



October 29, 2025

PUBLIC NOTICE

CPA-2501 and RZ-2505- Rezoning and Future Land Use Amendment request for the two properties located at 3 Pelican Drive from B-3 Highway Commercial to R-4 Medium Density Single Family Residential

Notice is hereby given that the Planning and Zoning Board of the City of Edgewater, Florida, will hold a public hearing on **Wednesday, November 12th, 2025 at 6:30 p.m.** or as soon thereafter as the matter may be heard, in the Council Chambers, 104 N. Riverside Drive, Edgewater, to consider the following Comprehensive Plan Future Use Amendment and Rezoning request from James C. Carder for the two properties located at 3 Pelican Drive. (Parcel IDs: 8402-44-00-0011 and 8402-00-00-0200):

1. A small-scale Comprehensive Plan Future Land Use Amendment to change the properties from Commercial to Medium Density Residential.
2. To rezone the properties from B-3 Highway Commercial to R-4 Single Family Residential.

All persons are invited to attend the public hearing. Additional information may be obtained from the Development Services Department, located at 104 N. Riverside Drive, Edgewater, Florida.

The meeting agenda will be available on the City's website approximately five (5) days prior to the meeting date.

If any person decides to appeal any decision made by the Planning and Zoning Board with respect to any matter considered at such hearing, a record of the proceedings may be needed. In that event, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The city does not prepare or provide such record.

Any questions regarding this matter should be directed to the Development Services Department.

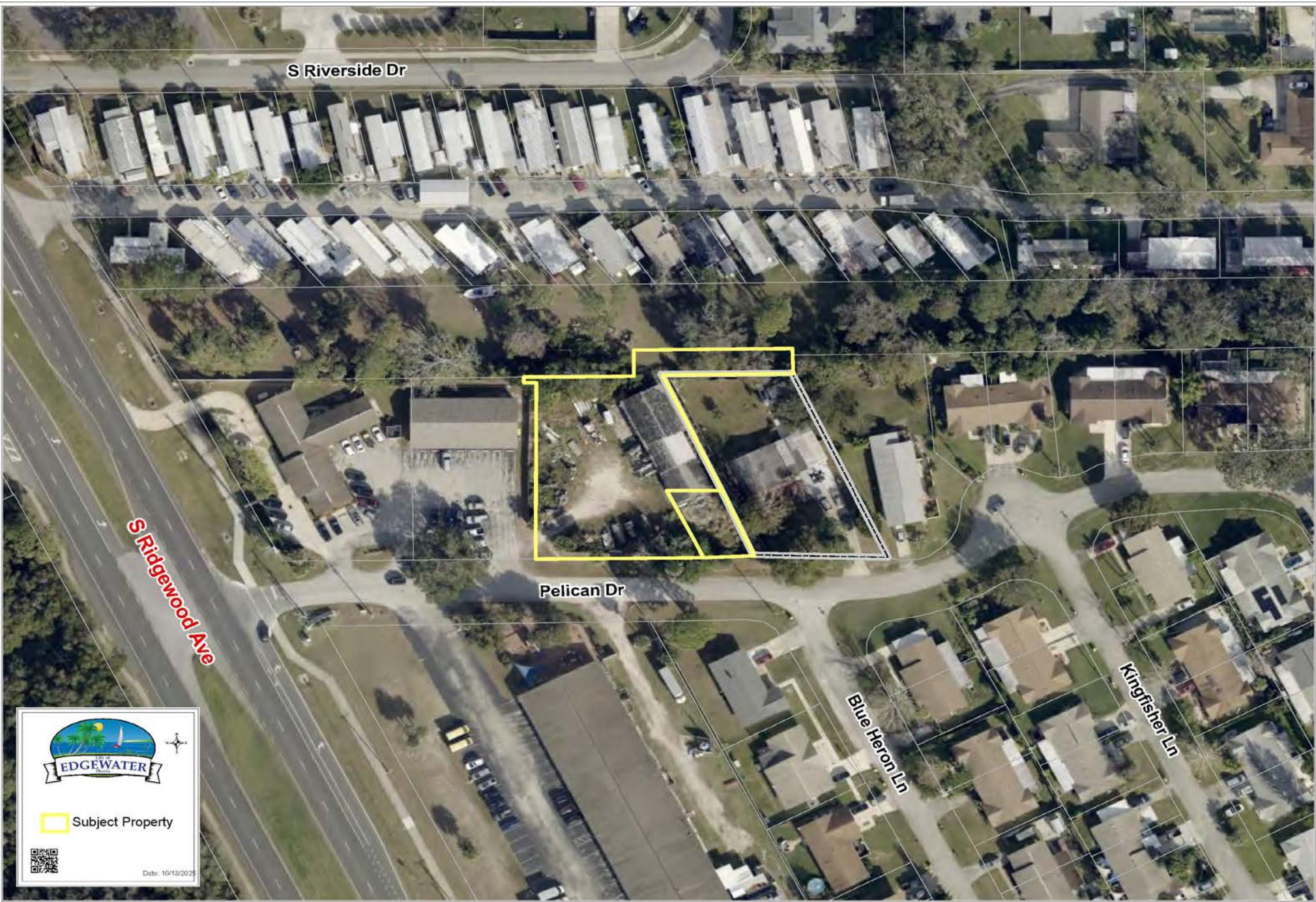
In accordance with American with Disabilities Act, persons needing assistance to participate in this hearing should contact the City Clerk at (386) 424-2400 ext. 1101, five (5) days prior to the hearing date.

Submitted by,

Ryan Solstice, AICP
Development Services Director



[Scan the QR Code to see the upcoming agenda](#)



S Riverside Dr

S Ridgewood Ave

Pelican Dr

Blue Heron Ln

Kingfisher Ln



Subject Property



Date: 10/13/2025

Development Services
 P.O. Box 100 • Edgewater, FL 32132-0100
 (386) 424-2400 Ext. 1502
www.cityofedgewater.org/planning@cityofedgewater.org