



# CITY COUNCIL MEETING & FINAL BUDGET HEARING FY 2025/2026

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Tuesday, September 16, 2025 at 6:30 PM

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## AGENDA

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**Welcome!** We are very glad you have joined us for today's Council meeting. If you are not on the agenda, please complete an appearance form and hand it to the City Clerk. When you are recognized, state your name and address. The Council is pleased to hear relevant comments; however, **a five (5) minute limit** has been set by Council. Large groups are asked to name a spokesperson. **Robert's Rules of Order** guide the conduct of the meeting. **Please silence all cellular phones and pagers during the meeting.** Thank you for participating in your City Government.

### A. CALL TO ORDER, INVOCATION, & PLEDGE OF ALLEGIANCE

### B. ROLL CALL & DETERMINATION OF QUORUM

### C. FINAL BUDGET HEARING FISCAL YEAR 2025/2026

#### 1. Ordinance 2025-10: Set Millage Rate Fiscal Year 2025/2026

AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA, ADOPTING THE FINAL LEVY OF AD VALOREM TAXES UPON THE ASSESSED REAL AND BUSINESS PERSONAL PROPERTY TAX ROLLS FOR THE FISCAL YEAR 2025/26, BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026 AND PROVIDING FOR AN EFFECTIVE DATE.

#### 2. Resolution 2025-04: Approved Budget Fiscal Year 2025/2026

A RESOLUTION OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA, ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR 2025/2026, BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; AND PROVIDING FOR AN EFFECTIVE DATE

### D. CONSENT AGENDA

*Items on the consent agenda are defined as routine in nature, therefore, do not warrant detailed discussion or individual action by the Council. Any member of the Council may remove any item from the consent agenda simply by verbal request prior to consideration of the consent agenda. The removed item(s) are moved to the end of New Business for discussion and consideration.*

#### 1. August 12, 2025 2nd Budget Workshop Meeting Minutes

#### 2. August 19, 2025 City Council Meeting Minutes

### E. ORDINANCES (FIRST READING)

#### 1. Ordinance 2025-06: Small Scale Comp Plan Amendment Waterwitch

AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA, TO AMEND THE EDGEWOOD COMPREHENSIVE PLAN INCLUDING AMENDING THE FUTURE LAND USE DESIGNATION FROM MEDIUM

DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL FOR THE LANDWARD PORTION OF THE WATERWITCH COVE SUBDIVISION, PLAT BOOK 33, PAGE 34 ORANGE COUNTY RECORDS, (APPROXIMATELY 15.6 ACRES); FINDING THAT SUCH AMENDMENT IS A SMALL SCALE AMENDMENT UNDER SECTION 163.3187, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

**2. Ordinance 2025-08: ECD Mixed Use & Activity Node Bonus**

AN ORDINANCE OF THE CITY OF EDGEWOOD FLORIDA AMENDING CHAPTER 134, ARTICLE IV, DIVISION 12, "EDGEWOOD CENTRAL DISTRICT" TO CLARIFY AND EXPAND THE DEFINITION OF "MULTI-DWELLING RESIDENTIAL BUILDINGS WHEN INCLUDED AS ONE COMPONENT OF A MIXED USE MASTER DEVELOPMENT PLAN SUBMITTED WITH THE APPLICATION, EITHER HORIZONTAL OR VERTICAL MIX," AND TO DEFINE THE REQUIREMENTS FOR ACHIEVING DEVELOPMENT BONUSES, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

**F. PUBLIC HEARINGS (ORDINANCES – SECOND READINGS & RELATED ACTION)**

**1. Ordinance 2025-07 Live Local Act**

AN ORDINANCE OF THE CITY OF EDGEWOOD FLORIDA AMENDING CHAPTER 134, ARTICLE V, "SUPPLEMENTAL DISTRICT REGULATIONS" TO PROVIDE DEFINITIONS AND SUBMITTAL AND REPORTING REQUIREMENTS AND OTHER PROVISIONS FOR CERTIFICATION AND IMPLEMENTATION OF DEVELOPMENT PURSUANT TO THE LIVE LOCAL ACT, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

**2. Ordinance 2025-09 Platting Amendment**

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, RELATING TO PLATTING; AMENDING CHAPTERS 101, 106, 110, 126, AND 134 OF THE CITY OF EDGEWOOD CODE OF ORDINANCES RELATING TO PLATING; PROVIDING FOR CODIFICATION, CONFLICTS, AND EFFECTIVE DATE.

**G. UNFINISHED BUSINESS**

**H. NEW BUSINESS**

**I. GENERAL INFORMATION**

**J. CITIZEN COMMENTS**

**K. BOARDS & COMMITTEES**

**L. STAFF REPORTS**

City Attorney Smith

Police Chief DeSchryver

**1. Chief's Report August 2025**

City Clerk Riffle

**1. Clerk Riffle's Report 8-19 thru 9-12**

**M. MAYOR AND CITY COUNCIL REPORTS**

Mayor Dowless

Council Member Lomas

Council Member McElroy

Council Member Rader

Council Member Steele

Council President Horn

**N. ADJOURNMENT****UPCOMING MEETINGS & EVENTS**

Monday, October 13, 2025.....Planning & Zoning Meeting 6:30PM (Tentative)

Tuesday, October 21, 2025.....City council Meeting 6:30PM

Friday, October 24, 2025.....Trunk or Treat 6:00-8:00 PM

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**Meeting Records Request**

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You are welcome to attend and express your opinion. Please be advised that **Section 286.0105**, Florida Statutes state that if you decide to appeal a decision made with respect to any matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made.

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**Americans with Disabilities Act**

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In accordance with the American Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, he or she should telephone the **City Clerk at (407) 851-2920**.

# **CALL TO ORDER, INVOCATION, & PLEDGE OF ALLEGIANCE**



# **ROLL CALL & DETERMINATION OF QUORUM**

# **FINAL BUDGET HEARING FISCAL YEAR 2025/2026**



# Memo

**To:** Mayor Dowless, Council President Horn,  
Council Members Rader, Lomas, McElroy, and Steele

**From:** Sandra Riffle

**Date:** September 12, 2025

**Re:** Proposed 2025/2026 Budget and Levy and Budget Motions

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The following information is provided to you:

- 2025/2026 proposed budget with budget summary showing reserve calculations
- Ordinance 2025-10 setting the millage rate
- Resolution 2025-04 adopting the 2025/2026 budget

The following is the specific language to be used in the motion to approve the City's levy and final budget.

Approval of Millage:

**"I move to adopt Ordinance No. 2025-10, setting the City of Edgewood's millage rate for Fiscal Year 2025/2026 at 5.250 mills, which represents a 7.760 percent increase over the roll-back rate of 4.872 mills."**

Approval of Budget:

**"I move to adopt Resolution No. 2025-04 adopting the City of Edgewood's budget for fiscal year 2025/2026."**

# **Ordinance 2025-10: Set Millage Rate Fiscal Year 2025/2026**

**ORDINANCE NO.  
2025-10**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA, ADOPTING THE FINAL LEVY OF AD VALOREM TAXES UPON THE ASSESSED REAL AND BUSINESS PERSONAL PROPERTY TAX ROLLS FOR THE FISCAL YEAR 2025/26, BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026 AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Edgewood, Orange County, Florida, must levy taxes upon all real and business personal property within the City of Edgewood to derive revenue for the operation of the City; and

**WHEREAS, October 1, 2025**, is the start of the new fiscal year for the City of Edgewood; and

**WHEREAS**, the gross taxable value for operating purposes not exempt from taxation within the City of Edgewood, Orange County, Florida, has been certified by the Orange County Property Appraiser to the City of Edgewood as \$ **555,773,423**; and

**WHEREAS**, a public hearing was held on September 10, 2025, on the proposed millage rate, and all people desiring to voice objection or make comment upon said millage rate were given an opportunity to do so; and

**WHEREAS**, on September 10, 2025. a public hearing was held on the final millage rate, as required by Florida Statute 200.065, and all persons desiring to voice objections or to make comments upon said millage were given an opportunity to do so.

**NOW, THEREFORE, BE IT ENACTED** by the City Council of the City of Edgewood, Orange County, Florida, as follows:

Section 1. The City Council of the City of Edgewood deems it necessary to levy and does hereby levy a tax of **5.2500** mills upon all real and personal property within the City of Edgewood for operational purposes for the Fiscal Year 2025/2026.

Section 2. The operating levy of **5.2500** mills represents a **7.760** percent increase over the rolled-back rate of 4.872 mills.

Section 3. This ordinance shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** by a two-thirds majority vote of the governing members of the City Council of the City of Edgewood, Orange County, Florida, at a public hearing on the 16<sup>th</sup> day of September 2025.

FIRST READING: September 10, 2025

SECOND READING: September 16, 2025

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Richard A. Horn, Council President

*Attest:*

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Sandra Riffle, City Clerk

# **Resolution 2025-04 Approved Budget Fiscal Year 2025/2026**

**A RESOLUTION OF THE CITY OF EDGEWOOD, ORANGE COUNTY,  
FLORIDA, ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR  
2025/2026, BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30,  
2026; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, a public hearing was held on September 10, 2025 and September 16, 2025, as required by *Florida Statute* 200.065, to consider the budget, and all persons desiring to voice objections or comment upon said budget were given an opportunity to do so.

**NOW, THEREFORE, BE IT ENACTED** by the City Council of the City of Edgewood, Orange County, Florida, as follows:

Section 2. This Resolution shall take effect immediately upon its adoption.

**John Dowless, Mayor**

Richard Alan Horn, Council President

Chris Rader  
Council President Pro-Tem

Susan Lomas  
Council Member

Casey McElroy  
Council Member

Beth Steele  
Council Member

Sandra Riffle, City Clerk



Exhibit A

**City as a whole - Budget Summary**

5.25 Mills

<b>GENERAL FUND</b>		<b>5,222,196.00</b>
<b>REVENUES ROADS &amp; STREETS</b>		<b>119,355.00</b>
<b>PD CAPITAL</b>		
<b>TRANSFER FROM GENERAL FUND (R&amp;S)</b>		<b>254,123.85</b>
<b>TRANSFER FROM GENERAL FUND (PD CAPITAL)</b>		<b>131,000.00</b>
<b>TRANSFER FROM GENERAL FUND (STORM)</b>		<b>35,000.00</b>
		-
<b>TOTAL REVENUES</b>		<b>5,761,674.85</b>
<b>EXPENDITURES</b>		
<b>CITY HALL</b>		<b>361,739.25</b>
<b>POLICE DEPARTMENT</b>		<b>2,329,293.39</b>
<b>MUN.INS./IT/GRANTS/CONTRACTS/CONSULTANTS</b>		<b>2,280,923.92</b>
<b>STORMWATER/CONTRACTUAL</b>		<b>14,600.00</b>
<b>ROADS AND STREETS</b>		<b>373,478.85</b>
<b>PD CAPITAL</b>		<b>56,811.00</b>
<b>STORM RESERVE</b>		-
<b>CAPITAL CARRYFORWARD</b>		
<b>TRANSFER GF REVENUES TO R&amp;S, STORM, PD CAPITAL</b>		<b>420,123.85</b>
<b>TOTAL EXPENDITURES</b>		<b>5,836,970.26</b>
<b>DIFFERENCE IN REVENUES AND EXPENSES</b>		<b>(75,295.41)</b>
<b>Beginning Fund Balance</b>		<b>6,005,267.33</b>
<b>Budgeted Ending Reserves</b>		<b>5,929,971.92</b>

ADDITION TO (USE OF) GENERAL RESERVES		(184,484.41)
ADDITION TO PD CAPITAL RESERVES		74,189.00
ADDITION TO R&S RESERVES		-
ADDITION TO STORM RESERVE		35,000.00
CITY WIDE CHANGE IN FUND BALANCE		<b>(75,295.41)</b>
General fund increase (decrease) excluding transfers out		235,639.44

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GENERAL FUND CATEGORY	Line #	Account #	ACCOUNT DESCRIPTION	Actual FY 2023-2024 (5.25 mills)	Adopted Budget 2024-25 (5.25 mills)	Actuals FY 2024/25 (as of 6/30/2025)	FISCAL YEAR 2025- 26 (5.25 mills)	FISCAL YEAR 2025/26 (5.30 mills)	FISCAL YEAR 2025/26 (5.35 mills)	
GENERAL REVENUES										
REVENUE-TAXES	1	311100-01	AD VALOREM TAXES (REAL ESTATE) (95%) (5.25)	2,366,177.61	2,512,538.00	2,247,846.64	2,715,813.00	2,741,678.00	2,767,543.00	
REVENUE-TAXES	2	311110-01	TANGIBLE TAXES (PROPERTY & CENTRALLY ASSESSED) (95%)	180,761.67	180,972.00	182,938.09	195,410.00	197,271.00	199,132.00	
	3	311120-01	TANGIBLE TAXES (RAILROAD)	388.37		969.95	900.00	900.00	900.00	
REVENUE-TAXES	4	313400-01	UTILITY/SERVICE TAX-GAS (metered/propane)	1,768.20	2,000.00	2,021.41	2,200.00	2,200.00	2,200.00	
REVENUE-TAXES	5	314100-01	UTILITY/SERVICE TAX - POWER	393,902.22	340,000.00	256,050.29	400,000.00	400,000.00	400,000.00	
REVENUE-TAXES	6	314300-01	UTILITY SERVICE TAX - WATER	79,334.71	72,000.00	51,620.32	80,000.00	80,000.00	80,000.00	
REVENUE-TAXES	7	315000-01	LOCAL COMMUNICATIONS SERVICE TAX (CST)*	144,016.56	143,560.00	93,057.93	140,000.00	140,000.00	140,000.00	
	8		TOTAL TAXES	3,166,349.34	3,251,070.00	2,834,504.63	3,534,323.00	3,562,049.00	3,589,775.00	
	9									
REVENUE-LICENSES/PERMITS/FEES	10	316000-01	BUSINESS TAX RECEIPTS	39,512.48	36,000.00	35,699.09	35,000.00	35,000.00	35,000.00	
REVENUE-LICENSES/PERMITS/FEES	11	321200-01	SIGN PERMITS	1,900.00	400.00	900.00	500.00	500.00	500.00	
REVENUE-LICENSES/PERMITS/FEES	12	321300-01	ESTATE SALES	100.00	100.00	-	-	-	-	
REVENUE-LICENSES/PERMITS/FEES	13	322300-01	BLDG REVIEW FEE/SITE-COMMERCIAL	350.00	200.00	50.00	100.00	100.00	100.00	
REVENUE-LICENSES/PERMITS/FEES	14	322400-01	BLDG REVIEW FEE/SITE-RESIDENTIAL	1,750.00	1,000.00	3,350.00	1,000.00	1,000.00	1,000.00	
REVENUE-LICENSES/PERMITS/FEES	15	322700-01	TREE PERMITS	75.00	100.00	-	-	-	-	
REVENUE-LICENSES/PERMITS/FEES	16	329020-01	ADMINISTRATIVE SERVICE FEE (NOTARY-RECORDS REQUEST-COPIES-LIENS)	2,597.50	2,500.00	1,929.00	2,400.00	2,400.00	2,400.00	
REVENUE-LICENSES/PERMITS/FEES	17	329000-01	RIGHT-OF-WAY PERMIT	-	-	-	-	-	-	
REVENUE-LICENSES/PERMITS/FEES	18	322900-01	PASS THRU PERMIT REVENUE	-	-	54,012.63	-	-	-	nets with expense, zero net effect
	19		TOTAL LICENSES / PERMITS	46,284.98	40,300.00	95,940.72	39,000.00	39,000.00	39,000.00	
	20									
REVENUE-INTERGOVERNMENTAL	21	335120-01	MUNICIPAL REVENUE SHARING*	130,673.80	156,428.00	75,356.56	158,360.00	158,360.00	158,360.00	increased \$27,555
REVENUE-INTERGOVERNMENTAL	22	335150-01	ALCOHOL BEVERAGE LICENSES	433.51	400.00	48.94	100.00	100.00	100.00	
REVENUE-INTERGOVERNMENTAL	23	335180-01	LOCAL GOVT. -1/2 CENT SALES TAX *	500,957.18	459,294.00	317,556.15	476,306.00	476,306.00	476,306.00	Expected: August 2025
REVENUE-INTERGOVERNMENTAL	24	335190-01	GAS TAX REBATE	1,856.99	1,500.00	1,542.75	1,600.00	1,600.00	1,600.00	
REVENUE-INTERGOVERNMENTAL	25	370000-01	ARPA FUNDS		-	-	-	-	-	
	26		TOTAL INTERGOVERNMENTAL REVENUE	633,921.48	617,622.00	394,504.40	636,366.00	636,366.00	636,366.00	
	27									
	28									
REVENUE - CHARGES FOR SERVICES	29	323100-01	DUKE ENERGY FRANCHISE FEE	290,511.04	280,000.00	198,330.21	300,000.00	300,000.00	300,000.00	
REVENUE - CHARGES FOR SERVICES	30	342900-01	POLICE REPORTS (FINGER PRINTING)	9,645.86	10,000.00	5,316.47	7,500.00	7,500.00	7,500.00	
REVENUE - CHARGES FOR SERVICES	31	342901-01	REIMBURSEMENT FOR EXTRA DUTY SERVICES	97,811.36	43,060.00	87,985.00	110,000.00	110,000.00	110,000.00	
REVENUE - CHARGES FOR SERVICES	32	343400-01	SOLID WASTE REV (RESIDENTIAL)	271,237.88	281,000.00	258,225.49	340,000.00	340,000.00	340,000.00	
REVENUE - CHARGES FOR SERVICES	33	343410-01	SOLID WASTE REV (COMMERCIAL)	50,688.42	44,000.00	58,873.52	70,000.00	70,000.00	70,000.00	
REVENUE - CHARGES FOR SERVICES	34	349000-01	LAND USE APP FEES	24,300.00	4,000.00	6,450.00	4,000.00	4,000.00	4,000.00	Haven Oaks is complete
	35		TOTAL CHARGES FOR SERVICES	744,194.56	662,060.00	615,180.69	831,500.00	831,500.00	831,500.00	
	36									
REVENUE - FINES & FORFEITURES	37	352100-04	2nd DOLLAR EDUCATION	1,405.09	2,000.00	711.93	900.00	900.00	900.00	
REVENUE - FINES & FORFEITURES	38	352100-01	FINES & FORFEITURES (Includes Investigative Costs)	15,352.72	16,000.00	10,064.05	14,000.00	14,000.00	14,000.00	
	39	352110-06	LETf / SEIZURE FUND							
REVENUE - FINES & FORFEITURES	40	354100-01	CODE ENFORCEMENT FINES	-	400.00	-				
REVENUE - FINES & FORFEITURES	41	354150-01	FALSE ALARMS	1,505.00	400.00	950.00	800.00	800.00	800.00	
REVENUE - FINES & FORFEITURES	42	359000-01	PARKING FINES	183.02	200.00	290.00	300.00	300.00	300.00	
	43		TOTAL FINES & FORFEITURES	18,445.83	19,000.00	12,015.98	16,000.00	16,000.00	16,000.00	

GENERAL FUND CATEGORY	Line #	Account #	ACCOUNT DESCRIPTION	Actual FY 2023-2024 (5.25 mills)	Adopted Budget 2024-25 (5.25 mills)	Actuals FY 2024/25 (as of 6/30/2025)	FISCAL YEAR 2025- 26 (5.25 mills)	FISCAL YEAR 2025/26 (5.30 mills)	FISCAL YEAR 2025/26 (5.35 mills)	
	44									
REVENUE - LICENSES/PERMIT FEES	45	363200-01	SCHOOL IMPACT FEES-EDGEWOOD (3%)	9,572.22	500.00	5,867.10	5,000.00	5,000.00	5,000.00	
REVENUE - CHARGES FOR SERVICES	46	363210-03	LAW ENFORCEMENT IMPACT FEES	5,915.07	400.00	3,474.00	2,500.00	2,500.00	2,500.00	
REVENUE - CHARGES FOR SERVICES	47	363220-07	FIRE RESCUE IMPACT FEES		-		-	-	-	
	48		TOTAL IMPACT FEES	15,487.29	900.00	9,341.10	7,500.00	7,500.00	7,500.00	
	49									
REVENUE-MISCELLANEOUS	50	361200-01	INTEREST - SBA GENERAL	2,135.14	2,100.00	1,359.41	2,000.00	2,000.00	2,000.00	
REVENUE-MISCELLANEOUS	51	361200-08	INTEREST - SBA STORMWATER	307.59	200.00	201.20	200.00	200.00	200.00	
REVENUE-MISCELLANEOUS	52	361320-01	INTEREST-TAX COLLECTOR	36,876.57	20,000.00	25,080.40	25,000.00	25,000.00	25,000.00	varies based on rates/tim
REVENUE-MISCELLANEOUS	53	361322-01	INTEREST-TANGIBLE TAXES	202.68	-	1,295.49	200.00	200.00	200.00	interest account (for dq pa
REVENUE - MISCELLANEOUS	54	361325-01	INTEREST-SOUTH STATE BANK	64,556.83	55,000.00	39,978.45	53,000.00	53,000.00	53,000.00	varies based on rates/tim
REVENUE-MISCELLANEOUS	55	361328-01	INTEREST - GARBAGE/WASTE	1,960.82	200.00	2,091.45	1,500.00	1,500.00	1,500.00	
REVENUE-MISCELLANEOUS	56	366000-01	DONATIONS	-	500.00	-	-			
REVENUE-MISCELLANEOUS	57	367100-01	GRANTS (PD)	10,650.00	11,000.00	6,000.00	11,000.00	11,000.00	11,000.00	
REVENUE-MISCELLANEOUS	58	367300-01	INSURANCE REIMBURSEMENTS	45,972.47	-	7,871.00	-	-	-	
REVENUE-MISCELLANEOUS	59	369810-01	CONVENIENCE FEE (CH)	1,030.00	800.00	825.00	1,000.00	1,000.00	1,000.00	
REVENUE-MISCELLANEOUS	60	369820-01	CONVENIENCE FEE (PD)	2,270.00	2,300.00	1,095.00	2,300.00	2,300.00	2,300.00	
REVENUE-MISCELLANEOUS	61	369900-01	MISCELLANEOUS REVENUES (Revenues with no designated GL#)	1,135.82	1,300.00	349.99	1,200.00	1,200.00	1,200.00	
REVENUE-MISCELLANEOUS	62	369910-01	CITY NEWSLETTER	1,053.00	500.00	1,120.25	1,000.00	1,000.00	1,000.00	
REVENUE-LICENSES/PERMITS/FEES	63	369800-01	SPECIAL EVENTS(Include Sponsorships)	60,338.00	3,000.00	25.00	3,000.00	3,000.00	3,000.00	
	64	369801-01	SPECIAL EVENTS			-				
REVENUE-MISCELLANEOUS	65	383000-01	LEASE PROCEEDS	-	-	-	-	-	-	
REVENUE-MISCELLANEOUS	66	369950-01	MISCELLANEOUS (PD)	9,937.81	2,000.00	525.58				
	67									
	68		TOTAL MISCELLANEOUS REVENUES	238,426.73	98,900.00	87,818.22	101,400.00	101,400.00	101,400.00	
	69									
REVENUE-TRANSFER IN	70	389200-01	TRANS TO/ FROM GENERAL FUND	-		-	-	-	-	
REVENUE-TRANSFER IN	71	389200-04	TRANSFER TO/FROM ED FUND	-		-	-	-	-	
	72					-				
	73		TOTAL MISCELLANEOUS REVENUES	-		-	-	-	-	
	74									
	75		TOTAL GENERAL FUND REVENUES	4,863,110.21	4,689,852.00	4,049,305.74	5,166,089.00	5,193,815.00	5,221,541.00	
	76									
	77		REVENUES	4,863,110.21	4,689,852.00	4,049,305.74	5,166,089.00	5,193,815.00	5,221,541.00	
	78		Use of ARPA Carryover				-	-	-	
	79		TRANSFER FROM RESERVES							
	80		TOTAL REVENUES	4,863,110.21	4,689,852.00	4,049,305.74	5,166,089.00	5,193,815.00	5,221,541.00	
	81									
CITY HALL EXPENDITURES	82									
EXPENSE-PERSONNEL	83	513120-01	SALARY EXPENSE -	146,751.17	164,100.00	119,315.09	179,040.00	179,040.00	179,040.00	
EXPENSE-PERSONNEL	84	513130-01	LONGEVITY PAY	1,400.00	1,800.00	1,600.00	1,800.00	1,800.00	1,800.00	
EXPENSE-PERSONNEL	85	513140-01	OVER TIME		-					
EXPENSE-PERSONNEL	86	513150-01	HOLIDAY BONUS	600.00	600.00	600.00	600.00	600.00	600.00	
EXPENSE-PERSONNEL	87	513201-01	MAYOR'S SALARY (N/A - LISTED FOR PRIOR ACTUALS)	13,000.00	36,000.00	21,000.00	36,000.00	36,000.00	36,000.00	

GENERAL FUND CATEGORY	Line #	Account #	ACCOUNT DESCRIPTION	Actual FY 2023-2024 (5.25 mills)	Adopted Budget 2024-25 (5.25 mills)	Actuals FY 2024/25 (as of 6/30/2025)	FISCAL YEAR 2025- 26 (5.25 mills)	FISCAL YEAR 2025/26 (5.30 mills)	FISCAL YEAR 2025/26 (5.35 mills)	
EXPENSE-PERSONNEL	88	513210-01	PAYROLL TAXES - FICA STAFF	10,838.79	12,264.00	8,074.39	13,680.43	13,680.43	13,680.43	
EXPENSE-PERSONNEL	89	513211-01	MAYOR'S P/R TAXES	994.50	2,754.00	1,377.00	1,721.25	1,721.25	1,721.25	
EXPENSE-PERSONNEL	90	513230-01	HEALTH / DENTAL/VISION/ LIFE INSURANCE - CH	36,664.32	34,600.00	34,861.79	42,178.26	42,178.26	42,178.26	from \$40k
EXPENSE-PERSONNEL	91	513231-01	EMPLOYEE HEALTH REIMBURSEMENT	4,188.18	4,000.00	2,189.81	4,000.00	4,000.00	4,000.00	
EXPENSE-PERSONNEL	92	513520-01	APPAREL (UNIFORM)	230.95	600.00	453.84	600.00	600.00	600.00	
EXPENSE-PERSONNEL	93	518220-01	RETIREMENT CONTRIBUTIONS (FRS)	20,000.72	22,366.83	17,328.12	25,119.31	25,119.31	25,119.31	rate inc 13.63 to 14.03% from \$24403
	94		TOTAL PERSONNEL EXPENSES CH	234,668.63	279,084.83	206,800.04	304,739.25	304,739.25	304,739.25	
	95									
EXPENSE-OPERATIONS	96	513400-01	TRAVEL / TRAINING - CITY STAFF	986.63	4,000.00	1,775.62	3,000.00	3,000.00	3,000.00	
EXPENSE-OPERATIONS	97	513401-01	TRAVEL / TRAINING - CITY COUNCIL	1,454.00	1,000.00	783.14	2,500.00	2,500.00	2,500.00	
EXPENSE-OPERATIONS	98	513411-01	POSTAGE	1,500.45	1,500.00	512.23	1,000.00	1,000.00	1,000.00	
EXPENSE-OPERATIONS	99	513440-01	OFFICE EQUIPMENT / COPIER	-						
EXPENSE-OPERATIONS	100	513460-01	EQUIPMENT REPAIR/MAINTENANCE	-	500.00	1,910.69	1,000.00	1,000.00	1,000.00	
EXPENSE-OPERATIONS	101	513490-01	MISC. CURRENT CHARGES	805.64	1,200.00	1,758.04	1,000.00	1,000.00	1,000.00	
	102	513491-01	COMPUTER CONSULT/SOFTWARE/NETW			4,693.00				
	103	513492-01	CODE ENFORCEMENT EXPENSE			19.36				
EXPENSE-OPERATIONS	104	513510-01	OFFICE SUPPLIES	2,462.77	3,000.00	1,729.88	2,000.00	2,000.00	2,000.00	
EXPENSE-OPERATIONS	105	513540-01	DUES / SUBSCR./ MEMBERSHIPS	2,503.00	2,700.00	2,734.90	3,000.00	3,000.00	3,000.00	
EXPENSE-OPERATIONS	106	513542-01	CITY NEWSLETTER	8,754.01	8,000.00	2,860.51	5,000.00	5,000.00	5,000.00	
EXPENSE - OPERATIONS	107	513543-01	SPECIAL EVENTS	97,832.19	3,000.00	9,517.66	8,000.00	8,000.00	8,000.00	
EXPENSE-OPERATIONS	108	513620-01	CAPITAL OUTLAY - RENOVATIONS FOR CITY HALL	-		-	-	-	-	
	109		TOTAL OPERATIONS EXPENSES	116,298.69	24,900.00	28,295.03	26,500.00	26,500.00	26,500.00	
	110									
EXPENSE-GENERAL OPERATING	111	513470-01	PRINTING EXPENSES (WILL INCLUDE CODIFICATION-BUSINESS CARDS-NAME PLATES, ETC.)	2,659.29	5,000.00	2,733.21	5,000.00	5,000.00	5,000.00	
EXPENSE-GENERAL OPERATING	112	513615-01	CREDIT CARD FEES	2,153.01	1,900.00	1,068.77	1,500.00	1,500.00	1,500.00	Varies based on credit
EXPENSE-GENERAL OPERATING	113	516640-01	Capital outlay- computers	4,100.43	-	-				card usage
EXPENSE-GENERAL OPERATING	114	519150-01	ELECTIONS ( 2 Council Seats)	376.84	3,000.00	-	3,000.00	3,000.00	3,000.00	
EXPENSE-GENERAL OPERATING	115	519460-01	BUILDING MAINTENANCE	6,365.77	5,000.00	2,803.00	5,000.00	5,000.00	5,000.00	
EXPENSE-GENERAL OPERATING	116	519461-01	LANDSCAPE/BEAUTIFICATION	7,322.04	4,000.00	2,486.67	4,000.00	4,000.00	4,000.00	
EXPENSE-GENERAL OPERATING	117	519492-01	LEGAL ADS-NEW ORDINANCES	3,808.94	6,000.00	991.97	3,000.00	3,000.00	3,000.00	
EXPENSE-GENERAL OPERATING	118	519520-01	RECORDING - PUBLIC RECORDS	-	500.00	-	-	-	-	
EXPENSE-GENERAL OPERATING	119	531430-01	UTILITIES-POWER	4,979.85	4,500.00	3,200.05	5,000.00	5,000.00	5,000.00	
EXPENSE-GENERAL OPERATING	120	533430-01	UTILITIES WATER & SEWER	1,942.48	5,300.00	1,504.56	3,000.00	3,000.00	3,000.00	
EXPENSE-GENERAL OPERATING	121	574491-01	DONATIONS	-	1,000.00	500.00	1,000.00	1,000.00	1,000.00	
	122		TOTAL GENERAL OPERATING	\$ 33,708.65	\$ 36,200.00	\$ 15,288.23	\$ 30,500.00	\$ 30,500.00	\$ 30,500.00	
	123									
	124		TOTAL EXPENSES - CITY HALL	\$ 384,675.97	\$ 340,184.83	\$ 250,383.30	\$ 361,739.25	\$ 361,739.25	\$ 361,739.25	
	125									
POLICE DEPARTMENT EXPENDITURES	126									
EXPENSE-PERSONNEL	127	521100-01	Personal Leave	-				-	-	



GENERAL FUND CATEGORY	Line #	Account #	ACCOUNT DESCRIPTION	Actual FY 2023-2024 (5.25 mills)	Adopted Budget 2024-25 (5.25 mills)	Actuals FY 2024/25 (as of 6/30/2025)	FISCAL YEAR 2025- 26 (5.25 mills)	FISCAL YEAR 2025/26 (5.30 mills)	FISCAL YEAR 2025/26 (5.35 mills)	
EXPENSE-PERSONNEL	128	521121-01	<b>SALARY EXPENSE - CIVILIAN</b>	\$ 169,265.16	\$ 105,849.00	\$ 73,585.68	\$ 135,840.00	\$ 135,840.00	\$ 135,840.00	added \$4200 to reflect new salary
EXPENSE-PERSONNEL	129	521130-01	RESERVE OFFICERS	-	-	-				
EXPENSE-PERSONNEL	130	521140-01	OVERTIME PAY - PD	33,279.36	30,000.00	25,299.86	30,000.00	30,000.00	30,000.00	
EXPENSE-PERSONNEL	131	521141-01	COURT TIME	3,617.82	4,792.00	1,650.97	4,891.74	4,891.74	4,891.74	
EXPENSE-PERSONNEL	132	521150-01	INCENTIVE PAY - STATE	12,160.00	10,440.00	7,240.00	9,960.00	9,960.00	9,960.00	
EXPENSE-PERSONNEL	133	521151-01	<b>SALARY EXPENSE - SWORN</b>	976,622.50	965,626.00	666,818.18	986,188.00	986,188.00	986,188.00	changed
EXPENSE-PERSONNEL	134	521152-01	LONGEVITY PAYMENTS	9,150.00	2,400.00	2,400.00	7,600.00	7,600.00	7,600.00	2500 for one employee
EXPENSE-PERSONNEL	135	521153-01	SPECIAL PAY (includes FTO)	7,714.29	7,000.00	4,885.71	7,000.00	7,000.00	7,000.00	
EXPENSE-PERSONNEL	136	521155-01	SALARY-IT standby pay	22,078.70	26,000.00	24,188.85				moved to PD Civilian Pay
EXPENSE-PERSONNEL	137	521223-01	FRS IT/Standby pay	-	9,840.00	7,573.59				moved to civilian FRS
EXPENSE-PERSONNEL	138	521212-01	FICA IT/STANDBY		1,989.00	1,774.20				move to PD payroll taxes
EXPENSE-PERSONNEL	139	521160-01	HOLIDAY BONUS	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00	
EXPENSE-PERSONNEL	140	521162-01	HOLIDAY PAY	52,555.72	48,260.00	32,523.52	49,259.46	49,259.46	49,259.46	
EXPENSE-PERSONNEL	141	521210-01	PAYROLL TAXES - FICA - ALL PD	98,961.33	90,054.00	57,666.49	94,292.00	94,292.00	94,292.00	changed
EXPENSE-PERSONNEL	142	521220-01	FRS - ADMIN STAFF	24,018.79	16,628.00	10,913.55	19367.01	19,367.01	19,367.01	correction and rate change
EXPENSE-PERSONNEL	143	521221-01	FRS - OFFICERS	358,937.00	346,715.00	257,293.33	379,321.72	379,321.72	379,321.72	rate inc 32.79 to 35.19% = \$23,041 increase
EXPENSE-PERSONNEL	144	521230-01	HEALTH / DENTAL/ VISION/ LIFE INSURANCE -All PD	230,459.57	200,000.00	212,746.65	209,633.46	209,633.46	209,633.46	
EXPENSE-PERSONNEL	145	521231-01	EMPLOYEE HEALTH REIMBURSEMENT	27,950.00	32,000.00	14,767.39	32,000.00	32,000.00	32,000.00	
	147		<b>TOTAL PERSONNEL EXPENSES PD</b>	<b>\$ 2,029,970.24</b>	<b>\$ 1,900,793.00</b>	<b>\$ 1,404,527.97</b>	<b>\$ 1,968,553.39</b>	<b>\$ 1,968,553.39</b>	<b>\$ 1,968,553.39</b>	
	148									
EXPENSE - OPERATIONS	149	521310-01	PROF SERV - TESTING/EVAL.	10,206.11	13,800.00	9,695.57	13,800.00	13,800.00	13,800.00	
EXPENSE - OPERATIONS	150	521413-01	POSTAGE	2,027.02	2,700.00	840.16	2,700.00	2,700.00	2,700.00	
EXPENSE - OPERATIONS	151	521430-01	UTILITIES WATER/SEWER	1,975.95	2,400.00	753.24	2,400.00	2,400.00	2,400.00	
EXPENSE - OPERATIONS	152	521431-01	UTILITIES-POWER	8,456.30	8,000.00	5,631.36	8,000.00	8,000.00	8,000.00	
EXPENSE - OPERATIONS	153	521433-01	Fuel (Vehicles/Generator)	50,162.77	50,000.00	31,680.17	50,000.00	50,000.00	50,000.00	
EXPENSE - OPERATIONS	154	521460-01	MAINTENANCE-VEHICLES	6,286.66	8,500.00	7,856.58	8,000.00	8,000.00	8,000.00	
EXPENSE - OPERATIONS	155	521461-01	REPAIR OF DEPARTMENT EQUIPMENT	10,738.84	12,000.00	8,459.70	12,000.00	12,000.00	12,000.00	
EXPENSE - OPERATIONS	156	521462-01	BUILDING RENOVATIONS/MAINTENANCE	4,747.25	8,500.00	6,010.41	83,500.00	83,500.00	83,500.00	added roof estimate
EXPENSE - OPERATIONS	157	521463-01	REPAIR-VEHICLES	65,132.69	42,000.00	26,758.95	42,000.00	42,000.00	42,000.00	
EXPENSE - OPERATIONS	158	521493-01	SPECIAL EVENTS - PD	3,828.28	3,000.00	2,044.86	4,000.00	4,000.00	4,000.00	
EXPENSE - OPERATIONS	159	521495-01	MISCELLANEOUS EXPENSES - PD	2,335.79	2,500.00	2,113.53	3,000.00	3,000.00	3,000.00	
EXPENSE - OPERATIONS	160	521510-01	OFFICE SUPPLIES	3,351.15	4,000.00	1,353.55	4,000.00	4,000.00	4,000.00	
EXPENSE - OPERATIONS	161	521522-01	SPECIAL POLICE SUPPLIES & UNIFORMS	35,674.62	40,000.00	21,835.44	40,000.00	40,000.00	40,000.00	
EXPENSE - OPERATIONS	162	521524-01	OFFICE EQUIPMENT	367.05	2,000.00	169.58	2,000.00	2,000.00	2,000.00	
EXPENSE - OPERATIONS	163	521530-01	MAINTENANCE CONTRACTS	42,094.81	46,700.00	39,829.90	47,340.00	47,340.00	47,340.00	
EXPENSE - OPERATIONS	164	521541-01	EDUCATION REIMBURSEMENT	-	2,500.00	-	2,500.00	2,500.00	2,500.00	
EXPENSE - OPERATIONS	165	521543-01	<b>TRAINING (Uncommitted Funds)</b>	18,791.26	31,500.00	27,944.08	31,500.00	31,500.00	31,500.00	
EXPENSE - OPERATIONS	166	522100-04	Training (committed)	5,832.00	-	1,921.92	-	-	-	
EXPENSE - OPERATIONS	167	521615-01	CREDIT CARD FEES	537.17	5,000.00	268.14	4,000.00	4,000.00	4,000.00	
EXPENSE - OPERATIONS	168	521640-01	POLICE VEHICLES/EQUIPMENT (NEW CAPITAL OUTLAY ACCOUNT) CODE	-						in PD Capital fund
EXPENSE - OPERATIONS	169	521642-01	VEHICLE INTEREST EXPENSE (CODE)	5,408.02			-	-	-	in PD Capital fund
EXPENSE - OPERATIONS	170	521643-01	VEHICLE PRINCIPAL EXPENSE	34,816.50			-	-	-	in PD Capital fund

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EXPENSE - OPERATIONS	171	521645-01	Capital Outlay-grants	10,124.00			-	-	-	
	172		TOTAL OPERATIONS EXPENSES PD	322,894.24	285,100.00	195,167.14	360,740.00	360,740.00	360,740.00	
	173									
	174		TOTAL EXPENSES - POLICE DEPARTMENT	2,352,864.48	2,185,893.00	1,599,695.11	2,329,293.39	2,329,293.39	2,329,293.39	
	175									
OFF DUTY SERVICES (INTER- GOVERNMENTAL SERVICES)	176									
EXPENSE - OPERATIONS	177	521154-01	EXTRA DUTY SALARY TO OFFICERS (OFF DUTY)	88,969.26	40,000.00	76,706.58	100,000.00	100,000.00	100,000.00	
EXPENSE - OPERATIONS	178	521211-01	EXTRA DUTY SALARY TAXES	7,023.95	3,060.00	6,421.97	7,600.00	7,600.00	7,600.00	
	179									
	180		TOTAL OFF DUTY SERVICES (INTER- GOVERNMENTAL SERVICES)	95,993.21	43,060.00	83,128.55	107,600.00	107,600.00	107,600.00	
	181									
MUNICIPAL INSURANCE	182									
EXPENSE - GENERAL	183	519451-01	INSURANCE -PROPERTY	31,816.75	40,014.00	27,365.75	15,950.00	15,950.00	15,950.00	-10%
EXPENSE - GENERAL	184	519452-01	INSURANCE - GENERAL/PROFESSIONAL	45,086.75	47,969.00	53,124.75	48,302.00	48,302.00	48,302.00	incl cyber
EXPENSE - GENERAL	185	519450-01	INSURANCE - PUBLIC OFFICIALS (Included with general)							
EXPENSE - GENERAL	186	521240-01	INSURANCE - WORKERS COMPENSATION (PD/CH)	43,524.75	50,000.00	63,027.75	43,000.00	43,000.00	43,000.00	
EXPENSE - GENERAL	187	521452-01	INSURANCE - VEHICLES (Liability & Damage)	15,800.75	19,000.00	27,890.75	20,065.00	20,065.00	20,065.00	
EXPENSE - GENERAL	188	521455-01	INSURANCE - STATUTORY	637.00	742.00	725.00	1,087.00	1,087.00	1,087.00	
	189		TOTAL EXPENSES - MUNICIPAL INSURANCE	136,866.00	157,725.00	172,134.00	128,404.00	128,404.00	128,404.00	
	190									
INFORMATION TECHNOLOGY	191									
EXPENSE-PERSONNEL	192	516499-01	Computer (Consulting/Software/Network/Internet-CH & PD	97,457.63	108,628.00	81,598.22	90,000.00	90,000.00	90,000.00	Includes consulting
	193		TOTAL INFORMATION TECHNOLOGY	97,457.63	108,628.00	81,598.22	90,000.00	90,000.00	90,000.00	
	194									
GRANTS	195									
EXPENSE	196	513830-01	ECD PARTNERSHIP GRANTS PROGRAM	-	5,000.00	-	5,000.00	5,000.00	5,000.00	
EXPENSE	197	521535-01	GRANT EXPENSE	339.75	10,000.00	1,000.00	1,000.00	1,000.00	1,000.00	
EXPENSE	198	521620-01	BUSINESS PARTNERSHIP GRANT	-	-	-				
EXPENSE	199	521910-01	NEIGHBORHOOD PARTNERSHIP GRANTS PROG.	5,000.00	5,000.00	3,280.00	5,000.00	5,000.00	5,000.00	
EXPENSE	200	570000-01	ARPA FUNDS EXPENSES	-		-	-	-	-	all ARPA funds spent
	201		TOTAL EXPENSES - GRANTS	5,339.75	20,000.00	4,280.00	11,000.00	11,000.00	11,000.00	
CONTRACTS/CONSULTANTS/FACILITIES	202									
EXPENSE - GENERAL OPERATING	203	519490-01	FACILITY SECURITY (CH & PD)	573.90	568.00	441.90	663.00	663.00	663.00	
	204									
	205		TOTAL EXPENSES - FACILITIES & ALARM	573.90	568.00	441.90	663.00	663.00	663.00	
	206									
EXPENSE - AGREEMENT	207	513441-01	OFFICE EQUIPMENT - RENTAL	6,183.36	6,000.00	4,125.02	6,000.00	6,000.00	6,000.00	
	208		TOTAL EXPENSES - EQUIPMENT RENTAL	6,183.36	6,000.00	4,125.02	6,000.00	6,000.00	6,000.00	
	209									
	210									
EXPENSE-CONSULTING	211	514310-01	LEGAL COUNSEL	81,232.50	60,000.00	49,452.50	75,000.00	75,000.00	75,000.00	
EXPENSE-CONSULTING	212	514320-01	CODE ENFORCMENT MAGISTRATE	5,236.00	5,000.00	3,094.00	3,000.00	3,000.00	3,000.00	

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EXPENSE-CONSULTING	213	514330-01	RED LIGHT HEARING OFFICER	-	-	-	-	-	-	
	214		TOTAL EXPENSES - LEGAL SERVICES	\$ 86,468.50	\$ 65,000.00	\$ 52,546.50	\$ 78,000.00	\$ 78,000.00	\$ 78,000.00	
	215									
EXPENSE-SERVICE CONTRACT	216	522400-01	ORANGE COUNTY FIRE/RESCUE CONTRACT FEES	970,092.96	1,325,120.25	1,323,148.06	1,461,918.92	1,461,918.92	1,461,918.92	received new numbers OC
EXPENSE-SERVICE CONTRACT	217	521340-01	ORANGE COUNTY DISPATCHER FEES	43,275.60	72,290.00	21,637.80	45,000.00	45,000.00	45,000.00	
	218		TOTAL EXPENSES - FIRE/RESCUE	\$ 1,013,368.56	\$ 1,397,410.25	\$ 1,344,785.86	\$ 1,506,918.92	\$ 1,506,918.92	\$ 1,506,918.92	
	219									
EXPENSE-CONSULTING	220	539310-01	GENERAL ENGINEERING	24,724.73	22,600.00	14,569.01	30,000.00	30,000.00	30,000.00	
	221		TOTAL EXPENSES - ENGINEERING SERVICES	\$ 24,724.73	\$ 22,600.00	\$ 14,569.01	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	
	222									
EXPENSE-GENERAL OPERATING	223	513320-01	AUDITOR	30,960.00	27,600.00	27,600.00	27,600.00	27,600.00	27,600.00	
EXPENSE-GENERAL OPERATING	224	513321-01	BOOKKEEPING SERVICES	29,070.00	22,000.00	8,055.00	22,000.00	22,000.00	22,000.00	
EXPENSE-GENERAL OPERATING	225	519340-01	PAYROLL SERVICES	3,259.45	3,000.00	2,348.56	3,300.00	3,300.00	3,300.00	
	226		TOTAL EXPENSES - ACCOUNTING/AUDIT	\$ 63,289.45	\$ 52,600.00	\$ 38,003.56	\$ 52,900.00	\$ 52,900.00	\$ 52,900.00	
	227									
EXPENSE-GENERAL OPERATING	228	513340-01	JANITORIAL SERVICES (Covenant Cleaning)	9,114.16	8,624.00	6,940.70	9,438.00	9,438.00	9,438.00	increase \$27/month
	229		TOTAL EXPENSES - JANITORIAL SERVICES	\$ 9,114.16	\$ 8,624.00	\$ 6,940.70	\$ 9,438.00	\$ 9,438.00	\$ 9,438.00	
	230									
EXPENSE-CONSULTING	231	515310-01	PLANNING FEES	53,129.55	50,000.00	16,988.13	30,000.00	30,000.00	30,000.00	
	232	541310-01	PASS THRU EXPENSE			54,012.63				nets with revenue, zero ne
	233		TOTAL EXPENSES - PLANNING SERVICES	53,129.55	50,000.00	71,000.76	30,000.00	30,000.00	30,000.00	
	234									
EXPENSE-RESIDENTIAL	235	534130-01	SOLID WASTE COST (RESIDENTIAL)	229,056.96	233,643.00	146,402.19	230,000.00	230,000.00	230,000.00	increase 5.15%
	236		TOTAL EXPENSES - GARBAGE COLLECTION	\$ 229,056.96	\$ 233,643.00	\$ 146,402.19	\$ 230,000.00	\$ 230,000.00	\$ 230,000.00	
	237									
	238		TOTAL MUN.INS./IT /GRANTS/ CONTRACTS/CONSULTANTS/OFF DUTY	\$ 1,821,565.76	\$ 2,165,858.25	\$ 2,019,956.27	\$ 2,280,923.92	\$ 2,280,923.92	\$ 2,280,923.92	
	239		TOTAL GENERAL FUND EXPENSES -CH/PD/ MUN.INS./IT/GRANTS/CONTRACTS/ CONSULTANTS							
	240			\$ 4,559,106.21	\$ 4,691,936.08	\$ 3,870,034.68	\$ 4,971,956.56	\$ 4,971,956.56	\$ 4,971,956.56	
	241									
STORMWATER	242									
EXPENSE	243	541100-08	STORMWATER TESTING (Watershed)	9,501.00	9,600.00	9,502.00	9,600.00	9,600.00	9,600.00	
EXPENSE	244	521650-08	CAPITAL OUTLAY - STORMWATER	3,350.00	4,000.00	25,000.00	5,000.00	5,000.00	5,000.00	NEW GL
	245		TOTAL EXPENSES = Contractual	\$ 12,851.00	\$ 13,600.00	\$ 34,502.00	\$ 14,600.00	\$ 14,600.00	\$ 14,600.00	
	246									
Transfers	247									
EXPENSE	248	551510-01	TRANSFER TO ROADS & STREET	98,754.00	165,795.00	165,795.00	254,123.85	254,123.85	254,123.85	
EXPENSE	249	551511-01	TRANSFER TO STORM RESERVE		35,000.00	35,000.00	35,000.00	35,000.00	35,000.00	
EXPENSE	250	551512-01	TRANSFER TO PD CAPITAL RESERVE		131,000.00	131,000.00	131,000.00	131,000.00	131,000.00	Moved from PD budget lin
	251		Transfers	\$ 98,754.00	\$ 331,795.00	\$ 331,795.00	\$ 420,123.85	\$ 420,123.85	\$ 420,123.85	to transfers line
	252									
	253		TOTAL GF EXPENSES	\$ 4,670,711.21	\$ 5,037,331.08	\$ 4,236,331.68	\$ 5,406,680.41	\$ 5,406,680.41	\$ 5,406,680.41	
	254									

GENERAL FUND CATEGORY	Line #	Account #	ACCOUNT DESCRIPTION	Actual FY 2023-2024 (5.25 mills)	Adopted Budget 2024-25 (5.25 mills)	Actuals FY 2024/25 (as of 6/30/2025)	FISCAL YEAR 2025- 26 (5.25 mills)	FISCAL YEAR 2025/26 (5.30 mills)	FISCAL YEAR 2025/26 (5.35 mills)	
	255									
	256									
	257									
	258		SUMMARY- GENERAL FUND				(5.25 mills)	5.3 mils	5.35 mils	
	259		REVENUES	4,863,110.21	4,689,852.00	4,049,305.74	5,166,089.00	5,193,815.00	5,221,541.00	
	260		Use of ARPA Carryover		-	-	-	-	-	
	261		TRANSFER FROM RESERVE- use of Fund Balance	-		-	-	-	-	
	262		TOTAL REVENUES	4,863,110.21	4,689,852.00	4,049,305.74	5,166,089.00	5,193,815.00	5,221,541.00	
	263									
	264		EXPENDITURES							
	265		CITY HALL	384,675.97	340,184.83	250,383.30	361,739.25	361,739.25	361,739.25	
	266		POLICE DEPARTMENT	2,352,864.48	2,185,893.00	1,599,695.11	2,329,293.39	2,329,293.39	2,329,293.39	
	267		MUN.INS./IT/GRANTS/CONTRACTS/CONSULTANTS	1,821,565.76	2,165,858.25	2,019,956.27	2,280,923.92	2,280,923.92	2,280,923.92	
	268		STORMWATER/CONTRACTUAL	12,851.00	13,600.00	34,502.00	14,600.00	14,600.00	14,600.00	
	269		TRANSFER GF REVENUES TO R&S, STORM, PD	98,754.00	331,795.00	331,795.00	420,123.85	420,123.85	420,123.85	
	270		TOTAL EXPENDITURES	4,670,711.21	5,037,331.08	4,236,331.68	5,406,680.41	5,406,680.41	5,406,680.41	
	271									
	272		DIFFERENCE IN REVENUES AND EXPENSES	192,399.00	(347,479.08)	(187,025.94)	(240,591.41)	(212,865.41)	(185,139.41)	
	273									
	274		Beginning Fund Balance			\$ 4,146,547.00	\$ 3,953,340.55	\$ 3,953,340.55	\$ 3,953,340.55	
	275		Budgeted Ending Reserves	192,399.00		\$ 3,959,521.06	\$ 3,712,749.14	\$ 3,740,475.14	\$ 3,768,201.14	
<a href="#">County and Municipal Revenue Estimates (state.fl.us)</a>										



# **CONSENT**

# **AGENDA**



## CITY COUNCIL WORKSHOP

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Tuesday, August 12, 2025 at 4:30 PM

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### DRAFT MINUTES

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#### A. REVIEW & DISCUSSION

The workshop began at 4:46 pm.

Attendees:

- **Councilmembers:** Mayor Dowless, Councilmember Rader (via phone), Council President Horn, Councilmember Lomas, Councilmember McElroy, and Councilmember Steele.
- **Staff:** City Clerk, Police Chief, Deputy Police Chief, IT Manager
- **Consultant:** Tammy Campbell (McDermitt Davis)

#### B. CALL TO ORDER

##### 1. 2025-26 Budget Draft Review

The City Clerk presented the updated budget draft, noting the following changes since the previous workshop:

- **FRS Rates:** New FRS numbers showed a higher-than-expected rate for both officers and civilians. The rate for sworn personnel increased from 32.79% to 35.19%.
- **Police Department Costs:** The estimated cost for the Police Department's roof repair, received from Gold Key Roofing, will undergo competitive bidding. An adjustment to civilian personnel salaries in the Police Department was made, which offset the increased FRS rate for civilians.
- The cost for **Orange County Fire and Rescue** services was reduced.
- **Revenues:** Municipal Revenue Sharing was updated

##### 2. Budget Discussion and Recommendations

- **Deficit and Reserves:** Council President Horn noted the proposed budget has a \$131,422 deficit. He explained that this could be covered by the ending reserves of \$5,873,000, which represents 2.3% of the budgeted reserves. He stated that this is not of particular concern and recommended holding the millage rate steady.
- **Auditor's Summary:** Tammy Campbell of McDermitt Davis confirmed the use of approximately \$131,000 from reserves to balance the budget. She noted that the city typically budgets conservatively and expects to meet or be under budget this year.
- **Fund Transfers:** Transfers from the general fund include \$240,000 to other individual funds, \$254,000 to roads and streets, \$131,000 to the Police Department's capital fund, and \$35,000 to the storm reserve fund.

- **Police Vehicles:** Chief DeSchryver clarified that around \$5,000 from the PD capital fund is used annually for vehicles with existing contracts. Two vehicles need to be replaced. A \$10,000 grant will also be used to purchase a new vehicle, supplemented from reserve funds. The Chief clarified that the "lease" language used in past agreements meant the city owned the vehicles at the end of the term.
- **IT and Fire & Rescue:** Mayor Dowless noted that IT costs were reduced and that the most significant cost increase was a \$136,000 rise in Fire and Rescue expenses.
- **Consensus:** The council reached a consensus that a third budget meeting was not necessary. The City Clerk confirmed that the revenue for the ½ Cent Sales Tax had not yet been reported.

### C. ADJOURNMENT

The workshop adjourned at 5:15 pm.

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Richard A. Horn, Council President

Attest:

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Sandra Riffle, City Clerk



**CITY COUNCIL REGULAR MEETING**  
City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Tuesday, August 19, 2025 at 6:30 PM

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**DRAFT MINUTES**

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**A. CALL TO ORDER, INVOCATION, & PLEDGE OF ALLEGIANCE**

Council President Horn called the meeting to order at 6:30 pm. He gave an invocation and then led the Pledge of Allegiance.

**B. ROLL CALL & DETERMINATION OF QUORUM**

City Clerk Riffle confirmed there was a quorum. Mayor Dowless and all five Councilmembers were present.

**Elected Officials Present:**

John Dowless, Mayor  
Richard A. Horn, Council President  
Chris Rader, Council President, Pro-Tem  
Susan Lomas, Councilmember  
Casey McElroy, Councilmember  
Beth Steele, Councilmember

**Staff Present:**

Sandra Riffle, City Clerk  
Dean DeSchryver, Police Chief  
Brian Muniz, City Hall Intern  
Ellen Hardgrove, City Planner  
Drew Smith, City Attorney

**C. PRESENTATIONS AND PROCLAMATIONS**

**1. OCPS 2025 Strategic Plan Overview**

Scott Howatt, Chief Communications Officer of Orange County Public Schools (OCPS), presented the annual OCPS update to the City Council. He explained that their Board is developing a strategic plan to reflect the community's desires for the school district. Highlights from the presentation included:

- Orange County has been an "A" school district for two consecutive years.
- For the first time, there are no "D" or "F" rated schools in Orange County.
- With 214 schools, it is the fourth largest school district in Florida, and it boasts a 96% graduation rate.
- The half-cent tax extension received the highest approval in the state in 2024, with 72% of the vote.

Mr. Howatt also discussed OCPS' economic needs, district operating fund ratios, and the proposed 2025-2026 budget.

**D. CONSENT AGENDA****1. July 15, 2025 City Council Meeting Minutes**

City Clerk Riffle noted an error on page one, under the Consent Agenda. The sentence was changed to read: "City Clerk Riffle provided a correction to Councilmembers for the June 17, 2025, meeting minutes."

***Councilmember Rader made a motion to approve the consent agenda with the corrections; seconded by Councilmember Lomas. The motion was approved (5/0) by voice vote.***

**E. ORDINANCES (FIRST READING)****1. Ordinance 2025-07 Live Local Act**

**Note: This item was heard after Boards and Committees.**

Attorney Smith read Ordinance 2025-07 in title only.

Planner Hardgrove explained that Ordinance 2025-07 is being presented in response to the Florida Legislature's mandate for every local government to incorporate provisions of the Florida Live Local Act into its land development code. This act requires the city to permit affordable housing in commercial, industrial, or mixed-use zones, which preempts local zoning and land regulations. The preemptions include, but are not limited to, allowable uses, density, height, Floor Area Ratio (FAR), and reduced parking requirements. It also removes the need for review by the Planning and Zoning Board or City Council.

Local governments still retain authority over other land development regulations such as setbacks, landscaping, open space, architectural design, and stormwater management, provided these are applied consistently and do not undermine the Act's intent.

Planner Hardgrove stated that because Edgewood has less than 20% of the land designated Commercial or Industrial, a proposed Live Local project would be required to be mixed-use. There was no public comment.

There was no public comment.

***Councilmember Rader made a motion to approve Ordinance 2025-07 for first reading; seconded by Councilmember Lomas. The motion was approved (5/0) by roll call vote.***

Councilmember Rader	Approve
Councilmember Lomas	Approve
Councilmember Steele	Approve
Councilmember McElroy	Approve
Council President Horn	Approve

**2. Ordinance 2025-08 ECD Activity Node Bonus**

Attorney Smith read Ordinance 2025-08 in title only.

Planner Hardgrove noted that staff have conducted further analysis regarding the Activity Nodes, and the ordinance will be withdrawn from the agenda. The ordinance will be returned to the Planning and Zoning Board for additional consideration. No vote was taken.

**Note: Discussion on this item resumed after Ordinance 2025-09 was completed**

Planner Hardgrove explained that the Edgewood Central District (ECD) activity nodes are intended to be mixed-use centers that promote transportation alternatives. The proposed ordinance will clarify the requirements to achieve the density bonuses of the activity node.

Multi-family residential uses in ECD are allowed by right if nonresidential is included in the project (Mixed Use). Without the nonresidential incorporated into the proposed development, multi-family residential use is only allowed by special exception. The special exception process would allow the City Council to determine if the proposed development is compatible with the ECD vision, which is to activate and redevelop Orange Avenue with mixed uses and pedestrian-friendly spaces.

In response to Councilmember Steele's question as to the highest density allowed in ECD, Planner Hardgrove said there is an allowance for 80 units per acre and buildings up to six stories.

Councilmember Rader stated that the ECD was never intended for standalone multi-resident communities. He noted that a property currently on the market is a prime candidate for redevelopment. Planner Hardgrove pointed out that while residential property taxes are a primary source of revenue for local governments, the costs associated with providing services to residents can sometimes outweigh the tax revenue generated compared to commercial uses. The proposed 10% commercial use on a mixed-use property helps retain some of that tax base. The proposed Live Local ordinance requires 10% commercial use.

Councilmember Rader said the goal of the ECD was to make Edgewood a desirable place to live. Planner Hardgrove proposed that the City should keep in mind that Edgewood has the potential for a quality mixed-use project, as it is strategically located near downtown Orlando and the airport. Mayor Dowless responded that there is a delicate balance and that "perfection should not be the enemy of good." Planner Hardgrove stated that the percentage of required nonresidential uses in a mixed-use project should consider commercial absorption; there is no guarantee that the commercial space would be filled.

Councilmember Steele said commercial uses require additional parking and should be required in a mixed-use development. Planner Hardgrove confirmed that a parking management plan would be included in the design requirements. Councilmember McElroy noted that a hotel with other commercial uses would be 100% commercial.

Stephen Novacki with Eastwind Development addressed the Council and provided market data and an analysis of several mixed-use properties. Mr. Novacki expressed his appreciation for Edgewood and believes one of his projects would be a good fit for the City. He said that the types of projects he works on would not work with the current mixed-use and secondary-use requirements. Council

President Horn asked if they would be interested in a project, and Mr. Novacki said they would, but not as the ordinance is currently written. Mr. Novacki thanked the Council for their time.

Planner Hardgrove asked the Council if they would support creating an outparcel for commercial use within the mixed-use development, similar to The Yard, or whether the Council's vision was mixed-use within the building. Councilmember Rader said out-parcel commercial was built at the Cortland/Ecco properties.

Planner Hardgrove said the proposed ordinance would better define the term "mixed-use." Councilmember Rader confirmed that an activity center is integral. Council President Horn stated that he wanted to ensure that increased density also provided benefits for current residents.

The ordinance will be returned to the P&Z for further consideration and will be presented to the Council again at a later date.

### 3. Ordinance 2025-09 Platting Amendment

City Attorney Smith read Ordinance 2025-09 in title only.

Planner Hardgrove said the proposed ordinance was prompted by Florida Senate Bill 784, reforming the platting process. State law pre-empts local government's ability to create its own process for regulating platting. The required changes standardize and expedite the plat review process by requiring local governments to designate an administrative authority for review, rather than approval by City Council, and by setting specific timeframes for review and response.

There was no further discussion or public comment.

***Councilmember Rader made a motion to approve Ordinance 2025-09 on first reading; seconded by Councilmember McElroy. The motion was approved (5/0) by roll call vote.***

Councilmember Lomas	Approve
Councilmember Steele	Approve
Councilmember McElroy	Approve
Councilmember Rader	Approve
Councilmember Horn	Approve

### F. PUBLIC HEARINGS (ORDINANCES – SECOND READINGS & RELATED ACTION)

### G. UNFINISHED BUSINESS

### H. NEW BUSINESS

### I. GENERAL INFORMATION

### J. CITIZEN COMMENTS

**Caleb Castro** asked what would make a mixed-use development feasible, such as with The Yard property. Mr. Novacki commented that to make the project work, the structure must be a wood frame, limiting the structure to four stories. He said he doubted if someone would come in to build only four stories with a requirement for 10% commercial.

**Sandra Castano** asked if Planner Hardgrove is concerned about in Orange County. City Attorney Smith responded that this is a hypothetical discussion.

In response to Ms. Castano, Councilmember Rader stated that City Council members are elected to protect the interests of the City.

**James Muszynski** asked why there was discussion about the redevelopment of Bell Rental when it is not on the agenda. Planner Hardgrove responded that it was discussed for the sake of an example.

Mr. Muszynski stated his concern about the consequences of such development and does not want looming walls behind residential properties.

Councilmember Lomas said she observed that the handrail, which should be along Holden Avenue at Haven Oaks, is still down. Ellen will call Orange County to get that back in place.

## **K. BOARDS & COMMITTEES**

### **1. Special Exception 2025-02 Church 4931 S Orange Ave**

**Note: This was heard after the Consent agenda.**

The Ebenezer Christian Church requested a special exception to establish a religious institution (church) at 4931 South Orange Avenue within the Versailles Plaza. The church intends to lease approximately 1,500 square feet. The property is zoned ECD, which permits religious institutions only through a special exception. Planner Hardgrove stated a special exception can only be approved with a finding that the church is compatible with the surrounding area. The primary concern was adequate parking, given the plaza is already substandard in parking quantity and that the parking demand of religious institutions is different than traditional retail and service establishments.

A church's use differs from retail in that its entire membership may arrive at once, whereas individual customers for retail arrive at different times. A survey of the tenants submitted by the applicant showed that if the proposed church is limited to specific times and days, there would be sufficient parking.

Planner Hardgrove stated the Planning and Zoning Board recommends approval of the special exception with the following conditions:

1. The congregation is limited to no more than 60 people.
2. Church services and activities are limited to Sundays at any time and Monday through Saturday after 6:30 PM. The pastor and administrative staff may be present at any time.



3. The church must submit an off-site parking agreement to the City for special events.

Councilmember Rader noted that the uses of other tenants could change at any time, which Planner Hardgrove confirmed, stating that the burden would be on the leasing agent. He also commented on the continued pattern of making uses work in buildings that were not designed for them.

Julieta Kaplan, a representative of the church, and Pastor Jiminez spoke to the Council. In response to Council President Horn, Ms. Kaplan said they expect ten to twelve vehicles during a service. There was no public comment.

***Councilmember Lomas made a motion to approve Special Exception 2025-02 to allow the establishment of a religious institution (church) located at 4931 South Orange Avenue within the Versailles Plaza, subject to the following conditions:***

- ***The congregation is limited to no more than 60 people. To increase this number, an amendment to the special exception is required.***
- ***Church services and activities of assembly are limited to Sundays at any time, and Monday through Saturday after 6:30 PM. Church administrative operations and private meetings with the pastor may occur at any time and day.***
- ***No outdoor activities or special events are permitted without a City-approved off-site parking agreement. Councilmember Steele seconded the motion. The motion was unanimously approved by roll call vote (5/0).***

Councilmember Steele	Approve
Councilmember McElroy	Approve
Councilmember Rader	Approve
Councilmember Lomas	Approve
Council President Horn	Approve

## **L. STAFF REPORTS**

### **City Attorney Smith**

Attorney Smith referenced handouts regarding Commercial PACE for Local Government, a program where a public entity provides financing options for energy-efficiency, wind-hardening, and renewable energy projects. The council had a consensus to invite the organization to a future meeting to provide more information.

### **Police Chief DeSchryver**

#### **1. Chief's Report July 2025**

- Officer Scott Zane is dealing with an injury that may be long-term. He may be able to come back on full duty or else fill the code enforcement officer position.
- Officer Ryan White will return from military duty on Monday.
- Newly hired Officer Abraham Class will begin training.
- The department is working to fill the opening for Officer Zane's replacement.

- Chief DeSchryver asked if someone on Council would like to serve on the staffing committee. Council President Horn and Councilmember McElroy expressed interest.
- In response to Councilmember Rader, Chief DeSchryver said that Officer Zane has been handling Code Enforcement duties. Councilmember Lomas said that he is doing a great job.
- In response to Council President Horn, solicitors must apply for a solicitor's permit.

### City Clerk Riffle

#### 1. Clerk's Report 7/11 thru 8/15

- **Citywide Tree Assessment:** The city is exploring a new tree service provider, Tree Wise Urban Forestry, to assess the health of all city-maintained trees within the public right-of-way. They will provide a quote to compare with the current provider, Albert Moore.
- **New Intern:** Brian Muniz has joined the city for six months to help develop a GIS mapping system and assist with record cleanup.
- **Code Compliance:** The new Code Compliance Officer, Scott Zane, is effectively resolving more code violations without formal notices or hearings.
- **FCC Environmental Services:** The company has paid all of its franchise fees for the first two quarters of 2025.
- **Business Tax Renewals (BTR):** The city is transitioning to an online renewal process. So far, 25% of businesses (102 in total) have completed their renewals online.
- **Parking Regulations:** Updated parking regulations are being prepared for a first reading at the September meeting.
- Brett coordinated with nearby businesses at 5416, 5406, and 5301 Hansel Avenue (Community Thrift, Zen Tavern, and Addition Financial) to assume responsibility for mowing the area on the Hansel/Orange Avenue ROW when the area is overgrown.

## M. MAYOR AND CITY COUNCIL REPORTS

### Mayor Dowless

- A large tree in Waterwitch needed to be removed. The Brockmans donated about half the cost of the removal, which helped with the tree budget.
- Councilmember McElroy will attend the Tri-County League of Cities Advocacy. Mayor Dowless expressed a desire for more people to attend Tallahassee legislative sessions on a weekly basis and receive training and help prevent State preemption. Funds were raised to cover participants' travel expenses.
- Mayor Dowless spoke with a company called Retail Strategies, which helps market cities and will meet with them to get more information about their services for the City. Councilmember Rader expressed interest in attending the meeting.
- He discussed the millage rate of 4.437 for Orange County, noting that Orange County properties are charged an additional 2.8437 for the fire ad valorem. The rate paid for Orange County comes to 7.28 mills, which is higher than Edgewood's rate of 5.25 mills. Unlike the County, Edgewood absorbs this cost into the 5.25 mills.

**Council Member Lomas**

Councilmember Lomas continues to attend monthly meetings at the CAB. – Community Action Board. She expressed frustration because they ask for the Board's input and then negate anything contributed. She said that DOGE was at the meeting, and their complaint was that there were not enough Board Members.

**Council Member McElroy** – no report.

**Council Member Rader**

- Councilmember Rader said he has noticed signs on the corner of Holden for the Kwik Stop with spinners advertising it as a smoke shop.

Planner Hardgrove said that when the BTR was issued it plainly stated that it was to be a convenience store. Staff warned the business owner that a smoke shop is not an allowed use in the ECD. BTRs include a zoning check upon application.

Planner Hardgrove clarified that there is a zoning use check upon a new application for BTR. Attorney Smith stated that a BTR does not make the determination, as it is not a regulatory or zoning verification document.

- Councilmember Rader stated that the City's GIS maps, which he produced, are from 2021-22. He does not have access to the software with his current employer, but is working with CPH and City Hall to get the program.

**Council Member Steele** – no report

**Council President Horn** – no report

**N. ADJOURNMENT**

Councilmember Lomas made a motion to adjourn the meeting at 8:37 pm.

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Richard A. Horn, Council President

Attest:

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Sandra Riffle, City Clerk

# **ORDINANCES**

## **(FIRST READING)**



## Memo

**To:** Mayor Dowless, Council President Horn, Council Members Lomas, McElroy, Rader, & Steele  
**From:** Brett Sollazzo, Administrative Project Manager  
**Date:** 9/11/2025  
**Re:** Ordinances Memo from 9/8/2025 Planning & Zoning Meeting

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At its September 8, 2025 meeting, the Planning & Zoning Board reviewed two (2) Ordinances and submitted formal recommendations for both to the City Council. For Ordinance 2025-06, the Board was acting in its capacity as the Local Planning Agency (LPA). These items are included in this month's Council agenda packet, and Planner Hardgrove will be available to answer any questions.

### 1) Ordinance 2025-06: Small Scale Comprehensive Plan Amendment Waterwitch Cove

The purpose of this amendment is to correct a historical error within Comprehensive Plan Amendment 93S1 (Ordinance No. 93-391) and align the future land use designation of the Waterwitch Cove Subdivision with the intended and appropriate density for the area. This proposed change will ensure consistency with the subdivision and surrounding land uses and the City's Comprehensive Plan.

#### Supporting documentation for this Ordinance includes:

- Staff Report
- Ordinance 2025-06
- Proof of Public Notice
- Business Impact Statement

In accordance with Florida Statutes, public notice for a **Small Scale Comprehensive Plan Amendment** must be provided at least ten (10) days prior to the Local Planning Agency (LPA) hearing. For the hearing held on September 8, 2025, a legal advertisement was published in the *Orlando Sentinel* on August 28, 2025, satisfying this requirement. In addition to the statutory minimum, the notice was also posted on the City's website to further inform the public. As of the date of this memo, no public comments have been received.

**Chair Santurri made a motion to recommend approval of Ordinance 2025-06 as presented. The motion was seconded by Board Member Gragg and approved (5/0) by roll call vote.**

The motion was approved by roll call vote.

Chair Santurri	Favor
Vice Chair Nelson	Favor
Board Member Gragg	Favor
Board Member Nolan	Favor
Board Member Sharp	Favor

## 2) Ordinance 2025-08: ECD Mixed Use and Activity Node Bonus

This ordinance clarifies the definition of Mixed Use Residential within the ECD to ensure consistency for developers and reviewers, and it refines the Activity Node density bonus to align with City Council's request for greater detail. It also introduces Live/Work Units as a new non-residential use that can count toward meeting mixed-use requirements.

### Supporting documentation for this Ordinance includes:

- Staff Report
- Ordinance 2025-08
- ECD Live Work Unit Criteria
- Business Impact Statement

In accordance with Florida Statutes, public notice for this Ordinance is required at least ten (10) days prior to the second reading. As this is only the first reading, no legal advertisement has yet been published in the *Orlando Sentinel*. However, notice of the Ordinance has been posted on the City's website to further inform the public. As of the date of this memo, no public comments have been received by email or mail. One (1) member of the public spoke at the Planning & Zoning meeting.

The Ordinance was the subject of detailed discussion among the Board Members and Planner Hardgrove, resulting in several recommended changes, which have been incorporated into the motion and Planner Hardgrove's report to Council including a revised Ordinance.

### Chair Santurri made a motion to recommend approval of Ordinance 2025-08 with the following revisions:

#### Minimum Square Footage

- Established minimum square footage requirements for permitted uses that count toward required non-residential space.
- Clarified that uses ancillary to residential (e.g., leasing areas) or intended exclusively for residents do not qualify as non-residential square footage.

#### Permitted Uses

- Removed the incentive for providing a restaurant.
- Limited the "Entertainment Venue" use to motion picture theaters and live performance theaters only.

#### Live/Work Provisions

- Reduced the maximum percentage of Live/Work units from 65% to 35% of the required non-residential square footage.
- Revised Live/Work leasing language to clarify it pertains only to the commercial portion of the unit.

#### Non-Residential Requirement Increases

- Adjusted the minimum non-residential requirement as follows:
  - From 3% to 6% for developments with 25 units/acre or less
  - From 4% to 8% for developments with 26–60 units/acre
  - From 7% to 10% for developments with 61–80 units/acre

#### Plaza Standards

- Increased the minimum plaza size from 0.25 to 0.30 acre.
- Required plazas to be provided at a rate of 0.30 acre per 10 acres, distributed so that each 10-acre section is served by a plaza.

### **Building Frontage Breaks**

- Amended the final sentence to add the phrase “open to the sky” as follows: *When a site’s arterial frontage exceeds 350 feet from a street intersection, as measured at the right-of-way line, a passage must be created for both cars and pedestrians. This passage, which may be a public street or private drive, must connect to another street and be open to the sky.*

**The motion was seconded by Vice Chair Nelson and approved (5/0) by roll call vote.**

The motion was approved by roll call vote.

Chair Santurri	Favor
Vice Chair Nelson	Favor
Board Member Gragg	Favor
Board Member Nolan	Favor
Board Member Sharp	Favor

# **Ordinance 2025-06: Small Scale Comp Plan Amendment Waterwitch**





TO: City Council  
XC: Sandy Riffle, City Clerk  
Brett Sollazzo, Administrative Project Manager  
Drew Smith, City Attorney  
FROM: Ellen Hardgrove, AICP, City Planning Consultant  
DATE: September 12, 2025  
SUBJECT: Ordinance 2025-06 Waterwitch Cove Subdivision Future Land Use Map Amendment

This agenda item is a proposed small-scale amendment to the City of Edgewood's Future Land Use (FLU) Map. The purpose of this amendment is to correct a historical error within Comprehensive Plan Amendment 93S1 (Ordinance No. 93-391) and align the future land use designation of the Waterwitch Cove Subdivision with the intended and appropriate density for the area. This proposed change will ensure consistency with the subdivision and surrounding land uses and the City's Comprehensive Plan.

The Waterwitch Cove Subdivision was annexed into the City of Edgewood via Ordinance No. 93-388. Subsequently, Comprehensive Plan Amendment 93S1 (Ordinance No. 93-391) established a Medium Density Residential future land use designation for the subdivision, "Tract 4 - 15.6 acres;" i.e., the landward portion of the plat. Establishing a Medium Density Residential designation on this property was an error.

The error stems from the misapplication of an *existing land use* category (Single Family Medium Density, 2-6 units/acre) instead of a *future land use* designation. The 1993 amendment described the assigned density for "Medium Density" as "2-6 units per acre," this range is specifically defined within the Comprehensive Plan for "Single Family Medium Density **Existing** Land Use." Had the Future Land Use definitions been applied at the time, the property would have been assigned Low Density Residential, which was, and continues to be, defined as "not exceeding 4 dwelling units per acre," aligning with the intended density.

The current Medium Density Residential FLU designation, with its density range of "greater than 4 dwelling units per acre and not exceeding 7 dwelling units per acre," is inconsistent with both the original stated density of "2-6 units per acre" from the 1993 amendment and, more importantly, the prevailing character and land use patterns of the surrounding area.

The Planning and Zoning Board sitting as the Local Planning Agency recommends approval.

**Suggested Motion: Approval of a small-scale comprehensive plan amendment to change the Future Land Use Map designation for the Waterwitch Cove Subdivision from Medium Density Residential to Low Density Residential.**

**Attachment**

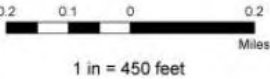
- Map illustrating the Waterwitch Cove Subdivision and its current FLU designation.

2025 Future Land Use Map

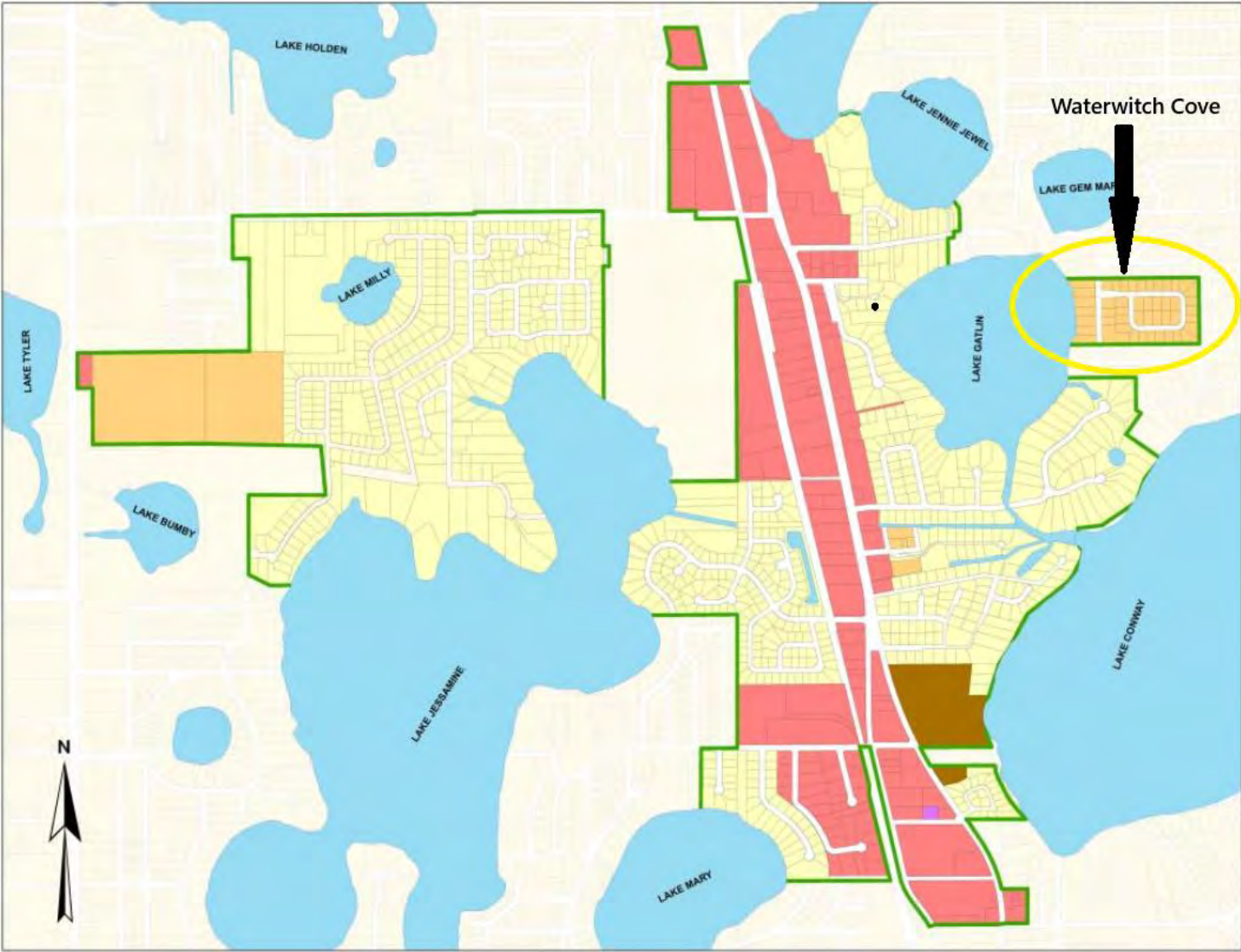


**FUTURE LAND  
USE MAP**

ADOPTED  
JANUARY 20, 2015



- Legend**
- Edgewood City Boundary
  - Future Land Use**
    - Low Density Residential
    - Medium Density Residential
    - High Density Residential
    - Commercial
    - Institutional



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**WHEREAS**, the City of Edgewood is committed to planning and managing the future growth and redevelopment of the City; and

**WHEREAS**, the City Council of Edgewood desires to adopt an amendment to the Comprehensive Plan by amending the Future Land Use Map to guide and control the future development of the City and to preserve, promote and protect the public's health, safety and welfare; and

**WHEREAS**, the amendment to the Comprehensive Plan, Future Land Use Map contemplated herein involves fewer than fifty acres; and

**WHEREAS**, the City Council as the City's governing body, held a public hearing for adoption to consider the amendment to the City of Edgewood Comprehensive Plan in accordance with the controlling provisions of State law; and

**WHEREAS**, the City Council of the City of Edgewood hereby finds and determines that this Ordinance is internally consistent with the goals, objectives and policies of the City

of Edgewood Comprehensive Plan and other controlling law to include, but not limited to, Chapter 163, Florida Statutes, and the provisions of the State Comprehensive Plan as codified at Chapter 187, Florida Statutes.

**NOW THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF EDGEWOOD, FLORIDA, AS FOLLOWS:**

**Section 1:** The recitals set forth above are hereby adopted as legislative findings of the City Council of the City of Edgewood.

**Section 2:** Small Scale Comprehensive Plan Amendment – Future Land Use Map: Ordinances adopting and amending the Comprehensive Plan of the City of Edgewood, Florida, are hereby amended to designate the landward portion of the Waterwitch Cove subdivision, Plat Book 33, Page 34 Orange County records, as Low Density Residential;

**Section 3:** The City Clerk is hereby directed to transmit a copy of this amendment of the Comprehensive Plan to the State Land Planning Agency.

**Section 4:** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed to the extent of such conflict.

**Section 5:** If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**Section 6:** This Ordinance and small scale amendment shall become effective 31 days after adoption. If challenged within 30 days after adoption, said amendment shall not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a final order determining the adopted small scale amendment is in compliance, pursuant to *Florida Statute* 163.3187(3)(c).

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025, by the City Council of the City of Edgewood, Florida.

\_\_\_\_\_  
John Dowless, Mayor  
City of Edgewood

Attest:

\_\_\_\_\_  
Sandy Riffle, City Clerk  
City of Edgewood

Published Daily in  
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

**Sold To:**

City of Edgewood - CU00106932  
405 Bagshaw Way  
Edgewood, FL 32809-3498

**Bill To:**

City of Edgewood - CU00106932  
405 Bagshaw Way  
Edgewood, FL 32809-3498

**State Of Florida  
County Of Orange**

Before the undersigned authority personally  
appeared  
Rose Williams, who on oath says that he or  
she is a duly authorized representative of the  
ORLANDO SENTINEL, a DAILY  
newspaper published in ORANGE County,  
Florida; that the attached copy of  
advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice  
Was published in said newspaper by print in  
the issues of, or by publication on the  
newspaper's website, if authorized on Aug  
28, 2025.

Affiant further says that the newspaper  
complies with all legal requirements for  
publication in Chapter 50, Florida Statutes.



Signature of Affiant

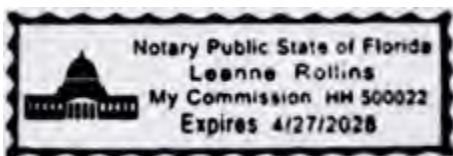
**Rose Williams**

Name of Affiant

Sworn to and subscribed before me on this 29 day of August, 2025,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7862482

**NOTICE OF PUBLIC HEARING CITY OF  
EDGEWOOD, FLORIDA**

Notice is hereby given that the Local Planning Agency (LPA) of the City of Edgewood, Florida, will hold a public hearing to consider a proposed small-scale Comprehensive Plan amendment. The amendment seeks to change the Future Land Use Map designation for the Waterwitch Cove Subdivision from Medium Density Residential to Low Density Residential. Following the LPA hearing, the Edgewood City Council will hold two (2) public hearings (first and second readings) to consider the LPA's recommendation and take final action on the proposed amendment.

The purpose of this amendment is to correct a historical error within Comprehensive Plan Amendment 93S1 (Ordinance No. 93-391) and to ensure the Waterwitch Cove Subdivision's future land use designation reflects the intended and appropriate residential density for the area.

**Public Hearing Dates, Times, and Location**

All hearings will take place at Edgewood City Hall Council Chambers, 405 Bagshaw Way, Edgewood, FL 32809.

- Planning & Zoning Board (LPA):  
Monday, September 8, 2025 at 6:30 P.M.
- City Council – First Reading:  
Tuesday, September 16, 2025 at 6:30 P.M.
- City Council – Second Reading:  
Tuesday, October 21, 2025 at 6:30 P.M.

**Proposed Ordinance**

Interested parties may appear at the hearings and be heard on the following proposed Ordinance:

ORDINANCE NO. 2025-06  
AN ORDINANCE OF THE CITY OF  
EDGEWOOD, ORANGE COUNTY,  
FLORIDA, AMENDING THE  
EDGEWOOD COMPREHENSIVE  
PLAN BY CHANGING THE FUTURE  
LAND USE DESIGNATION FROM  
MEDIUM DENSITY RESIDENTIAL  
TO LOW DENSITY RESIDENTIAL  
FOR THE LANDWARD PORTION  
OF THE WATERWITCH COVE  
SUBDIVISION (PLAT BOOK 33,  
PAGE 34, ORANGE COUNTY  
RECORDS, APPROXIMATELY 15.6  
ACRES); DETERMINING THAT  
THE AMENDMENT QUALIFIES AS  
A SMALL-SCALE AMENDMENT  
UNDER SECTION 163.3187, FLORIDA  
STATUTES; PROVIDING FOR  
FINDINGS; PROVIDING FOR  
CONFLICTS; PROVIDING FOR  
SEVERABILITY; AND PROVIDING  
FOR AN EFFECTIVE DATE.  
8/28/25 7862482

7862482





# **Business Impact Estimate**

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and posted on the City's website.*

## ORDINANCE NO. 2025-06

AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA, TO AMEND THE EDGEWOOD COMPREHENSIVE PLAN INCLUDING AMENDING THE FUTURE LAND USE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL FOR THE LANDWARD PORTION OF THE WATERWITCH COVE SUBDIVISION, PLAT BOOK 33, PAGE 34 ORANGE COUNTY RECORDS, (APPROXIMATELY 15.6 ACRES); FINDING THAT SUCH AMENDMENT IS A SMALL SCALE AMENDMENT UNDER SECTION 163.3187, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Edgewood is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.



1. Summary of the proposed ordinance: The Ordinance amends the City's Comprehensive Plan, Future Land Use Map, to designate the applicable are as low density residential consistent with the existing development pattern.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Cit, if any:

The Ordinance is not expected to have any direct economic impact on private, for profit businesses.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The ordinance is not expected to have any direct economic impact on private, for profit-businesses.

# **Ordinance 2025-08: ECD Mixed Use & Activity Node Bonus**



Date: September 12, 2025  
To: City Council  
From: Ellen Hardgrove, City Planning Consultant  
XC: Drew Smith, City Attorney  
Sandy Riffle, City Clerk  
Brett Sollazzo, Administrative & Permitting Manager  
Re: Proposed Ordinance 2025-08: Criteria for Mixed Use Residential and ECD Density Bonuses

---

The attached proposed ordinance is intended to accomplish two key goals:

1. **Clarifying the ECD Mixed Use Residential permitted use:** The ordinance is intended to provide a clear, official definition for "Multi-Dwelling Residential Buildings when included as one component of a mixed use master development plan," which we'll refer to as Mixed Use Residential. This essential clarification will help both developers and reviewers better understand the required mix of residential and nonresidential uses.
2. **Clarifying the standards for an ECD Activity Node Bonus:** Inter-related to the clarification of the Mixed Use Residential term is the inclusion of criteria for a developer to achieve an Activity Node density bonus.

As you review the ordinance, please keep in mind the core goals of the ECD, particularly the vision for Activity Nodes. These hubs are intended to be dynamic, mixed-use centers that promote transit-oriented, pedestrian-friendly environments.

The proposed standards are crafted to ensure we achieve these critical objectives:

- Creating a diverse and vibrant node of residential, retail, personal services, and office uses;
- Activating the Orange/Hansel Avenue corridor for pedestrians;
- Reducing automobile dependency and enhancing walkability and bicycling; and,
- Providing publicly accessible open spaces, including vibrant urban plazas.

The list of potential nonresidential uses includes "Live/Work Units" (starting on line 133 of the ordinance). If you would like to see a real-world example of these units, the building at 420 East Church Street in downtown Orlando features these types of units along its street front.

The Planning and Zoning Board has reviewed the ordinance and recommended its approval. The board's valuable feedback and suggested revisions have been incorporated into the ordinance included in the Council's package.

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY OF EDGEWOOD FLORIDA  
AMENDING CHAPTER 134, ARTICLE IV, DIVISION 12, "EDGEWOOD  
CENTRAL DISTRICT" TO CLARIFY AND EXPAND THE DEFINITION  
OF "MULTI-DWELLING RESIDENTIAL BUILDINGS WHEN  
INCLUDED AS ONE COMPONENT OF A MIXED USE MASTER  
DEVELOPMENT PLAN SUBMITTED WITH THE APPLICATION,  
EITHER HORIZONTAL OR VERTICAL MIX," AND TO DEFINE THE  
REQUIREMENTS FOR ACHIEVING DEVELOPMENT BONUSES,  
PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS  
AND AN EFFECTIVE DATE.

**WHEREAS**, the City of Edgewood seeks to promote the achievement of the goals and vision of its districts, encouraging high-quality development that might otherwise be economically unfeasible; and

**WHEREAS**, the establishment of a development bonus system provides a mechanism to incentivize increased development intensity in a manner consistent with the City's comprehensive plan and land development regulations; and

**WHEREAS**, such a system fosters public and private partnerships that contribute to the overall economic vitality and urban design quality of the community; and

**WHEREAS**, the creation of "activity nodes" is identified as a key component of this vision, designed to concentrate development intensity and promote transit-oriented, pedestrian-friendly environments; and

**WHEREAS**, it is in the public interest to provide a clearer definition of mixed-use development, including both horizontal and vertical configurations, to better reflect the diverse development patterns desired within the district; and

**WHEREAS**, the standards for activity nodes, including but not limited to, increased impervious surface area ratio, F.A.R., density, and building height, are intended to create vibrant, mixed-use centers; and

**WHEREAS**, it is in the public interest to encourage developments that reduce automobile dependency, enhance walkability and bicycling, and provide convenient access to public transit; and

**WHEREAS**, the integration of a diverse mix of residential, retail, personal services, and office uses within these activity nodes is essential to fostering dynamic and self-sustaining environments; and

**WHEREAS**, the provision of publicly accessible open space, including public plazas and parks with specific design and maintenance criteria, serves to enhance the quality of life and provide valuable public amenities within these intensive development areas; and

**WHEREAS**, ensuring compatibility with adjacent uses through thoughtful design, including considerations of building scale, massing, setbacks, buffers, and mitigation of noise and lighting, is paramount to harmonious urban development; and

41       **WHEREAS**, the City Council hereby finds that this Ordinance serves a legitimate  
42 government purpose and is in the best interests of the public health, safety, and welfare of the  
43 citizens of Edgewood, Florida;  
44

45       **NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE**  
46 **CITY OF EDGEWOOD, FLORIDA, AS FOLLOWS:**  
47

48       **SECTION ONE.** The findings set forth in the recitals above are hereby adopted as  
49 legislative findings of the City Council pertaining to this Ordinance.  
50

51       **SECTION TWO.** The City of Edgewood Code of Ordinances Chapter 134, “Zoning,”  
52 Article IV, “District Regulations,” Division 12, “Edgewood Central District” is hereby amended  
53 as set forth as follows (note: additions are indicated by underline, deletions are indicated by  
54 strikethrough, and portions of the Code that remain unchanged and which are not reprinted here  
55 are indicated by ellipses (\*\*\*):

56 **Sec. 134-467. Permitted uses within the Edgewood Central District.**

57 \*\*\*

Multi-Dwelling Residential Buildings when included as one component of a mixed use master development plan submitted with the application, either horizontal or vertical mix, (minimum 2 uses, e.g., retail and residential, or office and residential) <del>  </del>	P
Residential dwellings above first floor non-residential	P
Multi-Dwelling Residential Buildings (not mixed use)	S

58 *[Note: P=Permitted, S=Special Exception]*

59 \*\*\*

60 **Footnotes:**

61       <sup>1</sup> Specific design standards apply

62 **Sec. 134-168(e) Maximum allowed floor area ratio and density.**

63 The city council finds that the Edgewood Central District promotes a mixed-use development  
64 pattern along SR 527, a "principal arterial." The maximum floor area ratio and density shall be  
65 determined by the property's future land use designation and by compliance with the standards of  
66 this district.  
67

68 **Sec. 134-472. Use specific design standards.**

69 \*\*\*

70 (h) Multi-Dwelling Residential Buildings when included as one component of a mixed use master  
71 development plan submitted with the application, either horizontal or vertical mix, to also be

known as Mixed Use Residential, shall mean a residential development that meets the following criteria.

(1) Mix of Uses: At least one of the following non-residential uses must be included in the development:

- Retail, minimum 2,000 square feet
- Restaurant, minimum 2,000 square feet
- Personal service, minimum 2,000 square feet
- Motion picture and live performance theaters, minimum 2,000 square feet
- Office, minimum 2,000 square feet
- Lodging, minimum 2,000 square feet
- Live/work units meeting the specific design standards of this section are allowed as part of the required non-residential building square footage; however, they may not exceed 35% of the required minimum non-residential building square footage.

(2) Minimum % of Nonresidential Uses: The total minimum building square footage for non-residential uses shall be equal to 6% of the total site area for residential developments with densities of 25 units per acre or less. For developments seeking an Activity Node density bonus, the required non-residential square footage will be determined by the specific terms of the bonus criteria.

Uses with drive-up windows are not permitted to count toward the non-residential use requirement.

Uses ancillary to the residential use (e.g., leasing area) or for the exclusive use of the residents shall not qualify as required non-residential square footage. However, a separate community co-create/work space for residents can count for 500 square feet of the non-residential total, provided it meets the following criteria:

- Location: The community co-create/work space shall be on the ground floor, directly accessible from the People Space.
- Minimum Size: The space shall be a minimum of 2,000 square feet.
- Design: The space shall be designed to include a mix of seating areas, including individual workstations, communal tables, and at least two private meeting rooms.
- Transparency: A minimum of 60% of the street-facing facade of the co-create space must be transparent to promote visual connection and pedestrian engagement.

(3) Location of Nonresidential Uses: For residential developments with densities of 25 units per acre or less, non-residential uses shall be physically and visually integrated on the ground floor of the residential building. They must also have a direct, public-facing entrance from an arterial road.

City Council may approve an alternative location for the nonresidential uses provided that the alternative is found to further the vision of the ECD and is directly attached to a public plaza meeting the following criteria:

- Plaza is a minimum size of 0.30 acre;

- Plazas are provided at a rate of one plaza per 10 acres, with a plaza distributed to serve each 10-acre section.
- Have a minimum of 50 feet of frontage on the People Space.
- Designed to have an interconnected relationship with the residential uses.

For developments requesting an Activity Node density bonus, the location of non-residential uses will be determined by the specific terms of the bonus criteria.

(4) Impervious Surface Maximum: The maximum impervious surface for the development site shall not exceed 80%. This maximum does not apply to projects designated as an Activity Node as part of a density bonus. For such projects, the impervious surface maximum will be determined by the specific criteria of the approved bonus.

(5) Floor Area Ratio (FAR) Maximum: The maximum Floor Area Ratio (FAR) for a development site is 2.0. This maximum does not apply to projects designated as an Activity Node as part of a density bonus. For such projects, the FAR will be determined by the specific criteria of the approved bonus.

For the purpose of calculating FAR, the gross floor area of a parking garage is excluded under the following conditions:

- The space is used exclusively for vehicle parking and related circulation.
- The space, including the rooftop, is not used for any commercial or residential purpose.

(6) Density Limitation: The maximum number of allowable residential units for a project shall be calculated by applying the approved maximum density to the entire area of the project site. To achieve a residential density of more than 25 dwelling units per acre, a development must meet the Activity Node Density Bonus criteria.

#### (i) Live/Work Units

Live/work units as a component of the required non-residential square footage for Mixed Use Residential developments shall meet the following criteria to ensure that live/work units contribute to the active, public-facing character of the Activity Node and are not used to circumvent the non-residential square footage requirement.

##### 1. General Requirements

- Definition: A "live/work unit" is a single integrated space combining both residential and non-residential uses. The business owner or operator must also reside in the unit. Unlike a home occupation, a live/work unit is a full-fledged commercial enterprise with a storefront presence, visiting clients, and potential employees.
- Location: The unit must be located on the ground floor, with its primary frontage on an arterial street or public plaza. The unit's workspace must be in the front portion, with the residential component located either above or to the rear of the workspace.
- Site Design: The development must utilize the People Space/Build-to-Line Option as outlined in the Activity Node Bonus criteria.
- Building Standards: The entire building containing live/work units must comply with all ECD Building Design Standards in Code Section 134-469.

## 2. Architectural & Design Standards

- Separate Entrances: The work area must have a separate, dedicated public business entrance directly facing a street or plaza. This entrance shall be clearly distinct from any private residential entrance, be recessed a minimum of 6 feet, and feature a storefront-style door with full-height glass.
- Interior Layout: The non-residential workspace shall be located in the front portion of the unit and be physically separated from the residential area by a lockable door from both sides. The workspace may not contain bedrooms, residential kitchens, or showers, but it must include an ADA-compliant sink and toilet. For two-story units, the residential portion must be located entirely upstairs. The square footage for the stairs will be allocated 50% to each use.
- Signage: All live/work unit signage shall be included in the Master Sign Plan, ensuring consistency in size, type, and placement, and be architecturally compatible with all other non-residential signage.

## 3. Non Residential Calculation and Allocation

The non-residential component of each live/work unit shall be a minimum of 50% of the unit's total square footage and will be calculated at a 1:1 ratio.

## 4. Operational Requirements

The following standards govern the use and operation of approved Live/Work units and are intended to ensure their function as both a residence and a legitimate business space. These requirements are applied to the non-residential use, not to the residential tenancy.

- Resident-Operated Business: The business conducted in the Live/Work unit must be operated by a resident of the unit. The residential portion of the unit must be occupied by the business owner.
- Permitted Nonresidential Use: To establish a legitimate nonresidential use, the resident must obtain a City Use Permit and a Business Tax Receipt for the business conducted within the unit.
- Prohibited Uses:
  - Neither the live portion nor the work portion of the unit may be used for transient or lodging rentals.
  - The workspace must be used solely for business functions and cannot be used for residential storage or living quarters.
- Property Owner Responsibility: As a condition of the property's approval for Live/Work units, the property manager or owner is responsible for ensuring that the non-residential uses conducted on the property adhere to these standards. This may be accomplished through a lease agreement or other binding legal means, which must clearly communicate these specific operational and use restrictions to the occupant.



188 **Sec. 134-473. Development bonuses.**

189 \*\*\*

190 (1) *Creation of an activity node.* Activity nodes shall be allowed an increase in the maximum  
191 impervious surface area ratio to 90 percent. Activity nodes shall be allowed an increase in the  
192 maximum building height to 75 feet/six stories. In order to achieve the activity node bonuses  
193 the following design standards must be met in addition to the Mixed Use Residential criteria  
194 of Section 134-472:

195 a. **Minimum Size:** Development sites must be at least ~~7.5~~ 5.0 acres in size.

196 b. **Mix of Uses:** At least two of the following non-residential uses must be included in the  
197 development:

- 198 • Retail, minimum 2,000 square feet
- 199 • Restaurant, minimum 2,000 square feet
- 200 • Personal service, minimum 2,000 square feet
- 201 • Motion picture and live performance theaters, minimum 2,000 square feet
- 202 • Office, minimum 2,000 square feet
- 203 • Lodging, minimum 2,000 square feet
- 204 • Live/work units meeting the specific design standards stated in the ECD; provided they  
205 may not exceed 35% of the required minimum non-residential building square footage.

206 c. **Development Design:** The following additional development design standards shall  
207 apply.

- 208 1. Building design: Buildings shall be designed with the pedestrian in mind reflected by,  
209 but not limited to, scale and massing of buildings, walkable blocks, use of arcades and  
210 galleries, and emphasis on active first floor uses oriented to the street. Both residential  
211 and nonresidential uses are included. Building entryways and walkways will  
212 incorporate awnings and/or recessed entrances to provide weather protection for  
213 pedestrians.

214 ~~Such development will include unique architectural features and a comprehensive sign~~  
215 ~~plan that promotes a cohesive design for the activity node. In addition, public amenities~~  
216 ~~will be incorporated into the development to include public art, useable public~~  
217 ~~gathering areas with seating and shade structures, water sculptures, fountains, or similar~~  
218 ~~public amenities that are accessible to the public. [Note to reviewer: this deleted text~~  
219 ~~has been moved to another section of the Activity Node criteria.]~~

- 220 2. Building frontage breaks: When a site's arterial frontage exceeds 350 feet from a street  
221 intersection, as measured at the right-of-way line, a passage must be created for both  
222 cars and pedestrians. This passage, which can be a public street or a private drive, must  
223 connect to another street and be open to the sky. Parallel parking is permitted along the

length of this passage; angled or perpendicular parking is prohibited.

3. People Space/Build-to-Line Option.

To enhance the pedestrian experience and street-level activity, the build-to line may be reduced to 18 feet from the arterial right-of-way/property line. This option is subject to the following conditions:

- The public sidewalk must be 13 feet wide and located directly adjacent to the building fronting the arterial road.
- The remaining 5-foot-wide strip between the sidewalk and the right-of-way must be landscaped. This landscaping must include ground cover, as well as the required street trees.
- The sidewalk and landscaped strip must be recorded as a pedestrian and landscape easement.
- Street furniture and bike racks may be placed within the landscaped strip.
- A bench or small seating arrangement for the general public shall be provided at least every 165 linear feet of the sidewalk, adjacent to the building.
- Cafes and restaurants adjacent to the public sidewalk are permitted to use a portion of the sidewalk for outdoor dining. This use shall be limited to the five feet of sidewalk nearest the building, and the limit must be clearly marked with medallions or another permanent indicator embedded in the sidewalk

**c. Achievable Density Stipulations for Creation of Activity Node:**

<u>Achievable Density<sup>2</sup></u>	<u>Maximum Height</u>	<u>Nonresidential Minimum Square Feet Component</u>	<u>Public Plaza Component<sup>1</sup></u>	<u>Non-residential location</u>
<u>26-60 units/acre</u>	<u>65 feet or five stories</u>	<u>8% of site area</u>	<u>Minimum 0.30 acre</u>	<u>Minimum 50% of the building façade along the arterial frontage shall be lined with nonresidential uses.</u> <u>Minimum 25% of the plaza's non arterial frontage perimeter must be fronted by nonresidential uses.</u>
<u>61-80 units/acre</u>	<u>75 feet or six stories</u>	<u>10% of site area</u>	<u>Minimum 0.30 acre</u>	<u>Minimum 50% of the building façade along the arterial frontage shall be lined with nonresidential uses.</u> <u>Minimum 25% of the plaza's non arterial frontage perimeter must be fronted by nonresidential uses.</u>

<sup>1</sup>Public Plaza Component Design Standards:

1. Minimum size of 0.30 acre.
2. Provided at a rate of one plaza per 10 acres, with a plaza distributed to serve each 10-acre section.
3. Privately-owned, publicly accessible in perpetuity.
4. At ground level with at least 50 feet contiguous and connected to the "People Space" portion of the site along Orange or Hansel Avenues and minimum 75 feet in width internal to the site.
5. If a property includes lake frontage, the required plaza must be relocated to include at least 75 feet of lake frontage. This plaza shall also connect to an internal street that meets the ECD sidewalk requirements and the minimum street frontage and width requirements of Orange or Hansel Avenues. The nonresidential uses may also be shifted to this new plaza and internal street location.
6. Be spatially defined by building frontages, with at least 70% of the first floor's facade made of transparent materials (primarily glass windows) to activate the space.
7. Be directly accessible from the residential portions of the site.
8. Include paved surfaces with planters; landscaped areas; seating; and a water feature or fountain as a focal point.
9. The area adjacent to the nonresidential use frontage shall include shade trees and public seating.
10. Have a management plan prepared for its perpetual maintenance and public accessibility.

<sup>2</sup> The maximum densities outlined in the table are not an entitlement and are not achievable in all situations. Many factors may limit density including limitations imposed by the maximum height, physical limitations imposed by property dimensions and natural features, as well as compliance with applicable Code requirements such as, but not limited to, parking and internal circulation, setbacks, landscaping requirements, impervious lot coverage, design standards and on-site and off-site improvements and design amenities required to achieve land use compatibility.

~~c. Parking shall be located behind buildings or in parking structures consistent with all applicable regulations. On-street parallel parking is allowed; on-street angled parking shall not be allowed.~~ *[Note to reviewer: this deleted text has been moved to another section of the Activity Node criteria.]*

~~d. Should on-street parking include provision of accessible parking spaces, such shall be consistent with the public right of way accessibility guidelines (PROWAG).~~ *[Note to*

reviewer: this deleted text has been moved to another section of the Activity Node criteria.]

~~e. Include a park/urban plaza meeting the following criteria: [Note to reviewer: this deleted text has been moved to "c." of the Activity Node criteria.]~~

~~1. The minimum area shall comprise at least one-half of an acre and the maximum shall be two acres.~~

~~2. The area is spatially defined by building frontages and at least 150 feet of frontage on a two-lane street; incorporation of the lake frontage is strongly encouraged.~~

~~3. Building facades facing the plaza shall have at least 70 percent of their first floor's primary façade in transparent windows and/or public entrances and incorporate a People Space as described in this district. [Note to reviewer: this deleted text has been moved to another section of the Activity Node criteria.]~~

~~4. The area will consist of paved surfaces with planters and landscaped area consisting of paths, lawns, and shade trees, seating, and other furnishings, all formally arranged, and shall include a water feature/fountain as a focal point. [Note to reviewer: this deleted text has been moved to another section of the Activity Node criteria.]~~

~~5. The urban plaza or park shall be privately owned and maintained, but open to the public. The applicant shall also be required to prepare a management plan for the maintenance and ownership of the site. [Note to reviewer: this deleted text has been moved to another section of the Activity Node criteria.]~~

~~6. Demonstration of compatibility with adjacent uses.~~

~~7. Request for development approval must include elevations and colored renderings with materials identified in addition to development site plan. [Note to reviewer: this deleted text has been moved to another section of the Activity Node criteria.]~~

**e. Multi-modal Transportation Connectivity:** The development must be designed to reduce automobile dependency and encourage transit ridership, walking, and bicycling by meeting the following criteria.

- Transit Stop Proximity: Proximity to Transit as defined in Code Section 134-606. must be provided
- Bicycle Parking: Bicycle parking shall be strategically distributed throughout the site to ensure it is conveniently located for all businesses and residents. All parking locations must be visible and well-lit to promote safety and usage.
- Building Design: Building entryways and walkways must incorporate awnings and/or recessed entrances to provide weather protection for pedestrians.

**f. Parking:** Adequate parking shall be provided for residents and the general public.

- Quantity: Required parking shall be determined in accordance with Code Sec. 134-607 for Mixed Use developments.
- Location: Parking shall be located behind buildings or in parking structures consistent with all applicable regulations.
- On-Street Parking: If a public/private road is included in the development design, parallel on-street parking is permitted. Angled on-street parking is prohibited.
- Accessible Parking: The provision of on-street accessible parking spaces must comply with the Public Right-of-Way Accessibility Guidelines (PROWAG).

**g. Signage:** A Master Sign Plan is required for all developments designated as an Activity Node. The purpose of this plan is to ensure a cohesive and unified design for all signage within the development. The Master Sign Plan must address the following elements:

- Design and Materials: All signs shall adhere to a consistent design theme, including a specified palette of materials, colors, and fonts.
- Sign Types: The plan must identify the types of signs permitted within the development (e.g., attached and ground).
- Dimensions: The plan shall specify maximum dimensions, including height, width, and square footage, for each sign type.
- Location: The plan shall specify the allowed location for each sign type, ensuring they are strategically placed to enhance the project's visual appeal and legibility.
- Lighting: The plan shall regulate sign lighting, including illumination methods and intensity, to prevent light pollution and maintain a cohesive nighttime appearance.

**h. Master Lighting Plan:** A Master Lighting Plan consistent with ECD requirements is required for all developments designated as an Activity Node. The purpose of this plan is to ensure a safe, functional, and aesthetically cohesive environment after dusk, while also minimizing light pollution.

**i. Submittal Requirements:** The development approval request must demonstrate compatibility with adjacent uses by considering building scale, massing, setbacks, buffers, and noise and lighting reduction techniques. All applications must include elevations and colored renderings with building materials identified, in addition to the development site plan.

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**SECTION THREE.** Severability Clause. In the event that any term, provision, clause, sentence or section, or Exhibit of this Ordinance shall be held by a court of competent jurisdiction to be partially or wholly unenforceable or invalid for any reason whatsoever, any such invalidity, illegality, or unenforceability shall not affect any of the other or remaining terms, provisions, clauses, sentences, or sections of this Ordinance, and this Ordinance shall be read and/or applied as if the invalid, illegal, or unenforceable term, provision, clause, sentence or section did not exist.

**SECTION FOUR.** Ordinances in Conflict. All ordinances or parts thereof, which may be determined to be in conflict herewith, are hereby repealed and superseded by this Ordinance, to the extent of such conflict.

**SECTION FIVE.** Effective Date. This Ordinance shall become effective on the date adopted by City Council.

PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL

\_\_\_\_\_  
Richard A. Horn, Council President

ATTEST:

\_\_\_\_\_  
Sandy Riffle, City Clerk

# **Business Impact Estimate**

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and posted on the City's website.*

## ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY OF EDGEWOOD FLORIDA AMENDING CHAPTER 134, ARTICLE IV, DIVISION 12, "EDGEWOOD CENTRAL DISTRICT" TO CLARIFY AND EXPAND THE DEFINITION OF "MULTI-DWELLING RESIDENTIAL BUILDINGS WHEN INCLUDED AS ONE COMPONENT OF A MIXED USE MASTER DEVELOPMENT PLAN SUBMITTED WITH THE APPLICATION, EITHER HORIZONTAL OR VERTICAL MIX," AND TO DEFINE THE REQUIREMENTS FOR ACHIEVING DEVELOPMENT BONUSES, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Edgewood is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance: This ordinance clarifies the definition of Mixed Use Residential within the Edgewood Central District (ECD) to ensure consistency for developers and reviewers, and it refines the Activity Node density bonus to align with City Council's request for greater detail. It also introduces Live/Work Units as a new non-residential use that can count toward meeting mixed-use requirements.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Cit, if any:

The ordinance creates an optional path for developers to achieve development bonuses. It is not expected to have any direct economic impact on any private, for-profit business.

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The ordinance is not expected to have any direct economic impact on private, for profit-businesses.



# **PUBLIC HEARINGS (ORDINANCES – SECOND READINGS & RELATED ACTION)**

# **Ordinance 2025-07:**

## **Live Local Act**



Date: August 12, 2025  
To: City Council  
From: Ellen Hardgrove, City Planning Consultant  
XC: Drew Smith, City Attorney  
Sandy Riffle, City Clerk  
Brett Sollazzo, Administrative & Permitting Manager  
Re: Florida's Live Local Act Ordinance 2025-07

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This agenda item addresses the Florida Legislature's mandate for every local government to integrate the provisions of the Florida Live Local Act (Florida Statute 166.04151) into its Land Development Code and regulatory framework. The City is legally obligated to comply with these requirements.

The Florida Live Local Act, amended as of July 1, 2025, is a comprehensive state law designed to increase the statewide supply of affordable housing. Significantly relevant to local governments is the Act's preemption of local zoning and land use regulations. The most significant aspects of this preemption include:

- **Use:** Qualifying affordable housing developments are to be administratively approved as allowable uses in areas zoned commercial, industrial, or mixed-use, even if local zoning traditionally prohibits residential uses in those areas.
- **Density and Height:** For qualifying affordable housing projects (40% of units in the development affordable for 30 years), local governments cannot restrict the density or height of developments below certain state-mandated minimums.
  - **Density:** They must allow at least the highest density allowed on any land zoned for residential or mixed-use in the entire jurisdiction, or the density of any contiguous parcel.
  - **Height:** They cannot restrict height below the highest allowed for commercial or residential development within one mile, or three stories, whichever is higher.
- **FAR (Floor Area Ratio):** Local governments cannot restrict the FAR of a qualifying project below 150% of the highest currently allowed FAR where development is permitted.
- **Administrative Approval:** Removes review by the Planning and Zoning Board or City Council.
- **Reduced Parking Requirements:** The Act allows for an automatic 15% reduction in parking requirements for qualifying projects near transit or where off-site parking is available.

While significant aspects of development decisions are preempted, local governments still retain authority over other land development regulations like setbacks, landscaping, open space, architectural design (with some exceptions for historic districts), and stormwater management, provided these are applied consistently and do not effectively undermine the Act's intent. A local government can also establish definitions for clarification of implementation if the act does not define those terms.

The Planning and Zoning Board made no changes to the proposed ordinance and recommends Council approve the ordinance.

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**WHEREAS**, the City Council of the City of Edgewood deems it necessary for the general welfare of the City to amend the City's Code as set forth in this Ordinance in order to provide certification standards and implementation criteria for development proposed in conformance with the Live Local Act of Florida Statutes;

**WHEREAS**, the City Council hereby finds that the land development regulations adopted herein are consistent with the Comprehensive Plan;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Edgewood, Florida, after due notice and public hearing, that Division 2 of Article V, Chapter 134 of the City's Code of Ordinances, be amended as shown below (underlined language are additions; ~~stricken through~~ language are deletions; subsections not included are not being modified):

**SECTION ONE.** The findings set forth in the recitals above are hereby adopted as legislative findings of the City Council pertaining to this Ordinance.

**SECTION TWO.** Chapter 134, “Zoning,” Article V, “Supplemental District Regulations,” Division 2, “Requirements for Specific Uses,” Section 134-528 is hereby created as follows:

Section 134-528 Florida Live Local Act Developments. This Section applies to multi-family residential developments that qualify as Florida Live Local Act Developments, per Chapter 166.04151, Florida Statutes (FS). These developments are allowed to be located in non-residential zoning districts if at least 40 percent of the residential units in the proposed multifamily residential development are rental units that, for a period of at least 30 years, are affordable as defined in s. 420.0004.

(a) Definitions. For the purposes of this subsection, the following definitions are provided

for terminology not defined in Florida Statutes (FS) with respect to implementation consistent with the City of Edgewood:

**Allowed** shall mean as allowed under the provisions of the city land development code at the time a proposal is submitted for development subject to Chapter 166.04151, FS, and shall not mean as allowed historically back in time previous to the present.

**Flexibly zoned area** shall mean the Planned Development District (PD) as contained in City Code Section Chapter 134, Article IV, Division 11.

**Height within one mile** shall mean one mile as can be traveled by human beings from the center point of the proposed development site boundaries to the boundary where vehicular access will be connected to the public road network, then along public streets within the normal permitted vehicular travel lanes, and shall not mean a straight-line distance as a bird might be able to travel.

**Highest currently allowed height** shall only mean such height allowed by right within the city and not heights allowed if such height would require special exception and not heights allowed when specified criteria must be met for approval as stated in the city land development regulations.

**Highest density allowed** shall mean the highest density allowed by right and shall not include density achievable through density bonuses allowed when specified criteria must be met for approval as stated in the city land development regulations.

**Pedestrian-friendly path** shall mean a sidewalk or multi-modal path designed and maintained to allow all pedestrians, including those with disabilities, to travel safely and independently between two points, with road crossings at crosswalks. Unless prohibited by existing right-of-way, this path shall have a minimum clear width that meets FDOT and ADA standards, free of any permanent or temporary obstructions (e.g., utility poles, signs, street furniture, landscaping, overhanging tree branches below 80 inches vertical clearance). Crosswalks across arterial roads shall have accessible pedestrian signals or flashing beacons. Sufficient lighting along the entire path shall be provided to ensure visibility during low-light conditions.

**Technical staff** shall mean, at a minimum, the city's planner and engineer.

**Transit-Oriented Development (TOD)** is a compact, mixed-use, and walkable development located within 0.25 mile (as measured along a pedestrian-friendly path) of a Major Transportation Hub or Transit Station. Key characteristics of TOD include a greater concentration of higher density residential uses integrated with an array of complementary retail, office, and recreation space designed to reduce auto dependency and encourage transit ridership, walking, and bicycling, thereby lessening reliance on private automobiles.

**Transit station** shall mean a designated public facility that serves as a primary boarding, alighting, and transfer point within a public transportation system featuring dedicated infrastructure beyond a simple curbside stop, such as off-street bays or integrated shelters, and often provides amenities like seating, real-time information, and enhanced accessibility. Its distinguishing characteristic is its design to facilitate efficient passenger movement and transfers, contributing significantly to the connectivity of the transit network. It is not a transit stop.

**Transit stop** is a basic, designated location along a bus route where buses temporarily halt for passenger boarding and alighting. The transit stop is considered to be both the near side and far side of the road, except on a one-way street pair. For properties situated on one-way street pairs, one transit stop will be considered the transit stop, contingent upon the presence of a parallel transit stop serving the opposing direction. It typically consists of minimal infrastructure (e.g., a sign on a pole, a small shelter) and is generally located at the curbside or on the sidewalk, not requiring dedicated off-street facilities for multiple simultaneous operations or complex transfers. Its function is limited to serving one or a few bus routes at a simple pick-up/drop-off point.

(b) Process for Approval. This section outlines the approval process for a qualifying development located within an eligible zoning district.

(1) Pre-application conference: A pre-application meeting with the city technical staff is required prior to submitting the Live Local site development plan.

(2) Submittal of Application/Sufficiency Review: Upon application, the city technical staff shall complete a sufficiency review of the materials submitted and provide a response within thirty (30) days of submittal stating that the application is complete or specifically detailing what items are still required. The applicant shall then provide the items that are required to achieve sufficiency, which shall then begin another sufficiency review period that shall be completed within fourteen (14) days following re-submittal, and so on until a complete application is provided. A contract to purchase must be in full force and effect during the sufficiency and review periods established within this Section. If any due diligence period or other contract matter expires within such time periods, then the city shall not begin or complete the sufficiency review or application review.

(3) Approval:

a. Staff Verification. Upon technical staff verification that all the requirements of this Live Local regulation and applicable city land development regulations, including R-2 or R-3 zoning standards (with the exception of provisions establishing allowable densities, floor area ratios, height, and land use outlined in this chapter), and is otherwise consistent with the comprehensive plan, the project shall be approved. Such land development regulations include, but are not limited to, regulations relating to setbacks, landscaping, and parking requirements.

- 118 b. Condition of Approval. As a condition of approval and prior to any site or  
119 building permits for the project being requested or obtained, the applicant  
120 (and the property owner, if different from the applicant) must execute and  
121 have recorded in the public records of Orange County, Florida, an Affidavit  
122 of Commitment and Restrictive Covenants. Such Affidavit of Commitment  
123 and Restrictive Covenants shall: (i) have terms acceptable to the city; (ii)  
124 run with and be binding upon the land for no less than thirty (30) years from  
125 the issuance of a certificate of occupancy for the last principal structure of  
126 the project; (iii) be enforceable by the city; (iv) detail the affordable housing  
127 and project conditions and restrictions required by this section, the Live  
128 Local Act, and the approval of the project; (v) provide for monitoring and  
129 compliance requirements; and (vi) provide for the city's enforcement  
130 remedies. Mortgage holders will be required to execute and record a  
131 subordination of their lien interest to such Affidavit of Commitment and  
132 Restrictive Covenants prior to or simultaneously with the recording of the  
133 Affidavit of Commitment and Restrictive Covenants. The city will provide  
134 the monitoring and compliance forms upon the application being deemed  
135 complete and sufficient.
- 136 c. Duration of Approval: An approval received through this process shall be  
137 effective for six (6) months from the date of approval. The application  
138 process and certification of compliance with the Live Local Act shall begin  
139 again if a building permit has not been issued by the city within six (6) months  
140 of an approval under this section.
- 141 (c) Minimum Application Submittal Requirements. The minimum submittal  
142 requirements for the proposed development are as follows:
- 143 (1) Complete site plan review application form provided by the city.  
144 (2) Payment of site plan review application fee and deposit for pass through fees.  
145 (3) Agent Authorization: An affidavit with the property owner's notarized authorization.  
146 (4) If application is not made by the owner of record, then a contract or agreement to  
147 purchase which is clear as to dates of effectiveness and due diligence periods.  
148 (5) Project Narrative. A narrative which demonstrates compliance with Section  
149 166.04151(7)(a), FS.
- 150 (6) Affidavit of commitment to Orange County Affordable Housing standards for  
151 income qualification, monitoring, and inspection during the full minimum 30 years  
152 of operation, including acknowledgement of the auditing requirements for eligibility  
153 of all tenants living within the designated affordable housing units in order to  
154 establish compliance with the provisions of the Live Local Act and penalties for  
155 non-compliance as further outlined below. Such affidavit shall confirm a 30-year  
156 commitment to provide affordable housing and a monetary cap on all rent charges,  
157 including any and all other fees as may be assessed to the occupants of units  
158 deemed to be affordable, such that all rents and fees shall not exceed 30% of the  
159 gross revenue of all occupants of affordable units.

160 (7) Letter from Orange County Housing and Community Development demonstrating  
161 the proposed affordable housing meets the Orange County and FS affordable  
162 housing standards.

163 (8) Affidavit attesting to the following:

164 a. agreement and acceptance as to the annual audit requirements by a certified  
165 public accounting firm attesting to satisfaction of the such income and total  
166 rental fees;

167 b. agreement and understanding that violations of such commitments shall be  
168 subject to a fine of no less than \$5,000.00 per day for each violation determined  
169 by the annual audit and for each day the annual audit is not received by the city  
170 after March 1st of every year;

171 c. agreement that any such fines shall constitute a lien on said property if not paid  
172 to the city within 60 days of receipt of the audit by the city by March 1st of every  
173 year; and

174 d. agreement to reimburse the city for any legal expenses in the enforcement of  
175 these provisions.

176 (9) Site Development Plan which includes the following:

177 a. Scale, date, and north arrow.

178 b. Legal Description of the property, gross and developable acreage of the site.

179 c. General location map.

180 d. A boundary and topographic survey of the property prepared by a professional  
181 land surveyor registered to practice in the state showing existing elevations  
182 based on the county data and existing contours at one-foot intervals.

183 e. Project team names and contact information.

184 f. Zoning district.

185 g. Site Data Table including required minimums/maximums, as applicable, and  
186 that proposed for setbacks, residential density, minimum living area of residential  
187 units, impervious surface coverage, gross square feet of building total and per  
188 use, floor area ratio of nonresidential uses, parking spaces, building height, open  
189 space, and Residential Private Open Space.

190 h. Proposed total number of residential units by number of bedrooms and  
191 delineation of affordable units by area median income and affordability  
192 period.

193 i. Projected student population per Orange County School Board generation rates.

194 j. Dimensioned location, size, height and use of all existing and proposed  
195 structures, indicating setbacks from property lines and distances between  
196 structures.

197 k. Percentage of each use in each building (e.g., percentage of residential and  
198 nonresidential uses). Specific list of nonresidential uses to be identified.

199 l. Provider of all proposed utilities and public services including, but not limited  
200 to, potable water, sanitary sewer, electric power, natural gas, police, and fire  
201 safety/emergency response.



- m. Onsite soils and flood zone.
- n. Uses of adjacent parcels. If the proposed development is adjacent to, on two or more sides, a parcel zoned for single-family residential use that is within a single-family residential development with at least 25 contiguous single-family homes, then the heights of all buildings on those adjacent lots shall be identified.
- o. Normal high water elevation, if applicable.
- p. Wetlands, if applicable, delineated and acreage.
- q. A landscape plan that delineates all proposed landscaping, open space, and Private Residential Open Space as required per Chapter 114 of the City's Code as well as natural features to be retained. Chapter 114's Private Residential Open Space requirement for R-2/R-3 multifamily housing shall apply. Required buffer yards shall correspond to the proposed use adjacent to the property boundary and the adjacent property's current zoning. If the adjacent property is zoned PD, the adjacent/proposed use in the PD shall be used to determine the type of buffer required.
- r. Tree management and protection plan per Chapter 130 of the City's Code. including, but not limited to, a table with tree retention and applicable mitigation.
- s. Location and method of screening of refuse stations, storage areas, and loading areas.
- t. Location, right-of-way width, pavement type and width, name, and other related appurtenances of all public rights-of-way adjoining, traversing or proximate to the site.
- u. Location and dimensions of vehicular access within the development as well as the connection(s) to adjacent streets and/or alleys, showing all existing and proposed curb cuts. Crosswalks to ensure safe pedestrian access to be identified.
- v. Identification of all sidewalks, bikeways, and crosswalks within the development and their seamless integration with the existing public infrastructure (adjacent streets, alleys, bikeways, and sidewalks) off site.
- w. Average daily trips, per ITE, and assessment of the impacts of the proposed development on the area transportation system, including roads, transit, sidewalks, and bike paths, and identification of implementation strategies to mitigate any negative impacts that will be created by the proposed development.
- x. Location and dimensions of proposed parking and loading and service areas, including typical parking space dimensions.
- y. Location of all proposed signage and sign illustration, including size and materials.
- z. Provision of a note that identifies the distances to the closest transit stops/stations/major transportation hub.
- aa. The location, size, and capacity of all existing and proposed utilities and public

services including, but not limited to, potable water, sanitary sewer, electric power, natural gas, and existing and proposed fire hydrant locations.

bb. Method of stormwater management including all proposed drainage facilities/control devices such as storm sewers and retention or detention facilities.

cc. Building Elevations (4-sided) for each proposed building.

dd. Southern Florida Building Code definitions for types of construction proposed and existing.

(d) Other Requirements

(1) Requirement for mixed use development. Because the city has less than 20 percent of the land area designated for commercial or industrial use, any proposed development submitted pursuant to the Live Local Act on land with a Commercial or Industrial future land use designation must be submitted as a mixed-use residential as defined in this regulation. As such, at least 65 percent of the total building square footage must be used for residential purposes, and a minimum of 10% of the total gross building square footage used for residential purpose shall be dedicated to non-residential uses. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not mixed use, irrespective of how they are operated.

(2) Floor Area Ratio. Building floor area ratio cannot exceed 150 percent of that allowed by the current zoning of the property or the highest currently allowed in the city, excluding any allowed by special exception or when specified criteria must be met for approval under the city land development regulations.

(3) Building Height. If the proposed development has two or more boundaries contiguous to a parcel zoned for single-family residential use and has at least 25 contiguous single-family homes, the maximum height of the proposed development shall be 150 percent of the tallest building on that adjacent property, the maximum height of the current zoning, or three stories, whichever is higher. A story may not exceed 10 feet in height measured from finished floor to finished floor, including space for mechanical equipment. The highest story may not exceed 10 feet from finished floor to the top plate. For purposes of this paragraph, the term "contiguous to" means those properties sharing more than one point of a property line, including across a railroad right-of-way, but not including properties separated by a public road or body of water, including manmade lakes or ponds. Building Height is defined as the vertical distance from the average finished grade surrounding the building to the highest point of the roof, excluding minor architectural features such as chimneys, spires, cupolas, flagpoles, and similar appurtenances.

(4) Compliance with City Code and Comprehensive Plan. Except where preempted by Chapter 166.04151 FS, or otherwise noted in this regulation, all city land development regulations and comprehensive plan policies shall apply to the

proposed development.

(5) Land Use Compatibility. The site plan will be reviewed for adjacent land use compatibility. Compatible means a development, building, and/or land use is designed to be able to exist or occur without conflict with its surroundings in terms of its uses, scale, height, massing, and location on its site, as well as beings without negative impact to public services and facilities. Land use compatibility analysis shall address visual impact and on-site operational impact.

a. Visual Impact; i.e., the three-dimensional scale of the structures onsite, including height, bulk, width, and depth compared to adjacent uses. This not only includes the appearance of any structures, but also the effect of outdoor uses, as well as the long term maintenance of buildings, landscaping, etc. onsite.

b. Operational Impact; i.e., operational by-products such as noise, odors, dust, vibration, light, heat, solid waste collection, etc., that may negatively impact adjacent uses.

(6) Reduction In Minimum Required Onsite Parking.

a. Proximity to transit. The minimum required parking quantity is reduced by 15% for the following proposed developments:

1) Those residential units that are within one-quarter mile from a transit stop or transit station, provided the transit stop/station is accessible from the development. **Accessible from the development** shall mean a continuous, safe, and pedestrian-friendly path is available from a residence's primary entrance to the transit stop/transit station on the near side and far side of the road, except on a one-way street pair. For properties situated on one-way street pairs, proximity to one transit stop within the 0.25-mile radius is acceptable, contingent upon the presence of a parallel transit stop serving the opposing direction. The distance shall be measured from the primary entrance of the residential unit, along the proposed pedestrian-friendly path within the development and along the public pedestrian-friendly path to the stop/station, including across crosswalks. The path crossing arterials shall be at a crosswalk with accessible pedestrian signals or flashing beacons. This measurement explicitly excludes "as-the-crow-flies" or straight-line distances.

2) Those residential units that are within one-half mile of a major transportation hub, provided the major transportation hub is accessible from the proposed development. **Accessible from the development** shall mean a continuous, safe, and pedestrian-friendly path is available from a residence's primary entrance to the transit stop/transit station (e.g., sidewalk, multi-use trail) on the near side and far side of the road, except on a one-way street pair. For properties situated on one-way street pairs, proximity to one transit stop within the 0.25-mile radius is acceptable.

contingent upon the presence of a parallel transit stop serving the opposing direction. The distance shall be measured from the primary entrance of the residential unit, along the proposed pedestrian-friendly path within the development and along the public pedestrian-friendly path to the stop/station, including across crosswalks. The path crossing arterials shall be at a crosswalk with accessible pedestrian signals or flashing beacons. This measurement explicitly excludes "as-the-crow-flies" or straight-line distances.

3) Where available off-site parking, including but not limited to on-street parking, is available within 600 feet of the proposed development. **Available off-site parking** means those parking spaces that are accessible by a pedestrian-friendly path that is genuinely usable by the people living in the new development; i.e., parking that is not already fully utilized by another private entity, as determined by uses that have parking in excess of the minimum required, or for public purpose. The distance shall be measured from the primary residential unit entrance along a pedestrian-friendly path, including across crosswalks, to each of the off-site spaces. The path crossing arterials shall be at a crosswalk with accessible pedestrian signal heads or flashing beacons. This measurement explicitly excludes "as-the-crow-flies" or straight-line distances.

b. Additional reduction in minimum parking may be approved based on City Council's finding that the available transit routes served by the development provide an effective and efficient link to shopping, personal services, and employment opportunities, including frequent headways. This option must be pursued during the approval process outlined in this regulation and with the understanding from the applicant that scheduling the Council hearing may extend the approval timeline.

c. No minimum parking is required for a mixed use transit-oriented development, as authorized by Chapter 166.04151, FS.

(7) Equivalent Treatment of all Dwelling Unit Requirements. Demonstration that affordable dwelling units and market rate dwelling units shall be located within the same structure, all common areas and amenities shall be accessible and available to all residents (both affordable and market rate dwelling units), access to the required affordable dwelling units shall be provided through the same principal entrance(s) or in the same design utilized by the market rate dwelling units in the development, and the sizes and number of bedrooms in the affordable dwelling units shall be proportional to the square footage and number of bedrooms in the market rate dwelling units (e.g., for number of bedrooms, if 25 percent of the market rate dwelling units consist of two bedrooms, then 25 percent of the affordable dwelling units shall also have two bedrooms).

**SECTION THREE.** Severability Clause. In the event that any term, provision, clause, sentence or section, or Exhibit of this Ordinance shall be held by a court of competent jurisdiction to be partially or wholly unenforceable or invalid for any reason whatsoever, any such invalidity, illegality, or unenforceability shall not affect any of the other or remaining terms, provisions, clauses, sentences, or sections of this Ordinance, and this Ordinance shall be read and/or applied as if the invalid, illegal, or unenforceable term, provision, clause, sentence or section did not exist.

**SECTION FOUR.** Ordinances in Conflict. All ordinances or parts thereof, which may be determined to be in conflict herewith, are hereby repealed and superseded by this Ordinance, to the extent of such conflict.

**SECTION FIVE.** Effective Date. This Ordinance shall become effective on the date adopted by City Council.

PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL

\_\_\_\_\_  
Richard A. Horn, Council President

ATTEST:

\_\_\_\_\_  
Sandy Riffle, City Clerk

Order ID: 7862455

\* Agency Commission not included

**GROSS PRICE \* :** **\$196.92**

**PACKAGE NAME:** Public Hearing/Bid/Misc\_Legal

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Order ID: 7862455

\* Agency Commission not included

**GROSS PRICE \* :** \$196.92

**PACKAGE NAME:** Public Hearing/Bid/Misc\_Legal

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**Product(s):** Orlando Sentinel, Affidavit, Floridapublicnotices.com, Classifieds.OS.com\_Legals

**AdSize(s):** , 1 Column

**Run Date(s):** Thursday, September 4, 2025

**Zone:** ,Full Run

**Color Spec.**

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**Preview**

**CITY OF EDGEWOOD NOTICE OF PUBLIC  
HEARING 2 ND AND FINAL READING OF  
ORDINANCE**

On Tuesday, September 16, 2025, at 6:30 p.m. or as soon thereafter as the matter may be heard, the Edgewood City Council will hold a Public Hearing in the City Hall Council Chamber, 405 Bagshaw Way, Edgewood, FL 32809 on the following ordinance:

ORDINANCE NO. 2025-07 - AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA AMENDING CHAPTER 134, ARTICLE V, "SUPPLEMENTAL DISTRICT REGULATIONS" TO PROVIDE DEFINITIONS AND SUBMITTAL AND REPORTING REQUIREMENTS AND OTHER PROVISIONS FOR CERTIFICATION AND IMPLEMENTATION OF DEVELOPMENT PURSUANT TO THE LIVE LOCAL ACT, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Ordinances may be inspected by the public in the Office of the City Clerk, 405 Bagshaw Way, Edgewood, FL. Interested parties may appear and be heard with respect to the Ordinance. Persons wishing to appeal any decision made during the hearing will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence on which the appeal is to be based. Persons with disabilities needing assistance or an interpreter to participate in this public hearing should contact Sandra Riffle, City Clerk, at (407) 851-2920, at least 24 hours in advance of the meeting. The public hearing may be continued to a time and date certain by announcement at this scheduled hearing without any further published notice.

9/4/25 7862455

# **Business Impact Estimate**

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and posted on the City's website.*

## ORDINANCE NO. 2025-07

AN ORDINANCE OF THE CITY OF EDGEWOOD FLORIDA AMENDING CHAPTER 134, ARTICLE V, "SUPPLEMENTAL DISTRICT REGULATIONS" TO PROVIDE DEFINITIONS AND SUBMITTAL AND REPORTING REQUIREMENTS AND OTHER PROVISIONS FOR CERTIFICATION AND IMPLEMENTATION OF DEVELOPMENT PURSUANT TO THE LIVE LOCAL ACT, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Edgewood is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance: The ordinance clarifies terms and process for applications submitted to the City pursuant to Florida's "Live Local Act."

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.



2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Cit, if any:

The Ordinance clarifies terms and processes related to Florida's "Live Local Act". The Ordinance is not expected to have any direct economic impact on private, for profit businesses.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The ordinance is not expected to have any direct economic impact on private, for profit-businesses.

# **Ordinance 2025-09: Platting Amendment**



Date: August 14, 2025  
To: City Council  
From: Ellen Hardgrove, City Planning Consultant  
XC: Drew Smith, City Attorney  
Sandy Riffle, City Clerk  
Brett Sollazzo, Administrative & Permitting Manager  
Re: Ordinance for Platting Changes: Ordinance 2025-09

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This agenda item presents a proposed ordinance directly prompted by Florida Senate Bill 784 – Platting Reform in Florida, which amends Chapter 177, Florida Statutes (FS), and became effective on July 1, 2025.

The 2025 changes to Chapter 177, FS, related to platting, were primarily focused on streamlining the plat approval process for local governments and improving efficiency for developers. These changes specifically standardize and expedite the plat review process by requiring local governments to designate an administrative authority for review (rather than City Council) and by setting specific timeframes for review and response.

The proposed amendments to various chapters in the City's Code were necessary to comply with the new law, including Chapters 101, 106, 110, 126, and 134.

The Planning and Zoning Board made no changes to the proposed ordinance and recommends Council approve the ordinance.

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**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA,  
RELATING TO PLATting; AMENDING CHAPTERS 101, 106, 110, 126,  
AND 134 OF THE CITY OF EDGEWOOD CODE OF ORDINANCES  
RELATING TO PLATING; PROVIDING FOR CODIFICATION,  
CONFLICTS, AND EFFECTIVE DATE.**

**WHEREAS**, Section 163.3202, Florida Statutes, empowers and requires local governments to adopt and enforce land development regulations consistent with their adopted comprehensive plans; and

**WHEREAS**, Chapter 177, Florida Statutes, establishes minimum requirements for the platting of lands and grants local governments additional powers to regulate and control subdivisions; and

**WHEREAS**, Governor DeSantis signed Senate Bill 784 – Platting Reform in Florida, effective July 1, 2025, which amends provisions within Chapter 177, Florida Statutes, concerning platting procedures and requirements; and

**WHEREAS**, it is necessary for the City of Edgewood to amend its Code of Ordinances to ensure consistency and full compliance with the updated provisions of Chapter 177, Florida Statutes, thereby providing clarity and efficiency in the subdivision review process; and

**WHEREAS**, these amendments are intended to facilitate the timely development of residential and other projects while maintaining the public health, safety, and welfare of the community; and

**WHEREAS**, the City Planning and Zoning Board, after due public notice, conducted a public hearing on August 11, 2025 and recommended approval of the proposed amendments to the Land Development Code; and

**WHEREAS**, the City Council, after due public notice and a public hearing on August 19, 2025, has reviewed the proposed amendments and finds them to be consistent with the City's Comprehensive Plan and necessary to implement state law.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDGEWOOD, FLORIDA, AS FOLLOWS:**

**SECTION ONE.** The findings set forth in the recitals above are hereby adopted as legislative findings of the City Council pertaining to this Ordinance.

**SECTION TWO.** The City of Edgewood Code of Ordinances is hereby amended as set forth as follows (note: additions are indicated by underline, deletions are indicated by strikethrough, and portions of the Code that remain unchanged and which are not reprinted here are indicated by ellipses (\*\*\*):

**Sec. 101-2. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Applicant* shall mean and refer to an owner or an owner's authorized agent who submits an application, proposal, petition or project to the city.

*Application* shall mean and refer to an application, petition or proposal, including amendments to previously approved applications, submitted to the city pertaining to development for which city approval is required, and shall be limited to the following:

- (1) Comprehensive plan amendment;
- (2) Concurrency determination;
- (3) Development agreement, formulation and review;
- (4) Development of regional impact;
- (5) Subdivision ~~Final subdivision~~ plans and plats, including any revisions to a previously approved or existing subdivision or plat;
- (6) Planned unit development;
- (7) Preliminary subdivision plat;
- (8) Rezoning (with or without a comprehensive plan amendment);
- (9) Variance application;
- (10) Site plan review;
- (11) Special exception application;
- (12) Boat dock application;
- (13) Sign permit applications;
- (14) Applications for waivers from the Edgewood Central District standards;
- (15) Application for pool installation permits;
- (16) Application for commercial driveway installation permits.

*City* shall mean and refer to the City of Edgewood, Florida.

*City consultant* shall mean and refer to those companies, private consultants, governments, individuals or other entities under contract with the city to provide services to or for the city or who provide technical or legal expertise to or for the city, including but not limited to, attorneys, engineers, planners and surveyors.

*City staff* shall mean and refer to city employees.

75        *Owner* shall mean and refer to an owner or group of owners of fee simple title to a particular  
76 lot, tract, or parcel of real property.

77        *Owner's authorized agent* shall mean and refer to an agent of the owner duly authorized to  
78 submit and process an application. If the applicant is not the property owner, a proper authorization  
79 must accompany the application. Such authorization shall be evidenced by a power of attorney  
80 signed by the owner and notarized specifically authorizing the agent to represent the owner in  
81 connection with the application and as to the owner's real property which is the subject of the  
82 application. The authorization shall include an agreement of the owner to be bound by the actions  
83 of the owner's authorized agent and the provisions of this article and an acknowledgement that a  
84 lien may be placed on the property as provided herein.

85        *Review deposit* shall mean and refer to a deposit of money, as established by this article, to  
86 be paid by an applicant at the time of the filing of an application as defined above.

87        *Total development review estimate* shall mean and refer to the city's estimated fees, expenses  
88 and costs to process an application as provided in section 101-7.

89        \*        \*        \*

#### 90        **Sec. 106-262. Subdivision plans and plats.**

91        Where any portion of proposed subdivisions, including manufactured home parks and  
92 subdivisions, lies within a flood hazard area, the following shall be required:

- 93        (1) Delineation of flood hazard areas, floodway boundaries and flood zones, and design  
94 flood elevations, as appropriate, shall be shown on preliminary and final ~~plats~~ plans and  
95 final plats;
- 96        (2) Where the subdivision has more than 50 lots or is larger than five acres and base flood  
97 elevations are not included on the FIRM, the base flood elevations determined in  
98 accordance with subsection 106-112(1) of this chapter; and
- 99        (3) Compliance with the site improvement and utilities requirements of article III, division  
100 3 of this chapter.

101        \*        \*        \*

#### 102        **Sec. 110-27. Public streets.**

103        The following are applicable to street lighting installed on public streets:

- 104        (1) The developer shall be responsible for the installation, maintenance, repair, replacement,  
105 operational and electrical costs of street lighting installed on public streets as required  
106 herein until the end of the calendar year in which the city receives written notice from  
107 the developer that certificates of occupancy have been issued for buildings constructed  
108 on 75 percent of the lots in the subdivision. Beginning with the calendar year following  
109 such notice, the city shall be responsible for the maintenance, repair, replacement,  
110 operation and electrical costs of standard street lighting on public streets. The city shall  
111 not have any responsibility for and the developer shall have continuing responsibility for  
112 specialized street lighting, which is subject to a separate agreement and the developer  
113 shall have continuing responsibility for specialized street lighting pursuant to agreement  
114 entered with the city. Such agreement shall be in a form adopted and approved by the

city, which form is on file with the city clerk and may be changed from time to time. The written notice from the developer regarding issuance of certificates of occupancy is subject to verification by the city for accuracy.

- (2) At the time of the preconstruction conference, the developer shall advise the city regarding the type of street lighting to be installed and shall, at the time of the final ~~plat~~ subdivision plans, based upon the billing estimate received by the city from the electric utility with respect to the proposed street lighting, prepay to the city the street lighting costs, including charges related to specialized street lighting, if applicable, for the first year (i.e., 12 months) for all such street lighting to be installed on public streets. The city shall use such funds for the payment of street lighting invoices received from the electric utility and any other costs associated with such street lighting. Thereafter, the city shall annually submit an invoice to the developer in advance for such street lighting costs until such time as the city receives written notice from the developer that certificates of occupancy have been issued for 75 percent of the lots in the subdivision as set forth in the article and as verified by the city. If the city has received written notice from the developer that the responsibilities for the payment of invoices, including charges related to specialized street lighting if applicable, have been transferred to a homeowners' association and satisfactory evidence indicating the homeowners' association's agreement and capacity to assume such costs has been recorded in the public records, the city may submit an invoice to the homeowners' association. The developer shall remain liable and shall pay for all such costs if not promptly paid by the homeowners' association. Invoices to the developer or association shall be based on estimated costs of the public street lighting as determined by the city. The developer or association shall not be entitled to a refund for prepaid street lighting costs incurred either before or during the calendar year in which the city receives written notice from the developer that certificates of occupancy have been issued for 75 percent of the lots in the subdivision.
- (3) During the time the developer or homeowners' association is responsible for the costs of public street lighting, the city may, at its option, arrange for direct billing by the electric utility to a developer or homeowners' association for the costs of public street lighting. In such event the procedures set forth in this article regarding payments by the developer to the city shall not be applicable.
- (4) Any invoices from the city to a developer or homeowners' association for payment of public street lighting shall be due and payable 30 days from the date of such invoice. If payment is not received within such timeframe, the invoices shall bear interest at the rate of 18 percent per annum or the highest rate allowed by law, whichever is less, until paid. If any such invoice remains unpaid for a period of 60 days, the city may take any action deemed necessary in order to collect the unpaid invoice, including but not limited to the retaining of the services of a collection agency or attorney, whether or not a lawsuit is commenced for the collection thereof. In such event, the city shall be entitled to receive its reasonable attorney's fees, paralegal fees and other costs and expenses, whether incurred prior to, during, or subsequent to court proceedings or on appeal.
- (5) If a developer proposes to install specialized street lighting on a public street, the developer, the applicable homeowners' association and the city shall, prior to or at the time of approval of the ~~first~~ final subdivision plan ~~plat~~, enter into an agreement acceptable to the city, per subsection (1) of this section, which provides that the electric

utility shall directly bill the developer or homeowners' association for all costs associated with public street lighting. At such time as the city becomes responsible for the standard street lighting costs on such public streets, as provided in this article, the city shall reimburse and shall continue to reimburse the developer or homeowners' association for the prevailing rate for standard street lighting costs on public streets thereafter incurred and paid by the developer or homeowners' association. Payments to be made by the city after payment by the developer or homeowners' association shall start in January of the calendar year following the written notice and verification of issuance of 75 percent of the certificates of occupancy and each January thereafter. Nothing contained in this article shall be construed to prevent the homeowners' association from entering into such agreement during the time it is controlled by the developer. The developer and the homeowners' association shall remain liable for all costs for specialized street lighting above costs for standard streetlights.

\* \* \*

### ***DIVISION 3. FINAL PLANS AND PLAT***

#### **Sec. 126-93. Authority for approval; conformance.**

Approval of the preliminary plans shall be construed as authority for submitting a final plans. The final plans shall conform substantially to the preliminary plans as approved, and may constitute only that portion of the approved preliminary plans which the subdivider proposes to record and develop at the time, provided that such portion conforms to all requirements of this chapter.

#### **Sec. 126-94. Submission and review.**

The final plans and supporting data required for approval shall be prepared as specified in sections 126-190 through 126-199. ~~The final plat plans and all other materials required by sections 126-190 through 126-199 shall be submitted to the office of the mayor.~~ Review procedures shall be the same as for preliminary plans. ~~A public hearing will not be required for final approval by the city council.~~ The ~~office of the mayor~~ city shall forward the final engineering plans and cost estimate to the city engineer and any other appropriate staff. ~~and the planning and zoning board for review.~~ The departments Staff shall report within 15 working days on whether the final plans comply with requirements established in this chapter.

#### **Sec. 126-95. Action by the planning and zoning board and council.**

The final plans, supporting data, and reports shall be reviewed by ~~from~~ the planning and zoning board, who shall provide a ~~and reviewing agencies may with the recommendation from the~~ planning and zoning board ~~be submitted~~ to the city council at any regular meeting. The council shall approve the final plans ~~and plat~~ if it complies with this chapter and is in substantial conformity with the approved preliminary plan. In disapproving any final plans, the council shall provide reasons for such action making reference to specific sections in this chapter. The city council shall have the final authority to approve, approve subject to conditions or disapprove the final plans ~~and plat.~~



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**Sec. 126-96. Recording of final plat.**

Approval of the final plans shall be construed as authority for submitting a final plat. The final plat shall conform to the final plan as approved.

The final plat shall be submitted to the ~~office of the mayor~~ city clerk's office which ~~who~~ shall forward it to the city engineer. Within 7 calendar days of the city's receipt of the plat, the city engineer will provide written notice to the applicant acknowledging receipt, identifying any missing documents or information required for compliance with the Final Plan, code sections 126-200 – 201, and all statutory requirements. The notice shall also provide information regarding the approval process including requirements and timeframes. Upon determination of compliance, the city engineer shall approve, approve with conditions, or deny the plat within the timeframe identified in the initial written notice. Denial shall be accompanied by an explanation citing unmet requirements.

~~The ~~office of the mayor~~ city clerk's office shall submit the approved final plat to the comptroller of the county for recording. Such plats shall comply with section 126-190 and F.S. ch. 177, and be accompanied by two paper prints. No plat of lands in the county subject to this chapter shall be recorded, whether as an independent instrument or by attachment to another instrument entitled to record, unless and until such plat has been approved by the council. (See Appendix 1, on file in the city clerk's office). In addition, all fees incidental to recording will be paid by the subdivider.~~

**Secs. 126-97—126-120. Reserved.**

**Sec. 126-67. Time limit on approval; voiding of plans.**

The final subdivision ~~plat~~ plan for all or a portion of the area subject to the preliminary plans shall be submitted within one year of the date of approval of the preliminary plans. The council may void the preliminary plans if substantial work has not been accomplished within one year after approval of such preliminary plans.

\* \* \*

**DIVISION 3. FINAL PLANS**

**Sec. 126-190. Reserved Final plat.**

~~Final subdivision plans shall include a final plat, which shall be drawn with black drawing ink on linen tracing cloth, or equally durable material, using sheets 24 inches by 30 inches. Each sheet shall have a marginal line completely around the sheet placed to leave a three inch bind margin on the left and a one inch margin on the other three sides. Final plats shall meet all the requirements of F.S. ch. 177 and shall be so certified by the land surveyor. (See Appendix 1 and Exhibit 2, on file in the city clerk's office.)~~

**Sec. 126-191. Engineering plans.**

(a) Final ~~subdivision~~ plans shall include three copies each of the subdivision engineering plans and specifications for the following utility systems and improvements:

- (1) Water (water system plans shall be submitted prior to construction, but may be submitted after the final plat is approved);
- (2) Sanitary sewer;
- (3) Drainage facilities;
- (4) Bulkheads;
- (5) Excavation and fill;
- (6) Sidewalks, bicycle paths and bridle paths;
- (7) Streets;
- (8) Grading plan showing original and final contours at one-foot intervals based on United States Coast and Geodetic Survey Datum. Final contours may be omitted; however, sufficient information, such as pad elevations and lot cross sections shall be provided to show final grading in all areas, with particular emphasis on the periphery of the property and areas around lakes and along watercourses. Grading of lots need not be accomplished prior to issuance of a final letter of acceptance by the city;
- (9) Street lighting.
- (b) The office of the ~~mayor~~ city clerk or the city engineer may also require submission of engineering calculations in support of proposed plans and specifications. When construction of improvements required by this chapter is complete, a set of as-built plans shall be submitted by the developer's engineers to the city clerk.

#### **Sec. 126-192. Estimated costs.**

Final ~~subdivision~~ plans shall include the estimated cost of installing all required improvements to be owned and maintained by public authorities. Such estimates shall be prepared by a state-registered engineer. As an alternate to the above, bids of two reputable contractors or a copy of an executed contract for the installation of the above-mentioned improvements may be submitted. (See Appendix 2, on file in the city clerk's office.)

#### **Sec. 126-193. Certification of improvements or performance bond.**

No building permit for any structure within a subdivision shall be approved unless Final subdivision plans shall include certification by the office of the mayor that all required improvements to be owned and maintained by the city have been installed in accordance with this chapter has been submitted to the city clerk's office, or, as an alternative, a surety bond executed by a company authorized to do business in the state that is satisfactory to the council payable to the city. (See Appendix 3, on file in the city clerk's office.) Such bond shall be in the penal sum of the amount of the engineer's estimate or low bid for all required improvements to be owned and maintained by the city. As an alternative to the provision of a surety bond, the developer may provide for the deposit of cash in an escrow account or any other alternative acceptable to the council. (See Appendix 4, on file in the city clerk's office.)

274 **Sec. 126-194. Dedication**

275 Final ~~subdivision~~ plans shall ~~include a dedication~~ show all intended dedications to the public  
276 by the owners of land involved of all roads, streets, alleys and other rights-of-way ~~however~~  
277 ~~designated shown on the plan~~ for perpetual use for public road, street and utility purposes and other  
278 purposes incidental thereto, including vehicular access rights where required. If the property is  
279 encumbered by a mortgage, the owner and mortgagee shall join in the dedication or in some other  
280 manner subordinate the mortgagee's interest to the intended dedication of public right-of-way. (See  
281 Appendix 5, on file in the city clerk's office.)

282 **Sec. 126-195. Maintenance, materials and workmanship warranty bond.**

- 283 (a) Final ~~subdivision~~ plans shall include a maintenance, materials and workmanship warranty  
284 bond, which shall be posted by the developer and executed by a company authorized to do  
285 business in the state that is satisfactory to the council payable to the city in the amount of 20  
286 percent of the estimated construction cost of all required improvements to be owned and  
287 maintained by the city.
- 288 (b) Such bond shall guarantee maintenance of all required improvements to be owned and  
289 maintained by the city for a one-year period, and the materials, workmanship and structural  
290 integrity of sewers and drainage facilities, excluding mechanical equipment, for a one-year  
291 period, commencing after a certificate of completion has been issued by the city. (See  
292 Appendix 6, on file in the city clerk's office.) The manufacturer's warranty will be acceptable  
293 for mechanical equipment. As an alternative to the provision of a surety bond, the developer  
294 may provide for the deposit of cash in an escrow account or any other alternative acceptable  
295 to the council.

296 **Sec. 126-196. Certification of payment of taxes.**

297 Final ~~subdivision~~ plans shall include certification that all payable taxes have been paid and  
298 all tax sales against the land redeemed. Furthermore, certification shall be presented that a deposit  
299 has been made with the county comptroller for the payment of the current year's taxes of a sum  
300 equal to 125 percent of the taxes for the previous year.

301 **Sec. 126-197. Certificate of title and encumbrances.**

302 Final ~~subdivision~~ plans shall include title certification as required by F.S. ch. 177.

303 **Sec. 126-198. Insurance.**

304 The contractor shall maintain the insurance fixed by the city council during the life of his  
305 contract, to hold the city free from any claim due to the contractor's action.

306 **Sec. 126-199. Release of liens.**

307 Prior to final inspection and/or acceptance by the city, the developer shall furnish the city  
308 with copy of all release of liens from material men, subcontractors, and contractor necessary to  
309 hold the city harmless from any and all claims.

\* \* \*

**Secs. 126-200 Final Plat**

~~The final plat shall be drawn with black drawing ink on linen tracing cloth, or equally durable material, using sheets 24 inches by 30 inches. Each sheet shall have a marginal line completely around the sheet placed to leave a three inch bind margin on the left and a one inch margin on the other three sides.~~ Final plats shall meet all the requirements of F.S. ch. 177 and shall be so certified by the land surveyor. (See Appendix 1 and Exhibit 2, on file in the city clerk's office.)

**Sec. 126-201 Dedication.**

~~The fFinal subdivision plat shall include a dedication to the public by the owners of land involved of all roads, streets, alleys and other rights-of-way however designated shown of the Final Plan for perpetual use for public road, street and utility purposes and other purposes incidental thereto, including vehicular access rights where required. If the property is encumbered by a mortgage, the owner and mortgagee shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way. (See Appendix 5, on file in the city clerk's office.)~~

**126-202—126-221. Reserved.**

\* \* \*

**Sec. 126-337. Parks and recreation sites.**

- (a) It is the intent of this chapter that properly located public parks, playgrounds and recreation facilities be provided. When lands are subdivided within the city, at least five percent of the gross area of such lands shall be dedicated by the owner or developer to the city for parks and recreation purposes. The location of such parks and recreation areas shall be clearly shown on the preliminary plans and no final ~~plat plans~~ shall be accepted without these areas clearly shown and their location approved by the city council. Where property abuts a lake, the five-percent dedication shall be lakefront property.
- (b) If, in the judgment of the city council, the land area to be subdivided is too small for a park or recreation area to be dedicated from such land, then the owner or developer shall pay to the city a sum of money, equal to five percent of the value of the gross area to be subdivided, such money to be held in escrow and used by the city for the purpose of acquiring park and recreation areas and for no other purpose. Determination of the value of the gross area to be subdivided shall be determined jointly by the city council and the owner or developer. If the city council and the owner cannot agree on a land value, then the value shall be determined by arbitration. The city council shall appoint a professional land appraiser and the developer shall appoint a third. The total cost of such appraisal shall be borne by the owner or developer of the land being subdivided.

\* \* \*

**Sec. 126-590. Appeals.**

Any person aggrieved by the council's decision regarding a preliminary or final subdivision plan or plat, or the council's decision regarding any variance, may appeal to the circuit court of the county.

\* \* \*

**Sec. 134-72. Function, powers and duties.**

The planning and zoning board shall have the following functions, powers and duties:

(1) *Acquire information.* The board shall gather information necessary for the drafting, establishment and maintenance of the various components of this chapter and other zoning and land use ordinances. Toward that end, the board shall hold public hearings and acquire and maintain current basic information and materials necessary to understand past trends, present conditions and forces causing future changes. Such materials may include maps and photographs; statistics on population, property values, economic bases and land use; and other information important to determining the amount, direction and type of development expected in the city. Board members may, in the performance of official duties, enter upon lands and make examinations or surveys in the same manner as other authorized city agents or employees.

(2) *Act as local planning agency.* Pursuant to and in accordance with Florida Statutes, the board has been and is hereby again designated and established as the local planning agency for the city. As such, the board shall:

- a. Conduct the comprehensive planning program and prepare the comprehensive plan or elements or portions thereof for the city.
- b. Coordinate said comprehensive plan or elements or portions thereof with the comprehensive plans of other appropriate local governments and the state.
- c. Recommend said comprehensive plan or elements or portions thereof to the city council for adoption.
- d. Monitor and oversee the effectiveness and status of said comprehensive plan and recommend to the city council changes in the comprehensive plan as required from time to time.
- e. Do all other acts as from time to time required by law.

The city council shall appropriate funds to the local planning agency for expenses necessary in the conduct of its work.

(3) *Advise regarding planning and zoning.* The board shall keep the city council and the general public informed and advised on matters relating to planning and zoning. The city council may refer to the board for consideration and recommendation matters which fall within the scope of the duties of the board.

(4) *General power; ~~plats~~ subdivision plans, rezoning, annexations, variances, appeals, special exceptions, etc.* The board shall conduct public hearings and shall meet as specified by this chapter to review and report recommendations to the city council on the following matters:

- a. Proposed ~~plats~~ plans for the subdivision of land.
- b. Proposed rezoning of land pursuant to section 134-121.
- c. Boundaries of zoning districts and appropriate regulations and amendments thereto.
- d. Proposed annexations of land into the city and the ability of the city to provide necessary public services and facilities to such lands.
- e. Proposed initial zoning of land annexed into the city.
- f. As the board of adjustment for proposed special exceptions, appeals and variances from the terms of this chapter and other chapters of this city Code where so provided.

Board review and recommendation on the items listed above shall be required prior to any final action by the city council.

(5) *Miscellaneous.* The board shall perform other lawfully assigned duties.

\* \* \*

#### **Sec. 134-517. Fences/screening walls.**

(a) *Purpose and intent.* The purpose and intent of this section is to regulate the location, height, and appearance of fences and walls to maintain visual harmony within neighborhoods and throughout the city, protect adjacent land from the indiscriminate placement and unsightliness of fences and walls, and ensure the safety, security, and privacy of properties.

(b) *Applicability.*

(1) Unless exempted below, the provisions of this section shall apply to all new construction or repair or replacement of 50 percent or more of any existing wall or fence length. The term wall in this section applies to screening walls and not walls required for support of a principal or accessory structure.

(2) *Permit required.* All fences and walls subject to these standards shall obtain a building permit prior to construction. Requests for permits for walls and fences must be accompanied by a scaled site plan and drawings clearly showing the locations, heights and materials for which approval is requested.

(c) *District location standards.*

(1) *Residential districts.*

a. *Fences and walls in a required front yard:* Except where allowed in this section, fences and walls within the required minimum front setback shall not exceed four feet in height.

b. For residential zoned lots with a front or side yard on a FDOT functionally classified arterial or collector road, the maximum height for a fence or wall in a required minimum front and street side yard may be increased to six feet if the following is met:

1. Fences shall be of decorative materials such as wrought iron or powder-coated aluminum in a style of wrought iron.

2. Walls shall be concrete block, stone, cultured stone, brick, or prefabricated with a textured manufactured finish. If concrete blocks are used, the wall shall have a minimum one-inch thick stucco finish or be clad in brick, stone and/or cultured stone veneer.
  3. Brick, stone and/or cultured stone columns shall be constructed when using either a fence or a wall, and such columns shall, at a minimum, be placed where the fence/wall ends at the property lines and at driveways. If the lot's road frontage is in excess of 100 feet, additional columns shall be required to be spaced evenly along the frontage, with the wall/fence segment not exceeding 40 feet in length. The columns may extend up to 12 inches above the fence height.
  4. The fence/wall shall be constructed a minimum of seven feet from the road right-of-way line.
  5. Shade trees shall be planted along the fence/wall at a rate of one per 40 linear feet of road frontage. Trees shall be evenly spaced along the pervious area of the frontage. Each tree shall be a minimum caliper of five inches (as measured one foot above grade) and minimum 14 feet in height at planting with six-foot minimum vertical clearance to the limbs. If overhead utilities exist along the right-of-way, the required shade trees shall be understory trees spaced every 20 feet on center, with said understory trees a minimum of nine feet in height and at least a three-inch caliper (measured six inches above grade) at planting if single stem; for multi-stem understory trees, at least three stems are required with each stem at least of one-inch caliper (measured six inches above grade).
  6. If hedges are planted along the fence or wall, such shall be maintained at a height not to exceed six feet in height.
  7. If a vehicular gate is used, the gate shall be automated and setback a minimum of 20 feet from the lot side of the public sidewalk. If no sidewalk exists, the gate shall be set back 20 feet from the right-of-way/property line.
  8. If on a corner lot, the fence/wall shall meet the proximity to right-of-way intersection standard in subsection 134-517(d).
- c. Unless abutting a FDOT functionally classified arterial or collector, on any corner lot, abutting the side of another lot, a fence/wall along the side street exceeding four feet in height shall be set back 15 feet from the street side property line.
  - d. Maximum fence and wall height outside the minimum front setback shall be eight feet in height unless a more restricted height limit applies. A fence or wall height greater than eight feet may be approved by special exception.
  - e. Subdivision walls and buffers.
    1. Subdivisions that include lots with rear or side yards adjacent to a public right-of-way must include a screen wall and vegetative buffer to provide both a desirable buffer for the residents of the subdivision from the street as well as provide an aesthetic buffer for the users of the adjacent right-of-way. Height of the screen wall shall be six feet from the finished grade of the location of

the wall or street, whichever provides the highest screening height. Compliance with this section will require a buffer with hedges, evergreen shade trees (at 40-foot on center spacing) and one understory tree centered between the shade tree, on the street side of the wall. The minimum width of the buffer shall be ten feet, as measured from the right-of-way line to the wall. The shade tree shall be a minimum caliper of five inches (as measured one foot above grade) and minimum 14 feet in height at planting with six-foot minimum vertical clearance to limbs. If overhead utilities exist along the right-of-way, the required shade trees shall be understory trees spaced every 20 feet on center, with said understory trees a minimum of nine feet in height and at least a three-inch caliper (measured six inches above grade) at planting if single stem; for multi-stem understory trees, at least three stems are required with each stem at least of one-inch caliper (measured six inches above grade).

2. The following are not considered adequate buffers for compliance with this section:

- Chain linked fences;
- Wood fences;
- Painted or untreated block walls; and
- Insufficient planting area for maturing landscaping.

3. Maintenance of these improvements will be the responsibility of the homeowners' association and must be clearly defined on subdivision ~~the preliminary and final subdivision plans and final plat.~~

f. No barbed wire fencing shall be allowed except by special exception approval. Such fencing, when allowed, shall be consistent with the standards listed in subsection 134-517(d)(6).

**SECTION THREE.** The provisions of this Ordinance shall be codified as and become and be made a part of the Code of Ordinances of the City of Edgewood.

**SECTION FOUR.** If any section, sentence, phrase, word or portion of this ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

**SECTION FIVE.** All ordinances that are in conflict with this Ordinance are hereby repealed.

**SECTION SIX.** This Ordinance shall become effective immediately upon its passage and adoption.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the City Council of the City of Edgewood, Florida.



511 PASSED ON FIRST READING: \_\_\_\_\_

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513 PASSED ON SECOND READING: \_\_\_\_\_

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\_\_\_\_\_  
Richard A. Horn, Council President

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518 *ATTEST:*

519

520

\_\_\_\_\_  
Sandy Riffle

521 City Clerk

522

523

Order ID: 7862452

\* Agency Commission not included

**GROSS PRICE \* :** **\$174.42**

**PACKAGE NAME:** Public Hearing/Bid/Misc\_Legal

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Order ID: 7862452

\* Agency Commission not included

**GROSS PRICE \* :** \$174.42

**PACKAGE NAME:** Public Hearing/Bid/Misc\_Legal

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**Product(s):** Orlando Sentinel, Affidavit, Floridapublicnotices.com, Classifieds.OS.com\_Legals

**AdSize(s):** 1 Column

**Run Date(s):** Thursday, September 4, 2025

**Zone:** Full Run

**Color Spec.** B/W

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**Preview**

**CITY OF EDGEWOOD NOTICE OF PUBLIC  
HEARING 2 ND AND FINAL READING OF  
ORDINANCE**

On Tuesday, September 16, 2025, at 6:30 p.m. or as soon thereafter as the matter may be heard, the Edgewood City Council will hold a Public Hearing in the City Hall Council Chamber, 405 Bagshaw Way, Edgewood, FL 32809 on the following ordinance:

ORDINANCE NO. 2025-09 - AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, RELATING TO PLATTING; AMENDING CHAPTERS 101, 106, 110, 126, AND 134 OF THE CITY OF EDGEWOOD CODE OF ORDINANCES RELATING TO PLATING; PROVIDING FOR CODIFICATION, CONFLICTS, AND EFFECTIVE DATE.

Ordinances may be inspected by the public in the Office of the City Clerk, 405 Bagshaw Way, Edgewood, FL. Interested parties may appear and be heard with respect to the Ordinance. Persons wishing to appeal any decision made during the hearing will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence on which the appeal is to be based. Persons with disabilities needing assistance or an interpreter to participate in this public hearing should contact Sandra Riffe, City Clerk, at (407) 851-2920, at least 24 hours in advance of the meeting. The public hearing may be continued to a time and date certain by announcement at this scheduled hearing without any further published notice.  
9/4/25 7862452

# **Business Impact Estimate**

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and posted on the City's website.*

## ORDINANCE NO. 2025-09

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, RELATING TO PLATTING; AMENDING CHAPTERS 101, 106, 110, 126, AND 134 OF THE CITY OF EDGEWOOD CODE OF ORDINANCES RELATING TO PLATING; PROVIDING FOR CODIFICATION, CONFLICTS, AND EFFECTIVE DATE

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Edgewood is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

# **UNFINISHED BUSINESS**

# **NEW BUSINESS**

# **GENERAL INFORMATION**

# **CITIZEN COMMENTS**



# **BOARDS AND COMMITTEES**

# **STAFF REPORTS**

# City Attorney Smith

# Police Chief DeSchryver

Edgewood Police Department  
City Council Report  
August 2025

	June	July
<b>Residential Burglaries</b>	0	1
<b>Commercial Burglaries</b>	0	0
<b>Auto Burglaries</b>	2	0
<b>Theft</b>	3	1
<b>Assault/Battery</b>	3	1
<b>Sexual Battery</b>	0	0
<b>Homicides</b>	0	0
<b>Robbery</b>	0	1
<b>Traffic Accident</b>	4	15
<b>Traffic Citations</b>	59	53
<b>Traffic Warnings</b>	66	62
<b>Felony Arrests</b>	6	2
<b>Misdemeanor Arrests</b>	3	3
<b>Warrant Arrests</b>	2	1
<b>Traffic Arrests</b>	1	0
<b>DUI Arrests</b>	1	1
<b>Code Compliance Reports</b>	12	17

**Department Highlights:**

- Officer Ryan white returned from his nearly yearlong deployment with the Army National Guard Reserve.
- Week Zero officially began for both Officer White and the newly hired officer, Abraham “Abe” Class - Week zero includes classroom time, defensive tactics training, as well as traffic stop procedures.
- We transitioned into the new Glock 17 firearms
- Officer Meade was awarded the department’s C.I.T. Officer of the year by the Central Florida Crisis Intervention Team.

# City Clerk Riffle

# Memo

**To:** Mayor Dowless and City Councilmembers Horn, Rader, Lomas, McElroy, and Steele  
**From:** Sandra Riffle, City Clerk  
**Date:** September 12, 2025  
**Re:** August 15, 2025 to September 12, 2025 City Clerk Report

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## 1. FEMA Update

The City has completed all FEMA requirements and submitted the necessary documentation. We are now awaiting FEMA's final decision regarding potential reimbursement for debris hauling from Hurricane Milton. Sandy requested feedback on the likelihood of receiving reimbursement, but FEMA representatives were unable to comment.

## 2. Code Compliance Updates

- **Sign and Flag Removals:** Scott and Brett worked with local businesses, including two barbershops, to remove snipe and feather flag signs. Brett also addressed excess window signage at Taino's Bakery.
- **Property Maintenance and Landscaping:**
  - Brett and Scott ensured the property at 302 Mandalay Road was mowed and is being monitored for future compliance, as they are a repeat offender.
  - Brett is working with Suncoast Building Materials to bring landscaping along Mary Jess Road into compliance per the approved site plan.
  - He is also working with the owner of 4954 S. Orange Ave to correct unpermitted paving and restore the required site storm water and landscaping along Orange Ave.
- **Special Compliance Issues:** Scott is investigating a potential Airbnb at 5355 Jessamine Lane and addressing NPDES and illicit discharge concerns at the Imperial Building.

## 3. Quick Stop Sign Spinner & Possible Zoning Compliance Issue

- Brett reached out to the Quick Stop owner regarding the sign spinner and the possible classification as a smoke shop, but the City has not received a response. Has there been any recent observations of sign spinning still going on since the last Council meeting?
- Staff has concluded that the current code language lacks the specificity required to successfully pursue a compliance violation or present a strong case before the Special Magistrate.

To address this ambiguity, I am requesting direction from the City Council on adding clear definitions for "smoke shop" and "convenience store" to the code. This would establish a well-defined standard for consistent enforcement in similar cases and prevent future zoning challenges based on vague terminology.

## 4. Business Tax Receipt Renewal Update

To date, 186 businesses (almost 50% of all registered) have renewed. Renewal notices were sent by email and USPS. Payments received after September 30 will incur a 10% October penalty, plus 5% per month thereafter, up to 25%.

## **5. Upcoming Event Dates**

City staff have confirmed the dates for our upcoming events:

- **Trunk or Treat** – Friday, October 24, 6:00–8:00 PM
- **Santa Fly-In** – Friday, December 5, 6:00–8:30 PM

## **6. Thank You During Absence**

I want to express my sincere gratitude to the Mayor, Council, and staff at both City Hall and the Police Department for their support and understanding over the past month, during which I had to adjust my work schedule due to a personal emergency while still meeting critical deadlines.

Brett and Ashley successfully managed daily operations at City Hall and effectively handled urgent business matters, ensuring a seamless workflow and continued service to the public. Their flexibility and cooperation during a challenging time were invaluable.



# **MAYOR & CITY COUNCIL REPORTS**

# Mayor Dowless

# Council Member Lomas

# Council Member McElroy

# Council Member Rader

# Council Member Steele

# Council President Horn

# ADJOURN