



City of Edgewater

104 N. Riverside Drive
Edgewater, FL 32132

Meeting Agenda Planning and Zoning Board

Wednesday, October 8, 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. [RZ-2503: Request for a rezoning from I-1, Light Industrial to Mixed Use Planned Unit Development \(MUPUD\) for the property located at 2945 W Park Avenue.](#)

Attachments: [Public Notice Aerial Map](#)
 [Serves Up MUPUD](#)
 [Zoning Map](#)

- b. [SD-2405: Request for Preliminary Plat and Construction Plan Approval for Deering Park Center Single Family Phase 1 located south of Indian River Boulevard within Deering Park Center.](#)

Attachments: [Deering Park Center Site Map](#)
 [Deering Park Center Plat](#)
 [Deering Park Center Construction Plans](#)

- c. [CU-2501: Request for a Conditional Use Permit to allow for Manufacturing - General within the B-2, Neighborhood Business zoning district to establish a custom woodworking shop for crafting cabinets, tables, and similar items for the property at 2421 Guava Drive.](#)

Attachments: [Public Notice Aerial Map](#)
 [Application and Civil Plans](#)

- d. [VA-2512: Request for variances from Article III and Article V to allow for a front yard accessory structure carport sized 22-feet by 22-feet for the property at 3015 Queen Palm Drive.](#)
- Attachments:** [Public Notice Aerial Map](#)
 [Application](#)
 [Survey](#)
- e. [VA-2513: Request for a variance from Article V to allow for a 10-foot landscape buffer in lieu of the 15-foot required to accommodate a larger structure and parking area for the property at 191 Mango Tree Drive.](#)
- Attachments:** [Public Notice Aerial Map](#)
 [Proposed Site Plan Layout](#)
- f. [VA-2514: Request for variances from Article V and VII to demolish and replace the current non-conforming structure within the grandfathered setbacks, but with a modification to continue the non-conforming front yard east corner setback for the property at 125 Rio Vista Drive.](#)
- Attachments:** [Public Notice Aerial Map](#)
 [Application and Surveys](#)
- g. [VA-2516: Request for variances from Article V to allow a reduced planting requirement for the property at 1824 Hibiscus Drive.](#)
- Attachments:** [Public Notice Aerial Map](#)
 [Proposed Site Plan](#)
 [Application](#)

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.