



# City of Edgewater

104 N. Riverside Drive  
Edgewater, FL 32132

## Meeting Agenda Planning and Zoning Board

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Wednesday, June 12, 2024

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

*None at this time.*

### 4. NEW BUSINESS - PUBLIC HEARING

- a. [VA-2411: Request for a variance from Article V, Section 21-54.04, Table V-5 to allow for a Class A, 10 foot landscape buffer in lieu of the required Class C landscape buffer for the property at 1517 and 1525 S. Ridgewood Avenue.](#)

**Attachments:**      [Public Notice Map](#)  
                                 [Plot Plan](#)

- b. [VA-2412: Request for variances from Article V, Section 21-50.02, to allow for the creation of a non-conforming lot with a width of fifty feet in lieu of the requirement of one hundred and fifty feet and to allow for ten foot side setbacks in lieu of the required twenty five foot side setbacks within the B-3 zoning district for the property at 504 N. Ridgewood Avenue.](#)

**Attachments:**      [Public Notice Map](#)  
                                 [Plot Plan](#)  
                                 [Survey](#)

- c. [CPA-2401: Request for a small-scale comprehensive plan amendment for 13.468± acres to change the future land use designation from City Conservation to City Commercial with Conservation Overlay for property generally located South of SR 442 and West of Old Mission Road.](#)

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

- d. [RZ-2402: Request for a rezoning for 13.468± acres from Volusia County Resource Corridor to City of Edgewater B-3 Highway Commercial for property generally located South of SR 442 and West of Old Mission Road.](#)
- Attachments:**      [Public Notice Map](#)  
                                 [Survey](#)  
                                 [Zoning Map](#)
- e. [CPA-2402: Request for a small-scale comprehensive plan amendment for 38.653± acres from City Conservation to City Commercial with Conservation Overlay for property generally located South of SR 442 and East of Old Mission Road](#)
- Attachments:**      [Public Notice Map](#)  
                                 [Survey](#)  
                                 [Future Land Use Map](#)
- f. [RZ-2403: Request for a rezoning for 38.653± acres from Volusia County Resource Corridor to City of Edgewater B-3, Highway Commercial for property generally located South of SR 442 and East of Old Mission Road.](#)
- Attachments:**      [Public Notice Map](#)  
                                 [Survey](#)  
                                 [Zoning Map](#)
- g. [RZ-2404: Request for a rezoning of 75.716± acres from Volusia County Resource Corridor to City of Edgewater Conservation for property generally located South of SR 442 and East of Old Mission Road.](#)
- Attachments:**      [Public Notice Map](#)  
                                 [Survey](#)  
                                 [Zoning Map](#)
- h. [RZ-2405: Request for a rezoning of 23.194± acres from Volusia County Resource Corridor to City of Edgewater Conservation for property generally located South of SR 442 and North of Oak Trail.](#)
- Attachments:**      [Public Notice Map](#)  
                                 [Survey](#)  
                                 [Zoning Map](#)

- i. [TA-2401: Request to make text amendments changes to Chapter 21 of the Land Development Code to Article II - Definitions, Article III - Permitted, Conditional, Accessory, and Prohibited Uses, Article IV - Resource Protection Standards, and Article V - Site Design Criteria.](#)

**Attachments:**      [Article II](#)  
                              [Article III](#)  
                              [Article IV](#)  
                              [Article V](#)

- j. [CPA-2403: Request for a large-scale comprehensive plan amendment to amend Chapter One - Future Land Use Element of the City of Edgewater's Comprehensive Plan to add a new future land use category called Urban Connectivity.](#)

**Attachments:**      [Urban Connectivity Map](#)  
                              [Chapter One Future Land Use Element](#)

- k. [CPA-2404: Request for a large-scale comprehensive plan amendment for 13.56± acres to amend the future land use from Commercial to Urban Connectivity for the properties generally located East of US 1 and perpendicular to Bianca Road.](#)

**Attachments:**      [Public Notice Map](#)  
                              [Survey](#)  
                              [Future Land Use Map](#)  
                              [EA](#)  
                              [Traffic Demand Analysis](#)  
                              [Urban Sprawl Analysis](#)

- l. [RZ-2406: Request for a rezoning for 13.56± acres from B-3, Highway Commercial to RPUD, Residential Planned Unit Development for the properties generally located East of US 1 and perpendicular to Bianca Road.](#)

**Attachments:**      [Public Notice Map](#)  
                              [Site Layout](#)  
                              [Conceptual Rendering](#)  
                              [RPUD](#)  
                              [Zoning Map](#)

## 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.*