



City of Edgewater

104 N. Riverside Drive
Edgewater, FL 32132

Meeting Minutes Planning and Zoning Board

Wednesday, August 13, 2025

6:30 PM

Council Chambers

1. CALL TO ORDER, ROLL CALL

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

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

2. APPROVAL OF MINUTES

None at this time.

3. OLD BUSINESS-PUBLIC HEARING

None at this time.

4. NEW BUSINESS - PUBLIC HEARING

- a. VA-2509: Request for variances from Article V, Table V-1- Site Dimensions, allow for a 5,000 sq ft lot in a R-2 Zoning District, Max Build increased 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.

Item has been tabled to consult and conduct further research in regards to the property.

- b. VA-2507: Request to amend Variance VA-2507 to allow for a 3 foot front yard setback and increase the size of an accessory structure conditioned by the Planning and Zoning Board to be 16 feet in width and 40 feet in length.

Chairman Kennedy introduced VA-2507, and asked for a staff report.

Mr. Solstice gave the staff report, the variances are to allow a max building coverage of 45%, allow a front yard setback of 4 feet, to allow a front yard accessory unit for an accessory garage that matches the house facade, and per Planning and Zoning Board the detached garage is to be no larger than sixteen feet in width and forty feet in length with a ten foot North-side setback to be in line with the North-East corner of the residence.

Chairman Kennedy opened the public hearing.

Fred Peters, 203 Eaton Rd., stated the reasoning for the building size increase.

Board members and the applicant discussed the reasoning of now wanting a larger structure.

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

A motion was made by to approve VA-2507 as written.

Yes: 7 - Albert Amalfitano, Robert Andrejkovics, Thomas Duane, Patrick Fisher, Chris Hatcher, George Kennedy and Jim McGinnis

- c. VA-2510: Request for variances from Article III, Section 21-36.02, to allow four accessory structures in lieu of the limit of two, allow the accessory structures to exceed the total square footage of the primary residence by 102.63%, and allow the accessory structure in the front yard for the property at 1902 Air Park Avenue.

Chairman Kennedy introduced VA-2510 and asked for a staff report.

Mr. Solstice gave the staff report, applicant is asking to add a 30 foot by 40 foot structure. Property is 1.5 acres in size, applicant is requesting to add an accessory structure in front of the yard on a lot that currently has three accessory structures. The code does limit the use of any accessory structures to two, the principle structure is 2,736 square feet, the existing three structures are 1,608 square feet. The addition of the proposed 30 X 40 foot accessory structure has a square footage of 1,200 square feet. Making the total square footage of accessory structures to 2,808 square feet, which makes it 102% of the primary residence. This is incompatible with Code sections, Article 3 sections 21-36-02 G, J, and K.

Chairman Kennedy inquired what the Code stated about the maximum percentage of coverage for accessory structures to the primary residence.

Mr. Solstice responded that is 60% in a more standardize lot.

Chairman Kennedy opened the public comment.

Anthony Lancellotta, 1902 S Airpark Rd, stated the dirt is ready for the slab to be poured, so that is it elevated higher than natural grade. Proposed building will not be higher than existing buildings. One of the three accessory structure is a well pump house.

Discussion ensued between the applicant and council of the elevation, impervious surfaces, and drainage.

Mr. Fisher asked about the finished floor height.

Mr. Hatcher responded that it requires five feet of stabilizing dirt boundary.

Mr. Solstice stated that City staff requests that he move the metal shed.

Mr. Hatcher asked if the existing metal shed was off property, and stated that the fence is definitely West of the property line.

Mr. Lancellotta stated the shed was right on his property line.

Mr. Hatcher read the Legal description that the fence is 4.2 feet West of property line and as it keeps going North 4.8 feet out. Where the fence turns and goes back East it is 8.7 feet out of the property line.

Mr. Andrejkovics asked if council needed to attend to the fence being outside of his property at this point.

Mr. Solstice responded that it was only a recommendation of City staff.

Patricia Lloyd, 2940 Juniper Dr., questioned about VA-2509 and why was it pulled.

Mr. Solstice stated that it was tabled and will be on the September meeting.

Chairman Kennedy closed Public Hearing and asked for a motion.

A motion was made by to approve VA-2510, but what I would like to ask, is prior to finishing the building, have the shed five foot and five foot in your corner.

Yes: 7 - Albert Amalfitano, Robert Andrejkovics, Thomas Duane, Patrick Fisher, Chris Hatcher, George Kennedy and Jim McGinnis

5. DISCUSSION ITEMS

None at this time.

a. Department Director's Report

Mr. Solstice stated that the City did approve the warehouse on Guava Dr. and the tri-plex on India Palm Dr., Sporty's Carwash is coming next for TRC Public Vote.

6. ADJOURN

With no further items to discuss the meeting is adjourned.