

PLANNING & ZONING BOARD MEETING MINUTES
March 14, 2016

Attendees:

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

Applicant:

Dana Higgins

Staff:

Sandy Repp, Administrative Assistant
Ellen Hardgrove, AICP
Drew Smith, City Attorney
John Freeburg, Officer
Debbie Cabales, Code Enforcement Officer

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. Administrative Assistant announced that there was a quorum.

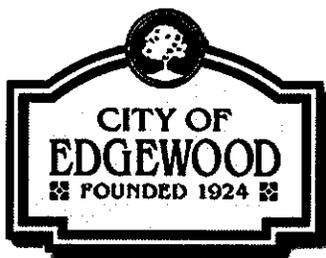
APPROVAL OF MINUTES

- February 8, 2016 -- Regular P&Z Meeting

Board Member Marion Rayburn made the motion to approve the February 8, 2016 minutes, as presented; seconded by Chairwoman Dunay. Unanimously approved (5/0)

NEW BUSINESS

- VARIANCE(S) APPLICATION FOR LINDA AND DANA HIGGINS AT 5156 CREUSOT CT. (APPLICATION VAR#2016-01)**



Chairwoman Dunay referred to City Planner Ellen Hardgrove regarding the variance application. Planner Hardgrove provided the following information:

- This is a request for rear yard setback variance of 32 feet versus the required 35 feet.
- The applicant would like to replace and enlarge the existing patio which meets current standards.
- The proposed new patio will go three (3) feet into the setback.
- The new roof will be architecturally consistent with the house and will raise its value.
- Staff has reviewed the circumstances and has found that all criteria have been met and is recommending approval.

Discussion ensued about the lot and its shape and large size. Chairwoman Dunay referred to the encroachment of the eaves on page two (2) of Planner Hardgrove's report, which would extend to three (3) feet. City Planner Hardgrove said that the eaves extend too far into the setback. Chairwoman Dunay asked if the eaves were not considered because they are allowed to encroach, which was confirmed by City Planner Hardgrove.

There being no further discussion, Chairwoman Dunay asked for a motion to approve the variance application.

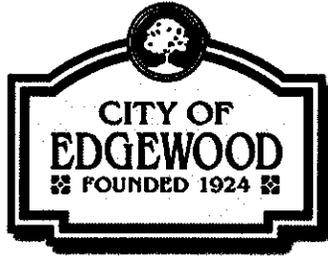
Board Member Susan Lomas made the motion to approve Dana and Linda Higgins' request for a variance as presented; seconded by Board Member Wade Fischer. The motion was unanimously approved 5/0.

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

- b. **REVISION OF PROPOSED ORDINANCE 2016-02: 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.**

Chairwoman Dunay introduced the revision of Ordinance 2016-02 and referred to City Attorney Drew Smith who cited the last paragraph, which clarifies that the accessory equipment is part of the building making it subject to the setback lines.

Chairwoman Dunay said this is what the Planning and Zoning board had requested and Attorney Smith commented that accessory equipment is part of the building for calculations for setbacks.



Administrative Assistant Sandy Repp confirmed that the Ordinance will go before City Council on March 22, 2016.

There being no further discussion, Chairwoman Dunay asked for a motion to recommend approval of the ordinance, as presented.

Board Member Chris Rader made the motion to approve Ordinance 2016-02 as presented; seconded by Board Member Marion Rayburn. The motion was unanimously approved 5/0.

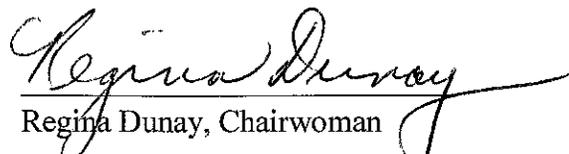
COMMENTS/ANNOUNCEMENTS

Administrative Assistant Sandy Repp said that there will be a meeting for next month on April 11, 2016 to discuss a new ordinance

ADJOURNMENT:

With no further business or discussion, Board Member Lomas made the Motion to adjourn the Planning and Zoning Board meeting; seconded by Chairwoman Dunay. The motion to adjourn passed unanimously 5/0.

The Planning and Zoning Board meeting adjourned at 6:42 pm.


Regina Dunay, Chairwoman

ATTEST


Sandra Repp
Administrative Assistant