



# City of Edgewater

104 N. Riverside Drive  
Edgewater, FL 32132

## Meeting Agenda Planning and Zoning Board

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Wednesday, November 12, 2025

6:30 PM

Council Chambers

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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. [CU-2502: Request for a Conditional Use Permit to allow for Outdoor Storage within the B-3, Highway Commercial zoning district to establish a ice vending machine for the property at 1317 S Ridgewood Avenue.](#)

**Attachments:**      [Public Notice](#)  
                                 [Survey](#)

- b. [CPA-2501: Request to amend the Comprehensive Plan's Future Land Use Element for two parcels located on the east side of Ridgewood Avenue, north of Pelican Drive from Commercial to Medium Density Residential \( Parcel IDs: 8402-44-00-0011 & 8402-00-00-0200\).](#)

**Attachments:**      [Public Notice](#)  
                                 [Future Land Use Map](#)

- c. [RZ-2505: Request for approval of a rezoning from B-3 Highway Commercial to R-4 Single Family Residential for Parcel IDs: 8402-44-00-0011 & 8402-00-00-0200.](#)

**Attachments:**      [Public Notice](#)  
                                 [Zoning Map](#)

- d. [SD-2401: Request for Preliminary Plat and Construction Plan Approval for Deering Park Center Active Adult Single Family Phase 1a located south of Indian River Boulevard within Deering Park Center.](#)

**Attachments:**      [Preliminary Plat](#)  
                                 [Construction Plans](#)

- e. [SD-2402: Request for Preliminary Plat and Construction Plan Approval for Deering Park Center Active Adult Single Family Phase 1b located south of Indian River Boulevard within Deering Park Center.](#)

Attachments:      [Preliminary Plat](#)  
                              [Construction Plans](#)

- f. [SD-2403: Request for Preliminary Plat and Construction Plan Approval for Deering Park Center Townhomes Phase 1 located south of Indian River Boulevard within Deering Park Center.](#)

Attachments:      [Preliminary Plat](#)  
                              [Construction 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.*