

CITY OF EDGEWATER
Planning and Zoning Board
Regular Meeting – Wednesday, May 12, 2010
6:30 p.m.

1. CALL TO ORDER

Vice-Chairman Card called to order the Regular Meeting of the Planning and Zoning Board at 6:30 p.m., May 12, 2010, in the Community Center, 102 N. Riverside Drive, Edgewater, Florida.

2. ROLL CALL

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

3. APPROVAL OF MINUTES

Mr. Weiss moved to approve the minutes of the March 10, 2010 regular meeting as read, second by Mr. Miller.

MOTION CARRIED 5-0

PUBLIC HEARINGS

4. OLD BUSINESS

None at this time.

5. NEW BUSINESS

- a. AN-1001-Indian River Self Storage-Harold Hewitt, applicant, seeking annexation of 9.66± acres of property located at 3515 US Highway 1.

Vice-Chairman Card opened the public hearing. Mr. Lear stated that the subject property is actually 9.13± acres. He then provided background information and staff's recommendation. There were questions from the Board regarding the surrounding properties.

Nora Jane Gillespie- 3588 Omni Circle- had questions regarding the request.

MOTION by Mr. McIntosh, SECOND by Mr. Weiss to send a favorable recommendation to City Council to annex the 9.13± acres of property located at 3515 US Highway 1.

MOTION CARRIED 5-0

- b. CPA-1001- Indian River Self Storage- Harold Hewitt, applicant, seeking an amendment to the Comprehensive Plan Future Land Use Map to include 9.66± acres of property located at 3515 S. US Highway 1 as Commercial with Conservation Overlay.

Vice-Chairman Card 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.

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MOTION by Mr. McIntosh, 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 9.13± acres as Commercial with Conservation Overlay for property located at 3515 US Highway 1.

MOTION CARRIED 5-0

- c. RZ-1001-Indian River Self Storage- Harold Hewitt, applicant, requesting rezoning from Volusia County BPUD (Business Planned Unit Development) to the City of Edgewater B-3 (Highway Commercial) for 9.66± acres of property located at 3515 US Highway 1.

Vice-Chairman Card 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.

MOTION by Mr. McIntosh, SECOND by Mr. Miller to send a favorable recommendation to City Council for the amendment to the Official Zoning Map to include 9.13± acres as B-3 (Highway Commercial) for property located at 3515 US Highway 1.

- d. CU-1001- Indian River Self Storage- Harold Hewitt, applicant, requesting a Conditional Use permit to allow a mini-warehouse facility to be permitted in the B-3 (Highway Commercial) zoning district on property located at 3515 US Highway 1.

Vice-Chairman Card opened the public hearing. Mr. Lear provided background information and staff's recommendation. There was discussion between the Board and Mr. Lear regarding the request.

Mr. Card read a letter into record from surrounding property owner, Linda R. Mulligan.

Nora Jane Gillespie-3588 Omni Circle – asked questions in regards to the retention pond and the number of RV's that would be permitted to be stored.

Brenda Bolduc-166 Packwood Rd. – spoke in regards to the request and stated there should be limits to the amount of RV's that are permitted to be stored.

There was more discussion between Mr. Lear and the Board in regards to the request.

MOTION by Mr. McIntosh, SECOND by Mr. Miller to continue until the next meeting.

MOTION CARRIED 5-0

- e. SP-1004- Indian River Self Storage- Harold Hewitt, applicant, requesting site plan approval for a 38,000 square foot expansion to an existing mini-warehouse facility located at 3515 US Highway 1.

Vice-Chairman Card opened the public hearing. Mr. Lear provided background information and staff's recommendation. There was discussion between the Board and Mr. Lear regarding the request.

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There were no comments from the public regarding the request.

MOTION by Mr. Weiss, SECOND by Mr. Miller to send a favorable recommendation to City Council to approve the conceptual site plan for the 38,000± square foot expansion of the existing mini-warehouse facility located at 3515 US Highway 1, pending approval by the Technical Review Committee.

MOTION CARRIED 5-0

6. **OTHER BUSINESS**

- a. Board Term expiration – Robert McIntosh, whose term expired on April 5, 2010, is seeking reappointment.
- b. Board Term expiration – Jean Kayat, whose term expires on May 21, 2010, is seeking reappointment.

MOTION by Mr. Weiss, to recommend to City Council the reappointments of Robert McIntosh and Jean Kayat to the Planning and Zoning Board for another three (3) year term, SECOND by Mr. Miller.

MOTION CARRIED 4-0 to reappoint Robert McIntosh as Robert McIntosh abstained from voting

MOTION CARRIED 5-0 to reappoint Jean Kayat

7. **DISCUSSION ITEMS**

- a. Development Services Director's Report
There was some discussion regarding the ERA committee.
- b. Chairman's Report
None at this time.
- c. Agency Members Report
Mr. McIntosh informed the Board that there is a CEDS meeting on Thursday, May 13, 2010. They have been making great progress and are just about through the whole procedure. He then explained to the public what the CEDS committee is and what it does. He also informed everyone of the Parktowne Expo that will be taking place on Saturday, May 15, 2010.

Mr. Card stated that he ran into the development representative for the Veterinary Clinic that recently caught fire. She told him that she was impressed with all the help the clinic has received from the community and City staff.

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8. ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 7:30 p.m.

Minutes respectfully submitted by:

Tabitha Russell
Planning Technician