



**NON-ADMINISTRATIVE
VARIANCE APPLICATION**

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

CITY OF EDGEWATER
RECEIVED

2:34 pm, Jun 24 2026

PLANNING DEPARTMENT
DEVELOPMENT SERVICES

NL# 26-01900017

1

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

*After the fact request - Double Fee

Case No. VA-2617

APPLICANT INFORMATION (must be a person)

Name Nancy Conrey Phone (386) 478-3528 Email fconrey@cf1-rr.com
Street Address 2729 Lime Tree Dr City Edgewater State FL ZIP Code 32141

PROPERTY OWNER INFORMATION (if different from applicant)

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

VARIANCE INFORMATION

Street Address/Location 2729 Lime Tree Drive, Edgewater, FL Parcel ID No. 8402-01-09-8600

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 third accessory structure

Description of request see above

1. Explanation of hardship I need the extra space

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 _____

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

4. Are the physical characteristics of the subject site unique and not present on adjacent sites?

☐ Yes ☒ No Please explain_____

5. Are the circumstances creating the need for the variance the result of actions by the applicant or actions proposed by the applicant? ☒ Yes ☐ No Please explain_____

6. Will the granting of the proposed variance cause substantial detriment to the public welfare or impair the purposes and intent of the Land Development Code? ☐ Yes ☒ No Please explain_____

I needed extra storage due to my daughter and grandson moving in with me.

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.

<u>Nancy Conrey</u>	<u>6-24-26</u>
Owner Signature	Date
<u>Nancy Conrey</u>	<u>6-24-26</u>
Applicant Signature	Date

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

I/we _____ as the sole or joint fee simple title holder(s) of the
 property described as (address or parcel number) _____ authorize
 _____ to act as my agent to seek a Non-Administrative Variance on the
 above referenced property.

 Owner's Signature

 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 _____, 20____, by _____.

SEAL

 NOTARY PUBLIC
 (Signature of Notary Public - State of Florida)

☐ 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

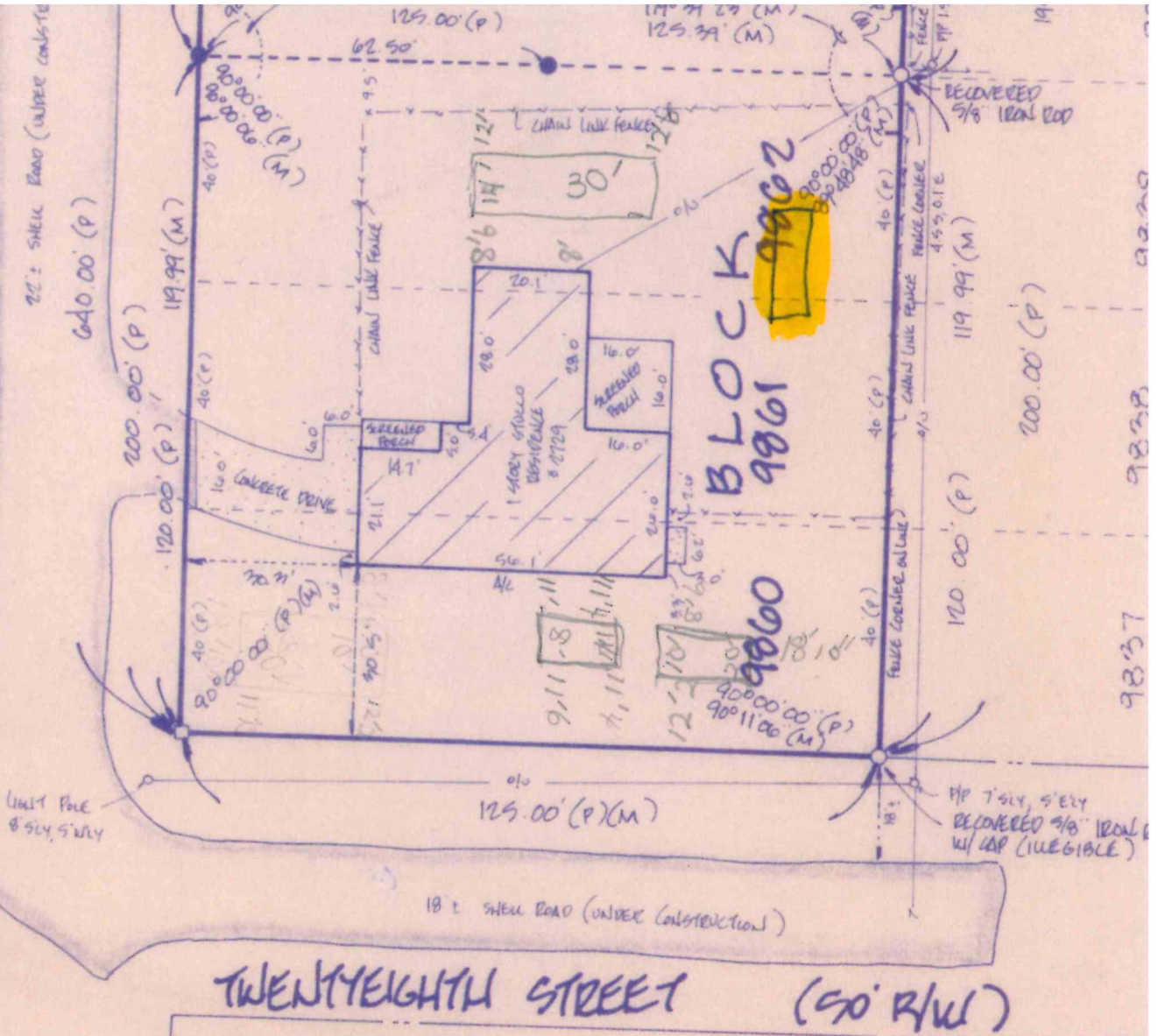
The owner/applicant does hereby acknowledge that on-site inspections by City staff, consultants, elected and appointed officials are permitted on said property.

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:

<u>Nancy Conrey</u>	<u>owner</u>
Owner Signature	Title
<u>Nancy Conrey</u>	<u>6-24-26</u>
Print Name	Date

LIME TREE DRIVE



11/14/2002 10:15
Doc stamps 562.80
(Transfer Amt \$ 80400)
Instrument # 2002-260962
Book: 4963
Page: 2058
Diane M. Matousek
Volusia County, Clerk of Court

Prepared by and return to:
Michael A. Van Houten
Van Houten & Ponder, P.A.
114 South Palmetto Avenue
Daytona Beach, FL 32114
386-257-1777
File Number: 3272-2
Parcel Identification No. 8402-01-09-8600

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 31st day of October, 2002 between George E. Wolfe, an unmarried widower whose post office address is 2729 Lime Tree Drive, Edgewater, FL 32141, grantor, and Franklin W. Conrey and Nancy R. Conrey, husband and wife whose post office address is 2726 Kumquat Drive, Edgewater, FL 32141, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Volusia County, Florida to-wit:

Lots 9860, 9861 and 9862, Block 317, FLORIDA SHORES UNIT NO. 11, according to the plat thereof as recorded in Map Book 19, Page 212, of the Public Records of Volusia County, Florida.

SUBJECT TO covenants, conditions, restrictions, easements, and reservations of record, if any, the mention of which shall not be deemed to reimpose the same; taxes for the year 2003 and subsequent years.

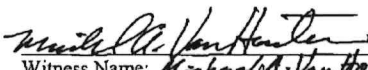
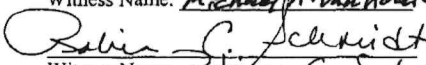
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2002.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Michael A. Van Houten

Witness Name: Robin C. Schmidt

 (Seal)
George E. Wolfe

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 31st day of October, 2002 by George E. Wolfe, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]


Notary Public, State of Florida

Printed Name: _____

My Commission Expires: _____

