



City of Edgewater

104 N. Riverside Drive
Edgewater, FL 32132

Meeting Agenda Planning and Zoning Board

Wednesday, July 9, 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-2505: Request for variances from Article V, Table V-1- Site Dimensions, to increase the maximum building area to 42% from the required 30% and decrease the front yard setback from 25 ft. to 15.5 ft. for the property located on 817 Starboard Avenue.](#)

Attachments: [Aerial Public Notice Map](#)
[Variance Application and Survey](#)

- b. [VA-2506: Request for variances from Article V, Table V-1- Site Dimensions, allow for expansion on a non-conforming lot, Max Build increased to 32.3% from the required 30%, decrease the rear yard setback from 25 ft. to 16 ft. and the Side yard setback on the west side of the single-family duplex from 10 ft to 0 ft for the property located on 1202 Bond Street.](#)

Attachments: [Aerial Public Notice Map](#)
[Variance Application](#)

- c. [VA-2507: Request for variances from Article V, Table V-1- Site Dimensions, and Article III, Section 21-36.02 for the property located on a corner lot at 203 Eaton Road.](#)

Attachments: [Aerial Public Notice Map](#)
[Variance Application](#)

- d. [AR-2025-0246: Request to repeal the City-wide Moratorium and the Florida Shores Building Permit Moratorium in response to the passage of Senate Bill 180.](#)

Attachments: [Ordinance for Council](#)

- e. [SP-2415: Request for Major Site Plan approval for a proposed business park development, consisting of two 16,320 SF buildings, on a 3.05-acre property located at 2360 South Ridgewood Avenue.](#)

Attachments: [Response Letter 2nd Submittal](#)
[Site Plan](#)
[Architecture Plans](#)
[Landscape Plans](#)

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.