

CITY OF EDGEWATER
Planning and Zoning Board
Regular Meeting – Wednesday, January 13, 2010
6:30 p.m.

1. CALL TO ORDER

Chairman Vopelak called to order the Regular Meeting of the Planning and Zoning Board at 6:30 p.m., January 13, 2010, in the Community Center, 102 N. Riverside Drive, Edgewater, Florida.

2. ROLL CALL

Members present were John Weiss, William Miller, Edwin Vopelak, Pat Card, Robert McIntosh and Justin Kennedy. Jean Kayat was excused. Also present were Development Services Director Darren Lear and Planning Technician Tabitha Russell.

3. APPROVAL OF MINUTES

Mr. Card moved to approve the minutes of the November 11, 2009 regular meeting as amended, second by Mr. Miller.

- 5a. **Mr. McIntosh moved MOTION by Mr. McIntosh, SECOND by Mr. Miller to send a favorable recommendation to City Council for the annual update and amendments to the Capital Improvements Element (CIE) and the accompanying Capital Improvements Program (CIP) as changed.**

MOTION CARRIED 6-0

PUBLIC HEARINGS

4. OLD BUSINESS

None at this time

5. NEW BUSINESS

- a. AN- 0901- CSC Properties, Inc., agents, seeking annexation to include 2.15 ± acres of land located at 2798 S. Ridgewood Avenue.

Chairman Vopelak opened the public hearing. Mr. Lear provided background information and staff's recommendation.

Sheila Gawthrop- 2401 Swordfish Lane- Had questions regarding the annexation and its effect on the variance request.

Gene Emter- 513 Portside Lane- Had questions regarding the amendments to the Comprehensive Plan Future Land Use Map and Official Zoning Map.

Dennis Wood, Engineer for DG Edgewater, LLC- Spoke in regards to the request.

John Wheelock-151 28th St. - Spoke in regards to the request.

There being no further discussion, Chairman Vopelak closed the public hearing.

MOTION by Mr. McIntosh, SECOND by Mr. Card to send a favorable recommendation to City Council to annex the 2.15± acres of property located at 2798 S. Ridgewood Avenue.

MOTION CARRIED 6-0

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- b. CPA- 0902- CSC Properties, Inc., agents, seeking an amendment to the Comprehensive Plan Future Land Use Map to include 2.15 ± acres of land located at 2798 S. Ridgewood Avenue as Commercial.

Chairman Vopelak opened the public hearing. Mr. Lear provided background information and staff's recommendation.

There were neither comments from the public nor questions from the Board members.

There being no further discussion, Chairman Vopelak closed the public hearing.

MOTION by Mr. Card, SECOND by Mr. Miller to send a favorable recommendation to City Council for the amendment to the Comprehensive Plan Future Land Use Map to include 2.15± acres as Commercial for property located at 2798 S. Ridgewood Avenue.

MOTION CARRIED 6-0

- c. RZ-0902-CSC Properties, Inc., agents, seeking an amendment to the Official Zoning Map to include 2.15± acres of land located at 2798 S. Ridgewood Avenue as B-3 (Highway Commercial).

Chairman Vopelak opened the public hearing. Mr. Lear provided background information and staff's recommendation.

There were neither comments from the public nor questions from the Board members.

There being no further discussion, Chairman Vopelak closed the public hearing.

MOTION by Mr. Card, SECOND by Mr. Miller to send a favorable recommendation to City Council to amend the City of Edgewater Official Zoning Map to include 2.15± acres of land located at 2798 S. Ridgewood Avenue as B-3 (Highway Commercial).

MOTION CARRIED 6-0

- d. VA-0908-DG Edgewater, LLC, applicants, requesting variances from Article V of the City of Edgewater Land Development Code for property located at 2798 S. Ridgewood Avenue.

Chairman Vopelak opened the public hearing. Mr. Lear provided background information and staff's recommendation.

Robert Overton- 631 Starboard Ave. - Spoke in favor of the staff's recommendation.

Dennis Wood- Engineer for DG Edgewater, LLC- Spoke in regards to the Traffic Generation Statement.

Gene Emter-513 Portside Lane- Spoke in regards to the request.

There being no further discussion, Chairman Vopelak closed the public hearing.

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MOTION by Mr. Weiss, SECOND by Mr. Miller to deny the variance request from Article V, Section 21-52.05(g) to eliminate the requirement for a right turn / deceleration lane, for property located at 2798 S. Ridgewood Avenue.

MOTION CARRIED 6-0

Chairman Vopelak called a 5 minute recess at 7:15. The Board reconvened at 7:20.

- e. VA-0907-Daniel Johns, P.E., agent, requesting variances from Article V of the City of Edgewater Land Development Code for property located at 126 Ranken Dr.

Chairman Vopelak opened the public hearing. Chairman Vopelak entered into record a letter from a resident regarding the request. Mr. Lear provided background information and staff's recommendation.

Danny Johns-3869 S. Nova Rd. - Spoke in regards to the request and answered questions from the Board members.

Jeanne Vogel- 2435 Swordfish Lane, president of the Ranken Drive Homeowners Association spoke in favor of the request.

Sheila Gawthrup-2401 Swordfish Lane spoke in regards to the request.

There being no further discussion, Chairman Vopelak closed the public hearing.

MOTION by Mr. Card, SECOND by Mr. Weiss to approve the variance request from Article V, Section 21-52.02(c) to allow a driveway to be located within 215' of an intersection on an arterial roadway (US1) in lieu of the required six hundred sixty feet (660') for property located at 126 Ranken Dr.

MOTION CARRIED 6-0

MOTION by Mr. Card, SECOND by Mr. Weiss to approve the variance request from Article V, Section 21-52.05(g) to eliminate the requirement for a right turn / deceleration lane for property located at 126 Ranken Dr.

MOTION CARRIED 5-1, with Mr. McIntosh voting no.

6. OTHER BUSINESS

- a. Election of Chairman and Vice-Chairman

Mr. Card nominated Ed Vopelak for Chairman, second by Mr. Miller.

MOTION CARRIED 5-0

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Mr. Weiss nominated Pat Card for Vice-Chairman, second by Mr. Miller.

MOTION CARRIED 5-0

7. DISCUSSION ITEMS

a. Development Services Director's Report

Mr. Lear informed the Board about the creation of a Brownfield advisory board. He also informed the Board that the Stipulated Settlement Agreement, the Amending of the Comprehensive Plan and the Amending of the Development Order for Restoration DRI will be going to City Council on January 25, 2010.

b. Chairman's Report
None at this time.

c. Agency Members Report

Mr. McIntosh brought the Board up to date on the CEDS Committee. The Board has had three additional meetings and is making progress. They should be completed on time or ahead of schedule. He also attended a class with the Volusia League of Cities and the Florida Institute of Government at UCF.

8. ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 7:40 p.m.

Minutes respectfully submitted by:

Tabitha Russell
Planning Technician