



City of Edgewater

104 N. Riverside Drive
Edgewater, FL 32132

Meeting Agenda Planning and Zoning Board

Wednesday, July 15, 2026

6:30 PM

Council Chambers

We respectfully request that all electronic devices are set for no audible notification.

1. CALL TO ORDER, ROLL CALL

2. APPROVAL OF MINUTES

None at this time.

3. OLD BUSINESS-PUBLIC HEARING

None at this time.

4. NEW BUSINESS - PUBLIC HEARING

- a. [VA-2614: Request for a Non-Administrative Variance to allow a shed to be four feet higher than the primary structure and one \(1\) foot setback from the property line on the Edgewater Drive side of parcel for the property located at 203 Eaton Road.](#)

Attachments: [Public Notice Aerial Map](#)
 [Application](#)

- b. [VA-2617: Request for a Non-Administrative Variance to allow a fourth accessory structure to exceed the maximum allowance of two \(2\) accessory structures per parcel and to allow an accessory structure greater than 350 square feet to not match the façade of the primary residence for the property located at 2729 Lime Tree Drive.](#)

Attachments: [Public Notice Aerial Map](#)
 [Application and Survey](#)

- c. [AN-2602: Request for annexation of Parcel ID 7430-04-12-0070 from Volusia County into the City of Edgewater.](#)

Attachments: [Public Notice Aerial Map](#)
 [Sunset Key Subdivision](#)

- d. [CPA-2602: Request for a small scale comprehensive plan map amendment for a parcel located on the east side of Tatum Boulevard, South of Josephine Street from County Urban Low Intensity to City of Edgewater Low Density Residential with Conservation Overlay, Parcel ID: 7430-04-12-0070.](#)
- Attachments:** [Public Notice Aerial Map](#)
 [Future Land Use Map](#)
 [Sunset Key Subdivision](#)
- e. [RZ-2602: Request for a rezoning from Volusia County R-3A, Residential to R-2 Low Density Residential with Conservation Overlay for Parcel ID: 7430-04-12-0070.](#)
- Attachments:** [Public Notice Aerial Map](#)
 [Zoning Map](#)
 [Sunset Key Subdivision](#)
- f. [SP-2412: Request for Major Site Plan approval for the Edgewater River Oaks Dry Stack Boat Storage, Marina, and Restaurant for the property located at 161 Jones Fish Camp Road.](#)
- Attachments:** [Public Notice Aerial Map](#)
 [Dry Stack Storage/Restaurant Plan Set](#)
 [Marina Plan Set](#)
 [Stormwater Management Report](#)
 [MUPUD](#)

5. DISCUSSION ITEMS

- a. Department Director's Report

6. ADJOURN

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 proceedings is made. The City does not prepare or provide such record.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's Office, 104 N. Riverside Drive, Edgewater, Florida, telephone number 386-424-2400 x 1102, 5 days prior to the meeting date. If you are hearing or voice impaired, contact the relay operator at 1-800-955-8771

One or more members of City Council or other advisory boards may be present.