



VARIANCE PROCEDURES

104 N. Riverside Drive

Edgewater, FL 32132

planning@cityofedgewater.org

(386) 424-2400 ext. 1502

The following is not all inclusive; it is the applicant's responsibility to ensure compliance with all applicable codes.

1. Non-administrative variances are approved/denied by the Planning & Zoning Board (P&ZB).
2. A non-administrative variance application shall be completed by the applicant and submitted to the Development Services Department with appropriate fees.
3. Proposed Use – please describe proposed construction/use, i.e., size of structure, type of structure
4. Description of request – please describe the exact variance you are requesting, i.e., type of construction or structure, distance from property line, height of building/fence, etc.
5. Explanation of hardship – please detail why the variance is needed, i.e., why the proposed development cannot meet the requirements in the Land Development Code.
6. Upon receipt of the completed application, the Development Services Department shall forward the application for review by the Technical Review Committee and provide a staff report and recommendation to the P&ZB.
7. Staff may visit the property to take photos for inclusion in the P&ZB agenda.
8. Approximately 10-days prior to the P&ZB meeting Staff will send notice of the request to adjacent property owners, the applicant/owner will receive a copy of said notice.
9. Approximately 10-days prior the P&ZB meeting staff will post a notice of the public hearing on the property; this notice must remain until after the hearing at which time the applicant/or property owner can remove the notice.
10. The Friday before the meeting Staff will email a copy of the agenda to the applicant/owner.
11. The P&ZB may prescribe appropriate conditions for any variance and may prescribe a time limit for application of the variance.
12. Expiration - Unless specifically stated otherwise, a variance shall expire two (2) years after final action, unless a building permit or certificate of occupancy has been issued.
13. Appeals - Appeals of P&ZB variance decisions shall be made to the City Council within fifteen (15) days of the P&ZB decision in a manner and form required by the City Council. If the variance is approved and no appeal is filed an Order of Variance will then be issued.
14. The issuance of an Order of Variance does not authorize construction; a building permit must be applied for and issued prior to any development.

For additional information or questions please contact the Development Services, Planning Division

25-01900010



NON-ADMINISTRATIVE VARIANCE APPLICATION

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Edgewater, FL 32132
Planning@cityofedgewater.org
386-424-2400 ext. 1502

APP #

~~25-01900010~~

Fees: Residential - \$600.00* / Non-Residential - \$1,000.00*

*After the fact request - Double Fee

Case No. VA-2510

APPLICANT INFORMATION (must be a person)

ANTHONY LANCELOTTA 386-428-2000 mel68gem01@yahoo.com
Name Phone Email
1902 S. AIRPARK RD EDGEWATER FL 32141
Street Address City State ZIP Code

PROPERTY OWNER INFORMATION (if different from applicant)

SAME AS ABOVE
Name Phone Email
Street Address City State ZIP Code

VARIANCE INFORMATION

1902 S AIRPARK RD, EDGEWATER 843803000209
Street Address/Location City State ZIP Code Parcel ID No.

REQUIRED DOCUMENTS

1. Current Deed
2. Signed and sealed survey showing all existing structures and all new alterations (waterfront property must show the Mean High-Water Line and Wetlands Vegetation Line)
3. A site plan, including dimensions, showing the item requested as to the nature of the variance
4. Approval documentation from Homeowner's Association (if applicable)
5. Any other material deemed necessary by the staff

Please provide a detailed response to the following (You may complete this on a separate page if more room is needed):

Proposed Use ACCESSORY STRUCTURE - METAL BUILDING

Description of request 1) ALLOW MORE THAN 2 STRUCTURES, 2) EXCEEDS 60% APPROX 400 sq ft.

1. Explanation of hardship TO ALLOW AN ADDITIONAL STORAGE FOR VEHICLES AND EQUIPMENT, THIS WILL EXCEED THE 60% LIMIT.
2. Will the granting of the proposed variance result in creating or continuing a use which is not compatible with adjacent uses in the area? ☐ Yes ☒ No Please explain THIS WILL NOT AFFECT ADJACENT AREAS, OUR 1.5 ACRES IS SEMI-SECLUDED
3. Is the proposed action the minimum action available to permit reasonable use of the property? ☒ Yes ☐ No Please explain _____

4. Are the physical characteristics of the subject site unique and not present on adjacent sites? ☐ Yes ☒ No Please explain OTHER ADJACENT PROPERTIES HAVE SAME/SIMILAR STRUCTURES.
5. Are the circumstances creating the need for the variance the result of actions by the applicant or actions proposed by the applicant? ☒ Yes ☒ No Please explain THE SIZE OF THE ACCESSORY STRUCTURE IS THE MINIMAL OF WHAT IS NEEDED FOR USE.
6. Will the granting of the proposed variance cause substantial detriment to the public welfare or impair the purposes and intent of the Land Development Code? ☐ Yes ☒ No Please explain WE HAVE 1.5 ACRES THAT IS OFF-ROAD, PARTIALLY WOODED AREA ON TWO SIDES. ADJACENT PROPERTIES ARE A DISTANCE AWAY. THERE WILL NOT BE ANY INTERFERENCE OR CAUSE DETRIMENT TO PUBLIC. NOR ENDANGER ANY PERSONS, OR WILD LIFE IN THE AREA.

* THE SIDELINE SETBACK WILL BE 25+ FT AS REQUIRED.

DISCLAIMER AND SIGNATURE

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 proceeding is made. The city does not prepare or provide such record.

PLEASE SUBMIT YOUR APPLICATION WITH ALL REQUIRED ATTACHMENTS. SUBMISSIONS OF INCOMPLETE APPLICATIONS WILL DELAY PUBLIC HEARINGS. APPLICATION FEES ARE NON-REFUNDABLE.

I have read and agree to the terms and conditions set forth in this application.

Owner Signature

Date

Applicant Signature

Date

NOTARIZED AUTHORIZATION OF OWNER (to be completed if applicant is not the property owner)

I/we _____ as the sole or joint fee simple title holder(s) of the property described as (address or parcel number) _____ authorize _____ to act as my agent to seek a Non-Administrative Variance on the above referenced property.

Owner's Signature

Owner's Signature

STATE OF FLORIDA
COUNTY OF VOLUSIA, to wit:

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this day of _____, 20____, by _____.

SEAL

NOTARY PUBLIC

(Signature of Notary Public - State of Florida)

☐ Personally Known OR ☐ Produced Identification
Type of Identification Produced

**AGREEMENT FOR CONSULTANT, ENGINEERING, PLANNING,
ENVIRONMENTAL, LEGAL, ADVERTISING COSTS & ON-SITE INSPECTIONS**

The City of Edgewater contracts for certain consultant, engineering, planning, environmental and legal services related to its review of development projects. All fees charged by any such consultant, engineering, planning, environmental, on-site inspections and/or legal service providers are required to be paid by the **owner/applicant**. In addition, the **owner/applicant** is required to pay all advertising and recording costs in connection with application submitted by the undersigned.

The undersigned agrees that it shall be liable to the City for one hundred percent (100%) of the actual costs, both direct and indirect, of coordinating and reviewing the application submitted by the undersigned, including, but not limited to, the following:

Engineering Review and Approval Fees
Planning Consultant Fees
On Site Inspection and Approval Fees
Legal Fees
Advertising Costs
Recording Costs

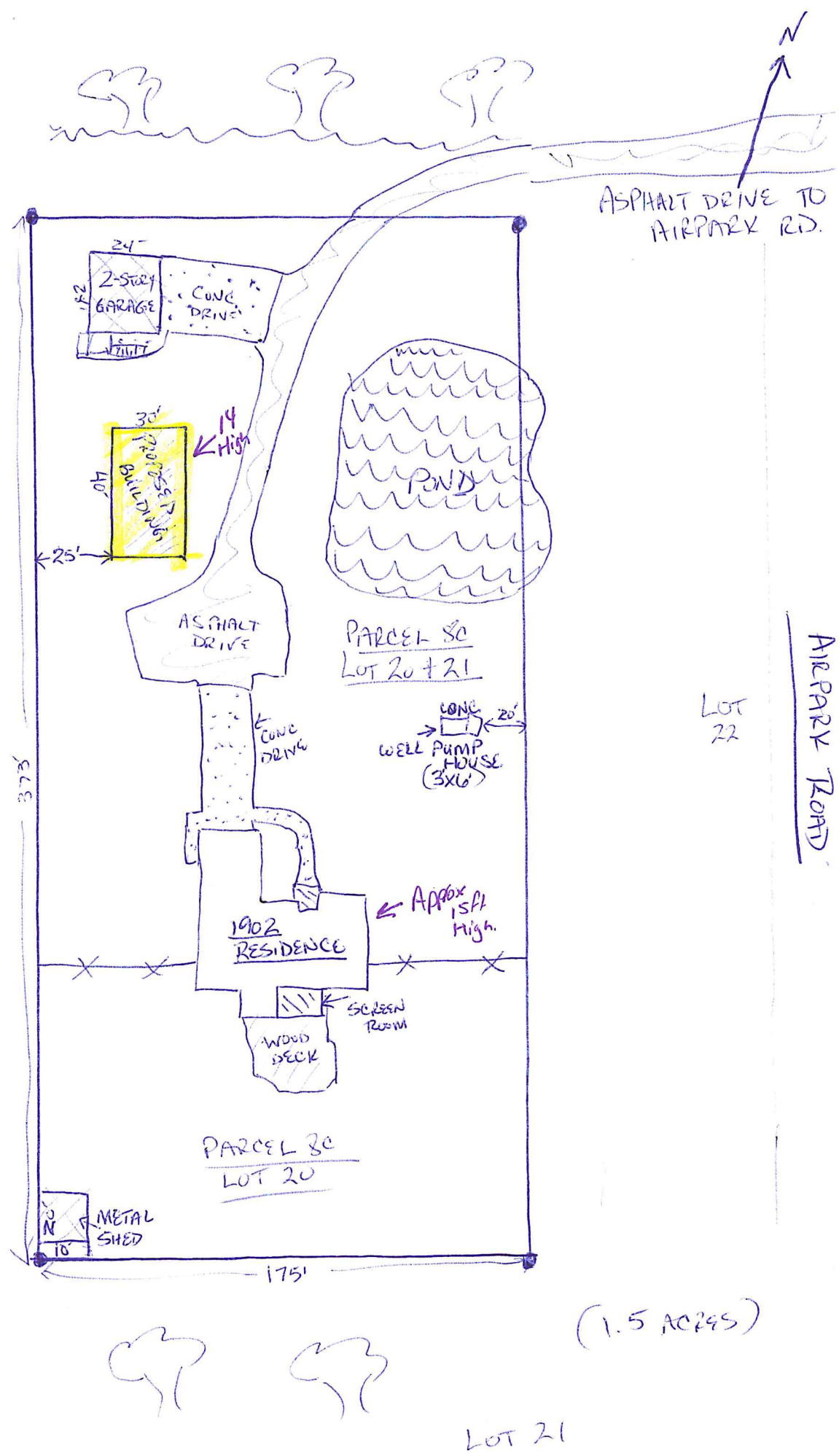
The owner/applicant does hereby acknowledge that on-site inspections by City staff, consultants, elected and appointed officials are permitted on said property.

The undersigned agrees to pay the above-referenced fees within thirty (30) days of receipt of an invoice for same and further agrees to pay to the City interest on the unpaid balance at the rate of one percent (1%) per month for any fees not remitted within thirty (30) days of receipt of an invoice for same. No site inspections, Development Order or Certificates of Occupancy will be issued until all of the above-referenced fees are paid in full.

OWNER/APPLICANT:

 Owner Signature	 Title
Anthony Lankel (OTD) Print Name	7-15-25 Date

ID
843803000209



SURVEYORS NOTES: 1) NO INSTRUMENTS OF RECORD DISPLAYING EASEMENTS, RIGHT-OF WAYS AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT WHERE SHOWN. 2) THE SURVEY DEPICTED HEREON IS SUBJECT TO ANY ADDITIONAL RECORDS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 3) NO UNDERGROUND INSTALLATIONS, CONCRETE FOOTERS, AND OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT WHERE SHOWN. 4) THE TERM CERTIFIED IS THE PROFESSIONAL OPINION OF THIS SURVEYOR AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED. 5) ADJOINING PROPERTY DESCRIPTIONS WERE NOT FURNISHED TO THIS SURVEYOR EXCEPT WHERE SHOWN. 6) THIS SURVEY IS SUBJECT TO ANY FACTS DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY IS CERTIFIED BASED ON THE SURVEY DATE AND NOT ON THE DATE OF SIGNATURE 7) UTILITY EQUIPMENT OR MACHINERY BOTH ABOVE AND BELOW GROUND NOT LOCATED UNLESS SHOWN. 8) FENCES PHYSICAL RELATION TO PROPERTY LINES AND OR OTHER FEATURES EXAGGERATED FOR CLARITY. 9) THE PROPERTY DEPICTED IN THIS SURVEY IS SUBJECT TO ANY RESTRICTIONS, RESERVATIONS, LIMITATIONS, EASEMENTS AND RIGHT OF WAYS, WHETHER RECORDED OR NOT. 10) IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER, PER FLORIDA STATUTES RULE 61G17-6.0031(4)(g) 11) THIS SURVEYOR OR FIRM, DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNERS CONTRACTORS OR OTHERS, WHICH IS USED TO FORMULATE THIS SURVEYORS OPINION. THIS SURVEYOR HAS NOT BEEN CONTRACTED TO PERFORM ANY TITLE SEARCH OF PUBLIC RECORDS AND HAS NOT DONE SO, ONLY VISIBLE EVIDENCE OF POSSIBLE EASEMENTS WERE SHOWN UNLESS PROVIDED BY CLIENT OR REPRESENTATIVES OF CLIENT, OR UNLESS SHOWN ON THE PLAT OF RECORD.

I THE UNDERSIGNED HEREBY CERTIFY THIS PLAT TO BE A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY SUPERVISION AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES SUBJECT TO ALL NOTES HEREON.

Berry Joe Payne 06-27-2025

BERRY JOE PAYNE LS# 5846 DATE SIGNED

SUBJECT AREA LIES IN
FLOOD ZONE "X"
(AREAS OF MINIMAL
FLOODING) PER
FEDERAL EMERGENCY
MANAGEMENT AGENCY
FIRM FLOOD ZONE
DETERMINED BY
SCALING FROM FLOOD
INSURANCE RATE
MAPS COMMUNITY #
125155, PANEL #0685
SUFFIX J, DATED
SEPTEMBER 29, 2017
MAP NUMBER
12127C0685J



LEGAL DESCRIPTION: (Parcel 8 C:
A portion of Parcel 8, Stanley Acres, an unrecorded subdivision being part of Lots 20 and 21, Model Land Company Subdivision, as shown on map in Map Book 5, Page 187 of the Public Records of Volusia County, Florida and being more particularly described as follow:
Commence at a concrete monument being the Southeast corner of Lot 22, said Model Land Company subdivision; thence S 69°38'30" W along the South line of said Model Land Company Subdivision, a distance of 169.23 feet to the westerly R/W line of Air Park Road; the North 23°24'10" West along said Westerly R/W line of Air Park Road, a distance of 623.33 feet; thence South 69°38'30" West, a distance of 743.47 feet; thence North 21°07'05" West, a distance of 248.71 feet for the Point of Beginning; thence continue North 21°07'05" West, a distance of 373.74 feet to the Northerly line of said Lot 20; thence North 69°38'30" East along the Northerly line of said Lots 20, a distance of 175.00 feet; thence South 21°07'05" East, a distance of 373.74 feet; thence South 69°38'30" West, a distance of 175.00 feet to the Point of Beginning. Containing 1.5 acres more or less.