

CITY OF EDGEWATER  
Planning and Zoning Board  
Regular Meeting – Wednesday, October 8, 2008  
6:30 p.m.

1. CALL TO ORDER

Chairman Vopelak called to order the Regular Meeting of the Planning and Zoning Board at 6:30 p.m., October 8, 2008 in the Community Center, 102 N. Riverside Drive, Edgewater, Florida.

2. ROLL CALL

Members present were Edwin Vopelak, John Weiss, Pat Card, Robert McIntosh, and Justin Kennedy. William Miller was excused per Chairman Vopelak. Also present were Development Services Director Darren Lear, Assistant City Attorney Michael Ciccochetti, and Planning Technician Tabitha Russell.

3. APPROVAL OF MINUTES

**Mr. Card moved to approve the minutes of the September 16, 2008 regular meeting as amended.**

5b. Presentation of Long Term Community Recovery Report Plan-Robert McIntosh.

Mr. McIntosh presented a brief slideshow regarding the report plan. There was detailed discussion regarding the Long Term Community Recovery Report Plan amongst the Board members. There was a consensus taken to move forward with the efforts on adopting a resolution by the City Council. It was also recommended to take the plan to the Economic Development Board.

**Second by Mr. Weiss**

**MOTION CARRIED 5-0**

4. NEW BUSINESS-PUBLIC HEARINGS

a. VA-0804- Rix Development-Jeremy Anderson, applicant, is requesting setback and buffer variances from the City of Edgewater Land Development Code Article V for property located at 114 N. Old County Rd.

Chairman Vopelak opened the public hearing. Mr. Lear provided background information and staff's recommendation.

Mr. Anderson spoke on behalf of the owner and stated he would answer any questions. There was a brief discussion regarding the paving of Old County Road between Mr. Anderson and the Board members.

There being no further discussion, Mr. Vopelak closed the public hearing.

**MOTION by Mr. Card, SECOND by Mr. Weiss to approve the variance requests from the City of Edgewater Land Development Code as follows:**

- **Section 21-50.02-Table V-1, south side setback of 10' in lieu of the required 50' (when abutting residential zoning/use); and**
- **Section 21-54.04 buffer yard requirement to allow 5' in lieu of a minimum 30' buffer yard and to be exempted from the required masonry wall.**

**for property located at 114 N.Old County Road based upon the condition that the applicant install some form of opaque barrier along the full length of the south property line.**

**MOTION CARRIED 5-0**

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- b. RZ-0508-ASD Properties Management, LLC, owner, requesting an amendment to the Official Zoning Map to include 110.66± acres of land located on the south side of Old Mission Road, west of Josephine Street as RPUD (Residential Planned Unit Development).

Chairman Vopelak opened the public hearing. Mr. Lear provided background information and staff's recommendation.

Rodney Jones, owner ASD Properties Management, LLC, spoke in regards to the request and stated he would answer any questions.

There was a brief discussion regarding Mr. Card's concerns with the proposed mobile home size and future stormwater retention.

Curtis Burkett, P.E., agent for the applicant, spoke in regards to the natural buffers and stormwater retention.

There was a brief discussion regarding Mr. Kennedy's concerns with the location setting.

Mr. McIntosh stated he shares the same concerns as Mr. Card. Also, he would like to see the 6.5 acres of the northern parcel being zoned commercial only, as it would be a benefit to the residents.

Brad Jones, owner ASD Properties Management, LLC, spoke in regards to the request.

Sgt. Casey Cook, Elizabeth St., spoke against the request due to concerns of stormwater retention issues.

Judy Cook, Elizabeth St., spoke against the request.

Donna Livingston, Old Mission Rd., spoke against the request.

James Scott, Old Mission Rd., spoke against the request.

Mike King, Elizabeth St., had concerns with the stormwater retention.

Mason Heffner, Elizabeth St., spoke against the request.

There being no further discussion, Mr. Vopelak closed the public hearing.

**Mr. Kennedy moved to table item RZ-0508 to a later date, second by Mr. McIntosh. After some discussion amongst the Board members, the motion and the second were withdrawn.**

**MOTION by Mr. Card, SECOND by Mr. Weiss to send a favorable recommendation to City Council to approve an amendment to the Official Zoning Map to include 110.66 ± acres of land located on the east side of Old Mission Road, south of Josephine Street as RPUD (Residential Planned Unit Development) with the three (3) revisions specified earlier:**

- **The 6.5 acres of the northern parcel being zoned commercial only;**
- **The language added for the conservation easements to be dedicated to St. Johns Water Management District and the City of Edgewater;**
- **A 960 sq. ft. minimum unit size**

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**Mr. Card amended his motion to include the creation of a berm within the 15' buffer on the south side of the property, second by Mr. Weiss.**

**MOTION CARRIED 5-0**

5. **OTHER BUSINESS**

None at this time.

6. **DISCUSSION ITEMS**

- a) Chairman Vopelak provided a copy of the Florida Water Resources Journal for anyone who would like to read it.
- b) There was a brief discussion regarding the modification of the Planning and Zoning Board bylaws.
- c) Mr. McIntosh updated the Board with regards to the Long Term Community Recovery Plan.

7. **ADJOURNMENT**

There being no further business to discuss, the meeting adjourned at 8:50 p.m.

Minutes respectfully submitted by:

Tabitha Russell, Planning Technician

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