



City of Edgewater

104 N. Riverside Drive
Edgewater, FL 32132

Meeting Minutes Planning and Zoning Board

Wednesday, November 12, 2025

6:30 PM

Council Chambers

1. CALL TO ORDER, ROLL CALL

Albert Amalfitano was Absent.

Present 6 - Thomas Duane, Patrick Fisher, James McGinnis, George Kennedy, Robert Andrejkovics and Chris Hatcher

Also Present 3 - Development Services Director Ryan Solstice, City Attorney Aaron Wolfe and Board Coordinator Katie Williams

2. APPROVAL OF MINUTES

None at this time.

3. OLD BUSINESS-PUBLIC HEARING

None at this time.

4. NEW BUSINESS - PUBLIC HEARING

- a.** CU-2502: Request for a Conditional Use Permit to allow for Outdoor Storage within the B-3, Highway Commercial zoning district to establish a ice vending machine for the property at 1317 S Ridgewood Avenue.

Mr. Solstice provided the staff report and recommendation.

Chairman Kennedy opened for public hearing.

Alexandria Martin, 109 Thomas Street, had concerns regarding the noise and vulgar signs placed on her property, as well as, the increased stress and traffic of another ice machine.

Chairman Kennedy asked for Board Comments.

Mr. Hatcher questioned whether the conditional use permit is limited to the ice machine.

Mr. Andrejkovics questioned the need of an additional ice machine.

Mr. McGinnis asked about the size of the ice machine planned to be put in.

Discussion ensued about the size and accessibility of the drive way with the addition of an ice machine on the North-side of the building.

Chairman Kennedy closed the public hearing and asked for a motion.

A motion was made by Mr. Hatcher to table it, for more information from the Applicant, such as the size of the machine that being proposed. Seconded by Mr. Andrejkovics.

Yes: 4 - Thomas Duane, Patrick Fisher, James McGinnis and George Kennedy

Absent: 1 - Albert Amalfitano

- b.** CPA-2501: Request to amend the Comprehensive Plan's Future Land Use Element for two parcels located on the east side of Ridgewood Avenue, north of Pelican Drive from Commercial to Medium Density Residential (Parcel IDs: 8402-44-00-0011 & 8402-00-00-0200).

Mr. Solstice provided the staff report and recommendation.

Chairman Kennedy opened the public hearing.

Susan Greaser, 20 Pelican Lane, asked what single family residence meant.

Mr. Solstice clarified that the classification to R-4 would match the surrounding homes, and advised that the code was changed last year to only allow multifamily residences in a R-5 zoning.

Mr. Solstice confirmed, for Mr. Andrejkovics, that all structures would be demolished.

Chairman Kennedy closed the pubic hearing and asked for a motion.

A motion was made by Mr. Andrejkovics to approve the CPA-2501 Version 1 as written. Seconded by Mr. Hatcher.

Yes: 4 - Thomas Duane, Patrick Fisher, James McGinnis and George Kennedy

Absent: 1 - Albert Amalfitano

- c.** RZ-2505: Request for approval of a rezoning from B-3 Highway Commercial to R-4 Single Family Residential for Parcel IDs: 8402-44-00-0011 & 8402-00-00-0200.

Mr. Solstice provided the staff report and recommendation.

Chairman Kennedy opened and closed the public hearing.

A motion was made by Mr. Hatcher, to send a favorable recommendation for RZ-2505. Seconded by Mr. Fisher.

Yes: 4 - Thomas Duane, Patrick Fisher, James McGinnis and George Kennedy

Absent: 1 - Albert Amalfitano

- d.** SD-2401: Request for Preliminary Plat and Construction Plan Approval for Deering

Park Center Active Adult Single Family Phase 1a located south of Indian River Boulevard within Deering Park Center.

Mr. Solstice provided the staff report and stated recommendation.

Chairman Kennedy opened the public hearing.

Glen Storch stated the legal standards and Ordinances for approving a plat, and how they apply to all three projects. Mr. Storch explained that the plat hearing will be held after the stormwater study that is to be conducted on December 1st. They have met all City, County, and State requirements, and will have approximately 4,000 acres in conservation easements. They have designed and are constructing the extension of Indian River Boulevard and the first segment of Williamson, the traffic and drainage improvements of the State Road 442 interchange, constructing approximately 400 acres of interconnected lakes and stormwater systems, and have designed and are constructing the Welcome Center.

Ernie Cox and Shaun Steffen explained that they've planned this development with the idea of, conservation before development. The amount of conservation compliments the Volusia and State Forever Programs, as it consists of interconnected stormwater system and low impact development techniques, such as all of the lakes bordered with natural vegetation, containing fish, and attraction of wildlife. This development, inspired by the Babcock Ranch Development, will hold 20% greater stormwater than required, with 24% less water runoff after development. They will be planting over 7,000 trees and shrubs. The Welcome Center is under construction and expected to have a Certificate of Occupancy by summer of next year. To briefly describe the three development phase we have presented tonight for South of Indian River Boulevard:

- Phase 1A will be a 55+ community on 157 acres consisting of 273 homes with 471 trees to be planted.*
- Phase 1B will be a 55+ community on 76 acres consisting of 115 homes with 218 trees planted. This phase will consist of larger lake views.*
- Townhome Phase will be two-story town homes on 93 acres consisting of 258 homes, it will have 1,087 trees to be planted and will be located near the Welcome Center.*

Chairman Kennedy opened the public hearing.

Chairman Kennedy stated that if the development is anywhere close to Babcock Ranch it will be a tremendous asset to the city.

Mr. Fisher questioned who manages the flow of stormwater into the hammock. Mr. Cox explained the history of Turnbull Hammock and answered that, the management of this system is the Deering Park Stewardship District, which is a government entity by the Florida legislature.

Mr. Solstice added that city staff is allowed to access and maintain if needed.

Mr. Andrejkovics had seen a video about the Babcock Ranch project on Youtube and thought the

information was educational.

Mr. Cox stated that one of the engineers on the Babcock Ranch team, now works on this one.

Mr. Hatcher inquired which direction the stormwater sheet flow went prior to I-95.

Mr. Cox stated that the planning and engineering staff have been working with the state for a water quality improvement grant within the Turnbull Hammock to test and see if they can implement control features. Before I-95 was constructed, some of the water flowed into the St. Johns and some flowed to the Turnbull Hammock. After I-95 water predominantly flowed West to East and then South. They are working to hold more water and not discharge when the water is high.

Mr. McGinnis questioned the piping, last time the drawings showed the piping as optional and this time they are labeled as proposed for stormwater flow. He also wanted to confirm what the plan is when the waters are high and where it will go once lakes have reached maximum.

Mr. Cox explained how the proposed plans are submitted, and clarified that any overflows at the highest point of the lakes will go West into the swamp.

Lana Fisher, 2100 Airpark Road, asked the Board to consider that they receive a recommendation from staff on how to vote.

Mary Forester, 1937 Edgewater Canal Road, had concerns about hearing contradictory information about how the water and flooding is going to be handled.

Mr. Storch stated, that St. Johns sent investigators down and they said that there is no basis for the complaints. The community that was accusing Deering Park of causing flooding, Deering Park had paid surveyors to show where that community's blockage was.

Mr. Solstice stated that one of the requirements implemented during the rainy season was that they had to hold the stormwater on site.

Susan Greaser, Pelican Lane, felt that if all native vegetation is put in place, that would naturally fix the flooding issue. They are trying to do it right, new and the first time.

Mr. Storch advised that the problem is lack of maintenance.

Judy Bordeaux, 2916 Oak Trail, said she had heard many developers say they are going to hold the water on their land and all overspill water would go into the swamps.

Mr. Hatcher mentioned that the Board has seen a lot of subdivisions come through, and none are like this one that work with natural Florida from day one.

Mr. Storch stated that they would like to think its the smart way to do it, for marketing too.

Chairman Kennedy closed the public hearing and asked for a motion.

A motion was made by Mr. Andrejkovics to send a favorable recommendation to City Council for SD-2401. Seconded by Mr. Duane.

Yes: 4 - Thomas Duane, George Kennedy, Robert Andrejkovics and Chris Hatcher

No: 2 - Patrick Fisher and James McGinnis

- e.** SD-2402: Request for Preliminary Plat and Construction Plan Approval for Deering Park Center Active Adult Single Family Phase 1b located south of Indian River Boulevard within Deering Park Center.

Chairman Kennedy asked if another staff report was necessary, the Board advised they did not.

Chairman Kennedy opened the public hearing.

Mr. Hatcher commented that last month they stated a 2" caliber tree was too small. Can that be added that to the P.U.D. (Planned Unit Development)?

Mr. Stefan stated that 3" caliber trees are in their guidelines.

Chairman Kennedy closed public hearing and asked for a motion.

A motion was made by Mr. Hatcher to send a favorable recommendation to City Council for SD-2402. Seconded by Mr. Andrejkovics.

Yes: 5 - Thomas Duane, James McGinnis, George Kennedy, Robert Andrejkovics and Chris Hatcher

No: 1 - Patrick Fisher

- f.** SD-2403: Request for Preliminary Plat and Construction Plan Approval for Deering Park Center Townhomes Phase 1 located south of Indian River Boulevard within Deering Park Center.

The Board stated they do not need a staff report.

Chairman Kennedy opened and closed public hearing.

A motion was made by Mr. Andrejkovics to send a favorable recommendation to City Council for SD-2403. Seconded by Mr. Duane.

Yes: 4 - Thomas Duane, George Kennedy, Robert Andrejkovics and Chris Hatcher

No: 2 - Patrick Fisher and James McGinnis

5. DISCUSSION ITEMS

a. Department Director's Report

Mr. Solstice stated that next month, we have the stormwater master plan and Deering Park will be coming before Council. Improvements begin on the G-11 and G-2 canals to alleviate flooding. Staff is still looking for Economic Development Manager. The new Engineer has a number of small stormwater projects.

6. ADJOURN

There being no further business to discuss, Chairman Kennedy adjourned the meeting at 7:58PM.