



City of Edgewater

104 N. Riverside Drive
Edgewater, FL 32132

Meeting Agenda Planning and Zoning Board

Wednesday, August 13, 2025

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-2509: Request for variances from Article V, Table V-1- Site Dimensions, allow for a 5,000 sq ft lot in a R-2 Zoning District, Max Build increased 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.](#)
- b. [VA-2507: Request to amend Variance VA-2507 to allow for a 3 foot front yard setback and increase the size of an accessory structure conditioned by the Planning and Zoning Board to be 16 feet in width and 40 feet in length.](#)

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

- c. [VA-2510: Request for variances from Article III, Section 21-36.02, to allow four accessory structures in lieu of the limit of two, allow the accessory structures to exceed the total square footage of the primary residence by 102.63%, and allow the accessory structure in the front yard for the property at 1902 Air Park Avenue.](#)

Attachments: [Public Notice Aerial Map](#)
 [Application, Survey, Site Plan](#)

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.