MONDAY, NOVEMBER 9, 2026
PLANNING AND ZONING MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, November 09, 2026 at 6:30 PM

David Nelson	Caleb Castro	Evan Franco	Todd Nolan	Angie Sharp
Chair	Vice-Chair	Board Member	Board Member	Board Member

AGENDA

WELCOME! We are very glad you have joined us for today's Planning and Zoning meeting. The Planning and Zoning Board is an advisory board to City Council comprised of citizen members who voluntarily and without compensation devote their time and talents to a variety of zoning and land development issues in the community. All P&Z recommendations are subject to final action by City Council. The results of today's meeting will be presented at the noted City Council meeting for approval of recommended actions. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. CAUTION: Untimely filing by any appellant shall result in an automatic denial of the appeal.

A. CALL TO ORDER & PLEDGE OF ALLEGIANCE

B. ROLL CALL AND DETERMINATION OF QUORUM

C. APPROVAL OF MINUTES

1. September 14, 2026 Planning and Zoning Meeting Minutes

D. NEW BUSINESS

1. Ordinance 2026-09: Five Year CIP
2. Ordinance 2026-10: Water Supply Plan

E. UNFINISHED BUSINESS

F. COMMENTS/ANNOUNCEMENTS

G. ADJOURNMENT

<u>UPCOMING MEETINGS & EVENTS</u>

Tuesday, November 17, 2026……City Council Meeting 6:30 PM
Friday, December 4, 2026……Santa Fly-In Event 6:00-8:30 PM
Monday, December 14, 2026……Planning & Zoning Meeting 6:30 PM (TBD)
Tuesday, December 15, 2026……City Council Meeting 6:30 PM

General Rules of Order

You are welcome to attend and express your opinion. The Board is pleased to hear non-repetitive comments related to business before the Board; however, a **five (5) minute time limit per person** has been set by the Board. Large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request Registration Form and give it to the City Clerk. When recognized, state your name and speak directly into the microphone. The City is guided by **Roberts Rules of Order** in governing the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at (407) 851-2920 at least 24 hours in advance of the meeting.

We ask that all electronic devices (i.e. cell phones, pagers) be silenced during our meeting!

Thank you for participating in your government!

Appeals

According to Edgewood City Code Section 26-24 (2), "any person aggrieved by any recommendation of the Board acting either under its general powers or as a Board of Adjustment may file a notice of appeal to the City Council within seven (7) days after such recommendation is filed with the City Clerk. Per **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 proceeding and may need to ensure that a verbatim record is made.

Americans with Disabilities Act

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

CALL TO ORDER & PLEDGE OF ALLEGIANCE

ROLL CALL & DETERMINATION OF QUORUM

APPROVAL OF MINUTES

PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
September 14, 2026 at 6:30 PM

David Nelson	Caleb Castro	Evan Franco	Todd Nolan	Angie Sharp
Chair	Vice-Chair	Board Member	Board Member	Board Member

MINUTES

These minutes provide a summary of the key discussions and decisions made during the September 14, 2026 Planning & Zoning Board Meeting. A complete audio recording of the meeting is available for public review for one year. After one year, the City will dispose of the recording in accordance with applicable regulations. To access the recording, please contact Edgewood City Hall at 407-851-2920.

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chair Nelson called the meeting to order at 6:30 pm and led everyone in the Pledge of Allegiance.

ROLL CALL AND DETERMINATION OF QUORUM

Administrative Project Manager Sollazzo confirmed that a quorum was present, with four (4) Board members in attendance. Board Member Nolan was absent (unexcused/no prior notice received).

BOARD MEMBERS PRESENT

Chair David Nelson
Vice Chair Caleb Castro
Board Member Evan Franco
Board Member Angie Sharp

STAFF PRESENT

Brett Sollazzo. Administrative Project Manager
Drew Smith, City Attorney
Ellen Hardgrove, City Planner
No Police Officer Present

BOARD MEMBERS ABSENT

Board Member Todd Nolan

APPROVAL OF MINUTES

July 13, 2026 Planning & Zoning Meeting Minutes

MOTION & VOICE VOTE

Chair Nelson made a motion to approve the July 13, 2026 Planning and Zoning meeting minutes as presented. The motion was seconded by Vice Chair Castro and approved 4-0 by voice vote.

NEW BUSINESS

1. ORDINANCE 2026-10: DUMPSTER REGULATIONS

Planner Hardgrove presented the staff report regarding proposed amendments to the City's dumpster regulations. She explained that the existing regulations are spread across Chapters 30, 114, and 134 of the City Code, with some provisions creating conflicting requirements. The purpose of the proposed ordinance is to consolidate the regulations into Chapter 30, Section 30-49, establishing one comprehensive standard for dumpster compliance and eliminating inconsistencies throughout the Code.

Planner Hardgrove noted there were only three new regulatory requirements added to the existing regulations: increased setbacks for dumpsters located adjacent to residential property, the allowance of alternative screening systems in place of standard masonry construction, and mandatory landscaping when dumpsters are adjacent to residential uses. The ordinance also corrects several scrivener's errors identified in Sections 134-348, 134-376, and 134-406.

During the discussion of alternative screening systems, Planner Hardgrove asked whether qualifying alternative systems should be permitted by right when they meet the standards presented by staff, or whether each proposal should require review and approval by the Planning and Zoning Board and City Council.

The Board recommended that alternative systems meeting the established criteria be permitted without additional approval but requested the addition of a provision allowing applicants to submit other materials for consideration that would require review and approval by the City Council following a recommendation from the Planning and Zoning Board.

Chair Nelson discussed the proposed landscaping requirements, specifically the species diversity provision. He questioned whether the diversity requirement was necessary for a relatively small planting area where evergreen landscaping would grow to provide screening along the back of the dumpster enclosure when facing residential uses. He recommended clarifying the requirement to provide for two rows of evergreen shrubs.

The Board also discussed the proposed gate standards and maintenance requirements. The Board recommended incorporating the additional gate standards presented by staff and clarifying that all screening systems must be maintained in their approved configuration in perpetuity.

The Board had no further changes to the proposed ordinance.

PUBLIC COMMENT

There was no public comment.

MOTION & VOICE VOTE

Chair Nelson made a motion to recommend approval of Ordinance 2026-10, as presented, with the following changes:

1. Modify the alternative screening provisions to allow systems meeting the criteria established in the ordinance to be permitted without additional approval. Any alternative materials not expressly permitted by the ordinance must be reviewed and approved by the City Council following a recommendation from the Planning and Zoning Board.
2. Clarify the landscaping requirements for dumpsters adjacent to residential property to require two rows of evergreen shrubs.
3. Incorporate the additional gate standards recommended by staff.
4. Revise the maintenance requirements to ensure that all screening systems shall be maintained in their approved configuration in perpetuity.

The motion was seconded by Board Member Sharp and approved 4-0 by roll call vote.

Chair Nelson	Favor
Vice Chair Castro	Favor
Board Member Franco	Favor
Board Member Sharp	Favor
Board Member Nolan	Absent

UNFINISHED BUSINESS

1. ORDINANCE 2026-04: MANUFACTURED AND MODULAR HOMES IN SFR ZONING DISTRICTS

Planner Hardgrove recapped the discussion the P&Z had in June related to proposed amendments to Chapter 134 of the City Code concerning manufactured and modular homes in single-family residential zoning districts. She explained that recent amendments to Chapter 553 of the Florida Statutes preempt local governments from treating State-approved modular

buildings and HUD-compliant manufactured homes differently than traditional site-built single-family homes with regard to zoning placement and administrative review.

Planner Hardgrove explained that the City's existing Code does not allow off-site constructed dwellings in certain single-family residential districts due to the current definitions of dwelling, mobile home, and modular home, as well as the existing prohibition in Section 134-525. The proposed ordinance updates these definitions, removes the blanket prohibition, and establishes uniform architectural and development standards for single-family dwellings. These standards would apply regardless of the method of construction. At the June hearing, the P&Z supported the proposed ordinance conditioned on changes related to preventing unauthorized multi-family conversions, eliminating exterior finishing materials requirements, and adding requirements for landscaping; staff would present these changes at the next meeting.

Planner Hardgrove reviewed the proposed revisions, which were highlighted in the board's copy, and explained the purpose of the changes throughout the ordinance. She asked the Board if there were any questions or additional changes. The Board had no questions regarding the revised definitions in Section 134-1 or the permitted-use provisions in Sections 134-219 and 134-255.

During the review of the utility infrastructure requirements in Section 134-529, Chair Nelson questioned whether the language regarding service connections should use "and/or" to clarify that a single-family dwelling may have one of each type of meter, rather than being limited to only one meter among the listed types. Planner Hardgrove agreed with the clarification.

The Board then discussed the landscaping and site requirements. The proposed standards require at least one shade tree, or an understory tree where overhead utilities prevent the installation of a shade tree, for each 40 linear feet of street frontage, excluding the driveway width, along with foundation plantings along at least 50 percent of the home's street-facing facade.

The Board discussed the use of the term "hedge" in the foundation planting requirement. It was recommended that the language be revised to require continuous plantings, consistent with the definition in Chapter 114, rather than requiring a formal hedge.

Chair Nelson also raised a concern regarding the minimum tree height and caliper specifications in the proposed landscaping standards. He questioned whether a uniform minimum height-to-caliper standard would be appropriate across different tree species and recommended that the specifications be adjusted to account for variations among species.

The Board also addressed the proposed prohibition of transient and short-term rentals in Section 134-529. Based on the recommendation of the City's attorney, this provision was removed because the existing Code already addresses the prohibition in a separate section.

PUBLIC COMMENT

There was no public comment.

MOTION & VOICE VOTE

Vice Chair Castro made a motion to recommend approval of Ordinance 2026-04, as presented, with the following changes:

1. Clarify the service connection requirements to ensure the language does not suggest that a single-family dwelling is limited to only one of the listed types of meters, rather than allowing one of each.
2. Delete Section 8, "Prohibition of Transient and Short-Term Rentals," based on the recommendation of the City's attorney, as the existing Code already provides this prohibition in a separate section.
3. Revise the foundation planting requirements to require continuous plantings, rather than a formal hedge.

The motion was seconded by Chair Nelson and approved 4-0 by roll call vote.

Chair Nelson	Favor
Vice Chair Castro	Favor
Board Member Franco	Favor
Board Member Sharp	Favor
Board Member Nolan	Absent

ADJOURNMENT

The meeting was adjourned at 7:20 PM.

_____ _____

David Nelson, Chair Brett Sollazzo, Administrative Project Manager

NEW BUSINESS

Ordinance 2026-09:
Five Year CIP

CITY OF EDGEWOOD
FOUNDED 1924

Date: October 30, 2026
To: Local Planning Agency (LPA)
From: Ellen Hardgrove, City Planning Consultant
XC: Sandy Riffle, City Clerk
Brett Sollazzo, Administrative Assistant
Holli New, City Attorney
RE: Ordinance 2026-09 - Comprehensive Plan Capital Improvement Schedule Update

This agenda item is an ordinance to update the comprehensive plan's Capital Improvement Schedule (CIS). Pursuant to Section 163.3177(3)(b), Florida Statutes, the City is required to perform an annual update to its CIS. This schedule details capital physical improvements that meet two criteria: (1) support the adopted level-of-service standards in the City's comprehensive plan, and (2) have a value exceeding $10,000.

Since the City relies on outside providers for all service and facilities related to the adopted level of service standards except drainage, the listed projects are the responsibility of other agencies and governments. No drainage improvements are deemed necessary to maintain the adopted level of service.

Staff recommends the LPA recommend approval of Ordinance 2026-09.

ORDINANCE 2026- 09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, FLORIDA, ADOPTING THE 2026/2027 FIVE YEAR CAPITAL IMPROVEMENTS SCHEDULE; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EXCLUSION FROM CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3177(3)(a), Florida Statutes, requires that local government comprehensive plans contain a capital improvements element designed to consider the need for and the location of public facilities; and

WHEREAS, Section 163.3177(3)(b), Florida Statutes, requires that local governments review the capital improvements element on an annual basis, and provides that modifications to update the five year capital improvements schedule may be accomplished by ordinance; and

WHEREAS, "capital improvement" generally means physical assets constructed or purchased to provide, improve, or replace a public facility, typically large scale, high in cost, and may require multi-year financing; and

WHEREAS, Section 163.3177(3)(a)4, Florida Statutes, requires that projects necessary to achieve and maintain adopted levels of service for the five-year planning period be included in the capital improvements schedule.

NOW, THEREFORE, BE IT IS HEREBY ORDAINED BY THE CITY OF EDGEWOODAS FOLLOWS:

SECTION 1: RECITALS/INTENT. The recitals set forth above are true and correct and constitute legislative findings of the City Council.

SECTION 2: AMENDMENT TO THE CAPITAL IMPROVEMENT SCHEDULE. The Five Year Capital Improvements Schedule annual update is hereby adopted as set forth in Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 3: EXCLUSION FROM CITY CODE/CODIFICATION. It is the intent of the City of Edgewood City Council that the provisions of this Ordinance shall not be codified into the City of Edgewood Code of Ordinances.

SECTION 4: EFFECTIVE DATE. The effective date of this Ordinance shall be immediately upon adoption.

SECTION 5: CONFLICTS. This ordinance shall supersede any ordinances in conflict herewith to the extent that such conflict exists.

SECTION 6: SEVERABILITY. If any part of this ordinance is found to be invalid, preempted, or otherwise superseded, the remainder shall nevertheless be given full force and effect to the extent permitted by the severance of such invalid, preempted, or superseded part.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2026.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2026.

CITY OF EDGEWOOD, FLORIDA
CITY COUNCIL

_____
Richard A. Horn, Council President

ATTEST:

_____
Sandra Riffle, City Clerk

Five-Year Capital Improvements Schedule					
	2026/2027	**2027/2028**	**2028/2029**	**2029/2030**	**2030/2031**
SANITARY SEWERS ORANGE COUNTY 225 GPD (WITHOUT RECLAIMED WATER) The identified expenditures are Orange County's responsibility. City is not fiscally responsible for the wastewater disposal capital improvements.					
Portion of Pump Station Package 35– Rehab of PS 3120 serving the City	$0	$350,000	$350,000	$0	$0
Gravity Package 29 – Rehab of existing gravity and manholes serving the City	$0	$500,000	$500,000	$0	$0
SANITARY SEWERS CITY OF ORLANDO 225 GPD (WITHOUT RECLAIMED WATER)					
City of Orlando does not have sanitary sewer lines proximate the City limits with no plans within the next five years for extension to the City limits. Should extension occur in the future, Edgewood would not be fiscally responsible such extension.					
POTABLE WATER ORLANDO UTILITIES COMMISSION 325 GALLONS/DWELLING UNIT/DAY (WITHOUT RECLAIMED WATER)					
No known projects at this time.					
SOLID WASTE: ORANGE COUNTY LANDFILL The identified expenditures are Orange County's responsibility. City is not fiscally responsible for the landfill capital improvements.					
Landfill Admin Building	$7,927,833	$1,112,501	$360,000	$399,315	$1,300,685
Cell 7B/B Closure & Long Term Care	$8,920,611	$522,037	$520,611	$520,611	$522,037
Closure & Long Term Care Class III #1	$229,828	$230,458	$229,828	$229,828	$230,458
Class 3 Waste Disposal Cell 2	$7,924,776	$1,650,597	$299,776	$299,776	$300,597
Landfill Cell 11	$15,838,900	$9,571,100	$0	$0	$0
Landfill Cell 12	$0	$1,640,000	$3,160,000	$20,855,580	$22,368,420
Closure and Long Term Care Landfill Cells 9-12	$36,377,626	$19,401,369	$23,049,791	$13,509,791	$280,558
Central Expansion Area	$1,119,334	$1,122,400	$1,119,333	$3,632,666	$3,952,800
SOLID WASTE COLLECTION: FRANCHISE					
Franchise has identified it has the physical assets to provide the contracted service					
TRANSPORTATION The City has no financial responsibility for maintaining the referenced levels of service standards. No transportation improvements within the City are scheduled in the Metropolitan Planning Organizations Unified Transportation Improvement Program in the next five years. The City must rely on					

the County, Lynx, and FDOT to accomplish the following projects which are listed as priorities in the City's Transportation Element.
SunRail Station and associated bus facilities
Holden Ave/Gatlin Road Intersection Realignment
Orange Ave access management/medians

Sources:

- Charles Shultz (407.246.2658) City of Orlando Sewer service area includes only a small part of the City (Oakwater Professional Office Park). Currently there are no lines proximate the City limit and there are no plans for extension in the next 5 years. Closest lines are along Orange Avenue at Pine Loch, ±0.6 miles north of the City limits. No change in wastewater disposal for this north area is expected within the planning period.
- Chuck DiGerlando OUC 407.434.2563 OUC projects water demand on a five year basis to 2025 and at build-out in 2050. The analysis does not distinguish between City and non-City demand.
- OUC 2022 Water Supplies Facilities Work Program
- Christine Doan, P.E., Orange County Utilities Engineering Division 407-254-9921, Christine.Doan@ocfl.net
- Orange County Annual Budget FY 2026/2027
- CPH Engineering, Allen Lane
- MetroPlan Cost Feasible Plan and Transportation Improvement Program

Ordinance 2026-10: Water Supply Plan

CITY OF EDGEWOOD
FOUNDED 1924

Date: October 30, 2026
To: Local Planning Agency (LPA)
From: Ellen Hardgrove, City Planning Consultant
XC: Sandy Riffle, City Clerk
Brett Sollazzo, Administrative Assistant
Holli New, City Attorney
RE: Ordinance 2026-10 - Water Supply Work Plan Update

This agenda item is an ordinance to amend the City's Water Supply Facilities Work Plan [Water Supply Plan] which is an exhibit in the Conservation Element of the City's comprehensive plan. Pursuant to Section 163.3177(6)(c), Florida Statutes, the City is required to update the water supply facilities work plan when the St. Johns River Water Management District updates their plan (typically every five years); which occurred in December 2025.

There are no significant changes to the City's Water Supply Plan since the plan is based on the Orlando Utilities Commission (OUC)'s work plan, and OUC's plan has not been updated since Edgewood's Water Supply Plan was created (2022).

Staff recommends P&Z recommend approval of Ordinance 2026-10.

ESH

ORDINANCE NO. 2026-10

AN ORDINANCE AMENDING THE CITY OF EDGEWOOD COMPREHENSIVE PLAN BY UPDATING APPENDIX A (WATER SUPPLY FACILITIES WORK PLAN) OF THE CONSERVATION ELEMENT IN ACCORDANCE WITH SECTION 163.3177(6)(c), FLORIDA STATUTES; PROVIDING FOR CONFLICT; PROVIDING FOR TRANSMITTAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Edgewood adopted the City of Edgewood Comprehensive Plan by Ordinance No. 91-378 on December 17, 1991, pursuant to Chapter 163, Florida Statutes; and

WHEREAS, the City Council of the City of Edgewood amended the City of Edgewood Comprehensive Plan by Ordinance No. 2013-04 on November 19, 2013; by Ordinance No. 2021-02 on December 21, 2021; by Ordinance No. 2022-08 on February 21, 2023; and by Ordinance No. 2025-01 on February 18, 2025 pursuant to Chapter 163.3184, Florida Statutes; and

WHEREAS, Section 163.3177(6)(c), Florida Statutes, and City of Edgewood Comprehensive Plan Intergovernmental Coordination Element Policy 7.3.3 require the Water Supply Facilities Work Plan, found in Appendix A of the Conservation Element, per Conservation Element Policy 5.2.5, to be updated as necessary within 18 months of the St. Johns River Water Management District's update of the Central Florida Water Initiative (CFWI) Regional Water Supply Plan, which occurred on November 12, 2025; and

WHEREAS, the Local Planning Agency for the City of Edgewood has reviewed this text amendment and provided its input and advice; and

WHEREAS, the City Council, as the City's governing body, held public hearings to consider adoption of the proposed amendments to the City of Edgewood Comprehensive Plan in accordance with the controlling provisions of State law; and

WHEREAS, the City of Edgewood has complied with all requirements and procedures of Florida law in processing this amendment to the City of Edgewood Comprehensive Plan.

WHEREAS, the City Council of the City of Edgewood hereby finds and determines that this Ordinance is internally consistent with the goals, objectives and policies of the City of Edgewood Comprehensive Plan and other controlling law to include, but not limited to, Chapter 163, Florida Statutes.

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

SECTION 1. LEGISLATIVE FINDINGS. The Recitals set forth above are hereby adopted as legislative findings of the City Council of the City of Edgewood.

SECTION 2. COMPREHENSIVE PLAN APPENDIX AMENDMENT. Attachment "A" attached to this Ordinance is hereby adopted to replace in full Appendix A (Water Supply Facilities Work Plan) of the Conservation Element of the City of Edgewood Comprehensive Plan.

SECTION 3. CONFLICT. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 4. TRANSMITTAL. After the first public hearing (transmittal stage), the City Clerk shall transmit the amendment package within 10 working days to the State Land Planning Agency (Florida Department of Commerce) and a copy to each reviewing agency, including the East Central Florida Regional Planning Council, the St. Johns River Water Management District, the Florida Department of Environmental Protection, the Florida Department of State, the Florida Department of Transportation, and any other unit of local government or governmental agency in the State of Florida that has filed a written request with the City Clerk.

SECTION 5. EFFECTIVE DATE. This Ordinance and the comprehensive plan amendment shall become effective 31 days after the Florida Department of Commerce notifies the City that the plan amendment package is complete, **or** if timely challenged, on the date a final order is issued by the state land planning agency or the Administration Commission finding the amendment in compliance, whichever occurs sooner.

FIRST READING on the _____ day of _____, 2026.

ADOPTED by the City Council of the City of Edgewood, Florida, this ____ day of _____, 2027.

_____

Richard A. Horn, Council President

ATTEST:

_____

Sandra Riffle, City Clerk

Conservation Element Appendix A
City of Edgewood
Water Supply Facilities Work Plan

Section 1: Introduction

The St. Johns River Water Management District's (WMD) Central Florida Water Initiative (CFWI) Regional Water Supply Plan (RWSP) identifies the City of Edgewood (City) as being within a Water Resource Caution Area. Therefore, in accordance with Section 163.3177(6)(c), Florida Statutes (F.S.), the City is required to adopt and maintain a water supply facilities work plan, and update the comprehensive plan, as necessary, to implement the work plan and associated water supply-related legislative requirements.

Water supply facilities work plans, in accordance with Section 163.3177(6)(c), F.S., are required to address a minimum of a 10-year planning period and identify a local government's program to implement traditional and alternative water supply projects, and reuse and water conservation practices/projects necessary to meet existing and future water demands. In addition, in accordance with the Section 163.3177(6)(h), F.S., the City must ensure coordination of its water supply facilities work plan and comprehensive plan with WMD's CFWI RWSP. City comprehensive plan Policy 5.2.5 contains enabling language that incorporates that water supply facilities work plan into the comprehensive plan as Appendix A. When the WMD updates the CFWI RWSP, which is at least every five years, in accordance with Chapter 373, F.S., the City must also update their plan as stated in Intergovernmental Coordination Element policies 7.3.3 and 7.3.4.

The WMD adopted the updated plan in December 2025. This is an Updated Appendix A of the City's comprehensive plan.

Section 2: Water supplier(s) and service agreement(s)

The City does not provide potable or non-potable water service or sanitary sewer service. Nor does the City own or maintain a potable water or wastewater system for potential water reuse. The City's municipal limit is located entirely within the Orlando Utilities Commission (OUC) potable water service area. While OUC is a municipal utility owned by the City of Orlando, its water service area includes the cities of Orlando, Edgewood, Belle Isle and large portions of unincorporated Orange County.

Non-potable water is unavailable within the city limits. The majority of the city is within Orange County's wastewater service area, an area that does not include reclaimed water infrastructure. A small area in the northernmost area of the city is within Orlando's wastewater service area; however, the closest trunk line is located roughly 0.7 miles north of the city limits on East Pineloch Avenue and there are no capital improvements planned for extension toward the city's boundary. No change in wastewater disposal/reuse infrastructure is expected within the planning period.

Residential and non-residential potable water users within the City of Edgewood purchase retail water directly from OUC. This is enabled through a territorial agreement. Public Facilities Element Objective 4.11, and its supporting policies, and Capital Improvements Element Policy 8.3.4 provide enabling language regarding the City's agreement with OUC.

Section 3: Potable Water Demand, Sources, and Supply

The City relies on OUC to ensure that adequate water supply and facility capacity are available to meet the needs of existing and future customers within the City of Edgewood.

Because OUC is owned by the City of Orlando, the City of Orlando's water supply facilities work plan must address OUC's program to implement water supply projects, reuse and water conservation necessary to meet water demands within OUC's entire service area. Therefore, the City of Edgewood should monitor and participate, as necessary, in OUC's and Orlando's water supply planning processes to ensure that they account for Edgewood's current and future water needs. Intergovernmental Coordination Element Policy 7.3.5 contains enabling language for this participation and coordination.

Orlando's current Water Supply Facilities Work Plan (2022), as included in their comprehensive plan, includes OUC's "Forecasted Total Water Supply Needs and Sources," which indicates groundwater sources totaling 105.9 million gallons per day (mgd) will be needed through 2040. However, OUC's current use permit (CUP) (Permit No. 3159) authorizes an allocation of only 100.1 mgd. An application for an increased allocation is in process, with the earliest realistic scenario for a decision by the Governing Board in late summer or fall of 2027. This anticipated decision date extends beyond Edgewood's required Water Supply Plan update; thus, this document relies on the existing permit parameters. Finalized data from the renewed CUP and Orlando's subsequent work plan will be incorporated during the subsequent evaluation cycle for the 2030 CFWI Regional Water Supply Plan.

Figure PW-4: OUC Forecasted Total Water Supply Needs and Sources

Potable Supply Capacity and Projected Demand Analysis					
Supplier /	**Demand, Permit Allocation, or Capacity (mgd, AADF)**				
Supply or Demand Component	**2020**	**2025**	**2030**	**2035**	**2040**
	Baseline				
ORLANDO UTILITIES COMMISSION (OUC)					
Potable Water Demand - Unincorporated Orange County [1]	38.7	43.1	45.3	47.6	48.7
Potable Water Demand - Total Service Area [2]	82.8	92.7	97.8	103.2	105.9
CUP -Permitted Allocation [3]	100.1	100.1	100.1	100.1	100.1
Current Wellfield (Source) Capacity	126.5	126.5	126.5	126.5	126.5
Current Treatment Capacity	121.2	121.2	121.2	121.2	121.2
Additional Wellfield Source Capacity (CIP Improvements)	0	0	0	0	0
Additional Treatment Capacity (CIP Improvements)	0	0	0	0	0
Alternative Water Supply (AWS) [4]	0	0	0	5	5
CUP -Permitted Surplus (Deficit)	17.3	7.4	2.3	1.9	-0.8
Wellfield/Source Capacity Surplus (Deficit)	43.7	33.8	28.7	23.3	20.6
Treatment Capacity Surplus (Deficit)	38.4	28.5	23.4	18	15.3
(1) Assumes OUC water demand is proportional to population estimates provided by BEBR on a parcel based. In 2020, the population estimate in unincorporated Orange County was approximately 46.7% of the total population for the OUC water service area. In 2040, the population estimate for unincorporated Orange County was approximately 46.0% of the total. The percentages for the years in between 2020 and 2040 were linearly interpolated.					
(2) Potable water demand projections are from the CFWI RWSP 2020, Appendix A, Table A-5b. 2020 Baseline demands are actual OUC water plant data from 2020.					
(3) OUC's CUP is currently undergoing renewal. The current allocation is 100.1 mgd. The requested allocation is 109.2 mg. If requested allocation is not granted and demands must be meet with current allocation, than a deficit may occur in 2035 and 2040 and additional reclaimed water and conservation, beyond what is currently planned, will be required until an AWS can be brought on-line.					
(4) Includes OUC's planned 5.0 mgd, AADF share of St. Johns River/Taylor Creek Reservoir AWS Project. Timing of this project is uncertain but is currently estimated to be in the 2035 to 2040 timeframe. Additional reclaimed water and conservation, beyond what is currently planned, will be required until AWS can be brought on-line. Additional AWS capacity may also be needed in 2040 and beyond.					

Source: City of Orlando Growth Management Plan Chapter 4 Potable Water Element (2026)

If the requested allocation is not granted, then the future demand must be met with the current allocation. Given that the City of Edgewood's population is expected to remain relatively stable during the planning period (approximately 2,900), the water demand within the City is expected to remain relatively the same throughout the planning period and supply unaffected should the allocation not be increased.

The City of Orlando and OUC have identified three major strategies for meeting water demand with sufficient water supply: To treat and reclaim wastewater for use as irrigation; To encourage conservation measures to decrease demand; and To explore water sources other than the Floridan aquifer. These alternative sources may include brackish groundwater, or surface water from reservoirs and rivers.

Section 4: Water supply concurrency and level of service standards

The City is ultimately responsible for authorizing development within its municipal limits. However, because the City relies on OUC for water service, the City's level of service (LOS) standards need to be consistent with OUC. Edgewood Policies 4.1.1 and 8.3.1 provide that consistency. Policies 4.11.2, 7.3.1, and 7.3.2 ensure supply is available prior to development approval.

Section 5: Water Conservation

Water conservation is important to reduce water demand and ensure the sustainability of water supply sources utilized by the City. The City currently implements many water conservation practices, including some that are enabled by comprehensive plan policies. In addition, because the City relies on OUC for water service, its water conservation practices should be coordinated with OUC. The City's water conservation practices include the following:

- Participating in water conservation activities with OUC and WMD (Objectives 7.3 and 5.2);
- Including water conservation measures in development regulations by implementing Florida Building Code and landscape regulations that require or encourage development to use water-efficient, natural and/or drought resistant plants and landscaping;
- Utilizing water reuse or reclamation when available for irrigation and other non-potable applications (Policies 4.12.1 and 5.2.8);
- Supporting water conservation by participating in county, state and federal programs (Policy 4.12.2);
- Assisting the WMD during emergency water shortage declarations (Policy 5.2.4); and
- Encouraging or participating in water conservation educational activities, such as observing water conservation month, and newsletters (Policy 5.2.10).

UNFINISHED BUSINESS

COMMENTS & ANNOUNCEMENTS

ADJOURNMENT