



City of Edgewater

104 N. Riverside Drive
Edgewater, FL 32132

Meeting Agenda Planning and Zoning Board

Wednesday, June 11, 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-2504: Request for multiple variances from the Ridgewood Corridor Design Regulations, Article XX, Section 21-630, specifically from the following sections:](#)

- [1. Section 21-630.10, Drive-through windows and lanes shall not be located on a side of the building visible from the right-of-way of U.S. Highway 1, i.e., Ridgewood Avenue.](#)
- [2. Section 21-630.10.b.1., Stacking Distance. The following stacking distances, measured from the point of entry to the center of the farthest drive-through service window area, are required for full-service car washes: Two hundred twenty feet \(220'\).](#)
- [3. Section 21-630.10.c., Pass Through Lanes. A pass-through lane shall be required for all drive-through facilities constructed adjacent to at least one \(1\) stacking lane in order to provide egress from the stacking lane.](#)
- [4. Section 21-640.05\(2\), Prohibited Façade Treatments. Garage doors used either as decoration or for vehicular service, storage or any other use \(these elements must be side loaded\).](#)

Attachments: [Public Notice Aerial Photo](#)
[Sportys Car Wash Variance Justifications](#)
[Civil and Landscape Construction Drawings](#)

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.