



CITY COUNCIL MEETING & FINAL BUDGET HEARING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Tuesday, November 18, 2025 at 6:30 PM

AGENDA

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

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

B. ROLL CALL & DETERMINATION OF QUORUM

C. FINAL BUDGET HEARING

1. Ordinance 2025-10: Set Millage Rate Fiscal Year 2025/2026
2. Resolution 2025-04: Approved Budget Fiscal Year 2025/2026

D. PRESENTATIONS AND PROCLAMATIONS

E. 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. October 21, 2025 City Council Meeting Minutes

F. ORDINANCES (FIRST READING)

1. Ordinance 2025-12: Certified Recovery Residences

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, RELATING TO THE LAND DEVELOPMENT CODE; AMENDING CHAPTER 134 TO ADD CODE OF ORDINANCES SECTION 134-40 ESTABLISHING A PROCESS FOR THE REVIEW OF REASONABLE ACCOMMODATION REQUESTS FOR CERTIFIED 8 RECOVERY RESIDENCES PURSUANT TO FLORIDA STATUTES SECTION 397.487; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

2. Ordinance 2025-13: Street Repaving Gated Communities

AN ORDINANCE OF THE CITY OF EDGEWOOD, AMENDING CHAPTER 126, SUBDIVISIONS, OF THE CODE OF ORDINANCES, CITY OF EDGEWOOD, TO REVISE THE MANDATORY REPAVING REQUIREMENT FOR PRIVATE STREETS IN GATED NEIGHBORHOODS TO A MANDATORY PAVING NEEDS ASSESSMENT REQUIREMENT; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

G. PUBLIC HEARINGS (ORDINANCES – SECOND READINGS & RELATED ACTION)**H. UNFINISHED BUSINESS**

1. Ordinance 2025-08 ECD Mixed Use

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

I. NEW BUSINESS

1. Resolution 2025-06: Fiscal Year 2024-2025 Budget Amendments
2. Orange County Interlocal Agreement: Fire Prevention and Rescue Services

J. GENERAL INFORMATION**K. CITIZEN COMMENTS****L. BOARDS & COMMITTEES**

1. Variance 2025-05: After-the-Fact Variance Requests – 4045, 4053 & 4061 Forrestal Ave

M. STAFF REPORTS

City Attorney Smith

Police Chief DeSchryver

1. Chief's Report - October 2025

City Clerk Riffle

1. Clerks Report - 10/15 thru 11/12

N. MAYOR AND CITY COUNCIL REPORTS

Mayor Dowless

Council Member Lomas

Council Member McElroy

Council Member Rader

Council Member Steele

Council President Horn

O. ADJOURNMENT

UPCOMING MEETINGS & EVENTS

Friday, December 5, 2025.....Santa Fly-In 6:00 - 8:30 PM
Monday, December 8, 2025.....Planning & Zoning Meeting 6:30 PM (tentative)
Tuesday, December 16, 2025.....City Council Meeting 6:30 PM

Meeting Records Request

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

Americans with Disabilities Act

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

CALL TO ORDER, INVOCATION, & PLEDGE OF ALLEGIANCE

ROLL CALL & DETERMINATION OF QUORUM



Memo

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

From: Sandra Riffle

Date: November 14, 2025

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

I have conversed with Mayor Dowless and each Councilmember individually to alert you to errors in the final budget hearing proceedings that resulted in a violation and an infraction. As a result, the City is compelled by the State of Florida to readvertise and hold another Final Hearing for the Fiscal Year 2025/2026 budget. All ads, including the budget summary, were sent to TRIM and approved for this hearing.

The following information is provided to you:

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

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

Approval of Millage:

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

Approval of Budget:

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

**ORDINANCE NO.
2025-10**

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

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

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

WHEREAS, the gross taxable value for operating purposes not exempt from taxation within the City of Edgewood, Orange County, Florida, has been certified by the Orange County Property Appraiser to the City of Edgewood as \$ **\$594,953,446**; and

WHEREAS, a public hearing was held on November 18, 2025, on the proposed millage rate, and all people desiring to voice objection or make comment upon said millage rate were given an opportunity to do so; and

WHEREAS, on November 18, 2025, a public hearing was held on the final millage rate, as required by Florida Statute 200.065, and all persons desiring to voice objections or to make comments upon said millage were given an opportunity to do so.

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

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

Section 2. The operating levy of **5.2500** mills represents a **7.76** percent increase over the rolled-back rate of 4.8720 mills.

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

PASSED AND ADOPTED by a two-thirds majority vote of the governing members
of the City Council of the City of Edgewood, Orange County, Florida, at a public hearing
on the 18th day of November 2025.

FIRST READING: September 9, 2024

SECOND READING: November 18, 2025

Richard A. Horn, Council President

Attest:

Sandra Riffle, City Clerk

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RESOLUTION NO. 2025-04

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

WHEREAS, the City Council of the City of Edgewood, Orange County, Florida considered an annual budget for the next ensuing fiscal year beginning October 1, 2025 and ending September 30, 2026; and

WHEREAS, a public hearing was held on September 10, 2025 and November 18, 2025, as required by *Florida Statute* 200.065, to consider the budget, and all persons desiring to voice objections or comment upon said budget were given an opportunity to do so.

WHEREAS, the City of Edgewood, Orange County, Florida set forth the appropriations and revenue estimate for its budget for the Fiscal Year 2025/2026 in the amount of **\$5,839,402.54**.

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

Section 1. The City Council of the City of Edgewood, pursuant to its *Charter* and *Florida Statutes*, does hereby adopt the attached (Exhibit A) annual operating budget for Fiscal Year 2025/2026.

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

PASSED AND ADOPTED by the City Council of the City of Edgewood, Orange County, Florida at a public hearing on the **18th day of November 2025**.

John Dowless, Mayor

Richard Alan Horn, Council President

Chris Rader
Council President Pro-Tem

Susan Lomas
Council Member

Casey McElroy
Council Member

Beth Steele
Council Member

ATTEST:

Sandra Riffle, City Clerk

Exhibit A

City as a whole - Budget Summary

5.25 Mills

GENERAL FUND		5,222,196.00
REVENUES ROADS & STREETS		119,355.00
PD CAPITAL		
TRANSFER FROM GENERAL FUND (R&S)		254,123.85
TRANSFER FROM GENERAL FUND (PD CAPITAL)		131,000.00
TRANSFER FROM GENERAL FUND (STORM)		35,000.00
		-
TOTAL REVENUES		5,761,674.85
EXPENDITURES		
CITY HALL		361,739.25
POLICE DEPARTMENT		2,331,725.67
MUN.INS./IT/GRANTS/CONTRACTS/CONSULTANTS		2,280,923.92
STORMWATER/CONTRACTUAL		14,600.00
ROADS AND STREETS		373,478.85
PD CAPITAL		56,811.00
STORM RESERVE		-
CAPITAL CARRYFORWARD		
TRANSFER GF REVENUES TO R&S, STORM, PD CAPITAL		420,123.85
TOTAL EXPENDITURES		5,839,402.54
DIFFERENCE IN REVENUES AND EXPENSES		(77,727.69)
Beginning Fund Balance		6,005,267.33
Budgeted Ending Reserves		5,927,539.64

ADDITION TO (USE OF) GENERAL RESERVES	(186,916.69)
ADDITION TO PD CAPITAL RESERVES	74,189.00
ADDITION TO R&S RESERVES	-
ADDITION TO STORM RESERVE	35,000.00
CITY WIDE CHANGE IN FUND BALANCE	(77,727.69)
General fund increase (decrease) excluding transfers out	233,207.16

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Exhibit A

BUDGET SUMMARY
City of Edgewood - Fiscal Year 2025-2026

THE PROPOSED OPERATING BUDGET EXPENDITURES OF THE CITY OF EDGEWOOD ARE 9.1 PERCENT MORE THAN LAST YEARS TOTAL OPERATING EXPENDITURES

General fund 5.25

Voted fund 0

	Fund Description							All Funds
	General Fund	Special Revenue	Debt Service	Capital Projects	Permanent Fund	Enterprise Fund	Internal Service	
ESTIMATED REVENUES								
Taxes; Millage per \$1000								
Ad Valorem Taxes 5.25	\$ 2,967,330							\$ 2,967,330
Ad Valorem Taxes 0 Voted Debt	\$ -		\$ -					
Sales and Use Taxes	\$ 623,100							\$ 623,100
Charges For Services	\$ 839,000	\$ 25,000						\$ 864,000
Intergovernmental Revenues	\$ 636,366	\$ 93,555						\$ 729,921
Fines & Forfeitures	\$ 16,000							\$ 16,000
Miscellaneous Revenues	\$ 101,400	\$ 800						\$ 102,200
Licenses and Permits	\$ 39,000							\$ 39,000
Internal Service Charges								\$ -
TOTAL SOURCES	\$ 5,222,196	\$ 119,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,341,551
Transfer In	\$ -	\$ 254,124						\$ 254,124
Fund Balances/Reserves/Net Assets	\$ 77,728							\$ 77,728
TOTAL Revenues/Transfers/Balances	\$ 5,299,924	\$ 373,479	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,673,403
EXPENDITURES								
General Government	\$ 697,992							\$ 697,992
Public Safety	\$ 4,073,208							\$ 4,073,208
Physical Environment	\$ 274,600							\$ 274,600
Transportation (Roads & Streets)	\$ -	\$ 373,479						\$ 373,479
Debt Services	\$ -							\$ -
Human Services	\$ -							\$ -
Internal Services	\$ -							\$ -
TOTAL EXPENDITURES	\$ 5,045,800	\$ 373,479	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,419,279
Transfers Out	\$ 254,124							\$ 254,124
Fund Balances/Reserves/Net Assets								\$ -
TOTAL Appropriated Expeditures/Transfers, Reserves & Balances	\$ 5,299,924	\$ 373,479	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,673,403

THE TENTATIVE, ADOPTED, AND/OR FINAL BUDGETS ARE ON FILE IN THE OFFICE OF THE ABOVE MENTIONED TAXING AUTHORITY AS A PUBLIC RECORD.

GENERAL FUND CATEGORY	Line #	Account #	ACCOUNT DESCRIPTION	Actual FY 2023-2024 (5.25 mills)	Adopted Budget 2024-25 (5.25 mills)	Actuals FY 2024/25 (as of 6/30/2025)	FISCAL YEAR 2025- 26 (5.25 mills)
GENERAL REVENUES							
REVENUE-TAXES	1	311100-01	AD VALOREM TAXES (REAL ESTATE) (95%) (5.25)	2,366,177.61	2,512,538.00	2,247,846.64	2,771,920.00
REVENUE-TAXES	2	311110-01	TANGIBLE TAXES (PROPERTY & CENTRALLY ASSESSED) (95%)	180,761.67	180,972.00	182,938.09	195,410.00
	3	311120-01	TANGIBLE TAXES (RAILROAD)	388.37		969.95	900.00
REVENUE-TAXES	4	313400-01	UTILITY/SERVICE TAX-GAS (metered/propane)	1,768.20	2,000.00	2,021.41	2,200.00
REVENUE-TAXES	5	314100-01	UTILITY/SERVICE TAX - POWER	393,902.22	340,000.00	256,050.29	400,000.00
REVENUE-TAXES	6	314300-01	UTILITY SERVICE TAX - WATER	79,334.71	72,000.00	51,620.32	80,000.00
REVENUE-TAXES	7	315000-01	LOCAL COMMUNICATIONS SERVICE TAX (CST)*	144,016.56	143,560.00	93,057.93	140,000.00
	8		TOTAL TAXES	3,166,349.34	3,251,070.00	2,834,504.63	3,590,430.00
	9						
REVENUE-LICENSES/PERMITS/FEES	10	316000-01	BUSINESS TAX RECEIPTS	39,512.48	36,000.00	35,699.09	35,000.00
REVENUE-LICENSES/PERMITS/FEES	11	321200-01	SIGN PERMITS	1,900.00	400.00	900.00	500.00
REVENUE-LICENSES/PERMITS/FEES	12	321300-01	ESTATE SALES	100.00	100.00	-	-
REVENUE-LICENSES/PERMITS/FEES	13	322300-01	BLDG REVIEW FEE/SITE-COMMERCIAL	350.00	200.00	50.00	100.00
REVENUE-LICENSES/PERMITS/FEES	14	322400-01	BLDG REVIEW FEE/SITE-RESIDENTIAL	1,750.00	1,000.00	3,350.00	1,000.00
REVENUE-LICENSES/PERMITS/FEES	15	322700-01	TREE PERMITS	75.00	100.00	-	-
REVENUE-LICENSES/PERMITS/FEES	16	329020-01	ADMINISTRATIVE SERVICE FEE (NOTARY-RECORDS REQUEST-COPIES-LIENS)	2,597.50	2,500.00	1,929.00	2,400.00
REVENUE-LICENSES/PERMITS/FEES	17	329000-01	RIGHT-OF-WAY PERMIT	-	-	-	-
REVENUE-LICENSES/PERMITS/FEES	18	322900-01	PASS THRU PERMIT REVENUE	-	-	54,012.63	-
	19		TOTAL LICENSES / PERMITS	46,284.98	40,300.00	95,940.72	39,000.00
	20						
REVENUE-INTERGOVERNMENTAL	21	335120-01	MUNICIPAL REVENUE SHARING*	130,673.80	156,428.00	75,356.56	158,360.00
REVENUE-INTERGOVERNMENTAL	22	335150-01	ALCOHOL BEVERAGE LICENSES	433.51	400.00	48.94	100.00
REVENUE-INTERGOVERNMENTAL	23	335180-01	LOCAL GOVT. -1/2 CENT SALES TAX *	500,957.18	459,294.00	317,556.15	476,306.00
REVENUE-INTERGOVERNMENTAL	24	335190-01	GAS TAX REBATE	1,856.99	1,500.00	1,542.75	1,600.00
REVENUE-INTERGOVERNMENTAL	25	370000-01	ARPA FUNDS		-	-	-
	26		TOTAL INTERGOVERNMENTAL REVENUE	633,921.48	617,622.00	394,504.40	636,366.00
	27						
	28						
REVENUE - CHARGES FOR SERVICES	29	323100-01	DUKE ENERGY FRANCHISE FEE	290,511.04	280,000.00	198,330.21	300,000.00
REVENUE - CHARGES FOR SERVICES	30	342900-01	POLICE REPORTS (FINGER PRINTING)	9,645.86	10,000.00	5,316.47	7,500.00
REVENUE - CHARGES FOR SERVICES	31	342901-01	REIMBURSEMENT FOR EXTRA DUTY SERVICES	97,811.36	43,060.00	87,985.00	110,000.00
REVENUE - CHARGES FOR SERVICES	32	343400-01	SOLID WASTE REV (RESIDENTIAL)	271,237.88	281,000.00	258,225.49	340,000.00
REVENUE - CHARGES FOR SERVICES	33	343410-01	SOLID WASTE REV (COMMERCIAL)	50,688.42	44,000.00	58,873.52	70,000.00

GENERAL FUND CATEGORY	Line #	Account #	ACCOUNT DESCRIPTION	Actual FY 2023-2024 (5.25 mills)	Adopted Budget 2024-25 (5.25 mills)	Actuals FY 2024/25 (as of 6/30/2025)	FISCAL YEAR 2025- 26 (5.25 mills)
REVENUE - CHARGES FOR SERVICES	34	349000-01	LAND USE APP FEES	24,300.00	4,000.00	6,450.00	4,000.00
	35		TOTAL CHARGES FOR SERVICES	744,194.56	662,060.00	615,180.69	831,500.00
	36						
REVENUE - FINES & FORFEITURES	37	352100-04	2nd DOLLAR EDUCATION	1,405.09	2,000.00	711.93	900.00
REVENUE - FINES & FORFEITURES	38	352100-01	FINES & FORFEITURES (Includes Investigative Costs)	15,352.72	16,000.00	10,064.05	14,000.00
	39	352110-06	LETf / SEIZURE FUND				
REVENUE - FINES & FORFEITURES	40	354100-01	CODE ENFORCEMENT FINES	-	400.00	-	
REVENUE - FINES & FORFEITURES	41	354150-01	FALSE ALARMS	1,505.00	400.00	950.00	800.00
REVENUE - FINES & FORFEITURES	42	359000-01	PARKING FINES	183.02	200.00	290.00	300.00
	43		TOTAL FINES & FORFEITURES	18,445.83	19,000.00	12,015.98	16,000.00
	44						
REVENUE - LICENSES/PERMIT FEES	45	363200-01	SCHOOL IMPACT FEES-EDGEWOOD (3%)	9,572.22	500.00	5,867.10	5,000.00
REVENUE - CHARGES FOR SERVICES	46	363210-03	LAW ENFORCEMENT IMPACT FEES	5,915.07	400.00	3,474.00	2,500.00
REVENUE - CHARGES FOR SERVICES	47	363220-07	FIRE RESCUE IMPACT FEES		-		-
	48		TOTAL IMPACT FEES	15,487.29	900.00	9,341.10	7,500.00
	49						
REVENUE-MISCELLANEOUS	50	361200-01	INTEREST - SBA GENERAL	2,135.14	2,100.00	1,359.41	2,000.00
REVENUE-MISCELLANEOUS	51	361200-08	INTEREST - SBA STORMWATER	307.59	200.00	201.20	200.00
REVENUE-MISCELLANEOUS	52	361320-01	INTEREST-TAX COLLECTOR	36,876.57	20,000.00	25,080.40	25,000.00
REVENUE-MISCELLANEOUS	53	361322-01	INTEREST-TANGIBLE TAXES	202.68	-	1,295.49	200.00
REVENUE - MISCELLANEOUS	54	361325-01	INTEREST-SOUTH STATE BANK	64,556.83	55,000.00	39,978.45	53,000.00
REVENUE-MISCELLANEOUS	55	361328-01	INTEREST - GARBAGE/WASTE	1,960.82	200.00	2,091.45	1,500.00
REVENUE-MISCELLANEOUS	56	366000-01	DONATIONS	-	500.00	-	-
REVENUE-MISCELLANEOUS	57	367100-01	GRANTS (PD)	10,650.00	11,000.00	6,000.00	11,000.00
REVENUE-MISCELLANEOUS	58	367300-01	INSURANCE REIMBURSEMENTS	45,972.47	-	7,871.00	-
REVENUE-MISCELLANEOUS	59	369810-01	CONVENIENCE FEE (CH)	1,030.00	800.00	825.00	1,000.00
REVENUE-MISCELLANEOUS	60	369820-01	CONVENIENCE FEE (PD)	2,270.00	2,300.00	1,095.00	2,300.00
REVENUE-MISCELLANEOUS	61	369900-01	MISCELLANEOUS REVENUES (Revenues with no designated GL#)	1,135.82	1,300.00	349.99	1,200.00
REVENUE-MISCELLANEOUS	62	369910-01	CITY NEWSLETTER	1,053.00	500.00	1,120.25	1,000.00
REVENUE-LICENSES/PERMITS/FEES	63	369800-01	SPECIAL EVENTS(Include Sponsorships)	60,338.00	3,000.00	25.00	3,000.00
	64	369801-01	SPECIAL EVENTS			-	
REVENUE-MISCELLANEOUS	65	383000-01	LEASE PROCEEDS	-	-	-	-
REVENUE-MISCELLANEOUS	66	369950-01	MISCELLANEOUS (PD)	9,937.81	2,000.00	525.58	
	67						
	68		TOTAL MISCELLANEOUS REVENUES	238,426.73	98,900.00	87,818.22	101,400.00
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GENERAL FUND CATEGORY	Line #	Account #	ACCOUNT DESCRIPTION	Actual FY 2023-2024 (5.25 mills)	Adopted Budget 2024-25 (5.25 mills)	Actuals FY 2024/25 (as of 6/30/2025)	FISCAL YEAR 2025- 26 (5.25 mills)
REVENUE-TRANSFER IN	70	389200-01	TRANS TO/ FROM GENERAL FUND	-		-	-
REVENUE-TRANSFER IN	71	389200-04	TRANSFER TO/FROM ED FUND	-		-	-
	72					-	
	73		TOTAL MISCELLANEOUS REVENUES	-		-	-
	74						
	75		TOTAL GENERAL FUND REVENUES	4,863,110.21	4,689,852.00	4,049,305.74	5,222,196.00

GENERAL FUND CATEGORY	Line #	Account #	ACCOUNT DESCRIPTION	Actual FY 2023-2024 (5.25 mills)	Adopted Budget 2024-25 (5.25 mills)	Actuals FY 2024/25 (as of 6/30/2025)	FISCAL YEAR 2025- 26 (5.25 mills)
	76						
	77		REVENUES	4,863,110.21	4,689,852.00	4,049,305.74	5,222,196.00
	78		Use of ARPA Carryover				-
	79		TRANSFER FROM RESERVES				
	80		TOTAL REVENUES	4,863,110.21	4,689,852.00	4,049,305.74	5,222,196.00
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CITY HALL EXPENDITURES	82						
EXPENSE-PERSONNEL	83	513120-01	SALARY EXPENSE -	146,751.17	164,100.00	119,315.09	179,040.00
EXPENSE-PERSONNEL	84	513130-01	LONGEVITY PAY	1,400.00	1,800.00	1,600.00	1,800.00
EXPENSE-PERSONNEL	85	513140-01	OVER TIME		-		
EXPENSE-PERSONNEL	86	513150-01	HOLIDAY BONUS	600.00	600.00	600.00	600.00
EXPENSE-PERSONNEL	87	513201-01	MAYOR'S SALARY (N/A - LISTED FOR PRIOR ACTUALS)	13,000.00	36,000.00	21,000.00	36,000.00
EXPENSE-PERSONNEL	88	513210-01	PAYROLL TAXES - FICA STAFF	10,838.79	12,264.00	8,074.39	13,680.43
EXPENSE-PERSONNEL	89	513211-01	MAYOR'S P/R TAXES	994.50	2,754.00	1,377.00	1,721.25
EXPENSE-PERSONNEL	90	513230-01	HEALTH / DENTAL/VISION/ LIFE INSURANCE - CH	36,664.32	34,600.00	34,861.79	42,178.26
EXPENSE-PERSONNEL	91	513231-01	EMPLOYEE HEALTH REIMBURSEMENT	4,188.18	4,000.00	2,189.81	4,000.00
EXPENSE-PERSONNEL	92	513520-01	APPAREL (UNIFORM)	230.95	600.00	453.84	600.00
EXPENSE-PERSONNEL	93	518220-01	RETIREMENT CONTRIBUTIONS (FRS)	20,000.72	22,366.83	17,328.12	25,119.31
	94		TOTAL PERSONNEL EXPENSES CH	234,668.63	279,084.83	206,800.04	304,739.25
	95						
EXPENSE-OPERATIONS	96	513400-01	TRAVEL / TRAINING - CITY STAFF	986.63	4,000.00	1,775.62	3,000.00
EXPENSE-OPERATIONS	97	513401-01	TRAVEL / TRAINING - CITY COUNCIL	1,454.00	1,000.00	783.14	2,500.00
EXPENSE-OPERATIONS	98	513411-01	POSTAGE	1,500.45	1,500.00	512.23	1,000.00
EXPENSE-OPERATIONS	99	513440-01	OFFICE EQUIPMENT / COPIER	-			
EXPENSE-OPERATIONS	100	513460-01	EQUIPMENT REPAIR/MAINTENANCE	-	500.00	1,910.69	1,000.00
EXPENSE-OPERATIONS	101	513490-01	MISC. CURRENT CHARGES	805.64	1,200.00	1,758.04	1,000.00
	102	513491-01	COMPUTER CONSULT/SOFTWARE/NETW			4,693.00	
	103	513492-01	CODE ENFORCEMENT EXPENSE			19.36	
EXPENSE-OPERATIONS	104	513510-01	OFFICE SUPPLIES	2,462.77	3,000.00	1,729.88	2,000.00
EXPENSE-OPERATIONS	105	513540-01	DUES / SUBSCR./ MEMBERSHIPS	2,503.00	2,700.00	2,734.90	3,000.00
EXPENSE-OPERATIONS	106	513542-01	CITY NEWSLETTER	8,754.01	8,000.00	2,860.51	5,000.00
EXPENSE - OPERATIONS	107	513543-01	SPECIAL EVENTS	97,832.19	3,000.00	9,517.66	8,000.00
EXPENSE-OPERATIONS	108	513620-01	CAPITAL OUTLAY - RENOVATIONS FOR CITY HALL	-		-	-
	109		TOTAL OPERATIONS EXPENSES	116,298.69	24,900.00	28,295.03	26,500.00

GENERAL FUND CATEGORY	Line #	Account #	ACCOUNT DESCRIPTION	Actual FY 2023-2024 (5.25 mills)	Adopted Budget 2024-25 (5.25 mills)	Actuals FY 2024/25 (as of 6/30/2025)	FISCAL YEAR 2025- 26 (5.25 mills)
	110	513470-01					
EXPENSE-GENERAL OPERATING	111		PRINTING EXPENSES (WILL INCLUDE CODIFICATION-BUSINESS CARDS-NAME PLATES, ETC.)	2,659.29	5,000.00	2,733.21	5,000.00
EXPENSE-GENERAL OPERATING	112		CREDIT CARD FEES	2,153.01	1,900.00	1,068.77	1,500.00
EXPENSE-GENERAL OPERATING	113		Capital outlay- computers	4,100.43	-	-	
EXPENSE-GENERAL OPERATING	114		ELECTIONS (2 Council Seats)	376.84	3,000.00	-	3,000.00
EXPENSE-GENERAL OPERATING	115		BUILDING MAINTENANCE	6,365.77	5,000.00	2,803.00	5,000.00
EXPENSE-GENERAL OPERATING	116		LANDSCAPE/BEAUTIFICATION	7,322.04	4,000.00	2,486.67	4,000.00
EXPENSE-GENERAL OPERATING	117		LEGAL ADS-NEW ORDINANCES	3,808.94	6,000.00	991.97	3,000.00
EXPENSE-GENERAL OPERATING	118		RECORDING - PUBLIC RECORDS	-	500.00	-	-
EXPENSE-GENERAL OPERATING	119		UTILITIES-POWER	4,979.85	4,500.00	3,200.05	5,000.00
EXPENSE-GENERAL OPERATING	120		UTILITIES WATER & SEWER	1,942.48	5,300.00	1,504.56	3,000.00
EXPENSE-GENERAL OPERATING	121		DONATIONS	-	1,000.00	500.00	1,000.00
	122		TOTAL GENERAL OPERATING	\$ 33,708.65	\$ 36,200.00	\$ 15,288.23	\$ 30,500.00
	123						
	124		TOTAL EXPENSES - CITY HALL	\$ 384,675.97	\$ 340,184.83	\$ 250,383.30	\$ 361,739.25
	125	521100-01					
POLICE DEPARTMENT EXPENDITURES	126						
EXPENSE-PERSONNEL	127		Personal Leave	-			
EXPENSE-PERSONNEL	128		SALARY EXPENSE - CIVILIAN	\$ 169,265.16	\$ 105,849.00	\$ 73,585.68	\$ 137,840.00
EXPENSE-PERSONNEL	129		RESERVE OFFICERS	-	-	-	
EXPENSE-PERSONNEL	130		OVERTIME PAY - PD	33,279.36	30,000.00	25,299.86	30,000.00
EXPENSE-PERSONNEL	131		COURT TIME	3,617.82	4,792.00	1,650.97	4,891.74
EXPENSE-PERSONNEL	132		INCENTIVE PAY - STATE	12,160.00	10,440.00	7,240.00	9,960.00
EXPENSE-PERSONNEL	133		SALARY EXPENSE - SWORN	976,622.50	965,626.00	666,818.18	986,188.00
EXPENSE-PERSONNEL	134		LONGEVITY PAYMENTS	9,150.00	2,400.00	2,400.00	7,600.00
EXPENSE-PERSONNEL	135		SPECIAL PAY (includes FTO)	7,714.29	7,000.00	4,885.71	7,000.00
EXPENSE-PERSONNEL	136		SALARY-IT standby pay	22,078.70	26,000.00	24,188.85	
EXPENSE-PERSONNEL	137		FRS IT/Standby pay	-	9,840.00	7,573.59	
EXPENSE-PERSONNEL	138		FICA IT/STANDBY		1,989.00	1,774.20	
EXPENSE-PERSONNEL	139		HOLIDAY BONUS	3,200.00	3,200.00	3,200.00	3,200.00
EXPENSE-PERSONNEL	140		HOLIDAY PAY	52,555.72	48,260.00	32,523.52	49,259.46
EXPENSE-PERSONNEL	141		PAYROLL TAXES - FICA - ALL PD	98,961.33	90,054.00	57,666.49	94,444.29

GENERAL FUND CATEGORY	Line #	Account #	ACCOUNT DESCRIPTION	Actual FY 2023-2024 (5.25 mills)	Adopted Budget 2024-25 (5.25 mills)	Actuals FY 2024/25 (as of 6/30/2025)	FISCAL YEAR 2025- 26 (5.25 mills)
EXPENSE-PERSONNEL	142	521220-01	FRS - ADMIN STAFF	24,018.79	16,628.00	10,913.55	19,647.00
EXPENSE-PERSONNEL	143	521221-01	FRS - OFFICERS	358,937.00	346,715.00	257,293.33	379,321.72
EXPENSE-PERSONNEL	144	521230-01	HEALTH / DENTAL/ VISION/ LIFE INSURANCE -All PD	230,459.57	200,000.00	212,746.65	209,633.46
EXPENSE-PERSONNEL	145	521231-01	EMPLOYEE HEALTH REIMBURSEMENT	27,950.00	32,000.00	14,767.39	32,000.00
	147		TOTAL PERSONNEL EXPENSES PD	\$ 2,029,970.24	\$ 1,900,793.00	\$ 1,404,527.97	\$ 1,970,985.67
	148						
EXPENSE - OPERATIONS	149	521310-01	PROF SERV - TESTING/EVAL.	10,206.11	13,800.00	9,695.57	13,800.00
EXPENSE - OPERATIONS	150	521413-01	POSTAGE	2,027.02	2,700.00	840.16	2,700.00
EXPENSE - OPERATIONS	151	521430-01	UTILITIES WATER/SEWER	1,975.95	2,400.00	753.24	2,400.00
EXPENSE - OPERATIONS	152	521431-01	UTILITIES-POWER	8,456.30	8,000.00	5,631.36	8,000.00
EXPENSE - OPERATIONS	153	521433-01	Fuel (Vehicles/Generator)	50,162.77	50,000.00	31,680.17	50,000.00
EXPENSE - OPERATIONS	154	521460-01	MAINTENANCE-VEHICLES	6,286.66	8,500.00	7,856.58	8,000.00
EXPENSE - OPERATIONS	155	521461-01	REPAIR OF DEPARTMENT EQUIPMENT	10,738.84	12,000.00	8,459.70	12,000.00
EXPENSE - OPERATIONS	156	521462-01	BUILDING RENOVATIONS/MAINTENANCE	4,747.25	8,500.00	6,010.41	83,500.00
EXPENSE - OPERATIONS	157	521463-01	REPAIR-VEHICLES	65,132.69	42,000.00	26,758.95	42,000.00
EXPENSE - OPERATIONS	158	521493-01	SPECIAL EVENTS - PD	3,828.28	3,000.00	2,044.86	4,000.00
EXPENSE - OPERATIONS	159	521495-01	MISCELLANEOUS EXPENSES - PD	2,335.79	2,500.00	2,113.53	3,000.00
EXPENSE - OPERATIONS	160	521510-01	OFFICE SUPPLIES	3,351.15	4,000.00	1,353.55	4,000.00
EXPENSE - OPERATIONS	161	521522-01	SPECIAL POLICE SUPPLIES & UNIFORMS	35,674.62	40,000.00	21,835.44	40,000.00
EXPENSE - OPERATIONS	162	521524-01	OFFICE EQUIPMENT	367.05	2,000.00	169.58	2,000.00
EXPENSE - OPERATIONS	163	521530-01	MAINTENANCE CONTRACTS	42,094.81	46,700.00	39,829.90	47,340.00
EXPENSE - OPERATIONS	164	521541-01	EDUCATION REIMBURSEMENT	-	2,500.00	-	2,500.00
EXPENSE - OPERATIONS	165	521543-01	TRAINING (Uncommitted Funds)	18,791.26	31,500.00	27,944.08	31,500.00
EXPENSE - OPERATIONS	166	522100-04	Training (committed)	5,832.00	-	1,921.92	-
EXPENSE - OPERATIONS	167	521615-01	CREDIT CARD FEES	537.17	5,000.00	268.14	4,000.00
EXPENSE - OPERATIONS	168	521640-01	POLICE VEHICLES/EQUIPMENT (NEW CAPITAL OUTLAY ACCOUNT) CODE	-			
EXPENSE - OPERATIONS	169	521642-01	VEHICLE INTEREST EXPENSE (CODE)	5,408.02			-
EXPENSE - OPERATIONS	170	521643-01	VEHICLE PRINCIPAL EXPENSE	34,816.50			-
EXPENSE - OPERATIONS	171	521645-01	Capital Outlay-grants	10,124.00			-
	172		TOTAL OPERATIONS EXPENSES PD	322,894.24	285,100.00	195,167.14	360,740.00
	173						
	174		TOTAL EXPENSES - POLICE DEPARTMENT	2,352,864.48	2,185,893.00	1,599,695.11	2,331,725.67
	175						

GENERAL FUND CATEGORY	Line #	Account #	ACCOUNT DESCRIPTION	Actual FY 2023-2024 (5.25 mills)	Adopted Budget 2024-25 (5.25 mills)	Actuals FY 2024/25 (as of 6/30/2025)	FISCAL YEAR 2025- 26 (5.25 mills)
OFF DUTY SERVICES (INTER- GOVERNMENTAL SERVICES)	176	521154-01					
EXPENSE - OPERATIONS	177		EXTRA DUTY SALARY TO OFFICERS (OFF DUTY)	88,969.26	40,000.00	76,706.58	100,000.00
EXPENSE - OPERATIONS	178		EXTRA DUTY SALARY TAXES	7,023.95	3,060.00	6,421.97	7,600.00
	179						
	180		TOTAL OFF DUTY SERVICES (INTER- GOVERNMENTAL SERVICES)	95,993.21	43,060.00	83,128.55	107,600.00
	181	519451-01					
MUNICIPAL INSURANCE	182						
EXPENSE - GENERAL	183		INSURANCE -PROPERTY	31,816.75	40,014.00	27,365.75	15,950.00
EXPENSE - GENERAL	184		INSURANCE - GENERAL/PROFESSIONAL	45,086.75	47,969.00	53,124.75	48,302.00
EXPENSE - GENERAL	185		INSURANCE - PUBLIC OFFICIALS (Included with general)				
EXPENSE - GENERAL	186		INSURANCE - WORKERS COMPENSATION (PD/CH)	43,524.75	50,000.00	63,027.75	43,000.00
EXPENSE - GENERAL	187		INSURANCE - VEHICLES (Liability & Damage)	15,800.75	19,000.00	27,890.75	20,065.00
EXPENSE - GENERAL	188		INSURANCE - STATUTORY	637.00	742.00	725.00	1,087.00
	189		TOTAL EXPENSES - MUNICIPAL INSURANCE	136,866.00	157,725.00	172,134.00	128,404.00
	190						
INFORMATION TECHNOLOGY	191	516499-01					
EXPENSE-PERSONNEL	192		Computer (Consulting/Software/Network/Internet-CH & PD	97,457.63	108,628.00	81,598.22	90,000.00
	193		TOTAL INFORMATION TECHNOLOGY	97,457.63	108,628.00	81,598.22	90,000.00
	194	513830-01					
GRANTS	195						
EXPENSE	196		ECD PARTNERSHIP GRANTS PROGRAM	-	5,000.00	-	5,000.00
EXPENSE	197		GRANT EXPENSE	339.75	10,000.00	1,000.00	1,000.00
EXPENSE	198		BUSINESS PARTNERSHIP GRANT	-	-	-	
EXPENSE	199		NEIGHBORHOOD PARTNERSHIP GRANTS PROG.	5,000.00	5,000.00	3,280.00	5,000.00
EXPENSE	200		ARPA FUNDS EXPENSES	-		-	-
	201		TOTAL EXPENSES - GRANTS	5,339.75	20,000.00	4,280.00	11,000.00
CONTRACTS/CONSULTANTS/FACILITIES	202	519490-01					
EXPENSE - GENERAL OPERATING	203		FACILITY SECURITY (CH & PD)	573.90	568.00	441.90	663.00
	204						
	205		TOTAL EXPENSES - FACILITIES & ALARM	573.90	568.00	441.90	663.00
	206						
EXPENSE - AGREEMENT	207	513441-01	OFFICE EQUIPMENT - RENTAL	6,183.36	6,000.00	4,125.02	6,000.00
	208		TOTAL EXPENSES - EQUIPMENT RENTAL	6,183.36	6,000.00	4,125.02	6,000.00

GENERAL FUND CATEGORY	Line #	Account #	ACCOUNT DESCRIPTION	Actual FY 2023-2024 (5.25 mills)	Adopted Budget 2024-25 (5.25 mills)	Actuals FY 2024/25 (as of 6/30/2025)	FISCAL YEAR 2025- 26 (5.25 mills)
	209	514310-01					
	210						
EXPENSE-CONSULTING	211		LEGAL COUNSEL	81,232.50	60,000.00	49,452.50	75,000.00
EXPENSE-CONSULTING	212		CODE ENFORCMENT MAGISTRATE	5,236.00	5,000.00	3,094.00	3,000.00
EXPENSE-CONSULTING	213		RED LIGHT HEARING OFFICER	-	-	-	-
	214	514330-01	TOTAL EXPENSES - LEGAL SERVICES	\$ 86,468.50	\$ 65,000.00	\$ 52,546.50	\$ 78,000.00
	215						
EXPENSE-SERVICE CONTRACT	216		ORANGE COUNTY FIRE/RESCUE CONTRACT FEES	970,092.96	1,325,120.25	1,323,148.06	1,461,918.92
EXPENSE-SERVICE CONTRACT	217		ORANGE COUNTY DISPATCHER FEES	43,275.60	72,290.00	21,637.80	45,000.00
	218		TOTAL EXPENSES - FIRE/RESCUE	\$ 1,013,368.56	\$ 1,397,410.25	\$ 1,344,785.86	\$ 1,506,918.92
	219	522400-01					
EXPENSE-CONSULTING	220		GENERAL ENGINEERING	24,724.73	22,600.00	14,569.01	30,000.00
	221		TOTAL EXPENSES - ENGINEERING SERVICES	\$ 24,724.73	\$ 22,600.00	\$ 14,569.01	\$ 30,000.00
	222						
EXPENSE-GENERAL OPERATING	223		AUDITOR	30,960.00	27,600.00	27,600.00	27,600.00
EXPENSE-GENERAL OPERATING	224	513321-01	BOOKKEEPING SERVICES	29,070.00	22,000.00	8,055.00	22,000.00
EXPENSE-GENERAL OPERATING	225	519340-01	PAYROLL SERVICES	3,259.45	3,000.00	2,348.56	3,300.00
	226	513320-01	TOTAL EXPENSES - ACCOUNTING/AUDIT	\$ 63,289.45	\$ 52,600.00	\$ 38,003.56	\$ 52,900.00
	227						
EXPENSE-GENERAL OPERATING	228		JANITORIAL SERVICES (Covenant Cleaning)	9,114.16	8,624.00	6,940.70	9,438.00
	229		TOTAL EXPENSES - JANITORIAL SERVICES	\$ 9,114.16	\$ 8,624.00	\$ 6,940.70	\$ 9,438.00
	230						
EXPENSE-CONSULTING	231	515310-01	PLANNING FEES	53,129.55	50,000.00	16,988.13	30,000.00
	232	541310-01	PASS THRU EXPENSE			54,012.63	
	233	541310-01	TOTAL EXPENSES - PLANNING SERVICES	53,129.55	50,000.00	71,000.76	30,000.00
	234						
EXPENSE-RESIDENTIAL	235		SOLID WASTE COST (RESIDENTIAL)	229,056.96	233,643.00	146,402.19	230,000.00
	236		TOTAL EXPENSES - GARBAGE COLLECTION	\$ 229,056.96	\$ 233,643.00	\$ 146,402.19	\$ 230,000.00
	237						
	238	534130-01	TOTAL MUN.INS./IT /GRANTS/ CONTRACTS/CONSULTANTS/OFF DUTY	\$ 1,821,565.76	\$ 2,165,858.25	\$ 2,019,956.27	\$ 2,280,923.92
	239		TOTAL GENERAL FUND EXPENSES -CH/PD/ MUN.INS./IT/GRANTS/CONTRACTS/ CONSULTANTS				
	240			\$ 4,559,106.21	\$ 4,691,936.08	\$ 3,870,034.68	\$ 4,974,388.84

GENERAL FUND CATEGORY	Line #	Account #	ACCOUNT DESCRIPTION	Actual FY 2023-2024 (5.25 mills)	Adopted Budget 2024-25 (5.25 mills)	Actuals FY 2024/25 (as of 6/30/2025)	FISCAL YEAR 2025- 26 (5.25 mills)
	241	541100-08					
STORMWATER	242						
EXPENSE	243		STORMWATER TESTING (Watershed)	9,501.00	9,600.00	9,502.00	9,600.00
EXPENSE	244		CAPITAL OUTLAY - STORMWATER	3,350.00	4,000.00	25,000.00	5,000.00
	245		TOTAL EXPENSES = Contractual	\$ 12,851.00	\$ 13,600.00	\$ 34,502.00	\$ 14,600.00
	246	551510-01					
Transfers	247						
EXPENSE	248		TRANSFER TO ROADS & STREET	98,754.00	165,795.00	165,795.00	254,123.85
EXPENSE	249		TRANSFER TO STORM RESERVE		35,000.00	35,000.00	35,000.00
EXPENSE	250		TRANSFER TO PD CAPITAL RESERVE		131,000.00	131,000.00	131,000.00
	251		Transfers	\$ 98,754.00	\$ 331,795.00	\$ 331,795.00	\$ 420,123.85
	252						
	253		TOTAL GF EXPENSES	\$ 4,670,711.21	\$ 5,037,331.08	\$ 4,236,331.68	\$ 5,409,112.69
	254						

GENERAL FUND CATEGORY	Line #	Account #	ACCOUNT DESCRIPTION	Actual FY 2023-2024 (5.25 mills)	Adopted Budget 2024-25 (5.25 mills)	Actuals FY 2024/25 (as of 6/30/2025)	FISCAL YEAR 2025- 26 (5.25 mills)
	257						
	258		SUMMARY- GENERAL FUND				(5.25 mills)
	259		REVENUES	4,863,110.21	4,689,852.00	4,049,305.74	5,222,196.00
	260		Use of ARPA Carryover		-	-	-
	261		TRANSFER FROM RESERVE- use of Fund Balance	-		-	-
	262		TOTAL REVENUES	4,863,110.21	4,689,852.00	4,049,305.74	5,222,196.00
	263						
	264		EXPENDITURES				
	265		CITY HALL	384,675.97	340,184.83	250,383.30	361,739.25
	266		POLICE DEPARTMENT	2,352,864.48	2,185,893.00	1,599,695.11	2,331,725.67
	267		MUN.INS./IT/GRANTS/CONTRACTS/CONSULTANTS	1,821,565.76	2,165,858.25	2,019,956.27	2,280,923.92
	268		STORMWATER/CONTRACTUAL	12,851.00	13,600.00	34,502.00	14,600.00
	269		TRANSFER GF REVENUES TO R&S, STORM, PD	98,754.00	331,795.00	331,795.00	420,123.85
	270		TOTAL EXPENDITURES	4,670,711.21	5,037,331.08	4,236,331.68	5,409,112.69
	271						
	272		DIFFERENCE IN REVENUES AND EXPENSES	192,399.00	(347,479.08)	(187,025.94)	(186,916.69)
	273						
	274		Beginning Fund Balance			\$ 4,146,547.00	\$ 3,953,340.55
	275		Budgeted Ending Reserves	192,399.00		\$ 3,959,521.06	\$ 3,766,423.86
County and Municipal Revenue Estimates (state.fl.us)							

ROADS & STREETS								
Dept.		Line #	GL	Category	Actual FY 2023/2024 (5.25 mills)	Adopted Budget FY 2024/2025 5.25 mills	Actuals FY 2024/25 (as of 6/30/2025)	FISCAL YEAR 2025/26 (5.25 mills)
CITY HALL	REVENUE - ROADS/STREETS	1	363240-10	TRANSPORTATION IMPACT FEES	74,146.13		37,350.00	25,000.00
		2		TOTAL IMPACT FEES	74,146.13		37,350.00	25,000.00
ROADS & STREETS REVENUES		2						
CITY HALL	REVENUE - ROADS & STREETS	3		312410-02 LOCAL OPTION GAS	80,979.64	70,000.00	49,280.91	30,000.00
CITY HALL	REVENUE - ROADS & STREETS	3		361200-02 INTEREST - SBA ROAD	144.00	50.00	93.97	800.00
CITY HALL	REVENUE - ROADS & STREETS	4		335122-02 Municipal Gas Tax	28,399.38	24,000.00	16,541.70	27,555.00
CITY HALL	REVENUE - ROADS & STREETS	4		369900-02 Miscellaneous- R&S	-	-	-	
		5		334400-02 FEMA HURRICANE REIMBURSEMENT	8,307.32	-	-	
CITY HALL	REVENUE - ROADS & STREETS	5		399900-02 FDOT REIMBURSEMENT AGREEMENT - (AM310-St Hwy Lighting & Maint. Agreement)	35,481.51	17,741.00	-	36,000.00
		6		TOTAL ROADS & STREETS REVENUES	153,311.85	111,791.00	65,916.58	94,355.00
		6						
		7						
CITY HALL	REVENUE - ROADS & STREETS	7	389200-02	Transfer from General Fund- for operations	98,754.00	90,795.00	165,795.00	254,123.85
CITY HALL	REVENUE - ROADS & STREETS	8		Transfer from General Fund- for addition to reserve	-	75,000.00		
		8		TOTAL TRANSFERS	-	165,795.00	165,795.00	254,123.85
		9						
		9		TRANSFER FROM R&S FUND BALANCE	-	-	-	-
		10						
		10		TOTAL REVENUES	227,457.98	277,586.00	269,061.58	373,478.85
		11						

ROADS & STREETS								
Expenses		12						
OTHER	EXPENSE	12	541410-02	TREE REMOVAL	34,422.00	30,000.00	3,600.00	15,000.00
OTHER	EXPENSE	13	541320-02	TRAFFIC LIGHT UTILITY (Duke Energy)	2,074.15	2,500.00	1,460.71	2,000.00
MAINTENACE	EXPENSE	13	541460-02	STREET MAINTENANCE CONTRACT (JERRY REYNOLDS)	59,157.45	59,886.00	45,208.70	65,874.60
OTHER	EXPENSE	14	541600-02	TRAFFIC LIGHT MAINTENANCE (FDOT)	-	15,000.00	-	15,000.00
OTHER	EXPENSE	14	541637-02	ROADS & STREETS MAINTENANCE/REPAIR	24,937.00	-	41,875.18	
OTHER	EXPENSE	15	541637-10	Roads & Streets Maintenance- impact fee fund	-	-		
OTHER	EXPENSE	15	549460-02	RAIL ROAD CROSSING - MAINTENANCE	5,860.00	8,700.00	5,860.00	6,000.00
OTHER	EXPENSE	16	549320-02	STREET SIGNS (Safety & Directional)	5,393.68	15,000.00	4,604.25	4,604.25
OTHER	EXPENSE	16	541431-02	STREET LIGHT - UTILITY (Duke Energy)	55,849.02	56,000.00	42,634.17	55,000.00
OTHER	EXPENSE	17	541530-02	ROAD REPAIR - POTHOLES	-	500.00	-	
OTHER	EXPENSE	17	541610-02	SIDEWALK REPAIR	-	10,000.00	-	30,000.00
		18	541631-02	CAP. OUTLAY - INFRASTRUCTURE	-			
		18	549670-02	HURRICANE EXPENSES			175,008.39	175,000.00
OTHER	EXPENSE	19	541634-02	STORM DRAIN CLEANING (stormceptors) (Stormcept., lift stat. & retention areas)	-	5,000.00	-	5,000.00
		19		TOTAL EXPENSES = R&S-STORMWATER	187,693.30	202,586.00	320,251.40	373,478.85
		20						
		20		TOTAL EXPENSES	187,693.30	202,586.00	320,251.40	373,478.85
		21						
		21						
		22		SUMMARY				
		22						
		23		REVENUES	227,457.98	111,791.00	103,266.58	119,355.00
		23		TRANSFER FROM GF	-	165,795.00	165,795.00	254,123.85
		24		TRANSFER FROM R&S FUND BALANCE	-	-	-	-
		24		TOTAL REVENUE	227,457.98	277,586.00	269,061.58	373,478.85

ROADS & STREETS								
		25						
		25		EXPENDITURES				
		26		ROADS/STREETS/SW	187,693.30	202,586.00	320,251.40	373,478.85
		26		TOTAL EXPENDITURES	187,693.30	202,586.00	320,251.40	373,478.85
		27		DIFFERENCE IN REVENUES AND EXPENDITURES	39,764.68	75,000.00	(51,189.82)	-
		27						
		28		Beginning Fund Balance	490,880.18	490,879.09	542,070.00	490,879.09
		28		Budgeted Ending Reserves	530,644.86	565,879.09	490,880.18	490,879.09
		29						
		29		BUDGETED ADDITION TO R&S RESERVE		75,000.00		-

PRESENTATIONS & PROCLAMATIONS

CONSENT AGENDA



CITY COUNCIL MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Tuesday, October 21, 2025 at 6:30 PM

DRAFT MINUTES

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

Council President Horn called the meeting to order at 6:32 pm. He asked for a moment of silence and then led the Pledge of Allegiance.

B. ROLL CALL & DETERMINATION OF QUORUM

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

Elected Officials	Staff:
John Dowless, Mayor	Sandra Riffle, City Clerk
Richard A. Horn, Council President	Dean DeSchryver, Police Chief
Chris Rader, Council President Pro-Tem	Miguel Garcia, Deputy Chief
Susan Lomas, Councilmember	Scott Zane, Police Officer/Code Enforcement
Casey McElroy, Councilmember	Ellen Hardgrove, City Planner
Beth Steele, Councilmember	Holly New, City Attorney

C. PRESENTATIONS AND PROCLAMATIONS

1. Week of the Family Proclamation

The representative from Week of the Family was not in attendance and the Proclamation will be sent to them.

2. FMIT Insurance Update

Tyler Denahan, Account Executive for the Florida League of Cities (FLC), provided the Council with an update on the insurance market and its impact on the City.

Premium Savings: Mr. Denahan reported that the City realized approximately \$20,000 in savings during the current fiscal year. He projected that, unless the number of employees increases, the City should anticipate another premium decrease in the next fiscal year.

He noted that health insurance calculations are separate from the other numbers, but the trend is toward an increase.

Mr. Denahan reviewed market trends, noting that auto renewal premiums may increase by 14-25%, the property market dropped by approximately 15%, and Claims for Police Department (PD) vehicles and Workers' Compensation (WC) are still trending upwards overall.

3. FDFC PACE Presentation

Ryan Bartkus, Senior Director of Commercial Florida Development Finance Corp Inc. (FDFC), presented on the Commercial Property Assessed Clean Energy (C-PACE) program. A local Edgewood business is interested in C-PACE financing, but the City must first opt into the program for the business to qualify.

Program Function: C-PACE is a state policy-enabled financing process that allows commercial property owners to access capital for energy efficiency, water conservation, and renewable energy projects. The financing is repaid as a non-ad valorem special assessment on the property tax bill. C-PACE currently accepts only commercial applications. The C-PACE assessment creates a lien senior to the existing mortgage.

Administrative Burden: The program utilizes special districts, which eliminates any administrative burden for the City.

Councilmember Rader requested that staff provide further information, noting that he was not yet comfortable voting.

Council President Horn expressed concern regarding potential state preemption.

Public Comment

Tina Demostene emphasized the lien's seniority and suggested no immediate action was necessary until an application was received.

Mr. Bartkus offered to return to the Council to discuss the program further.

D. CONSENT AGENDA

1. September 16, 2025 City Council Meeting Draft Minutes
2. September 22, 2025 Final Budget Hearing Draft Minutes

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

E. ORDINANCES (FIRST READING)

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

1. Ordinance 2025-06 Waterwitch FLU Amendment

Attorney New read Ordinance 2025-06 in title only.

Planner Hardgrove said that there have been no changes since the first reading. The Ordinance is intended to correct the Waterwitch subdivision making the future land use for

the subdivision Low-Density Residential rather than Medium-Density Residential. The subdivision is developed consistent with the Low Density Residential designation.

Public Comment:

Tina Desmostene thanked the staff for being proactive and making the correction.

Councilmember Rader made a motion to approve Ordinance 2025-06; seconded by Councilmember McElroy. The motion was approved by roll call vote (5/0).

2. Ordinance 2025-08 ECD Mixed Use

Attorney New read Ordinance 2025-08 by title only.

Planner Hardgrove outlined two primary goals for the Ordinance: Clarifying the ECD (Edgewood Central District) Permitted Use “Multi-Dwelling Residential Buildings when included as one component of a mixed-use master development plan,” and clarifying how to achieve an ECD Activity Node Bonus.

Mixed-Use Permitted Use and Requirements: Planner Hardgrove explained that multi-family residential is permitted in the ECD if specific requirements are met. A mixed use residential development is allowed by right when the density is no more than 25 units per acre. The ordinance defines the Non-Residential component of the Mixed Use: Requires a minimum cumulative 2,000 square feet of at least one of the following uses:

- Retail
- Tenant-ready Restaurant (no drive-through)
- Personal Service
- Motion Picture/Live Performance Theater
- Office
- Live/Work Units (capped at 35% of the total required non-residential square footage)

Activity Node Bonus: Planner Hardgrove explained that a mixed use development greater than 25 units/acre is allowed in the ECD only with an activity node bonus, which requires the development site to be a minimum of 5.0 acres as proposed in the ordinance (currently 7.5 acres) and the following nonresidential uses: the same for less than 25 units/acre plus a required minimum 2,500 square feet/tenant ready restaurant.

Discussion on the required mix ensued including related to the following:

- Live/Work Units (Line 82): In response to Mayor Dowless's inquiry about the 35% cap on Live/Work Units, Planner Hardgrove stated the Planning and Zoning (P&Z) Board recommended this cap to prevent Live/Work Units from becoming too much of the non-residential mix and a loophole for not providing active nonresidential uses.
- Tenant-ready restaurant requirement: Councilmember Steele expressed concerns about high restaurant failure rates, though she agreed with the 2,500-square-foot minimum.

Mayor Dowless expressed reluctance to mandate a restaurant, citing potential economic constraints on developers.

Planner Hardgrove noted that the P&Z Board strongly recommended a restaurant, arguing that requiring it is the only way to ensure its inclusion and that restaurants are key to meeting the goal of the Activity Node: a destination with a diverse mix of uses. Councilmember Rader also favored the requirement, and Councilmember Steele commented that restaurants perform better when clustered, providing patrons with options.

- Waiver vs. Predictability: In response to Mayor Dowless, Planner Hardgrove confirmed that flexibility could be obtained through a waiver. Mayor Dowless stressed the need for predictability in the code to avoid applicants needing to seek Council approval for every detail.

Signage in the Activity Node was discussed (Master Sign Plan (Line 370)): Planner Hardgrove explained a Master Sign Plan is required for all developments designated as an Activity Node to ensure a cohesive, unified design for all signage. Councilmember Rader suggested adding verbiage to highlight temporary signage

Mayor Dowless commented on Lines 240-242 relating to prohibited uses in a Live/Work unit, stating he did not want to limit recruiters and businesses that hire employees, differentiating them from businesses that contract day laborers. After discussion, the consensus was to keep the wording as is.

Public Comment:

Ms. Demostene offered several points and suggestions:

She noted that regulating operating hours for Live/Work units is challenging. Mayor Dowless mentioned that there are waiting lists for Live/Work spaces in other developments.

She requested clarity on prohibiting drive-throughs on Line 76. Planner Hardgrove confirmed that the only place where a drive-through is prohibited is in the activity node. They are permitted in non-activity nodes for mixed-use developments, but do not count toward the minimum nonresidential requirement for mixed-use developments.

Ms. Demostene suggested increasing the tree island width related to the parallel parking allowance on the new commercial streets from 5 feet to 7 or 8 feet to support sufficient tree growth, especially for shade trees. Mayor Dowless requested a solid example to weigh the need for tree space against parking demands.

She stated that a restaurant component is essential to a mixed-use development.

Live/Work Unit Operational Requirement: More discussion ensued regarding Life/Work operational requirements and whether there should be a minimum number of work hours on the commercial side of a Live/Work unit to prevent the business from never operating.

The Council agreed to require a minimum of 20 hours of commercial operations per week in Live/Work units, rather than specifying certain days or hours.

Planner Hardgrove said she will provide an updated version of the Ordinance at the next City Council meeting.

Councilmember Rader made a motion to defer Ordinance 2025-08 to the November 18, 2025 City Council meeting; seconded by Councilmember Steele. The motion was approved by voice vote (5/0).

G. UNFINISHED BUSINESS

H. NEW BUSINESS

1. Decommissioning of Police Vehicle #68

Chief DeSchryver reported the decommissioning of Police Vehicle #68 due to high mileage and significant required repairs. Vehicle #68 exceeded 100,000 miles and required an estimated \$10,000 in repairs. The vehicle was funded by a JAG grant, and a replacement vehicle is expected soon. Vehicle #68 was sold at auction for \$1,775.00

Council President Horn made a motion to approve the decommissioning of vehicle #68; seconded by Councilmember Lomas. The motion was approved by voice vote (5/0).

2. Resolution 2025-05 CPACE (from Presentations)

Councilmember Rader made a motion to defer a decision on C-PACE until the November 18, 2025 City Council meeting. Councilmember Lomas seconded the motion. The motion was approved by voice vote (5/0).

Attorney New said she would investigate if their law firm had clients that have dealt with C-Pace. Mr. Bartkus said he will provide a list for the City Clerk.

I. GENERAL INFORMATION

J. CITIZEN COMMENTS

K. BOARDS & COMMITTEES

L. STAFF REPORTS

City Attorney Smith – no report

Police Chief DeSchryver

1. Chief DeSchryver's Report - Month of September 2025

- **Personnel:** Haymee Watkins resigned; 25-30 resumes received, narrowed to five candidates. A new officer was hired to replace Officer Zane and has completed training.

New Officer Class finished his training and is doing well working with Officers Meade and Barretto.

- **Proactive Policing:** On October 19th, Officers Aponte and Tejada located runaway juveniles at Versailles Plaza who were in possession of a burglary tool and approximately \$900.00 stolen from VanBarry's. The Chief commended the officers.
- **Uniforms:** The department is reviewing new shoulder patch designs, as the current patch has been in use since 1995.
- **Council Inquiries:**
 - In response to Councilmember Rader, the Chief said there were no reports of firearm discharge incidents in the City.
 - In response to Councilmember Lomas, the Chief could not confirm speeding enforcement on Holden Avenue, but noted high enforcement activity at railroad crossings.

City Clerk Riffle

1. City Clerk's Report 9/15 through 10/14/2025

- **Code Violation Issued:** Staff prepared and issued a Notice of Violation (NOV) to the Quick Stop located at Holden Avenue and Orange Avenue. The NOV cited issues related to sign spinning and the use of a smoke shop. The business owner was given 7 days to stop sign spinning and 45 days to discontinue the smoke shop activity.
- **Business Tax Receipts (BTRs):** 75% of businesses have renewed their BTRs. Delinquent notices were sent out during the week of October 13th.
- **Police Department Irrigation:** Brett flagged a spike in irrigation costs at the Police Department. The Police Chief and Deputy Chief are currently investigating the matter.
- **Verizon Wireless Application:** Mayor Dowless and staff have raised concerns regarding Verizon's application for a 30-foot wireless pole on Jessamine Lane. Mayor Dowless and Brett met with Verizon to discuss potential alternatives. Resident feedback on the proposal is actively being gathered.
- **Financial Audit:** Fieldwork for the 2024–2025 financial audit is scheduled for early December. Staff have been requested to begin providing initial documentation.
- **Lake Jessamine Estates Hydraulic Leak:** There are reports of a possible hydraulic leak in the Lake Jessamine Estates area, with smaller leaks reported on other roads. While there is no confirmed camera footage from FCC Environmental Services trucks, they are actively cleaning the affected area. Staff will request that CPH view the roads after cleaning to ensure there is no road damage.
- **FCC Billing Errors:** FCC Environmental Services has erroneously billed some commercial accounts for large rate increases. Sandy is in contact with the new FCC representative to ensure corrections are made.
- **Road Depression:** A depression in the roadway near a drain in front of 5109 The Oaks Circle has been reported. City staff has contacted a company to investigate and diagnose the issue.

M. MAYOR AND CITY COUNCIL REPORTS

Mayor Dowless

- **Redevelopment:** Councilmember Rader and Planner Hardgrove have met with a marketing company to identify potential redevelopment areas. Once they've had a chance to review her proposal, the Council will be briefed.
- **Grant Funding:** Mayor Dowless contacted MetroPlan to seek assistance with the Soto grant application.
- **Police Compensation:** \$1,000 checks were issued to police officers in recognition of the extra work and coverage they have provided.
- **Gated Community Roads (Paving Requirement):**
City Code and Legacy bylaws mandate that roads in gated communities be repaved every 15 years, regardless of condition. Mayor Dowless stated that many of these roads are not experiencing the wear and tear necessary to warrant such frequent repaving.

Councilmember Rader noted that deterioration accelerates toward the end of a road's useful life. Councilmember Lomas acknowledged that road maintenance is expensive and suggested that sending the City Engineer to examine the roads would greatly help the gated communities by potentially avoiding unnecessary work. Council directed staff to consider a code amendment to provide flexibility in the timing of repaving.

- **Orange County Districts:** Mayor Dowless showed Council and the public the new Orange County districts.

Council Member Lomas - *No report*

Council Member McElroy

- Councilmember McElroy expressed appreciation for the Mayor's article in the newsletter, which clarified the use of taxes and funds.

Council Member Rader- *No report*

Council Member Steele - *No report*

Council President Horn

- **Waterfront Property:** Council President Horn requested an update on the Waterfront property. Mayor Dowless responded that the Waterfront staff is actively working on obtaining funding to support the planned use of the property.
 - Council President Horn noted that the location looks terrible and cannot remain in its current condition.
 - Councilmember Lomas agreed that the grass needs to be mowed.
 - Officer Zane spoke to Attorney Smith regarding potential actions the City can take and is awaiting Attorney Smith's recommendation.
 - In response to Councilmember Lomas, Chief DeSchryver confirmed that the police have not found any evidence of vagrancy or people residing in the building.
- **Deeper Fellowship Church:** Council President Horn noted concerns from residents about high conference attendance resulting in many people crossing the roads. Mayor Dowless confirmed that the City cannot prevent people from walking but stressed the importance of using

crosswalks. Chief DeSchryver confirmed the church had a valid permit for a conference on October 10, 2025.

- **State Property Tax:** Council President Horn noted residents' questions about the potential elimination of state property taxes and had sent emails expressing concern to Governor DeSantis. Mayor Dowless stated this is a significant concern for the Florida League of Cities, and they are actively addressing the issue.

N. ADJOURNMENT

The meeting was adjourned at 8:52 pm.

Richard A. Horn, Council President

Attest:

Sandra Riffle, City Clerk

ORDINANCES

(FIRST READING)

Memo

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

From: Sandra Riffle, City Clerk

Date: 11/12/2025

Re: November 10, 2025 Planning & Zoning Report

At its November 10, 2025 meeting, the Planning & Zoning Board reviewed the following agenda item and has submitted a formal recommendation to the City Council. Please see below for project details and the Board's recommendation. Attorney Smith will be in attendance to answer any question you may have regarding this Ordinance.

1. Ordinance 2025-12: Certified Recovery Residences

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, RELATING TO THE LAND DEVELOPMENT CODE; AMENDING CHAPTER 134 TO ADD CODE OF ORDINANCES SECTION 134-40 ESTABLISHING A PROCESS FOR THE REVIEW OF REASONABLE ACCOMMODATION REQUESTS FOR CERTIFIED 8 RECOVERY RESIDENCES PURSUANT TO FLORIDA STATUTES SECTION 397.487; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by the Planning and Zoning Board:

Chair Santurri made a motion to recommend approval of Ordinance 2025-12 to establish a process for certified recovery residences; seconded by Board Member Gragg. The motion was approved by roll call vote (4/0).

The motion was approved by roll call vote.

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

ORDINANCE NO. 2025-12

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA,
RELATING TO THE LAND DEVELOPMENT CODE;
AMENDING CHAPTER 134 TO ADD CODE OF ORDINANCES
SECTION 134-40 ESTABLISHING A PROCESS FOR THE
REVIEW OF REASONABLE ACCOMMODATION REQUESTS
FOR CERTIFIED RECOVERY RESIDENCES PURSUANT TO
FLORIDA STATUTES SECTION 397.487; PROVIDING FOR
CONFLICTS; PROVIDING FOR CODIFICATION;
PROVIDING FOR SEVERABILITY; AND PROVIDING AN
EFFECTIVE DATE.

WHEREAS, Section 397.487(15)(a), Florida Statutes, mandates that each municipality and county in the State of Florida must adopt an ordinance establishing procedures for the review and approval of certified recovery residences; and

WHEREAS, Section 397.487(15)(a), Florida Statutes, further mandates the inclusion within such ordinance of a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence; and

WHEREAS, Section 397.487(15)(b), Florida Statutes, provides that the regulation of the establishment of certified recovery residences must be consistent with the Fair Housing Amendments Act of 1988 (42 U.S.C. §§ 3601 et seq.) and Title II of the Americans with Disabilities Act (42 U.S.C. §§ 12131 et seq.); and

WHEREAS, the City of Edgewood Planning and Zoning Board held a public hearing, with all required public notice, to provide recommendations to the City Council on this Ordinance to amend the Land Development Code and recommend that the City Council adopt the Ordinance; and

WHEREAS, adoption of this Ordinance ensures that the City of Edgewood complies with Section 397.487(15), Florida Statutes, and that the best interest of the public health, safety, and welfare is served.

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

Section 1. The findings set forth in the recitals above are adopted and fully incorporated herein by reference.

Section 2. Chapter 134, Article I, Section 134-40, "Requests for Accommodations by Certified Recovery Residences" of the City of Edgewood Code of Ordinances, is hereby created to read as follows (Note: additions indicated by underscore; deletions indicated by ~~striketrough~~; and text that shall remain unaltered that is not reproduced here is indicated by ellipses (***)):

134-40. - REQUESTS FOR ACCOMMODATIONS BY CERTIFIED RECOVERY RESIDENCES.

47
48 (A) Purpose and applicability. The purpose of this section is to establish procedures for review
49 and approval of reasonable accommodation requests to the City's land use and zoning
50 ordinances, rules, regulations, policies, and procedures that may prohibit establishment of
51 certified recovery residences pursuant to section 397.487, Florida Statutes. Facilitating
52 reasonable accommodation requests ensures that individuals with a disability and/or
53 handicap have equal opportunity to use and enjoy dwellings, buildings or structures, or to
54 provide accessibility in another manner, as provided by the Federal Fair Housing
55 Amendments Act (42 U.S.C. §§ 3601 et seq. ("FHA")) and Title II of the Americans with
56 Disabilities Amendments Act (42 U.S.C. §§ 12131 et seq. ("ADA")). For purposes of this
57 section, a "disabled" person is an individual who qualifies as disabled and/or handicapped
58 under the FHA and/or ADA. Any person who is disabled (or qualifying entities) may
59 request a reasonable accommodation with respect to the City's Land Development Code,
60 Code of Ordinances, rules, regulations, policies, or procedures as provided by the FHA
61 and the ADA pursuant to the procedures set out in this section.
62

63 (B) Applicant. Any person who is disabled or a provider of services to disabled individuals
64 qualifying for a reasonable accommodation, collectively referred to as "Applicant" in this
65 subsection, may request a reasonable accommodation to the City's land use and zoning
66 ordinances, rules, regulations, policies, and procedures that prohibit establishment of
67 certified recovery residences. It is the responsibility of the Applicant to establish that they,
68 or those who are being provided recovery services, are protected individuals under the
69 FHA and/or ADA by demonstrating that the proposed accommodation is reasonable and
70 necessary to afford the Applicant, or those who are being provided services, an equal
71 opportunity to use and enjoy a residential dwelling.
72

73 (C) Application Procedure. A request for reasonable accommodation shall be made to the City
74 Clerk. An application for reasonable accommodation must, at a minimum, provide the
75 following:
76

- 77 (1) Name and contact information of the Applicant or the Applicant's authorized
78 representative;
- 79 (2) Property address and parcel identification number of where the reasonable
80 accommodation is being requested. If the Applicant is not the owner of the
81 property, then the contact information for the owner and an owner's authorization
82 form is also required;
- 83 (3) A description of the accommodation and the specific regulation(s) and/or
84 procedures from which the accommodation is sought;
- 85 (4) Reasons the accommodation may be necessary for the Applicant or those who are
86 being provided services;
- 87 (5) A description of the qualifying disability or handicap;
- 88 (6) A certification signed by the Applicant stating: I CERTIFY UNDER PENALTY
89 OF PERJURY THAT THE INFORMATION PROVIDED IN THIS REQUEST IS
90 TRUE AND CORRECT. I UNDERSTAND THAT IF I KNOWINGLY PROVIDE
91 FALSE INFORMATION WITH THIS REQUEST, MY REQUEST SHALL
92 BECOME NULL AND VOID;

- 93 (7) A verification of disability status form executed by someone with personal
94 knowledge of the Applicant's, or those who are being provided services',
95 disability, such as a medical or social services professional;
96 (8) Any additional information or documentation the Applicant feels is necessary to
97 supplement the request for reasonable accommodation.
98 (9) Signature of the Applicant and date.
99

100 The City Clerk will date-stamp the application upon receipt and notify the Applicant, in
101 writing, within 30 days if additional information is required. The Applicant must provide
102 the additional information within 30 days. Failure of the Applicant to provide a response
103 within 30 days will result in the application being denied, unless the Applicant requests an
104 extension of time in writing.
105

106 (D) Review. Within 60 days of receiving a completed application, the City Clerk, or designee,
107 shall review the request for reasonable accommodation and make a determination
108 consistent with the FHA and/or ADA, after considering all of the following:
109

- 110 (1) Whether the Applicant has established that they are protected under the FHA
111 and/or ADA by demonstrating that they or those being provided recovery services,
112 are handicapped or disabled, as defined in the FHA and/or ADA. To do this, the
113 following must be shown:
114
115 (a) A physical or mental impairment which substantially limits one (1) or more
116 major life activities;
117 (b) That they are regarded as having such impairment; and
118 (c) A record of having such impairment.
119
120 (2) Whether the requested accommodation is reasonable and necessary to afford the
121 Applicant an equal opportunity to use and enjoy the dwelling, building or structure,
122 or provides accessibility in another manner.
123 (3) Whether the requested accommodation would impose an undue financial or
124 administrative burden on the City.
125 (4) Whether the requested accommodation would require a fundamental alteration in
126 the nature of the land use and zoning regulations of the City.
127

128 If the City Clerk, or designee, finds that the requested accommodation will impose an
129 undue financial or administrative burden on the City or will require a fundamental
130 alteration in the nature of the City's land use and zoning regulation, they may consider
131 whether an alternative reasonable accommodation exists which would effectively meet the
132 disability-related need. An alternative reasonable accommodation may be the requested
133 accommodation with conditions. In conducting the review, the City Clerk, or designee,
134 may make a site visit to the property where the reasonable accommodation is being
135 requested.
136

137 (E) Determination. Once review of the request is complete, the City Clerk, or designee, will
138 make a determination in writing to:

- 139
- 140 (1) Approve the reasonable accommodation request in whole or in part, with or
- 141 without conditions; or
- 142 (2) Deny the reasonable accommodation request, in accordance with state and federal
- 143 law, and state the objective evidence-based reasons for denial and identify any
- 144 deficiencies or actions necessary for reconsideration.
- 145

146 The written determination by the City Clerk, or designee, shall also include the Applicant's

147 right and method to appeal the determination. If the written determination is not issued

148 within 60 days after receipt of the completed application, the reasonable accommodation

149 request is deemed approved unless the parties agree in writing to a reasonable extension

150 of time.

151

- 152 (F) Appeals. Applicant shall have 30 days from the date of the City Clerk or designee's,
- 153 written determination to appeal the determination or any conditions included therein, to
- 154 the City Clerk. Appeals must be made in writing and include the name of the Applicant,
- 155 address and contact information, a written summary of the reason for the appeal, and an
- 156 explanation of why the determination or condition is in error. Appeals shall be submitted
- 157 to the City Clerk. The City Clerk shall issue a final decision on the appeal within 45 days
- 158 of submitting the appeal to City Clerk.
- 159

- 160 (G) No Fee. There shall be no fee imposed by the City for the reasonable accommodation
- 161 request process outlined in this section.
- 162

- 163 (H) Stay of Enforcement. While a request for reasonable accommodation, or its appeal, is
- 164 pending, the City will not enforce any applicable land use and zoning ordinances, rules,
- 165 regulations, policies, and procedures against the Applicant.
- 166

- 167 (I) Expiration of Approvals. Approval of requests for reasonable accommodation shall expire
- 168 within one hundred eighty (180) days if not implemented.
- 169

- 170 (J) Revocation of Reasonable Accommodation. Any reasonable accommodation received
- 171 shall be deemed revoked if the Applicant or the property upon which the accommodation
- 172 is granted is found in violation of any conditions of the approval granting the reasonable
- 173 accommodation by a court of law or by the special magistrate hearing code enforcement
- 174 cases. Failure to obtain state certification or a required state license, or failure to maintain
- 175 state certification or a required state license or alternate certification permitted by this
- 176 section, shall result in revocation of the reasonable accommodation and cessation of
- 177 operations within sixty (60) days of termination of the license or certification.
- 178

- 179 (K) Confidential Information. Should the information provided by the Applicant to the City
- 180 include medical information or records, including records indicating the medical
- 181 condition, diagnosis, or medical history of the disabled individual(s), such individual(s)
- 182 may, at the time of submitting such medical information, request that the City, to the extent
- 183 allowed by law, treat such medical information as confidential information of the disabled
- 184 individual(s).

(L) General Provisions. The following general provisions are applicable to all reasonable accommodation requests:

- (1) The Applicant may apply for a reasonable accommodation on their own behalf or may be represented at all stages of the reasonable accommodation process by an attorney, legally appointed guardian, or other person designated by Applicant as a power of attorney.
- (2) In the event that a reasonable accommodation is granted, the Applicant shall continue to comply with any and all other applicable building and/or permitting processes required by the City's Code of Ordinances and Land Development Code and all other state and federal laws.
- (3) A reasonable accommodation is specific to the Applicant and does not run with the subject property.

Section 3. Conflicts. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Codification. The City Clerk shall cause the Code of Ordinances of the City of Edgewood to be amended as provided by this Ordinance and may renumber, re-letter, and rearrange the codified parts of this Ordinance if necessary to facilitate the finding of the law.

Section 5. Severability. Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

Section 6. Effective Date. This Ordinance shall become effective immediately upon its passage and adoption.

FIRST READING this ____ day of _____, 2025.

SECOND READING and adoption this ____ day of _____, 2025.

Richard A. Horn, Council President

ATTEST:

Sandra Riffle
City Clerk



Memo

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

From: Sandra Riffle, City Clerk

Date: 11/11/2025

Re: May 12, 2025 Planning & Zoning Report –
Ordinance 2025-13 Repaving In Gated Communities

At its October 11, 2025, meeting, the Planning & Zoning Board reviewed the following agenda item and submitted a formal recommendation to the City Council. Please see below for project details and the Board's recommendation.

ORDINANCE NO. 2025-13 Repaving private streets

AN ORDINANCE OF THE CITY OF EDGEWOOD, AMENDING CHAPTER 126, SUBDIVISIONS, OF THE CODE OF ORDINANCES, CITY OF EDGEWOOD, TO REVISE THE MANDATORY REPAVING REQUIREMENT FOR PRIVATE STREETS IN GATED NEIGHBORHOODS TO A MANDATORY PAVING NEEDS ASSESSMENT REQUIREMENT; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

The Planning and Zoning Board made the following motion:

Chair Santurri made a motion to recommend approval of Ordinance 2025-13, which includes a mandatory paving needs assessment requirement, with a change to expand the requirement for all subdivisions with private roads, subject to a potential limitation on the minimum number of units within the subdivision. Board Member Gragg seconded the motion. The motion was approved by roll call vote (4/0).

The motion was approved by roll call vote.

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

Planner Hardgrove and Attorney Smith will be in attendance to answer any questions you may have regarding this Ordinance.

ORDINANCE NO. 2025-13

AN ORDINANCE OF THE CITY OF EDGEWOOD, AMENDING CHAPTER 126, SUBDIVISIONS, OF THE CODE OF ORDINANCES, CITY OF EDGEWOOD, TO REVISE THE MANDATORY REPAVING REQUIREMENT FOR PRIVATE STREETS IN GATED NEIGHBORHOODS TO A MANDATORY PAVING NEEDS ASSESSMENT REQUIREMENT; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the City Council of Edgewood finds it in the best interest of the public health, safety, and welfare to update maintenance standards for private streets within the gated communities of the city; and

WHEREAS, the current requirement for mandatory repaving every fifteen (15) years may not always align with the actual engineering needs and condition of the private street infrastructure; and

WHEREAS, a requirement for a mandatory professional engineering assessment will ensure the continued maintenance of private streets to acceptable standards based on current condition, while providing Home Owner Associations (HOA) and property owners with a more financially flexible and condition-based maintenance schedule.

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 126 “Subdivisions,” Article V, “Improvements,” Division 7, “Gated Communities” 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. 126-560. - Mandatory repaving.

(a) Every 15 years, the HOA must repave all private streets. This requirement may be waived ~~on a~~ year-to-year basis if the HOA can provide a professional engineer's opinion to the city engineer stating the existing roads are in acceptable condition.

(b) The professional engineer's report may recommend an extension for a period of up to five (5) years before the next mandatory engineering review is due, provided the engineer justifies that the current condition of the roads is not expected to degrade below acceptable standards during that period.

(c) The City Engineer shall review the submitted engineer's opinion, corrective action plan, and

40 timeline. The City Engineer retains the authority to reject the submitted professional engineer's
41 opinion if it is found to be incomplete, inaccurate, or in conflict with acceptable engineering
42 practices or city standards, and may require a new assessment or specific maintenance actions.

43 (d) If a waiver is granted under subsection (a), the professional engineer's opinion must also
44 explicitly establish the date (month and year), not to exceed five (5) years from the date of the
45 current assessment, when one of the following mandatory actions must occur:

46 1. A new professional engineer's opinion assessing the road condition must be submitted to the
47 City Engineer; OR

48 2. Repaving, milling, or overlay or other major pavement maintenance must commence.

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

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

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

60
61 PASSED ON FIRST READING THIS _____ DAY OF _____, 2025.

62
63 PASSED AND ADOPTED THIS _____ DAY OF _____, 2025.

64
65 CITY OF EDGEWOOD, FLORIDA

66 CITY COUNCIL

67
68 _____
69 Richard A. Horn, Council President

70 ATTEST:

71
72 _____
73 Sandra Riffle, City Clerk

PUBLIC HEARINGS (ORDINANCES – SECOND READINGS & RELATED ACTION)

UNFINISHED BUSINESS



Date: November 11, 2025
To: City Council
From: Ellen Hardgrove, City Planning Consultant
XC: Drew Smith, City Attorney
Sandy Riffle, City Clerk
Brett Sollazzo, Administrative & Permitting Manager
Re: Proposed Ordinance 2025-08: Criteria for Mixed Use Residential and ECD Density Bonuses

This is a continuation of the second reading for the ordinance related to the ECD regulation related to the Mixed Use Residential permitted use and achieving the Activity Node bonus. The attached ordinance incorporates the changes recommended by Council at the October 21, 2025 public hearing as follows.

- Added the minimum size for the plaza in the non-activity node Mixed Use development.
- Eliminated the defined hours per week in the live/work unit.
- Added reference to temporary signs in the master sign plan that must be submitted with the Activity Node bonus application.
- Changed the number of parallel parking spaces in a row on the Internal Commercial Street from 3 to 4 and increased the size of the islands separating the stacks of parallel spaces from 5 to 8 feet.

Though proposed by public comment, the plaza seating requirement has not changed. The requirement in the ordinance provides a reasonable amount of seating. With a minimum plaza size of 0.30 acre, ± 75 linear feet of seating must be provided ($43,560 \times 0.30 / 175 = 74.7$). With a typical bench length of 6 feet, 12 benches would be provided.

END

ORDINANCE NO. 2025-08

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

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

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

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

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

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

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

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

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

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

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

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. 134-467. Permitted uses within the Edgewood Central District.

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

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

Footnotes:

¹ Specific design standards apply

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

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

Sec. 134-472. Use specific design standards.

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

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

(1) Mix of Uses for developments with densities less than or equal to 25 units per acre: at least one of the following non-residential uses must be included in the development:

- Retail
- Tenant-ready Restaurants (including utility connections (e.g., water, gas, electricity) and proper infrastructure for commercial kitchen ventilation (hood systems) and grease trap).
- Personal service
- Office
- Live/work units meeting the specific design standards of this section, provided they not exceed 35% of the required minimum non-residential building square footage.

The required minimum square footage for any single non-residential use shall be 2,000 square feet, which may be met through one or more tenants provided the total cumulative square footage satisfies the minimum requirement.

(2) Nonresidential Square Footage Requirements for developments with densities of 25 units per acre or less:

- The total minimum building square footage for non-residential uses shall be equal to 6% of the total site area for residential.
- Uses with drive-up windows are not permitted to count toward the non-residential use requirement.
- Uses ancillary to the residential use (e.g., leasing area) or for the exclusive use of the residents shall not qualify as required non-residential square footage. However, a separate community co-create/work space for residents can count toward 500 square feet toward the required non-residential square footage, provided it meets the following criteria:
 - o Location: The community co-create/work space shall be on the ground floor, directly accessible from the People Space.
 - o Minimum Size: The space shall be a minimum of 2,000 square feet.
 - o Design: The space shall be designed to include a mix of seating areas, including individual workstations, communal tables, and at least two private meeting rooms.
 - o Transparency: A minimum of 60% of the street-facing facade of the co-create space must be transparent to promote visual connection and pedestrian engagement.

(3) Location of Nonresidential Uses for developments with densities of 25 units per acre or less:

A. The total required minimum nonresidential square footage (e.g., the minimum) must be physically and visually integrated within the residential building structure. The required square footage may be vertically distributed across multiple contiguous floors (such as a two-story restaurant or first- and second-floor offices), provided the ground floor of the nonresidential space meets the street-facing requirements of Subsection B.

B. Each non-residential use must have a public-facing facade and entrance located on at least one of the following:

1. An arterial street.

2. An Internal Street Designed to Accommodate Active Commercial Uses (Internal Street) when meeting the following design criteria.

- The building's primary entrance and façade shall front on a sidewalk with a minimum 8 feet of unobstructed width for pedestrians
- An 8 feet wide pervious area between the sidewalk and the curb with street trees of a minimum of 3-inch caliper at planting provided every 35 feet on center. Alternatively, the 8 feet wide pervious area can be used for on-street parallel parking provided the parallel parking area must be broken up by pervious islands located between groups of parking spaces. A maximum of four contiguous parallel parking spaces shall be allowed between pervious islands. These islands shall be a minimum of 8 feet in width and shall be planted with street trees of a minimum of 3-inch caliper at planting.
- Buildings fronting this street must comply with the design standards of Sec. 134-469, including requirements for façade transparency, building frontage, and primary entrances.

3. A Public Plaza that meets the design criteria

- Minimum Base Plaza Size: 0.30 acre,
- Acreage Increment: The 0.30 acre shall be increased 2,500 square feet for each gross acre over five acres in the development site.
- Plaza must have a minimum of 50 feet of frontage on the People Space or an Internal Street Designed to Accommodate Active Commercial Uses. If a property includes lake frontage, the required plaza must also include at least 75 feet of lake frontage.
- The nonresidential uses must have a minimum contiguous facade frontage of 50 feet along the plaza edge with the building meeting the design standards of Sec. 134-469.
- Plaza is designed to have an interconnected relationship with the residential uses.
- Plaza is well-lit for safety and usability after dark.
- The plaza shall be landscaped to include 1 large mature canopy tree/coverage per 1,600 square feet of plaza area + one accent/understory tree provided at a minimum rate of 1 tree/3,000 square feet of plaza area. Canopy trees shall be a minimum of 3-inch caliper at planting and strategically placed to provide shade over seating areas and walkways.
- Fixed seating shall be provided at a minimum of 1 linear foot of fixed seating (e.g., benches and wall seating) for every 175 square feet of plaza area. Seating should be arranged in a way that promotes both individual rest and social gathering.

- Plaza is privately-owned, publicly accessible in perpetuity.
 - Plaza is governed by a management plan prepared for its perpetual maintenance and public accessibility.
- (4) Mix of Uses, Square footage, and Location of Nonresidential Uses for developments within Activity Nodes are determined by the specific terms of the bonus criteria.
- (5) Impervious Surface Maximum: The maximum impervious surface for the development site shall not exceed 80%. This maximum does not apply to projects designated as an Activity Node as part of a density bonus. For such projects, the impervious surface maximum will be determined by the specific criteria of the approved bonus.
- (6) Floor Area Ratio (FAR) Maximum: The maximum Floor Area Ratio (FAR) for a development site is 2.0. This maximum does not apply to projects designated as an Activity Node as part of a density bonus. For Activity Node projects, the FAR will be determined by the specific criteria of the approved bonus.
- For the purpose of calculating FAR, the gross floor area of a parking garage is excluded under the following conditions:
- The space is used exclusively for vehicle parking and related circulation.
 - The space, including the rooftop, is not used for any commercial or residential purpose.
- (7) Density Limitation: The maximum number of allowable residential units for a project shall be calculated by applying the approved maximum density to the entire area of the project site. To achieve a residential density of more than 25 dwelling units per acre, a development must meet the Activity Node Density Bonus criteria.
- (8) Timing of Required Nonresidential Square Footage: A Certificate of Occupancy (CO) for any residential unit shall not be issued until the required minimum non-residential square footage is constructed and completed to the standards specified below, based on the use:
- General Non-Residential Space (Retail, Office, Personal Service, etc.): Must be built as a finished shell space, which shall include:
 - A finished exterior facade that complies with all design standards.
 - A permanent, public-facing business entrance.
 - All necessary utility stubs (e.g., water, gas, electricity, and sewer) within the space.
 - A finished interior, with at least a concrete slab floor, ready for tenant build-out.
 - Restaurant Space: Any restaurant space counting toward the minimum non-residential square footage must be completed as tenant-ready, which includes the finished shell requirements above plus all proper infrastructure for a commercial kitchen, including utility connections (water, gas, electricity) and the installation of ventilation (hood systems) and a grease trap.
- (i) Live/Work Units
- Live/work units as a component of the required non-residential square footage for Mixed Use Residential developments shall meet the following criteria to ensure that live/work units

contribute to the active, public-facing character of a Mixed Use Residential Development and are not used to circumvent the non-residential square footage requirement.

1. General Requirements

- Definition: A "live/work unit" is a single integrated space combining both residential and non-residential uses. Unlike a home occupation, a live/work unit is a full-fledged commercial enterprise with a storefront presence, visiting clients, and potential employees.
- Location: The unit must be located on the ground floor, with its primary frontage and entrance on an arterial street, an Internal Street Designed to Accommodate Active Commercial Uses, or public plaza meeting the ECD plaza design standards of Section 134-472. The unit's workspace must be in the front portion, with the residential component located either above or to the rear of the workspace.
- Site Design: The development must utilize the People Space/Build-to-Line Option as outlined in the Activity Node Bonus criteria.
- Building Standards: The entire building containing live/work units must comply with all ECD Building Design Standards in Code Section 134-469.

2. Architectural & Design Standards

- Separate Entrances: The work area must have a separate, dedicated public business entrance clearly distinct from any private residential entrance. The entrance must satisfy one of the following two design requirements:
 1. Be recessed a minimum of 6 feet from the primary facade plane, OR
 2. Be covered by a fixed, permanent, projecting canopy or awning with a minimum depth of 4 feet.

Additionally, the entrance must utilize a storefront-style door with full-height glass.
- Unit Layout: The non-residential portion must be a minimum of 50% of the unit's total square footage and be physically separated from the residential area by a lockable door from both sides. The workspace may not contain bedrooms, residential kitchens, or showers, but it must include an ADA-compliant sink and toilet.
- Signage: All live/work unit signage shall be included in the Master Sign Plan, ensuring consistency in size, type, and placement, and be architecturally compatible with all other non-residential signage.

3. Non Residential Calculation and Allocation

The non-residential component of each live/work unit can be counted toward the minimum non-residential square footage. The residential portion of a live/work unit is expressly excluded from this calculation. For two-story units, the square footage for the stairs will be allocated 50% to each use.

4. Operational Requirements

The following standards govern the use and operation of approved Live/Work units and are intended to ensure their function as both a residence and a legitimate business space.

These requirements are applied to the non-residential use, not to the residential tenancy.

- Permitted Nonresidential Use: To establish a legitimate nonresidential use, the resident/or leasee must obtain a City Use Permit and a Business Tax Receipt for the business conducted within the unit.
- Prohibited Uses in the Live/Work Unit:
 - The workspace must be used solely for business functions and cannot be used for residential storage or living quarters.
 - Transient or lodging rentals, storage facilities, or staffing agency that recruits and hires employees to work for other companies on a temporary, temporary-to-hire, or permanent basis are prohibited in the Live/Work Unit.
- Hours of Operation: The business must be open to the public and serve customers during regular business hours, defined as a minimum of 20 hours per week.
- Property Owner Responsibility: As a condition of the property's approval for Live/Work units, the property manager or owner is responsible for ensuring that the non-residential uses conducted on the property adhere to these standards. This may be accomplished through a lease agreement or other binding legal means, which must clearly communicate these specific operational and use restrictions to the occupant.

Sec. 134-473. Development bonuses.

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

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

b. Mix of Uses: In addition to residential, each development must include a Tenant Ready-Restaurant and at least one other non-residential use from the list in Section 134-472. The Tenant-Ready Restaurant must be fast-casual or full-service and at least 2,500 square feet. Outdoor restaurant seating on a public plaza is required. Additional “tenant-ready restaurants” can count toward the total non-residential square footage. Uses with drive-up windows are prohibited in the Activity Node.

c. Provision of Public Plazas Required

1. Number of Public Plazas:

- Site Size 5 to 10 Gross Acres: A minimum of one Public Plaza is required.
- Site Size Over 10 Gross Acres: A minimum of two Public Plazas is required.

- 268 3. Each Public Plaza must be a minimum base size of 0.30 acre. The 0.30 acre size shall
269 be increased 2,500 square feet for each gross acre over five acres in the development
270 site.
- 271 4. Distribution: If two plazas are required, they shall be evenly distributed within the
272 development in a manner acceptable to the City Council, whose review shall prioritize
273 equitable access to the plaza space from all parts of the development. Plazas may be
274 aggregated (combined) if the developer demonstrates that a single, larger plaza better
275 meets the goals of the ECD.
- 276 5. The plaza shall meet the same design standards as stated in Section 134-472 for Mixed
277 Use Residential Development, plus must include a water feature or fountain as a focal
278 point.

279 **d. Development Design:** The following additional development design standards shall
280 apply.

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

287 ~~Such development will include unique architectural features and a comprehensive sign~~
288 ~~plan that promotes a cohesive design for the activity node. In addition, public amenities~~
289 ~~will be incorporated into the development to include public art, useable public~~
290 ~~gathering areas with seating and shade structures, water sculptures, fountains, or similar~~
291 ~~public amenities that are accessible to the public.~~

- 292 2. Building frontage breaks: When a site's arterial road frontage exceeds 350 feet from a
293 street intersection, as measured at the right-of-way line, a passage must be created for
294 both cars and pedestrians. This passage, which can be a public street or a private drive,
295 must connect to another street and be open to the sky. Parallel parking is permitted
296 along the length of this passage; angled or perpendicular parking is prohibited.

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

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

- 301 • The public sidewalk must be 13 feet wide and located directly adjacent to the
302 building fronting the arterial road.
- 303 • The remaining 5-foot-wide strip between the sidewalk and the right-of-way must
304 be landscaped. This landscaping must include ground cover, as well as the required
305 street trees.
- 306 • The sidewalk and landscaped strip must be recorded as a pedestrian and landscape
307 easement.

- Street furniture and bike racks may be placed within the landscaped strip.
- A minimum of 6 linear feet of fixed seating (or two separate seating units) for the general public shall be provided at least every 165 linear feet of the sidewalk, adjacent to the building.
- Cafes and restaurants adjacent to the public sidewalk are permitted to use a portion of the sidewalk for outdoor dining. This use shall be limited to the five feet of sidewalk nearest the building, and the limit must be clearly marked with medallions or another permanent indicator embedded in the sidewalk.

e. Achievable Density Stipulations for Creation of Activity Node:

<u>Achievable Density¹</u>	<u>Maximum Height</u>	<u>Nonresidential Minimum Square Feet Component</u>
<u>26-60 units/acre</u>	<u>65 feet or five stories</u>	<u>8% of site area</u>
<u>61-80 units/acre</u>	<u>75 feet or six stories</u>	<u>10% of site area</u>

¹ The maximum densities outlined in the table are not an entitlement and are not achievable in all situations. Many factors may limit density including limitations imposed by the maximum height, physical limitations imposed by property dimensions and natural features, as well as compliance with applicable Code requirements such as, but not limited to, parking and internal circulation, setbacks, landscaping requirements, impervious lot coverage, design standards and on-site and off-site improvements and design amenities required to achieve land use compatibility.

~~c. Parking shall be located behind buildings or in parking structures consistent with all applicable regulations. On street parallel parking is allowed; on street angled parking shall not be allowed.~~

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

~~e. Include a park/urban plaza 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 feet of frontage on a two lane street; incorporation of the lake frontage is strongly encouraged.~~
- ~~3. Building facades facing the plaza shall have at least 70 percent of their first floor's primary façade in transparent windows and/or public entrances and incorporate a People Space as described in this district.~~
- ~~4. The area will consist of paved surfaces with planters and landscaped area consisting of paths, lawns, and shade trees, seating, and other furnishings, all formally arranged, and shall include a water feature/fountain as a focal point.~~
- ~~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.~~

343 6. Demonstration of compatibility with adjacent uses.

344 7. Request for development approval must include elevations and colored renderings
345 with materials identified in addition to development site plan.

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

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

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

- 357 • Quantity: Required parking shall be determined in accordance with Code Sec. 134-
358 607 for Mixed Use developments.
- 359 • Location: Parking shall be located behind buildings or in parking structures consistent
360 with all applicable regulations.
- 361 • On-Street Parking: If a public/private road is included in the development design,
362 parallel on-street parking is permitted. Angled on-street parking is prohibited.
- 363 • Accessible Parking: The provision of on-street accessible parking spaces must comply
364 with the Public Right-of-Way Accessibility Guidelines (PROWAG).

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

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

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

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

388 ***

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

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

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

401 PASSED ON FIRST READING THIS _____ DAY OF _____, 2025.

403 PASSED AND ADOPTED THIS _____ DAY OF _____, 2025.

405 CITY OF EDGEWOOD, FLORIDA
406 CITY COUNCIL

408 _____
409 Richard A. Horn, Council President

410 ATTEST:

411 _____
412 _____

413 Sandy Riffle, City Clerk

NEW BUSINESS

Memo

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

From: Sandra Riffle, City Clerk

Date: 11/14/2025

Re: Fiscal Year 2024/2025 Budget Amendment

I. Purpose

This memorandum presents the final budget amendment for the City of Edgewood for the 2024/2025 Fiscal Year. This action is necessary to align the adopted budget figures with the City's actual financial performance, following the mandated year-end review by McDirmit Davis.

Overall, the City performed under budget for the 2024/2025 fiscal year. While total revenues exceeded the budget and some specific expenditures were higher than anticipated, the necessary adjustments ensure the final accounts are balanced, accurate, and in compliance.

II. Action Requested

The City Council is requested to approve **Resolution 2025-06** adopting the final amendments as detailed in this memo and the attached Statement of Revenue and Expenditures.

III. Summary of Key Adjustments (General Fund)

The only amendments that result in a change to the amount added to or taken from reserves are those accounts approved for rollover to FY26 (FRS Military Buy Back and Legal Ads) and the recording of the use of restricted training funds (Police Education Fund). All other amendments solely involve reallocating expenses, increasing revenue budgets to align with actual activity, and increasing the budgets for corresponding expenditures. The most significant adjustments are grouped below.

A. Revenue/Expense Adjustments (Net Zero Impact)

These items record revenues and associated expenses that were higher than originally budgeted but resulted in a net zero impact on the General Fund balance.

Account Description	Type	Amendment Amount	Source Page	Rationale
Pass-Through Prof. Fees	Expense & Revenue	\$60,000.00	Page 4	To increase the budget for actual pass-through expense (prof. Fees), which was fully offset by corresponding pass-through permit revenue.
Extra Duty Services	Expense & Revenue	\$43,000.00	Page 5	To increase the budget for actual extra duty, pay, and payroll taxes, fully reimbursed for extra duty services revenue.
Vehicle Lease	Expense & Revenue	\$44,109.00	Page 6	To increase the budget to record the full amount of Lease proceeds and corresponding Lease Expense.

B. Fund Balance & Roll-Forward Adjustments

These actions reallocate unused budgeted funds (decreasing the current expense budget) for future needs or record the use of restricted reserves.

Account Description	Type	Net Effect	Source Page	Rationale
FRS Military Buy Back	Budget Rolled	\$6,400.00	Page 2	To roll unused FRS funds from admin staff and officers (decreased expenditure budget by \$6,400.00 total) for an expected FRS military buy-back payment in FY26.
Legal Ads Roll Forward	Budget Rolled	\$1,300.00	Page 3	To roll the budget for advertising done in FY26, decreasing the current budget for legal ads - new ordinances by (\$1,300.00).
Police Education Fund	Reserve Use	\$(2,000.00)	Page 7	To record the use of restricted reserves for the additional police education fund expense.

C. Roads and Streets Adjustments (Internal Fund Shift)

These adjustments reconcile accounts within the Roads and Streets Fund to align with actual expenditures and funding:

- The budget for sidewalk repair increased by \$40,000.00.
- This was funded by decreasing the budget for tree removal by \$20,000.00 and traffic light-maintenance by \$10,000.00, along with minor increases in local option gas tax \$6,000.00 and municipal gas tax \$4,000.00 revenues.

III. Financial Impact and Review of Exhibit A

The final budget amendment provides a baseline for the current fiscal year. The complete Statement of Revenue and Expenditures is attached as Exhibit I. This spreadsheet provides the certified summary table. For a detailed review, Council Members are directed to:

- Original Budget: The figures approved by Council at the start of the fiscal year.
- YTD Actual Activity: The actual revenue received, and funds spent as certified by the accounting firm.
- Total Amendments: The aggregate changes resulting from the amendments detailed above.
- Revised Variance: This shows the remaining difference between the Final Actuals and the Revised Budget.

Please note: The Pass-Through Expenses (Section III-A) are reflected on the summary table (Exhibit I) as a \$60,000.00 increase in both total licenses and permits revenue and total city hall expenditures.

RESOLUTION NO. 2025-06

A RESOLUTION OF THE CITY OF EDGEWOOD, FLORIDA AMENDING THE CITY'S BUDGET FOR THE 2024-2025 FISCAL YEAR; AUTHORIZING THE MAYOR AND/OR HIS DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO IMPLEMENT THE TERMS AND CONDITIONS OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, at its regular meeting on November 18, 2025, the City Council of the City of Edgewood, Florida adopted Resolution No. 2025-04 approving the annual budget for Fiscal Year 2025-2026; and

WHEREAS, it is appropriate to provide for certain transfers, appropriations and authorizations based upon previous and anticipated expenditures and revenues, and

WHEREAS, the City Council has determined that it is necessary to amend the budget to reflect these changes.

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

SECTION 1. BUDGET AMENDMENT: The City Council of the City of Edgewood, Florida, amends the Fiscal Year 2024-2025 budget as shown on Exhibits "A" through I", which are attached hereto and incorporated by reference herein.

SECTION 2. EFFECTIVE DATE: This Resolution shall become effective immediately upon its passage and adoption.

PASSED and ADOPTED by the City Council of the City of Edgewood, Florida, on the **18th day of November 2024.**

Richard A. Horn, Council President

ATTEST:

Sandra Riffle, City Clerk

RESOLUTION 2025-06

City of Edgewood Budget Amendment

Submitted by: McDirmit Davis
Fiscal Year: 24/25
Submitted on:

Notes/Comments:
To allocate revenues and expenses for final budget amendment
Signed by:

City of Edgewood Budget Amendment

General Fund

Submitted by: McDirmit Davis
Fiscal Year: 24/25
Submitted on:

Account Number	Account Description	Amount
<u>Expenditures:</u>		
521220-01	FRS - ADMIN STAFF-CIVILIAN/RET	\$ (3,500.00)
521221-01	FRS - OFFICERS-SWORN/RET.	\$ (2,900.00)

Revenues:

Net effect on budget (use of fund balance)	\$	6,400.00
--	----	----------

Notes/Comments:

To roll unused FRS funds for FRS military buy back (expected to be paid in FY26)

Signed by:

City of Edgewood Budget Amendment

General Fund

Submitted by: McDirmit Davis
Fiscal Year: 24/25
Submitted on:

Account Number	Account Description	Amount
<u>Expenditures:</u>		
519492-01	LEGAL ADS - NEW ORDINANCES	\$ (1,300.00)

Revenues:

Net effect on budget (use of fund balance)	\$	1,300.00
--	----	----------

Notes/Comments:

To roll budget for advertising done in FY26

Signed by:

City of Edgewood

Budget Amendment

General Fund

Submitted by: McDirmit Davis
Fiscal Year: 24/25
Submitted on:

Account Number	Account Description	Amount
Expenditures:		
541310-01	PASS THRU EXPENSE (PROF. FEES)	\$ 60,000.00
Revenues:		
322900-01	PASS THRU PERMIT REVENUE	\$ 60,000.00
Net effect on budget (use of fund balance)		\$ -
Notes/Comments:		
To increase budget for pass thru actuals		
Signed by:		

City of Edgewood

Budget Amendment

General Fund

Submitted by: McDirmit Davis
 Fiscal Year: 24/25
 Submitted on:

Account Number	Account Description	Amount
<u>Expenditures:</u>		
521154-01	EXTRA DUTY PAY	\$ 40,000.00
521211-01	EXTRA DUTY PAYROLL TAXES -FICA	\$ 3,000.00
<u>Revenues:</u>		
342901-01	REIMB. FOR EXTRA DUTY SERVICES	\$ 43,000.00
Net effect on budget (use of fund balance)		\$ -
Notes/Comments:		
To increase budget for additional extra duty revenue and expenditures		
Signed by:		

City of Edgewood Budget Amendment

General Fund

Submitted by: McDirmit Davis
 Fiscal Year: 24/25
 Submitted on:

Account Number	Account Description	Amount
<u>Expenditures:</u>		
521640-12	Lease Expense	\$ 44,109.00
<u>Revenues:</u>		
383000-12	Lease proceeds	\$ 44,109.00
Net effect on budget (use of fund balance)		\$ -
Notes/Comments:		
To increase budget for lease proceeds and expenditure- K4M5-2132		
Signed by:		

City of Edgewood Budget Amendment

Submitted by: McDirmit Davis
Fiscal Year: 24/25
Submitted on:

Revenues:

To record use of restricted reserves for additional police education expenditures

71/120

City of Edgewood

Budget Amendment

General Fund

Submitted by: McDirmit Davis

Fiscal Year: 24/25

Submitted on:

Account Number	Account Description	Amount
<u>Expenditures:</u>		
513120-01	SALARY EXPENSE - CH	\$ 1,400.00
513230-01	HEALTH/DENTAL/STD/LIFE INS-CH	\$ 6,000.00
513321-01	BOOKKEEPING SERVICES	\$ 1,000.00
513340-01	BUILDING JANITORIAL	\$ 1,000.00
513401-01	TRAVEL/TRAINING-CITY COUNCIL	\$ 700.00
513460-01	EQUIPMENT REPAIR/MAINTENANCE	\$ 1,500.00
513490-01	MISC. CURRENT CHARGES	\$ 800.00
513491-01	COMPUTER CONSULT/SOFTWARE/NETW	\$ 5,000.00
513492-01	CODE ENFORCEMENT EXPENSE	\$ 200.00
513540-01	DUES/SUBSCRIPTIONS/TRAINING	\$ 200.00
513543-01	SPECIAL EVENTS	\$ 7,000.00
513615-01	CREDIT CARD FEES - CH	\$ 200.00
514310-01	LEGAL COUNSEL	\$ 13,000.00
516499-01	COMPUTER- IT HARDWARE/SOFTWARE	\$ (5,000.00)
518220-01	FRS	\$ 500.00
519340-01	PAYROLL SERVICES	\$ 300.00
519451-01	INSURANCE-PROPERTY COVERAGE	\$ (6,300.00)
519452-01	INSURANCE-COMP GEN'L LIABILITY	\$ 6,000.00
519460-01	BUILDING MAINTENANCE	\$ 2,000.00
519492-01	LEGAL ADS - NEW ORDINANCES	\$ 500.00
521121-01	SALARY EXPENSE -CIVILIAN	\$ (10,000.00)
521140-01	OVERTIME PAY - PD	\$ 17,000.00
521150-01	INCENTIVE PAY - STATE	\$ 500.00
521151-01	SALARY EXPENSE -SWORN	\$ (15,000.00)
521155-01	IT STANDBY PAY	\$ 4,000.00
521160-01	HOLIDAY BONUS - PD	\$ 17,000.00
521212-01	PAYROLL TAXES - FICA - STANDBY	\$ 500.00
521223-01	FRS - STANDBY	\$ 300.00
521230-01	HEALTH/DENTAL/STD/LIFE INS-PD	\$ 46,000.00
521231-01	HRA - PD	\$ (3,500.00)

521240-01	INS.-WORK COMP-PD/CODE ENFORCE	\$	14,000.00
521452-01	INSURANCE - VEHICLES	\$	9,000.00
521460-01	MAINTENANCE - VEHICLES	\$	1,600.00
521461-01	REPAIR OF DEPT. EQUIPMENT	\$	1,300.00
521463-01	REPAIR - VEHICLES	\$	11,000.00
521522-01	SPECIAL POLICE SUPPLIES	\$	2,300.00
521642-12	VEHICLE INTEREST EXPENSE	\$	5,000.00
521643-12	VEHICLE PRINCIPAL EXPENSE	\$	(5,000.00)
531430-01	UTILITIES - POWER	\$	1,000.00
534130-01	SOLID WASTE COST (RES)	\$	20,000.00
539310-01	GENERAL ENGINEERING FEES	\$	6,000.00

Revenues:

314100-01	UTILITY SERVICE TAX - POWER	\$	90,000.00
323100-01	DUKE ENERGY FRANCHISE FEES	\$	50,000.00
335120-01	MUNICIPAL REVENUE SHARING	\$	(15,000.00)
335180-01	LOCAL GOVT - 1/2 CT SLS TX	\$	15,000.00
343410-01	SOLID WASTE REV COMM.	\$	10,000.00
361322-01	INTEREST - TANGIBLE TAXES	\$	5,000.00
363200-01	SCHOOL IMPACT ADMIN FEES	\$	4,000.00

Net effect on budget (use of fund balance)	\$	-
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Notes/Comments:

To adjust revenue and expenditure budgets to actual

Signed by:

Exhibit I

CITY OF EDGEWOOD STATEMENT OF REVENUE AND EXPENDITURES FOR THE ONE MONTH AND TWELVE MONTHS ENDING SEPTEMBER 30, 2025														
	YTD Actual Activity	Total Budget	Budget Variance	Roll Funds for FRS Military Buy Back	Roll Budget for advertising	Increase for Pass Thru actuals	Increase Extra Duty	Lease proceeds	Police Education	Increase Revenues	Allocate Expenses	Total Amendments	Revised Budget	Revised Variance
REVENUES														
* TOTAL TAX REVENUE	3,449,857.60	3,287,070.00	(162,787.60)	-	-	-	-	-	-	90,000.00	-	90,000.00	3,377,070.00	(72,787.60)
* TOTAL LICENSES AND PERMITS	462,287.00	338,313.00	(123,974.00)	-	-	60,000.00	-	-	-	50,000.00	-	110,000.00	448,313.00	(13,974.00)
* TOTAL GRANT FUNDING	-	-	-	-	-	-	-	-	-	-	-	-	-	-
* TOTAL INTER-GOVERNMENTAL REVENUE	611,665.82	617,622.00	5,956.18	-	-	-	-	-	-	-	-	-	617,622.00	5,956.18
* TOTAL CHARGES FOR SERVICE	430,177.29	408,060.00	(22,117.29)	-	-	-	43,000.00	-	-	10,000.00	-	53,000.00	461,060.00	30,882.71
* TOTAL FINES	20,232.88	19,000.00	(1,232.88)	-	-	-	-	-	-	-	-	-	19,000.00	(1,232.88)
* TOTAL MISCELLANEOUS REVENUE	122,243.05	104,800.00	(17,443.05)	-	-	-	-	-	-	9,000.00	-	9,000.00	113,800.00	(8,443.05)
* TOTAL ARPA FUNDS	-	-	-	-	-	-	-	-	-	-	-	-	-	-
* TOTAL NON-REVENUE SOURCES	166,000.00	166,000.00	-	-	-	-	-	44,109.00	-	-	-	-	166,000.00	-
* TOTAL REVENUES	<u>5,262,463.64</u>	<u>4,940,865.00</u>	<u>(321,598.64)</u>	-	-	60,000.00	43,000.00	44,109.00	-	159,000.00	-	262,000.00	5,202,865.00	(59,598.64)
												-	-	-
												-	-	-
EXPENDITURES														
* TOTAL CITY HALL	811,246.79	768,800.83	(42,445.96)	-	(1,300.00)	60,000.00	-	-	-	36,000.00	-	94,700.00	863,500.83	52,254.04
* TOTAL OTHER GENERAL GOVERNMENT	-	-	-	-	-	-	-	-	-	-	-	-	-	-
* TOTAL POLICE DEPARTMENT	2,416,375.19	2,411,985.00	(4,390.19)	(6,400.00)	-	-	43,000.00	-	-	96,000.00	-	132,600.00	2,544,585.00	128,209.81
* TOTAL CAPITAL OUTLAY	60,019.82	66,605.00	6,585.18	-	-	-	-	44,109.00	-	-	-	-	66,605.00	6,585.18
* TOTAL FIRE CONTROL	1,325,069.98	1,325,970.25	900.27	-	-	-	-	-	2,000.00	-	-	2,000.00	1,327,970.25	2,900.27
* TOTAL PROTECTIVE INSPECTIONS	-	-	-	-	-	-	-	-	-	-	-	-	-	-
* TOTAL PHYSICAL ENVIRONMENT	322,190.23	300,643.00	(21,547.23)	-	-	-	-	-	-	27,000.00	-	27,000.00	327,643.00	5,452.77
* TOTAL MISCELLANEOUS EXPENDITURES	331,795.00	331,795.00	-	-	-	-	-	-	-	-	-	-	331,795.00	-
* TOTAL ARPA EXPENDITURES	-	-	-	-	-	-	-	-	-	-	-	-	-	-
* TOTAL ROADS & STREETS	-	-	-	-	-	-	-	-	-	-	-	-	-	-
* TOTAL CAPITAL IMPROVEMENT PROJECTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-
* TOTAL EXPENDITURES	<u>5,266,697.01</u>	<u>5,205,799.08</u>	<u>(60,897.93)</u>	(6,400.00)	(1,300.00)	60,000.00	43,000.00	44,109.00	2,000.00	159,000.00	-	256,300.00	5,462,099.08	195,402.07
* EXCESS RECEIPTS OVER DISBURSEMENTS	<u>(4,233.37)</u>	<u>(264,934.08)</u>	<u>(260,700.71)</u>	6,400.00	1,300.00	-	-	-	(2,000.00)	-	-	5,700.00	(259,234.08)	(255,000.71)
Beg FB	5,590,419.00	5,590,419.00		5,590,419.00	5,590,419.00	5,590,419.00	5,590,419.00	5,590,419.00	5,590,419.00	5,590,419.00	5,590,419.00	5,590,419.00	5,590,419.00	5,590,419.00
End Fund Bal	<u>5,586,185.63</u>	<u>5,325,484.92</u>		<u>5,596,819.00</u>	<u>5,591,719.00</u>	<u>5,590,419.00</u>	<u>5,590,419.00</u>	<u>5,590,419.00</u>	<u>5,588,419.00</u>	<u>5,590,419.00</u>	<u>5,590,419.00</u>	<u>5,596,119.00</u>	<u>5,331,184.92</u>	<u>5,335,418.29</u>

**FIRST AMENDMENT TO
INTERLOCAL AGREEMENT**
between
ORANGE COUNTY, FLORIDA
and
CITY OF EDGEWOOD, FLORIDA
regarding
**ORANGE COUNTY’S PROVISION OF FIRE PREVENTION AND RESCUE SERVICES
FOR THE CITY OF EDGEWOOD, FLORIDA**

THIS FIRST AMENDMENT TO INTERLOCAL AGREEMENT (“Amendment”), is by and between **ORANGE COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida located at 201 South Rosalind Avenue, Orlando, Florida 32801 (the “County”), and the **CITY OF EDGEWOOD, FLORIDA**, a municipal corporation created and existing under the laws of the State of Florida located at 405 Larue Avenue, Edgewood, Florida 32809 (the “City”). The County and the City may be referred to individually as “party” or collectively as “parties.”

RECITALS

WHEREAS, on September 11, 2018, the parties entered into an agreement (the “2018 Agreement”) whereby they agreed to continue the County’s provision of fire prevention and rescue services (the “Services”) to the City under certain terms and conditions, including payment by the City for services rendered by the County; and

WHEREAS, during the approval of the County’s fiscal year 2025 budget, the Board of County Commissioners approved an increase to the Urban Fire Protection and Emergency Medical Services municipal service taxing unit (the “Fire MSTU”) rate in order to continue to provide high-quality Services, which had the effect of increasing the annual Service costs to the various municipalities for which the County provides the Services; and

WHEREAS, the increase in the Fire MSTU rate had a significant impact on the City’s annual budget; and

WHEREAS, to alleviate the impact on the City’s budget, the parties desire to modify the payment provisions of the 2018 Agreement.

NOW, THEREFORE, in consideration of the mutual promises, terms, and conditions contained in this Amendment, and good and valuable consideration that by execution of this Amendment the parties affirm receipt thereof, it is agreed by and between the County and the City as follows:

1. **RECITALS.** The above recitals are true and correct and are hereby incorporated as a material part of this Amendment by this reference.

2. **AMENDMENT TO PAYMENT PROVISIONS.** Section 6 of the 2018 Agreement shall be deleted and replaced with the following provision:

Section 6. Payment.

Commencing immediately upon execution of this Agreement and continuing on an annual basis thereafter:

1. The City shall pay to the County for the services provided hereunder an amount to be determined by:
 - a Starting with the Prior Year Final Real Property Value for ad valorem tax assessment roll covering real property within the municipal limits of the City, and
 - b multiplying that number by the lesser of the County's increase in Gross Property Value for the current year or the City's increase in Real Taxable Value for the current year, and
 - c multiplying that product by the current millage levied in the Urban Fire Protection and Emergency Medical Services municipal service taxing unit, and
 - d multiplying that product by ninety-two and one half percent (92.5%).

Said amount shall be remitted in two (2) installments, each representing one half of the amount owed by City to County for a given service (Fiscal) year, on or before December 15th and March 15th of each year this Agreement is in effect.

2. The County shall invoice City for the amount payable under the formula found in this Section for the then-current fiscal year.

3. **REMAINDER OF 2018 AGREEMENT UNCHANGED.** Except as otherwise set forth herein, the remainder of the 2018 Agreement shall remain unchanged and in full force and effect.

4. **EFFECTIVE DATE.** This Amendment shall become effective upon the later of the date of execution by County or the date of execution by City.

5. **COUNTERPARTS.** This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same agreement.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be duly executed by their respective duly authorized representatives on the dates set forth below.

ORANGE COUNTY, FLORIDA

By: Orange County Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: _____
Deputy Clerk

Date: _____

CITY OF EDGEWOOD, FLORIDA

By: City of Edgewood City Council

By: _____
John Dowless, Mayor

ATTEST:

By: _____
Sandra Riffle, City Clerk

Date: _____

GENERAL INFORMATION

CITIZEN COMMENTS

BOARDS AND COMMITTEES

Memo

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

From: Sandra Riffle, City Clerk

Date: 11/12/2025

Re: November 10, 2025 Planning & Zoning Report

At its November 10, 2025 meeting, the Planning & Zoning Board reviewed the following agenda item and has submitted a formal recommendation to the City Council. Please see below for project details and the Board's recommendation.

Variance 2025-05: 4045, 4053, and 4061 Forrestal Avenue – “after the fact” variance request

This agenda item pertains to a variance request for the addresses of 4045, 4053, and 4061 Forrestal Avenue that are located within one parcel (tax parcel 11-23-29-3668-00590). The request seeks approval to allow the currently nonconforming situations to exist as legally conforming. Planner Hardgrove and the applicant will be in attendance to answer any questions.

Supporting documents:

- Staff Report
- Variance Application, Agent Authorization & Narrative
- Site Plan
- Proof of Public Notices

In accordance with City Code, public notice for this project was required to be provided at least ten (10) days prior to the first public hearing. On October 30, 2025, a total of fifty-six (56) notification letters were mailed to property owners within a 500-foot radius of the subject property. Additionally, public notice signage was posted on-site on parcel 11-23-29-3668-00590. Beyond the minimum Code requirements, the notice was also published on the City's website to further inform the public.

As of the date of this memo, no public comments have been received, and one (1) of the mailed notices have been returned as undeliverable.

Chair Santurri made a motion to recommend approval of Variance application 2025-05 for the following:

- **Approval of a front yard setback of 24.2 feet in lieu of 25 feet, conditioned on any new construction shall meet the Code required minimum setbacks.**
- **Approval to allow a rear yard setback of 6'7" in lieu of 15 feet, conditioned on any new construction shall meet the minimum Code requirement.**
- **Approval of a side yard setback (North) of 4'6" in lieu of 5 feet, conditioned on any new construction shall meet the minimum Code requirement.**

- **Approval to allow continuous parking spaces without a landscape break and no landscaping within the interior of the vehicular use area, conditioned on the vehicular use area shall not be expanded unless in conformance with Code requirement.**
- **Approval to allow standard parking spaces to be a minimum width of 8.4 feet adjacent to the north building and the south building, where the bay door configuration would limit the width of parking spaces. Standard parking spaces in all other locations on-site shall meet the Code requirements for width and length. All handicapped spaces shall be in compliance, including parking space and adjacent aisle dimensions.**
- **Approval to allow 10% open space in lieu of 14% conditioned on no further impervious area shall be approved on this property. Redevelopment shall require code compliance.**
- **Approval of a variance to allow turf as ground cover and the use of palms instead of shade trees in the road buffer, conditioned on that any of the palms become diseased or die, they must be replaced with understory trees chosen from the City's tree list.**

Vice Chair Nelson seconded the motion. The motion was approved by roll call vote (4/0).

The motion was approved by roll call vote.

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



Date: October 27, 2025
To: Planning and Zoning Board/City Council
From: Ellen Hardgrove, City Planning Consultant
XC: Brett Sollazzo, Administrative & Permitting Manager
Drew Smith, City Attorney
Sandy Riffle, City Clerk
Re: After-the-fact Variances at 4045, 4053, and 4061 Forrestal Avenue

This agenda item is a request for the approval of several “after the fact” variances to establish “legal conforming status” for the development on a 3 acre parcel (tax parcel 11-23-29-3668-00-590) at addresses 4045, 4053, and 4061 Forrestal Avenue. Three buildings, constructed in 1986 and used for warehouse distribution/flex space, exist on the property.

The subject property was annexed into the City of Edgewood with Ordinance Number 299 on August 20, 1985. There is no record of the property being rezoned to a City zoning district. Thus, the zoning in effect is County C-3.

A site plan, dated 7/26/1985 was approved by the City 9/17/1985 which allowed for the construction of three buildings totaling 50,750 square feet. A 2025 survey showed several existing Code nonconformities on the property, specifically related to building setbacks, parking, open space, and landscaping. These nonconformities appear to stem from the original building construction.

Building Setbacks

Comparison of the approved site plan and the recent survey shows the building setbacks of the site plan were not adhered to. Furthermore, comparing the current survey to the minimum required setbacks shows nonconforming west, north and east setbacks. Approval of the current buildings’ locations could not be found. The table below provides the comparison.

Setback	Approved Site Plan	Current Survey	County C-3 Minimum Required
Front (West)	25’ (north building)	24.2’	25’
Side (North)	7’6”	4.6’	5’
Rear (East)	15’	6.7’ (north bldg) 9.1’ (south bldg)	15’
Side (South)	7’ 6”	7’4”	5’

Front (West) Setback

The west setback inconsistency could be a surveying issue. The criteria for variance approval (found in the appendix of this report) can be justified. If the Planning and Zoning Board agrees with the justification, staff recommends the variance be conditioned on the requirement that any new construction meet the minimum required setbacks per the zoning district.

Side (South) Setback

The south side setback inconsistency could also be a surveying issue. Even though the south building is closer to the side than the approved site plan, a variance isn't needed since the building is setback farther than the minimum 5 feet. To correct the discrepancy, the owner could do a site plan amendment if desired, but is not necessary.

Rear (East) Setback

Part of the reason for the east setback nonconformity is that the depth of the property has been reduced. The property depth (east to west) has changed since the buildings were constructed. The plat approved in 1980 shows the property depth as 328.82' (along the north boundary). The 1985 site plan, the 1986 "As-Built" drawing, and a 1995 site modification plan show that same dimension as 328'. However, the 2025 survey shows the same boundary as 321.17'.

	1980 Plat	Site Plan	2025 Survey
North Dimension of Property	328.82'	328'	321.17'

Documentation on the loss of ± 7 feet was not submitted to the City; however, research shows that there was a right-of-way reservation in the original deed or an agreement that granted the land to the railroad (Commitment H9 on FDOT right-of-way maps). This was discovered when FDOT was changing the track configuration to accommodate commuter rail. These types of agreements "run with the land" and must be honored by the property owner.

Complicating this reduced depth is the fact that the buildings were built longer than approved on the 1985 site plan. A theory for the length discrepancy is the foundation was not inspected and the As-Built drawings were not verified. The building locations on the As-Built drawings and approved site plan are identical; however, according to the 2025 survey, the north and south buildings are actually longer than the approved site plan and as-built plans. There have been no approvals to allow easterly extensions of these buildings since the original construction.

Length of building	Approved Site Plan/As Built Drawing	Existing Condition	Differential
North building	266'	275.3'	Building 9.3 feet longer than approved
South building	243'	249.9'	Building is 6.9 feet longer than approved

Given the practicality of requiring conformance to the approved site plan for building length and the undiscovered railroad right-of-way commitment at the time of site plan approval, **the criteria for a variance approval of a rear yard setback can be justified. If the Planning and Zoning Board agrees with the justification, the variance approval should be conditioned on any new construction shall meet the minimum Code requirement.**

Side (North) Setback

An inspection of the building foundation and verification of the 1986 As-Built drawings would have revealed the placement of the north building 3 feet closer to the north property line than approved. That being said, the current setback (4.6 feet) is six inches less than the minimum 5-foot required setback. This variance can be considered a de minimis dimensional variance. The variance can be justified. **If the Planning and Zoning Board agrees with the justification, the variance should be conditioned on any new construction shall meet the minimum Code requirement.**

Parking

Parking lot landscaping: Number of spaces in a row without a landscape break and interior to the vehicular use area

Code limits the number of parking spaces in a row without a landscape island to ten. The 1985 site plan met this requirement. However, the landscape islands in the rows of parking shown on the site plan were not constructed. It appears the City accepted this modification as the “As-Built” drawing showed the landscape islands were eliminated. No modification to the site plan nor a variance approval between site plan approval and As-Built drawings were found.

Given the elimination of the landscaped island breaks, the landscaping within the parking/vehicular use area also is inconsistent with Code requirements. Code requires at least ten (10) percent of the interior vehicular use to be landscaped. The quantity of interior landscaping at the original site plan stage had not been quantified, but with the elimination of the approved landscaped islands, the percentage surely does not meet the Code required 10%.

Since the As-Built drawings were accepted by the City in 1986, retrofitting the parking lot would not be reasonable nor practical. **A variance approved to allow continuous parking spaces without a landscape break and no landscaping within the interior of the vehicular use area can be justified. Should the Planning and Zoning Board agree with this justification, the variance should be conditioned on the vehicular use area shall not be expanded unless in conformance with Code requirements.**

Parking quantity and design

The most recent site plan approved for this property, for the truck well (December 1995), showed the minimum parking required onsite was 80 spaces. Code requires one space for each bay, plus one space for each 1,000 square feet. With 52,505 square feet of building area and 27 bays, 80 would still be required.

The 2025 survey shows the minimum number of required spaces continues to be met, with 85 spaces on the property. However, none of the parking spaces are striped to meet code requirements; this includes standard and handicapped spaces.

Most of the parking width violations are where the buildings have bay doors. The spaces have been striped between the limits of the bay doors, as shown in Exhibit 1.

Exhibit 1



Due to the bay door locations, the applicant is requesting the minimum width of the non-ADA spaces to be 8.4 feet. Requiring the standard minimum width of 9 feet would result in the loss of at least 7 spaces, resulting in a quantity deficiency. **For the parking spaces adjacent to the north building and the south building, where the bay door configuration would limit the width of parking, staff can support the minimum width of 8.4 feet for standard parking spaces. The variance approval can be justified.**

Should the Planning and Zoning Board agree with this justification, the variance should be conditioned on the required minimum width must be provided in all other locations and for all handicapped spaces. The required parking space dimensions for non-ADA spaces are either 9'x20' or 10'x18'. ADA compliant dimensions are 12'x18' plus a 5' wide adjacent access aisle. This will likely result in the loss of two standard spaces on the west side of the middle building; however, the minimum number of spaces will still be met.

Open Space Minimum

The elimination of the landscape islands in the parking area and the elongation of the buildings has resulted in decreased open space. In addition, the south building was extended to the west, estimated at 2,875 square feet (the site plan not found), further decreasing the open space. The open space is currently at 10% of the site area based on an impervious surface calculation of 119,594/133,315 square feet. The County's current minimum is 20% open space unless it qualifies as "industrial," which requires a minimum of 15%. The original site plan was approved at 18% open space.

Again, there is little practicality of demolishing building area that has existed since 1986 and (assumed to be) 1995. The variance approval can be justified. **Should the Planning and Zoning Board agree with this justification, the variance should be conditioned on no further impervious area shall be approved on this property. Redevelopment shall require code compliance.**

Building	Approved/As Built dimensions (Square Feet)	2025 Survey dimensions (Square Feet)
North	70x266 (18,620)	70.1x275.3 (19,299)
Middle	70x200 (14,000)	70.1x200.2 (14,034)
South	70x243 (17,010)	70x249.9 (17,493)+approved addition (total 19,172)
Total building square feet on property	49,630	52,505

Road Landscape Buffer

The City Attorney has opined that the County's landscape regulations (County Code Section 24-4) would apply. This includes landscaping where a vehicular use area is adjacent to right-of-way/roadway. The County code, among others, requires the following.

1. Groundcover must be used on this landscape strip; however, turf, turf grass or sod shall not be permitted for use as a groundcover.
2. One (1) shade tree for each forty (40) lineal feet, or fraction thereof must be provided.
3. A continuous hedge at least thirty (30) inches high at planting of a species capable of growing to at least thirty-six (36) inches in height within eighteen (18) months must be provided. The hedge shall be maintained at a height not less than thirty-six (36) inches. The height of the hedge shall be measured from parking lot grade.

The City's landscape architect reviewed the landscaping in this buffer in November 2021 and signed off on the landscaping proposed to be planted, including waiving the groundcover requirement since the City does not have this requirement. At that time, he stated that the existing trees (queen palms) in the buffer do not qualify as replacements for the required shade trees, however, the palms could remain since they were healthy. The landscape architect did note, though, that should any of the palms become diseased or die, they must be replaced with understory trees chosen from the City's tree list. Understory trees were recommended due to the presence of overhead utilities along the front property line.

For formality, a variance to allow turf as groundcover and the use of palms instead of shade trees should be approved to memorialize the City's 2021 decision. However, this should be conditioned on the requirement that should any of the palms become diseased or die, they must be replaced with understory trees chosen from the City's tree list.

RECOMMENDED MOTIONS

Approval of a variance to allow a front yard setback of 24.2 feet in lieu of 25 feet conditioned on any new construction shall meet the Code required minimum setbacks.

Approval of a variance to allow a rear yard setback of 6'7" in lieu of 15 feet conditioned on any new construction shall meet the minimum Code requirement.

Approval of variance to allow a side yard setback (North) of 4'6" in lieu of 5 feet conditioned on any new construction shall meet the minimum Code requirement.

Approval of a variance to allow continuous parking spaces without a landscape break and no landscaping within the interior of the vehicular use area conditioned on the vehicular use area shall not be expanded unless in conformance with Code requirements.

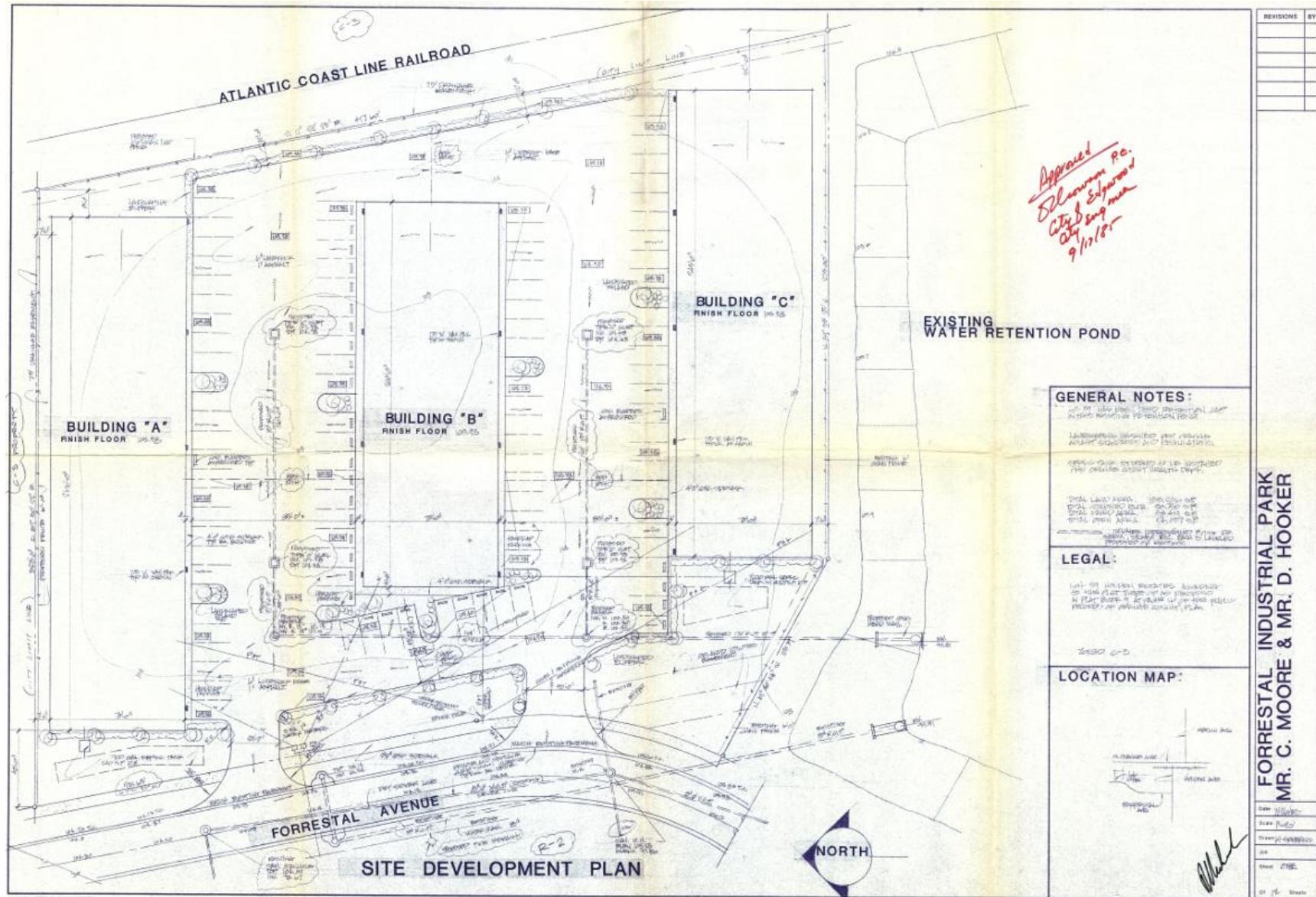
Approval of a variance to allow for standard parking spaces to be a minimum width of 8.4 feet adjacent to the north building and the south building where the bay door configuration would limit the width of parking spaces. Standard parking spaces in all other locations onsite shall meet the Code requirements for width and length. All handicapped spaces shall be ADA compliant, including parking space and adjacent aisle dimensions.

Approval of a variance to allow 10% open space in lieu of 15% conditioned on no further impervious area shall be approved on this property. Redevelopment shall require code compliance.

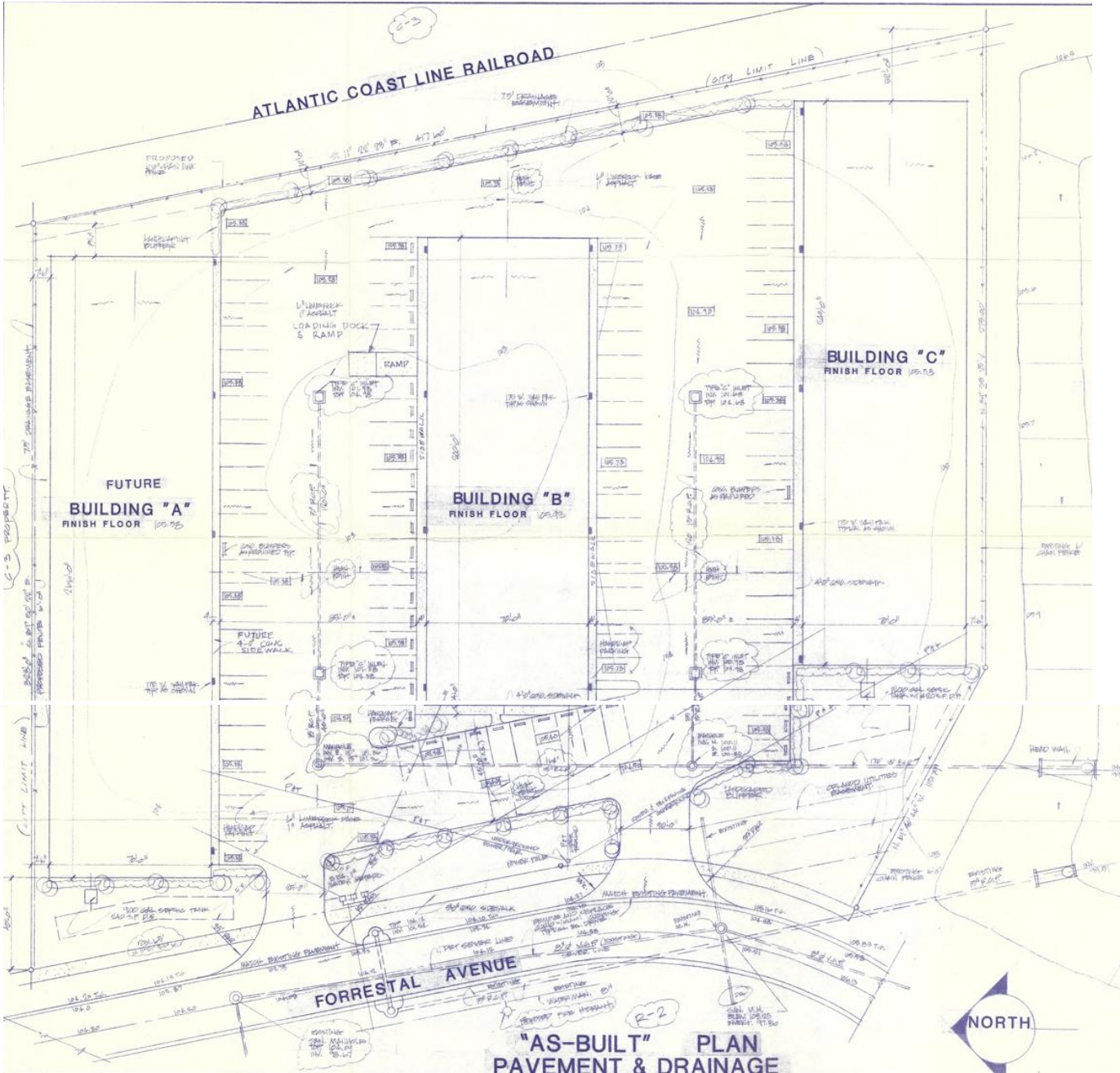
Approval of a variance to allow turf as ground cover and the use of palms instead of shade trees in the road buffer conditioned on should any of the palms become diseased or die, they must be replaced with understory trees chosen from the City's tree list.

To Note: The hedge in the road buffer is not healthy. To avoid a code enforcement action, several plants need to be replaced and irrigation needs to be checked to ensure it is in proper function.

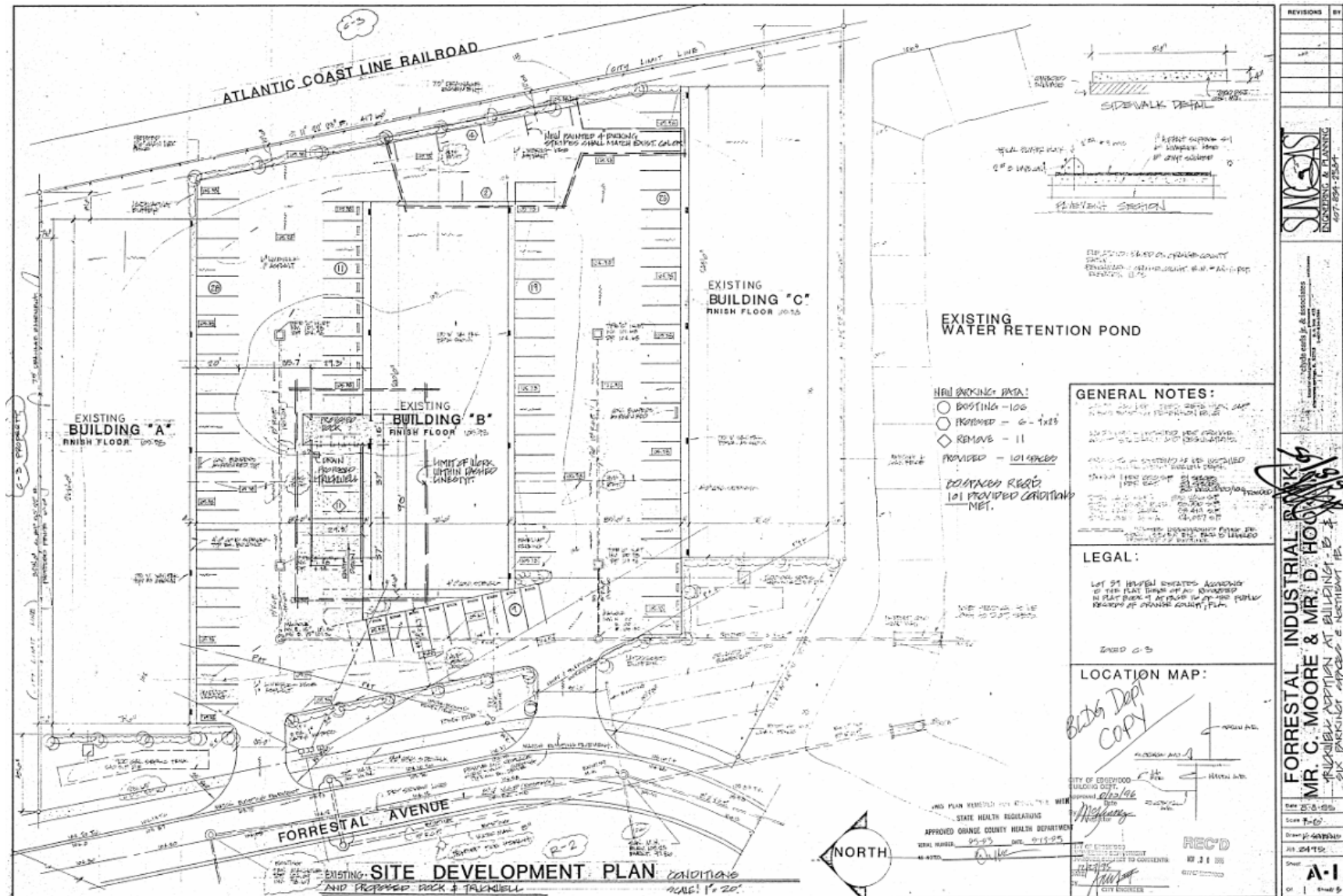
Original Site Plan Approval 9.17.85



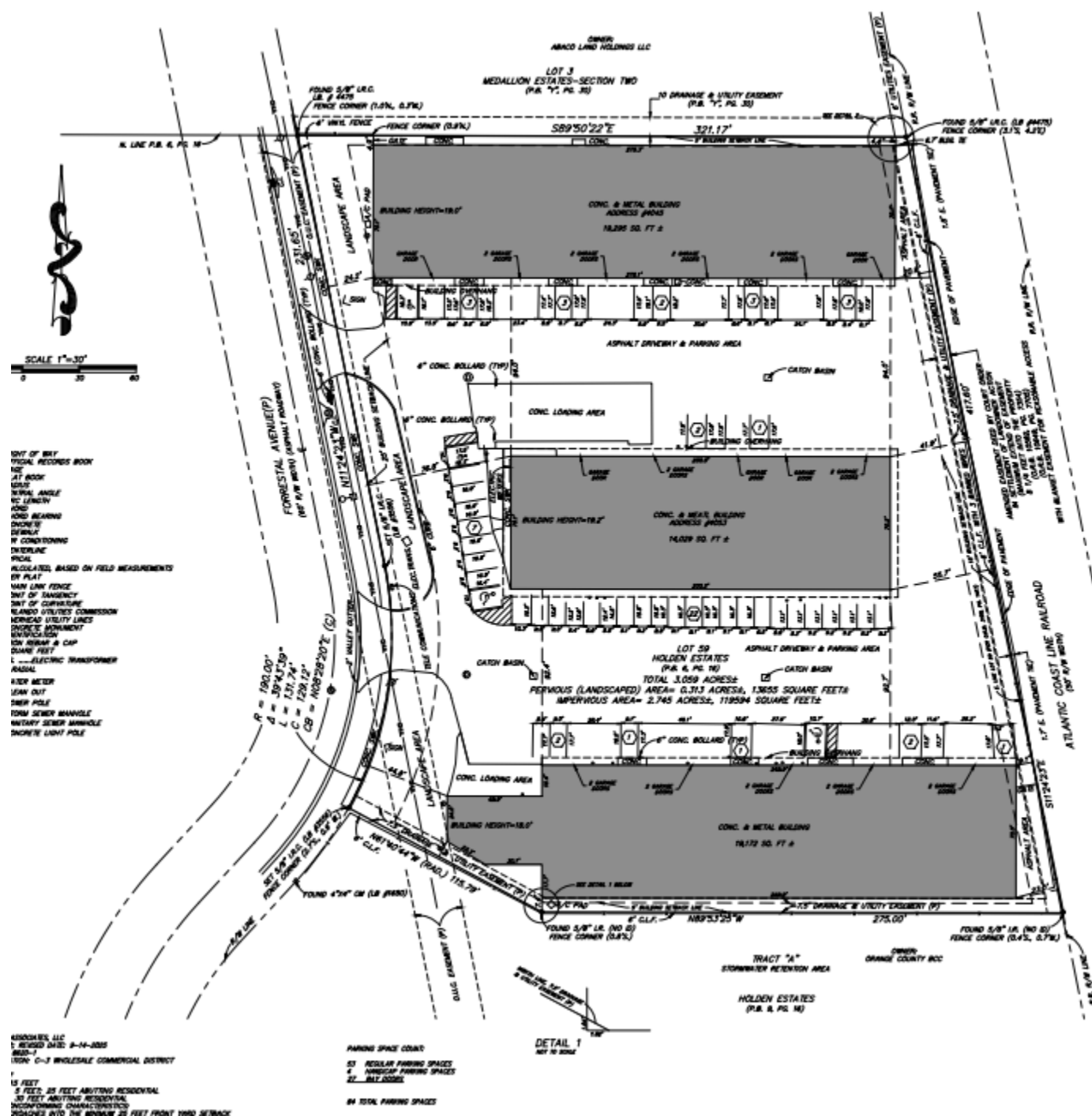
1986 As Built Drawing



1995 Truck Well Modification (1.2.1996)

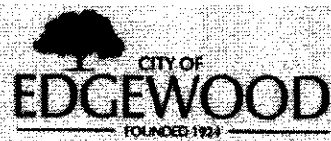


2025 Survey



Variance Approval Criteria

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
2. Special conditions and circumstances do not result from the actions of the applicant.
3. The variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.
4. The literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
5. The variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.
6. The approval of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



APPLICATION FOR VARIANCE

Reference: Code Sections 134-103 through 134-109

**REQUIRED FEES: \$750.00 (Commercial) or \$350 (Residential) Application Fee +
Pass-Through Fees Initial Deposit (Ordinance 2013-01)**

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 meeting. 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.

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

Applicant Name: William Oleyar, Manager Owner Name: Forrestal Ave Business Center LLC

Email: bill.realtyadvisors@gmail.com Email: bill.realtyadvisors@gmail.com

Phone: 407-928-6002 Phone: 407-928-6002

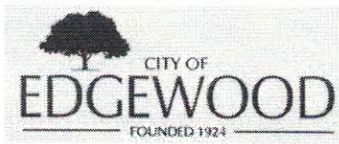
Property Address: 4045 Forrestal Avenue

Legal Description: Orange county Appraiser, Parcel Number 11-23-29-3668-00-590

Property Zoning: C-3 Wholesale Commercial Existing on site: Yes

Section of Code Variance is being requested: Div 9 C-3 Wholesale, Sec 134-406 Site & Bldg Requirements (4) and (5); and Chapter 114, Art 1, Section 114.4 (1) c.4

Variance Request: After-the-fact variances are requested for setbacks on the property, as well as parking lot landscaping requirements and parking space dimensions.



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 Variance request and include the justification for the subject request. To justify the Variance, the applicant must demonstrate the following:
 - That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
 - That the special conditions and circumstances do not result from the actions of the applicant
 - That approval of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.
 - That literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
 - That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.
 - That approval of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
 - That the variance sought will be consistent with the Edgewood Comprehensive Plan
- 3) Each application for a Variance shall be accompanied by a site plan. Details of the site plan depend on what section of code you are requesting the Variance for. Please work with City Staff to confirm.

The applicant hereby states that the above request for a Variance 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: William Oleyar, Manager Forrestal Ave Business Center LLC

Applicant Signature: *William Oleyar*

Date: 10/15/2025

Owner Name: Forrestal Ave Business Center LLC

Owner Signature: *William Oleyar / Manager*

Date: 10/15/25



Office Use Only:

Received by: Brett Sollazzo Date Received: 10/21/2025

Forwarded to: Ellen Hardgrove (Planner) Date Forwarded: 10/21/2025

P&Z Meeting Date: 11/10/2025 City Council Meeting Date: 11/18/2025

Notes: This is for multiple after the fact variances for the three (3) buildings on site.

Need for variances found after a zoning verification from the new owner.

AUTHORIZATION LETTER

For Variance Application – 4045 Forrestal Avenue, Edgewood, FL

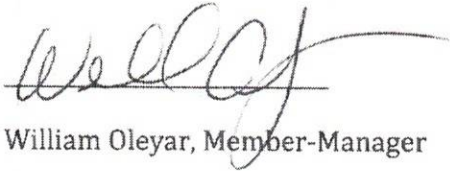
Date: October 19, 2025

To Whom It May Concern,

I, William Oleyar, as the managing member of Forrestal Ave Business Center, LLC, and current owner of the property located at 4045 Forrestal Avenue, Edgewood, Florida, hereby grants permission to Jamie Selby, member of previous property owner, AB Management, LLC, and also Charlie Martin, Attorney with C. Martin Law, who represents me and Forrestal Ave Business Center, LLC, to appear and speak before both the City of Edgewood Planning and Zoning Commission and the City of Edgewood City Council in support of this variance request.

This authorization is made voluntarily and with full understanding of its intent and effect.

Sincerely,



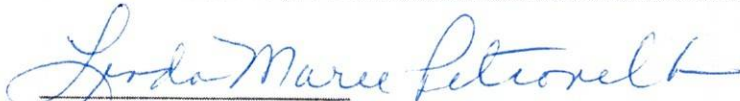
William Oleyar, Member-Manager

Forrestal Ave Business Center, LLC

Property Owner – 4045 Forrestal Avenue, Edgewood, FL

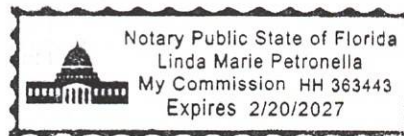
~~~~~  
State of Florida  
County of Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of October, 2025, by William Oleyar, Manager for Forrestal Ave Business Center, LLC, who is personally known to me ☐ or who has produced \_\_\_\_\_ as identification.

  
(Signature of Notary Public)

Linda Petronella  
(Print Name of Notary Public)

Notary Public, State of Florida  
Commission No.: HH 363443



My Commission Expires: 02/20/2027



## Letter of Explanation – After-the-Fact Variance Request

City of Edgewood, Florida

Property Address: 4045 Forrestal Avenue, Edgewood, FL

Owner/Applicant: Bill Oleyar, Managing Member, Forrestal Ave Business Center, LLC (see Attached Closing Statement)

### Variances Summary

| Code Section                                     | Requirement                                                        | Existing Condition                                                                                                                                                                                                                                                        | Variance Requested                            |
|--------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| §134-406 – Front, Side and Rear Yard Setbacks    | Front yard: 25 ft minimum                                          | Front yard less than 25 ft; Northern bldg encroachment of approx. .8 ft along Forrestal Ave                                                                                                                                                                               | Recognition of as-built setback condition     |
|                                                  | Side yard: 5 ft minimum                                            | Side yard less than 5 ft; encroachment of approx. .4 ft on North property line                                                                                                                                                                                            | Recognition of as-built setback condition     |
|                                                  | Rear yard: 15 ft minimum                                           | Rear yard 9.1 ft; encroachment of approx. 5.9 (south bldg.) and Rear yard 6.7 ft; encroachment of approx. 8.3 ft (north bldg.)                                                                                                                                            | Recognition of as-built setback condition     |
| §134.608 – Parking Space Minimum width and depth | Minimum Width of 9 ft for standard, and 18-20' depth               | Parking spots of varying widths, many over 9', but about 18 between 8.5' to 8.9', and varying striped depths under 19'                                                                                                                                                    | Recognition of existing parking configuration |
| §134.608(b) – Parking Space Minimum width        | Minimum Width of 12 ft for ADA w/ 5ft adjacent loading             | It is believed that no ADA parking spaces were built when the property was initially constructed. In 2021, 4 existing parking spaces were modified to ADA spots in an attempt to bring closer to code. They are just under 11' with adjacent loading areas 4' to 5' wide. | Recognition of existing parking configuration |
| §114.4 – Parking Lot Landscaping                 | No more than 10 parking spaces in a row without a landscape island | Parking islands - it is believed that the parking islands were never built when the property was constructed                                                                                                                                                              | Recognition of existing parking configuration |

## Introduction

The new owner, Forrestal Avenue Business Center, LLC, of the property at 4045 Forrestal Avenue, supported by the immediately previous owners, AB Management, LLC, respectfully submits this letter of explanation of the request for after-the-fact variances pertaining to the above code sections. These variances address conditions that date back several decades. Both current and previous owners have worked cooperatively and in good faith to ensure the property remains in compliance with all known City and State requirements.

## Prior Corrective Actions by Previous Owner

During the 2021 purchase process by the previous owner, the lender required the AB Management, LLC to address two items raised in their survey report: insufficient number of parking spaces and landscaping along Forrestal Avenue, both of which had been raised by the City of Edgewood. The previous owner took immediate action, and the additional parking spaces, including 4 ADA spots, were added at that time in 2021. Eighty-four spots in total exist now, which is 3 more than were required. Additionally, a hedge along Forrestal Avenue was installed.

## Supporting Explanation

### Setbacks

These buildings were constructed about 40 years ago and a few of the set back issues could be related to poor surveying. There is also a possibility that the rear property – the railroad area -- was changed from 50 ft to 60 ft at some previous time. Additionally, somehow 1 side of the property appears to have lost 7 feet compared to a previous survey, so a few old problems. But one of the main issues is that both the approved 1985 Construction Design Plan and the Sealed “As Built” Survey show 2 of the buildings as shorter than what was actually constructed. Edgewood City Planning Consultant Ms. Hardgrove noted that the rear setbacks, where the buildings extend approximately 5.9 and 8.3 feet into the required 15 feet setback, require an after-the-fact variance due to the discrepancies between the site plan and the current survey measurements, and we would like all the setback issues (minor front and side yard also) included in this variance.

1. The North Building
  - a. The north building is 9 feet longer than the original construction Survey and “Sealed” As built Survey depicts (266 vs. 275). Building encroaches into the Minimum 25 Feet Front Yard Setback along Forrestal Avenue by 0.8 Feet.
  - b. Building encroaches into the Minimum 15 Feet Rear Yard Setback along the East property line by approx. 8.3 Feet.
  - c. Building encroaches into the Minimum 5 Feet Side Yard Setback along the North property line by approx. 0.4 Feet.
2. The South Building
  - a. Building encroaches into the Minimum 15 Feet Rear Yard Setback along the East property line by approx. 5.9 Feet.



### Parking Landscaping Breaks

Relative to the parking lot landscaping breaks, the Originally Approved Site Plan (attached) included landscaping islands, however none were shown on the "As Built" Survey (attached). Historic site photos from 2006, 2012, 2015, and 2021 (attached) show no landscaping in the parking lot. City Planning Consultant Ellen Hardgrove suggested that the landscaping islands may have been paved over at some point by a previous owner, but we believe, since the parking islands were removed-deleted on the "As Built" Sealed Survey, they most likely were never constructed in the first place.

Another concern was noted by Planning Consultant Ellen Hardgrove that the lack of landscaping islands could raise an issue with the ratio of permeable to impermeable surface on the property. The surveyor recently performed a calculation, which shows a ratio of approximately 10% permeable surface. Further research shows that *Section 114 – 4 deals with General Design* relative to landscaping within parking lots, rather than stormwater management. Also, according to the C-3 Wholesale Commercial zoning and Article V Supplemental District Regulations, Division 4, Bulk Regulations and Major Street Setbacks, Section 134.579 – Table of bulk regulations and setbacks for C-3, **there is no maximum impervious surface coverage specified**, so this seems a non-issue for this property.

### Parking Space Dimensions

Parking spaces have existed on the property but in 2021 were noted as deficient in number as only 46 were formally striped when counted as part of a zoning report conducted during the purchase process for the previous owner. Additional Spaces were added to increase the total to 84 today, including 4 ADA spaces. There are variations in the dimensions of the spaces, with about 18 of them being slightly below the 9 ft width, and 4 spaces were striped-converted to ADA spaces at about 10.7", which is less than today's 12' width requirement, although open space exists next to all spaces. None of the 84 spaces are striped to 18 or 20' deep, although there is plenty of open space to accommodate such depth.

The nature of this property, is such that the parking lot is never full. It is C-3 Wholesale Commercial with 27 bays. Employees park typically right in front of their bays or nearby. There is plenty of parking available for suppliers who stop by, and customer traffic is extremely light, simply due to the nature of the businesses. Even the ADA spaces are rarely if ever used.

### Justification for Variance Request

The applicant respectfully submits that the requested variances meet the City of Edgewood's criteria for approval as follows:

- Special conditions exist that are unique to this property. The building's current configuration and the 40 years of history of use on this parcel, the ways in which the original design and "As Built" surveys were done (appears to be some outright fraud or just terrible errors committed in measuring the length of 2 of the buildings) and signed and sealed with- zoning interpreted and plan approvals, all of these predate the previous and current ownership.

Further, the property abuts an active railroad line to the east, limiting options for site expansion or adjustment.

- The current conditions did not result from any actions by the applicant. Both the current and previous owners have acted in good faith, making site improvements consistent with City requests and correcting known deficiencies.

- Approval of these variances will not confer any special privilege denied to other properties in the same zoning district. The encroachments are minor, and the parking lot configuration remains largely consistent with the intent of the code for buildings of this type.
- Literal enforcement of the setback, parking landscaping and parking dimension provisions would impose unnecessary hardship, requiring substantial structural modification or parking reconfiguration without corresponding benefit to the community.
- The requested variances represent the minimum necessary to allow continued reasonable use of the property.
- Granting the variances will maintain harmony with the intent of the zoning code and will not be injurious to the neighborhood or detrimental to the public welfare.
- The requested variances are consistent with the Edgewood City Code by supporting compatible wholesale commercial use, maintaining existing site functionality, and preserving the property's contribution to the local economic landscape.

### **Conclusion**

For the reasons outlined above, the applicant/owner respectfully requests approval of the after-the-fact variances for the front, side, and rear yard setbacks and for the parking lot landscaping and dimensional conditions. These adjustments will ensure that the property remains in compliance with the City's intent while recognizing existing, long-standing site conditions. Thank you for your consideration. Please let us know if any additional information or documentation would be helpful prior to the hearing.

Respectfully submitted,



William Oleyar, Member-Manager

Forrestal Ave Business Center, LLC

### **Supporting Attachments:**

Forrestal - Closing Statement – Final

Forrestal - Originally Approved Site Plan – 1985

Forrestal – “Sealed” As-Built Plan

Forrestal - 2021 Property Survey

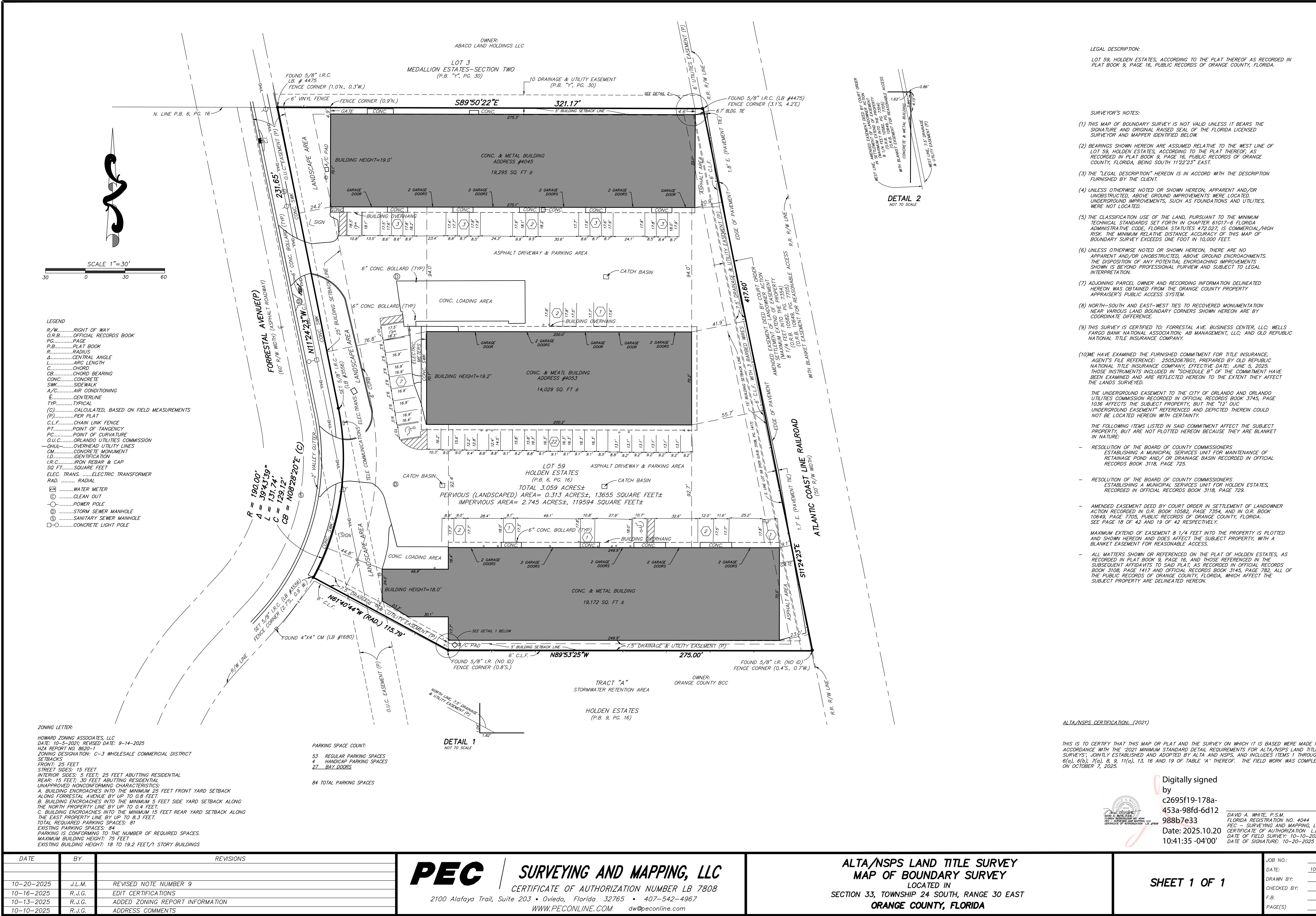
Forrestal - 2025 Property Survey

Forrestal – 2025 Aerial Photo

Forrestal - Site Photos – No Parking Islands

Forrestal - Hedge Photos





LEGAL DESCRIPTION:  
LOT 59, HOLDEN ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 16, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

- SURVEYOR'S NOTES:
- (1) THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
  - (2) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WEST LINE OF LOT 59, HOLDEN ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 16, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 11°22'23" EAST.
  - (3) THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE DESCRIPTION FURNISHED BY THE CLIENT.
  - (4) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
  - (5) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.021, IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY EXCEEDS ONE FOOT IN 10,000 FEET.
  - (6) UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
  - (7) ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
  - (8) NORTH-SOUTH AND EAST-WEST TIES TO RECOVERED MONUMENTATION NEAR VARIOUS LAND BOUNDARY CORNERS SHOWN HEREON ARE BY COORDINATE DIFFERENCE.
  - (9) THIS SURVEY IS CERTIFIED TO: FORRESTAL AVE. BUSINESS CENTER, LLC; WELLS FARGO BANK NATIONAL ASSOCIATION; AB MANAGEMENT, LLC; AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
  - (10) WE HAVE EXAMINED THE FURNISHED COMMITMENT FOR TITLE INSURANCE, AGENT'S FILE REFERENCE: 250520678C1, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: JUNE 5, 2025, THOSE INSTRUMENTS INCLUDED IN "SCHEDULE B" OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.

- THE UNDERGROUND EASEMENT TO THE CITY OF ORLANDO AND ORLANDO UTILITIES COMMISSION RECORDED IN OFFICIAL RECORDS BOOK 3745, PAGE 1036 AFFECTS THE SUBJECT PROPERTY, BUT THE "12" OUC UNDERGROUND EASEMENT" REFERENCED AND DEPICTED THEREIN COULD NOT BE LOCATED HEREON WITH CERTAINTY.
- THE FOLLOWING ITEMS LISTED IN SAID COMMITMENT AFFECT THE SUBJECT PROPERTY, BUT ARE NOT PLOTTED HEREON BECAUSE THEY ARE BLANKET IN NATURE:
- RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS ESTABLISHING A MUNICIPAL SERVICES UNIT FOR MAINTENANCE OF RETAINAGE POND AND/OR DRAINAGE BASIN RECORDED IN OFFICIAL RECORDS BOOK 3118, PAGE 725.
  - RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS ESTABLISHING A MUNICIPAL SERVICES UNIT FOR HOLDEN ESTATES, RECORDED IN OFFICIAL RECORDS BOOK 3118, PAGE 729.
  - AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN D.R. BOOK 10582, PAGE 7354, AND IN D.R. BOOK 10649, PAGE 7705, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. SEE PAGE 18 OF 42 AND 19 OF 42 RESPECTIVELY.
- MAXIMUM EXTEND OF EASEMENT 8 1/4 FEET INTO THE PROPERTY IS PLOTTED AND SHOWN HEREON AND DOES AFFECT THE SUBJECT PROPERTY, WITH A BLANKET EASEMENT FOR REASONABLE ACCESS.
- ALL MATTERS SHOWN OR REFERENCED ON THE PLAT OF HOLDEN ESTATES, AS RECORDED IN PLAT BOOK 9, PAGE 16, AND THOSE REFERENCED IN THE SUBSEQUENT AFFIDAVITS TO SAID PLAT, AS RECORDED IN OFFICIAL RECORDS BOOK 3108, PAGE 1417 AND OFFICIAL RECORDS BOOK 3145, PAGE 782, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, WHICH AFFECT THE SUBJECT PROPERTY ARE DELINEATED HEREON.

ALTA/NSPS CERTIFICATION: (2021)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 THROUGH 4, 6(a), 6(b), 7(a), 8, 9, 11(a), 13, 16 AND 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 7, 2025.

Digitally signed by  
c2695f19-178a-453a-98fd-6d12-988b7e33  
Date: 2025.10.20 10:41:35 -04'00'

DAVID A. WHITE, P.S.M.  
FLORIDA REGISTRATION NO. 4044  
PEC SURVEYING AND MAPPING, LLC  
CERTIFICATE OF AUTHORIZATION L.B. #7808  
DATE OF FIELD SURVEY: 10-10-2025  
DATE OF SIGNATURE: 10-20-2025

ZONING LETTER:  
HOWARD ZONING ASSOCIATES, LLC  
DATE: 10-5-2021, REVISED DATE: 9-14-2025  
H2A REPORT NO. 8620-1  
ZONING DESIGNATION: C-3 WHOLESALE COMMERCIAL DISTRICT SETBACKS  
FRONT: 25 FEET  
STREET SIDES: 15 FEET  
INTERIOR SIDES: 5 FEET; 25 FEET ABUTTING RESIDENTIAL  
REAR: 15 FEET; 30 FEET ABUTTING RESIDENTIAL  
UNAPPROVED NONCONFORMING CHARACTERISTICS:  
A. BUILDING ENCROACHES INTO THE MINIMUM 25 FEET FRONT YARD SETBACK ALONG FORRESTAL AVENUE BY UP TO 0.8 FEET.  
B. BUILDING ENCROACHES INTO THE MINIMUM 5 FEET SIDE YARD SETBACK ALONG THE NORTH PROPERTY LINE BY UP TO 0.4 FEET.  
C. BUILDING ENCROACHES INTO THE MINIMUM 15 FEET REAR YARD SETBACK ALONG THE EAST PROPERTY LINE BY UP TO 8.3 FEET.  
TOTAL REQUIRED PARKING SPACES: 81  
EXISTING PARKING SPACES: 84  
PARKING IS CONFORMING TO THE NUMBER OF REQUIRED SPACES.  
MAXIMUM BUILDING HEIGHT: 75 FEET  
EXISTING BUILDING HEIGHT: 18 TO 19.2 FEET/1 STORY BUILDINGS

PARKING SPACE COUNT:  
53 REGULAR PARKING SPACES  
4 HANDICAP PARKING SPACES  
27 BAY DOORS  
84 TOTAL PARKING SPACES

| DATE       | BY     | REVISIONS                       |
|------------|--------|---------------------------------|
| 10-20-2025 | J.L.M. | REVISED NOTE NUMBER 9           |
| 10-16-2025 | R.J.G. | EDIT CERTIFICATIONS             |
| 10-13-2025 | R.J.G. | ADDED ZONING REPORT INFORMATION |
| 10-10-2025 | R.J.G. | ADDRESS COMMENTS                |

**PEC**

**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808  
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967  
WWW.PECONLINE.COM dw@peconline.com

**ALTA/NSPS LAND TITLE SURVEY**  
**MAP OF BOUNDARY SURVEY**  
LOCATED IN  
SECTION 33, TOWNSHIP 24 SOUTH, RANGE 30 EAST  
**ORANGE COUNTY, FLORIDA**

**SHEET 1 OF 1**

|             |            |
|-------------|------------|
| JOB NO.:    | 25-094     |
| DATE:       | 10-09-2025 |
| DRAWN BY:   | R.J.G.     |
| CHECKED BY: | D.A.W      |
| F.B.        | 2574       |
| PAGE(S)     | 72-77      |

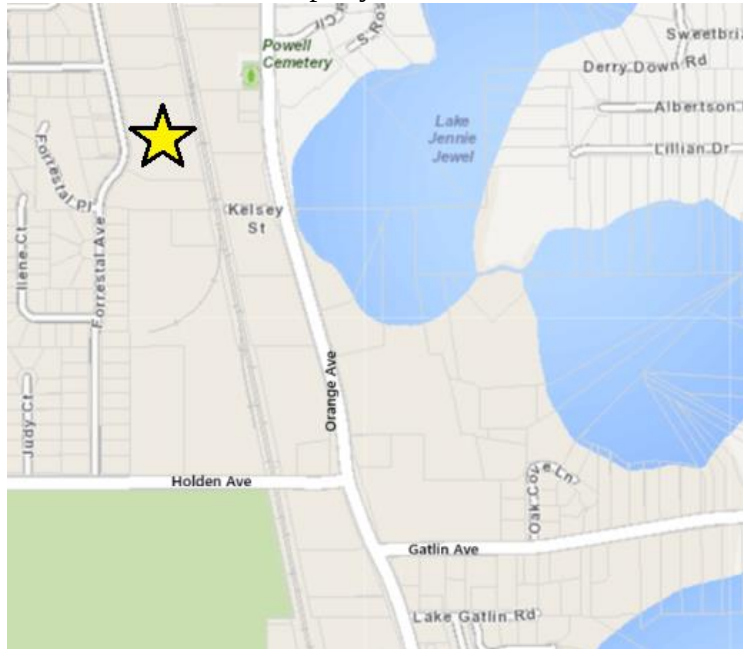
Oct 20, 2025 - 10:20am  
C:\25-094\_ABM-FL 4045 Forrestal Ave 125-094\_BNDY.dwg



## NOTICE OF PUBLIC HEARING

**Notice is hereby given** that public hearings will be held to consider a request for Variance 2025-05, which includes multiple **after-the-fact variances** for the property located at **4045, 4053, and 4061 Forrestal Avenue**.

Property Location



No changes or new construction are proposed on the site. These variances were identified after a zoning inquiry was submitted to the City prior to the sale of the property. The current survey identified several existing site conditions found to be in conflict with current code. To be formally recognized as **legally conforming**, variances must be approved.

The requested variances are as follows:

1. **Front Yard Setback:** To allow a front yard setback of 24.2 feet in lieu of 25 feet
2. **Rear Yard Setback:** To allow a rear yard setback of 6 feet 7 inches in lieu of 15 feet
3. **Side Yard Setback (North):** To allow a side yard setback of 4 feet 6 inches in lieu of 5 feet
4. **Parking Area Landscaping:** To allow continuous parking spaces without a landscape break and no interior landscaping within the vehicular use area
5. **Parking Space Width:** To allow standard parking spaces with a minimum width of 8.4 feet adjacent to the north and south buildings where the bay door configuration limits space
6. **Open Space:** To allow a minimum of 10% open space in lieu of a minimum of 15%
7. **Landscape Buffer:** To allow turf as ground cover and the use of palms instead of shade trees in the required road buffer

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

**Public Hearing Dates and Times:**

- Planning & Zoning Board Meeting - Monday, November 10, 2025 at 6:30 PM
- City Council Meeting - Tuesday, November 18, 2025 at 6:30 PM

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



### 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 (11/10/2025 & 11/18/2025)
- 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.

### 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: October 30, 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.***

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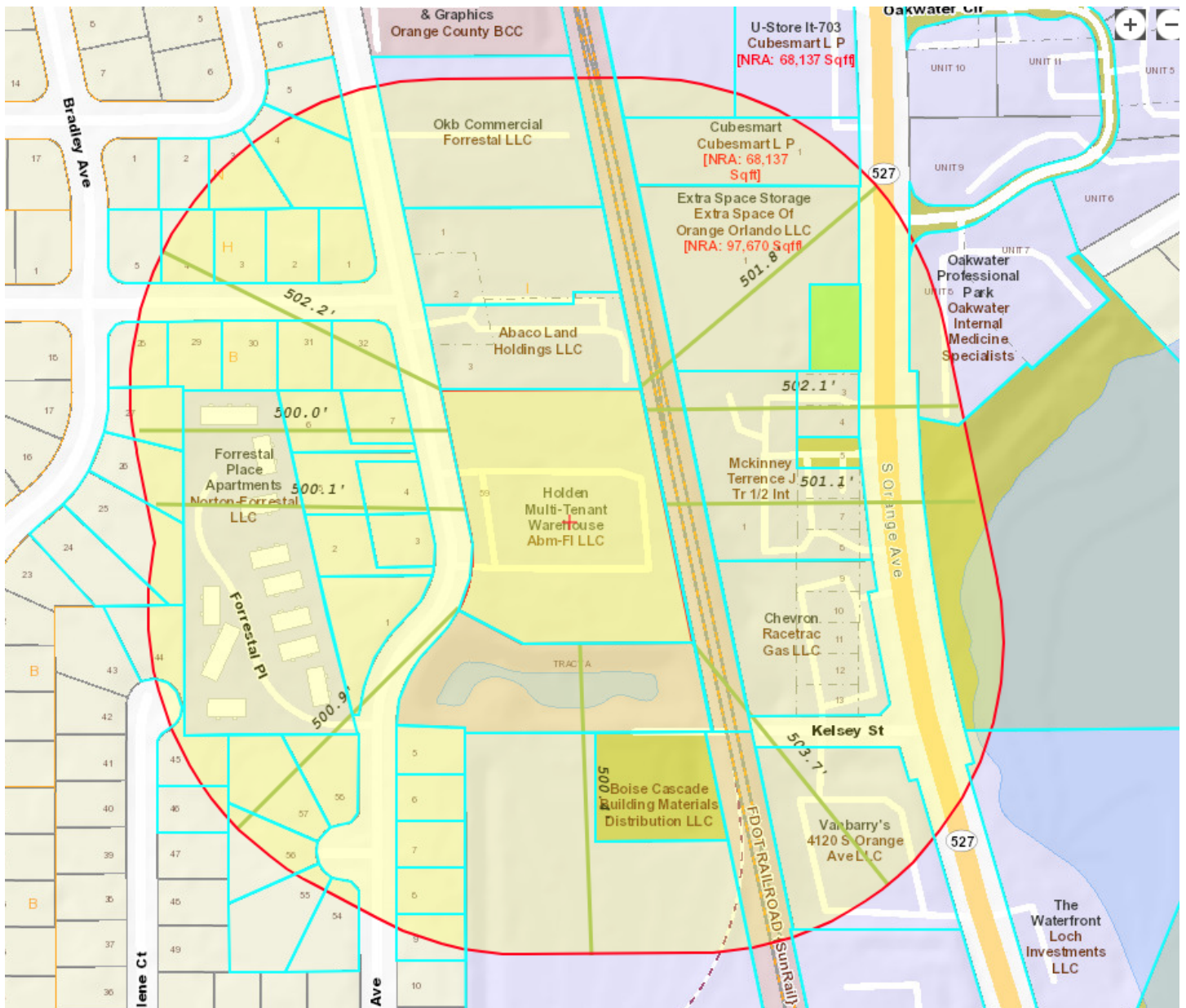
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# **STAFF REPORTS**

# City Attorney Smith



# Police Chief DeSchryver

Edgewood Police Department  
City Council Report  
October 2025

|                                | September | October |
|--------------------------------|-----------|---------|
| <b>Residential Burglaries</b>  | 0         | 0       |
| <b>Commercial Burglaries</b>   | 1         | 1       |
| <b>Auto Burglaries</b>         | 1         | 1       |
| <b>Theft</b>                   | 1         | 1       |
| <b>Assault/Battery</b>         | 2         | 2       |
| <b>Sexual Battery</b>          | 0         | 0       |
| <b>Homicides</b>               | 0         | 0       |
| <b>Robbery</b>                 | 0         | 1       |
| <b>Traffic Accident</b>        | 11        | 17      |
| <b>Traffic Citations</b>       | 207       | 225     |
| <b>Traffic Warnings</b>        | 68        | 80      |
| <b>Felony Arrests</b>          | 4         | 6       |
| <b>Misdemeanor Arrests</b>     | 5         | 3       |
| <b>Warrant Arrests</b>         | 2         | 2       |
| <b>Traffic Arrests</b>         | 1         | 5       |
| <b>DUI Arrests</b>             | 0         | 1       |
| <b>Code Compliance Reports</b> | 4         | 8       |

**Department Highlights:**

- The Annual Trunk-Or-Treat event was held. We had a great crowd and everyone had fun. The City Hall and Police Department family worked hard to make this event great.
- We welcomed Christopher Camerer as our newest probationary police officer with our agency. He is currently in his “Week Zero”.
- EPD took delivery of a new car. Approximately 25% of the car's cost is covered by a grant.
- The Evidence/Property & Records Clerk has been filled by Melanie Judy. Her official start date will be in November.

# City Clerk Riffle

## Memo

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

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### 1. Audit Status Update

- a. **Workers' Compensation Audit (FY 2024/2025)** The Fiscal Year 2024/2025 Workers' Compensation Audit is currently underway. Sandy is collaborating with Peter Contreras from the Florida League of Cities (FLC) and providing the requested documentation. The completion of this audit is anticipated by the end of November or early December 2025.
- b. **Financial Audit (FY 2024/2025)** The Fiscal Year 2024/2025 Financial Audit is also in progress. One day of initial fieldwork has been completed. The Carr, Riggs & Ingram (CRI) audit team is scheduled to return to City Hall the week of December 15, 2025, to finalize their information gathering. With established internal practices and a clear communication framework with CRI, the process this year is expected to be significantly smoother than last year.

### 2. 2026 Municipal Election Planning

The 2026 Municipal Election is scheduled for **Tuesday, March 10, 2026**. Council Member seats currently held by Susan Lomas and Chris Rader will be up for election.

- The official election calendar will be included in the December Council agenda packet.
- The qualifying period for candidates begins on **Monday, January 5, 2026**.
- The City website will be updated in December 2025 to provide comprehensive information and resources to assist prospective candidates in preparation for the election.

### 3. Holiday Appreciation luncheon

The tradition of hosting a Holiday Appreciation Luncheon to recognize the dedication of our volunteers and employees will continue. This celebratory event is planned for December 2025. The final date for the luncheon is To Be Announced (TBA).

### 4. Recent and Upcoming Event Updates

- a. **Truck or Treat Event** The recent Truck or Treat event was successful, once again providing a safe and enjoyable environment for the community's children. Staff observations suggest that attendance this year exceeded prior years' participation levels.
- b. **Santa Fly-in** The annual Santa Fly-in is scheduled for **Friday, December 5, 2025, from 6:00 PM to 8:30 PM**, with Santa's arrival anticipated around 6:30 PM.

**Volunteer Recruitment:** Staff is actively seeking volunteers to support the event. Please send interested individuals our way and contact City Hall directly or email us at [info@edgewood-fl.gov](mailto:info@edgewood-fl.gov).

# **MAYOR & CITY COUNCIL REPORTS**

# Mayor Dowless

# Council Member Lomas

# Council Member McElroy



# Council Member Rader

# Council Member Steele

# Council President Horn

# ADJOURN