

**PLANNING & ZONING BOARD MEETING MINUTES
DECEMBER 8, 2014**

Attendees:

Regina Dunay, Chairwoman
Susan Lomas, Co-Chairwoman
Marion Rayburn, Board Member
Wade Fischer, Board Member
Chris Rader, Board Member

Staff:

Cinnamon Wild, Administrative Assistant
Bea Meeks, City Clerk
Ellen Hardgrove, AICP
Drew Smith, City Attorney
Chief Francisco, Police Chief
Debbie Wallace, Code Enforcement Officer

CALL TO ORDER

Chairwoman Regina Dunay called the Planning & Zoning Board meeting to order at 6:30 p.m., followed by the Pledge of the Allegiance. Administrative Assistant Wild announced there is a quorum.

NEW BUSINESS

Chairwoman Regina Dunay questioned if the board had any comments for approval of the minutes. Co-chair Susan Lomas noted some items on the minutes that need to be addressed and corrected. There was some discussion on correction of the minutes and City Clerk Meeks recommended that the minutes be approved based on revision after clarification is obtained.

RESULT: APPROVED [UNANIMOUS]

MOVER: Co-Chairwoman Lomas
SECONDER: Board Member Rader

Chairwoman Dunay opened up the meeting and introduced Planner Hardgrove, who gave her report of the Variance Application for the Sign for Save-A Lot at Edgewood Isle Shopping Center. Planner Hardgrove noted how there is a renovation currently under way at the Edgewood Isle Shopping Center. Planner Hardgrove explained that the applicant has applied for a variance for replacement of store sign. If this variance is allowed they will be able to add the text "Food Stores" to their existing sign.

Planner Hardgrove noted that staff is recommending approval of this variance. She explained that this will change the public's perception and will be catalyst for additional renovations and improvement. Co-chair Lomas questioned the sign ordinance and when it was changed and Planner Hardgrove provided her some of the history of the sign code. Attorney Smith confirmed for Chairwoman Dunay the reasoning behind the square footage allowed and specified in the code. Attorney Smith explained to the Board that the Sign Code will look entirely different since the Sign Code will be reviewed during joint workshops between Council and P&Z.

Planner Hardgrove confirmed for the Board that the sign that they are reviewing is the building sign and not the directory sign. There was some discussion between the Board and Planner Hardgrove regarding the size of the sign. Planner Hardgrove noted that the City should allow the Sign Variance as this will clean-up the Edgewood Isle Shopping Center.

Chairwoman Dunay introduced the applicant to come forward and speak, Louis Mateus who lives at 1021 Windsong Circle, Apopka 32703. Mr. Mateus is the store manager for Save-A Lot Food Stores. He noted that adding the Food Stores will bring in a different type of clientele.

Chairwoman Dunay questioned the Board and if they had any questions or comments. With no further comments Chairwoman Dunay asked if she had a motion to approve.

RESULT: APPROVED to move forward to City Council with the recommendation from P&Z Board.

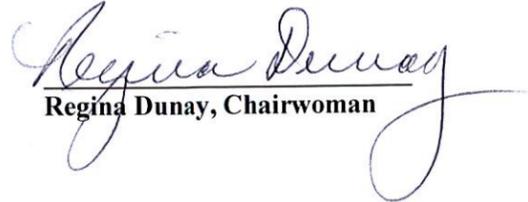
<p>MOVER: Board Member Rayburn SECONDER: Board Member Fischer AYES: Chairwoman Dunay, Board Member Rader OPPOSED: Susan Lomas</p>

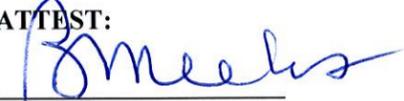
Chairwoman Dunay questioned why Co-Chair Lomas opposed and if she would like to discuss. Co-chair Lomas noted that if we have a state of rules that it should be followed, and the general public is aware that it is a grocery store now. Chairwoman Dunay thanked Co-Chair Lomas for her input, and Chairwoman Dunay gave a brief overview that the Variance is approved with one (1) opposed. Administrative Assistant Wild confirmed for Chairwoman Dunay that the Sign Variance application will go before Council on Tuesday, December 16th. Chairwoman Dunay stated to the Store Owner and Property Management representative that it will be in their best interest to attend the City Council Meeting.

Attorney Smith announced to the Board that the sign code is going to be revised and discussed in workshops, and that the City will adopt a new sign code. He noted this is very likely to take several months. City Clerk Meeks noted that she will forward information to P&Z Board what the Council has already received.

ADJOURNMENT:

With no further business or discussion, the Planning and Zoning Board meeting adjourned at 6:49 p.m.


Regina Dunay, Chairwoman

ATTEST:

Bea L. Meeks, MMC, CPM
City Clerk