

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

**Call to order the Planning and Zoning Board Meeting**

Pledge of Allegiance

Roll Call (Town Clerk)

Leonard Hearndon, Chairperson

Ben Campione, Vice Chair

Douglas Bower

Deisha Knight

Ani Diaz McCallum

**Changes to Agenda**

**Public Hearings**

1. REZONING NO. Z-2024-01 (Advertised in Florida Today on February 8, 2024, individual notices mailed February 5, 2024)  
Applicant: Brian Fowler  
Property Owners: Fowler, Brian; Chiodini-Fowler, Kristen  
Property Described as Follows: Parcel ID 30-38-04-79-AE-1 (Tax Account 3009566).  
Property Address: 4701 Blossom Ridge PL.  
Existing Zoning Classification: Rural Residential (RR-1)  
Proposed Zoning Classification: Agricultural Residential (AU)  
Size of Specific Area Covered by Application: 4.86 Acres +/-  
Reason for Request: Build a horse barn
  
2. VARIANCE REQUEST V-2024-01 (Advertised in Florida Today on February 8, 2024)  
Applicant: Scott Glaubitz  
Property Owner: Good Thunder Enterprises, LLC  
Parcel ID: 29-38-29-00-547 (Tax Account 2961786)  
Address: 3000 Valkaria Road  
Variance Requested: A variance to the Town of Grant-Valkaria Land Development Regulations Ch. 20-1334 (d) to allow a lot size of 1.316 acres +/- which is less than 2.5 acres as required to rezone the property to AU for a single-family residence.
  
3. REZONING NO. Z-2024-02 (Advertised in Florida Today on February 8, 2024, individual notices mailed February 5, 2024)  
Applicant: Scott Glaubitz  
Property Owner: Good Thunder Enterprises, LLC  
Property Described as Follows: Parcel ID 29-38-18-00-7 (Tax Account 2961786)  
Property Address: 3000 Valkaria Road  
Existing Zoning Classification: Planned Business Park (PBP)  
Proposed Zoning Classification: Agricultural Residential (AU)  
Size of Specific Area Covered by Application: 1.32 +/-  
Reason for Request: Single-Family Residence

## **Consent Agenda**

Joint Planning and Zoning/Local Planning Agency Minutes November 27, 2023

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

## **Adjournment**

### **Call to order the Local Planning Agency Meeting**

Roll Call (Town Clerk)

Leonard Hearndon, Chairperson

Ben Campione, Vice Chair

Douglas Bower

Deisha Knight

Ani Diaz McCallum

### **Changes to the Agenda**

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

### **New Business**

1. Ordinance No. 2024-03

AN ORDINANCE OF THE TOWN OF GRANT-VALKARIA, BREVARD COUNTY, FLORIDA; AMENDING ARTICLE VI “ZONING REGULATIONS” OF THE LAND DEVELOPMENT REGULATIONS FOR THE TOWN OF GRANT-VALKARIA; AMENDING SECTION 20-2117(e) IN ITS ENTIRETY; PROVIDING FOR SEVERABILITY, CONFLICT, CODIFICATION AND AN EFFECTIVE DATE.

2. Ordinance No. 2024-04

AN ORDINANCE OF THE TOWN OF GRANT-VALKARIA, BREVARD COUNTY, FLORIDA; AMENDING ARTICLE VI “ZONING REGULATIONS” OF THE LAND DEVELOPMENT REGULATIONS FOR THE TOWN OF GRANT-VALKARIA; AMENDING SECTION 20-1336 IN ITS ENTIRETY; PROVIDING FOR SEVERABILITY, CONFLICT, CODIFICATION AND AN EFFECTIVE DATE.

3. Ordinance No. 2024-05

AN ORDINANCE OF THE TOWN OF GRANT-VALKARIA, BREVARD COUNTY, FLORIDA; AMENDING ARTICLE VI “ZONING REGULATIONS” OF THE LAND DEVELOPMENT REGULATIONS FOR THE TOWN OF GRANT-VALKARIA; AMENDING SECTION 20-2118 IN ITS ENTIRETY; PROVIDING FOR SEVERABILITY, CONFLICT, CODIFICATION AND AN EFFECTIVE DATE.

4. Resolution 03-2024

A RESOLUTION OF THE TOWN OF GRANT-VALKARIA REPEALING FORMER COUNTY RESOLUTION Z-3256 GRANTING A SPECIAL USE PERMIT TO BUILD A SINGLE-FAMILY RESIDENCE IN THE BU-2 ZONING DISTRICT AND PROHIBITING ANY FUTURE COMMERCIAL USE UPON THE PROPERTY DESCRIBED HEREIN; PROVIDING FOR REPEAL OF RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

## **Adjournment**

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.