

CITY OF EDGEWATER
Planning and Zoning Board
Special Meeting - Wednesday, July 23, 2008
6:30 p.m.

1. CALL TO ORDER

Chairman Vopelak called to order the Special Meeting of the Planning and Zoning Board at 6:30 p.m., July 23, 2008 in the Community Center, 102 N. Riverside Drive, Edgewater, Florida.

2. ROLL CALL

Members present were Edwin Vopelak, William Miller, Pat Card, Robert McIntosh, Jean Kayat, and Justin Kennedy. Also present were Development Services Director Darren Lear, City Attorney Carolyn Ansay and Planning Technician Tabitha Russell.

3. NEW BUSINESS- PUBLIC HEARING

CPA-0702 – Hammock Creek Green, LLC, applicant, requesting amendments to the data and analysis, the Goals, Objectives and Policies, the Future Land Use Map and map series of the Future Land Use Element and other applicable map series contained in the Comprehensive Plan to include 5181.4 ± acres of property for property located west of Interstate 95 and north of State Road 442

Chairman Vopelak opened the meeting. There was a brief discussion between Carolyn Ansay and the Board members regarding the Ex Parte Communications memo that was sent to them. Mr Card discussed his previous communications with Randy Kautz of Breedlove, Dennis & Associates, regarding the habitat and conditions of this property.

Mr. Lear provided background information and staff's recommendation.

Clay Henderson spoke on behalf of Hammock Creek Green, LLC, and provided a slide presentation.

Brian Canin, Canin and Associates, stated he would answer any questions the Board has and also provided a slide presentation.

There was a brief discussion regarding Mr. Card's concerns with the SCD minimum requirement of 500 acres and the percentage of land set aside for conservation.

Mr. McIntosh expressed concerns with some wording in the policies and offered recommendations to said wording.

Bill Glaser 1703 Needle Palm Dr., expressed concerns with the proposed text amendments to the Comprehensive Plan.

Dave Ross 2803 Needle Palm Dr., expressed his concerns with the project.

Vincent Tornelli, owner, Florida Shores Truck Center, spoke in favor of the request.

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

MOTION by Mr. Card, SECOND by Mr. McIntosh to send a favorable recommendation to City Council for the amendments to the data and analysis , the Goals, Objectives and Policies, the Future Land Use Map and map series of the Future Land Use Element and other applicable map series contained in the Comprehensive Plan for the property known as Restorations, as amended this evening, which contains 5181.4± acres, located west of Interstate 95 and north of State Road 442 . Providing the following changes are made:

Page I-9 (d) , third line down, change “will” to “may”.

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Page I-44 Policy 2.1.1 (b) after “trees” add “as approved by the City”.

Page I-45 Policy 2.1.3, ninth line down, change “an enhanced sensitivity to”, to “a vigorous effort to utilize”.

Page I-48 Policy 2.1.5 (c)(vi) ninth line down, change “is” to “its”.

Page I-50 Step 2 third line down, change “will” to “may”.

Page I-50 Step 2 fourth line down, after Council, add “after review and recommendation by the Planning and Zoning Board”.

Page I-50 5th paragraph down, second line, change “will” to “may”.

Page I-51 Policy 2.2.3 fifth line down, change “a sensitivity to”, to “a vigorous effort to utilize”.

Page I-53 Policy 2.2.5 second line change “extent practicable” to “make a vigorous effort to utilize”.

Page I-53 Policy 2.2.5 tenth line down, after “forth” add “which”.

MOTION CARRIED 6-0

4. OTHER BUSINESS

None at this time

5. DISCUSSION ITEMS

None at this time

6. ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 7:48 p.m.

Minutes respectfully submitted by:

Tabitha Russell, Planning Technician