

**Town of Grant-Valkaria, Florida**  
**Town Council Workshop Meeting Minutes**  
**Wednesday, February 21, 2024**  
**Council Chamber, 1449 Valkaria Road, Grant-Valkaria, FL 32950**

Vice Mayor Kolar called the meeting to order at 6:00pm followed by the Pledge of Allegiance, and roll call as follows:

Roll Call (Town Clerk)

Mayor – Del Yonts - Excused

Seat No. 1 – Tom Sammon – Present

Seat No. 2 – Lisette Kolar, Vice Mayor – Present

Seat No. 3 – Dan Faden – Present

Seat No. 4 – Brent Jackson – Absent/arrived 6:21pm

Seat No. 5 – Mike Bradvarevic – Present

Seat No. 6 – Dan Robino – Present

**Agenda Item:**

1. Land Development Regulation for V.I.P Island

Mr. Mahaney explained that the workshop was intended to work with the residents of V.I.P. Island to try and get their properties into compliance with proper permitting. He added that Town staff was responsible for enforcing all the requirements of the Florida Building Code and that Council is unable to change state codes. Mr. Mahaney stated that the items of discussion for this workshop would be for the northern portion of V.I.P. island. Regina Harris described the additional requests for future needs, area for securing fire equipment, vacation rentals, and additional living facilities (ie boat or temp unit) while in construction. The following residents also spoke: John Auermann, Anarely McCallum, Bruce Fletcher, Robert Quattry, Tally Foster, Wayne Torphy, Lynn Perry, Greg Turek, Michael Mitchell, Penny Bell, and Frank Sliwinski. John Grimm represented resident on Grant Farm Island and Dr. Scott Herbert environmental consultant added to discussion of living on a boat and docks.

Council and residents agreed to omit requests for accommodations for community equipment storage, vacation rentals, Community/Performing Arts Center. Council and residents agreed to add boats to temporary housing ordinance for temporary use with a permit while resident is under construction or for 14 days for vacant lots for safe harbor and no allowability for live aboard vessels. Vice Mayor Kolar stated, if the community secures community owned property, more discussion on its use could be made at that time. Mr. Mahaney clarified that the ordinance for dock permitting was scheduled to be reviewed by the Planning & Zoning Board at the upcoming meeting prior to final Council review. Residents explained requests for larger accessory building for Council consideration. After much discussion, Council and residents discussed the revision to change accessory structures up to three buildings from maximum of 400sqft to 600sqft total sqft on improved principle lots, the revision to change the maximum for an accessory up to three buildings on a vacant lot from 100sqft to 400sqft total sqft, the revision to change the tiki hut structures from maximum of 400sqft to 600sqft on an improved lot that would count towards one of the three in the structure count, and the revision to change the tiki hut structures to be allowed

one on a vacant lot up to a maximum of 400sqft. Mr. Mahaney clarified that chickees built by the Seminole Indians would still require a zoning permit and they must not have electric, plumbing, concrete flooring to be permitted as a zoning permit. Mr. Mahaney stated building code did allow for tiny homes. Town Council and residents agreed to revise the minimum house size requirement to 150sqft as long as there is just one single family residence on the property and added that the accessory structure proposed revisions would not change for a lot with a tiny home; furthermore, it was decided that accessory buildings would not be allowed to be used as a guesthouse and that the accessories not counted towards the accessory count would be listed.

Jess Stanley asked for clarification regarding the south end of the island named Grant Island Estates. Mr. Mahaney referenced the applicability clause in the same ordinance and stated the ability to build a dock prior to the house anywhere on the islands was already in process and would be heard at the upcoming Planning & Zoning meeting.

Regina Harris asked about the option for a recorded easement. Mr. Mahaney stated that a recorded easement process could be obtained from a neighbor and that it would be a recorded easement agreement for one to build closer to the property line. Residents stated there were some signs posted and some they may have in the future such as no wake, meeting notices, manatee zones, VIP Island signs, etc. and wanted to update the code for current and future compliance. Council understood and recommended staff to update the ordinance as requested. Penny Bell asked for consideration of a wider sidewalk/paver concrete requirement. Council agreed to update the previous revision of 24" to 36" for ordinance change. Residents requested the addition of wording to state any changes to the canal is under the jurisdiction of the Florida Department of Environmental Protection and/or any applicable Florida state and federal regulatory bodies. Council agreed.

### **Adjourn**

**Motions by Councilmember Bradvarevic, second by Councilmember Sammon, and vote unanimous to adjourn the meeting at 8:57pm. Motion passed unanimously.**

Minutes submitted by Mandy Birenbaum, Administrative Assistant.

Lisette Kolar, Vice Mayor. Signature on file.

Attest:

Mandy Birenbaum, Administrative Assistant. Signature on file.

Note: Any person desiring to appeal any decision made by the Town Council, with respect to any matter considered at this meeting or hearing, will need a record of the proceedings for such purposes and must ensure that a verbatim record and transcript of the proceedings is made. 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 these proceedings shall, at least forty-eight (48) hours prior to the meeting, contact the Town Clerk at (321) 951-1380.