



# City of Edgewater

104 N. Riverside Drive  
Edgewater, FL 32132

## Meeting Agenda Planning and Zoning Board

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Wednesday, October 11, 2023

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. [VA-2315: Request to allow a swimming pool and cage within 3.5 feet of the rear property line in lieu of the required 5-foot setback from the rear property line in accordance with Article III, Section 21-36.09\(d\)\(2\).](#)

**Attachments:**      [Survey](#)  
                                 [Rendering](#)  
                                 [Aerial Map](#)

- b. [VA-2316: Request to allow the construction of a new home with a larger footprint on a non-conforming lot with a demolished non-conforming structure in lieu of the requirement to build a new home with the existing footprint of the demolished home in accordance with Article VII, Section 21-71.02\(e\)\(1\) and Section 21-71.04\(g\).](#)

**Attachments:**      [Site Plan and Rendering](#)  
                                 [Survey](#)  
                                 [Aerial Map](#)

- c. [VA-2317: Request to allow the construction of a detached garage \(greater than 250 square feet\) with a rear yard setback of 6' in lieu of the required setback of 20 feet within the R-2 zoning designation in accordance with Article V, Table V-1.](#)

**Attachments:**      [Plan](#)  
                                 [Aerial Map](#)

- e. [AN-2303: Request to approve the annexation for Parcel ID's 743004020320, 743004020310, 743004020300, 743004020290, 743004020280 generally found near Elizabeth Street.](#)
- Attachments:**      [Survey](#)  
                                 [Aerial Map](#)
- f. [CPA-2304: Request for small-scale comprehensive plan amendments from Volusia County Environmental System Corridor \(ESC\) and Urban Low Intensity \(ULI\) to City of Edgewater Low Density Residential with Conservation Overlay for Parcel ID's 743004020320, 743004020310, 743004020300, 743004020290, 743004020280.](#)
- Attachments:**      [Survey](#)  
                                 [Future Land Use Map](#)  
                                 [Aerial Map](#)
- d. [RZ-2303: Request to approve the rezoning of Parcel ID's 743004020320, 743004020310, 743004020300, 743004020290, 743004020280 from Volusia County Resource Corridor \(RC\) and Urban Single-Family Residential \(R-3A\) to City of Edgewater R-2.](#)
- Attachments:**      [Survey](#)  
                                 [Zoning Map](#)
- g. [SD-2202: Request to approve the Preliminary Plat for Edgewater Preserve Phase 2. The Preliminary Plat is for the recording of a 200-unit residential subdivision of single family detached for parcel 84140000030 generally located West of Volco Road.](#)
- Attachments:**      [Civil & Landscape Set](#)  
                                 [Phase 2 Prelim Plat](#)  
                                 [Aerial Map](#)
- h. [SP-2103: Request to approve major site plan for the Tamarack III Mobile Home Park allowing the creation of a 165-unit 55+ mobile home park community with accessory private uses such as boat storage and a bar.](#)
- Attachments:**      [C2.00 SITE PLAN](#)  
                                 [Tree Survey and Landscape Plans](#)  
                                 [Seawall Letter](#)  
                                 [Erosion Picture](#)
- i. [RZ-2207: Request to rezone Parcel ID's 842400000030 & 842400000040 from City of Edgewater Residential Planned Unit Development \(RPUD\) to City of Edgewater Residential Planned Unit Development \(RPUD\).](#)
- Attachments:**      [Subdivision Site Plan](#)  
                                 [Color Concept Plan](#)  
                                 [Crestwood PUD Agreement](#)

**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.*