

Town of Grant-Valkaria, Florida
Town Council Meeting Minutes
Wednesday, April 10, 2024
Council Chamber, 1449 Valkaria Road, Grant-Valkaria, FL 32950

Mayor Yonts 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 - Present

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

Seat No. 5 – Mike Bradvarevic – Present

Seat No. 6 – Dan Robino – Present

Presentations

Brevard County Sheriff's Monthly Report

Mayor Yonts stated an email that was sent from Officer Castiello that reported areas of traffic enforcement and emergency call report. Mr. Mahaney showed images from social media of suspicious behavior believed to be people checking for unlocked vehicles in local neighborhoods.

Changes to the Agenda

None

Public Hearings

1. Second Reading Ordinance No. 2024-01/Rezoning No. Z-2024-01

AN ORDINANCE OF THE TOWN OF GRANT-VALKARIA, BREVARD COUNTY, FLORIDA; REZONING PROPERTY AS FOLLOWS: PARCEL ID 30-38-04-79-AE-1, AND MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; FROM RR-1 (RURAL RESIDENTIAL) TO AU (AGRICULTURAL RESIDENTIAL); PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING AN EFFECTIVE DATE.

Mayor Yonts read the ordinance by title. Mr. Mahaney explained that this rezoning request to utilize the property in an agricultural manner had no adverse comments from Staff and was unanimously approved by the Planning and Zoning Board on February 26, 2024 and by Town Council at the first reading March 13, 2024. **Motion by Councilmember Robino, seconded by Councilmember Sammon, and voted unanimous to approve Ordinance No. 2024-01/Rezoning No. Z-2024-01.**

Roll Call Vote:	Del Yonts	<u>Yes</u>
	Tom Sammon	<u>Yes</u>
	Lisette Kolar	<u>Yes</u>
	Dan Faden	<u>Yes</u>
	Brent Jackson	<u>Absent</u>
	Mike Bradvarevic	<u>Yes</u>
	Dan Robino	<u>Yes</u>

2. Second Reading Ordinance No. 2024-02/ Rezoning No. Z-2024-02

AN ORDINANCE OF THE TOWN OF GRANT-VALKARIA, BREVARD COUNTY, FLORIDA; REZONING PROPERTY AS FOLLOWS: PARCEL ID 29-38-18-00-7, AND MORE PARTICULARLY DESCRIBED IN THIS ORDINANCE; FROM PBP (PLANNED BUSINESS PARK) TO AU (AGRICULTURAL RESIDENTIAL); PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING AN EFFECTIVE DATE. (REZONING NO. Z-2024-02).

Mayor Yonts read the Ordinance by title. Mr. Mahaney explained that this Rezoning, for 3000 Valkaria Rd, request would allow the owner the privilege of all allowable used in the AU zoning category and it was previously zoned AU prior to the current zoning of Planned Business Park (PBP). He stated that Staff had no adverse comments regarding the request and that Planning and Zoning unanimously approved this request on February 26, 2024 and by Town Council at the first reading March 13, 2024. Mayor Yonts clarified that the exception was based on the applicant owning property in 2 different jurisdictions.

Motion by Councilmember Faden, seconded by Vice Mayor Kolar, and voted unanimously to approve Ordinance No. 2024-02/ Rezoning No. Z-2024-02.

Roll Call Vote:	Del Yonts	<u>Yes</u>
	Tom Sammon	<u>Yes</u>
	Lisette Kolar	<u>Yes</u>
	Dan Faden	<u>Yes</u>
	Brent Jackson	<u>Absent</u>
	Mike Bradvarevic	<u>Yes</u>
	Dan Robino	<u>Yes</u>

3. Second Reading 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.

Mayor Yonts read the Ordinance by title. Mr. Mahaney explained that Staff had returned this Ordinance at Town Council's request to amend the Ordinance to allow for the use of the property on the west side of divided by Highway 1 and allow it to be qualified as developed for an accessory structure use when the primary structure is on the east side. He said it had been approved by the Local Planning Agency on February 26, 2024 and by Town Council at the first reading March 13, 2024.

Motion by Councilmember Sammon, seconded by Councilmember Robino, and voted unanimously to approve Ordinance No. 2024-03.

Roll Call Vote:	Del Yonts	<u>Yes</u>
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Tom Sammon	<u>Yes</u>
Lisette Kolar	<u>Yes</u>
Dan Faden	<u>Yes</u>
Brent Jackson	<u>Absent</u>
Mike Bradvarevic	<u>Yes</u>
Dan Robino	<u>Yes</u>

4. Second Reading 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.

Mayor Yonts read the Ordinance by title. Mr. Mahaney explained that Staff had returned this Ordinance at Town Council’s request to amend the Ordinance to allow for and an additional 5’ setback for property owners when a dedicated drainage easement or railroad exists adjacent to or abutting the rear lot line. He added that the Local Planning Agency approved the request on February 26, 2024 and by Town Council at the first reading March 13, 2024.

Motion by Councilmember Faden, seconded by Vice Mayor Kolar, and voted unanimously to approve Ordinance No. 2024-04.

Roll Call Vote: Del Yonts	<u>Yes</u>
Tom Sammon	<u>Yes</u>
Lisette Kolar	<u>Yes</u>
Dan Faden	<u>Yes</u>
Brent Jackson	<u>Absent</u>
Mike Bradvarevic	<u>Yes</u>
Dan Robino	<u>Yes</u>

5. Resolution No. 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.

Mayor Yonts read the Resolution by title. Mr. Mahaney stated this item was previously tabled and it is returned this with the zoning of the surrounding properties. He explained that Resolution 03-2024 was a repeal of former Brevard 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. Mr. Mahaney said that the repeal was to allow the owner the option to use the property as BU-2, same as surrounding properties.

Motion by Councilmember Sammon, seconded by Councilmember Robino, and voted unanimously to approve Resolution No. 03-2024. Motion passed unanimously.

6. First Reading Ordinance No. 2024-06

AN ORDINANCE OF THE TOWN OF GRANT-VALKARIA, BREVARD COUNTY, FLORIDA; AMENDING ARTICLE XIV “LAND USE REGULATIONS FOR PLATTED

VACATION ISLAND PLAYGROUND (VIP) – EXCLUDING GRANT FARM ISLAND ESTATES (GIE)” OF THE LAND DEVELOPMENT REGULATIONS FOR THE TOWN OF GRANT-VALKARIA; AMENDING SECTION 20-4811 IN ITS ENTIRETY; PROVIDING FOR SEVERABILITY, CONFLICT, CODIFICATION AND AN EFFECTIVE DATE.

Mayor Yonts read the Ordinance by title. Mr. Mahaney stated this was the revised zoning Ordinance with updated changes from an additional workshop held February 21, 2024 for the north end of the island known as Vacation Island Playground. He noted that the Local Planning Agency voted 2-1 to approve the Ordinance with the condition that allowed overnight parking on vacant lots to include occupied vessel from up to 14 days and unoccupied anytime, add the two scribblers corrections to clarify Ordinance. Councilmember Faden described the initial goal was to bring residents into compliance. He addressed concerns of vacant lots with overnight occupied vessels, he suggested allowing overnight occupied vessels on compliant improved lots for up to 14 days; furthermore, he suggested identifying an improved lot as one with a single-family residence as described the Florida Building Code. Councilmember Faden suggested the accessory size to stay at 100sqft for nonresidents and a larger size for residents who reside on the island. Residents who spoke on this item include Tim Watson, Wayne Torphy, Bruce Fletcher, Richard Squire, and Joe Foster. Mr. Mahaney stated the Town would add definitions of improved lot, primary structure and liveaboard/non-liveaboard vessels. After much discussion, the meeting was recessed at 7:29pm for Staff to write the suggestions in the Code for further review. The meeting reconvened at 7:50pm and Mr. Mahaney reviewed the updates that included a definitions section, Accessory uses B (1) was broken into separate ordered lists for clarification with three additional numbers for allowable uses of accessories uses on improved/unimproved and liveaboard/non-liveaboard, and the timeframe of some uses. Resident Bruce Fletcher requested an additional wording of building line on sections D (3) to as written in section D (1) and requested the removal of concrete from line 1 of section G, revision of the sidewalks, and requested to remove prohibited in section H. Council agreed and also clarified the tiny home size sections.

Motion by Councilmember Faden, seconded by Vice Mayor Kolar, and voted unanimously to approve Ordinance No. 2024-06 with the revised changes to include clarification on improved/unimproved and liveaboard/non-liveaboard uses to include definitions of these clarifications. Motion passed unanimously.

7. First Reading Ordinance No. 2024-07

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 20-1842.6 IN ITS ENTIRETY; PROVIDING FOR SEVERABILITY, CONFLICT, CODIFICATION AND AN EFFECTIVE DATE.

Mayor Yonts read the Ordinance by title. Mr. Mahaney stated this was the amended ordinance to allow liveaboard boats to be used as temporary housing during constructions. Vice Mayor Kolar suggested the change may be exempt to shall be exempt and Council agreed.

Motion by Vice Mayor Kolar, seconded by Councilmember Sammon, and voted unanimously to approve with the change Ordinance No. 2024-07. Motion passed unanimously.

Consent Agenda

Town Council Workshop Meeting Minutes February 21, 2024

Town Council Meeting Minutes March 13, 2024

Motion by Councilmember Faden, seconded by Councilmember Robino, and voted unanimously to approve both consent agendas. Motion passed unanimously.

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

None

New Business

1. Town Administrator Evaluation

Mayor Yonts asked and Staff confirmed the only correction was a Staff correction on Councilmember Robino's total should have been 4.91 not 4.86. Mayor Yonts stated he felt Mr. Mahaney worked well with the community and kept the Council informed. Councilmembers concurred.

Motion by Councilmember Faden, seconded by Vice Mayor Kolar, and voted unanimously to approve Mr. Mahaney's evaluation. Motion passed unanimously.

Motion by Vice Mayor Kolar, seconded by Councilmember Faden, and voted unanimously to approve a raise of 5% for Mr. Mahaney.

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

None

Reports

1. Town Administrator's Report

Mr. Mahaney reported that reducing the speed limit in front of Town Hall for the Park entrance was possible without a traffic study and asked if Council wanted to make a motion.

Motion by Vice Mayor Kolar, seconded by Councilmember Bradvarevic, and voted unanimously to move forward with lowering the Park entrance speed limit.

Mr. Mahaney updated that Grant-Valkaria Day was a success and that the volunteers served 250 plates. He informed the Council that the Town auditors were working with staff to complete the 2022-2023 fiscal year report; furthermore, they were anticipated distributing the audit by April 15, 2024 and were expected to present at the next Council meeting. Mr. Mahaney stated that the Public Works bid package was in process and it was expected to see contractor bid presentations at future Council meetings for the design build. He confirmed that the Road Paving Workshop was scheduled for Wednesday, April 17, 2024. Councilmember Sammon stated he was unable to attend the workshop. Mr. Mahaney stated that Tim Bobanic from Supervisor of Election was available to present at a future Council meeting for upcoming election processes in Brevard County.

2. Council Reports and Comments

Councilmember Faden thanked the residents for their involvement in bringing the new VIP Island Ordinance together. Councilmember Sammon mentioned the Senne Rd light was underway. Councilmember Robino expressed concerns of legitimacy of a resent email regarding Form 6 registration. Mr. Mahaney responded we were looking into the email to verify the source. Mayor Yonts gave an update from the Space Coast League of Cities meeting and explained confusion with multiple bills regardless homeless sleeping on public property. He stated that the SCLOC scholarships had been selected and asked for any input for the upcoming Mayors' Breakfast scheduled for May 17, 2024.

Adjourn

Motions by Councilmember Bradvarevic, second by Councilmember Faden, and vote unanimous to adjourn the meeting at 9:24pm. Motion passed unanimously.

Minutes submitted by Mandy Birenbaum, Administrative Assistant.

Del Yonts, Mayor. Signature on file.

Attest:

Jessica Keenan, Town Clerk, CMC. 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.