



CITY COUNCIL REGULAR MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Tuesday, October 15, 2024 at 6:30 PM

AGENDA

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. PRESENTATIONS AND PROCLAMATIONS

1. Congressman Soto - Grant Presentation
2. Police Department Awards Presentation
3. 2024 Week of the Family Proclamation - Elizabeth Rahter
4. Half-Cent Sales Tax Extension - Lisa Bourne

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. September 27, 2024 Final Budget Hearing Meeting Minutes

E. ORDINANCES (FIRST READING)

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

1. Ordinance 2024-08: County to City Rezoning Jessamine & Posada
2. Ordinance 2024-09: County to City Rezoning Cranes Point
3. Ordinance 2024-10: County to City Rezoning Granada Woods 1
4. Ordinance 2024-11: County to City Rezoning Granada Woods 2

5. Ordinance 2024-12: County to City Rezoning Granada Woods 3
6. Ordinance 2024-13: County to City Rezoning Granada Woods 4
7. Ordinance 2024-14: County to City Rezoning Harbour Island
8. Ordinance 2024-15: County to City Rezoning Jessamine Glen
9. Ordinance 2024-16: County to City Rezoning Woods of Jessamine
10. Ordinance 2024-17: County to City Rezoning Lake Jessamine Estates
11. Ordinance 2024-18: County to City Rezoning Remaining Miscellaneous Properties

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 September 2024

City Clerk Riffle

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

Friday, October 25, 2024.....Trunk or Treat 6:00-8:30PM
Monday, November 11, 2024.....Planning & Zoning Meeting 6:30PM
Tuesday, November 19, 2024.....City Council Meeting 6:30PM
Friday, December 6, 2024.....Santa Fly In 6:00-8:30PM

Meeting Records Request

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.

Americans with Disabilities Act

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

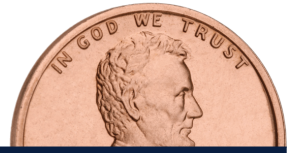
ROLL CALL & DETERMINATION OF QUORUM

PRESENTATIONS & PROCLAMATIONS

ALL ABOUT THE HALF-CENT SALES TAX REFERENDUM

FOR ORANGE COUNTY PUBLIC SCHOOLS

ON NOV. 5
2024



VOTE

*YOUR VOTE
MATTERS!*

Orange County voters will decide Nov. 5 whether to continue a half-cent sales tax that pays for:

- **School Construction**
- **Renovations and Replacements**
- **Maintenance**
- **School Technology**
- **Safety and Security**

FOR MORE INFO
SCAN



OR GO TO
youdecide.ocps.net

The sales tax question will be the **last item** on the ballot



THE TAX

A vote 'for' a continuation **will not increase** taxes

Tourists and non-residents pay more than **50%** of sales taxes

The sales tax has helped **reduce portable classrooms** by **75%**

THE NEED

75 OCPS schools will need renovation or replacement by 2035

Without the tax, OCPS will be short **\$4 Billion** for school construction

There is **no state or federal funding** for school construction

THE IMPACT

School construction results in an average of 1,850 jobs a year in Orange County

Each dollar spent on school construction results in \$1.58 back into our economy



BEFORE



AFTER

SEE THE
RESULTS
FOR YOURSELF!



BEFORE



AFTER



Continuation of Half-Cent Sales Tax

Fall 2024



**Orange County
Public Schools**

YOUR



SCHOOL DISTRICT



Graduation Rate

2000

49.5%

2022-23

95.5%

Traditional High Schools

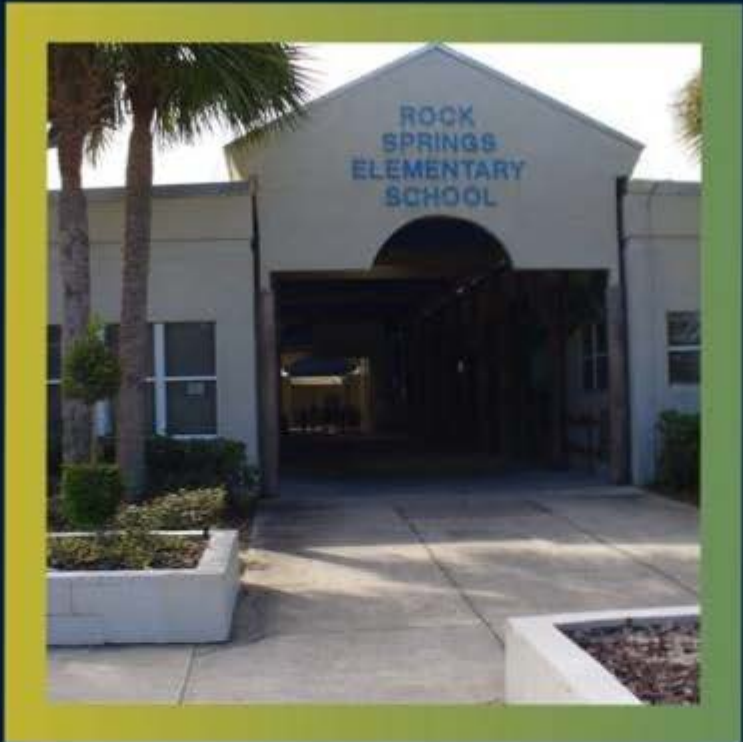
**ON NOV. 5
2024**



VOTE

YOUR VOTE MATTERS!

Before Sales Tax



3,000 Portables





Since 2002

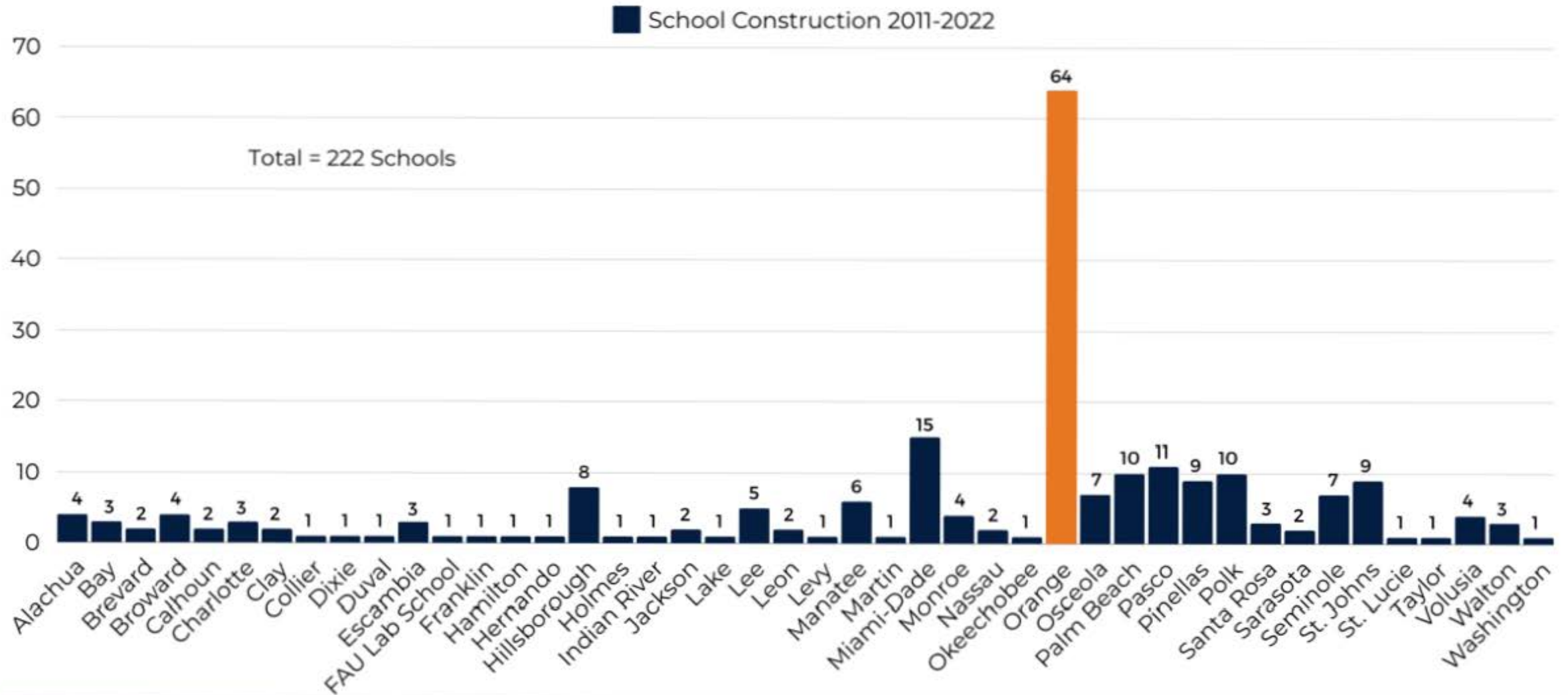
136

replaced or renovated schools funded

75%

reduction in portables

Florida School Construction 2011-2022



Old Campus

New Campus

Old Campus

New Campus





75 Schools

25 years old by 2035

The background of the slide is a dense, overlapping pattern of US dollar bills, including \$20 and \$100 denominations, rendered in a semi-transparent, greenish-yellow tint. The bills are scattered across the entire frame, creating a textured, financial backdrop.

Capital Needs for the Next
10 Years Are Estimated at

\$8.9 Billion



**Half-Cent
Continuation Will
Provide**

\$4

Billion



**50% of Sales Tax Revenue is
Paid by Tourists & Non-Residents**



VILLAGE
PARK

ELEMENTARY

Since 2010

\$2.6 Billion

on School Construction



Since 2010

\$4.1 Billion

Impact to the Community

1,850

Jobs per Year



Construction Oversight

- Citizens' Construction Oversight and Value Engineering (COVE) Committee was created in 1997 and oversees all school construction projects.
- Members: Volunteers with expertise in construction, engineering, finance and auditing.
- None do business with the district.
- COVE will continue to oversee construction and renovation projects while the sales tax is in effect.





School Safety & Security



Ballot Title and Ballot Summary

The ballot title and summary was adopted by the School Board April 23 and the Board of County Commissioners May 7 and reads as follows:

2-78127-00-8B CD 8

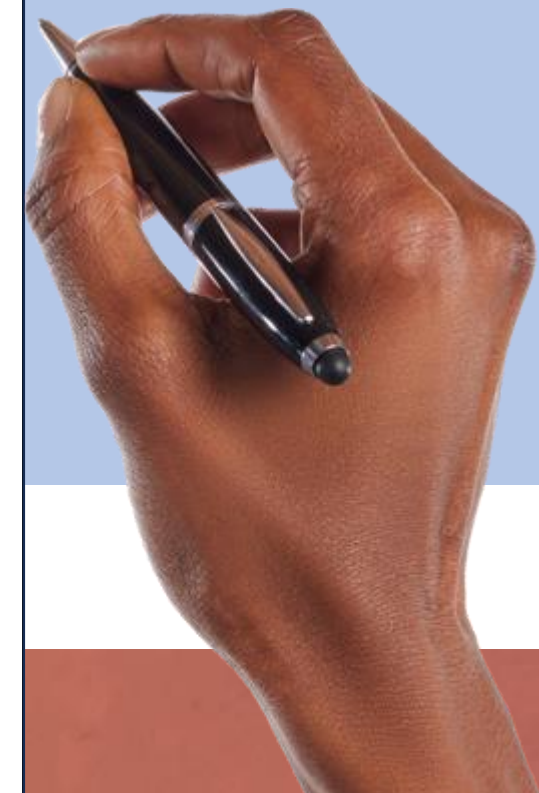
OFFICIAL BALLOT **BOLETA OFICIAL**

ONE-HALF CENT SALES SURTAX FOR SCHOOL FACILITIES CONSTRUCTION, IMPROVEMENT, LAND ACQUISITION, AND TECHNOLOGY IMPLEMENTATION.

SHALL THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA CONTINUE THE ONE-HALF CENT SALES SURTAX TO FUND THE CONSTRUCTION, RECONSTRUCTION AND IMPROVEMENT OF SCHOOL FACILITIES, AND LAND ACQUISITION, LAND IMPROVEMENT AND DESIGN AND ENGINEERING COSTS, INCLUDING ANY BOND INDEBTEDNESS, AND THE COST OF RETROFITTING AND PROVIDING TECHNOLOGY IMPLEMENTATION, BEGINNING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2035, SHARED PROPORTIONATELY WITH CHARTER SCHOOLS AS LEGALLY REQUIRED, WITH CONTINUED OVERSIGHT BY AN INDEPENDENT CITIZENS' COMMITTEE?

FOR THE ONE-HALF CENT TAX

AGAINST THE ONE-HALF CENT TAX



CONSENT AGENDA



CITY COUNCIL SPECIAL MEETING - FINAL BUDGET HEARING FY 2024-25

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Friday, September 27, 2024 at 6:00 PM

DRAFT MINUTES

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

Council President Horn called the meeting to order at 6:03pm.

B. ROLL CALL & DETERMINATION OF QUORUM

City Clerk Riffle confirmed a quorum with 4 councilmembers and Mayor Dowless present..

Councilmember Steele stated at the first budget hearing that he would be absent and requested to be excused.

Councilmember Rader made a motion to excuse Councilmember Steele's absence; seconded by Councilmember Lomas. Motion approved by voice vote (4/0).

Elected Officials Present

John Dowless, Mayor
Susan Lomas, Councilmember
Casey McElroy, Councilmember
Beth Steele, Councilmember

Staff Present

Sandra Riffle, City Clerk
Dean DeSchryver, Police Chief
Drew Smith, City Attorney

Absent

Beth Steele, Councilmember

C. PUBLIC HEARINGS

- **Ordinance 2024-18 Adopt Millage Rate**

Attorney Smith read Ordinance 2024-16 in title only.

There were no public comments.

Councilmember Rader moved to adopt Ordinance 2024-18, setting the City of Edgewood's millage rate for Fiscal Year 2024/2025 at 5.250 mills, which represents a 6.97 percent increase over the roll-back rate of 4.9077 mills. The motion was seconded by Councilmember Lomas. Approved by roll call vote (4/0).

- **Resolution 2024-04 Adopt Final Budget**

Attorney Smith read Resolution 2024-04 in title only.

There were no public comments.

Councilmember Lomas moved to adopt Resolution 2024-04 adopting the City of Edgewood's budget for fiscal year 2024/2025. The motion was seconded by Councilmember McElroy. Approved by roll call vote (4/0).

D. ADJOURNMENT

The meeting was adjourned at 6:08 pm.

Richard A. Horn, Council President

Attest:

Sandra Riffle, City Clerk

ORDINANCES (FIRST READING)

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



Date: October 10, 2024
To: City Council
From: Ellen Hardgrove, City Planning Consultant
XC: Sandy Riffle, City Clerk
Drew Smith, City Attorney
Brett Sollazzo, Administrative & Permitting Manager
Re: County to City Rezoning 2nd Readings of Ordinances

The next few agenda items are the second readings of the ordinances that will establish City zoning on property that was annexed in the past. The ordinances are as follows.

<u>Ordinance Number</u>	<u>Relating to</u>
2024-08	Parcels along Jessamine Lane and a parcel on Posada
2024-09	Cranes Point subdivision
2024-10	Granada Woods original subdivision
2024-11	Granada Woods Unit 2
2024-12	Granada Woods Unit 3
2024-13	Granada Woods Unit 4
2024-14	Harbour Island subdivision
2024-15	Jessamine Glen subdivision
2024-16	Woods of Jessamine
2024-17	Lake Jessamine Estates (partial)
2024-18	Miscellaneous parcels not in subdivisions

There have been no changes to the ordinances with the exception of Ordinance 2024-18 where tax parcel 14-23-29-0000-00-002 (1140 Holden Avenue) owned by Sandra DePorter was removed from the ordinance. A separate ordinance will be processed for that parcel at a later date.

End

ORDINANCE NO. 2024-08

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES WITH THE MOST CONSISTENT EXISTING CITY OF EDGEWOOD ZONING DESIGNATION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, over a period of years, the City of Edgewood has annexed certain properties described herein located in Orange County; and

WHEREAS, the properties designated herein have not yet been assigned a City of Edgewood zoning designation; and

WHEREAS, in the interest of clarity and efficiency, as well as compliance with the City of Edgewood’s Comprehensive Plan, the City Council finds this Ordinance assigning City of Edgewood zoning designations to said properties to be reasonable and appropriate and in the best interest of the City; and

WHEREAS, by this Ordinance, the City assigns the City of Edgewood zoning district designation that most closely resembles the Orange County zoning designation being replaced; and

WHEREAS, the Planning and Zoning Board has determined the zoning designation amendments contemplated herein to be consistent with the City of Edgewood Comprehensive Plan and has made a recommendation of approval to the City Council; and

WHEREAS, the City Council finds the zoning designation amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

WHEREAS, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels rezoned hereby, the Orange County designation being replaced and the City of Edgewood designation being assigned.

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

Section 1. Rezoning. Upon the enactment of this Ordinance, the mapped real property in Exhibit A shall be rezoned from Orange County zoning designation R1AA to City of Edgewood zoning designation R1AA-CA.

Section 2. Zoning Map Amendment. Upon the effective date of this Ordinance, the City Clerk or designee shall amend the Official Zoning Map of the City of Edgewood in accordance with this Ordinance and shall execute any other documents and take any other action as necessary to effectuate this change.

Section 3. 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 4. 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 5. Effective Date. This Ordinance shall become effective on the date adopted by City Council.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2024.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2024.

CITY OF EDGEWOOD, FLORIDA
CITY COUNCIL

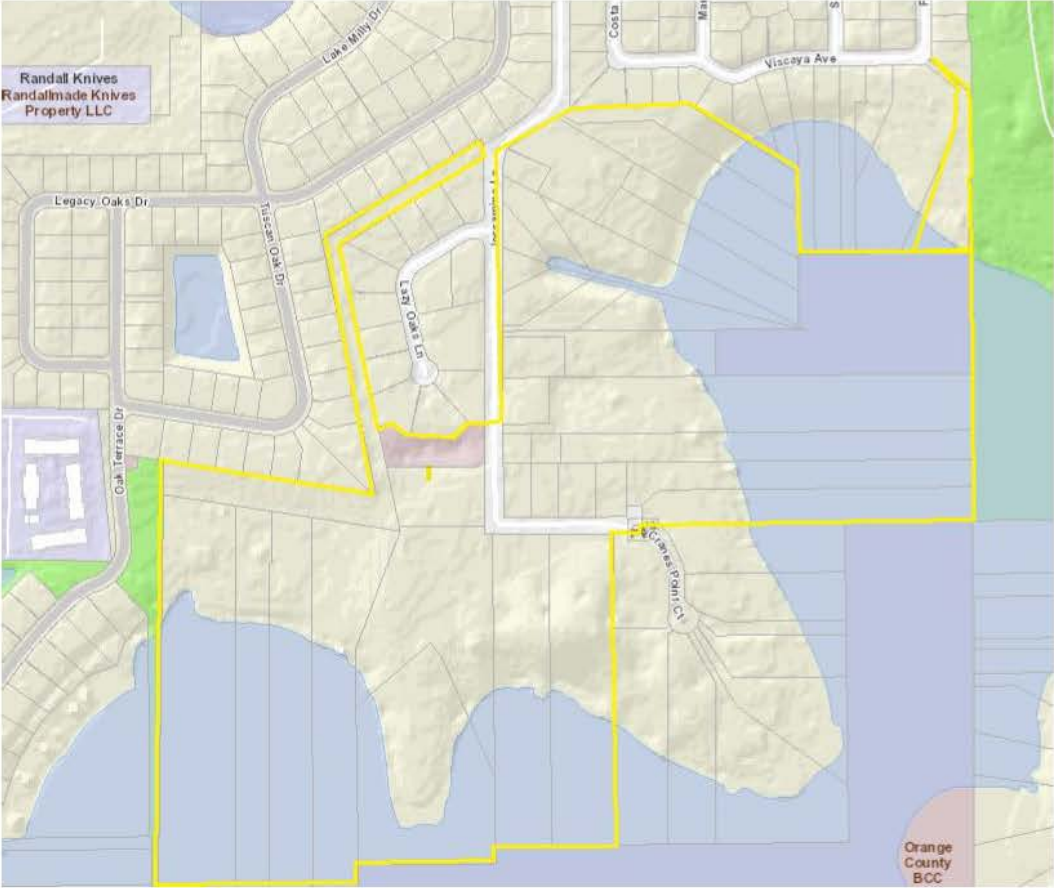
Richard A. Horn, Council President

ATTEST:

Sandy Riffle, City Clerk

Parcels along Jessamine Lane and 1 parcel on Posada Dr

Exhibit A



ORDINANCE NO. 2024-09

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES WITH THE MOST CONSISTENT EXISTING CITY OF EDGEWOOD ZONING DESIGNATION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, over a period of years, the City of Edgewood has annexed certain properties described herein located in Orange County; and

WHEREAS, the properties designated herein have not yet been assigned a City of Edgewood zoning designation; and

WHEREAS, in the interest of clarity and efficiency, as well as compliance with the City of Edgewood’s Comprehensive Plan, the City Council finds this Ordinance assigning City of Edgewood zoning designations to said properties to be reasonable and appropriate and in the best interest of the City; and

WHEREAS, by this Ordinance, the City assigns the City of Edgewood zoning district designation that most closely resembles the Orange County zoning designation being replaced; and

WHEREAS, the Planning and Zoning Board has determined the zoning designation amendments contemplated herein to be consistent with the City of Edgewood Comprehensive Plan and has made a recommendation of approval to the City Council; and

WHEREAS, the City Council finds the zoning designation amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

WHEREAS, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels rezoned hereby, the Orange County designation being replaced and the City of Edgewood designation being assigned.

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

Section 1. Rezoning. Upon the enactment of this Ordinance, the mapped real property in Exhibit A shall be rezoned from Orange County zoning designation R1AA to City of Edgewood zoning designation R1AA-CA.

Section 2. Zoning Map Amendment. Upon the effective date of this Ordinance, the City Clerk or designee shall amend the Official Zoning Map of the City of Edgewood in accordance with this Ordinance and shall execute any other documents and take any other action as necessary to effectuate this change.

Section 3. 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 4. 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 5. Effective Date. This Ordinance shall become effective on the date adopted by City Council.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2024.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2024.

CITY OF EDGEWOOD, FLORIDA
CITY COUNCIL

Richard A. Horn, Council President

ATTEST:

Sandy Riffle, City Clerk

Exhibit A
Cranes Point
as Recorded in Orange County Official Records Plat Book 29, Page 74



ORDINANCE NO. 2024-10

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES WITH THE MOST CONSISTENT EXISTING CITY OF EDGEWOOD ZONING DESIGNATION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, over a period of years, the City of Edgewood has annexed certain properties described herein located in Orange County; and

WHEREAS, the properties designated herein have not yet been assigned a City of Edgewood zoning designation; and

WHEREAS, in the interest of clarity and efficiency, as well as compliance with the City of Edgewood’s Comprehensive Plan, the City Council finds this Ordinance assigning City of Edgewood zoning designations to said properties to be reasonable and appropriate and in the best interest of the City; and

WHEREAS, by this Ordinance, the City assigns the City of Edgewood zoning district designation that most closely resembles the Orange County zoning designation being replaced; and

WHEREAS, the Planning and Zoning Board has determined the zoning designation amendments contemplated herein to be consistent with the City of Edgewood Comprehensive Plan and has made a recommendation of approval to the City Council; and

WHEREAS, the City Council finds the zoning designation amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

WHEREAS, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels rezoned hereby, the Orange County designation being replaced and the City of Edgewood designation being assigned.

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

Section 1. Rezoning. Upon the enactment of this Ordinance, the mapped real property in Exhibit A shall be rezoned from Orange County zoning designation R1AA to City of Edgewood zoning designation R1AA-CA.

Section 2. Zoning Map Amendment. Upon the effective date of this Ordinance, the City Clerk or designee shall amend the Official Zoning Map of the City of Edgewood in accordance with this Ordinance and shall execute any other documents and take any other action as necessary to effectuate this change.

Section 3. 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 4. 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 5. Effective Date. This Ordinance shall become effective on the date adopted by City Council.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2024.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2024.

CITY OF EDGEWOOD, FLORIDA
CITY COUNCIL

Richard A. Horn, Council President

ATTEST:

Sandy Riffle, City Clerk

Exhibit A
Granada Woods
as Recorded in Orange County Official Records Plat Book 2, Page 106



ORDINANCE NO. 2024-11

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES WITH THE MOST CONSISTENT EXISTING CITY OF EDGEWOOD ZONING DESIGNATION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, over a period of years, the City of Edgewood has annexed certain properties described herein located in Orange County; and

WHEREAS, the properties designated herein have not yet been assigned a City of Edgewood zoning designation; and

WHEREAS, in the interest of clarity and efficiency, as well as compliance with the City of Edgewood’s Comprehensive Plan, the City Council finds this Ordinance assigning City of Edgewood zoning designations to said properties to be reasonable and appropriate and in the best interest of the City; and

WHEREAS, by this Ordinance, the City assigns the City of Edgewood zoning district designation that most closely resembles the Orange County zoning designation being replaced; and

WHEREAS, the Planning and Zoning Board has determined the zoning designation amendments contemplated herein to be consistent with the City of Edgewood Comprehensive Plan and has made a recommendation of approval to the City Council; and

WHEREAS, the City Council finds the zoning designation amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

WHEREAS, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels rezoned hereby, the Orange County designation being replaced and the City of Edgewood designation being assigned.

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

Section 1. Rezoning. Upon the enactment of this Ordinance, the mapped real property in Exhibit A shall be rezoned from Orange County zoning designation R1AA to City of Edgewood zoning designation R1AA-CA.

Section 2. Zoning Map Amendment. Upon the effective date of this Ordinance, the City Clerk or designee shall amend the Official Zoning Map of the City of Edgewood in accordance with this Ordinance and shall execute any other documents and take any other action as necessary to effectuate this change.

Section 3. 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 4. 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 5. Effective Date. This Ordinance shall become effective on the date adopted by City Council.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2024.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2024.

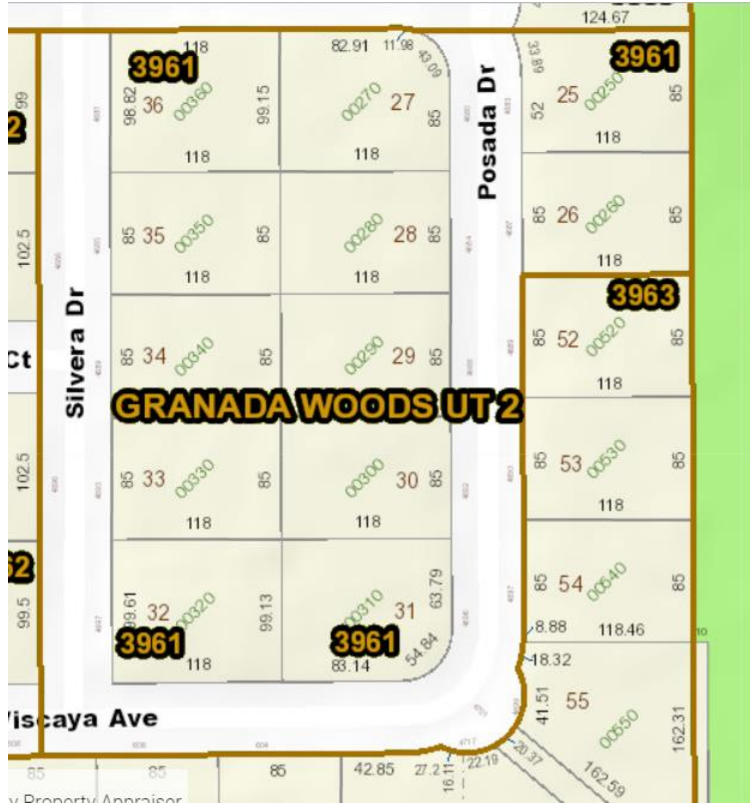
CITY OF EDGEWOOD, FLORIDA
CITY COUNCIL

Richard A. Horn, Council President

ATTEST:

Sandy Riffle, City Clerk

Exhibit A
Granada Woods Unit 2
as Recorded in Orange County Official Records Plat Book 3, Page 26



ORDINANCE NO. 2024-12

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES WITH THE MOST CONSISTENT EXISTING CITY OF EDGEWOOD ZONING DESIGNATION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, over a period of years, the City of Edgewood has annexed certain properties described herein located in Orange County; and

WHEREAS, the properties designated herein have not yet been assigned a City of Edgewood zoning designation; and

WHEREAS, in the interest of clarity and efficiency, as well as compliance with the City of Edgewood’s Comprehensive Plan, the City Council finds this Ordinance assigning City of Edgewood zoning designations to said properties to be reasonable and appropriate and in the best interest of the City; and

WHEREAS, by this Ordinance, the City assigns the City of Edgewood zoning district designation that most closely resembles the Orange County zoning designation being replaced; and

WHEREAS, the Planning and Zoning Board has determined the zoning designation amendments contemplated herein to be consistent with the City of Edgewood Comprehensive Plan and has made a recommendation of approval to the City Council; and

WHEREAS, the City Council finds the zoning designation amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

WHEREAS, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels rezoned hereby, the Orange County designation being replaced and the City of Edgewood designation being assigned.

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

Section 1. Rezoning. Upon the enactment of this Ordinance, the mapped real property in Exhibit A shall be rezoned from Orange County zoning designation R1AA to City of Edgewood zoning designation R1AA-CA.

Section 2. Zoning Map Amendment. Upon the effective date of this Ordinance, the City Clerk or designee shall amend the Official Zoning Map of the City of Edgewood in accordance with this Ordinance and shall execute any other documents and take any other action as necessary to effectuate this change.

Section 3. 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 4. 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 5. Effective Date. This Ordinance shall become effective on the date adopted by City Council.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2024.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2024.

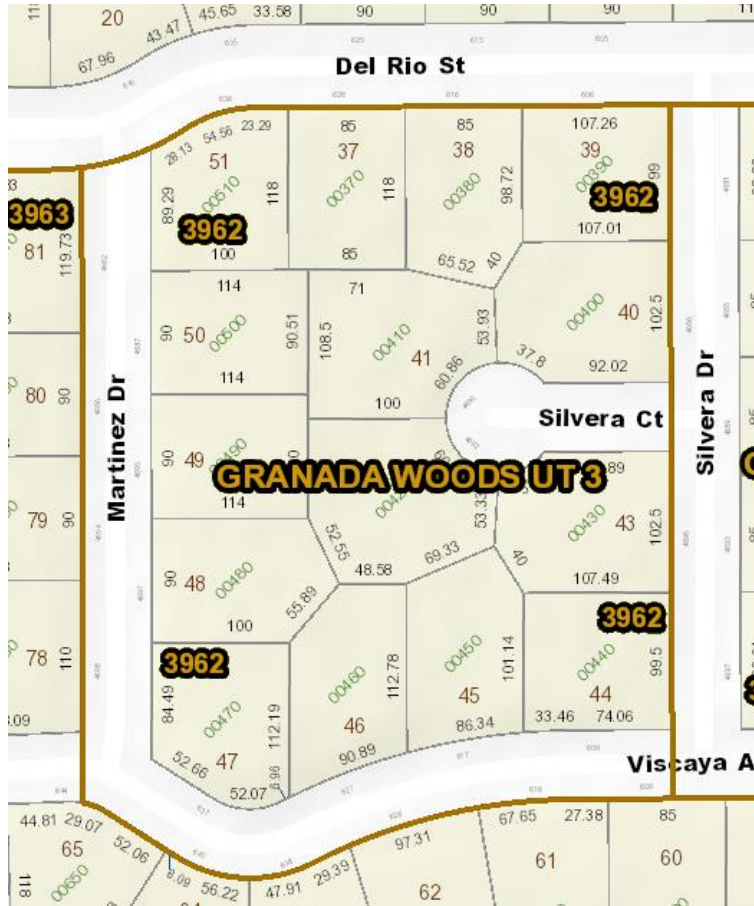
CITY OF EDGEWOOD, FLORIDA
CITY COUNCIL

Richard A. Horn, Council President

ATTEST:

Sandy Riffle, City Clerk

Exhibit A
Granada Woods Unit 3
as Recorded in Orange County Official Records Plat Book 3, Page 56



ORDINANCE NO. 2024-13

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES WITH THE MOST CONSISTENT EXISTING CITY OF EDGEWOOD ZONING DESIGNATION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, over a period of years, the City of Edgewood has annexed certain properties described herein located in Orange County; and

WHEREAS, the properties designated herein have not yet been assigned a City of Edgewood zoning designation; and

WHEREAS, in the interest of clarity and efficiency, as well as compliance with the City of Edgewood’s Comprehensive Plan, the City Council finds this Ordinance assigning City of Edgewood zoning designations to said properties to be reasonable and appropriate and in the best interest of the City; and

WHEREAS, by this Ordinance, the City assigns the City of Edgewood zoning district designation that most closely resembles the Orange County zoning designation being replaced; and

WHEREAS, the Planning and Zoning Board has determined the zoning designation amendments contemplated herein to be consistent with the City of Edgewood Comprehensive Plan and has made a recommendation of approval to the City Council; and

WHEREAS, the City Council finds the zoning designation amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

WHEREAS, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels rezoned hereby, the Orange County designation being replaced and the City of Edgewood designation being assigned.

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

Section 1. Rezoning. Upon the enactment of this Ordinance, the mapped real property in Exhibit A shall be rezoned from Orange County zoning designation R1AA to City of Edgewood zoning designation R1AA-CA.

Section 2. Zoning Map Amendment. Upon the effective date of this Ordinance, the City Clerk or designee shall amend the Official Zoning Map of the City of Edgewood in accordance with this Ordinance and shall execute any other documents and take any other action as necessary to effectuate this change.

Section 3. 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 4. 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 5. Effective Date. This Ordinance shall become effective on the date adopted by City Council.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2024.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2024.

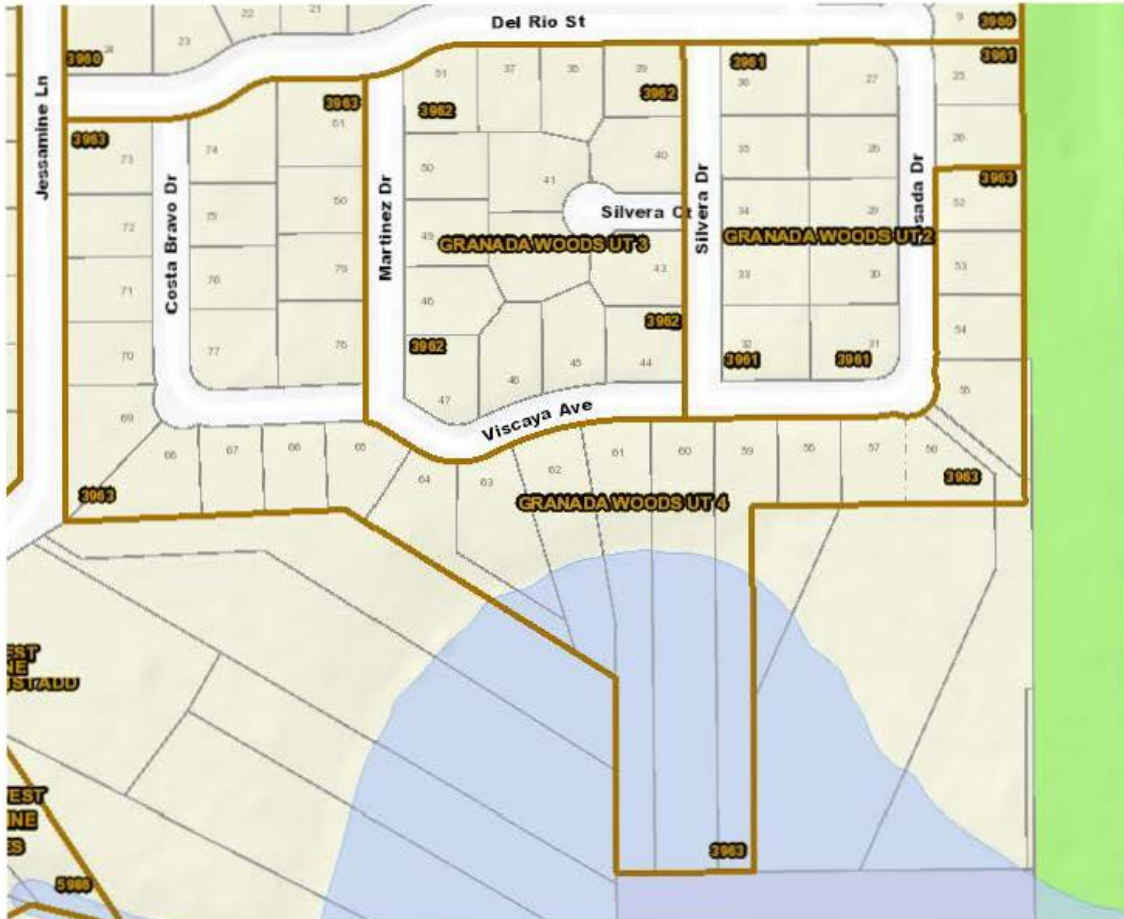
CITY OF EDGEWOOD, FLORIDA
CITY COUNCIL

Richard A. Horn, Council President

ATTEST:

Sandy Riffle, City Clerk

Exhibit A
Granada Woods Unit 4
as Recorded in Orange County Official Records Plat Book 3, Page 73



ORDINANCE NO. 2024-14

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES WITH THE MOST CONSISTENT EXISTING CITY OF EDGEWOOD ZONING DESIGNATION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, over a period of years, the City of Edgewood has annexed certain properties described herein located in Orange County; and

WHEREAS, the properties designated herein have not yet been assigned a City of Edgewood zoning designation; and

WHEREAS, in the interest of clarity and efficiency, as well as compliance with the City of Edgewood’s Comprehensive Plan, the City Council finds this Ordinance assigning City of Edgewood zoning designations to said properties to be reasonable and appropriate and in the best interest of the City; and

WHEREAS, by this Ordinance, the City assigns the City of Edgewood zoning district designation that most closely resembles the Orange County zoning designation being replaced; and

WHEREAS, the Planning and Zoning Board has determined the zoning designation amendments contemplated herein to be consistent with the City of Edgewood Comprehensive Plan and has made a recommendation of approval to the City Council; and

WHEREAS, the City Council finds the zoning designation amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

WHEREAS, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels rezoned hereby, the Orange County designation being replaced and the City of Edgewood designation being assigned.

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

Section 1. Rezoning. Upon the enactment of this Ordinance, the mapped real property in Exhibit A shall be rezoned from Orange County zoning designation R1AA to City of Edgewood zoning designation R1AA-CA.

Section 2. Zoning Map Amendment. Upon the effective date of this Ordinance, the City Clerk or designee shall amend the Official Zoning Map of the City of Edgewood in accordance with this Ordinance and shall execute any other documents and take any other action as necessary to effectuate this change.

Section 3. 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 4. 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 5. Effective Date. This Ordinance shall become effective on the date adopted by City Council.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2024.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2024.

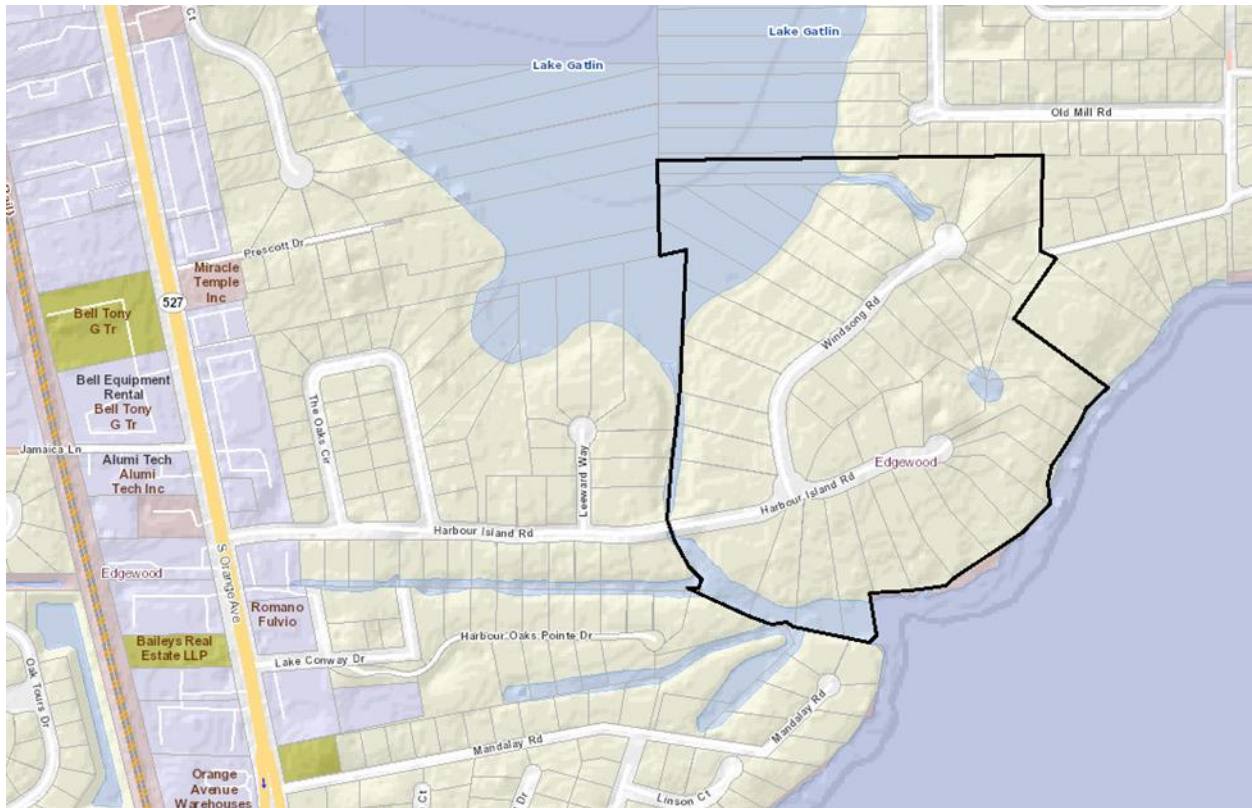
CITY OF EDGEWOOD, FLORIDA
CITY COUNCIL

Richard A. Horn, Council President

ATTEST:

Sandy Riffle, City Clerk

Exhibit A



ALL OF HARBOUR ISLAND SUBDIVISION PLAT, PB1/PG131

ORDINANCE NO. 2024-15

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES WITH THE MOST CONSISTENT EXISTING CITY OF EDGEWOOD ZONING DESIGNATION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, over a period of years, the City of Edgewood has annexed certain properties described herein located in Orange County; and

WHEREAS, the properties designated herein have not yet been assigned a City of Edgewood zoning designation; and

WHEREAS, in the interest of clarity and efficiency, as well as compliance with the City of Edgewood’s Comprehensive Plan, the City Council finds this Ordinance assigning City of Edgewood zoning designations to said properties to be reasonable and appropriate and in the best interest of the City; and

WHEREAS, by this Ordinance, the City assigns the City of Edgewood zoning district designation that most closely resembles the Orange County zoning designation being replaced; and

WHEREAS, the Planning and Zoning Board has determined the zoning designation amendments contemplated herein to be consistent with the City of Edgewood Comprehensive Plan and has made a recommendation of approval to the City Council; and

WHEREAS, the City Council finds the zoning designation amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

WHEREAS, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels rezoned hereby, the Orange County designation being replaced and the City of Edgewood designation being assigned.

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

Section 1. Rezoning. Upon the enactment of this Ordinance, the mapped real property in Exhibit A shall be rezoned from Orange County zoning designation R1AA to City of Edgewood zoning designation R1AA-CA.

Section 2. Zoning Map Amendment. Upon the effective date of this Ordinance, the City Clerk or designee shall amend the Official Zoning Map of the City of Edgewood in accordance with this Ordinance and shall execute any other documents and take any other action as necessary to effectuate this change.

Section 3. 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 4. 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 5. Effective Date. This Ordinance shall become effective on the date adopted by City Council.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2024.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2024.

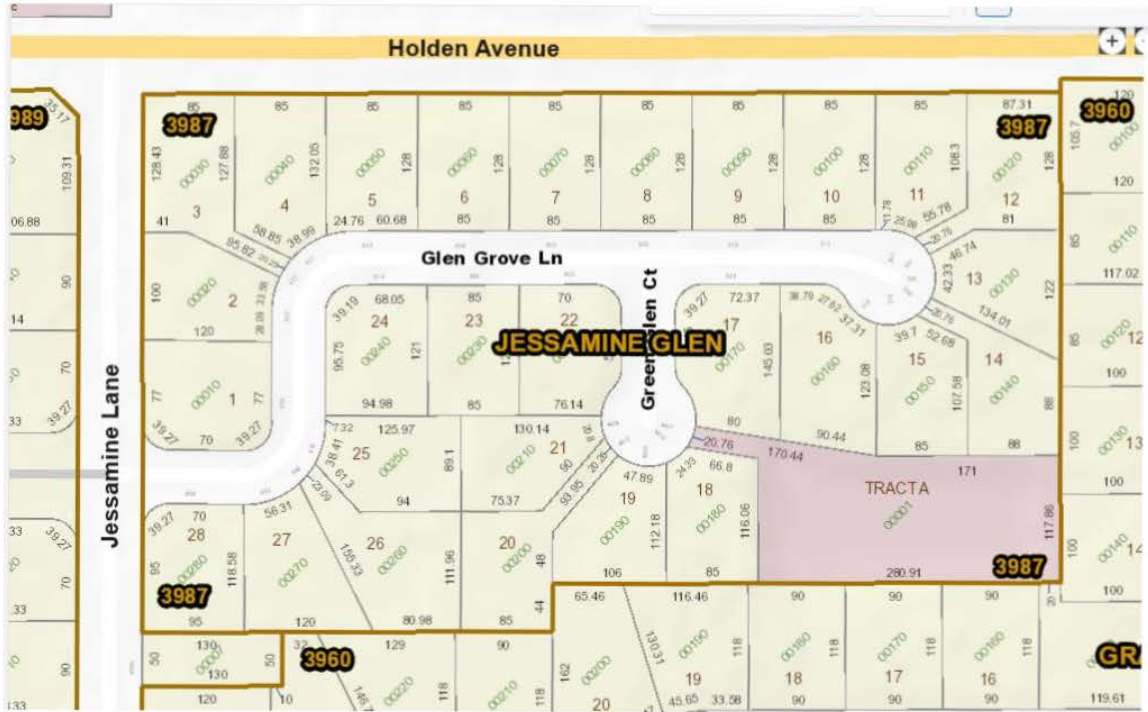
CITY OF EDGEWOOD, FLORIDA
CITY COUNCIL

Richard A. Horn, Council President

ATTEST:

Sandy Riffle, City Clerk

Exhibit A
Jessamine Glen
as Recorded in Orange County Official Records Plat Book 20, Page 58



ORDINANCE NO. 2024-16

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES WITH THE MOST CONSISTENT EXISTING CITY OF EDGEWOOD ZONING DESIGNATION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, over a period of years, the City of Edgewood has annexed certain properties described herein located in Orange County; and

WHEREAS, the properties designated herein have not yet been assigned a City of Edgewood zoning designation; and

WHEREAS, in the interest of clarity and efficiency, as well as compliance with the City of Edgewood’s Comprehensive Plan, the City Council finds this Ordinance assigning City of Edgewood zoning designations to said properties to be reasonable and appropriate and in the best interest of the City; and

WHEREAS, by this Ordinance, the City assigns the City of Edgewood zoning district designation that most closely resembles the Orange County zoning designation being replaced; and

WHEREAS, the Planning and Zoning Board has determined the zoning designation amendments contemplated herein to be consistent with the City of Edgewood Comprehensive Plan and has made a recommendation of approval to the City Council; and

WHEREAS, the City Council finds the zoning designation amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

WHEREAS, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels rezoned hereby, the Orange County designation being replaced and the City of Edgewood designation being assigned.

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

Section 1. Rezoning. Upon the enactment of this Ordinance, the mapped real property in Exhibit A shall be rezoned from Orange County zoning designation R1AA to City of Edgewood zoning designation R1AA-CA.

Section 2. Zoning Map Amendment. Upon the effective date of this Ordinance, the City Clerk or designee shall amend the Official Zoning Map of the City of Edgewood in accordance with this Ordinance and shall execute any other documents and take any other action as necessary to effectuate this change.

Section 3. 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 4. 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 5. Effective Date. This Ordinance shall become effective on the date adopted by City Council.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2024.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2024.

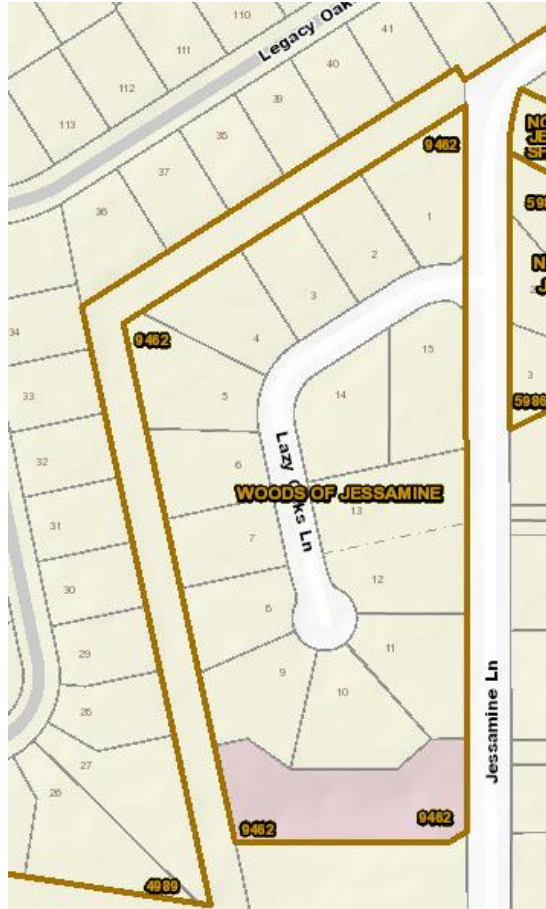
CITY OF EDGEWOOD, FLORIDA
CITY COUNCIL

Richard A. Horn, Council President

ATTEST:

Sandy Riffle, City Clerk

Exhibit A
Woods of Jessamine
as Recorded in Orange County Official Records Plat Book 33, Page 22



ORDINANCE NO. 2024-17

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1A WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES WITH THE MOST CONSISTENT EXISTING CITY OF EDGEWOOD ZONING DESIGNATION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, over a period of years, the City of Edgewood has annexed certain properties described herein located in Orange County; and

WHEREAS, the properties designated herein have not yet been assigned a City of Edgewood zoning designation; and

WHEREAS, in the interest of clarity and efficiency, as well as compliance with the City of Edgewood’s Comprehensive Plan, the City Council finds this Ordinance assigning City of Edgewood zoning designations to said properties to be reasonable and appropriate and in the best interest of the City; and

WHEREAS, by this Ordinance, the City assigns the City of Edgewood zoning district designation that most closely resembles the Orange County zoning designation being replaced; and

WHEREAS, the Planning and Zoning Board has determined the zoning designation amendments contemplated herein to be consistent with the City of Edgewood Comprehensive Plan and has made a recommendation of approval to the City Council; and

WHEREAS, the City Council finds the zoning designation amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

WHEREAS, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels rezoned hereby, the Orange County designation being replaced and the City of Edgewood designation being assigned.

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

Section 1. Rezoning. Upon the enactment of this Ordinance, the mapped real property in Exhibit A shall be rezoned from Orange County zoning designation R1A to City of Edgewood zoning designation R1A-CA.

Section 2. Zoning Map Amendment. Upon the effective date of this Ordinance, the City Clerk or designee shall amend the Official Zoning Map of the City of Edgewood in accordance with this Ordinance and shall execute any other documents and take any other action as necessary to effectuate this change.

Section 3. 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 4. 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 5. Effective Date. This Ordinance shall become effective on the date adopted by City Council.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2024.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2024.

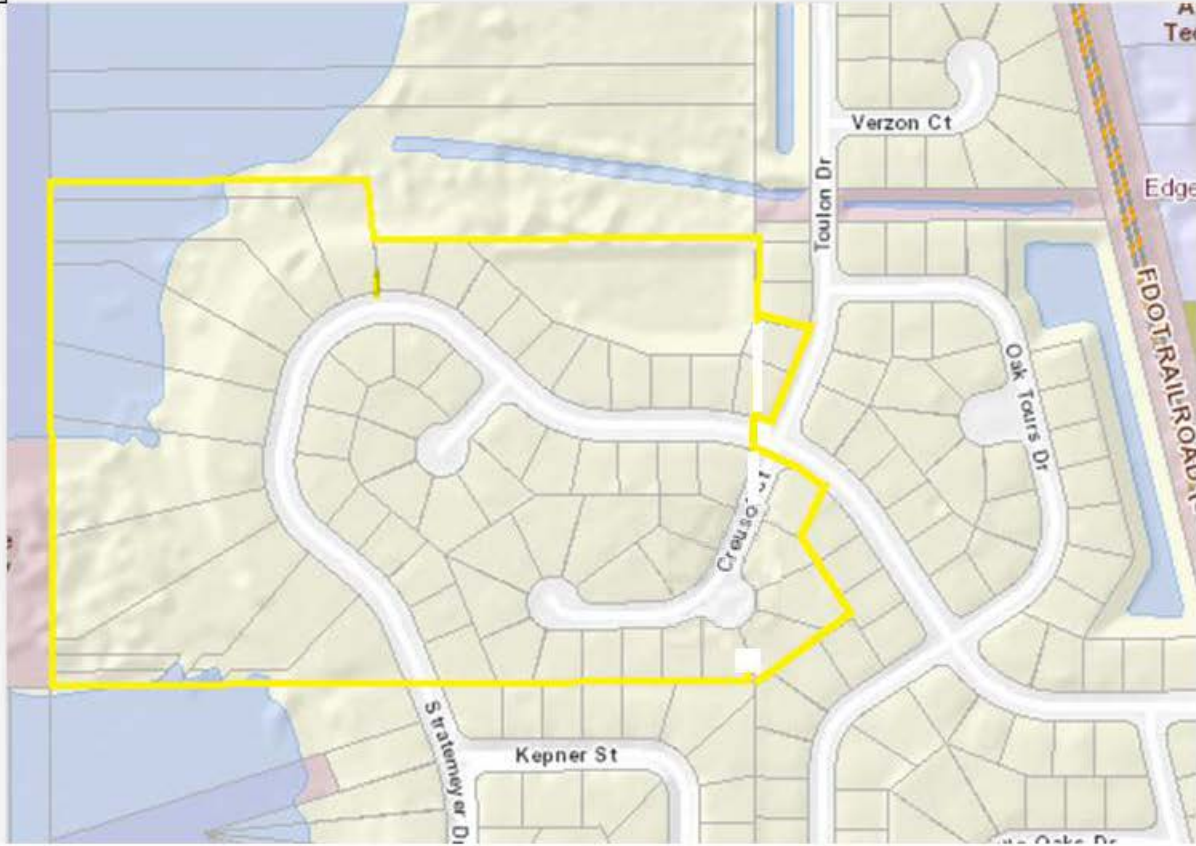
CITY OF EDGEWOOD, FLORIDA
CITY COUNCIL

Richard A. Horn, Council President

ATTEST:

Sandy Riffle, City Clerk

Exhibit A
Lake Jessamine Estates as Recorded in Orange County Official Records as
Lots 60-118, Plat Book 18, Page 17 and
Lot 78 Lake Jessamine Estates Phase 2, Plat Book 49, Page 44



ORDINANCE NO. 2024-18

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1A OR R1AA WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES WITH THE MOST CONSISTENT EXISTING CITY OF EDGEWOOD ZONING DESIGNATION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, over a period of years, the City of Edgewood has annexed certain properties described herein located in Orange County; and

WHEREAS, the properties designated herein have not yet been assigned a City of Edgewood zoning designation; and

WHEREAS, in the interest of clarity and efficiency, as well as compliance with the City of Edgewood’s Comprehensive Plan, the City Council finds this Ordinance assigning City of Edgewood zoning designations to said properties to be reasonable and appropriate and in the best interest of the City; and

WHEREAS, by this Ordinance, the City assigns the City of Edgewood zoning district designation that most closely resembles the Orange County zoning designation being replaced; and

WHEREAS, the Planning and Zoning Board has determined the zoning designation amendments contemplated herein to be consistent with the City of Edgewood Comprehensive Plan and has made a recommendation of approval to the City Council; and

WHEREAS, the City Council finds the zoning designation amendments provided for herein to be consistent with the City of Edgewood Comprehensive Plan; and

WHEREAS, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels rezoned hereby, the Orange County designation being replaced and the City of Edgewood designation being assigned.

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

Section 1. Rezoning. Upon the enactment of this Ordinance, the mapped real property in Exhibit A shall be rezoned from Orange County zoning designation R1A or R1AA as identified in Exhibit A to the identified City of Edgewood zoning designation: R1A or R1AA.

Section 2. Zoning Map Amendment. Upon the effective date of this Ordinance, the City Clerk or designee shall amend the Official Zoning Map of the City of Edgewood in accordance with this Ordinance and shall execute any other documents and take any other action as necessary to effectuate this change.

Section 3. 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 4. 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 5. Effective Date. This Ordinance shall become effective on the date adopted by City Council.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2024.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2024.

CITY OF EDGEWOOD, FLORIDA
CITY COUNCIL

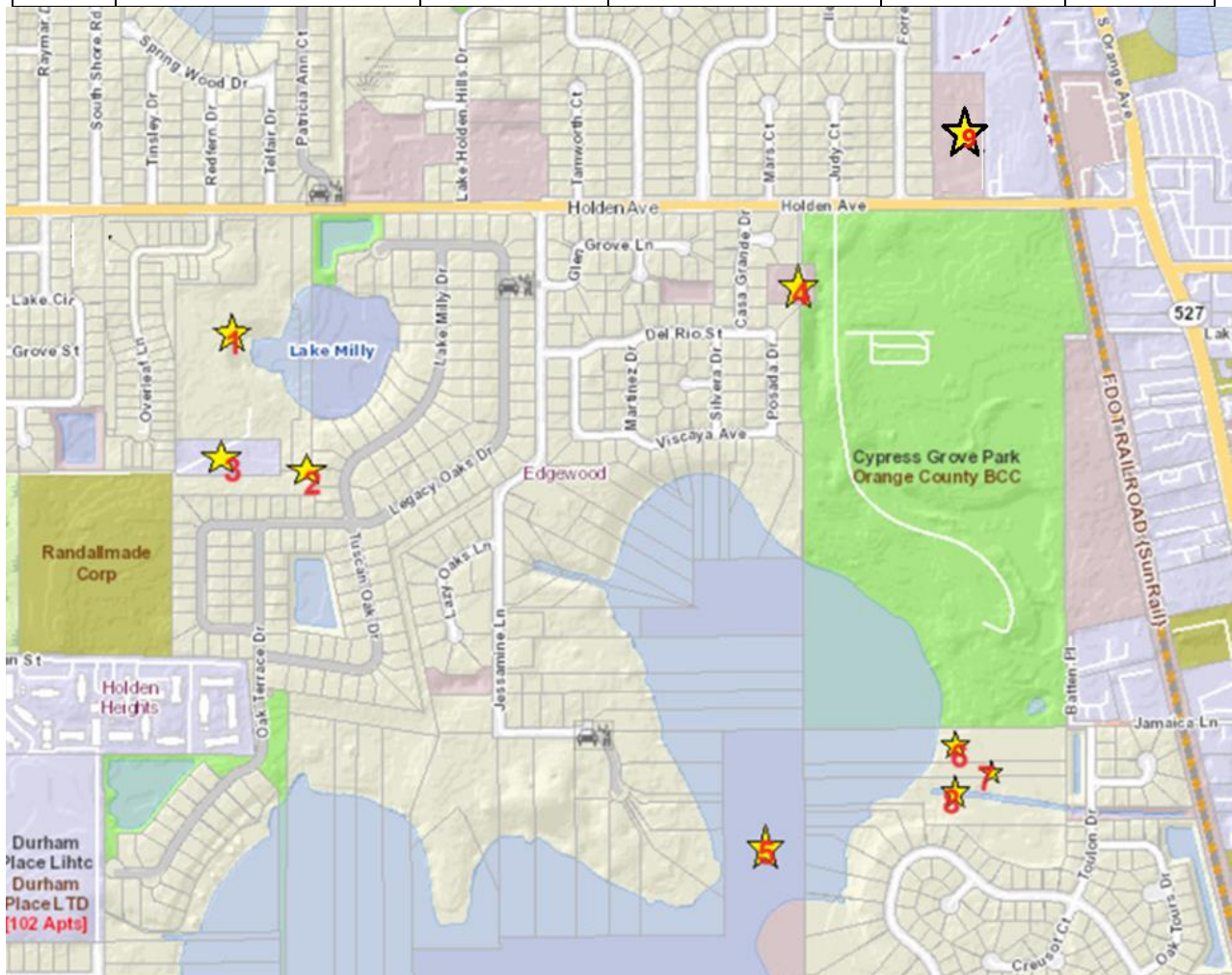
Richard A. Horn, Council President

ATTEST:

Sandy Riffle, City Clerk

Exhibit A

Map #	Tax ID	Address	Property Owner	Existing County Zoning	Proposed Zoning
1	14-23-29-0000-00-006	Holden Avenue	Randallmade Knives Property LLC	R1AA	R1AA
2	14-23-29-0000-00-069	Holden Avenue	Randallmade Knives Property LLC	R1AA	R1AA
3	14-23-29-0000-00-058	4857 S Orange Blossom Trl	Randallmade Knives Property LLC	R1AA	R1AA
4	14-23-29-0000-00-011	510 & 512 Holden Ave	The Russell Home For Atypical Children Inc	R1AA	R1AA
5	14-23-29-0000-00-036	Lake Jessamine	Orange County BCC	R1AA	R1AA
6	14-23-29-0000-00-026	Toulon Dr	Unlisted	R1AA	R1AA
7	14-23-29-0000-00-010	Toulon Dr	Edwards, Claude R Jr	R1AA	R1AA
8	14-23-29-0000-00-027	Toulon Dr	Austin, Mark & Austin, Grant	R1AA	R1AA
9	11-23-29-0000-00-025	103 Holden Ave	Fellowship Baptist Church of Orlando Inc	R1A	R1A



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
September 2024**

	August	September
Residential Burglaries	0	0
Commercial Burglaries	0	1
Auto Burglaries	0	1
Theft	1	5
Assault/Battery	1	3
Sexual Battery	0	0
Homicides	0	0
Robbery	0	0
Traffic Accident	16	13
Traffic Citations	76	65
Traffic Warnings	55	73
Felony Arrests	2	0
Misdemeanor Arrests	3	1
Warrant Arrests	4	1
Traffic Arrests	2	1
DUI Arrests	1	1
Code Compliance Reports	13	28

Department Highlights:

- The Edgewood Police Department participate in the National Drive Sober or Get Pulled Over campaign that ran through September 2nd, 2024. During this time, Officer Miguel Aponte conducted a DUI traffic stop in which the driver was found to be under the influence.
- During the month of September, the Edgewood Police Department saw and uptick in phone call scamming. During this scam, the suspect spoofs the Edgewood Police Department phone number and claims the victim is wanted by the police. The subject convinces the victim to pay them to clear their name.
- On September 12th, the Edgewood Police Department celebrated National Police Woman Day.
- In September, the Edgewood Police Department said goodbye to the Dodge Durango as it was sent off to auction.
- September 23rd through September 27th the Edgewood Police Officers participated in Rail Safety Week. During this week, Officers spent time at railroad crossings making sure to educate drivers on the dangers of stopping on the railroad tracks.
- Trainings during September -
HSMV Crash Reporting Update – Sgt Cardinal and Officer Zane
FCIC Training and Meeting : Stacey Salemi

Reporting Dates: September 1st – September 30th

City Clerk Riffle

MAYOR & CITY COUNCIL REPORTS

Mayor Dowless

Council Member Lomas

Council Member McElroy

Council Member Rader

Council Member Steele

Council President Horn

ADJOURN

ADDENDUM



Date: October 8, 2024
To: City Council
From: Ellen Hardgrove, City Planner and Allen Lane, City Engineer
XC: Drew Smith, City Attorney
Sandy Riffle, City Clerk
Re: Maximum Impervious Surface for Residential Lots in the City

This memo relates to the discussion held during the September Council hearing regarding the establishment of City zoning for annexed property and the difference between County and City zoning, specifically, the inclusion of an impervious surface maximum in City zoning. Based on the findings in creating this memo, the recommendation is to maintain the City's current regulation of impervious surface. It is consistent with the City's comprehensive plan and offers significant benefits to the public's health, safety and general welfare, which includes, among others, the following:

- **Protection of Private Property:** Limiting impervious surfaces helps mitigate flooding risks on individual properties;
- **Preservation of Lake Water Quality:** A maximum impervious surface requirement safeguards City lakes from pollution caused by stormwater runoff;
- **Protection and Preservation of Wildlife Habitat:** By limiting impervious surfaces, open space can be maintained that will enhance natural resources and provide critical wildlife habitats; and,
- **Predictability of City Expenditures:** By maintaining a consistent standard, the City can better anticipate and allocate resources for stormwater management.

[The importance of the 45% maximum impervious surface and Consistency with the Comprehensive Plan](#)

Edgewood established a maximum impervious surface for all zoning districts in 1998 with Ordinance 1998-444; this proactive measure was consistent with the comprehensive plan [Plan]. Goal 1 of the Future Land Use Element is to ensure “a development pattern that recognizes land as a natural resource and promotes its most efficient and effective use.”

Furthermore, Plan Objective 1.1, states that development shall be coordinated with availability of facilities and services. Given that much of the city was developed without the knowledge of the importance of stormwater management, there is a lack of adequate stormwater management infrastructure. Most lots drain directly to the roads or lakes. Thus, without extensive cost and major retrofit, the best management practice for stormwater management in the City is a maximum impervious surface regulation.

As well, Goal 5 of the Plan states the City will conserve, protect and appropriately manage the natural resources of the City to ensure the highest environmental quality. Reduction of a lot's pervious area results in runoff that can transport pollutants, including oil, grease, and sediments, off-site. This

pollution poses a significant threat to the water quality of lakes Conway, Gatlin, Jennie Jewel, Jessamine, Mary Jess, and their connecting canals, contributing to eutrophication.

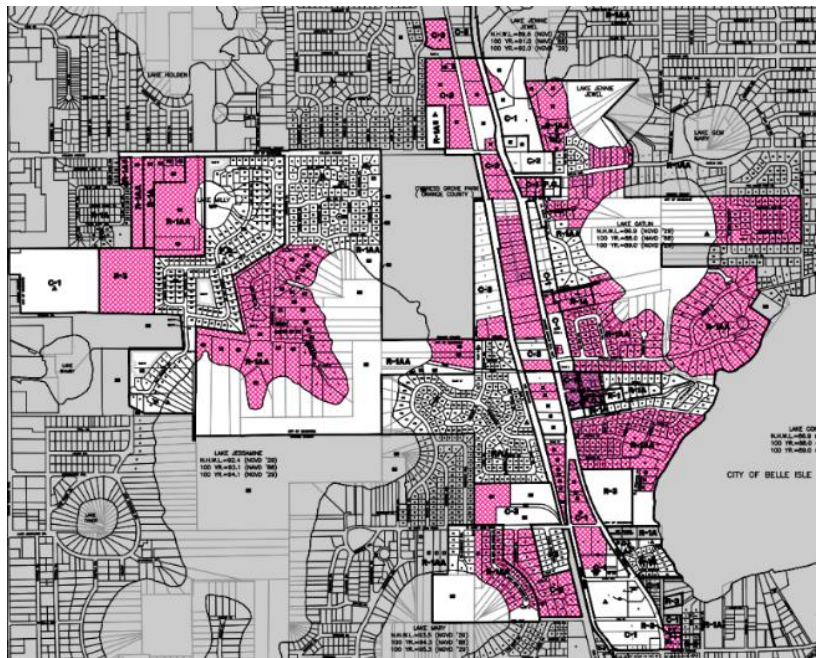
Goal 6 of the Plan emphasizes the need for open space preservation to enhance natural resources and provide wildlife habitats. As stated in Plan Policy 5.5.1, the City shall ensure that new development protects, to the greatest extent feasible, natural vegetative communities in order to maintain the existing degree of wildlife and habitat diversity. An increase in impervious surface also poses a significant threat to wildlife habitats, potentially fragmenting or destroying them. Edgewood's designation as a bird sanctuary in 1960 underscores the importance of preserving these natural areas.

The 45% maximum impervious surface also helps to implement Plan Policy 4.7.4. This policy requires each new development to be reviewed for the purpose of evaluating potential impacts on the primary drainage system and natural drainage features in the vicinity, with the review criteria including but not being limited to evaluations of the extent to which,

- The site construction activities affect water quality conditions in receiving surface water bodies;
- The project increases stormwater-conveyed pollutant loadings as compared to predevelopment conditions;
- Potential impacts are reduced by best management practices for stormwater runoff;
- Habitats of rare, threatened or endangered species, or species of special concern will be affected or impacted by project development; and,
- Groundwater table elevations will be affected by project development.

The prevalence of septic tanks also necessitates a maximum impervious surface requirement.

Maintaining a significant amount of pervious area on lots is also important given a significant number of lots in the City use septic tanks for sewage disposal, as shown in pink on the adjacent map.



The 45% maximum impervious surface limit provides for percolation of both the septic tank drainfields and stormwater. This helps prevent septic system failures and mitigates the risk of groundwater contamination.

Preventing septic system overload also prevents the possibility of releasing untreated wastewater into the lakes.

The 45% maximum impervious surface minimizes City capital facility costs.

The City is obligated, both by comprehensive plan policy and federal mandates, to ensure that there is no degradation to existing water quality conditions in receiving water bodies. Ordinance 1998-444 established a baseline for current conditions and provided a degree of assurance that future development would not worsen these conditions. The 1998 ordinance essentially froze the existing condition.

Lots that exceeded the 45% maximum in 1998 are categorized as legally **conforming**. As such, the 1998 existing impervious surface on those lots would always be allowed, regardless that the 45% maximum was exceeded. For example, if a lot currently is at 52% impervious surface, that would always be the maximum for that lot and should the house be demolished, voluntarily or due to a catastrophic event, the lot could be rebuilt using the 52% standard. The existing condition of stormwater in the city remains same; but if the maximum impervious surface was eliminated or allowed to increase on all lots, particularly in subdivisions without stormwater management systems, the City's expenditure on stormwater management would likely increase.

Increased city expenditures would also be expected even for the few subdivisions that have stormwater management ponds since the assumptions used to design the ponds probably underestimated the stormwater runoff from that development. The assumption likely did not account for widening driveways, pools/decking, or additions to the houses; thus, increasing the chances of flooding with a major storm event.

As an example, the City Engineer analyzed, Waterwitch Cove approved in 1994 (see insert); the pond was likely designed for 35% impervious surface, yet the average lot's impervious surface percentage is 45%.

Ponds in other subdivisions in the City also could be of inadequate size if the pond size was based on an assumption that the impervious surface on the lots is less than the current impervious surface. For example, if the pond size was based on a 35% impervious surface per lot, there would be a problem in Jessamine Glen where the estimated average impervious surface percentage on the lots is 44.4%; for Lake Mary Shores lots, the average is 38.14%; Lake Jessamine Estates (partial), is at 38%; and the Woods of Jessamine at 41.5%.

Staff strongly recommends a comprehensive stormwater management study prior to any consideration of increasing the allowable impervious surface. This study should evaluate the potential consequences of increasing the impervious surface maximum, as well as identify necessary capital improvements such as increased pipe sizes and

"We performed quick calculations on the pond at Waterwitch Cove to see if increasing to 55% impervious would make a difference, and it will. The original design appears to be for approximately 35% impervious area per lot. We based that on the original storm calcs that showed 4,100 SF of impervious area per lot x 46 lots = 4.33 acres. The development is 16.3 acres, so that equates to 35.17%.

We then recalculated based on the estimated area for each lot. There are generally two different size lots for the development, 135' deep and 145' deep. Most all the lots are 85' wide. We took the areas of the lots and multiplied that by 55% to get a new impervious area. Our area came out to be 6.77 acres. The original calcs were at 4.33 acres.

When we checked our numbers against the pond volume calcs, we don't think the pond will work if they get a 25 or 100 year storm event. The pond will stage too high and top the bank."

Allen Lane, City Engineer

ongoing maintenance practices such as routine storm drain cleanouts and regular City-wide street cleaning to ensure the levels of service standard for stormwater management is maintained. The study could also identify potential funding sources, such as ad valorem property tax increases or stormwater utility fees to support the necessary infrastructure enhancements.

The City’s 45% maximum is similar to other jurisdictions in Orange County.

While it may seem that other local governments in Orange County permit more impervious surface on lots than Edgewood, the allowable percentages may not be directly comparable due to differences in the definitions of impervious surface and the specific conditions under which maximums are allowed. For example, many that appear to have higher allowable impervious surface area count swimming pools as 100% impervious; in Edgewood, 50% of a pool water surface area is considered impervious. Another difference between the other jurisdictions and Edgewood is that all the jurisdictions have stormwater utility fee assessed on all lots, monthly or annually. Additionally, some local governments, such as Maitland, which allows the highest impervious surface on lots, have a city-wide stormwater management system, which is not comparable to Edgewood.

Comparison of Local Government IS Regulations		
*Has a Stormwater Utility Fee		
City	ISR Max	Definition/Notes
County (Stormwater fee contemplated)	40% Private recreational open space.	Private recreational open space is defined as the usable open space on individual lots maintained by the required front, rear and side yards of the residential zoning district and excluding paved driveways, principal and accessory structures. Recreational structures such as, but not limited to, pools, tennis courts and porches are included in calculating private recreational open space.
Orlando*	55%	Impervious Surface Area is the area of ground covered by any part of a building, street, vehicular use area, or any other structure, improvement, facility or material which prevents or severely restricts natural percolation of moisture. This includes all asphalt and brick surfaces, artificial turf and areas devoted to any outdoor storage and/or display of materials and merchandise, but does not include exterior swimming pools . Orlando has a stormwater master plan that includes routine street cleaning and capital improvement projects for retrofitting older neighborhoods that don't have stormwater water quality and quantity infrastructure.
Belle Isle*	35%, 65% with engineering review	Impervious Surface is the area of ground covered by any part of a building, street, vehicular use area, or any other structure, site improvement, facility or material which prevents or severely restricts the natural percolation of water from the surface of the ground to the water table. This includes , by way of example and not by way of limitation, all asphalt and concrete surfaces, areas devoted to any outdoor storage and/or display of materials and merchandise, and swimming pools . Unpaved parking areas are considered 50 percent impervious.
Windermere*	45%	The impervious surface includes all buildings, accessory structures, swimming pools , patios, decks, driveways, parking areas and any other area covered with impervious materials.
Oakland	65%	Impervious surface is any material which prevents, impedes, or slows infiltration of absorption of stormwater into the ground. These areas include building footprints, sidewalks, driveways and parking areas, utility pads, patios and pools , porches, garages, carports and accessory structures. Pavers and gravel count

		towards impervious surface. Porous concrete and other alternative porous surfacing may count as pervious surface only with an approved inspection and maintenance plan
Ocoee*	50%	Impervious surfaces are any part of any lot or parcel of land that has been modified by the action of persons to reduce the land's natural ability to absorb and hold rainfall, including areas which have been cleared, graded, paved, graveled or compacted or covered with structures or retention areas; provided, however, that all lawns, landscape areas, gardens, farming areas, public roadways and private roadways serving residential or commercial subdivisions are excluded from the definition of "impervious area."
Apopka*	Uses setbacks	Subdivisions with over 20 lots require provision of a neighborhood park, street trees spaced thirty (30) feet on center, each lot minimum 4 - 6 canopy trees (depending on lot size).
Maitland*	70%	Impervious areas include, but are not limited to, rooftops, concrete sidewalks, walkways, patio areas, driveways, parking lots, storage areas, and other surfaces which similarly impact the natural infiltration or runoff patterns which existed prior to development. Surfaces that are not impervious areas include, but are not limited to, grassed areas, mulched areas without liners, pervious asphalt, and pervious concrete. Maitland has a master stormwater plan and regional stormwater system and requires minimum landscaping per lot.
Winter Park*	50%	Impervious lot or site coverage is defined as the percentage of the lot's land area that is covered with impervious materials such as buildings, swimming pools, decks, patios, driveways, etc. Lakefront, canalfront and streamfront lots shall be developed to maximize the amount of natural rainfall which is percolated into the soil via retention systems and to prevent direct overland runoff into the water or onto adjoining properties. With the exception of boathouses, docks or other over-water construction, storm water runoff from structures and other impervious surfaces shall be directed into swales or terraces on the lot or restrained by berms so as to provide for the on-site retention and percolation of the first one inch of runoff.
Winter Garden*	50%	Impervious surface means a surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. It includes most conventionally surfaced streets, roofs, sidewalks, parking lots, patios, wet pond surface areas at normal or control elevation, and other similar nonporous surfaces, but does not include the water surface area of a swimming pool, dry bottom stormwater facilities or wood decks over soil (with spaces between planks). Any determinations regarding permeability of material or surface shall be at the sole discretion of the city engineer or designee
Eatonville*	35% maximum building coverage (principal and accessory structures)	Impervious surfaces means surfaces which prevent or impede the infiltration of stormwater into the soil as it entered in natural conditions prior to development. Common impervious surfaces include, but are not limited to, rooftops, sidewalks, driveways, patio areas, swimming pools, parking lots, compacted gravel and soil surfaces, and other surfaces which prevent or impede the natural infiltration or stormwater runoff patterns which existed prior to development.

Would the 1998 exemption apply to the “CA” zoning districts?

It isn't clear whether the new “City Annexed” (CA) zoning districts would be eligible for the Ordinance 1998-444 exemption. Whereas the City attorney could defend that the developed “CA” lots also would fall into the “legally conforming status” since the houses had Certificates of Occupancy and were located in a County single family residential district at the time of the Ordinance, it would be better to amend the “CA” districts to provide this same privilege to the annexed lots.

Conclusion

Staff recommends against modifying the 45% maximum impervious surface limit in the "CA" or City's standard zoning districts without a thorough evaluation of potential consequences.

Given the lack of widespread stormwater management systems in Edgewood's residential areas, regulating impervious surfaces is critical to mitigating flood risks, promoting environmental sustainability, and preventing increase City expenditures on stormwater management.

Maintaining the 45% maximum impervious surface limit aligns with the City's comprehensive plan and avoids potential stormwater management improvements necessary due to individual property owner actions of increasing impervious surface on their lots, compliance with the comprehensive plan, or federal mandates.