

DEAR CONCERNED TAXPAYERS of EDGEWATER,  
We need for our town to grow better,  
not just bigger !

GROWTH DOES NOT PAY FOR ITSELF !

These charter amendments will help save taxpayer dollars by:

- holding down the costs of public services and facilities
- saving agricultural and water re-charge areas from urban sprawl
- reducing traffic jams & expansive road projects
- stimulating & supporting local businesses & jobs

***WE CAN STOP COSTLY SPRAWL...***

*Sign the enclosed*

Super majority

& Density Limit Petitions

What are they and what will they do for Edgewater?  
Major land use changes such as annexations and rezonings drastically impact resident's quality of life, and our ever-rising tax bills prove that GROWTH DOES NOT PAY FOR ITSELF. Passing these amendments to our City Charter will mean that such changes will require a *higher standard* to be approved, and will help save taxpayer dollars.

Sign and return the enclosed petitions, and get family and friends to do likewise. Please help us pay for printing costs, donate to ECARD, 1714 Edgewater Dr., Edgewater 32132, 428-2231.

***Let's have RESPONSIBLE GROWTH IN EDGEWATER !***

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# AMENDMENT TO EDGEWATER CITY CHARTER REGARDING RESIDENTIAL DENSITY WEST OF I-95.

NOTICE: 104.185 – A person who knowingly signs a petition or petitions for a candidate, a minor political party, or an issue more than one time commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

PRINT NAME: \_\_\_\_\_

Please PRINT Name as it appears on Voter I.D. Card (Use Full Given Name, No Nicknames)

STREET ADDRESS: (No P.O. Boxes) \_\_\_\_\_

CITY: EDGEWATER COUNTY: VOLUSIA STATE: FL ZIP: \_\_\_\_\_

IS THIS A CHANGE OF ADDRESS FOR VOTER REGISTRATION? \_\_\_\_\_ YES \_\_\_\_\_ NO

VOTER REGISTRATION # \_\_\_\_\_ OR DATE OF BIRTH \_\_\_\_/\_\_\_\_/\_\_\_\_

X \_\_\_\_\_  
SIGNATURE OF REGISTERED VOTER DATE

*I am a resident of the City of Edgewater, and a registered voter in the City, in the County of Volusia, Florida, and hereby petition the city council to place the following amendment to the City Charter on the ballot at the next general election.*

**BALLOT TITLE:** One dwelling unit per 20 acres permitted for lands west of Interstate-95, variance procedure provided.

**BALLOT SUMMARY:** Amend Charter to permit one dwelling unit per 20 acres for lands west of I-95 within the City. Provides a variance procedure requiring preparation of an environmental and fiscal impact study; notice and public hearing; dwellings presently exceeding the density restriction may be repaired to same number of dwellings; prohibits alterations that would cause dwellings to exceed the permitted density; not intended to restrict a property owner's vested rights; repeals conflicting ordinances; effective upon adoption? \_\_\_ Yes \_\_\_ No

**FULL TEXT OF PROPOSED AMENDMENT:** Article I. Powers Sec. 1.01. General Powers shall be amended to add Sec. 1.01(b) Authority to Limit Density.

## Residential density limits for lands west of Interstate 95.

In order to further protect the public health, safety, general welfare, and aesthetics, no part of the City of Edgewater west of Interstate 95 shall be zoned to a residential density greater than one (1) dwelling unit per 20 acres for permanent occupancy dwellings. There shall be no fractional weighting of dwelling units. The city council may grant a variance to individual parcels upon petition and proof that the variance will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this section would result in unnecessary hardship.

- a. To grant such a variance, the city council must make findings of fact that the petitioner has met the legal standards for variance set forth in Article IX, Application Procedures, **Section 21-100 - Variances** of the City of Edgewater Land Development Code, and the variance must be approved by a concurring vote of four (4) members of the City Council after preparation of an environmental and fiscal impact study of the proposed variance, due notice and public hearing. A request for variance will be considered after a written petition is submitted to the city council indicating the grounds on which the variance is sought. After the petitioner has submitted a sufficient petition, the request must be scheduled for public hearing before the city council as expeditiously as possible, but not earlier than sixty (60) days from the date of submission of a sufficient petition. Notice and hearing requirements for such variance shall be in accordance with the provisions for such variance as set forth in Article IX, Application Procedures, **Section 21-100 - Variances** of the City of Edgewater Land Development Code, except that the environmental and fiscal impact study shall be prepared by the City and paid for by the applicant. The environmental and fiscal impact study shall be made available to the public at least ten (10) days prior to the public hearing on the website maintained by the City.
- b. Structures if razed shall be replaced only by structures which, if residential, conform to density limits of this section. No owners of dwelling units destroyed or substantially damaged by explosion, fire, flood, wind, erosion, or other disaster shall be denied the right either to rebuild or to raze and rebuild to the same number of dwelling units in the same location.
- c. The density restrictions are not intended to restrict or otherwise adversely affect a property owner's vested rights under constitutional, statutory or common law. If it is determined by a court of competent jurisdiction that a landowner has vested rights, the landowner can elect to proceed with development under the Land Development Code in effect on the date of the adoption of this amendment.
- d. Those parts of any ordinances in conflict with this section are hereby repealed. This section becomes effective upon adoption.

MAIL TO: EDGEWATER CITIZEN'S ALLIANCE FOR RESPONSIBLE DEVELOPMENT, INC. 1714 Edgewater Dr., Edgewater, FL 32132 [386-428-2231]  
www.EdgewaterCitizensAlliance.org EdgewaterCitizensAlliance@yahoo.com Pd. Pol. Adv. by Edgewater Citizens' Alliance for Responsible Development, Inc., PAC.