



City of Edgewater

104 N. Riverside Drive
Edgewater, FL 32132

Meeting Minutes Planning and Zoning Board

Wednesday, September 10, 2025

6:30 PM

Council Chambers

1. CALL TO ORDER, ROLL CALL

Present 6 - Thomas Duane, Albert Amalfitano, Patrick Fisher, George Kennedy, Chris Hatcher and Robert Andrejkovics

Absent 1 - James McGinnis

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

- a. VA-2509: Request for variances from Article V, Table V-1- Site Dimensions, to allow for a 5,000 sq ft lot in a R-2 Zoning District, allow an increase in building coverage to 45% from the required 30%, and decrease the side yard setback from 10 ft. to 5 ft. for the property located on Juniper Drive.

Mr. Solstice provided the staff report and recommendation.

Chairman Kennedy opened the public hearing.

Discussion ensued in-regards to the lot size and elevation.

Chairman Kennedy asked the Applicant the purpose of the purposed structure.

The Applicant specified that it would be a single-family home on a stem wall.

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

Barbra Sampos, 1143 Juniper Dr., asked what a stem-wall is, and was given clarification.

Mr. Wolfe explained that the motion to approve failed with a three to three vote.

Discussion ensued about the concerns of those who voted in opposition.

Mr. Wolfe stated that unless anyone is inclined to change their vote, the motion fails.

The Applicant asked if they met the setbacks, installed gutters, and had the engineer redesign, can they proceed with just a lot size variance.

Mr. Amalfitano expressed that, though setback variances are granted all of the time, none of them are for a lot of this size and that it also encroaches upon the green space between homes.

Mr. Hatcher advised that it would have to be underground stormwater retention.

Applicant asked if all requirements were met if they would be allowed to build; Mr. Wolfe stated that they would have to re-apply for an additional variance.

Further discussion ensued about trying to accommodate the applicant.

A motion was made by Mr. Andrejkovics, second by Mr. Duane, to approve VA-2509 Version 2, with the stipulation that it has to be To be on a stem-wall only and not on a monolithic slab.

Yes: 3 - Thomas Duane, George Kennedy and Robert Andrejkovics

No: 3 - Albert Amalfitano, Patrick Fisher and Chris Hatcher

Absent: 1 - James McGinnis

4. NEW BUSINESS - PUBLIC HEARING

- a. VA-2511: Request for variances from Article XVIII, Section 21-450.02 and Article XX, Section 21-650.01, to allow the enclosure of the current pole signs, thereby creating two monument signs, larger than the maximum forty-eight (48) square feet for both corridors.

Mr. Solstice provided the staff report and recommendation.

Brad Wester, Jacksonville, explained reasoning for variance

Mr. Fisher inquired about visibility around the sign.

Mr. Andrejkovics referenced the Publix sign size in New Smyrna Beach.

Chairman Kennedy asked if they could decrease the sign size by ten feet.

A motion was made by Mr. Amalfitano, second by Mr. Hatcher, to approve VA-2511 to repair and maintain the current sign as they are height and width, with no changes in setback.

Yes: 6 - Thomas Duane, Albert Amalfitano, Patrick Fisher, George Kennedy, Chris Hatcher and Robert Andrejkovics

Absent: 1 - James McGinnis

5. DISCUSSION ITEMS

- a. Department Director's Report

Mr. Solstice reported that we will have multiple site plans throughout the City coming in for review.

6. ADJOURN

There being no further business to discuss, Chairman Kennedy adjourned the meeting at 7:47PM.