



Meeting Minutes
Planning and Zoning Board

Wednesday, April 15, 2026

6:30 PM

Council Chambers

1. CALL TO ORDER, ROLL CALL

Present 7 - Thomas Duane, Patrick Fisher, James McGinnis, George Kennedy, Robert Andrejkovics, Chris Hatcher and Dwight Cunningham

Also Present 2 - Development Services Director Ryan Solstice 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.** VA-2605: Request for a variance to allow a six-foot (6') fence on the property line in lieu of the required ten-foot (10') side corner yard setback for the property located at 202 Hubbell Street, Edgewater, FL 32132.

Mr. Solstice provided the staff report and City's recommendation.

Chairman Kennedy opened public hearing.

Mr. Andrejkovics asked to confirm the distance of the right-away and the placement of the fence.

Mr. Solstice confirmed there is approximately twelve feet of right-away, and that the fence would start at the second window on the house.

Thad Hardy, Teal Wing Drive, stated that this fence is for privacy, storage, and pets.

A motion was made by Mr. Andrejkovics, second by Mr. Duane, to approve Planning Item No. VA-2605 as written. The MOTION was APPROVED by the following vote:

Yes: 7 - Thomas Duane, Patrick Fisher, James McGinnis, George Kennedy, Robert Andrejkovics, Chris Hatcher and Dwight Cunningham

- b.** VA-2606: Request for a variance from Article V to allow a 20-foot landscape buffer instead of a 35-foot and a chain-link fence around the perimeter of the parcel for the property at 2611-2623 Guava Drive.

Mr. Solstice advised that the Applicant was not present.

Mr. Hatcher commented that they have done this for multiple properties on this road.

Mr. Solstice provided staff report and the City's recommendation.

Mr. Kennedy opened the public hearing.

Mr. Kennedy asked if public notices had been sent.

Mr. Fisher inquired how many parcels involved have previously been allowed a similar variance. Mr. Solstice stated that two were done in the past, and this is the remaining parcel.

The Board agreed to keep privacy fence, as it is residential behind the parcels.

Mr. Hatcher inquired what the plan is for the space. Mr. Solstice stated that it would most likely be for storage, but no formal site plan has been submittal yet.

A motion was made by Fisher, second by Hatcher, to approve Planning Item No. VA-2606, to allow the twenty foot buffer but remain with the six foot vinyl or masonry fencing requirement. The MOTION was APPROVED by the following vote:

Yes: 7 - Thomas Duane, Patrick Fisher, James McGinnis, George Kennedy, Robert Andrejkovics, Chris Hatcher and Dwight Cunningham

5. DISCUSSION ITEMS

a. Department Director's Report

Mr. Solstice reported that City staff will be bringing the sign code to the next Planning and Zoning meeting to be reviewed.

City staff has been working on accessory dwelling units (ADUs), adjusting the parking area and buffers for them.

The grant for the 8' sidewalk on Silver Palm Drive, has gone through the scope of service with FDOT and the consultant. Hopefully, it will get awarded for funding and design and construction in 2027. This trail will be from 30th Street on the West side of Silver Palm, connecting to the existing sidewalk.

The transportation impact study for the second phase of joint venture one of Deering Park should be complete within the next few months.

Holiday Builders are re-working the plan to include industrial in their development.

City staff has also worked on the agreement for Jones Fish Camp Road regarding the design of the road and condition of when they need to build the road.

The marina and dry stack storage should be coming before the board in May or June

Mr. Andrejkovics asked about the two parcels at the end of Jones Fish Camp Road that were cleared, Mr. Solstice said that the intent is to have two single family homes built that are independent of Riverfront Estates.

6. ADJOURN

With no further items to discuss Chairman Kennedy adjourned the meeting at 6:47PM.