

CITY OF EDGEWATER
Planning and Zoning Board
Regular Meeting – Wednesday, June 9, 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., June 9, 2010, in the Community Center, 102 N. Riverside Drive, Edgewater, Florida.

2. ROLL CALL

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

3. APPROVAL OF MINUTES

Mr. McIntosh moved to approve the minutes of the May 12, 2010 regular meeting as read, second by Mr. Card.

MOTION CARRIED 5-0

PUBLIC HEARINGS

4. OLD BUSINESS

- a. 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. **(Continued from May 12, 2010 meeting)**

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

Danny Johns, engineer for the applicant, offered to answer any questions from the Board.

There was discussion between Mr. Card and Mr. Johns in regards to the type of rollers that would be used for soil compaction. Mr. Johns stated that he would instruct his client to use hydraulic rollers instead of vibratory rollers. There was also discussion in regards to effluence from the RV's and the retention pond.

Nora Jane Gillespie – 3588 Omni Circle – Spoke in regards to the request.

Brenda Buldoc – 166 Packwood Dr. – Spoke in regards to the request.

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

MOTION by Mr. Card, SECOND by Mr. Miller to approve the Conditional Use permit to allow a mini-warehouse facility in the B-3 (Highway Commercial) zoning district on property located at 3515 US Highway 1.

MOTION CARRIED 5-0

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5. NEW BUSINESS

- a. VA-1001- Leo Neves, applicant, requesting a variance from Article V of the City of Edgewater Land Development Code for property located at 2305 S. Ridgewood Ave.

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

There was discussion between Mr. Lear and Mr. Card regarding the 660' requirement. There being no further discussion, Chairman Vopelak closed the public hearing.

MOTION by Mr. Card, SECOND by Mr. Miller to approve the following variance request from the City of Edgewater Land Development Code:

- **Article V, Section 21-52.02(c) to allow a driveway to be located within one hundred forty five feet (145'±) of an intersection on a arterial roadway (US1) in lieu of the required six hundred sixty feet (660') for property located at 2305 S. Ridgewood Ave.**

MOTION CARRIED 5-0

- b. CPA-1002- Sea Edge Partners, LLC, applicants seeking an amendment to the Comprehensive Plan Future Land Use Map to include 1.8 acres of land located on US 1 north of Edgewater Lakes Blvd. as Commercial with Conservation Overlay.

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

There were no comments from the public and no questions from the Board members.

MOTION by Mr. McIntosh, SECOND by Mr. Card to send a favorable recommendation to City Council for the amendment to the Comprehensive Plan Future Land Use Map to include 1.8 acres as Commercial with Conservation Overlay for property located on US 1 north of Edgewater Lakes Blvd.

MOTION CARRIED 5-0

- c. TA-1001- The City of Edgewater requesting an amendment to the Land Development Code to enact Article XX (Boat Slip Allocations).

MOTION by Mr. Card, SECOND by Mr. McIntosh to continue the case to the 07/14/10 meeting.

MOTION CARRIED 5-0

6. OTHER BUSINESS

None at this time.

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7. DISCUSSION ITEMS

a. Development Services Director's Report

Mr. Lear informed the Board that on June 21, 2010 at 5:00 p.m. there would be a joint workshop between the City Council, CEDS Committee, Economic Development Board and the Planning and Zoning Board to discuss the Strategic Plan. He distributed the agenda and Strategic Plan to the Board members.

b. Chairman's Report
None at this time.

c. Agency Members Report

Mr. McIntosh spoke in regards to the June Economic Development Board meeting.

8. ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 7:05 p.m.

Minutes respectfully submitted by:

Tabitha Russell
Planning Technician