



NON-ADMINISTRATIVE VARIANCE APPLICATION

104 N. Riverside Drive
Edgewater, FL 32132
Planning@cityofedgewater.org
386-424-2400 ext. 1502

NL # 25-01900016

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

*After the fact request - Double Fee

Case No. VA-2516

APPLICANT INFORMATION (must be a person)

Name Hunter Sloyton Phone 804 929 0886 Email ~~hunter.sloyton@gmail.com~~ PoolbornFL@aig
Street Address 1824 Hibiscus Dr City Edgewater State FL ZIP Code 32132

PROPERTY OWNER INFORMATION (if different from applicant)

Name _____ Phone _____ Email _____
Street Address _____ City _____ State _____ ZIP Code _____

VARIANCE INFORMATION

Street Address/Location 1824 Hibiscus Dr Parcel ID No. 8402 01 00 5400

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 Small Kitchen add 4 pool tables

Description of request reduce proposed plants

1. Explanation of hardship not enough room for required plants

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 putting in smaller landscape buffer

3. Is the proposed action the minimum action available to permit reasonable use of the property? ☐ Yes ☒ No Please explain _____

- [illegible]

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.

Hunt Slayton
Owner Signature

9-22-25
Date

Hunt Slayton
Applicant Signature

9-22-25
Date

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

I/we Hunter Slayton as the sole or joint fee simple title holder(s) of the property described as (address or parcel number) 1824 hibiscus Dr authorize

Hunt Slayton to act as my agent to seek a Non-Administrative Variance on the above referenced property.

Hunt Slayton
Owner's Signature

Hunt Slayton
Owner's Signature

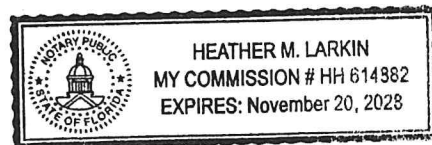
STATE OF FLORIDA
COUNTY OF VOLUSIA, to wit:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this day of September 22nd, 2025, by Hunter Slayton.

Heather M. Larkin
NOTARY PUBLIC
(Signature of Notary Public - State of Florida)

SEAL

☐ 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
_____	_____
Print Name	Date

Prepared by:
Kay H Sikes
Inlet Title Company, Inc. of Volusia County
316 Canal Street
New Smyrna Beach, Florida 32168

File Number: S-22434

Warranty Deed

Made this June 20, 2024 A.D. By Jeffrey Rector and Marjorie Rector, husband and wife, whose address is: 15728 Circle M Rd, Sesser, Illinois 62884, hereinafter called the grantor, to Hunter Slayton and Michal Slayton, husband and wife, whose post office address is: 4011 Swamp Deer Rd, New Smyrna Beach, Florida 32168, hereinafter called the grantee.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Volusia County, Florida, viz:

Lots 540 and 541, Block 20, FLORIDA SHORES UNIT NO 2 REVISED PLAT, according to the map or plat thereof, as recorded in Map Book 23, Page 103, of the Public Records of Volusia County, Florida.

Parcel ID Number: 8402-01-00-5400

Together with all the teneiments, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Diana Dillard
Diana Dillard
15728 Circle M Rd, Sesser, IL 62884

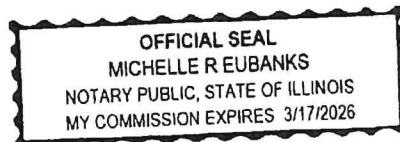
Marjorie Rector
Marjorie Rector
15728 Circle M Rd, Sesser, IL 62884

State of IL
County of Franklin

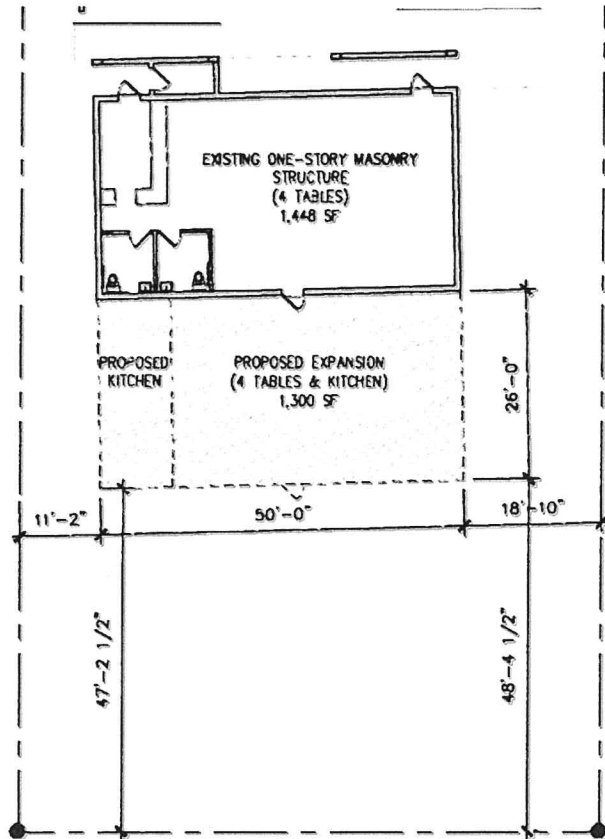
Jeffrey Rector (Seal)
Jeffrey Rector
Address: 15728 Circle M Rd, Sesser, Illinois 62884

Marjorie Rector (Seal)
Marjorie Rector
Address: 15728 Circle M Rd, Sesser, Illinois 62884

Sworn to and subscribed before me by means of [X] physical presence or [] online notarization, this _____ day of June, 2024, by Jeffrey Rector and Marjorie Rector, husband and wife, [] who is personally known to me or [X] who has produced drivers license as identification.



Michelle R Eubanks
Notary Public
Print Name: Michelle R Eubanks
My Commission Expires: 3/17/2026



 PROPOSED EXPANSION PLAN

POOL BARN

REVI

DRA

REVI

PRO

ISSU

SHEE

PRO

PLAN



TOTAL DESIGN
& ARCHITECTURE

AR 97929
PO BOX 941
NEW SMYRNA BEACH, FL
(813) 468-0946
COPYRIGHT 2025

POOL BARN
1824 HIBISCUS DRIVE
EDGEWATER, FL 32141
PROPOSED EXPANSION PLAN

REVISIONS:

DRAWN BY: CAT

REVIEWED BY: CAT

PROJECT: 240802

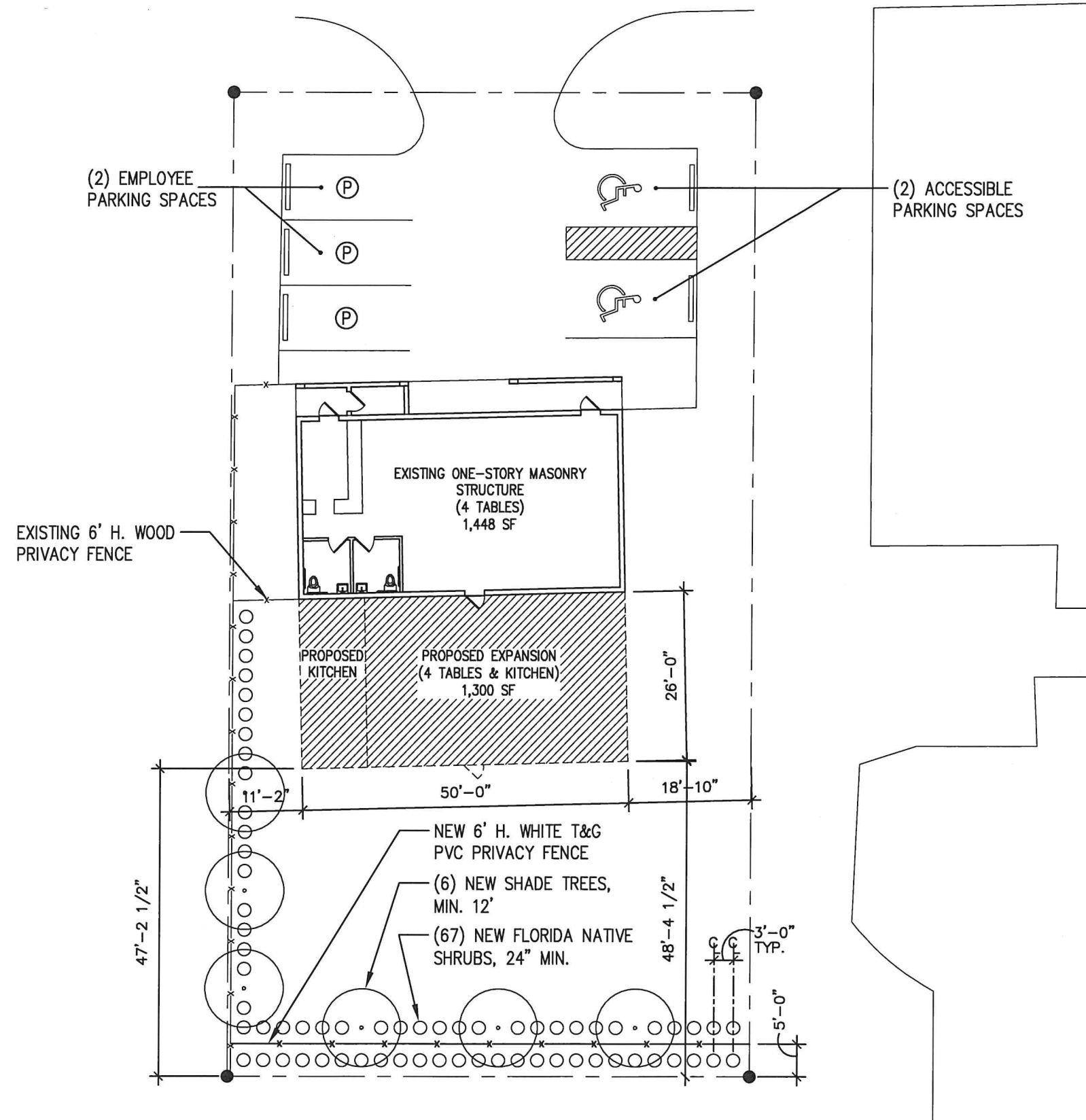
ISSUE DATE: 09/22/25

SHEET TITLE:

ARCHITECTURAL SITE
PLAN

SHEET:

ASP-1.01



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



TOTAL DESIGN
& ARCHITECTURE

AR 97929
PO BOX 941
NEW SMYRNA BEACH, FL
(813) 468-0946
COPYRIGHT 2025

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EDGEWATER, FL 32141
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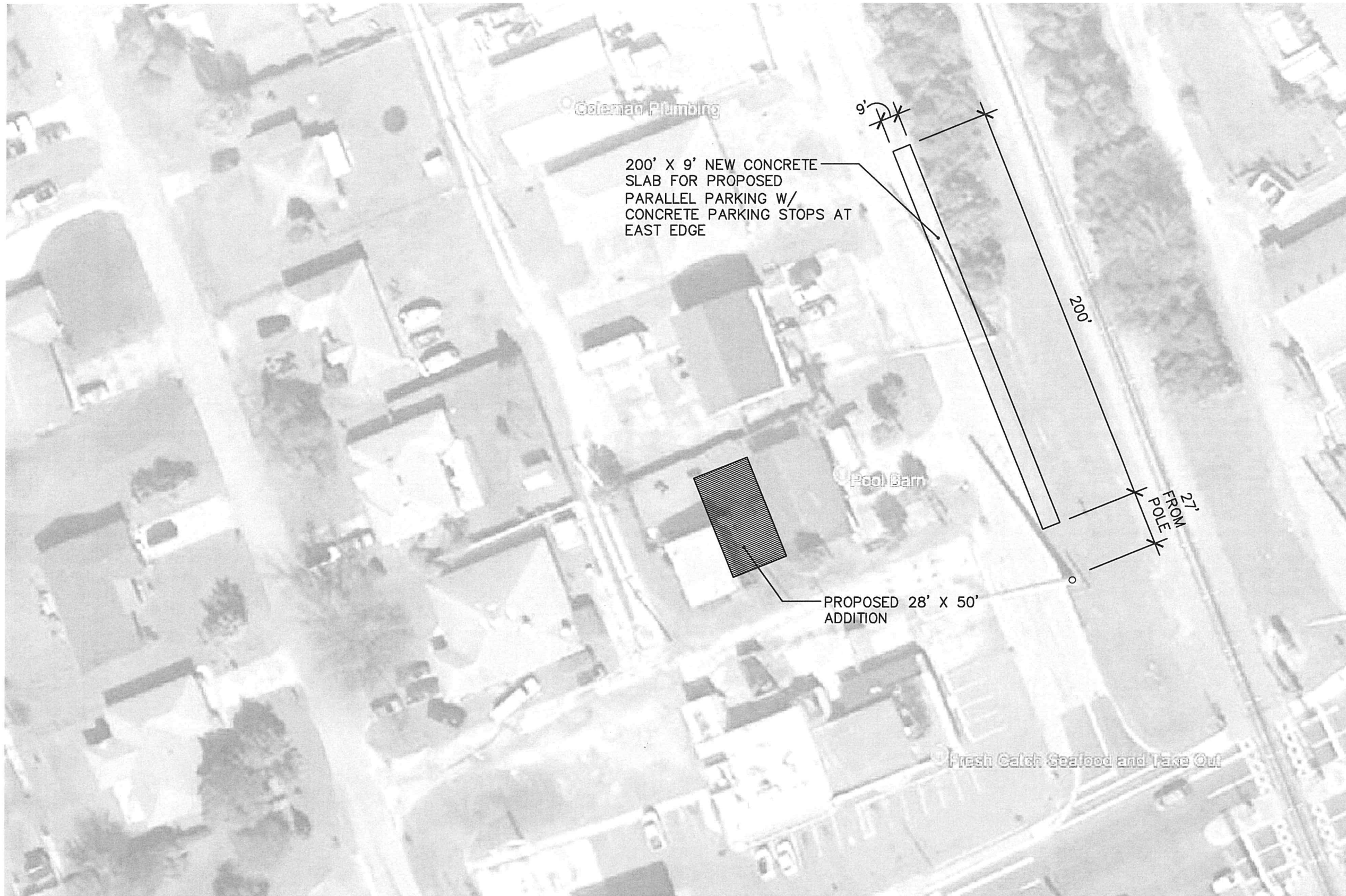
ISSUE DATE: 09/22/25

SHEET TITLE:

AREA SITE PLAN

SHEET:

ASP-1.00



AREA SITE PLAN

SCALE: 1" = 50'-0"