

CITY OF EDGEWATER  
Planning and Zoning Board  
Regular Meeting - Wednesday, April 9, 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., April 9 2008 in the Community Center, 102 N. Riverside Drive, Edgewater, Florida.

2. ROLL CALL

Members present were Edwin Vopelak, David Ross, John Weiss, William Miller, Pat Card, Robert McIntosh and Jean Kayat. Also present were Development Services Director Darren Lear and Planning Technician Pat Drosten.

3. APPROVAL OF MINUTES

**Mr. Card moved to approve the minutes of December 12, 2007 as amended, second by Mr. McIntosh.**

CALL TO ORDER

*Vice-Chairman Card Chairman Vopelak called to order the Regular Meeting of the Planning and Zoning Board at 6:30 p.m., March 12, 2008 in the Community Center, 102 N. Riverside Drive, Edgewater, Florida.*

**MOTION CARRIED 7-0**

PUBLIC HEARINGS

Chairman Vopelak entertained a motion to table item 5c.

**MOTION by Mr. Card, SECOND by Mr. Weiss to table Item 5c, VA-0801 – John and Yvonne Bice, applicants, requesting an amendment to previously granted variances from the Article V of the City of Edgewater Land Development Code for property located at 217 N. Riverside Drive, until May 14, 2008:**

**MOTION CARRIED 7-0**

4. OLD BUSINESS

None

5. NEW BUSINESS

- a. AB-0801 - Michael and Pamela Gordon, applicants, requesting abandonment of a portion of City of Edgewater right-of-way known as Thomas Avenue.

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

Mr. Peter Gordon spoke on behalf of the applicant in regard to the requested abandonment. Mr. Card asked what the original r-o-w was intended to provide access to. Mr. Lear explained that it was a paper road and that if any access were needed in the future there was a remaining 34' r-o-w. Mr. Ross raised questions regarding the applicant's knowledge of the encroachment at the time the property was purchased. He also stated that he believed the City should not just give the property to the applicant, but rather sell it to them. There was much discussion regarding various ways the request could be handled. There was also much discussion on the legality and feasibility of selling the r-o-w.

Mr. Vopelak closed the public hearing.

**MOTION by Mr. Weiss, SECOND by Mr. Miller to send a favorable recommendation to City Council for the proposed abandonment of a fifteen-foot (15.7') by an approximate average of 612.08' feet portion of City right-of-way known as Thomas Avenue.**

**MOTION CARRIED 6-1, Mr. Ross voted no**

- b. SP-0804 - Halstead Resources, LLC, applicant, requesting site plan approval for a commercial development with a building footprint of approximately 30,106 square feet located on W. Marion Avenue.

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

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Mr. Curt Wimpee, P.E., agent for the applicant, spoke about the proposed development and gave some details regarding the site design.

Mr. John Marin, agent of the applicant, discussed some details on the intended usage of the property

Mr. Vopelak closed the public hearing.

**MOTION by Mr. Ross, SECOND by Mr. Card to send a favorable recommendation to City Council for approval of the conceptual site plan for a commercial development with a building footprint of approximately 30,106 square foot to be located on W Marion Avenue:**

**MOTION CARRIED 7-0**

6. OTHER BUISNESS

NONE

7. DISCUSSION ITEMS

a. Development Services Director's Report

Mr. Lear informed the Board that City Council will be holding a joint workshop with the Planning and Zoning and Economic Developments Boards regarding Restoration's DRI. The meeting is scheduled for April 28, 2008 at 7:00 p.m. in the Community Center. Mr. Lear stated that staff is still awaiting a response to comments from the Technical Review Committee. He further stated that no formal approval has been granted by the Regional Planning Council.

Mr. Lear handed out a draft of the EAR report for the Board's review. He asked for the Board to come up with a date and time for a workshop to discuss the report. The Board set a date of May 1, 2008 at 9:00 a.m. The workshop will be held in the Community Center.

Mr. Lear also handed out a "timeline" of documents that were submitted or generated by the Board in regards to creating a vision for the City. The Board was asked to review the documents and return to the next meeting with any comments.

Mr. Lear welcomed Ms. Kayat to the Board.

b. Chairman's Report

None at this time.

c. Agency Members Report

Mr. McIntosh attended the April 2 meeting of the Economic Development Board and gave a brief summary. He also attended a City Council workshop regarding the various City Boards and their by-laws. Council is asking the Boards to review their by-laws and make recommendations for any changes they feel are needed. Council also discussed the way board members are selected and they indicated that they would welcome input from the affected boards in this matter.

Mr. Ross discussed the possibility of scheduling a separate workshop with the Restorations DRI developers. This will be looked into.

7. ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 7:40 p.m.

Minutes respectfully submitted by:

Pat Drostén, Planning Technician