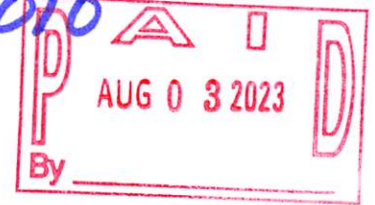




# Zoning Map Amendment Application

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

WL# 23-02100010



Case No. ZA-2302

Fees: PUD - \$7,000.00 / Other - \$4,000.00

## APPLICANT INFORMATION (MUST BE A PERSON)

Name McGregor Love, Esq., Lowndes Law Firm Phone (407) 418-6311 Email mcgregor.love@lowndes-law.com  
Street Address 215 N Eola Drive City Orlando State FL ZIP 32801

## PROPERTY OWNER INFORMATION (if different from applicant)

Name Paul Hampton Phone \_\_\_\_\_ Email \_\_\_\_\_  
Street Address 205 Boston Road City Edgewater State FL ZIP 32141

## REQUEST

Street Address/Location 205 Boston Road Parcel ID No. Alt. Key: 3966058  
Total Acreage 0.51 Current Zoning B-4 Proposed Zoning R-2

## Project Information (if requesting a PUD)

Name \_\_\_\_\_ Net Acreage \_\_\_\_\_ Net Density\* \_\_\_\_\_  
**Recreational Facilities:** Acreage \_\_\_\_\_ Total Acreage open space\*\* dedicated to HOA \_\_\_\_\_  
**Amenities** \_\_\_\_\_

### Single Family Development

# of proposed lots 1 Square-feet Same as current Depth Same as current Width Same as current Max Height Per R-2 zoning (Per R-2)  
Min. House Sq. Ft Per R-2 % Bld. Coverage Per R-2 % Impervious Coverage Per R-2  
**Setbacks:** Front Per R-2 Side Per R-2 Rear Per R-2 Side Corner Per R-2 Pool-Rear Per R-2 Pool-Side Per R-2  
Proposed Entrance locations Same as current (see survey)  
Proposed signage location(s) None

### MULTI-FAMILY DEVELOPMENT

# of proposed lots \_\_\_\_\_ Square-feet \_\_\_\_\_ Depth \_\_\_\_\_ Width \_\_\_\_\_ Max Height \_\_\_\_\_  
Min. House Sq. Ft \_\_\_\_\_ % Bld. Coverage \_\_\_\_\_ % Impervious Coverage \_\_\_\_\_  
**Setbacks:** Front \_\_\_\_\_ Side \_\_\_\_\_ Rear \_\_\_\_\_ Side Corner \_\_\_\_\_ Pool-Rear \_\_\_\_\_ Pool-Side \_\_\_\_\_  
Proposed Entrance locations \_\_\_\_\_  
Proposed signage location(s) \_\_\_\_\_

\*NET DENSITY means the number of dwelling units per acre of land devoted to residential uses and excludes right-of-ways, wetlands and lands below the 100-year flood plain.

\*\*OPEN SPACE means any parcel or area of land or water set aside, reserved or dedicated for the use and enjoyment of all owners and occupants of the project. Usable common space shall include area(s) readily accessible and generally acceptable for active or passive recreational use. Open space shall not include required setback areas, contain structures, impervious surfaces, or right-of-ways other than those intended for landscape or recreational purposes.

**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. Conceptual site plan including phases if the development is subject to phasing.
4. Traffic Impact Study, for any residential development over 15 units
5. Completed Volusia County School District School Planning and Concurrency application (if request will increase residential density).

**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 insure 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.*



Applicant Signature

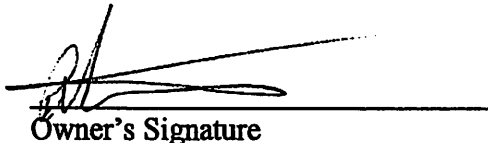
7-11-23  
Date

**NOTARIZED AUTHORIZATION OF OWNER** To be completed if applicant is not property owner

I/we Paul Hampton as the sole or joint fee simple title holder(s) of the property

described as (address or parcel number) 205 Boston Road (Alt. Key: 3966058) authorize

McGregor Love, Esq., Lowndes Law Firm to act as my agent to seek a Zoning Map Amendment on the above referenced property.



Owner's Signature

\_\_\_\_\_  
Owner's Signature

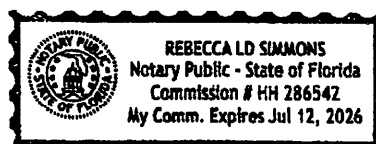
STATE OF FLORIDA  
COUNTY OF VOLUSIA

Subscribed and sworn before me this 11<sup>th</sup> day of July, ~~2020~~ <sup>2023</sup> by means of ☒ physical presence or ☐ online notarization, and who is ☐ personally known to me or ☒ produced the following identification FLID.



NOTARY PUBLIC

SEAL



**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:**

  
Signature

7-15-2023  
Date

McGregor Love (Lawder)  
Printed Name

Agent  
Title