



# City of Edgewater

104 N. Riverside Drive  
Edgewater, FL 32132

## Meeting Minutes Planning and Zoning Board

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Wednesday, October 8, 2025

6:30 PM

Council Chambers

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### 1. CALL TO ORDER, ROLL CALL

**Present** 5 - Thomas Duane, Patrick Fisher, James McGinnis, Robert Andrejkovics and Chris Hatcher

**Absent** 1 - George Kennedy

**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.** 1st Reading - Ordinance No. 2025-O-14: Request for a rezoning from Light Industrial (I-1) to Mixed Use Planned Unit Development (MUPUD) for the property located at 2945 W Park Avenue.

*Mr. Solstice gave staff report, City staff recommends a favorable recommendation to City Council.*

*Mr. Andrejkovics opened public comments.*

*David Godiksen, applicant, he and his wife see this not as a business endeavor but more as a community based community center.*

*Mary Forester, 1937 Edgewater Canal Road, I live and am concerned for the safety of those going back and forth to school, especially with and entrance and exit on Park Avenue, it's a disaster waiting to happen, especially on school days.*

*Mr. Andrejkovics opened for board comments.*

*Mr. Hatcher inquired about the entrance on Park Avenue. Mr. Solstice answered, City staff had the Applicant line-up the drive with that of across the street. On Park Avenue there will be a protected bike line, the applicant is giving a 50 by 50 corner cut to the city for intersection improvements in the future, there will also be a protected bike line on Air Park Road to the North side.*

*Further discussion ensued about the development.*

*Mr. Andrejkovics closed public hearing and asked for a motion.*

**A motion was made by Mr. Hatcher, second by Mr. Duane, to send a favorable recommendation for RZ-2503.**

**Yes:** 3 - Thomas Duane, Robert Andrejkovics and Chris Hatcher

**No:** 2 - Patrick Fisher and James McGinnis

**Absent:** 1 - George Kennedy

- b.** SD-2405: Request for Preliminary Plat and Construction Plan Approval for Deering Park Center Single Family Phase 1 located south of Indian River Boulevard within Deering Park Center.

*Mr. Solstice stated the staff report, City staff recommends approval.*

*Mr. Fisher recommended a motion of continuance of this recommendation of SD-2405, until the stormwater master plan is returned to the City. Decisions of this scale should demonstrate conformity and feasibility with the City's forth coming stormwater management strategy by Jones Edmund and Associates. Size and scope here is enormous, construction plans submitted state main and receiving waters as Turnbull Hammock headwaters. Specifically, to Turnbull Hammock Conservation Area, which is situated East of I-95 and West of US-1, so basically all of Florida Shores. I get it, a 100-year storm standards, D.E.P. ( Department of Environmental Protection), St. John's River Standards, cup to cup, i's dotted and t's crossed, but the fact of the matter is our past reliance on their effectiveness has left us in our current predicament and searching for solutions. This is going to get done, no doubt about it, but it must be done right, and I know it would be a disservice to cut the corner right here.*

*Mr. Andrejkovics asked Mr. Wolfe if this was appropriate at this point.*

*Mr. Wolfe stated that it is not the role of this board to table things for down the road. The role of this board is to send a recommendation of either favorable or unfavorable to higher boards.*

*Mr. Andrejkovics told Mr. Fisher to cease his comments and opened the floor for public comment.*

*Mr. Glen Storch explained the legal options for the board.*

*Shaun Stefan, 3450 Old Dawson Ranch Road, applicant. Explained that Deering Park Center is the Edgewater portion of this very large piece of land, it's 70,000 acres. Within it we have gone through great lengths to preserve a large portion of the property. Currently 46,000 acres is set aside for conservation. In order for that to happen we had to take into consideration, wildlife corridors, hydrology, ecosystem, we also want to connect with the corridors on the outer portions of the property. We have many parts of this project are in Edgewater. So starting with Deering Park Center, 185 acres will be in conservation, in Deering Park North approximately 3,700 acres will be*

*in conservation easements, to the West we have Farmington Eastern Gateway 100 acres of that will be in conservation and will also include the Edgewater Wetland Park, and a Wildlife Wetland Corridor bike trail which will connect through the property and North to State Road 44. Tonight we are discussing Deering Park Center, Single Family portion, we have commenced construction on our welcome center and improving the end of Indian River Boulevard. Deering Park Center will have a wide range of homes, as well as, some commercial options. There will be 250 homes in this neighborhood, surrounded by preserves, lakes, and we went to great lengths to preserve a lot of the Oak trees. Landscaping improvements of current Indian River Boulevard will be done to create tree hammock effect. We are incorporating native landscaping throughout community, which will be less water usage, healthy soils and ecosystems, and less fertilization.*

*Mr. Storch stated that all plats must be cohesive with the Edgewater Comprehensive Plan, City zoning, and the Land Development Code. The applicant has done all of the appropriate permits, and have provided a stormwater report for a 100 year storm event, there will be 155 acres of stormwater lakes in this development. Planning for the 100 year storm event criteria, results in significant decrease in run-off from the natural grade. All entitlements, permits, stormwater permits by County and City have been granted for this project.*

*Agnes Whittier, 223 Flagler Avenue, recently read an article that mentioned FEMA's new standards, and asked if their lakes will be able to handle a 500 year flood or is the flooding going to come over I-95?*

*Mr. Andrejkovics closed public comments.*

*Mr. Storch, we are already reducing the natural amount of runoff, on top of that we have the 100 year standard and additional outstanding waters, that has been planned for in this development. at this point we meet or vastly exceeded the requirements we have been given.*

*Mr. Andrejkovics opened for board comments.*

*Mr. Hatcher questioned about the big and mature trees and wetland conservation overlay on State Road 442. Mr. Solstice explained that they cannot sneak in more than is planned for, they would have to come back for a complete re-plat.*

*Mr. Storch expressed that once, conservation easements are established they are permanent and will not be touched.*

*Mr. Hatcher questioned the elevation of roads compared to State Road 442. Can we put something in place that their artery roads are no higher than 442, that way all the houses are only twelve inches higher than 442? Mr. Warshaw stated that the City and the City's engineering standards dictate that there be a minimum separation of the roadway and what is analyzed as the mean season high ground water. We are putting that roadway at bear minimum separation from the ground water required by code.*

*Mr. Andrejkovics closed public comments and asked for a motion.*

*Mr. Storch approached and asked Mr. Fisher and Mr. McGinnis they legal reasoning that they voted no.*

*Mr. Fisher had no legal backing to his vote.*

*Mr. Andrejkovics confirmed with Mr. Wolfe the vote results.*

*Mr. Wolfe stated that it is a three to two vote, with recommendation to send the item to City Council.*

**A motion was made by Mr. Andrejkovics, second by Mr. Duane, to send a favorable recommendation to City Council to approve this item as written.**

**Yes:** 3 - Thomas Duane, Chris Hatcher and Robert Andrejkovics

**No:** 2 - Patrick Fisher and James McGinnis

**Absent:** 2 - Albert Amalfitano and George Kennedy

- c. CU-2501: Request for a Conditional Use Permit to allow for Manufacturing - General within the B-2, Neighborhood Business zoning district to establish a custom woodworking shop for crafting cabinets, tables, and similar items for the property at 2421 Guava Drive.

*Mr. Solstice explain report, City staff recommends the item for approval.*

*Mr. Andrejkovics opened the floor for public comment.*

*Brian Smith, 843 S. Cooper Street., stated that the sole purpose of this warehouse is for personal woodworking.*

*Due to no public comments, public comments were closed.*

*Due to no Board comments, board comments were closed.*

*Mr. Andrejkovics asked for a motion.*

**A motion was made by Mr. Hatcher, second by Mr. McGinnis, for CU-2501 to be approved.**

**Yes:** 5 - Thomas Duane, Patrick Fisher, James McGinnis, Chris Hatcher and Robert Andrejkovics

**Absent:** 2 - Albert Amalfitano and George Kennedy

- d. VA-2512: Request for variances from Article III and Article V to allow for a front yard accessory structure carport sized 22-feet by 22-feet for the property at 3015 Queen Palm Drive.

*Mr. Solstice stated the staff report and that City staff recommends denial.*

*Sheryl Smith, 3015 Queen Palm Drive, stated they would just like to protect their vehicles.*

*With no public comment, comments were closed.*

*Mr. Andrejkovics opened for board comments.*

*Mr. Hatcher pointed out the variance would be a twenty foot variance.*

*Discussion ensued about the placement of the carport and the width of the current drive.*

*Mr. Andrejkovics asked for a motion.*

**A motion was made by Mr. Fisher, second by Mr. Hatcher, to deny VA-2512 variance to a front yard accessory structure.**

**Yes:** 5 - Thomas Duane, Patrick Fisher, James McGinnis, Chris Hatcher and Robert Andrejkovics

**Absent:** 2 - Albert Amalfitano and George Kennedy

- e.** VA-2513: Request for a variance from Article V to allow for a 10-foot landscape buffer in lieu of the 15-foot required to accommodate a larger structure and parking area for the property at 191 Mango Tree Drive.

*Mr. Solstice gave staff report, and staff recommends denial.*

*Mr. Andrejkovics asked the applicant to state their reasoning for the variance.*

*Rebecca Kottle, Zev Cohen and Associates representing the current owner and developer. We are requesting this variance to reduce the landscape buffer on the North and South sides by five feet to accommodate a building that is wide enough to accommodate the parking of a R.V., as well as a parking lot to accommodate such vehicle. As of now there is an existing drainage structure on the East side in the rear yard that is used for conveyance, this will not count as part of the future development stormwater management area. So an additional fifteen percent of the site will be dedicated to stormwater, reducing the building envelop further.*

*Mr. Andrejkovics asked if the public had any questions.*

*Angus Whitaker, 223 Flagler Avenue, is this a site plan for construction or just the downsizing for something bigger. Is this going to impact the stormwater retention of the ditch behind the property. Mr. Solstice explained that the request was for a reduction of the landscape buffer width.*

*Chris Rollins, 123 Via Capre, I am the applicant. I am asking for a consideration on industrial zoned property and that landscaping should not be the primary concern. That canal actually runs through the property, without any recorded easement. I am not planning on changing that but I am planning*

*on adding another pond onto the property to hold all required water before it drains into my ditch.*

*With no other public comments Mr. Andrejkovics asked for board comments.*

*Mr. Hatcher inquired are you going to be renting out R.V. space or is it personal use. Mr. Rollins stated that it is for personal use currently, but I do intend to lease other space for light industrial uses potentially for outdoor storage.*

*Mr. McGinnis inquired if the large trees are historical. Mr. Rollins confirmed that they are not specimen trees.*

*Mr. Andrejkovics closed all comments and asked for a motion.*

**A motion was made by Mr. Hatcher, second by Mr. Fisher, to approve VA-2513.**

**Yes:** 5 - Thomas Duane, Patrick Fisher, James McGinnis, Chris Hatcher and Robert Andrejkovics

**Absent:** 2 - Albert Amalfitano and George Kennedy

- f.** VA-2514: Request for variances from Article V and VII to demolish and replace the current non-conforming structure within the grandfathered setbacks, but with a modification to continue the non-conforming front yard east corner setback for the property at 125 Rio Vista Drive.

*Mr. Solstice gave staff report and stated that city staff does not recommend approval.*

*Mr. Andrejkovics asked the applicant to explain their request*

*Kathy Hoffman, 211 Knob Hill Circle, stated the two houses have approximately 1000 square feet, I am hoping to replace that with a single more symmetrical structure. The plan is to tear the existing structures down and build a nice symmetrical house with a garage set back on the property.*

*Mr. Andrejkovics opened the public comments.*

*Darren Del Rossaro, 116 Noranga Drive, inquired if it was going to be a two-story house, if they were going to raise the elevation of the land itself, and how close it is going to be to my house. Mr. Solstice responded that the Code allows for a max building height of twenty-six feet, so they could potentially build a 2-story. They will have to comply to the current stormwater retention plans, and they will still have to follow current setbacks.*

*Mr. Andrejkovics asked for board comments, being there were no other public comments.*

*Mr. Hatcher inquired how many square feet the lot is. Mr. Solstice stated it is .2 acres.*

*Discussion ensued amongst board members of the placement of the house.*

*Ms. Hoffman stated that she just wants the house to look properly placed on the property.*

*Mr. Andrejkovics asked for a motion.*

**A motion was made by Mr. Hatcher, second by Mr. Fisher, to approve variance VA-2514 as written, with the conditions that the Northeast corner of the new structure be at the same location as the Northeast location of the existing structure, and the front porch be no nearer than 17.4 feet to the property line.**

**Yes:** 5 - Thomas Duane, Patrick Fisher, James McGinnis, Chris Hatcher and Robert Andrejkovics

**Absent:** 2 - Albert Amalfitano and George Kennedy

- g.** VA-2516: Request for variances from Article V to allow a reduced planting requirement for the property at 1824 Hibiscus Drive.

*Mr. Solstice gave staff report and stated that city staff does not recommend for approval.*

*Mr. Andrejkovics asked for the applicant to come and explain their request.*

*Danny Shields, 1225 Volco Rd, we are subtracting some impervious from demolishing the old slab and taking what we already have and adding it to the back of the existing building.*

*Mr. Solstice stated that the City is developing an on-street parking design, that the applicant will abide to.*

*Discussion ensued about the variance requests.*

*Mr. Andrejkovics asked for a motion*

**A motion was made by Mr. Fisher, second by Mr. McGinnis, to approve VA-2516 variance to allow and reduce planting requirements.**

**Yes:** 5 - Thomas Duane, Patrick Fisher, James McGinnis, Chris Hatcher and Robert Andrejkovics

**Absent:** 2 - Albert Amalfitano and George Kennedy

## **5. DISCUSSION ITEMS**

### **a. Department Director's Report**

*Mr. Solstice stated that there is a lot going on here at the City. We have the stormwater master plan that will be ready in December. City staff are working with Stanley traffic consultants on the Air Park Road eight foot sidewalk, from 30th Street up Silver Palm Drive and then connecting onto Air Park Road. We also have the Mango Tree Trial going on, Sporty's Car Wash was just approved. Blue Line Automotive was just approved, local businesses are expanding. We have hired a Stormwater Engineer for the City.*

## **6. ADJOURN**

*With nothing further to discuss, Mr. Andrejkovics adjourned the meeting at 8:45 p.m.*