

CITY OF EDGEWATER
Planning and Zoning Board
Regular Meeting – Wednesday, January 14, 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., January 14, 2009, in the Community Center, 102 N. Riverside Drive, Edgewater, Florida.

2. ROLL CALL

Members present were Edwin Vopelak, John Weiss, William Miller, Robert McIntosh, and Jean Kayat. Justin Kennedy was excused per Chairman Vopelak. Also present were Development Services Director Darren Lear, City Attorney Carolyn Ansay and Planning Technician Tabitha Russell.

3. APPROVAL OF MINUTES

Mr. Weiss moved to approve the minutes of the December 10, 2008 regular meeting as read, second by Mr. Card.

MOTION CARRIED 5-0

PUBLIC HEARINGS

4. OLD BUSINESS

None at this time

5. NEW BUSINESS

- a. VA-0810-Worldley D. Frye, III, applicant, requesting variances from Article V of the City of Edgewater Land Development Code, for property located at 2743 Guava Dr.

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

There being no discussion by the applicant or the public regarding the request, Mr. Vopelak closed the public hearing.

MOTION by Mr. Card, SECOND by Mr. McIntosh to approve the following variance requests from the City of Edgewater Land Development Code:

- **Section 21-50.02 (Table V-1)- to allow a rear setback of 20' in lieu of the required 50' from residential / zoning use;**
- **Section 21-57.02 (f) (Table V-7)- to eliminate the requirement for a fifteen-foot (15') vehicle back-up area and maneuver radius;**
- **Section 21-57.05 (Table V-10)- to eliminate the requirement for a loading berth; and**
- **Section 21-34.08 (a) –to eliminate the requirement that dumpsters shall be enclosed from view with a six-foot (6') high stockade fence, or masonry wall and gate. for property located at 2743 Guava Dr.**

MOTION CARRIED 5-0

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- b. VA-0809-Jeff Gehris, applicant, requesting variances from Article V of the City of Edgewater Land Development Code, for property located at 2103 S. Ridgewood Ave. **PER APPLICANTS REQUEST, ITEM TABLED UNTIL 03/10/09.**

MOTION by Mr. Weiss, SECOND by Mr. Card to approve to table the variance request until the 03/10/09 Planning and Zoning Board meeting.

MOTION CARRIED 5-0

- c. DO-0901-Hammock Creek Green, LLC, applicant, review and recommendation of the proposed Development Order for the Restoration Development of Regional Impact

Chairman Vopelak opened the public hearing and stated they would incorporate all previous hearings. Mr. Lear provided background information and staff's recommendation. There was a brief discussion between Carolyn Ansay and the Board members regarding ex parte communications.

Ted Brown, representing the applicant, spoke in regards to the procedures of the project.

Dr. Michael Dennis, of Breedlove, Dennis & Associates, spoke in regards to the project.

Brian Canin, Canin and Associates, provided a slide presentation. He also spoke in regards to the Master Plan and the Development Program.

Pierce Jones, Professor and Director of Program for Resource Efficient Communities for the University of Florida, provided a slide presentation and spoke in regards to the project.

Norma Jean Gillespie, 3588 Omni Circle- inquired about the number of lanes that would connect to Williamson Boulevard.

Agnes Witter, 223 Flagler Avenue - inquired where on the site the majority of single-family homes would be located.

Carol Stoughton, 2740 Evergreen Dr. – expressed concerns about the project.

Elizabeth Donahue, 3326 Umbrella Tree Dr.- expressed concerns about the project.

Mr. Brown responded to the residents questions and concerns.

Mr. McIntosh stated he found some scrivener's errors in the Development Order. There was discussion amongst the Board members.

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 Development Order (DO) for the Restoration Development of Regional Impact (DRI) with minor trip number changes.

MOTION CARRIED 5-0

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6. OTHER BUSINESS

- a. Election of Chairman and Vice-Chairman

Mr. Card nominated Ed Vopelak for Chairman, second by Mr. Weiss.

Mr. Weiss nominated Pat Card for Vice-Chairman, second by Mr. McIntosh.

- b. Expiration of term-Edwin Vopelak, who seeks reappointment.

MOTION by Mr. Card, to recommend to City Council the reappointment of Edwin Vopelak to the Planning and Zoning Board for another three (3) year term, second by Mr. McIntosh.

MOTION CARRIED 5-0

- c. Expiration of term- Justin Kennedy, who seeks reappointment.

MOTION by Mr. Card, to recommend to City Council the reappointment of Justin Kennedy to the Planning and Zoning Board for another three (3) year term, second by Mr. Weiss.

MOTION CARRIED 4-0 with Mrs. Kayat abstaining.

7. DISCUSSION ITEMS

- a. Development Services Director's Report
None at this time.

- b. Chairman's Report
None at this time.

- c. Agency Members Report
It was noted for the record that Mr. McIntosh attended a grant writing course with two City employees and will be assisting the City in future grant acquisitions. Mr. Weiss thanked him for his commitment to the City.

8. ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 8:15 p.m.

Minutes respectfully submitted by:

Tabitha Russell
Planning Technician

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