

PLANNING & ZONING BOARD MEETING MINUTES
May 9, 2016

Planning and Zoning Board Members:

Regina Dunay, Chairperson (Quorum)
Susan Lomas, Vice-Chair
Marion Rayburn, Board Member

Absent:

Chris Rader, Board Member
Wade Fischer, Board Member

Planning and Zoning Members After Swearing In:

Regina Dunay, Chairperson (Quorum)
Susan Lomas, Vice-Chair
Marion Rayburn, Board Member
Ben Pierce, Board Member

Staff:

Mayor Ray Bagshaw
Sandy Repp, Administrative Assistant
Drew Smith, City Attorney
Chief Francisco, Police Chief
John Freeburg, Police Sergeant
Debbie Cabales, Code Enforcement Officer

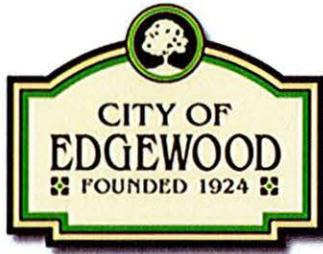
CALL TO ORDER

Chairperson Regina Dunay called the Planning & Zoning Board meeting to order at 6:30 p.m., followed by the Pledge of Allegiance. Administrative Assistant, Sandy Repp, announced the absence of Board Member Chris Rader; however, there was a quorum.

ADMINISTRATION OF OATH OF OFFICE

Chairwoman Regina Dunay and Board Member Ben Pierce were administered the Oath of Office by Administrative Assistant, Sandy Repp.

BEN PIERCE IS NOW SEATED AT THE DAIS



APPROVAL OF MINUTES

- April 11, 2016 – Regular P&Z Meeting

Board Member Marion Rayburn made the Motion to approve the April 11, 2016 minutes; Seconded by Chairwoman Regina Dunay. Unanimously approved (4/0)

NEW BUSINESS

ORDINANCE NO 2016-06

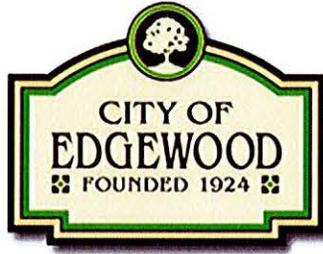
AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA AMENDING CHAPTER 134, "ZONING," OF THE CITY OF EDGEWOOD CODE OF ORDINANCES; AMENDING THE LISTS OF PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN THE C-2 ZONING DISTRICT TO PROHIBIT AUTOMOTIVE REPAIR CENTERS WITHIN THE C-2 ZONING DISTRICT; AMENDING THE LISTS OF PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN THE C-2 ZONING DISTRICT TO CLARIFY THE EXISTING CODE PROVISIONS WHICH PROHIBIT AUTOMOBILE, BOAT, AND RECREATIONAL VEHICLE SALES LOTS; AMENDING THE LISTS OF PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN THE C-3 ZONING DISTRICT TO CLARIFY THE EXISTING CODE PROVISIONS WHICH PERMIT AUTOMOBILE SERVICE CENTERS; AMENDING THE LISTS OF PERMITTED, PROHIBITED, AND SPECIAL EXCEPTION USES WITHIN THE C-3 ZONING DISTRICT TO CLARIFY THE EXISTING CODE PROVISIONS WHICH PROHIBIT AUTOMOBILE AND BOAT SALES LOTS; PROVIDING FOR THE LAWFUL NON- CONFORMITY OF USES LAWFULLY IN EXISTENCE AS OF THE DATE OF ENACTMENT OF THIS ORDINANCE; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Chairwoman Dunay referred to Attorney Drew Smith who introduced the ordinance.

Discussion regarding the ordinance ensued:

Attorney Smith stated that this ordinance will change the list of permitted and conditional uses in Zoning Districts C-2 and C-3. This eliminates automotive uses and cleans up language that already exists.

Board Member Susan Lomas asked if automotive businesses can no longer open a new shop in C-2 but are allowed in C-3. Mayor Bagshaw said that C-3 is where we need to make the change. He said that this use is not allowed in C-3. Mayor reiterated that if an automotive business is



operating, they will stay in business. They can continue nonconforming use as long as the property is not abandoned for 6 months.

In response to Chairwoman Dunay's question, Attorney Smith said that the six month time limit comes in as a reasonable length of time and would be when there is an abandonment between uses. A garage is a very specialized building. Automotive business will be switched to a prohibited use.

In response to Board Member Rayburn, Attorney Smith stated that there would be a clarification of existing terminology for new and used boat sales. Attorney Smith also said that the City should consider rezoning C-3 as that is the majority of the Orange Avenue strip. Mayor Bagshaw said that it's the point of the Orange Ave corridor study

With no further discussion, the Board recommended that the ordinance go forward to City Council with the recommendation that that line 208 be changed to a prohibited use AND that line 292 be removed as a special exception (automotive repair centers servicing vehicles weighing less than 10,800 pounds, including mechanical repair shops, body shops, automotive upholsterers, and automotive painting).

There being no further discussion, Board Member Susan Lomas moved to recommend the Ordinance with the recommendation that line 208 be changed to a prohibited use AND that line 292 be removed as a special exception (automotive repair centers servicing vehicles weighing less than 10,800 pounds, including mechanical repair shops, body shops, automotive upholsterers, and automotive painting) The motion was seconded by Chairwoman Regina Dunay. Unanimously approved (4/0)

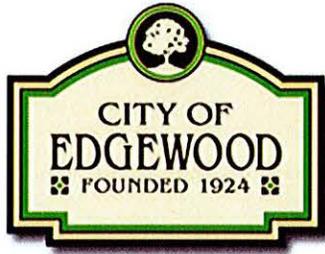
COMMENTS/ANNOUNCEMENTS

Administrative Assistant announced that there may be a meeting June 13, 2016 to discuss a boat dock.

Mayor Bagshaw thanked the Planning and Zoning Members for their service and welcomed Ben Pierce.

ADJOURNMENT:

With no further business or discussion, Board Member Susan Lomas made the Motion to adjourn the Planning and Zoning Board meeting; Seconded by Chairwoman Dunay; the meeting adjourned at 7:00 p.m.



Regina Dunay
Regina Dunay, Chairwoman

ATTEST

Sandra Repp
Sandra Repp, Administrative Assistant