



# NON-ADMINISTRATIVE VARIANCE APPLICATION

104 N. Riverside Drive  
Edgewater, FL 32132  
[Planning@cityofedgewater.org](mailto:Planning@cityofedgewater.org)  
386-424-2400 ext. 1502

# NL #25-01900012

Fees: Residential - \$600.00\* / Non-Residential - \$1,000.00\*

\*After the fact request - Double Fee

Case No. VA- 2512

## APPLICANT INFORMATION (must be a person)

<u>Ava Trimnal / Cheryl Smith</u>	<u>407-497-8403</u>	<u>Miccala7@aol.com</u>		
<i>Name</i>	<i>Phone</i>	<i>Email</i>		
<u>3015 Queen Palm Dr</u>	<u>Edgewater</u>	<u>FL</u>	<u>32141</u>	
<i>Street Address</i>	<i>City</i>	<i>State</i>	<i>ZIP Code</i>	

## PROPERTY OWNER INFORMATION (if different from applicant)

<u></u>	<u></u>	<u></u>		
<i>Name</i>	<i>Phone</i>	<i>Email</i>		
<u></u>	<u></u>	<u></u>	<u></u>	<u></u>
<i>Street Address</i>	<i>City</i>	<i>State</i>	<i>ZIP Code</i>	

## VARIANCE INFORMATION

<u>3015 Queen Palm Dr. Edgewater, FL 32141</u>	<u>840201107270</u>
<i>Street Address/Location</i>	<i>Parcel ID No.</i>

## REQUIRED DOCUMENTS

1. Current Deed
2. Signed and sealed survey showing all existing structures and all new alterations (waterfront property must show the Mean High-Water Line and Wetlands Vegetation Line)
3. A site plan, including dimensions, showing the item requested as to the nature of the variance
4. Approval documentation from Homeowner's Association (if applicable)
5. Any other material deemed necessary by the staff

**Please provide a detailed response to the following (You may complete this on a separate page if more room is needed):**

Proposed Use Add a CARPORT to existing property to protect car/s

Description of request construct carport

1. Explanation of hardship Protect my vehicles since a garage is not an option

2. Will the granting of the proposed variance result in creating or continuing a use which is not compatible with adjacent uses in the area? ☐ Yes ☒ No Please explain \_\_\_\_\_

3. Is the proposed action the minimum action available to **permit reasonable use** of the property? ☒ Yes ☐ No Please explain We do not have the option of a garage

4. Are the physical characteristics of the subject site unique and not present on adjacent sites?  
☐ Yes ☒ No Please explain There are many carports and stand alone garages in the neighborhood
5. Are the circumstances creating the need for the variance the result of actions by the applicant or actions proposed by the applicant? ☒ Yes ☐ No Please explain The way the home is situated on the property we need to have an exception since the carport is 22' 4" from the road
6. Will the granting of the proposed variance cause substantial detriment to the public welfare or impair the purposes and intent of the Land Development Code? ☐ Yes ☒ No Please explain We do not see any impact to the property or surrounding property

**DISCLAIMER AND SIGNATURE**

Pursuant to Chapter 286, F.S., if an individual decides to appeal any decision made with respect to any matter considered at a meeting or hearing, that individual will need a record of the proceedings and will need to ensure that a verbatim record of the proceeding is made. The city does not prepare or provide such record.

**PLEASE SUBMIT YOUR APPLICATION WITH ALL REQUIRED ATTACHMENTS. SUBMISSIONS OF INCOMPLETE APPLICATIONS WILL DELAY PUBLIC HEARINGS. APPLICATION FEES ARE NON-REFUNDABLE.**

I have read and agree to the terms and conditions set forth in this application.

Owner Signature

Date

Applicant Signature

Date

**NOTARIZED AUTHORIZATION OF OWNER** (to be completed if applicant is not the property owner)

I/we \_\_\_\_\_ as the sole or joint fee simple title holder(s) of the property described as (address or parcel number) \_\_\_\_\_ authorize \_\_\_\_\_ to act as my agent to seek a Non-Administrative Variance on the above referenced property.

Owner's Signature

Owner's Signature

STATE OF FLORIDA

COUNTY OF VOLUSIA, to wit:

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

SEAL

NOTARY PUBLIC

(Signature of Notary Public - State of Florida)

☐ Personally Known OR ☐ Produced Identification

Type of Identification Produced

**AGREEMENT FOR CONSULTANT, ENGINEERING, PLANNING,  
ENVIRONMENTAL, LEGAL, ADVERTISING COSTS & ON-SITE INSPECTIONS**

The City of Edgewater contracts for certain consultant, engineering, planning, environmental and legal services related to its review of development projects. All fees charged by any such consultant, engineering, planning, environmental, on-site inspections and/or legal service providers are required to be paid by the **owner/applicant**. In addition, the **owner/applicant** is required to pay all advertising and recording costs in connection with application submitted by the undersigned.



The undersigned agrees that it shall be liable to the City for one hundred percent (100%) of the actual costs, both direct and indirect, of coordinating and reviewing the application submitted by the undersigned, including, but not limited to, the following:

- Engineering Review and Approval Fees*
- Planning Consultant Fees*
- On Site Inspection and Approval Fees*
- Legal Fees*
- Advertising Costs*
- Recording Costs*

The owner/applicant does hereby acknowledge that on-site inspections by City staff, consultants, elected and appointed officials are permitted on said property.

The undersigned agrees to pay the above-referenced fees within thirty (30) days of receipt of an invoice for same and further agrees to pay to the City interest on the unpaid balance at the rate of one percent (1%) per month for any fees not remitted within thirty (30) days of receipt of an invoice for same. No site inspections, Development Order or Certificates of Occupancy will be issued until all of the above-referenced fees are paid in full.

**OWNER/APPLICANT:**

	
Owner Signature	Title
Ava Trimnal / Cheryl Smith	
Print Name	Date
	08/28/2025



3015 QUEEN PALM DRIVE  
EDGEWATER, FL



**POINTS OF INTEREST  
FENCES OVER SIDE AND REAR LOT LINES**

**DRAIN BY:**  
**KZR SG**

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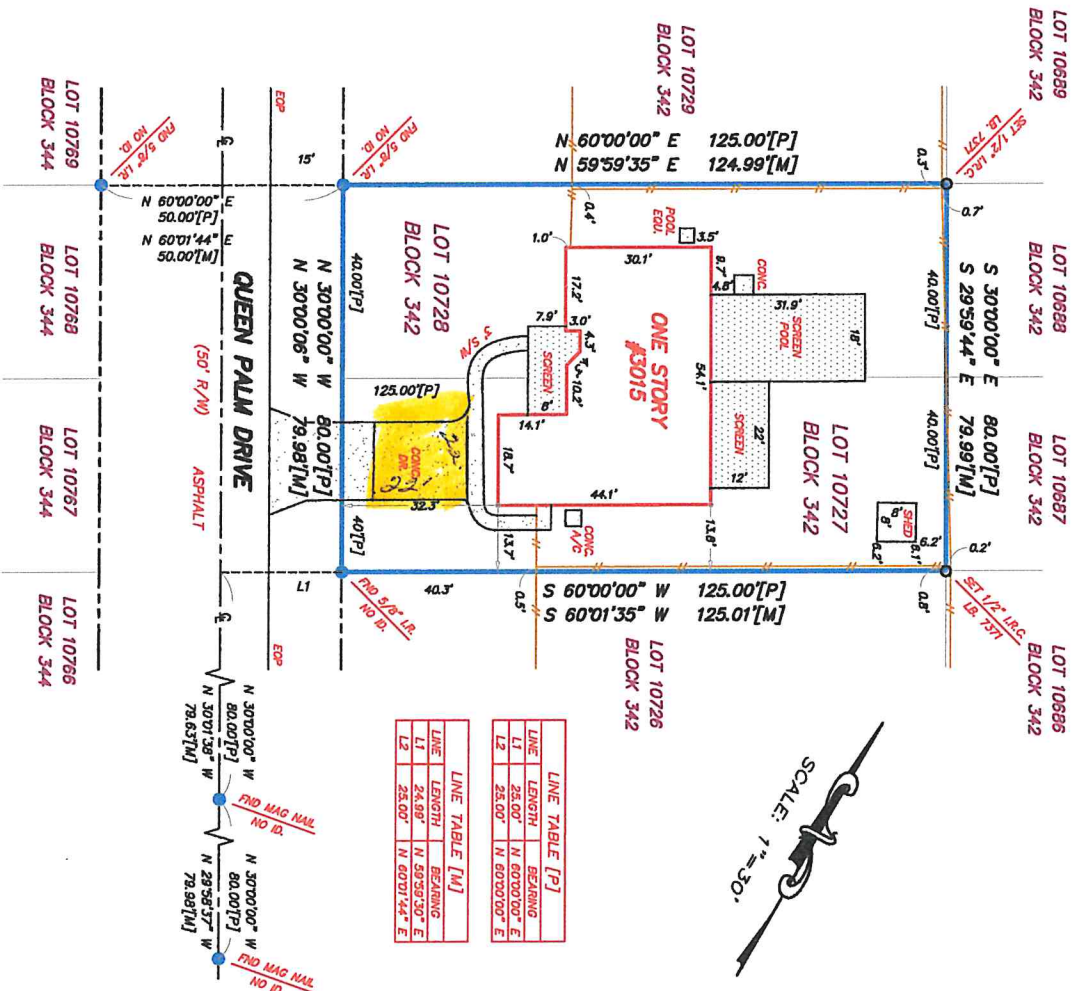
**CHECKED BY:**  
**BRETT**

AVA TRIMMEL AND CHERYL SMITH  
FIDELITY NATIONAL TITLE OF FLORIDA, INC.  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
PIKE CREEK MORTGAGE SERVICES, INC., ISAQA/ATTMA

COMMUNITY NO: 120308  
 PLAN: J  
 FIRM DATE: 09/29/17  
 FLOOD ZONE: X

SURVEY NO.	FIELD DATE:
138727	05/05/25

## Boundary Survey



LINE TABLE [P]	
LINE	BEARING
L1	N 60°00'00" E
L2	N 60°00'00" E

LINE TABLE [M]		
LINE	LENGTH	BEARING
L1	24.99'	N 59.59.30" E
L2	25.00'	N 60.01.44" E

- [illegible]

BEARINGS SHOWN HEREON ARE BASED UPON  
THE CENTERLINE OF QUEEN PALM DRIVE  
BEING N 30°00'00" W ASSUMED

- 1) This answer is based on the legal description as provided by the Client.
- 2) This Surveyor has not abstracted the land shown herein for easements, rights of way or restrictions of record which may affect the title or use of the land.
- 3) Do not reconstruct property lines from building then.
- 4) No flooding or overflows have been located except as shown.
- 5) No improvements or utilities have been located except as shown.
- 6) Not valid without a signature and the authorized electronic seal or the original red wax seal of a Florida Licensed Surveyor and Engineer.

*Long Surveying, Inc.*

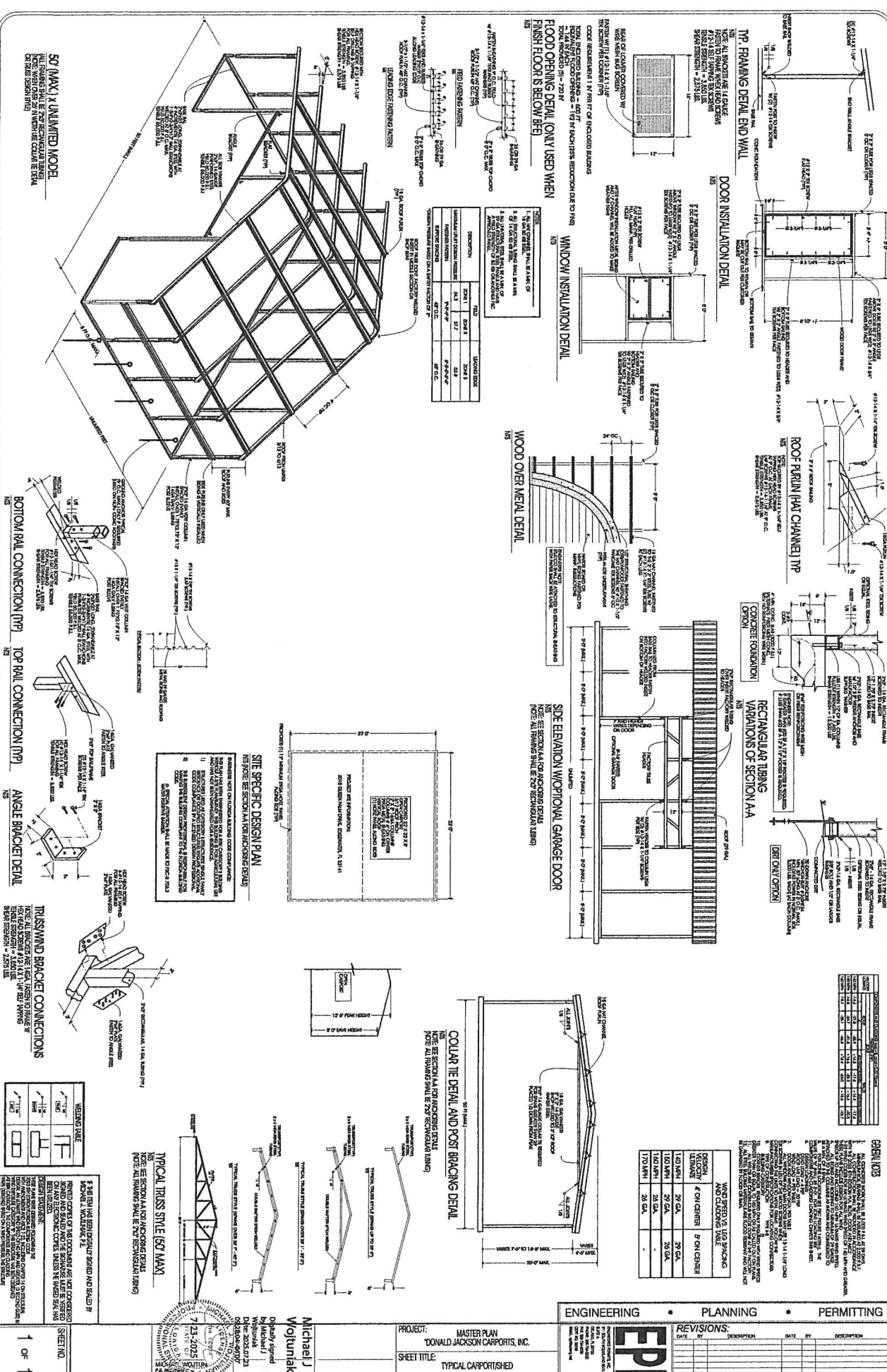
Lake Mary, FL 32746

Office 407-330-9717 Text 321-245-6342

**Certification:** I certify that this survey was made under my direction and that I mean the minimum developed standards set forth by the Board of Professional Land Surveyors and Mappers in Chapter 16-17 C.S.G. Florida Administrative Code, pursuant to § 349.06(1)(a), Florida Statutes.



LOUIS RAMIREZ L.S. NO. 6304



**50' MAX. x UNLIMITED MODEL**  
 THIS DRAWING IS A GENERAL GUIDE ONLY. IT IS NOT A CONTRACT DOCUMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND MATERIALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND MATERIALS.

**BOTTOM RAIL CONNECTION (TR)**

**TOP RAIL CONNECTION (TR)**

**ANGLE BRACKET DETAIL**

**TRUSS/WIND BRACKET CONNECTIONS**

**WINDING TIE**

**TYPICAL TRUSS STYLE (50 MAX)**

**1 OF 1**