is compatible. In this document, you will find the BU-1 and BU-2 allowable uses. Mr. Mahaney added that when you divide a piece of property into three or more, it is considered a development. Attached is a binding development agreement for this property for the requested lot sizes. This document has been written for the BU-1 zoning classification as it is more compatible to the surrounding uses. If the requested zoning classification of BU-2 is granted, this document will change to BU-1/Bu-2. The granting of this zoning does not guarantee physical development of the property. At the time of development, said development must be in accordance with the criteria of the Town comprehensive plan and other applicable laws and ordinances. Staff has no adverse comments regarding this request for rezoning. He explained that the second part of the meeting agenda was the development agreement that would go together. Mr. Mahaney clarified that there would be two motions and they would be discussed together.

Resident Jonathan Harris stated he just built the home to the north of the property in review and was in support of the rezoning and hoped to see more housing.

Resident Chuck Miller spoke that he lived across the street from the property and hoped that homes would be built but had concerns of the rezoning change may risk commercial growth; therefore, he was not in favor of the rezoning.

The applicant Gary Swift spoke. He stated that BU-1 or BU-2 was not a concern as his intention was to help the setback requirements on the deep but narrow property. He added that he only had intentions to see residential growth on the subdivided property and that he would like to sell 2 lots and retain the last lot for use of an accessory structures that would be across the street from his home. Mr. Mahaney clarified that residential zoned properties had a 15’ setback. He stated stipulations could be made in the binding development agreement that, with the rezoning, the property could only be developed for residential use if the applicant agreed. Mr. Swift verified he would agree to the residential use in the binding development agreement and wanted to verify the outbuilding limitations on a joined property across the
street. Mr. Mahaney conferred with Staff and verified with the BU-1 zoning would meet requirements for the proposed accessory structures.

Motions by Board Member Bower, second by Vice Chair Campione, and vote unanimous to approve Rezoning Z-2020-02 to BU-1 zoning classification with the stipulation to have binding development agreement with single family residential requirements. Motion passed 6-0.

Motions by Board Member Shoe, second by Vice Chair Campione, and vote unanimous to amend the existing binding development agreement to include for construction of single-family residential use only. Motion passed 6-0.

Mr. Mahaney stated the next reading of Rezoning No. Z-2020-02 would be July 8, 2020 in front of Town Council.

Public Comments
There were none.

Adjourn
Motions by Board Member Shoe, second by Vice Chair Campione, and vote unanimous to adjourn the meeting at 7:26pm. Motion passed 6-0.

Leonard Hearndon, Chairman. Signature on file.

ATTEST:

Mandy Birenbaum, Administrative Assistant. Signature on file.