

PLANNING & ZONING BOARD MEETING MINUTES
June 11, 2018

Planning and Zoning Board Members:

Regina Dunay, Chairperson (Quorum)
Chris Rader, Co-Chair
David Gragg, Board Member
Marion Rayburn, Board Member
Aileen Trivedi, Board Member

Staff:

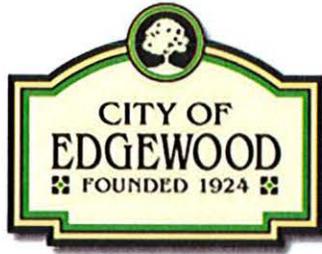
Drew Smith, City Attorney
Ellen Hardgrove, City Planner
John Freeburg, Police Chief
Sandra Repp, Deputy City Clerk

CALL TO ORDER

Chairwoman Dunay called the Planning & Zoning Board meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Deputy City Clerk, Sandy Repp, announced that there was a quorum with all members present.

APPROVAL OF MINUTES

- **April 9, 2018 Planning and Zoning Meeting**
Board Member Rader made the Motion to approve the revised Minutes from the April 9, 2018 Planning and Zoning Board meeting; Second by Board Member Rayburn. The motion was unanimously approved (5/0).
- **April 21, 2018 Planning and Zoning Workshop**
Board Member Rayburn made the Motion to approve the Minutes from the April 21, 2018 Planning and Zoning Workshop meeting with revisions; Second by Chairwoman Dunay. The motion was unanimously approved (5/0).
- **May 2, 2018 Planning and Zoning Workshop**
Board Member Trivedi made the Motion to approve the revised Minutes from the May 2, 2018 Planning and Zoning Workshop; Second by Board Member Rader. The motion was unanimously approved (5/0).
- **May 14, 2018 Planning and Zoning Meeting**
Revisions proposed by Chairwoman Dunay changed “Board Member Rayburn asked for a motion” to “Chairwoman Dunay” asked for a motion on page 2.



Board Member Gragg made the Motion to approve the Minutes from the May 14, 2018 Planning and Zoning Board meeting with revisions; Second by Board Member Trivedi. The motion was unanimously approved (5/0).

- **June 4, 2018 Planning and Zoning Workshop**

Board Member Gragg proposed to change “build” should be “built” on the third bullet point on page 22.

Board Member Rader made the Motion to approve the Minutes from the June 4, 2018 Planning and Zoning Board Workshop meeting with revisions; Second by Chairwoman Dunay; the motion was unanimously approved (5/0).

NEW BUSINESS

- **Ordinance 2018-08 Off-Site Parking**

Planner Hardgrove introduced the proposed ordinance which is a recommendation to change parking regulations to avoid hazards for pedestrians and traffic. The ordinance would still allow off-site parking but not across a major road.

Attorney Smith explained that this is for uses, not for contractors.

Discussion included the example of Discovery Church that uses off-site parking across the street at Water’s Edge shopping center. With the approval of the Ordinance, the next business would no longer be able to use parking across the street.

With no public comment and no further discussion, Chairwoman Dunay asked for a motion.

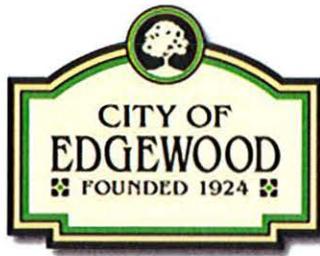
Board Member Rader moved to recommend approval of Ordinance 2018-08 for further consideration by City Council; Second by Board Member Trivedi. The motion was unanimously approved (5/0).

- **Ordinance 2018-07 Electronic Changeable Messaging Signs**

Planner Hardgrove began discussion of the proposed ordinance which was brought back to the Planning and Zoning Board with changes from the previous meetings. Planner Hardgrove explained that digital signs would be a third category of signage in addition to tall and low profile signage. Digital signs would not be able to be retrofitted and would be required to be new signage, due to the different criteria.

Discussion amongst the Board included location, sign dimensions, allowable copy area, and a requirement for a base.

Board Member Trivedi stated her concern that this would be a significant change in the aesthetics and would allow a lot of creative liberty. Board Member Rader stated his concern that Edgewood would resemble a Las Vegas-style strip with the added electronics. Board Member Gragg added that while he is not a fan of electronic signage, he does not want to discourage commerce and that there should be detailed requirements. Chairwoman Dunay added that she was not sure of the benefit for the City.



Further discussion included requirements for landscaping around the sign and the design of the signage with space for the digital panel, a base and directional information without logos. The Board also discussed requirements for ambient lighting and enforceability for lighting and brightness. Planner Hardgrove said that signs have ambient sensors and that there is equipment for Code Enforcement.

Chairwoman Dunay asked for Public Comment.

Dr. William Klein – Edgewood business owner spoke as a proponent. Dr. Klein said that this would be a vehicle to put forth a professional image and would be used for education and community messaging. He stated his concern about not being able to use his logo on the sign as that is his brand.

Chairwoman Dunay requested a motion.

Board Member Rader made the Motion to recommend that City Council deny Ordinance 2018-07, based on the belief that electronic changeable message signage is not consistent with the character of the City of Edgewood and the contemplated Edgewood Central District. In the event that Council considers the Ordinance further, the Planning and Zoning Board would recommend that the changes encapsulated by staff are incorporated by City Council; Second by Chairwoman Dunay. The motion was unanimously approved (5/0).

- **Ordinance 2018-09 Creation of New Zoning District**

Discussion began with the name of the new district which was voted to be called “Edgewood Central District.” Per Attorney Smith, this name does not have to apply for marketing purposes. Planner Hardgrove recalled that the district was originally called the “Orange Avenue District” but as Orange Avenue runs through Orlando, the new name would differentiate the area. The Board decided to leave the new district’s name as “The Edgewood Central District.”

The Board reviewed the ordinance and incorporated changes which were encapsulated by staff.

Chairwoman Dunay opened the floor for public comment:

Sue Fulford – Edgewood business owner spoke as an opponent as she is concerned about losing her use. Per Attorney Smith, if a business is looking for a new tenant or is selling, the property is not considered abandoned if there is an active intent to lease or sell the property.

John Moccio – Edgewood business owner and resident spoke as an opponent stated his concerns about nonconforming uses. Mr. Moccio asked for a list of current permitted uses to compare to what will become lawfully nonconforming uses.

With no further discussion, Chairwoman Dunay requested a motion.

Board Member Rayburn made the Motion to recommend approval of Ordinance 2018-09, with the inclusion changes and research items discussed; Second by Board Member Gragg. The motion was unanimously passed (5/0).



The Planning and Zoning Board designated Board Member Rader as the point person to attend City Council and speak on their behalf.

COMMENTS/ANNOUNCEMENTS

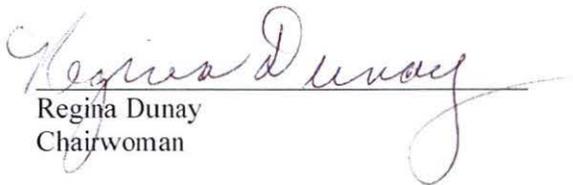
Deputy City Clerk Repp said that there will be a photo of the Board at the next meeting to put on the new website.

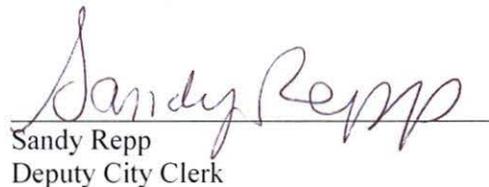
Chairwoman Dunay asked Deputy City Clerk Repp for the next meetings who confirmed that the next Planning and Zoning dates would be

- July 9, 2018
- August 13, 2018

ADJOURNMENT

With no further business or discussion, Board Member Rader made the Motion to adjourn the Planning and Zoning Board meeting; seconded by Board Member Trivedi. The motion was unanimously approved (5/0). The meeting adjourned at 9:57 p.m.


Regina Dunay
Chairwoman


Sandy Repp
Deputy City Clerk