

**CITY OF EDGEWATER**  
**Planning and Zoning Board**  
Wednesday, March 10, 2010  
6:30 p.m.

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Edgewater Community Center

102 N. Riverside Drive

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**AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES Regular meeting of January 13, 2010
4. OLD BUSINESS- PUBLIC HEARING  
None at this time.
5. NEW BUSINESS- PUBLIC HEARING
  - a. TA-1001- The City of Edgewater, requesting amendments to the City of Edgewater Land Development Code, Article VI, Sign Regulations and Article XVIII, Indian River Boulevard – S.R. 442 Corridor Design Regulations, regarding City franchise signs.
6. OTHER BUSINESS
7. DISCUSSION ITEMS
  - a. Development Services Director's Report
  - b. Chairman's Report
  - c. Agency Members' Report
8. ADJOURNMENT

*Pursuant to Chapter 286, F.S., if an individual decides to appeal any decision made with respect to any matter considered at a meeting or hearing, that individual will need a record of the proceedings and will need to ensure that a verbatim record of the proceeding is made. The City does not prepare or provide such record.*

*In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact City Clerk Bonnie Wenzel, 104 N. Riverside Drive, Edgewater, Florida, telephone number 386-424-2400 ext. 1101, 5 days prior to the meeting date. If you are hearing impaired or voice impaired, contact the relay operator at 1-800-955-8771.*

**Citizen comments are to be limited to five (5) minutes**

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 Gawthrup- 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 28<sup>th</sup> 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.

CITY OF EDGEWATER  
Planning and Zoning Board  
Regular Meeting – Wednesday, January 13, 2010  
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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

**CITY OF EDGEWATER  
PLANNING AND ZONING BOARD**

**INFORMATION SUMMARY**

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**CASE # TA-1001**

**APPLICANT/AGENT:** City of Edgewater

**REQUESTED ACTION:** Land Development Code text amendments to Articles VI and XVIII permitting City franchise signage on public transportation benches and shelters.

**BACKGROUND:** Enclosed are the affected pages from both Articles

**OTHER MATTERS:** There will be two (2) public hearings at City Council for the proposed amendments.

**STAFF RECOMMENDATION**

Staff recommends sending a favorable recommendation to City Council for the amendments to the Land Development Code.

**MOTION**

Motion to send a favorable recommendation to City Council for the amendments to the Land Development Code.

## 21-450.08 - Prohibited Signs

- a. Signs that are prohibited in the Indian River Boulevard Corridor include animated signs, billboards, off-site signs, flashing signs, snipe signs, portable signs (trailer signs), roof signs, beacon lights, ~~bench signs~~, trash receptacle signs, gutter signs, signs on public property, immoral display, obstruction, streamers, spinners and pennants. Bench signs are prohibited except those placed on public transportation benches and shelters as approved through a competitive selection process pursuant to City standard procedures.
- b. No advertising or signage is allowed on any exposed amenity including but not limited to ~~benches~~, trash containers and fences. Bench signs are prohibited except those placed on public transportation benches and shelters as approved through a competitive selection process pursuant to City standard procedures.

## 21-62.02 - City Franchise Signs

The City Council may approve off-site signs for certain franchise agreements. The criteria for approval of off-site selection shall be consistent with the conditions contained in the Sign Franchise Agreement and shall be subject to City Council approval. Minimum standards include:

- a. A leading edge of a franchise sign shall not be closer than ten feet (10') to a paved surface of a public right-of-way, unless approved by the City Manager.
- b. Signs bearing public information, as designated by the City Manager, may be placed in any zoning district.
- c. A franchise sign shall have a minimum clearance of nine feet (9') above the ground and a maximum height of sixteen feet (16') except those placed on public transportation benches and shelters as approved through a competitive selection process pursuant to City standard procedures.