

CITY OF EDGEWATER  
Planning and Zoning Board  
Regular Meeting – Wednesday, June 10, 2009  
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., June 10, 2009, in the Community Center, 102 N. Riverside Drive, Edgewater, Florida.

2. ROLL CALL

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

3. APPROVAL OF MINUTES

**Mr. McIntosh moved to approve the minutes of the May 13, 2009 regular meeting as read, second by Mr. Miller.**

**MOTION CARRIED 7-0**

PUBLIC HEARINGS

4. OLD BUSINESS

None at this time

5. NEW BUSINESS

- a. VA-0901-Edward H. Akam, owner, requesting a variance from Article V of the City of Edgewater Land Development Code to allow an accessory structure on property located at 1901 Juniper Dr.

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

Edward Akam, owner, spoke in regards to the request. There was a brief discussion amongst Mr. Akam and the Board members.

Daria Ricci, 413 Northstar Lane, spoke in regards to the request.

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

**MOTION by Mr. Kennedy, SECOND by Mr. McIntosh to deny the request for the variance from the City of Edgewater Land Development Code, Section 21-50.02 (Table V-1) to allow a side corner setback of 6' 2" in lieu of the required 30 feet for the construction of an accessory structure (shed).**

**MOTION CARRIED 7-0**

- b. VA-0902-Dominick Caputo, owner, requesting variances from Article IV and V of the City of Edgewater Land Development Code to allow construction of a single family residence on property located on Pelican Lane (Tax I.D. No. #8402-44-02-0170).

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

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Dominick Caputo, owner, spoke in regards to the request and stated he would answer any questions. There was a brief discussion between Mr. Caputo and the Board members.

**MOTION by Mr. McIntosh, SECOND by Mr. Miller to approve the variance from the City of Edgewater Land Development Code, Sections 21.41.04(a) and 21-50.02 (Table V-1) footnote (1) and footnote (4) to allow a rear setback of eighteen feet (18') in lieu of the required fifty feet (50') for the Mean High Water Line and eleven feet (11') in lieu of the required twenty-five (25') from the wetlands vegetation line with the condition that engineered stormwater plans be approved by the City Engineer to ensure that there is no direct stormwater run-off into the Indian River.**

**MOTION CARRIED 7-0**

- c. VA-0903-Jeff Gehris, applicant, requesting a variance from Article V of the City of Edgewater Land Development Code to allow construction of a restaurant at 1207 & 1209 S Ridgewood Ave.

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

There was a brief discussion amongst the Board members regarding the request.

**MOTION by Mr. Card, SECOND by Mr. McIntosh to approve the variance from the City of Edgewater Land Development Code, Section 21-50.02 (Table V-1) footnote (3) to allow a side corner setback of twenty-five feet (25') in lieu of the required fifty feet (50') when adjacent to residential zoning/use.**

**MOTION CARRIED 7-0**

- d. RZ-0901-Ken Hooper, applicant, requesting a rezoning from RPUD (Residential Planned Unit Development) to BPUD (Business Planned Unit Development) for 23.16± acres of property located SW of U.S. Highway 1 and Edgewater Lakes Blvd. **PER APPLICANTS REQUEST, ITEM CONTINUED UNTIL 07/08/09.**

**MOTION by Mr. Card, SECOND by Mr. McIntosh to approve to continue the rezoning request until the 07/08/09 Planning and Zoning Board meeting.**

**MOTION CARRIED 7-0**

6. **OTHER BUSINESS**

None at this time.

7. **DISCUSSION ITEMS**

- a. Development Services Director's Report

Mr. Lear informed the Board that the City would be advertising for a Planning Consultant for Brownfield CRA areas and economic incentives. The City Manager requested that Mr. Lear ask the Board to nominate a member by consensus. Mr. McIntosh was nominated for the position.

- b. Chairman's Report

None at this time.

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c. Agency Members Report

Mr. Card informed the Board that he attended a meeting regarding Farmton's vision. He recommended that each Board member take the opportunity to attend a future meeting as it was a good experience for him.

Mr. McIntosh distributed an outline and questionnaire regarding Community Economic Development to the Board members. He stated he would like to schedule a joint meeting between this Board and the Economic Development Board to discuss the issues and the results of the questionnaire. There was a consensus of the Board to turn in the completed questionnaires at the July 8<sup>th</sup> meeting and to meet with the Economic Development Board at a later date.

8. ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 7:25 p.m.

Minutes respectfully submitted by:

Tabitha Russell  
Planning Technician