

Joint Planning and Zoning Board/Local Planning Agency Meeting Minutes
Monday, February 26, 2024, at 7:00P.M.
Town Hall Council Chamber, 1449 Valkaria Rd, Grant-Valkaria, FL 32950

The Planning and zoning Board Meeting of February 26, 2024, 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
Douglas Bower – Present
Deisha Knight – Absent
Ani Diaz McCallum – Present

Motion by Board Member Bower, second by Board Member Campione, and vote unanimously to excuse Deisha Knight from the meeting.

Changes to Agenda

Public Hearings

1. Rezoning No. Z-2024-01

Chairperson Hearndon announced that this rezoning was advertised in Florida Today on February 8, 2024. Mr. Mahaney explained that the request was received for a rezoning located at 4701 Blossom Ridge Pl. The request is to allow for the building of a horse barn. The property is currently zoned Rural Residential (RR-1), and the request is to return it to the original zoning of Agricultural (AU). He stated that the staff has no adverse comments regarding this request. Chairperson Hearndon opened the public hearing; resident Brian Jacobs spoke and expressed concerns of the AU zoning surrounded by RR-1 properties. Chairperson Hearndon stated that there are regulations beyond the AU zoning for land use and the owners, Brian and Kristen Fowler, clarified that they wanted a larger size barn for three horses. Chairperson Hearndon closed the public hearing.

Motion by Board Member Campione, seconded by Board Member McCallum, and vote unanimously to approve Rezoning-2024-01. Motion passed unanimously.

2. Variance Request V-2024-1

Chairperson Hearndon announced that this variance request was advertised in Florida Today on February 8, 2024. Mr. Mahaney explained that a request for a variance was received for the property at 3000 Valkaria Rd to allow for the following rezoning of the property to Agricultural (AU). He stated that they had a unique situation in that the part of the land in Grant-Valkaria was 1.32 acres; however, the north side of the property with a size of 3.58 acres was in the Town of Malabar. Mr. Mahaney stated that the two separate taxing authorities involved would not allow for the combination that would give him the minimum of 2.5 acres needed for AU; therefore, the owner is requesting the variance. He added that the staff has no adverse comments regarding this

request. Chairperson Hearndon opened the public hearing; Ana Saunders clarified that the one future home would be only on land in Town of Grant-Valkaria jurisdiction. Chairperson Hearndon closed the public hearing.

Motion by Board Member Bower, seconded by McCallum, and vote unanimously to approve V-2024-1. Motion passed unanimously.

3. Rezoning No. Z-2024-02

Chairperson Hearndon announced that this rezoning was advertised in Florida Today on February 8, 2024. Mr. Mahaney explained that the request was received for a rezoning located at 3000 Valkaria. The request is to allow for the construction of a single-family home with the Agricultural (AU) zoning requirements. The property is currently zoned Planned Business Park (PBP), and the request is to rezone it to AU with the proposed variance request V-2024-1. Chairperson Hearndon opened the public hearing; Board Member Bower asked for info on the surrounding properties. Mr. Mahaney stated it was Government Managed Lands (GML) airport property and the remainder of the surrounding properties was AU. Chairperson Hearndon closed the public hearing.

Motion by Board Member Campione, seconded by Board Member Bower, and vote unanimously to approve Rezoning-2024-02. Motion passed unanimously.

Consent Agenda

Motion by Board Member Campione, seconded by Board Member Bower, and vote unanimously to approve the minutes from November 27, 2023. Motion passed unanimously.

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

Brent Wohlenber spoke of concerns of the health of the Indian River lagoon.

Adjournment

Motion by Board Member McCallum, seconded by Board Member Bower, and vote unanimously to adjourn the Planning and Zoning meeting at 7:31pm. Motion passed unanimously.

Call to order the Local Planning Agency Meeting

Roll Call (Town Clerk)

Leonard Hearndon, Chairperson – Present

Ben Campione, Vice Chair – Present

Douglas Bower – Present

Deisha Knight – Absent

Ani Diaz McCallum – Present

Motion by Board Member Bower, second by Board Member McCallum, and vote unanimously to excuse Deisha Knight from the meeting. Motion passed unanimously.

Changes to Agenda

None.

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

None.

1. Ordinance No. 2024-03 (Board Action)

Chairperson Hearndon Read the ordinance by title. Mr. Mahaney explained that this is a revised ordinance for Section 20-2117(e) of the Land Development Regulations after review at a public workshop. Mr. Mahaney explained that this was for properties along Highway 1 that had been developed on the east riverside and the original code did not allow them to use of his property on the west side. He said this ordinance allowed for future residents to build an accessory on the west side and qualify the land as “developed” as they have their primary homes on the east side of Highway 1.

Motion by Board Member Bower, second by Board Member McCallum, and vote unanimously to approve Ordinance No. 2024-3. Motion passed unanimously.

2. Ordinance No. 2024-4 (Board Action)

Chairperson Hearndon Read the ordinance by title. Mr. Mahaney explained that this is a revised ordinance for Section 20-1336 of the Land Development Regulations after review at a public hearing. Mr. Mahaney explained that this would apply to properties with a rear drainage easement or railroad easement and allow an additional 5’ setback to the owners of the applicable properties.

Motion by Board Member McCallum, second by Board Member Bower, and vote unanimously to approve Ordinance No. 2024-4. Motion passed unanimously.

3. Ordinance No. 2024-5 (Board Action)

Chairperson Hearndon Read the ordinance by title. Mr. Mahaney explained that this is a revised ordinance for Section 20-2118 of the Land Development Regulations. He stated that the revised section would allow for boat dock zoning permits as access to vacant platted island properties. He added that dock permits would be issued but applicants would not be able to have overnight docking or mooring unless it met all the requirements of Section 20-1842.6 Temporary Living Quarters During Construction of a Residence.

Motion by Board Member Bower, Board Member McCallum, and vote unanimously to approve Ordinance No. 2024-5. Motion passed unanimously.

4. Resolution 03-2024

Mr. Mahaney explained that this resolution was requested to repeal a former Brevard County Resolution Z-3256 that granted a special use permit to build a single-family residence in the BU-2 zoning district and prohibited any future commercial use upon the property. He stated the resident would like to remove the stipulation that only allowed residential use; furthermore, the current zoning would allow for commercial use and there was existing commercial nearby.

Motion by Board Member Campione, second by Board Member McCallum, and vote unanimously to approve Ordinance No. 2024-4. Motion passed unanimously.

Adjournment

Motion by Board Member McCallum, second by Board Member Campione, and vote unanimously to adjourn the meeting at 7:47pm. Motion passed unanimously.

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.