



# 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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## 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. PRESENTATIONS AND PROCLAMATIONS**

1. OCPS 2025 Strategic Plan Overview

**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. July 15, 2025 City Council Meeting Minutes

**E. ORDINANCES (FIRST READING)**

1. Ordinance 2025-07 Live Local Act
2. Ordinance 2025-08 ECD Activity Node Bonus
3. Ordinance 2025-09 Platting Amendment

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

**G. UNFINISHED BUSINESS**

**H. NEW BUSINESS**

**I. GENERAL INFORMATION**

**J. CITIZEN COMMENTS**

**K. BOARDS & COMMITTEES**

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

**L. STAFF REPORTS**

City Attorney Smith

Police Chief DeSchryver

1. Chief's Report July 2025

City Clerk Riffle

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

**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**

Thursday, August 28, 2025.....Third Budget Workshop 6:00PM  
Monday, September 9, 2025.....Planning & Zoning Meeting 6:30PM  
Wednesday, September 10, 2025.....1st Budget Hearing 5:30PM  
Tuesday, September 16, 2025.....Final Budget Hearing & Council Meeting 6:30PM

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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**



# **PRESENTATIONS & PROCLAMATIONS**

# **OCPS 2025 Strategic Plan Overview**

**\* PLEASE DO NOT INCLUDE HEADSHOT IN BIOGRAPHY \***

UPDATED: 11.25.2024 (by: Linda Wertz)

### **Scott Howat**

*Chief Communications Officer  
President, Foundation for OCPS*

For 33 years, Scott Howat has worked to help lead the students of Orange County Public Schools (OCPS) to success. In 2016, he was appointed Chief Communications Officer and President of the Foundation for OCPS.

Howat began his career with OCPS as a high school teacher and school administrator. In 2006, Howat was appointed the Director of Legislative and Congressional Relations, and later as a member of the superintendent's cabinet supervising governmental affairs, student enrollment, school siting and as the chief negotiator for the district.

Howat attended Orange County Public Schools before earning his Bachelor's degree in Politics from Rollins College and a Master's degree in Educational Leadership from the University of Central Florida.

This fall Howat was a recipient of the 2024 PR News People of the Year Chief Communicators Award. Under his leadership, OCPS has enhanced and maintained a strong brand in a time of widespread attacks on public education, fiscal challenges and change. He created "Mondays with Maria," a weekly talk-show and podcast with Superintendent, Dr. Maria Vazquez, while also increasing community engagement on social media with good news through "The Slice: Positive News from OCPS." Howat was recognized among some high-profile honorees in New York City such as Mastercard, NFL, Nissan, McDonald's, Adobe and Dove, just to name a few.

Howat's wife Catherine is also an educator and serves as a kindergarten teacher in OCPS. He has two adult children, Marisa and Mason.



# OCPS Today

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*Scott Howat  
Chief Communications Officer  
July 24, 2025*



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Orange County  
Public Schools

*your*



SCHOOL  
DISTRICT

*your*



SCHOOL  
DISTRICT

96 "A"  
Traditional  
Schools

100%  
A, B, or C





# Graduation Rate

2024

**96%**

Traditional High Schools

2000

**49.5%**



NOVA

OCCPS

VISION

Every student graduates  
prepared and inspired for  
a thriving future.





# oocps

## MISSION

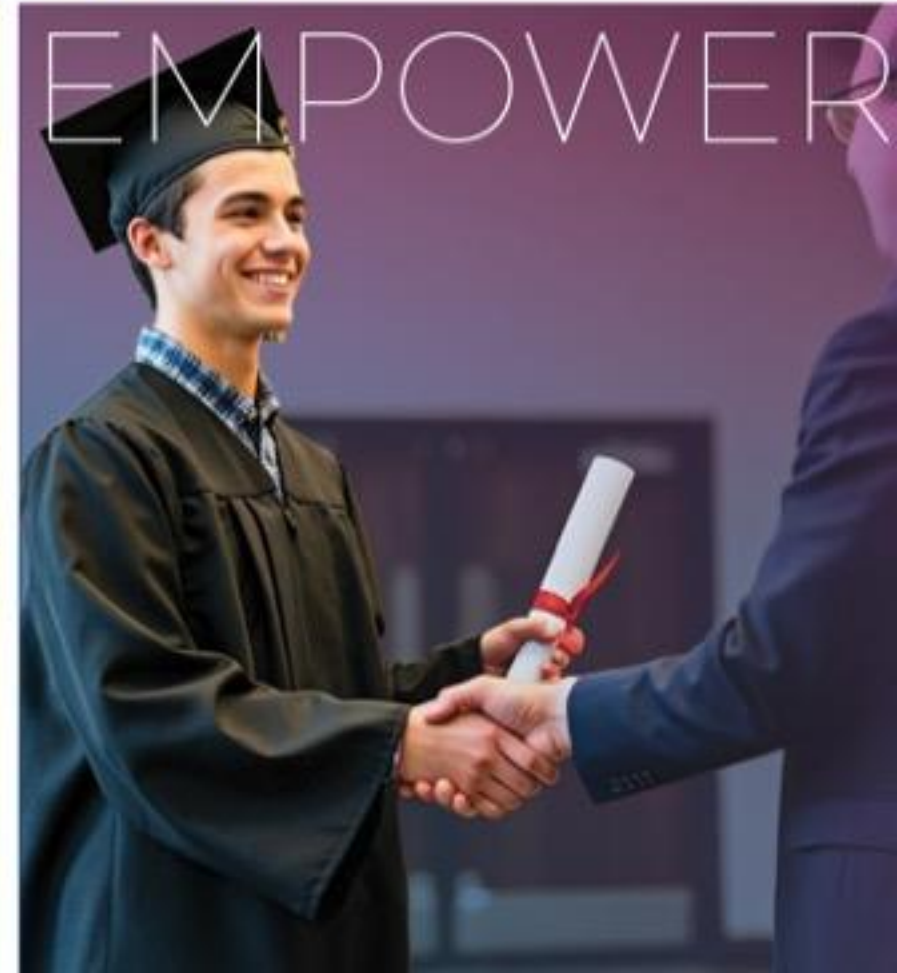
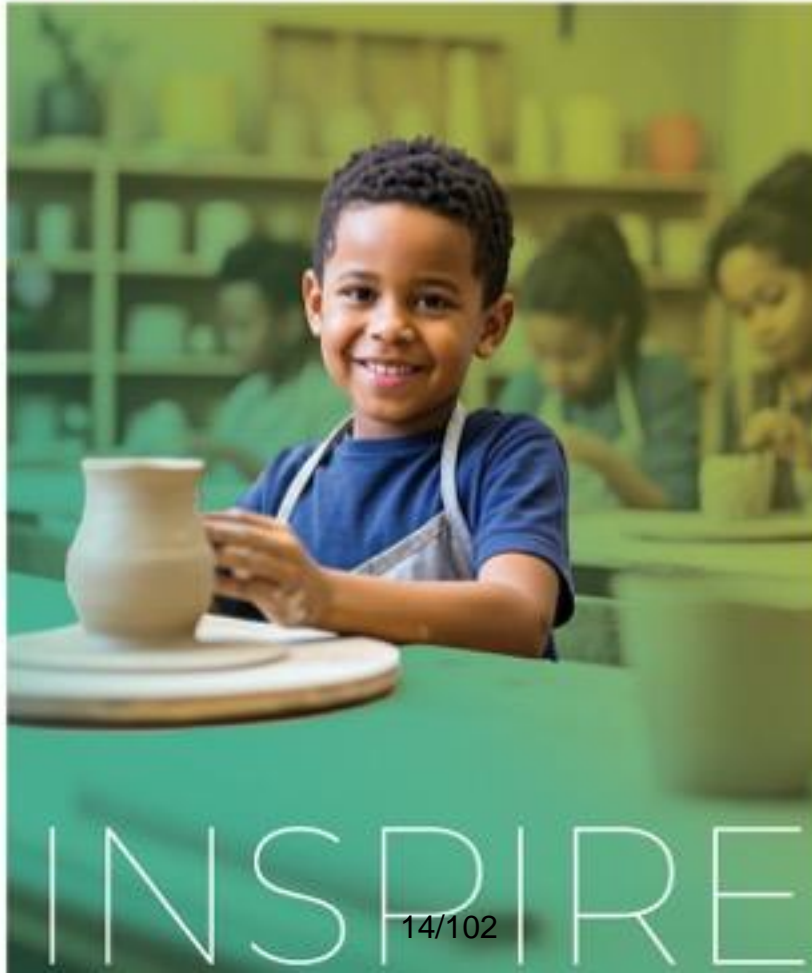
Together with our families and the community, we empower students with a superior academic experience, essential life skills, and boundless opportunities.

# *Leading* students to success

PREPARE

INSPIRE

EMPOWER





# Portrait of a Graduate

The key qualities every student  
will possess upon graduation

*Leading* students to success

PREPARE | INSPIRE | EMPOWER

## ACADEMIC FOUNDATIONS

### **Literacy**

Reading  
Writing  
Comprehension

### **Mathematics**

Foundational Math Skills  
Ability to Apply Mathematical  
Concepts to Real-World Situations

PREPARE

## ESSENTIAL SKILLS

### **Communication**

Effective Verbal and Written  
Communication, Including  
Presentation and Active Listening Skills

### **Critical Thinking & Problem-Solving**

Analyzing Information, Evaluating  
Evidence, and Applying Logic to  
Solve Complex Problems

### **Personal & Social Responsibility**

Demonstrating Empathy, Respect  
for Others, Self-Advocacy, and Ethical  
Decision-Making

### **Professionalism & Collaboration**

Working Effectively with Others,  
Exhibiting Reliability, and Maintaining  
a Professional Demeanor

INSPIRE

## WORKPLACE READINESS

### **Career Preparedness**

Interview Skills  
Ability to Communicate Professionally

### **Technology Skills**

Passing an Industry Certification  
on the FDOE List

### **Bilingual Abilities**

Using Two Languages Fluently

EMPOWER



Orange County  
Public Schools

# Prepare

- We **PREPARE** students with the knowledge and skills they need to succeed in the classroom and beyond
- We **PREPARE** students for a successful day by ensuring they arrive at school safely and have a clean and safe place in which to learn
- We **PREPARE** students to focus and learn by providing nutritious meals that fuel students' minds and bodies

# Inspire

- We **INSPIRE** students to think critically, explore new ideas and discover their full potential
- We **INSPIRE** students with our positive attitude and friendly demeanor because a warm greeting and a safe ride can set the tone for the day
- We **INSPIRE** students to try new things and make healthy choices, from the meals they eat to the activities in which they choose to participate

# Empower

- We **EMPOWER** our learners with outstanding support services, ensuring that all students have the resources they need to succeed
- We **EMPOWER** students to take ownership of their learning, encouraging them to ask questions, solve problems and think creatively
- We **EMPOWER** students by providing them access to quality educational opportunities within the beautiful, clean and safe campuses they deserve

# Budget Challenges







Now Accepting Applications for  
Class 15

*Visit [leadership.ocps.net](https://leadership.ocps.net)*

Deadline: Aug. 15, 2025





# Questions?



**PREPARE** | INSPIRE | EMPOWER

PREPARE | **INSPIRE** | EMPOWER

PREPARE | INSPIRE | **EMPOWER**

# **CONSENT**

# **AGENDA**



## CITY COUNCIL MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Tuesday, July 15, 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 asked for a moment of silence, then led the Pledge of Allegiance.

Council President Horn noted that the business for 5195 Magnolia St/5151 S Orange Avenue was withdrawn by the applicant.

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

City Clerk Riffle confirmed that a quorum was present with Mayor Dowless and four Councilmembers in attendance. Councilmember Steele was excused from the meeting due to a prior absence request.

***Councilmember Rader made a motion to excuse Councilmember Steele's absence; seconded by Councilmember McElroy. The motion was approved by voice vote (4/0).***

##### **Elected Officials Present:**

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

##### **Absent:**

Beth Steele, Councilmember

##### **Staff Members Present:**

Sandra Riffle, City Clerk  
Dean DeSchryver, Police Chief  
Scott Zane, Code Enforcement Officer/IT Manager  
Michael Fraticelli, Police Sergeant  
Adam Lafan, Police Officer/Accreditation Manager  
Chris Meade, Police Officer  
Matthew Barreto, Police Officer

#### C. PRESENTATIONS AND PROCLAMATIONS

#### D. CONSENT AGENDA

The Consent Agenda, which includes routine items, was reviewed.

**June 17, 2025** City Clerk Riffle provided a correction to Councilmembers for the , meeting minutes.

**July 10, 2025, Budget Workshop Minutes:** Mayor Dowless pointed out a typo, requesting that "20206" be changed to "2026." The City Clerk confirmed the change would be made.

***Councilmember Lomas made a motion to approve the Consent Agenda with corrections; seconded by Councilmember Rader. The motion was approved (4/0) by voice vote.***

**E. ORDINANCES (FIRST READING)**

- **5195 Magnolia/5151 S Orange Project:** This item, including **Ordinance 2025-04** and **Special Exception 2025-01** (parking variance), was withdrawn by the applicant and will not be considered.

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

- **Ordinance 2025-05: Registration Fine Amount**

City Attorney Smith read Ordinance 2025-05 in title only.

There was no public comment or discussion.

*Councilmember Rader made a motion to approve Ordinance 2025-05 as presented; seconded by Councilmember Lomas. The motion was approved by roll call vote (4/0).*

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

**G. UNFINISHED BUSINESS****H. NEW BUSINESS**

- **Set Tentative Millage Rate FY 2025/2026**

Mayor Dowless reported that the fees for Orange County Fire and Rescue were \$150,000 less than anticipated. The consensus of the Council was that the millage rate did not need to be raised.

**Councilmember Rader moved to set the City's millage rate at 5.25 mils, and directed the City Clerk to complete the DR420 and DR420MMP forms to provide to the Orange County Property Appraiser, on or before noon on August 4, 2025. Councilmember Lomas seconded the motion. The motion was approved by roll call vote (4/0).**

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

- **Budget Hearing Dates**

City Clerk Riffle informed the council that the proposed budget hearing dates conflicted with other taxing agencies' schedules. She requested authorization to adjust the dates by one day. The dates on the TRIM calendar were based on a letter she received from Orange County that included the public library hearing schedule, rather than the OCPS hearing dates.

***Councilmember Rader made a motion to authorize the City Clerk to adjust the hearings on the TRIM calendar by one day when she has confirmed the correct information, thereby avoiding conflicts with other taxing agencies. Seconded by Councilmember Lomas. The motion was approved by voice vote (4/0).***

- **RFP 2025-CH-02 Debris Monitoring**

City Clerk Riffle presented the recommendation from the RFP committee for Storm Debris Monitoring Services. Only one bid was received from **CMTS, LLC**, the city's current provider.

There was no discussion or public comment.

***Councilmember Lomas made a motion to award the Storm Debris Monitoring Services contract to CMTS, LLC.; seconded by Councilmember Rader. The motion was approved by roll call vote (4/0).***

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

- **RFP 2025-CH-01 Debris Removal**

City Clerk Riffle presented the results from the RFP committee concerning Storm Debris Removal Services. The committee recommended Southern Disaster Recovery (SDR) as the primary provider for storm debris removal, with Looks Great, LLC and TFR Services as backup companies.

She confirmed to Councilmember Rader that the City requested an alternate company for Hurricane Milton because the primary company was already engaged from previous storms Helene and Debby. The backup company, Crowder Gulf, was similarly being utilized for those storms and had a similar wait time.

City Attorney Smith responded to Council President Horn that it is typical to assign a primary and a backup company, but there is nothing to stop the City from contracting with two backup companies.

There was no public comment.

***Councilmember Rader made a motion to approve Southern Disaster Recovery (SDR) as a primary storm debris removal company with Looks Great Services as a secondary service, and TFR Services as a tertiary backup company. Councilmember McElroy seconded the motion. The motion was approved by roll call vote (4/0).***

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

**I. GENERAL INFORMATION**

**J. CITIZEN COMMENTS - No comments**

**K. BOARDS & COMMITTEES**

**L. STAFF REPORTS**

- **City Attorney Smith**

City Attorney Smith updated the Council on the topic of HOAs and business vehicles. He clarified that Florida Statutes permit work vehicles at residences if they are standard passenger vehicles, though HOAs are allowed to impose their own restrictions.

- **Police Chief DeSchryver - Chief's Report June 2025**

- The police department achieved **Excelsior status**, marking its 18th consecutive year of passing accreditation. He thanked Officer Lafan for his work as the accreditation manager.
- He requested a council volunteer to serve with Deputy Chief Garcia and one of the sergeants on a review committee for the Officer First Class Programs to revamp the development plan.
- He provided an update on staffing changes, noting the resignation of Code Enforcement Officer Stacey Salemi, who Officer Scott Zane has replaced. He also mentioned that another officer is leaving on August 11, but a conditional offer has been made to a new officer. Officer White is expected to return in August.
- All officers have completed training with the 287G program which will help the City receive grants.
- He received a new roof estimate of \$75,000 from Gold Key Roofing, which will require the department to go through the RFQ process.
- In response to Council President Horn, he stated that he has received complaints about transients, which is why they will be vigilant about the Coq Au Vin and The Waterfront properties.

- **City Clerk Riffle**

- She is working on bringing all four railroad crossings into compliance in response to the Quiet Zones audit that was performed in the City.

- She also reported that City Hall now has an intern, Brian Muniz from Valencia College, to enhance the City's GIS map.

#### **M. MAYOR AND CITY COUNCIL REPORTS**

- **Mayor Dowless**

- Mayor Dowless said he has been in contact with AT&T regarding derelict utility boxes throughout the city. AT&T has said it will collect the boxes for which they have an address. He asked the City Council members to provide him with addresses for these old boxes so he could report them to AT&T.
- He announced that UCF Downtown will host the Tri-County League of Cities meeting on Thursday.
- He said that the Florida DOGE requested extensive details from the City with a very short deadline. He noted that the City Clerk, Riffle, will request an extension to ensure a full response can be provided.
- Council Member Lomas – no report
- Council Member McElroy – no report
- Council Member Rader – no report
- Council Member Steele – no report
- Council President Horn – no report

#### **N. ADJOURNMENT**

Councilmember Rader made a motion to adjourn the meeting at 7:19 pm.

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Richard A. Horn, Council President

Attest:

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Sandra Riffle, City Clerk



# **ORDINANCES**

## **(FIRST READING)**

# **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;

**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 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.

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

# **Ordinance 2025-08:**

## **ECD Activity Node Bonus**



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: Criteria for Bonus in ECD Ordinance 2025-08

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This agenda item addresses a proposed ordinance that adds criteria for an Activity Node bonus in the Edgewood Central District (ECD). These nodes are envisioned as vibrant, mixed-use centers concentrating development intensity to promote transit-oriented, pedestrian-friendly environments. To qualify for development bonuses within an Activity Node, projects must meet the design standards listed in the proposed ordinance. The standards are designed to ensure:

- Reduced automobile dependency and enhanced walkability/bicycling;
- A diverse mix of residential, retail, personal services, and office uses;
- The provision of publicly accessible open space, including urban plazas and parks with high design standards; and,
- Compatibility with adjacent uses through thoughtful design.

The Planning and Zoning Board reviewed the proposed ordinance and recommends that the required mix of uses in the activity node include residential, rather than be an option of one of the uses. Furthermore, hotel was added as an option to residential. These changes have been incorporated into the ordinance for Council's consideration.

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**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**, 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 urban 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;

**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

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

**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 Chapter 134, “Zoning,” Article IV, “District Regulations,” Division 12, “Edgewood Central District” 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. 134-473. Development bonuses.**

The purpose of the development bonus system is to promote achievement of the goals and vision of the district that otherwise would not be economically feasible without a bonus in development intensity as well as provide opportunities for public/private partnerships. Development sites may receive more than one bonus. All costs associated with implementation of the bonus categories shall be the responsibility of the developer.

(1) *Creation of an activity node.* Activity nodes shall be allowed an increase in the maximum impervious surface area ratio to 90 percent, an increase in maximum F.A.R. to 3.0, an increase of maximum density not to exceed 80 units per acre, and ~~Activity nodes shall be allowed an~~ increase in the maximum building height to 75 feet/six stories. In order to achieve the activity node bonus, the following design standards must be met in addition to the other requirements of the ECD:

a. Development sites must be at least ~~7.5~~ 5.0 acres in size.

~~b. Buildings shall be designed with the pedestrian in mind reflected by, but not limited to, scale and massing of buildings, walkable blocks, use of arcades and galleries, and emphasis on active first floor uses oriented to the street. Both residential and nonresidential uses are included. Building entryways and walkways will incorporate awnings and/or recessed entrances to provide weather protection for pedestrians. Such development will include unique architectural features and a comprehensive sign plan that promotes a cohesive design for the activity node. In addition, public amenities will be incorporated into the development to include public art, useable public gathering areas with seating and shade structures, water sculptures, fountains, or similar public amenities that are accessible to the public.~~

b. The development shall comprise either a residential or hotel component, plus at least one of the following secondary uses: retail, restaurant, personal services, or offices and meet the following criteria.

1. At least 65% of the total gross building square footage must be for residential or hotel purposes.

2. A minimum of 10% of the total gross building square footage must be for the secondary uses. These secondary uses should be on the first floor to create an active, street-oriented environment. Recreational facilities (like tennis courts, pools, or clubhouses) are not considered a secondary mixed-use, even if they are operated separately.
- c. The development shall be designed to reduce automobile dependency and encourage transit ridership, walking, and bicycling, thereby lessening reliance on private automobiles. Such design shall include, but not be limited to, a required mix and integration of uses within the development, strategically locating parking to encourage the use of other forms of transportation, and convenient bicycle parking/storage.
- d. The Property shall be within 0.25 mile of a transit stop, 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, 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 along a pedestrian-friendly path. A pedestrian-friendly path shall mean a sidewalk designed and maintained to allow all pedestrians, including those with disabilities, to travel safely and independently between the residential units and transit stop, with road crossings at crosswalks. Unless prohibited by existing right-of-way, this route shall have a minimum clear width that meets ECD, FDOT, or ADA standards (whichever is most stringent), with the width free of any permanent or temporary obstructions (e.g., utility poles, signs, street furniture, landscaping, overhanging tree branches below 80 inches vertical clearance). Any path crossing arterials must be at a crosswalk with accessible pedestrian signals or flashing beacons. Sufficient lighting along the entire path on the property shall be provided to ensure visibility during low-light conditions.
- e. Building entryways and walkways shall incorporate awnings and/or recessed entrances to provide weather protection for pedestrians.
- f. A comprehensive sign plan that promotes a cohesive design for the activity node shall be submitted.
- ~~g. e.~~ 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.
- ~~h. d.~~ Should on-street parking include provision of accessible parking spaces, such shall be consistent with the Public Right-of-Way Accessibility Guidelines (PROWAG).
- ~~i. e.~~ At least 25% of the site shall be dedicated to open space, which may include a mix of hardscape and landscape elements and recreational areas. A minimum of 30% of the total open space shall be at ground level and accessible to the general public. Furthermore,

individual areas of open space must be larger than 0.20 acres, with at least one open space area being a park/urban plaza, accessible to the general public, and meeting the following 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~~ 100 feet of frontage on a ~~two-lane~~ street; incorporation of the lake frontage, if any on site, is required ~~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~~.
  4. The area ~~will~~ shall consist of paved surfaces with planters and landscaped areas 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.
  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.
- j.6. ~~Demonstration of compatibility~~ The application shall demonstrate compatibility with adjacent uses through consideration of building scale, massing, setbacks, buffers, and noise and lighting reduction techniques, among other relevant design elements.
- k.7. Request for development approval must include elevations and colored renderings with materials identified in addition to 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.

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

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

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154 CITY OF EDGEWOOD, FLORIDA

155 CITY COUNCIL

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Richard A. Horn, Council President

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159 ATTEST:

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Sandy Riffle, City Clerk

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# **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: \_\_\_\_\_

512

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

514

515

516

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

517

518 *ATTEST:*

519

520

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

521 City Clerk

522

523



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

# **UNFINISHED BUSINESS**

# **NEW BUSINESS**

# **GENERAL INFORMATION**

# **CITIZEN COMMENTS**

# **BOARDS AND COMMITTEES**

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



## Memo

**To:** Mayor Dowless, Council President Horn, Council Members Lomas, McElroy, Rader, & Steele  
**From:** Brett Sollazzo, Administrative Project Manager  
**Date:** 8/14/2025  
**Re:** Special Exception 2025-02: Church 4931 S Orange Ave.

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At its August 11, 2025 meeting, the Planning & Zoning Board reviewed a Special Exception request for 4931 S Orange Ave to allow a religious institution (Church) under City Code Sec. 134-467 and submitted its formal recommendation to City Council. This item is included in this month's Council agenda packet, and Planner Hardgrove along with the Applicant will be present to answer questions.

### **Supporting documentation for this item includes:**

- Staff Report
- Special Exception Application & Narrative
- Proof of Public Notice
- Public Comment(s)

In accordance with City Code, public notice for this project was required at least ten (10) days prior to the first public hearing. On July 31, 2025, a total of fifty-four (54) notification letters were mailed to property owners within a 500-foot radius of the subject property. Additionally, public notice signage was posted on-site at 4931 S Orange Ave. As of the date of this memo, one (1) public comment has been received by mail and is included in your agenda packet. Additionally, one (1) mailed notice was returned as undeliverable.

**Vice Chair Nelson made a motion to recommend approval of Special Exception 2025-02 with the following conditions:**

- 1) The congregation is limited to no more than 60 people. To increase this number, an amendment to the special exception is required.**
- 2) 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.**
- 3) No outdoor activities or special events are permitted without a City-approved off-site parking agreement.**

**The motion was seconded by Chair Santurri and approved (3/0) by roll call vote.**

The motion was approved by roll call vote.

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



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: Special Exception Application for Religious Institution within the Versailles Plaza

### **Introduction**

This report addresses the Special Exception application submitted by Ebenezer Christian Church (hereinafter, "the Applicant") for the establishment of a religious institution (church) located at 4931 South Orange Avenue within the Versailles Plaza. The proposed church intends to lease approximately 1,500 square feet of within the plaza.

The property is zoned ECD, which permits religious institutions only through a Special Exception. Therefore, a detailed review is necessary to ensure compatibility with surrounding uses and the availability of public services and facilities. The primary concern for locating a religious use in the plaza is adequate parking, given the unique operational hours of a religious institution compared to traditional retail and service establishments.

### **Background and Current Zoning**

The Versailles Plaza was originally approved in two phases. Phase 1 (1982) included an 18,271 square foot building, with a portion having a second story, and a stand-alone 4,760 square foot building (originally a dance studio, currently a funeral home). Phase 2 (1985) consisted of a 14,204 square foot one-story building located south of Phase 1. The property is no longer under single ownership; each building/property is now separately owned.

When Phase 1 was approved, 128 parking spaces were provided for all users of the plaza, consistent with shopping center ratio of 5.5 parking spaces 1,000 square feet of gross building area. Currently, only 76 spaces are available for the two-story building, rendering it non-conforming in terms of parking. This reduction is due to:

- The parcelization of the buildings/land to multiple owners.
- Conversion of standard spaces to four ADA accessible spaces.
- Dumpsters occupying three spaces.
- The erection of a monument sign in a parking space.
- The connection of a cross-access driveway with the property to the south (resulting in the loss of two spaces).

## Analysis of Parking Demand

Given the plaza's substandard parking situation, it is crucial to analyze whether there will be sufficient parking for the church, as religious institutions typically have a significantly higher parking demand than shopping centers. The demand for church parking is generally simultaneous, meaning church members will likely arrive and require parking spaces at the same time. In contrast, plaza customers typically arrive and depart at staggered times. Additionally, parking for a church service is typically required for a longer duration than for retail use.

The Applicant has stated that services will be held on Sundays from 3:00 PM to 6:00 PM and Wednesdays from 7:30 PM to 9:30 PM. The expected congregation is a maximum of 60 people, including children. The typical required parking ratio for a church of this size would necessitate 19 or 20 parking spaces, compared to 6 for a retail establishment in a shopping center.

The Applicant has researched the business hours of the existing tenants of the plaza, as detailed in Exhibit 1. Based on current operating hours, only 4 of the 19 tenants are open on Sundays, suggesting ample parking should be available. However, the proposed services on Wednesday could create a parking issue if the service times deviate from those proposed, as the majority of businesses are open after 5:00 PM.

Exhibit 1 – Versailles Plaza Tenant Operating Hours

Address	Business	S	M	T	W	T	F	S
4905	Esmoker	11AM-6PM	10AM-7PM	10AM-7PM	10AM-7PM	10AM-7PM	10AM-7PM	10AM-7PM
4919	Esmoker	11AM-6PM	10AM-7PM	10AM-7PM	10AM-7PM	10AM-7PM	10AM-7PM	10AM-7PM
4907	Tax Pros		9AM-7PM	9AM-7PM	9AM-7PM	9AM-7PM	9AM-7PM	
4909	Del Toros Ins		8AM-4PM	8AM-4PM	8AM-4PM	8AM-4PM	8AM-4PM	
4911	Carlos Benitza/Barber		10AM-8PM	10AM-8PM	10AM-8PM	10AM-8PM	10AM-8PM	10AM-8PM
4913	D'lux Leaf		9AM-6PM	9AM-6PM	9AM-6PM	9AM-6PM	9AM-6PM	
4915	Dawn's Alterations		10AM-6PM	10AM-6PM	10AM-6PM	10AM-6PM	10AM-6PM	
4917	Lovely Brow	10AM-6PM*		11AM-7PM	11AM-7PM	11AM-7PM	11AM-7PM	10AM-6PM*
4921	Lux Nails		9AM-6PM	9AM-6PM	9AM-6PM	9AM-6PM	9AM-3PM	9AM-3PM
4923	Rich Your Mink			9AM-5PM	9AM-5PM	9AM-5PM	9AM-5PM	9AM-5PM
4925	Love of Pets			8AM-6PM	8AM-6PM	8AM-6PM	8AM-6PM	8AM-6PM
4927	Edgewood Flowers		10AM-7PM	10AM-7PM	10AM-7PM	10AM-7PM	10AM-7PM	10AM-5PM
4929	Nursery on Wheels	12PM-3PM		12PM-6PM	12PM-6PM	12PM-6PM	12PM-6PM	12PM-3PM
4931	PROPOSED CHURCH							
4933	Mario Mejia (Legal Services)		9AM-4:30PM	9AM-4:30PM	9AM-4:30PM	9AM-4:30PM	9:30AM-2PM	
4935	vacant							
4937	KFL Construction		9AM-6PM	9AM-6PM	9AM-6PM	9AM-6PM	9AM-6PM	9AM-6PM
4939	vacant							
4941	Nu-Vu Office		9AM-6PM	9AM-6PM	9AM-6PM	9AM-6PM	9AM-6PM	9AM-6PM
* By appointment only								

A condition of approval could be established to restrict church activities after 6:30 PM to allow the overlap in demand to thin out. Another crucial condition should be that no outdoor activities or special events are permitted without submitting an agreement to the City for additional off-site parking, as there is no open space on the property other than parking spaces.

### **Staff Recommendation**

The Special Exception request for a church within the Versailles Plaza presents a unique challenge primarily related to managing potentially competing parking demands. With the following conditions of approval, the demand for parking can be effectively managed:

1. The congregation is limited to no more than 60 people.
2. The operating hours for the church are limited to Sundays at any time, and Monday through Saturday after 6:30 PM.
3. No outdoor activities or special events are permitted without a City-approved off-site parking agreement.

### **Planning and Zoning Board Recommendation**

The Planning and Zoning Board recommends approving the special exception for a religious institution at 4931 South Orange Avenue in Versailles Plaza, finding it compatible with surrounding uses and public services, subject to the following conditions:

1. The congregation is limited to no more than 60 people. To increase this number, an amendment to the special exception is required.
2. 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.
3. No outdoor activities or special events are permitted without a City-approved off-site parking agreement.



## APPLICATION FOR SPECIAL EXCEPTION

Reference: Code Sections 134-103 through 134-109

**REQUIRED FEES:** \$750.00 Application Fee + Initial Pass-through Deposit (Ordinance 2013-01) to open up project account. Please note the application fee is non-refundable. Additional pass-through fees may be required throughout the project. If any pass-through balance remains at project completion, it will be reimbursed.

**IMPORTANT:** A COMPLETE application with all required attachments must be submitted to City Staff 30 days before the next Planning & Zoning meetings. No application shall be deemed accepted unless it is complete and paid for. Notarized letter of authorization from Owner MUST be submitted if application is filed by anyone other than property owner. You can submit all documents electronically to [info@edgewood-fl.gov](mailto:info@edgewood-fl.gov).

Please type or print. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

☒ New Special Exception Request ☐ Amendment to Special Exception Date SE granted: \_\_\_\_\_

Applicant Name: Ebenezer Christian Church Owner Name: Statewide properties of Orange Avenue Inc

Email: Iglesiaebenezerhc@gmail.com Email: Statewideinsurance2@earthlink.net

Phone: 863.421.4696 Phone: 321.246.3983

Property Address: 4931 S Orange Avenue Orlando FL 32806

Legal Description: GATLIN WITH HOBBS SUB MISC 4/177 FROM NE COR LOT 31 RUN W 119.75 FT S 16 DEG E 100 FT S 15 DEG E 168.64 FT S 11 DEG E 130 FT FOR A POB TH N 77 DEG E 50.01 FT S 11 DEG E 907.65 FT S 78 DEG W 200 FT N 11 DEG W 906.19 FT N 77 DEG E 150 FT TO POB ( LESS NLY 130 FLTHEREOF & LESS SLY 453.83 FT THEREOF)

Property Zoning: COMMERCIAL Existing on site: YES

Surrounding Zoning Designations:

North: <sup>ECD</sup> RETAIL STORES South: <sup>ECD</sup> RETAIL STORES East: <sup>ECD</sup> PARKING LOT West: <sup>R1AA</sup> S ORANGE AVENUE

Section of Code Special Exception being requested: CHURCH USAGE Sec. 134-467

Special Exception Request: Allow Ebenezer Christian Church to meet with members on specific days

Main service on Sundays at 3pm and small activities for church members on Thursdays and Fridays after 5pm. Most of the activities are

after regular office hours. Small group no more than 60 people including childrens.



## PROVIDE THE FOLLOWING INFORMATION WITH YOUR APPLICATION:

- 1) A signed and notarized Agent Authorization form if the applicant IS NOT the subject property owner.
- 2) Provide a Letter of Explanation which must outline the specifics of the proposed Special Exception request and include the justification for the subject request. If applicable, please include the following:
  - Summary of business operation including hours of operation, seating capacity, required parking and loading spaces, number of employees, number of anticipated clients/customers, site concerns that may impact adjacent properties, etc.
- 3) Each application for a Special Exception shall be accompanied by a site plan. Details of the site plan depend on what section of code you are requesting the Special Exception for. Please work with City Staff to confirm.
- 4) During the Special Exception review, City Staff may request the following information if applicable:
  - Detailed site plan, landscape plan, existing and/or proposed structures, septic systems, drain fields, easements, buffers, signage, fire lanes, driveways, etc.

The applicant hereby states that the above request for Special Exception does not violate any deed restrictions on the property. Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached.

Applicant Name: Ebenezer Christian Church

Applicant Signature: [Signature] Date: 7-5-25

Owner Name: STATEWIDE PROPERTIES of Okmulgee INC.

Owner Signature: [Signature] Date: 7/7/25  
CEO

## Office Use Only:

Received by: Brett Sollazzo Date Received: 7/8/2025

Forwarded to: Ellen Hardgrove (Planner) Date Forwarded: 7/8/2025

P&Z Meeting Date: \_\_\_\_\_ City Council Meeting Date: \_\_\_\_\_

Notes: \_\_\_\_\_



## Agent Authorization Form

### FOR PROJECTS LOCATED IN THE CITY OF EDGEWOOD

Please type or print in **BLACK INK**. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

I/WE, (PRINT PROPERTY OWNER NAME) STATEWIDE PROPERTIES OF ORANGE AVENUE INC, AS

THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 4931 SOUTH ORANGE AVENUE ORLANDO FL 32806

\_\_\_\_\_, DO HEREBY AUTHORIZE TO ACT AS MY/OUR

AGENT (PRINT AGENT'S NAME) EDGAR GREGORIO JIMENEZ (EBENEZER CHURCH), TO EXECUTE ANY PETITIONS OR

OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS AND TO APPEAR ON MY /OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION. BY SIGNING THIS AUTHORIZATION, THE OWNER AGREES TO BE BOUND BY THE ACTIONS OF THE AUTHORIZED AGENT AND THE PROVISIONS OF CHAPTER 101, ARTICLE I, ENTITLED "PASS-THROUGH FEES" AND ACKNOWLEDGE AND AGREES THAT A LIEN MAY BE PLACED ON THE PROPERTY FOR NON-PAYMENT OF PASS-THROUGH FEES AS PROVIDED IN THE CITY CODE.

Date: 7/7/25

[Signature]  
Signature of Property Owner

STATEWIDE Properties of  
Print Name Property Owner

Orange Ave  
C/O ARUN SHARMA

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Print Name Property Owner

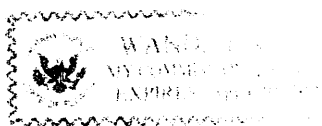
STATE OF FLORIDA:

COUNTY OF Osceola

I certify that the foregoing instrument was acknowledged before me this 7 day of July, 2025 by ARUN SHARMA. He/she is personally known to me or has produced \_\_\_\_\_ as identification and did did not take an oath.

Witness my hand and official seal in the county and state stated above on the 7 day of July in the year 2025.

(Notary Seal)



[Signature]  
Signature of Notary Public

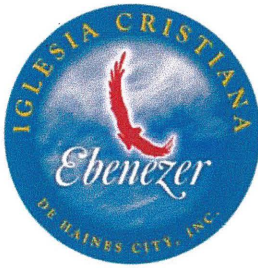
Notary Public for the State of Florida

My Commission Expires: 4/26/28

Legal description(s) or Parcel ID are required

Legal Description: \_\_\_\_\_





**Iglesia Cristiana Ebenezer**  
132 S. 6th St. Haines City, FL 33844  
O: (863)421-GOZO C: (863)521-3454  
iglesiaebenezerhc@gmail.com

July 6, 2025

To whom it may concern,

I am Edgar G. Jimenez, pastor of Ebenezer Christian Church. Our church is interested in renting out the space located at 4931 S. Orange Ave. Orlando, FL 32806. It's my understanding that we need approval from you to use the space for our church services.

Please see the following information:

Our days and hours of service will be Sundays at 3:00pm-6:00pm and Wednesdays at 7:30-9:30pm. Anticipated assistance of about 40-50 people including children. We will place about 50-60 seating chairs. We will use about 15-18 parking spaces for vehicles to park. We believe we will not impact adjacent properties.

I appreciate your time and attention to this letter,

Sincerely at your service,

Pastor Edgar G. Jimenez

State Of Florida  
County of Polk

The foregoing instrument was acknowledged before me this 6 day of July, 2025

by Olivia Seymour

(Notary Signature)



**OLIVIA SEYMOUR**  
Notary Public  
State of Florida  
Comm# HH690065  
Expires 6/19/2029

Personally Known \_\_\_\_\_ or Produced Identification ☒

Type of Identification Produced FL DL







### **Versailles III Plaza**

4905 & 4919 – ESmoker online Mon-Sat 10AM – 7PM / Sun 11AM-6PM

4907 – Tax Pros Mon- Fri 9AM-7PM

4909 – Del Toro Ins Mon-Fri 8AM-4PM

4911 – Carlos Benitza The Legend Barber Mon-Sat 10AM-8PM

4913 – D’lux Leaf Mon-Fri 9AM-6PM

4915 – Dawns Alterations Mon-Fri 10AM-6PM

4917 – Lovely Brow Tue-Fri 11AM-7PM Sat-Sun 10AM-6PM appt. only

4921 – Lux Nails Mon-Thu 9AM-6PM Fri-Sat 9AM-3PM

4923 – Rich your Mink Tue-Sat 9AM-5PM

4925 – Love of Pets Tue-Sat 8AM-6PM

4927 – Edgewood Flowers Mon- Fri 10AM -7PM Sat 10AM-5PM

4929 – Nursery on Wheels Tue-Sat 12PM-6PM Sun 12PM-3PM

4931 – VACANT (Unit in review)

#### UPPER section

4933 – Mario Mejia (Legacy Services) Mon-Thu 9AM-4:30PM Fri 9:30AM-2PM

4935 – VACANT

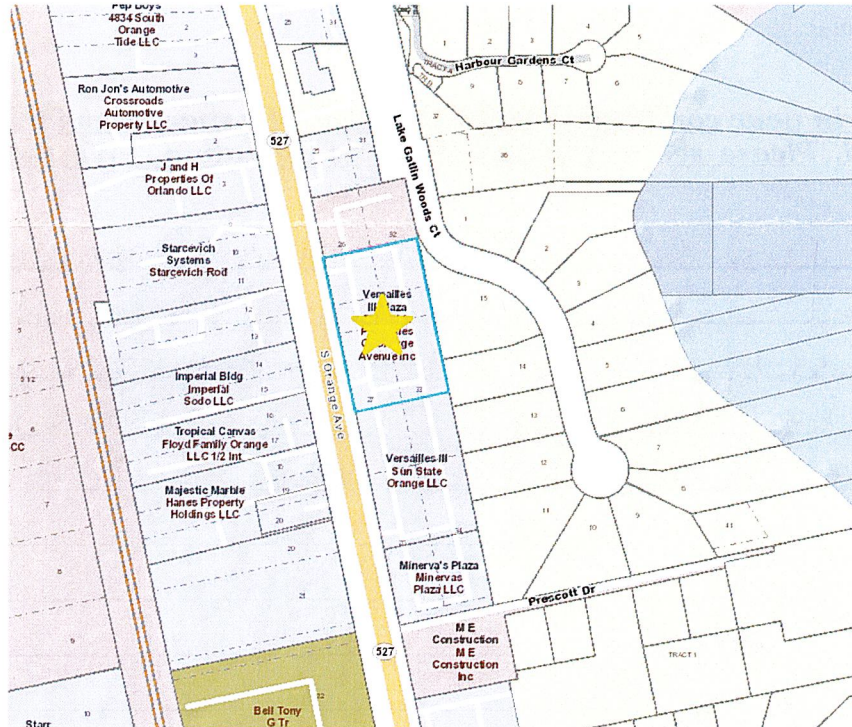
4937 – KFL Construction (KFL Home Services) office Mon-Sat 9AM-6PM

4939 – VACANT

4941 – Michelle Delice (Nu-View Manage Group) office Mon-Sat 9AM-6PM

## NOTICE OF PUBLIC HEARING

**Notice is hereby given** that public hearings will be held to consider a request for a special exception to City Code Sec. 134-467 to allow a religious institution (Church) on the property located at 4931 South Orange Avenue within the Versailles Plaza. The proposed church intends to lease approximately 1,500 square feet of within the plaza. The property is zoned ECD, which permits religious institutions only through a Special Exception.



**Public Hearing Dates, Times & Location:** All hearings will be held at Edgewood City Hall council chambers, located at 405 Bagshaw Way. Edgewood, Florida 32809.

- Planning & Zoning Board Meeting - Monday, August 11, 2025 at 6:30 PM
- City Council Meeting - Tuesday, August 19, 2025 at 6:30 PM

### How to Participate:

- Review the application and staff reports by contacting or visiting City Hall.
    - Email: [info@edgewood-fl.gov](mailto:info@edgewood-fl.gov)
    - Phone: 407-851-2920
    - Hours: Monday-Thursday: 8 AM to 4 PM; Friday: 8 AM to noon.
  - Attend the public hearings and be heard (8/11/2025 & 8/19/2025)
  - If you are unable to attend the public hearings, you may submit your comments by email to [info@edgewood-fl.gov](mailto:info@edgewood-fl.gov) or in writing to Edgewood City Hall at 405 Bagshaw Way.
  - All written comments will become part of the official public record for the project. Please ensure your comments are received **no later than 12:00 PM (noon)** on the day of the scheduled public hearing.
- 405 Bagshaw Way • Tel: 407-851-2920 • Fax: 407-851-7361 • [www.edgewood-fl.gov](http://www.edgewood-fl.gov)

**Accessibility:**

If you require accommodations under the Americans with Disabilities Act, please notify the City Clerk's Office in writing at least **48 hours prior** to the meeting.

**Continuations:**

Any or all of the public hearings may be continued to a later date. The date, time, and location of any continuation will be announced at the scheduled hearing.

Dated: July 31, 2025

**You may either mail in your comments and concerns on the space provided below or submit directly to City Hall. Please see above our hours of operation. We thank you for your participation.**

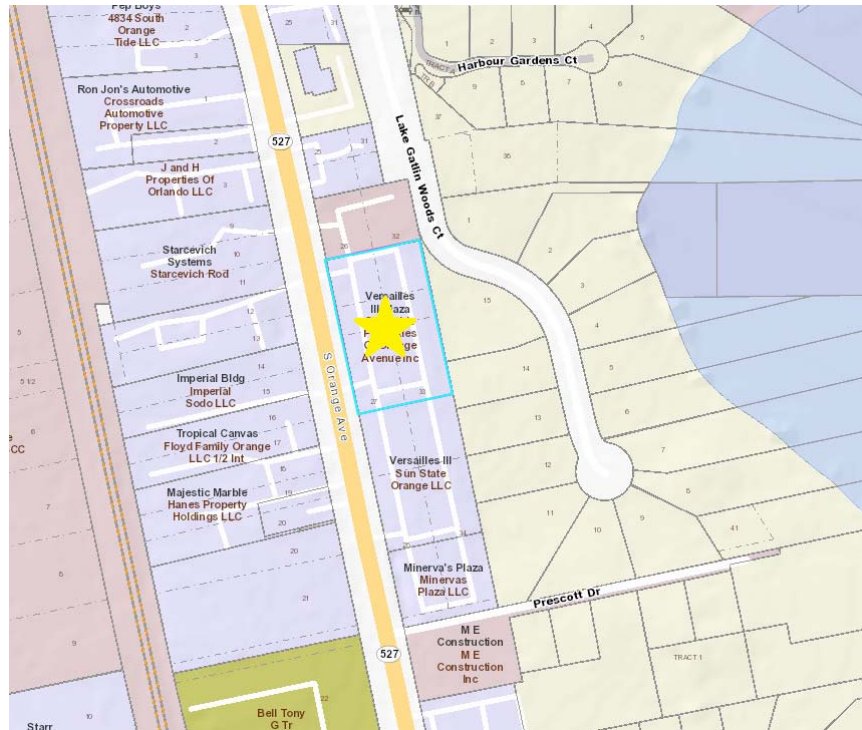
- ① No Week Day Services between 7 AM + 6 PM  
there is limited parking. Evening + weekend services  
permitted only exception This is a heavily congested Area.
- ② Provided the Church is a Christian Base institution  
there are no objections. Just stipulations in ①

Sincerely,  
Rural L Hall  
4922 S. Orange Ave  
Orlando, FL. 32806  
President  
CPR H Investments LLC.



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405 Bagshaw Way • Tel: 407-851-2920 • Fax: 407-851-7361 • [www.edgewood-fl.gov](http://www.edgewood-fl.gov)



4822 S Orange  
Ave LLC

Pep Boys  
4834 South  
Orange  
Tide LLC

Ron Jon's Automotive  
Crossroads  
Automotive  
Property LLC

J and H  
Properties Of  
Orlando LLC

Starcevic  
Systems  
Starcevic Rod

Imperial Bldg  
Imperial  
Sodo LLC

Tropical Canvas  
Floyd Family Orange  
LLC 1/2 Int

Majestic Marble  
Hanes Property  
Holdings LLC

Lake Gatlin Rd

Harbour Gardens Ct

Lake Gatlin Woods Ct

Versailles  
III Plaza  
Statewide  
Properties  
Of Orange  
Avenue Inc

Versailles III  
Sun State  
Orange LLC

Minerva's Plaza  
Minervas  
Plaza LLC

Prescott Dr

86/102

ME  
Construction  
ME  
Construction

TRACT 1

Name	Mailing Address	City	State Zip
4834 SOUTH ORANGE TIDE LLC	109 GARFIELD ST	CENTERPORT	NY 11721
STARCEVICH ROD	4902 S ORANGE AVE	ORLANDO	FL 32806
EGRH INVESTMENTS LLC	7314 WOODKNOT CT	ORLANDO	FL 32835
IMPERIAL SODO LLC	4936 S ORANGE AVE	ORLANDO	FL 32806
FLOYD FAMILY ORANGE LLC 1/2 INT	1401 DODD RD	WINTER PARK	FL 32792
HANES PROPERTY HOLDINGS LLC	4948 S ORANGE AVE	ORLANDO	FL 32806
TORRES INVESTMENTS AND LOANS LLC	3408 KILMARNOCK DR	APOPKA	FL 32712
CLEAR CHANNEL OUTDOOR INC	4830 N LOOP 1604 W STE 111	SAN ANTONIO	TX 78249
CROSSROADS AUTOMOTIVE PROPERTY LLC	8706 SOUTHERN BREEZE DR	ORLANDO	FL 32836
SAX PROPERTIES LLC	3225 BRENT ST	ORLANDO	FL 32806
J AND H PROPERTIES OF ORLANDO LLC	5219 HAVERILL DR	ORLANDO	FL 32809
EDGEWOOD PROFESSIONAL CENTER OWNERS ASSN INC	4861 S ORANGE AVE	ORLANDO	FL 32806
MARCANO JOSE	4861 S ORANGE AVE	ORLANDO	FL 32806
GOOD SHEPHERD PROPERTY MANAGEMENT INC	9 ASPEN LN	NEW HYDE PARK	NY 11040
KANTER FAMILY TRUST	3218 DOWNS COVE RD	WINDERMERE	FL 34786
KM BUSINESS CORP	191 NW 10TH TER	HOMESTEAD	FL 33030
AJLM LLC	460 HARBOUR ISLAND RD	ORLANDO	FL 32809
BELL TONY G TR	2500 SHEFFIELD AVE	ORLANDO	FL 32806
SUN STATE ORANGE LLC	2716 DEER BERRY CT	LONGWOOD	FL 32779
HARGRAVE VERNON L JR	4853 S ORANGE AVE STE A	ORLANDO	FL 32806
4893 S ORANGE AVE LLC	6901 TPC DR STE 350	ORLANDO	FL 32822
S E FUNERAL HOMES OF FLORIDA LLC	1929 ALLEN PKWY	HOUSTON	TX 77019
STATEWIDE PROPERTIES OF ORANGE AVENUE INC	911 N MAIN ST STE 3	KISSIMMEE	FL 34744
MINERVAS PLAZA LLC	5401 PLYMOUTH SORRENTO RD	APOPKA	FL 32712
ABBOTT LIONEL C	200 HARBOUR GARDENS CT	ORLANDO	FL 32806
FLETCHER PROPERTIES INC	PO BOX 1618	JACKSONVILLE	FL 32201
DOT/STATE OF FLORIDA	719 S WOODLAND BLVD	DELAND	FL 32720
M E CONSTRUCTION INC	445 PINEDA CT	MELBOURNE	FL 32940
EVLIYAOGU FERHAT	230 PRESCOTT DR	ORLANDO	FL 32809
YOCUM JACK RICHARD	226 PRESCOTT DR	ORLANDO	FL 32809
HARBOUR GARDENS HOMEOWNERS ASSOC INC	209 HARBOUR GARDENS CT	ORLANDO	FL 32806
ROSARIO MIGUEL	201 HARBOUR GARDENS CT	ORLANDO	FL 32806
SANDERSON ROBERT HAYNES III	209 HARBOUR GARDENS CT	ORLANDO	FL 32806
PENSON JEFFREY DOUGLAS	217 HARBOUR GARDENS CT	ORLANDO	FL 32806
RUST BENJAMIN DAVID II LIFE ESTATE	225 HARBOUR GARDENS CT	ORLANDO	FL 32806
JAMNADAS PRADIP	234 HARBOUR GARDENS CT	ORLANDO	FL 32806
BERISHA ANTON	226 HARBOUR GARDENS CT	ORLANDO	FL 32806
MARK MICHAEL D	218 HARBOUR GARDENS CT	ORLANDO	FL 32806
MARCANO JOSE	206 HARBOUR GARDENS CT	ORLANDO	FL 32806
MILLIGAN SEAN P	4905 LAKE GATLIN WOODS CT	ORLANDO	FL 32806
ERVIN R MCGREGOR TRUST	4909 LAKE GATLIN WOODS CT	ORLANDO	FL 32806
FIST LLC	11350 HARBOR WAY APT 1654	LARGO	FL 33774
FELSING MARLYN D	4915 LAKE GATLIN WOODS CT	ORLANDO	FL 32806
CLAYTON KEVIN C	4925 LAKE GATLIN WOODS CT	ORLANDO	FL 32806
LUCIEN S JOHNSON FAMILY TRUST	4935 LAKE GATLIN WOODS CT	ORLANDO	FL 32806
OGRADY FAMILY REVOCABLE TRUST	1320 WEBSTER ST	ORLANDO	FL 32804
PHILLIPS DAVID A	4955 LAKE GATLIN WOODS CT	ORLANDO	FL 32806
WEAVER JOSHUA	4965 LAKE GATLIN WOODS CT	ORLANDO	FL 32806
BIRKET JERALD H LIFE ESTATE	4960 LAKE GATLIN WOODS CT	ORLANDO	FL 32806
NICHOLSON MYRA P	4950 LAKE GATLIN WOODS CT	ORLANDO	FL 32806
LANCASTER RYAL M	4940 LAKE GATLIN WOODS CT	ORLANDO	FL 32806
TINSLEY JACQUELINE R	4930 LAKE GATLIN WOODS CT	ORLANDO	FL 32806
ELMER JAMES G	4920 LAKE GATLIN WOODS CT	ORLANDO	FL 32806
MILLER DENNIS H	4910 LAKE GATLIN WOODS CT	ORLANDO	FL 32806



Application: SE 2025-02

Owner/Applicant Name: Ebenezer Christian Church

Public Hearing Dates: 8/11/2025 & 8/19/2025

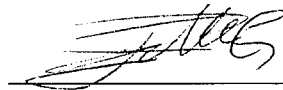
**This affidavit is to be presented at the public hearing before the Planning and Zoning Board.**

### SIGN AFFIDAVIT

STATE OF FLORIDA  
ORANGE COUNTY

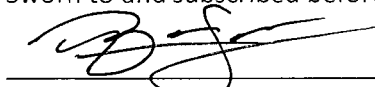
Before me, the undersigned authority, personally appeared FLORIBERTA PALMA  
to me well known and known to me to be the person described in and who executed the foregoing  
affidavit, after being first duly sworn, says:

1. That the affiant posted the notice provided by the City of Edgewood, which contains the time and dated of the public hearings involved (i.e. Planning and Zoning Board and/or City Council).
2. That said posted notice also contained the relevant facts pertaining to the application.
3. That said notice was posted was posted in a conspicuous and easily visible place on the subject property not less than ten days prior to the date of public hearing. Date posted: 8/1/25.
4. That the affiant understands that this affidavit is intended to be submitted as a prerequisite for a public hearing, and as such will be officially filed with the City of Edgewood, Florida.



Signature of owner or authorized representative

State of Florida County of Orange  
Sworn to and subscribed before me this 18<sup>th</sup> day of August, 2025 via physical presence.



Print, type, or stamp commissioned name of Notary Public

HH241996  
Notary Public, State of Florida

Personally Known OR Produced Identification  
Type of I.D. Produced Drivers License



# **STAFF REPORTS**

# City Attorney Smith

# Police Chief DeSchryver

**Edgewood Police Department  
City Council Report  
July 2025**

	<b>June</b>	<b>July</b>
<b>Residential Burglaries</b>	0	0
<b>Commercial Burglaries</b>	0	0
<b>Auto Burglaries</b>	0	2
<b>Theft</b>	2	3
<b>Assault/Battery</b>	3	3
<b>Sexual Battery</b>	0	0
<b>Homicides</b>	0	0
<b>Robbery</b>	0	0
<b>Traffic Accident</b>	10	4
<b>Traffic Citations</b>	115	59
<b>Traffic Warnings</b>	110	66
<b>Felony Arrests</b>	4	6
<b>Misdemeanor Arrests</b>	3	3
<b>Warrant Arrests</b>	3	2
<b>Traffic Arrests</b>	2	1
<b>DUI Arrests</b>	0	1
<b>Code Compliance Reports</b>	6	12

**Department Highlights:**

- Sgt. Cardinal and Scott Zane attended the annual FDLE Criminal Justice Information System Symposium in Orlando. The three-day event is focused on sharing information, updates, and best practices related to criminal justice information systems. It typically includes presentations, workshops, and discussions on topics such as data security, law enforcement technology, and information sharing among criminal justice agencies.
- Officers have continued enhanced foot patrols in the commercial areas of the city. Oakwater Circle remains a focus point due to potential transient activity. Additional areas include our other commercial locations.
- Summer weather was on full display during July. Heavy downpours in the afternoon and evening hours were quite frequent throughout the month. Officers were asked to be aware of any blocked or clogged storm drains so we could notify OCGov or City Hall as needed.
- Several instances of citizens calling in regarding solicitors in neighborhoods. When located, officers inform the solicitors of the City ordinance and the need to stop at City Hall during business hours to register and obtain a permit.

# City Clerk Riffle

# Memo

**To:** Mayor Dowless and City Councilmembers Horn, Rader, Lomas, McElroy, and Steele  
**From:** Sandra Riffle, City Clerk  
**Date:** August 15, 2025  
**Re:** July 11, 2025 to August 15, 2025 City Clerk Report

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## • Citywide Tree Assessment

To ensure the City's tree removal budget is used effectively, Sandy and Ashley met with Tree Wise Urban Forestry, an Edgewood-based company, to review both City-maintained trees and privately maintained trees within the public right-of-way. Tree Wise will provide an assessment of overall tree health and identify any trees in need of pruning or elevation. They will submit a quote for the work, and the City has also received a quote from Albert Moore, the City's established tree service provider. These quotes will be reviewed and compared before a decision is made.

## • New Intern

Brian Muniz, an intern from the Step Into Success program, joined the City this month and will be with us for the next six months. His primary focus will be working with Councilmember Rader, Planner Hardgrove, and other staff to develop a GIS mapping system for the City, as well as assisting with record clean-up in NOVO.

## • Code Compliance Partnership

Scott Zane, the City's new Code Compliance Officer, has been working closely with Brett and Sandy to strengthen the partnership between Code Compliance and City Hall staff. This collaboration has already increased the number of code violations resolved without the need for a formal notice or magistrate hearing. Brett and Sandy look forward to continuing this teamwork to improve the community.

## • FCC Franchise Fees Update

As of August 15, 2025, FCC Environmental Services is fully caught up on all franchise fee payments for the first and second quarters of 2025.

## • Business Tax Receipt Renewal Season

The BTR renewal period began on July 1. Brett and Ashley have been working with businesses to transition from in-person or mailed renewals to the faster and more convenient online process. To date, 102 businesses, representing about 25 percent, have completed their renewals online.

## • Updated Parking Regulations

Planner Hardgrove and Brett have been working diligently on updated parking regulations, which are expected to be ready for presentation to both the Planning & Zoning Board and City Council for first reading at the September meetings.

## • ROW Maintenance Along Hansel/Orange Avenue Median

Each summer, FDOT faces challenges maintaining certain ROW areas, which leads to overgrowth and an unsightly appearance. To address this, 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. This partnership should result in improved maintenance and less overgrowth. In addition, the City is exploring the possibility of having its Maintenance Team take over certain responsibilities from FDOT through a maintenance activities agreement. More information will be provided as discussions progress.

# **MAYOR & CITY COUNCIL REPORTS**



# Mayor Dowless

# Council Member Lomas

# Council Member McElroy

# Council Member Rader

# Council Member Steele

# Council President Horn

# ADJOURN