



City of Edgewater

104 N. Riverside Drive
Edgewater, FL 32132

Meeting Agenda Planning and Zoning Board

Wednesday, June 10, 2026

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. [CPA-2602: Request for a small scale comprehensive plan amendment for 1711, 1715, and 1717 Edgewater Drive from Commercial to Medium Density Residential.](#)

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

- b. [RZ-2606: Request for approval of a rezoning from B-3 Highway Commercial to R-4 Single Family Residential for 1711, 1715, and 1717 Edgewater Drive.](#)

Attachments: [Public Notice Aerial Map](#)

- c. [VA-2610: Request for a variance to allow for a 33-foot front yard setback and a 33.16% max build ratio for the property located at 2003 12th Street.](#)

Attachments: [Public Notice Aerial Map](#)
 [Survey and Site Plan](#)

- d. [VA-2611: Request for a variance to allow a front yard 1,440 sq ft storage building and remove the requirement of matching the façade, roofline, exterior construction materials and color for the property located at 2931 Yule Tree Drive.](#)

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

- e. [VA-2612: Request for a variance to allow a metal carport to have a 3-foot 3-inch side yard setback in lieu of the 10-foot requirement for the property located at 122 Hotel Avenue, Edgewater, Florida.](#)
- Attachments:** [Public Notice Aerial Map](#)
 [Survey & Engineering](#)
- f. [VA-2613: Request for a variance to reduce the front yard setback to 10 feet on the east side, 14 feet of the southeast side, and 24 feet on the south of the property, as well as, increase the Max build to 40.88% for the property located at 121 Valencia Drive.](#)
- Attachments:** [Public Notice Aerial Map](#)
 [Survey](#)
 [Site Plan](#)
- g. [VA-2614: Request for a Non-Administrative Variance to allow a pool and supporting retaining wall to encroach into the required waterfront setback/shoreline buffer zone, and to execute grade modifications utilizing approximately 200 cubic yards of dirt fill for the property located at 417 N. Riverside Drive, Edgewater, Florida.](#)
- Attachments:** [Public Notice Aerial Map](#)
 [Survey](#)
 [Site Plan](#)

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 the City Clerk's Office, 104 N. Riverside Drive, Edgewater, Florida, telephone number 386-424-2400 x 1102, 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.