



City of Edgewater

104 N. Riverside Drive
Edgewater, FL 32132

Meeting Agenda Planning and Zoning Board

Wednesday, May 13, 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

- a. [AR-2026-0144: Request to approve the April 15th, 2026 Planning and Zoning Board Minutes.](#)

Attachments: [April 15th Minutes](#)

3. OLD BUSINESS-PUBLIC HEARING

None at this time.

4. NEW BUSINESS - PUBLIC HEARING

- a. [VA-2607: Request for a variance to allow a carport extension resulting in a maximum building coverage of 30.5% for the property located at 605 Navigators Way.](#)

Attachments: [Public Notice Aerial Map](#)
[HOA Approval Letter](#)
[Plot Plan with Construction Plans](#)

- b. [VA-2608: Request for a variance to allow a maximum building coverage of 31.1% for the property located at 1210 Willow Oak Drive.](#)

Attachments: [Public Notice Aerial Map](#)
[Non-Administrative Variance Application](#)

- c. [VA-2609: Request for a variance to allow the construction of a home on a non-conforming lot with a side yard setback of 7.5 feet, a front yard setback of 35 feet, and a maximum building height of 35 feet for the property located at 603 N. Riverside Drive.](#)

Attachments: [Public Notice Aerial Map](#)
[Survey](#)
[Site Plan and Renderings](#)
[Letter of Support from 607 N. Riverside Drive](#)

- d. [CU-2602: Request for a Conditional Use Permit to allow for a donation center within the B-3, Highway Commercial zoning district for the property located at 512 N Ridgewood Avenue.](#)

Attachments: [Public Notice Aerial Map](#)
[Memorandum](#)
[Site Survey](#)

- e. [AN-2601: Request for annexation of Parcel ID's 8412-02-08-0010, 8412-02-08-0040, and 8412-02-08-0090 from Volusia County into the City of Edgewater generally located West of Starboard Avenue and East of San Remo.](#)

Attachments: [Public Notice Aerial Map](#)

- f. [CPA-2601: Request for small scale comprehensive plan amendment to the Future Land Use Map for Parcel ID's 8412-02-08-0010, 8412-02-08-0040, and 8412-02-08-0090 from Volusia County Commercial and Urban Low Intensity to City of Edgewater Commercial.](#)

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

- g. [RZ-2605: Request for rezoning for 2.95+ acres \(PID's 8412-02-08-0010, 8412-02-08-0040, and 8412-02-08-0090\) generally located South of Roberts Road from Volusia County Commercial \(B-4\) and Volusia County Urban Low Intensity \(R-3\) to City of Edgewater Highway Commercial \(B-3\).](#)

Attachments: [Public Notice Aerial Map](#)
[Zoning Map](#)
[Survey and Concept Plan](#)

- h. [SD-2408: Request for Preliminary Plat and Construction Plan Approval for Deering Park North Phase 1 for 347 residential units located west of Interstate I-95 and North of Indian River Boulevard within Deering Park North.](#)

Attachments: [Public Notice Aerial Map](#)
[Construction Plans](#)
[Landscape Plans N/S](#)
[Landscape Plans E](#)
[Landscape Plans W](#)
[Plat](#)

- i. [SD-2409: Request for Preliminary Plat and Construction Plan Approval for Deering Park North Phase 2 for 169 residential units located west of Interstate I-95 and North of Indian River Boulevard within Deering Park North.](#)

Attachments: [Public Notice](#)
 [Construction Plans](#)
 [Plat](#)

- j. [Ordinance 2026-O-06: Request to amend Article II, Article VI, Article XVIII, and Article XX of the City of Edgewater's Land Development Code to create a new sign code.](#)

Attachments: [2026-O-06 - Sign Code Revisions](#)

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.