

Joint Planning and Zoning Board/Local Planning Agency Meeting Minutes
Monday, November 27, 2023, at 7:00 P.M.
Town Hall Council Chamber, 1449 Valkaria Road, Grant-Valkaria, FL 32950

The Planning and Zoning Board Meeting of November 27, 2023, 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
Mike Bradvarevic – Present
Douglas Bower – Present
Deisha Knight– Present
Ani Diaz McCallum, Alt. #1- Present

Changes to Agenda

Mr. Mahaney removed new business number 1.

Public Hearings

1. Conditional Use Permit No. CUP-2023-01

Chairperson Hearndon announced that this CUP was advertised in Florida Today on 11/9/23. Mr. Mahaney explained that we have received a request for a CUP located at 4450 Gumbo Limbo Ln. The request is to allow for two Nigerian dwarf goats due to a medical hardship. The property is currently zoned RR-1 and does meet the requirements for a conditional use permit under section 20-1927. He stated that staff has no adverse comments regarding this request. Chairperson Hearndon opened the public hearing; the applicant, Ashlyn Crotty spoke. Chairperson Hearndon closed the public hearing. **Motion by Board Member Bradvarevic, second by Vice Mayor Campione, and vote unanimously to approve CUP-2023-01.**

2. Conditional Use Permit No. CUP-2023-02

Chairperson Hearndon announced that this CUP was advertised in Florida Today on 11/9/23. Mr. Mahaney explained that we have received a request for a CUP located at 5839 Snook Ln. The request is to allow for an accessory structure that is larger than allowed in the current zoning classification. Section 20-2100.5(a)(7) of the Town of Grant-Valkaria Land Development Regulations provides that accessory buildings located on properties which is less than 2.5 acres in size, zoned RR-1, and are bordered entirely on at least two (2) sides, which may include property across the street, by AU – agricultural/residential zoned property, or GU – general use zoned property and is not located in a deed restricted community may apply for a conditional use permit pursuant to section 20-1901 for an exemption from standards listed in subsections: a(1, 2, and 4) of this section. The property does meet all of the requirements and staff has no adverse comments regarding this request. Chairperson Hearndon opened the public hearing; no one spoke. Chairperson Hearndon closed the public hearing. **Motion by Vice Mayor Campione, second by Board Member Bradvarevic, and vote unanimously to approve CUP-2023-02.**

Consent Agenda

Motions by Board Member Bower, second by Board Member Knight, and vote unanimous to approve the January 30, 2023, minutes. Motion passed unanimously.

Public Comments (Non-agenda items, 5-minute limit)

None.

Adjournment

Motion by Board Member Bradvarevic, second by Board Member Bower, and vote unanimous to adjourn the Planning and Zoning Board meeting at 7:14pm. Motion passed unanimously.

Call to order the Local Planning Agency Meeting

Roll Call (Town Clerk)

Leonard Hearndon, Chairperson - Present

Ben Campione, Vice Chair - Present

Mike Bradvarevic - Present

Douglas Bower - Present

Deisha Knight – Present

Ani Diaz McCallum, Alt. #1- Present

Changes to the Agenda

None.

Public Comments (Non-agenda items, 5-minute limit)

None.

New Business

1. Ordinance No. 2023-03 (Board Action)

Chairperson Hearndon read the ordinance by title. Mr. Mahaney explained that this is a revised ordinance for section 20-4811 of Land Development Regulations after two public workshops. Vice Chair Campione confirmed that the Town Council has seen this at two workshops; Mr. Mahaney said yes and now the board is to review it for any changes or input they would like to recommend. Mr. Mahaney explained that there has been a lot of work on the island done without permits and the goal is to revise the ordinance so that the majority of them would be able to come into compliance. He mentioned that staff and Council have worked with the VIP Island residents on this. Vice Chair Campione asked if this ordinance is passed, are there any properties out there that are in violation. Mr. Mahaney confirmed that there are properties out there that would still be in violation and their options would be to come into compliance through permitting and engineering or remove the structures. Board Member Bower asked if protecting the environment is being considered. Mr. Mahaney said yes, there are many houses and additions that have been built without permits and they will have to go through environmental health to ensure their septic tanks are up to code. Steven Kempe spoke on

behalf of another VIP resident and inquired about chickee huts and if the size limitation has been considered. Mr. Mahaney explained that the change has been made with that property in mind. Properties will be allowed to have a 400 sq. foot chickee, if they marry two lots together, they would be able to have 800 sq. ft. Mike Mitchell stated that he is opposed to no overnight parking. **Motions by Board Member Brower, second by Vice Chair Campione, and vote unanimous to approve Ordinance No. 2023.03.**

Adjournment

Motions by Board Member Bradvarevic, second by Board Member Bower, and vote unanimous to adjourn the meeting at 7:37pm.

Leonard Hearndon, Chairperson. Signature on file.

Mandy Birenbaum, Administrative Assistant. Signature on file.

Note: Any person desiring to appeal any decision made by this Board/Agency, with respect to any matter considered at this meeting or hearing, will need a record of the proceedings for such purposes, must ensure that a verbatim record and transcript of the proceedings, which record includes the testimony and evidence upon which the appeal is to be based. It shall be the responsibility of the person desiring to appeal any decision to prepare a verbatim record and transcript at his/her expense, as the Town does not provide one.

ATTN: PERSONS WITH DISABILITIES. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations to participate in this proceeding shall, at least forty-eight (48) hours prior to the meeting, contact the Town Clerk at 321-951-1380.