



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. Kennedy introduced VA-2509 and asked for a staff report.

Mr. Solstice stated the staff report, City staff did send out public notices within 500' of the location. The applicant did request to allow a 5,000 square foot lot, decrease the building coverage from 30% to 45%, and reduce the side-yard setback from ten feet to five feet. City staff did table this item last meeting, due to some concerns regarding the Land Development Code and the non-conforming nature of the lot. attorney determined the lot is not currently in ownership of an adjacent lot. City staff did review against Article 9 Section 21-100.04 and found the applicant could not meet all six requirements and recommends denial.

Mr. Kennedy opened the public hearing.

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

Mr. Kennedy asked the Applicant the purpose of the proposed structure.

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

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

The motion was made.

Barbra Sampos, 1143 Juniper Dr., asked what a stem-wall is.

Mr. Fisher and Mr. Hatcher explained what a stem-wall is.

Mr. Wolfe explained that the motion to approve failed, being it was a 3 to 3 vote.

Discussion ensued about the concerns of those who voted against.

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

The Applicant approached, and asked if they were willing to meet the setbacks, install gutters, and had the engineer redesign, would they be allowed to proceed with just a lot size variance.

Mr. Amalfitano expressed that, while setback variances are granted all 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 stated 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 Andrejkovics, second by Duane, to approve VA-2509 Version 2, with the stipulation with what the Staff had recommended. To be on a stem-wall only and not on monolithic.

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. Kennedy introduced VA-2511 and asked for a staff report.

Mr. Solstice gave the staff report. The Applicant supplied photos of the current signage state and what they are trying to accomplish. Applicant is requesting to convert the existing signs be converted

to monument signs, City Staff recommends denial.

brad wester, jacksonville, explained reasoning for variance

fisher questioned about visibility

andrejokvics - referenced nsb publix sign size

kennedy - why not chop off top 10'

This Planning Item was adopt.

5. DISCUSSION ITEMS

- a. Department Director's Report

6. ADJOURN

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 proceedings 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 Zlotnik, CMC, 104 N. Riverside Drive, Edgewater, Florida, telephone number 386-424-2400 x 1101, 5 days prior to the meeting date. If you are hearing or voice impaired, contact the relay operator at 1-800-955-8771

One or more members of City Council or other advisory boards may be present.