

PLANNING & ZONING BOARD MEETING MINUTES
February 8, 2016

Attendees:

Regina Dunay, Chairperson
Susan Lomas, Vice-Chairperson
Marion Rayburn, Board Member
Chris Rader, Board Member

Absent:

Wade Fischer, Board Member

Applicants:

Vantrese Blair, Russell Home For Atypical Children

Staff:

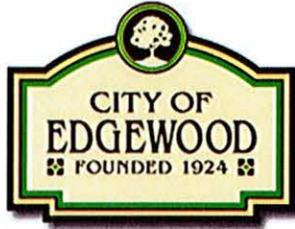
Sandra Repp, Administrative Assistant
Ellen Hardgrove, AICP
Drew Smith, City Attorney
Chief Francisco, Police Chief

CALL TO ORDER

Chairperson Regina Dunay called the Planning & Zoning Board meeting to order at **6:30** p.m., followed by the Pledge of Allegiance.

City Administrative Assistant Sandy Repp announced there is a quorum with the following members present: Chairwoman Regina Dunay, Vice Chairwoman Susan Lomas, Board Member Chris Rader, and Board Member Marion Rayburn.

Board Member Wade Fischer was noted to be absent.



APPROVAL OF MINUTES

- December 14, 2015 – Regular P&Z Meeting

Chairwoman Regina Dunay asked for an amendment to the minutes and show Susan Lomas as absent on December 14, 2015. Chairwoman Dunay made the motion to approve the December 14, 2015 minutes with correction. Minutes were unanimously approved, with correction (4/0).

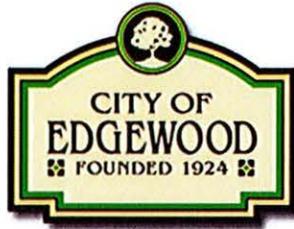
NEW BUSINESS

- AMENDMENT TO SPECIAL EXCEPTION (SE# 2013-01) APPLICATION FOR RUSSELL HOME THRIFT STORE AT 5525 S. ORANGE AVENUE (APPLICATION SE# 2016-01).**

Chairwoman Dunay referred to City Planner Ellen Hardgrove regarding the Russell Home Thrift Store Special Exception request. Planner Hardgrove provided the following information:

- The Russell Home Thrift Store is zoned for C-1 which would allow the expansion of the thrift store and referred to the 2013 approval with conditions
- The request tonight is to expand into 5525 S. Orange Ave. into the adjacent space.
- There were 5 conditions as part of the 2013 approval. The City has not received complaints from this operation and the Russell Home Thrift Store is consistent with the conditions that were given in 2013.
- Planner Hardgrove gave the definition of a thrift store and that staff finds the expansion to be compatible.
- Planner Hardgrove recommended approval of the thrift store expansion with the same conditions as in 2013.

Discussion ensued about parking and landscaping. Per Planner Hardgrove, the building where the thrift store is now located, was built in 1963 when fewer parking spaces were required. More landscaping would affect the parking as there is no space for another landscape strip. Also, there may not be a legal width for a single in and out driveway. Chief Francisco said that there have been no traffic complaints.



Chairwoman Dunay asked the applicant, Vantrease Blair, about merchandise drop off. Ms. Blair said that there is a sign in the front that says that drop-offs are not allowed in the front of the building and must be brought to the back.

Chairwoman Dunay asked how many customers are usually in the parking lot. Ms. Blair said there are usually about 10-12 cars. Vantrease doesn't expect any change in the traffic with the expansion.

There being no further discussion, Chairwoman Dunay asked for a motion to approve the Russell Home Thrift Store's application for a special exception.

Board Member Susan Lomas made the Motion to approve the Russell Home Thrift Store application (SE 2016-01), as presented, with the conditions recommended by Planner Hardgrove. Unanimously approved 4/0

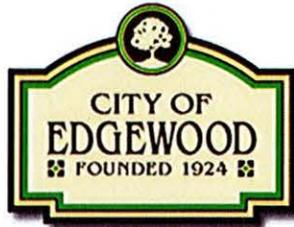
Administrative Assistant, Sandy Repp, confirmed that the Board's recommendation for approval will move forward to be heard at the March 22, 2016 City Council meeting.

b. INTRODUCTION OF ORDINANCE 2016-XXX AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA AMENDING SECTION 134-483 OF THE CITY OF EDGEWOOD ALLOWING GENERATORS, AIR CONDITIONING / HEATING AND VENTILATION COMPONENTS AND SWIMMING POOL PUMPS AND HEATERS TO ENCROACH INTO REQUIRED YARDS UNDER CERTAIN CIRCUMSTANCES; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

City Attorney, Drew Smith, commenced discussion of the proposed ordinance which addresses encroachment into side setbacks by accessory structures.

Discussion ensued regarding the proposed ordinance. Board member Rader questioned what prompted this ordinance. City Planner Hardgrove said the owner/applicant of a new house on Jessamine Lane wanted the generators in the side yard, which abuts to a back yard.

Planner Hardgrove explained about the allowable accessory uses within the setback. City Attorney Smith explained that the current code does not allow generators into the setback at all and the proposed ordinance will allow two (2) feet into side setback.



City Planner Hardgrove said this issue has come up before and that this would provide clarification to the City Code when it is accessory equipment versus an accessory structure. She stated that that the code could be changed so that anyone can look at the code and understand the rule and there is no question about interpretation.

Chairwoman Dunay wanted to know the procedure if there was a change in the proposed ordinance. City Attorney Smith said that it would come back before the P&Z Board. City Attorney Smith said he needs direction from the Board and then the ordinance will come back. He further suggested that the terminology “shall not” could be used.

Chairwoman Dunay asked if this will cause problems for existing equipment. City Planner Hardgrove responded that this is for new equipment and that no one will have to move their equipment.

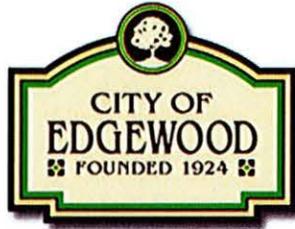
Board consensus is for the language to be changed for accessory uses to adhere to the current setbacks and also for the types of accessories, particularly generators, to be specifically listed.

- c. **INTRODUCTION of 2016-XXXX AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA AMENDING SECTION 134-135 OF THE CITY OF EDGEWOOD CODE OF ORDINANCES, PROVIDING FOR SUBMITTAL DEADLINES RELATED TO SITE PLAN REVIEWS AND AMENDING THE INFORMATION TO BE PROVIDED BY APPLICANTS AS PART OF THE SITE PLAN REVIEW PROCESS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

City Attorney Smith commenced discussion of the proposed ordinance which addresses the submittal deadlines and preparing for city council.

Attorney Smith explained that residents can submit comments to City Council after P&Z. This gives staff, planner and council the ability to explain the code so as not to rush the process. Attorney Smith said this may make it more developer friendly because they can build a schedule around this. Chairwoman Dunay said this makes it clear so that all involved knows the schedule.

In response to Chairwoman Dunay’s request for a motion, Board Member Rader moved that this ordinance go forward to City Council. Unanimously approved 4/0



The ordinance will go before City Council on February 16, 2016 for the first reading.

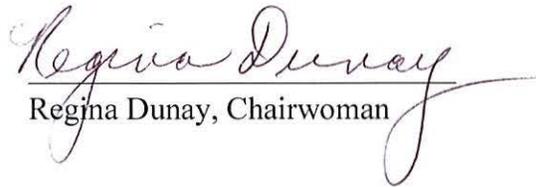
COMMENTS/ANNOUNCEMENTS

None

ADJOURNMENT:

With no further business or discussion, Board member Lomas made the Motion to adjourn the Planning and Zoning Board meeting. Motion to adjourn passed 4/0.

Planning and Zoning Board meeting adjourned at 7:09 pm.


Regina Dunay, Chairwoman

ATTEST


Sandra Repp
Administrative Assistant