



City of Edgewater

104 N. Riverside Drive
Edgewater, FL 32132

Meeting Minutes Planning and Zoning Board

Wednesday, October 25, 2023

6:30 PM

Council Chambers

Special Meeting

1. CALL TO ORDER, ROLL CALL

Present 6 - George Kennedy, Robert Andrejkovics, Thomas Duane, Albert Amalfitano, Paul Wright and Chris Hatcher

Excused 1 - Eric Rainbird

Also Present 3 - Tammy Watkins, Ryan Solstice 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

No audio recording was available for Agenda Items A-C.

- a. 2nd Reading - Ordinance No. 2024-O-04 - Request for a large-scale comprehensive plan amendment to update Chapter 4 Stormwater Sub-Element of the City of Edgewater's Comprehensive Plan

This Ordinance was withdrawn.

- b. 2nd Reading - Ordinance No. 2024-O-05 - Request to update Article IV "Resource Protection Standards" and V "Site Design Criteria" of the City of Edgewater's Land Development Code.

This Ordinance was withdrawn.

- c. SD-2302: Request for Preliminary Plat approval for Smyrna Creek Preserve, a 78-unit townhome subdivision found generally located West of Old Mission Road.

Mr. Solstice provided a staff report and recommendation.

Chairman Kennedy opened the public hearing.

There being no further discussion Chairman Kennedy closed the public hearing.

A motion was made by Mr. Andrejkovics, second by Mr. Wright, to send favorable recommendation to City Council for SD-2302. the MOTION was APPROVED by the following vote:

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

Excused: 1 - Eric Rainbird

- d. CPA-2301: Request for a small-scale comprehensive plan amendment from High Density Residential, Commercial, and Low Density Residential to Mixed-Use with Conservation Overlay for parcels generally located East of S Ridgewood Avenue and North of Jones Fish Camp Road.

Mr. Solstice provided a staff report and recommendation.

Chairman Kennedy opened the public hearing.

Ralph Richardson, expressed concerns regarding the 10' landscape buffer in relation to his property.

Marilyn Bennett 194 Jones Fish Camp Road, spoke of her concerns of the increased traffic, and the current condition of the road & drainage issues.

Daniel Lewis of 100 Lewis Street, Representing Susan Kahn and Creative Pathways Preparatory Academy, spoke of concerns of traffic, noise, and safety.

Ken Peacock of 133 Jones Fish Camp Road, wanted to know when the development would begin and how two eagles nests would be handled.

Pamela Hahn, 133 Jones Fish Camp Road, expressed concerns of what access road will be utilized for construction purposes, the mosquito ditch behind her home, and the dry dock boat storage.

Mark Watts, attorney with Cobb-Cole addressed all the concerns mentioned above.

There being no further discussion Chairman Kennedy Closed the public hearing.

A motion was made by Mr. Wright, second by Mr. Hatcher, to send to City Council for Recommendation of SD-2301. the MOTION was APPROVED by the following vote:

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

Excused: 1 - Eric Rainbird

- e. RZ-2301: Request to rezone the property from City of Edgewater Residential Planned Unit Development (RPUD) and Highway Commercial (B-3) to City of Edgewater Mixed-Use Planned Unit Development (MUPUD) for property generally located East of S Ridgewood Avenue and North of Jones Fish Camp Road.

Mr. Solstice provided a staff report and recommendation.

Chairman Kennedy opened the public hearing.

Ralph Richardson restated his concerns regarding the 10' landscape buffer and water retention.

Ken Peacock, 133 Jones Fish Camp Road restated his concerns regarding the mosquito ditch, road usage, and drainage/flooding, and river access.

Marilyn Bennett, 194 Jones Fish Camp Road, restated her concerns of the increased traffic and what road is going to be used for construction.

Mark Watts attorney with Cobb-Cole addressed all the concerns mentioned above.

There being no further discussion Chairman Kennedy closed the public hearing.

A motion was made by Mr. Andrejkovics, second by Mr. Hatcher, to send a favorable recommendation to City Council on RZ-2301. The MOTION was APPROVED by the following vote:

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

Excused: 1 - Eric Rainbird

5. DISCUSSION ITEMS

a. Department Director's Report

None at this time.

6. ADJOURN

There being no further business the meeting adjourned 7:17 p.m.

Minutes Respectfully submitted by:

Tammy M. Watkins, Board Coordinator