



City of Edgewater

104 N. Riverside Drive
Edgewater, FL 32132

Meeting Agenda Planning and Zoning Board

Wednesday, November 8, 2023

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-2306: Request for a variance to allow a 2 foot setback in lieu of 50 foot mean high water line setback and to allow an in ground swimming pool within 3 feet from the primary structure instead of the required setback of 5 feet for the property at 21 Pelican Lane.](#)

Attachments: [Plans](#)

- b. [VA-2319: Request for a variance from the land development code to allow an accessory structure without a principle structure; to allow an accessory structure to be located within four point eight feet of the rear setback in the R-3 zoning district; to allow an accessory structure to be located within nine point eight feet of the side yard setback in the R-3 zoning district; to allow an accessory structure to not match the façade of the future principle structure for the property located at 115 E. Turgot Avenue.](#)

Attachments: [Survey A](#)
 [Survey B](#)
 [Survey C](#)
 [Aerial Map](#)

- c. [VA-2320: Request for a variance for multiple provisions from Article 7, Section 21-71.02 and Article 5, Section 21-50.02 for the property located at 104 N Park Place.](#)

Attachments: [Survey](#)
 [Proposed Plans](#)
 [Aerial Map](#)

- d. [VA-2321: Request to allow the construction of a detached garage at 1,380 square feet, 130 square feet greater than the existing single-family home which exceeds the 60 percent maximum allowance for accessory structures in accordance with Article 3, Section 21-36.02\(k\) for the property located at 2609 Queen Palm Drive.](#)

Attachments: [Survey](#)
 [Plans](#)
 [Engineering](#)
 [Aerial Map](#)

- e. [VA-2323: Request to allow several variances from Article 3, Section 21-36.02 and Article V, Section 21-50.02 for the property located at 1531 Umbrella Tree Drive.](#)

Attachments: [Survey](#)
 [Plans](#)
 [Aerial Map](#)

- f. [VA-2322: Request for variances from Article 3, Section 21-36.02, to allow an accessory use without a principle use and to allow an accessory use without a principle structure for the property located at 431 Live Oak Street.](#)

Attachments: [Survey](#)
 [Plans](#)
 [Aerial Map](#)

- g. [CU-2301: Request to allow a conditional use permit for outdoor storage within the B-3 zoning designation in accordance with Article 3, Section 21-33.05, Table 3 for the property at 431 Live Oak Street.](#)

Attachments: [Survey](#)
 [Plans](#)
 [Aerial Map](#)

- h. [FP-2303: Request for Final Plat approval for Oakleaf Preserve Phase Four located east of Old Mission Road.](#)

Attachments: [Survey](#)
 [Plat](#)
 [Aerial Map](#)

- i. [AN-2304: Request for annexation of 110 + acres located East of Volco Road and South of Edgewater Preserve Phase Three, Four, and Five.](#)

Attachments: [Aerial Washington Park](#)
 [Parcel List](#)

- j. [CPA-2205: Request for a large-scale comprehensive plan amendment for 110 + acres East of Volco Road from Volusia County Rural and Environmental Services Corridor to City of Edgewater Low Density Residential with Conservation Overlay.](#)

Attachments: [Aerial Map](#)
 [Future Land Use Map](#)
 [Survey](#)

- k. [RZ-2206: Request for a rezoning of 110 + acres of land east of Volco Road from Volusia County Agriculture and Resource Corridor to City of Edgewater Residential Planned Unit Development.](#)

Attachments: [Aerial Map](#)
 [Zoning Map](#)
 [Conceptual Plan](#)
 [PUD Agreement](#)

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 City Clerk Bonnie Zlotnik, CMC, 104 N. Riverside Drive, Edgewater, Florida, telephone number 386-424-2400 x 1101, 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.