



# City of Edgewater

104 N. Riverside Drive  
Edgewater, FL 32132

## Meeting Agenda Planning and Zoning Board

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Wednesday, September 13, 2023

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

Attachments:      [Minutes 05-10-23](#)

### 3. OLD BUSINESS-PUBLIC HEARING

*None at this time*

### 4. NEW BUSINESS - PUBLIC HEARING

- a.      [VA-2306: Request for a variance to allow a 2 foot setback in lieu of 50 foot mean high water line setback and to allow an in ground swimming pool within 3 feet from the primary structure instead of the required setback of 5 feet for the property at 21 Pelican Lane.](#)

Attachments:      [Plans](#)

- b.      [VA-2308: Request for a variance to allow a rear setback of 20 feet in lieu of the required 50 foot setback; eliminate the 15 foot vehicle backup area; eliminate the requirement of dumpster enclosure for the property at 2715 Guava Drive.](#)

Attachments:      [Proposed Plan](#)  
                             [Variance - VA-2018](#)  
                             [Survey](#)

- c.      [VA-2309: Request for a variance to allow a 20 foot rear setback in lieu of the required 50 foot setback; eliminate the fifteen foot vehicle backup area requirement; eliminate the dumpster enclosure requirement for the property located at 2611 Guava Drive.](#)

Attachments:      [Proposed Plan](#)  
                             [Survey](#)  
                             [Variance - VA-2018](#)

- d. [VA-2310: Request for a variance to allow a Class A rear landscape buffer and a Class A side yard landscape buffer in lieu of a Class C landscape buffer for the property located at 403 S Ridgewood Avenue.](#)
- Attachments:**      [Aerial](#)  
                                 [Site Plan](#)  
                                 [Photo of Proposed Coffee Shop](#)
- e. [VA-2311: Request for a variance from the land development code to allow a 20 foot front setback in lieu of the required 25 foot setback for the MH-2 zoning district and a request for a variance to allow a maximum building coverage of 50 percent in lieu of the allowable 30 percent for the MH-2 zoning district for the property at 603 Starboard Avenue.](#)
- Attachments:**      [Engineered Plans](#)  
                                 [Survey](#)  
                                 [Aerial Map](#)
- f. [VA-2313: Request for a variance to allow a Class A landscape buffer yard of 10 feet in lieu of a Class C landscape buffer yard of 30 feet for the eastern and northern property line abutting single family residential lots as described within Article V, Table V-4, Buffer Yard Classifications for the property at 601 N Ridgewood Avenue.](#)
- Attachments:**      [Site Plan](#)  
                                 [Survey](#)  
                                 [Aerial Map](#)
- g. [VA-2314: Request for a variance from Article V, Table V-4, to allow a Class C landscape buffer with a width of 30 feet without a wall in lieu of a Class C landscape buffer yard with a width of 30 feet with a wall for the property at 2830 Hibiscus Drive.](#)
- Attachments:**      [Site Plan](#)  
                                 [Aerial Map](#)
- h. [AB-2302: Request for abandonment and vacation of a portion of Indian River Boulevard.](#)
- Attachments:**      [Proposed New ROW](#)  
                                 [Engineers Sketched Description](#)  
                                 [Survey](#)  
                                 [ROW Agreement](#)  
                                 [Legal Description](#)  
                                 [Quit Claim Deed](#)  
                                 [Special Warranty Deed](#)

- i. [AB-2303: Request to abandon, vacate, and relocate a 10 foot utility and 15 foot drainage easement, and vacate emergency access easement on the cul-de-sac at Massey Ranch Boulevard near 1040 Flying M Court.](#)
- Attachments:**      [Relocation of Easements Lot 22](#)  
                                 [Massey Ranch Unit I Plat](#)  
                                 [Lot Split and Lot Combination](#)  
                                 [Massey Ranch Blvd Easement](#)
- j. [SD-2301: To approve the major site plan for two industrial buildings for 291,830 square feet on 27 + acres.](#)
- Attachments:**      [Site Plan/Construction-Plans](#)  
                                 [TIA-Report-\(Walsh-Traffic\)](#)  
                                 [Amended-&-Restated-Development-Agreement-\(BK7288-PG1725\)](#)  
                                 [SP-06\\_Phase1-Construction-Plans-\(S&S\)](#)
- k. [AN-2302, CPA-2303 and RZ-2302: Request for annexation; rezoning from Volusia County A-3 to City of Edgewater Rural Transition \(RT\); and for a small-scale comprehensive plan amendment from Volusia County Urban Low Density to City of Edgewater Low Density Transition for Parcel ID 842400000070 generally found near Clinton Cemetery Road.](#)
- Attachments:**      [Easement Survey](#)  
                                 [Boundary Survey](#)  
                                 [Annexation Application](#)  
                                 [Future Land Use Application](#)  
                                 [Rezoning Application](#)  
                                 [Existing and Proposed Zoning](#)
- l. [RZ-2115: To approve the rezoning request from Volusia County B-6, A-3, and A-2 to City of Edgewater Mixed Use Planned Unit Development \(MUPUD\).](#)
- Attachments:**      [MIXED USE PUD AGREEMENT](#)  
                                 [Grand Reserve Columbus PD Site Plan](#)
- m. [RZ-2305: To approve the rezoning from City of Edgewater B-4, Tourist Commercial to City of Edgewater, R-1, Single-Family Residential.](#)
- Attachments:**      [Survey](#)  
                                 [Application](#)  
                                 [Edgewater Marina PUD](#)  
                                 [Edgewater Marina 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.*