



# City of Edgewater

104 N. Riverside Drive  
Edgewater, FL 32132

## Meeting Agenda Planning and Zoning Board

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Wednesday, September 10, 2025

6:30 PM

Council Chambers

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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

- a. [VA-2509: Request for variances from Article V, Table V-1- Site Dimensions, to allow for a 5,000 sq ft lot in a R-2 Zoning District, allow an increase in building coverage to 45% from the required 30%, and decrease the side yard setback from 10 ft. to 5 ft. for the property located on Juniper Drive.](#)

**Attachments:**      [Public Notice Aerial Map](#)  
[Construction Plans](#)

### 4. NEW BUSINESS - PUBLIC HEARING

- a. [VA-2511: Request for variances from Article XVIII, Section 21-450.02 and Article XX, Section 21-650.01, to allow the enclosure of the current pole signs, thereby creating two monument signs, larger than the maximum forty-eight \(48\) square feet for both corridors.](#)

**Attachments:**      [Public Notice Aerial Map](#)  
[Survey](#)  
[Florida Shores - Existing Pylon Measurements](#)

### 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.*