



MONDAY, SEPTEMBER 14, 2026 PLANNING & ZONING MEETING

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

David Nelson
Chair

Caleb Castro
Vice-Chair

Evan Franco
Board Member

Todd Nolan
Board Member

Angie Sharp
Board Member

AGENDA

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

A. CALL TO ORDER & PLEDGE OF ALLEGIANCE

B. ROLL CALL AND DETERMINATION OF QUORUM

C. APPROVAL OF MINUTES

1. July 13, 2026 Planning & Zoning Minutes

D. NEW BUSINESS

1. Ordinance 2026-10: Dumpster Regulations

E. UNFINISHED BUSINESS

1. Ordinance 2026-04: Manufactured and Modular Homes in Single Family Zoning Districts

F. COMMENTS/ANNOUNCEMENTS

G. ADJOURNMENT

UPCOMING MEETINGS & EVENTS

Tuesday, September 15, 2026.....1st Budget Hearing and Council Meeting 6:30 PM
Monday, September 21, 2026.....Final Budget Hearing 6:00 PM
Monday, October 12, 2026.....Planning & Zoning Meeting 6:30 PM (TBD)
Tuesday, October 20, 2026.....City Council Meeting 6:30 PM
Friday, October 23, 2026.....Trunk or Treat Event 6:00-8:30 PM

General Rules of Order

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

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

Thank you for participating in your government!

Appeals

According to Edgewood City Code Section 26-24 (2), “any person aggrieved by any recommendation of the Board acting either under its general powers or as a Board of Adjustment may file a notice of appeal to the City Council within seven (7) days after such recommendation is filed with the City Clerk. Per **Section 286.0105**, Florida Statutes state that if you decide to appeal a decision made with respect to any matter, you will need a record of the proceeding and may need to ensure that a verbatim record is made.

Americans with Disabilities Act

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

CALL TO ORDER & PLEDGE OF ALLEGIANCE

ROLL CALL & DETERMINATION OF QUORUM

APPROVAL OF MINUTES



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
July 13, 2026 at 6:30 PM

David Nelson
Chair

Caleb Castro
Vice-Chair

Evan Franco
Board Member

Todd Nolan
Board Member

Angie Sharp
Board Member

MINUTES

These minutes provide a summary of the key discussions and decisions made during the July 13, 2026 Planning & Zoning Board Meeting. A complete audio recording of the meeting is available for public review for one year. After one year, the City will dispose of the recording in accordance with applicable regulations. To access the recording, please contact Edgewood City Hall at 407-851-2920.

CALL TO ORDER & PLEDGE OF ALLEGIANCE

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

ROLL CALL AND DETERMINATION OF QUORUM

Administrative Project Manager Sollazzo confirmed a quorum with all five (5) board members present.

BOARD MEMBERS PRESENT

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

STAFF PRESENT

Brett Sollazzo. Administrative Project Manager
Holli New, City Attorney
Ellen Hardgrove, City Planner
Michael Fraticelli, Sergeant

APPROVAL OF MINUTES

May 11, 2026 Planning & Zoning Meeting Minutes

MOTION & VOICE VOTE

Chair Nelson made a motion to approve the May 11, 2026 Planning and Zoning meeting minutes as presented. The motion was seconded by Vice Chair Castro and approved 5-0 by voice vote.

NEW BUSINESS

1. ORDINANCE 2026-04: MANUFACTURED & MODULAR HOMES

The Planning and Zoning Board reviewed proposed Ordinance 2026-04, which will amend Chapter 134, "Zoning," of the City of Edgewood Code of Ordinances to align the City's regulations with recent changes to Florida law concerning manufactured and modular homes in single-family zoning districts. The ordinance revises the definitions of "Dwelling," "Dwelling, Single-Family," "Mobile Home," and "Modular Home," removes the blanket prohibition on qualifying off-site constructed single-family dwellings, and establishes architectural and development standards for single-family dwellings.

Planner Hardgrove presented the proposed amendments and explained that recent amendments to Chapter 553, Florida Statutes, require state-approved modular buildings and HUD-compliant manufactured homes to be permitted in zoning districts where traditional site-built single-family detached homes are allowed. The proposed ordinance would bring the City Code into compliance. As allowed by the State legislation, the ordinance includes architectural and structural standards to promote compatibility of the permissible mobile/modular homes with the conventionally built single-family dwellings.

The Board reviewed the proposed Architectural and Development Standards for Single-Family Dwellings, including requirements related to foundations and perimeter enclosures, primary entrances, internal connections between rooms, kitchens and food preparation areas, utility infrastructure, garages, and exterior finishing materials. The Board discussed whether the City Code adequately references the Florida Building Code. Planner Hardgrove confirmed that the Florida Building Code is referenced, including in relation to foundation and perimeter enclosure requirements.

The Board discussed provisions intended to prevent the unauthorized conversion of single-family residences into multiple dwelling units, including requirements addressing internal access, additional kitchens, and utility infrastructure. The Board specifically discussed proposed limitations on additional electrical service and 220/240-volt receptacles. Concerns were raised that the proposed limitations could affect typical residential uses beyond kitchen appliances. Planner Hardgrove stated that she would further review the utility infrastructure provisions, including the potential need to accommodate a solar meter. The Board discussed revising the language to more specifically address 220/240-volt electrical infrastructure associated with cooking appliances.

The Board discussed the proposed architectural standards and agreed to retain the requirement. The Board then discussed the proposed exterior finishing material requirement for street-facing facades. After discussion, the Board expressed a preference to remove this requirement from the ordinance. The Board also discussed whether landscaping requirements should apply to single-family residences. The Board requested that landscaping requirements be considered and incorporated into the ordinance.

Planner Hardgrove also asked for the Board's opinion regarding accessory dwelling units (ADUs) within the City. The Board generally expressed support for allowing ADUs in the City.

Based on the discussion and requested revisions, the Board determined that additional changes were necessary before making their final motion and recommendation on the ordinance.

PUBLIC COMMENT

There was no public comment.

MOTION & VOICE VOTE

Vice Chair Castro made a motion to table Ordinance 2026-04 until the next scheduled Planning and Zoning meeting. The motion was seconded by Board Member Sharp and approved 5-0 by voice vote.

2. ORDINANCE 2026-05: FENCE REGULATIONS SCRIVENER'S ERROR CORRECTION

The Planning and Zoning Board reviewed proposed Ordinance 2026-05, which will amend Section 134-517, "Fences/Screening Walls," of the City of Edgewood Code of Ordinances to formally include wrought iron and powder-coated aluminum in a style of wrought iron within the list of permitted fencing and wall materials.

Planner Hardgrove presented the proposed amendment and explained that it corrects a clerical omission in the consolidated list of pre-approved permanent fence materials under Section 134-517(d)(1). She noted that wrought iron and powder-coated aluminum designed to mimic wrought iron are already recognized as permissible materials elsewhere in the City's fence regulations but were inadvertently left off the consolidated list during the 2025 fence regulation update. Any material not on that pre-approved list requires a costly and time-consuming Special Exception hearing before the Board and City Council, and the amendment is intended to align the Code with the City's long-standing policy on acceptable fencing materials.

The Board had no substantive discussion of the ordinance, noting that it addressed a straightforward clerical correction rather than a substantive policy change.

PUBLIC COMMENT

There was no public comment.

MOTION & ROLL CALL VOTE

Vice Chair Castro made a motion to recommend approval of Ordinance 2026-05 as presented. The motion was seconded by Chair Nelson and approved 5-0 by roll call vote.

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

3. ORDINANCE 2026-06: SMOKE SHOP & CONVEINEICE STORE DEFINITIONS

The Planning and Zoning Board reviewed Ordinance 2026-06, which amends Chapter 134, "Zoning," Article I, "In General," Section 134-1, "Definitions," of the City of Edgewood Code of Ordinances to add formal definitions for "Convenience Store" and "Tobacco and E-Cigarette/Vape Shop," and to establish an amortization and compliance procedure for existing nonconforming uses.

Planner Hardgrove presented the proposed ordinance and explained that Tobacco and E-Cigarette/Vape Shops are not a permitted use in any zoning district within the City, but that the current Code lacks the objective standards necessary to distinguish such a use from a standard retail establishment, particularly a convenience store, that sells tobacco or vaping products only as a minor, incidental part of its overall inventory. The proposed ordinance establishes measurable thresholds based on floor area and product inventory to draw that line, and creates a framework to bring any pre-existing, nonconforming retail operations into compliance over time.

The Board reviewed the three proposed criteria under which a place of business would be considered a Tobacco and E-Cigarette/Vape Shop: a floor-area threshold tied to shelving or display space dedicated to tobacco or e-cigarette products; a paraphernalia threshold applicable regardless of floor area; and a customer-access threshold requiring that such products be sold exclusively through behind-the-counter transactions.

The Board discussed whether the proposed definitions adequately addressed other products often sold alongside tobacco and vaping products in similar retail settings, including synthetic or artificial drugs and substances intended to mimic the effects of controlled substances. The Board expressed concern that a business could otherwise fall outside the definition of a Tobacco and E-Cigarette/Vape Shop while still selling these types of substances and requested that a fourth criterion be added to capture the sale, barter, exchange, or distribution of any synthetic or artificial drugs, including substances classified or controlled under Section 893.035, Florida Statutes, or successor statutes.

The Board also reviewed the proposed amortization procedure for existing nonconforming uses, including the one-year compliance period, the process for requesting an extension based on economic hardship, and the criteria the Council would consider in evaluating such a request. The Board did not raise further concerns regarding the amortization provisions.

PUBLIC COMMENT

There was no public comment.

MOTION & ROLL CALL VOTE

Vice Chair Castro made a motion to recommend approval of Ordinance 2026-06 as presented, with the addition of a fourth criterion to the "Tobacco and E-Cigarette/Vape Shop" definition addressing the sale, barter, exchange, or distribution of synthetic or artificial drugs. The motion was seconded by Board Member Sharp and approved 5-0 by roll call vote.

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

4. DISCUSSION ITEM: DUMPSTER REGULATIONS

The Planning and Zoning Board received a presentation regarding a future Dumpster & Solid Waste Screening Ordinance, which would amend Chapters 30, 114, and 134 of the City of Edgewood Code of Ordinances.

Planner Hardgrove and Administrative & Permitting Manager Sollazzo presented the item, explaining that dumpster regulations are currently scattered across three separate chapters of the Code, at times producing conflicting requirements regarding yard placement, setbacks, and screening. Staff explained that the intent of the forthcoming ordinance is to consolidate these requirements into a single standard under Chapter 30, Section 30-49, eliminating conflicts among the other chapters and ensuring dumpster placement is compatible with surrounding land uses.

Staff informed the Board that, independent of the proposed changes, all dumpsters in the City have been subject to a mandatory amortization deadline since 2001, with no grandfathered exemptions. She recommended that the Board take the next month to drive around the city, particularly along Force Four and Commerce Drives, to notice dumpsters and the compliance issues particularly that no dumpster is to be located in a required front yard, nor in a side or rear yard fronting a public road where it is visible from any road or adjacent residence.

The Board's discussion was limited, as this item was presented for informational purposes only in advance of further discussion at a future meeting. The Board's primary concern was the apparent lack of code enforcement with respect to existing noncompliant dumpster locations, and Board members asked why these violations had not previously been addressed. Staff indicated that the enforcement and compliance strategy for existing, noncompliant dumpsters would be a focus of discussion once the new regulation is adopted.

No action was taken by the Board on this item.

ADJOURNMENT

The meeting was adjourned at 7:55 PM.

David Nelson, Chair

Brett Sollazzo, Administrative Project Manager

NEW BUSINESS

Ordinance 2026-10

Dumpster Regulations



Date: September 6, 2026
To: Planning and Zoning Board (P&Z)
From: Ellen Hardgrove, City Planning Consultant
Brett Sollazzo, Administrative & Permitting Manager
XC: Drew Smith, City Attorney
Sandy Riffle, City Clerk
Scott Zane, Code Enforcement Officer
Re: Comprehensive Dumpster Ordinance (Amending Chapters 30, 114, and 134)

This agenda item relates to dumpster regulations in the City. Currently, regulatory provisions governing dumpsters are scattered across three separate chapters (Chapters 30, 114, and 134), sometimes providing conflicting requirements. The intent of the proposed ordinance is to establish Chapter 30, Section 30-49 as the single standard for dumpster compliance, eliminating any conflicts amongst the other chapters and presenting the regulation in a concise and logical manner.

The proposed ordinance introduces only three new regulatory requirements:

- Increased Setbacks when adjacent to residential property;
- Allows for Alternative Screening Systems in lieu of standard masonry construction; and
- Adds mandatory landscaping when the dumpster is adjacent to residential uses.

Additionally, this consolidation effort identified and corrects scrivener's errors resulting from the codification of Ordinance 2001-002 within the following sections:

- Section 134-348: C-1 (Other requirements),
- Section 134-376: C-2 (Site and building requirements), and
- Section 134-406: C-3 (Screening provisions).

END

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WHEREAS, the City Council finds that improperly screened or maintained solid waste containers can create public health hazards, structural eyesores, and nuisances that devalue neighboring properties; and

WHEREAS, the City Council desires to establish uniform architectural, maintenance, and spatial standards for dumpsters and their enclosures to protect the health, safety, and aesthetic welfare of the community; and

WHEREAS, the City Council seeks to resolve existing ambiguities and formatting contradictions between Chapters 30, 114, and 134 regarding solid waste storage screening materials and heights;

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. Section 30-49 of the City of Edgewood Code of Ordinances is hereby amended as set forth as follows (note: additions are indicated by underline, deletions are indicated by ~~striketrough~~, and portions of the Code that remain unchanged and which are not reprinted here are indicated by ellipses (* * *):

Sec. 30-49. Dumpster requirement.

(a) *Definition.* For purposes of this section, the term "dumpster" shall mean any portable, nonabsorbent, enclosed container with a close fitting cover, or doors, approved by ~~the county health department and~~ the city, which is used to store large volumes of refuse. It must be capable of being serviced by mechanical equipment.

(b) ~~Subject to certain~~ General standards. All dumpsters located within the city shall be subject to the following terms and conditions:

(1) *Location.* Dumpsters and their enclosure shall not be located in any ~~required front yard~~ required along a street (front or side street) or required side yard, required, as specified by the zoning code set forth in chapter 134. Dumpsters and their enclosures shall not be located within 25 feet of a residential zoned property unless a waiver is granted by the City Council during the site plan approval process. Additionally, enclosures must be positioned to provide a minimum of 50 feet of unobstructed vehicle approach for mechanical service equipment.

(2) *Pad.* All dumpsters and their enclosures shall be set on a paved permanent surface of sufficient depth and size to accommodate the type of dumpster utilized.

~~(3) Condition. All dumpsters shall be kept in a sanitary, odor free condition and all doors and openings shall remain closed so as not to cause a public health problem or nuisance.~~

~~(4) Size. Dumpsters shall be of a sufficient size to adequately service the for which it is used.~~

~~(5) Screening. Dumpsters shall be shielded by a landscaped screen or fencing at least six feet in height which shall be at least 50 percent opaque when viewed from any point along any abutting residential district boundary. No screening shall be required for any dumpster not abutting a residential district boundary.~~

(3) Enclosure Construction and Dumpster Size Standards.

a. Materials: All dumpsters shall be fully enclosed on three sides by a permanent, 100 percent visually opaque masonry, brick, or decorative stone wall that matches or complements the architectural design and materials of the primary building. In lieu of permanent walls, the City Council, during the site plan review process, may approve alternative screening systems of equal or superior durability, opacity, and aesthetics. Any approved alternative screening system shall be maintained in its approved configuration in perpetuity. Residential-grade vinyl, PVC, hollow plastic, chain-link with inserts (slats), and wood fencing are expressly prohibited as alternative screening materials under this section.

- b. Dimensions: The enclosure walls and gates shall be at least six (6) feet in height, or twelve (12) inches taller than the highest point of the dumpster container or mechanical compactor unit utilized on-site, whichever is greater.
- c. Capacity and Clearance: Enclosures shall be of a sufficient size to adequately service all waste streams (including refuse and recycling) generated by the property. A minimum of twelve (12) inches of interior clearance shall be provided on all sides of the containers to allow for safe maneuvering.
- d. Gate Specifications: All enclosure gates must be heavy-duty, 100 percent opaque, and constructed of commercial-grade metal or commercial grade manufactured composite material. Gates shall not swing out into public rights-of-way.
- e. Structural Protection: Heavy-duty steel bollards (minimum 4-inch diameter, concrete-filled) shall be anchored into the concrete pad inside the enclosure to prevent dumpsters from striking and damaging the rear or side structural walls during servicing.

(4) Operational and Maintenance Requirements

- a. Lid and Gate Security: All dumpsters must be equipped with rubber or rubberized lids. Lids and gates must remain closed at all times, except during active loading or refuse collection.
- b. Sanitation: All dumpsters and their surrounding enclosures must be maintained to prevent offensive odors from blowing beyond the property line and litter-free condition at all times.
- c. Time Restrictions: Dumpster emptying activities are restricted to the hours of 7:00 AM to 10:00 PM, Monday through Saturday. No emptying is permitted on Sundays or designated holidays, unless specifically authorized by the City due to demonstrable necessity. A property owner may submit a written request for a temporary waiver of these time restrictions. Such waivers may be granted at the City's sole discretion upon a showing of documented necessity.
- d. Maintenance: All screening systems shall be maintained in a structurally sound, rust-free, and graffiti-free condition. Any component that becomes warped, bent, broken, or loses its required opacity must be repaired or replaced by the property owner within 30 days of notification by the City. Failure to comply with the design and operational standards shall constitute a violation of this section.

(5) Landscaping Requirements. Where no intervening building exists between a dumpster enclosure and a property zoned or used for residential purpose, a landscaped buffer shall be installed and maintained in accordance with the following standards:

- a. Buffer Dimensions: The landscaped buffer shall be installed immediately adjacent to all sides of the exterior walls of the dumpster enclosure facing the adjacent

residentially zoned property and extend a minimum of 5 feet beyond each side of the enclosure's footprint. The buffer shall maintain a minimum depth of 15 feet and shall be composed of plants that will provide a continuous visual and acoustic screen between the dumpster enclosure and the residence.

b. Plant Selection and Planting Strategy: The buffer plantings shall consist of a combination of evergreen understory trees and evergreen shrubs arranged in multiple layers to achieve dense visual screening and effective sound attenuation in accordance with the following.

1. Opacity Standards: The evergreen understory trees and shrubs shall be distributed throughout the buffer area to ensure continuous, multi-layered coverage. The plant materials shall be situated to provide a minimum opacity of fifty percent (50%) at installation, and shall achieve and maintain a minimum opacity of eighty percent (80%) from ground level to a height of eight (8) feet within three (3) years of installation.

2. Plant Quality and Grading: All plant materials shall be a minimum grade of Florida No. 1 (or better) in accordance with the current edition of the Grades and Standards for Nursery Plants by the Florida Department of Agriculture and Consumer Services (FDACS).

3. Florida-Friendly Landscaping™ Principles: All landscaping shall be designed in accordance with the principles of Florida-Friendly Landscaping™ as established by the University of Florida Institute of Food and Agricultural Sciences (UF/IFAS).

4. Prohibited Species: Plant species identified as invasive by the Florida Exotic Pest Council (FLEPPC) and UF/IFAS Assessment of Non-Native Plants or otherwise prohibited by state law shall not be installed.

5. Species Diversity: The use of a single species for more than fifty percent (50%) of the required shrubs is prohibited.

6. Operational Clearance: Landscaping shall be located and maintained so as not to interfere with dumpster enclosure gates, vehicle access, collection operations, required sight distances, or utility easements.

c. Administrative Relief: The City Planner, or her/his designee, may approve alternative compliance where unusual lot configuration, easements, utilities, or existing vegetation make strict compliance impractical, provided the intent of this section is achieved.

d. Irrigation: Required landscaping shall be provided with a permanent, operational irrigation system to ensure establishment and ongoing health.

e. Maintenance: Required landscaping shall be maintained in a healthy and growing condition required to ensure the continued efficacy of the visual and acoustic barrier for the life of the development. Dead, diseased, or missing plant materials shall be

replaced within sixty (60) days of notice by the City or as allowed by the Code Enforcement Officer to accommodate an appropriate growing season.

~~(6)(b) Variance Waiver.~~ The city council may ~~grant a variance from~~ waive the terms of these regulations when such ~~variance waiver~~ will not be contrary to the public interest and where, owing to special conditions of the lot, parcel or tract, the placement of the dumpster in strict compliance with this section cannot be accomplished or will render the dumpster effectively inoperable. Such waiver shall not be granted if it has the effect of nullifying the intent and purpose of these regulations. Furthermore, such waiver ~~variance~~ shall not be granted by the council unless and until a written application for a waiver variance is submitted demonstrating ~~the above-described hardship the practical difficulty or unique spatial limitation.~~ The ~~variance~~ application fee shall be the same fee as a variance and paid at the sole cost and expense of the applicant, which fee, cost and expense shall be set from time to time by the city council. In granting any waiver variance, the council may prescribe appropriate conditions and safeguards in conformity with these regulations.

SECTION THREE Section 114-4 (Landscaping) of the City of Edgewood Code of Ordinances is hereby amended as set forth as follows (note: additions are indicated by underline, deletions are indicated by ~~strike through~~, and portions of the Code that remain unchanged and which are not reprinted here are indicated by ellipses (* * *):

Sec. 114-4. - General design and development standards.

* * *

~~(6) Solid waste storage areas.~~ A solid waste refuse facility shall be screened on three sides by a six-foot high masonry wall if it is located within the building setback area or located in an area visible to customers or from a public right-of-way.

(67) *Screening walls.* Walls on side property lines shall be no more than four feet in height where it projects forward of the building setback line. Landscaping shall be provided in the form of hedge and shrubs planted adjacent to the wall, and shall be equal to at least 25 percent of its length.

(78) *Open storage areas.* An open storage area shall not be permitted unless it is totally screened from the public right-of-way and any adjacent properties. An open storage area shall be screened by a six-foot high masonry wall or ten-foot wide landscape buffer. The landscape buffer must be a minimum of three feet in height and 50 percent opaque at planting and be capable of attaining a height of five feet and 75 percent opaqueness within 18 months.

(89) *Merchandise display areas on properties zoned C-2 or C-3 and commercial components of PD's.* Merchandise display areas (e.g., garden centers) that are visible from a public right-of-way shall be fenced by a vinyl coated chainlink or other decorative metal fencing. Additionally, the merchandise display area shall be landscaped, integrated into the design of the primary structure using landscaping adjacent to the perimeter, and utilize one of the following techniques:

- 185 a. Masonry columns constructed of the same materials and color of the main building,
186 spaced a minimum of 25 feet apart; or
187 b. A freestanding wall constructed of the same material, color, height and style of the main
188 building along the entire length of the fenced merchandise display area that covers at
189 least 50 percent of the fenced storage area.

190 (940) *Landscaping of drive-through windows and lanes adjacent to or visible from public rights-*
191 *of-way.* An eight-foot-wide or five-foot-wide buffer (whichever is applicable) and of an
192 appropriate length shall be required. The buffer shall be a minimum of three feet in height
193 and 50 percent opaque at planting, be capable of attaining a height of five feet, and be 75
194 percent opaque within 18 months.

195
196 **SECTION FOUR** Section 134-319 (PO Site development standards) of the City of
197 Edgewood Code of Ordinances is hereby amended as set forth as follows (note: additions are
198 indicated by underline, deletions are indicated by ~~striketrough~~, and portions of the Code that
199 remain unchanged and which are not reprinted here are indicated by ellipses (* * *):

200 **Sec. 134-319. – Site development standards.**

201 * * *

202 (14) Landscaping requirements shall include:

203 * * *

- 204 e. Refuse or solid waste disposal areas. Refuse or solid waste disposal areas shall be
205 provided and maintained in strict accordance with the standards set forth in Article III,
206 Section 30-49, Dumpster Requirements, of this code. ~~and shall not be located in any~~
207 ~~required front yard., or side or rear yard that fronts a public road, unless screened in~~
208 ~~accordance with this chapter, as it may be amended from time to time. Uses obtaining a~~
209 ~~certificate of occupancy prior to the effective date of the ordinance from which this~~
210 ~~section is derived shall have six months to come into compliance with these requirements.~~

211
212 **SECTION FIVE** Section 134-348 (C-1 Other requirements) of the City of Edgewood
213 Code of Ordinances is hereby amended as set forth as follows (note: additions are indicated by
214 underline, deletions are indicated by ~~striketrough~~, and portions of the Code that remain
215 unchanged and which are not reprinted here are indicated by ellipses (* * *):

216 **Sec. 134-348. - Other requirements.**

217 * * *

- 218 (b) *Refuse or solid waste disposal areas.* Refuse or solid waste disposal areas shall be provided
219 and maintained in strict accordance with the standards set forth in Article III, Section 30-49,
220 Dumpster Requirements, of this code. ~~and shall not be located in any required front yard or~~
221 ~~any side or rear yard that fronts a public road, unless screened in accordance with this chapter,~~
222 ~~as it may be amended and replaced from time to time. Uses obtaining a certificate of occupancy~~

~~prior to the effective date of the ordinance from which this section is derived shall have six months to come into compliance with this section.~~

- (c) *Outdoor storage.* The open storage, whether temporary or permanent, of equipment, materials, commodities shall be screened from view, or other goods is prohibited, except where such equipment, materials commodities or goods are screened from view as defined herein. The term "screened from view" shall mean not visible to an average person in the usual conduct of residing upon and otherwise utilizing the any adjacent residential properties and streets adjacent thereto not visible from any adjacent named streets. For example, such phrases would not include the incidental sighting of the restricted objects (or activities) when being expeditiously moved or repaired (if indoor repair is impractical, and if an appropriate screen or other cover cannot be erected for any such activity which extends beyond one day). Also, they shall not prohibit momentary testing which is otherwise reasonable as to time, nature and duration. Likewise, these phrases shall not include the sighting of an object (or activities) made by the use of binoculars, microphones, observations towers, parting or standing within one foot of shrubbery or fencing, and similar invasive and unusual techniques of seeing, which an average person would not utilize in the course of routine daily living. (See also section 134-519, outdoor sales.) Commercially zoned properties shall not be required to screen outdoor storage from adjacent alleys, railroad, ~~or other~~ industrial, or C-3 commercial properties.

- (1) *Prohibited storage.* Prohibited storage shall include temporary overnight open storage of equipment, materials, commodities, or other goods.

- ~~(2) *Compliance with screening requirements.* With respect to subsection 134-406(11), all existing properties not in compliance with this section of the ordinance regarding screening of outdoor storage shall be considered a legal nonconforming use.~~

SECTION SIX Section 134-376 (C-2 - Site and building requirements) of the City of Edgewood Code of Ordinances is hereby amended as set forth as follows (note: additions are indicated by underline, deletions are indicated by ~~striketrough~~, and portions of the Code that remain unchanged and which are not reprinted here are indicated by ellipses (* * *):

Sec. 134-376 - Site and building requirements.

* * *

- (10) *Refuse or solid waste disposal areas.* Refuse or solid waste disposal areas shall be provided and maintained in strict accordance with the standards set forth in Article III, Section 30-49, Dumpster Requirements, of this code. ~~and shall not be located in any required front yard, or any side or rear yard that fronts a public road, unless screened in accordance with subsection (11) of this section as it may be amended and replaced from time to time. Uses obtaining a certificate of occupancy prior to the effective date of the ordinance from which this section is derived shall have six months to come into compliance under this requirement.~~

(11) *Outdoor storage.* The open storage, whether temporary or permanent, of equipment, materials, or other goods is prohibited, except where such equipment, materials, commodities or goods are screened from view as defined herein. The term "screened from view" shall mean not visible to an average person in the usual conduct of residing upon any adjacent residential properties and not visible from any adjacent named streets. For example, such phrases would not include the incidental sighting of the restricted objects (or activities) when being expeditiously moved or repaired (if indoor repair is impractical, and if an appropriate screen or other cover cannot be erected for any such activity which extends beyond one day). Also, they shall not prohibit momentary testing which is otherwise reasonable as to time, nature and duration. Likewise, these phrases shall not include the sighting of an object (or activities) made by the use of binoculars, microphones, observations towers, parting or standing within one foot of shrubbery or fencing, and similar invasive and unusual techniques of seeing, which an average person would not utilize in the course of routine daily living. (See also section 134-519 "Outdoor sales.") Commercially zoned properties shall not be required to screen outdoor storage from adjacent alleys, railroad, ~~or other~~ industrial, or C-3 commercial properties.

a. *Prohibited storage.* Prohibited storage shall include temporary overnight open storage of equipment, materials, commodities, or other goods.

b. *Compliance.* ~~With respect to subsection 134-406(11), all existing properties not in compliance with this section of the ordinance regarding screening of outdoor storage shall be considered a legal nonconforming use.~~

SECTION SEVEN Section 134-406 (C-3 - Site and building requirements) of the City of Edgewood Code of Ordinances is hereby amended as set forth as follows (note: additions are indicated by underline, deletions are indicated by ~~striketrough~~, and portions of the Code that remain unchanged and which are not reprinted here are indicated by ellipses (* * *)):

Sec. 134-406 - Site and building requirements.

* * *

(10) *Screening provisions.* Where a C-3 parcel abuts any residential district, a wall or solid fence shall be provided along the abutting lot lines. The wall or solid fence (e.g., cement brick, block, brick or concrete) shall be at least eight feet in height. No fence, wall or similar item shall be maintained near any corner, driveway, street or intersection where traffic safety would be impaired or create a traffic hazard, ~~or any side or rear yard that fronts a public road, unless screened in accordance with subsection (11) of this section as it may be amended and replaced from time to time.~~

(11) *Refuse or solid waste disposal areas.* Refuse or solid waste disposal areas shall be provided and maintained in strict accordance with the standards set forth in Article III, Section 30-49, Dumpster Requirements, of this code. ~~and shall not be located in any required front yard or any side or rear yard that fronts a public road, unless screened in accordance with subsection~~

(11) of this section, as it may be amended and replaced from time to time. Uses obtaining a certificate of occupancy prior to the effective date of the ordinance from which this section is derived shall have six months to come into compliance with this requirement.

(12) *Outdoor storage.* The open storage, whether temporary or permanent, of equipment, materials, or other goods is prohibited, except where such equipment, materials commodities or goods are screened from view as defined herein. The term "screened from view" shall mean not visible to an average person in the usual conduct of residing upon any adjacent residential properties and not visible from any adjacent named streets. For example, such phrases would not include the incidental sighting of the restricted objects (or activities) when being expeditiously moved or repaired (if indoor repair is impractical, and if an appropriate screen or other cover cannot be erected for any such activity which extends beyond one day). Also, they shall not prohibit momentary testing which is otherwise reasonable as to time, nature and duration. Likewise, these phrases shall not include the sighting of an object (or activities) made by the use of binoculars, microphones, observations towers, parting or standing within one foot of shrubbery or fencing, and similar invasive and unusual techniques of seeing, which an average person would not utilize in the course of routine daily living. (See also section 134-519 "Outdoor sales".) Commercially zoned properties shall not be required to screen outdoor storage from adjacent alleys, railroad, ~~or other~~ industrial, or C-3 commercial properties.

a. *Prohibited storage.* Prohibited storage shall include temporary overnight open storage of equipment, materials, commodities or other goods.

b. *Compliance.* With respect to subsection ~~(11)~~ (12) above, all existing properties not in compliance with this subsection regarding screening of outdoor storage as of January 23, 2001 shall be considered a legal nonconforming use.

SECTION EIGHT Section 134-474 (ECD) of the City of Edgewood Code of Ordinances is hereby amended as set forth as follows (note: additions are indicated by underline, deletions are indicated by ~~striketrough~~, and portions of the Code that remain unchanged and which are not reprinted here are indicated by ellipses (* * *):

Sec. 134-474. - Pre-existing uses and structures.

* * *

b. *Application submittals:*

1. Site plan submitted in accordance with Code subsection 134-135(b), unless specific code requirements are waived by staff in writing. In addition to Code requirements, the site plan shall demonstrate the following:

i. Solid waste management/dumpster is provided in accordance with Code requirements and not located forward of the imaginary line extended from the building's façade facing a road. ~~All dumpsters are set on a paved permanent surface of sufficient depth and size to accommodate the type of dumpster and screened on three sides by a solid~~

338 ~~opaque six—eight [foot] high enclosure constructed of brick, concrete, concrete block~~
339 ~~or other decorative masonry, and is consistent with the architectural character of the~~
340 ~~principal building or structure. The open end of the enclosure shall have a 100 percent~~
341 ~~solid opaque gate of other materials, other than wood that are not readily degradable~~
342 ~~due to sunlight, moisture, or wind, and with self-closing hinges. Dumpsters shall not~~
343 ~~be located within 50 feet of a residential zoned property unless waived by city council.~~

344 * * *

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

347
348 **SECTION TEN.** If any section, sentence, phrase, word or portion of this ordinance is
349 determined to be invalid, unlawful or unconstitutional, said determination shall not be held to
350 invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or
351 portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

352
353 **SECTION ELEVEN.** All ordinances that are in conflict with this Ordinance are hereby
354 repealed.

355
356 **SECTION TWELVE.** This Ordinance shall become effective immediately upon its
357 passage and adoption.

358
359 **PASSED AND ADOPTED** this _____ day of _____, 2026, by the City
360 Council of the City of Edgewood, Florida.

361
362 PASSED ON FIRST READING: _____

363
364 PASSED ON SECOND READING: _____

365
366 _____
367 Richard A. Horn, Council President

368
369 *ATTEST:*

370
371 _____
372 Sandy Riffle
373 City Clerk

UNFINISHED BUSINESS

Ordinance 2026-04:
Manufactured and Modular
Homes in Single Family Zoning
Districts



Date: September 6, 2026
To: Planning and Zoning Board (P&Z)
From: Ellen Hardgrove, City Planning Consultant
XC: Drew Smith, City Attorney
Brett Sollazzo, Administrative Project Manager
Scott Zane, City Code Enforcement Officer
Re: Ordinance Allowing Manufactured and Modular Homes in Single Family Zoning Districts

SUMMARY

In June, the P&Z reviewed a proposed ordinance reflecting recent amendments to Chapter 553 of the Florida Statutes (Section 553.385, F.S.) that explicitly preempt local governments from treating single family homes built off-site any differently than traditional, site-built homes. Thus, the City code must be updated.

RECAP OF STATE LEGISLATION AND CITY IMPACT

Local governments must permit State-approved modular buildings and HUD-compliant manufactured homes as of right in any zoning district where site-built single family detached homes are allowed.

Currently, the City does not allow off-site constructed dwellings in single family zoning districts, such as R-1A and R-1AA. The permitted use listed in these single family districts is “Single Family dwellings and their customary accessory uses.” Code Section 134-1 defines “dwelling” as *“a building or portion thereof, designed or used exclusively for residential occupancy, **but not including** hotels, lodging houses, **modular homes**, motels, **or mobile homes**.”*

Under the new law, this definition is invalid. An "off-site constructed residential dwelling" must now be legally classified as a single family dwelling. Consequently, an applicant can now place a certified modular or qualifying manufactured home on any vacant lot zoned for a single family residence via standard administrative building permit review.

While the State has preempted local control over *where* these homes can go, the City can establish architectural and structural standards to ensure neighborhood compatibility, provided those same rules apply to traditional site-built homes in that district.

At the June hearing, the P&Z supported the proposed ordinance conditioned on changes related to preventing unauthorized multi-family conversions, eliminating exterior finishing materials requirements, and adding requirements for landscaping. The revisions and addition **are highlighted** in the attached ordinance.

END

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

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

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

45 **Sec. 134-1. Definitions.**

46 ***

47 *Building* means any structure designed or built for the support, enclosure, shelter or protection
48 of persons, animals, chattels or property of any kind, ~~but not to include mobile home as hereinafter~~
49 ~~defined.~~

50 ***

51 ~~*Dwelling* means a building or portion thereof, designed or used exclusively for residential~~
52 ~~occupancy, but not including hotels, lodging houses, modular homes, motels, or mobile homes.~~

53 *Dwelling* means a building, or portion thereof, designed, arranged, or used exclusively for
54 residential occupancy, providing complete and independent living, sleeping, eating, cooking, and
55 sanitary facilities for one or more families. The term does not include hotels, motels,
56 boardinghouses, lodging houses, clubs, or tourist homes.

57 ~~*Dwelling, multiple-family,* means a building designed for or occupied exclusively by two or~~
58 ~~more families, including, but not limited to, apartment houses and condominiums.~~

59 *Dwelling, multiple-family,* means a residential building, or portion thereof, containing two (2)
60 or more independent dwelling units that are attached by a common party wall, floor-ceiling
61 assembly, roof, breezeway, or enclosed architectural element, or any single residential building or
62 structure reconfigured, partitioned, or arranged to house two (2) or more families living
63 independently of each other, with each unit maintaining its own separate and independent living,
64 sleeping, eating, cooking, and sanitary facilities.

65 ~~*Dwelling, single-family,* means a detached dwelling containing complete housekeeping~~
66 ~~facilities for one family only, designed for or occupied exclusively by one family for usual~~
67 ~~domestic purposes, and having no enclosed space or cooking or sanitary facilities in common with~~
68 ~~any other dwelling.~~

69 *Dwelling, single-family,* means a standalone principal building, designed for and occupied
70 exclusively by one (1) family, not structurally attached by any common wall, roof, breezeway, or
71 enclosed architectural element to any other dwelling unit, containing not more than one (1) kitchen,
72 and providing a single set of complete and independent living, sleeping, eating, cooking, and
73 sanitary facilities and meeting all Architectural and Development Standards for a single family
74 residence stated herein.

75 ***

~~*Family* means an individual or two or more persons related by blood, marriage or adoption, exclusive of household servants, occupying a dwelling and living as a single nonprofit housekeeping unit, as distinguished from persons occupying a boardinghouse, apartment house or hotel, as herein defined. A number of persons not exceeding three occupying a dwelling and living as a single nonprofit housekeeping unit, though not related by blood, marriage or adoption, shall be deemed to constitute a family.~~

Family means an individual, or two or more persons related by blood, marriage, legal adoption, or formal foster placement, occupying a dwelling unit and living together as a single nonprofit housekeeping unit. A group of not more than three (3) unrelated persons occupying a dwelling unit and living together as a single nonprofit housekeeping unit shall also be deemed to constitute a family. The term "family" does not include institutional groups, such as occupants of a fraternity, sorority, club, boardinghouse, guest (tourist) home, or hotel.

Kitchen means any room or area within a building intended or used for the preparation, cooking, or storage of food, which contains a sink and is equipped with, or has the capacity for, a major cooking appliance such as a stove, range, cooktop, or oven, or a 240-volt electrical receptacle or gas line connection specifically configured for such appliance. This definition shall not include an outdoor kitchen or similar food preparation area located outside the conditioned space of the principal residential structure.

Mobile home, which for the purposes of this Code is synonymous with the term "*Manufactured Home*," means a structure, transportable in one or more sections, built on a permanent chassis and designed to be used as a dwelling, that was constructed after June 15, 1976, in compliance with the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended, and satisfies all Architectural and Development Standards required of a "Dwelling, single-family" prior to the issuance of a certificate of occupancy. The single-family dwelling Architectural and Development Standards set forth herein shall not apply to structures explicitly approved for temporary use at an active construction site, as allowed per Code, pursuant to a validly issued temporary use permit, provided such temporary structures are removed no later than the date of issuance of the final Certificate of Occupancy for the project, or upon the expiration of the building permit, whichever occurs first. ~~means a movable or portable detached single-family dwelling designed for and capable of being used for longterm occupancy, or a temporary office, or a temporary storage building, designed to be transported after fabrication on its own permanent chassis and wheels, arriving at the site substantially complete. This definition shall also include motor homes which are defined as an automotive vehicle built on a truck or bus chassis and equipped as a self-contained traveling home.~~

Modular home means a building used for residential purposes, manufactured off-site and transported to the point of use for installation or erection, that complies with the Florida Building Code and Chapter 553, Florida Statutes, and satisfies all Architectural and Development standards required of a "Dwelling, single-family" prior to the issuance of a certificate of occupancy. The single-family dwelling Architectural and Development Standards set forth herein shall not apply

to structures explicitly approved for temporary use at an active construction site, as allowed per Code, pursuant to a validly issued temporary use permit, provided such temporary structures are removed no later than the date of issuance of the final Certificate of Occupancy for the project, or upon the expiration of the building permit, whichever occurs first. ~~a transportable structure in one or more sections, built on a permanent chassis with plumbing, heating and electrical systems, and manufactured off site.~~

Sec. 134-219. - Uses permitted.

Only the following uses shall be permitted in any UE (urban estate), R-1-AAA, R-1-AA or R-1-A single-family dwelling district:

(1) Single-family dwellings, meeting the Architectural and Development Standards of Code Section 134-529, and their customary accessory uses. Permitted accessory structures shall be strictly limited to non-habitable uses such as private garages, vehicle storage, tool sheds, and pool cabanas lacking sleeping and bathing facilities.

Sec. 134-255. - Permitted uses.

Only the following principal and accessory uses and structures shall be permitted in any R-2 residential district:

(1) Single-family dwellings meeting the Architectural and Development Standards of Code Section 134-529 ~~Detached~~ and attached dwellings, provided that not more than four dwelling units shall be contained in any combination of attached dwellings, and their customary accessory uses.

Sec. 134-525. - Mobile homes and Modular Homes.

Except for temporary structures as provided elsewhere herein, no mobile home ~~or modular home that is not consistent with the definitions of said terms as defined in section 134-1~~ may be utilized for any purpose within the city.

Sec. 134-529. Architectural and Development Standards for Single Family Dwellings.

Single Family Dwellings shall comply with the following standards prior to the issuance of a certificate of occupancy:

1. Compliance with Florida Building Code: All single-family dwellings, regardless of the method of construction, shall comply with the most current edition of the Florida Building Code (FBC) as adopted by the State of Florida and the City of Edgewood. This includes, but is not limited to, all requirements for structural design, wind resistance, energy efficiency, and on-site assembly. The requirements set forth in this section are intended to supplement, and not supersede, the FBC. In the event of a conflict between these standards and the FBC, the FBC shall prevail.
2. Foundation and Perimeter Enclosure: The dwelling shall be permanently affixed to an engineered foundation system utilizing supportive, load-bearing footings. It shall feature a permanent, structurally sound perimeter foundation enclosure consisting of materials

156 architecturally compatible with site-built single-family masonry construction (such as
157 brick, stone, concrete block, or stuccoed masonry), extending continuously from the
158 ground to the lowest habitable finished floor.

159 3. Primary Entrance: The dwelling shall feature only one (1) principal entrance designed as
160 the primary point of access to the dwelling. The street-facing facade(s) shall not be
161 designed or configured to suggest the existence of multiple independent living units; e.g.,
162 the installation of two or more primary entrances on the same street façade or the inclusion
163 of multiple primary entrances on different street-facing facades. This provision shall not
164 apply to secondary entrances leading to a porch, patio, or garage, provided such entrances
165 are not designed or configured to function as a primary point of ingress/egress for the
166 dwelling.

167 4. Internal Connection of Rooms: Except where explicitly authorized as a permitted
168 Accessory Dwelling Unit (ADU) under this Code, all heated and air-conditioned spaces
169 must maintain unhindered, internal architectural access within the primary dwelling. No
170 dead-bolts, padlocks, keyed locks, or structural partitions shall be installed on interior doors
171 that effectively isolate any bedroom, bonus room, or addition into a separate, non-
172 communicating living unit.

173 5. Food Preparation: The dwelling shall contain no more than one (1) kitchen. This excludes
174 an outdoor kitchen, provided that such cooking area is located entirely outside the climate-
175 controlled/conditioned space of the principal residential structure, such as on an open-air
176 patio, porch, or lanai.

177 6. Utility Infrastructure:

178 A. Service Connections: No single-family dwelling shall be permitted to have more than
179 one (1) electrical service meter, one (1) natural gas meter, one (1) master water meter,
180 or one (1) photovoltaic/renewable energy meter serving the dwelling, unless otherwise
181 required for dedicated irrigation systems or mandated by utility provider
182 interconnection requirements.

183 B. Internal Distribution: Except for the primary kitchen and authorized outdoor cooking
184 areas, no area within a single-family dwelling or its permitted accessory structures shall
185 feature both a 220/240-volt electrical outlet or dedicated gas line for cooking and a
186 water supply line configured to create a secondary cooking or kitchen facility.

187 C. Future Compliance: The provisions of this section regarding kitchen and utility
188 infrastructure are intended to maintain the integrity of single-family residential zoning.
189 In the event that the City of Edgewood authorizes Accessory Dwelling Units (ADUs)
190 through future ordinance amendment, properties seeking to establish such units shall
191 be required to undergo a full site plan review and shall demonstrate compliance with
192 all ADU-specific utility and health code requirements, which may supersede the
193 limitations established in Section 6.

194 7. Garage: The dwelling shall feature an attached or detached garage constructed concurrently
195 with, and completed prior to the occupancy of, the principal structure. The garage shall

utilize a matching roof pitch and exterior finishing, roofing, or masonry materials identical in quality, texture, and appearance to the principal structure.

8. Prohibition of Transient and Short-Term Rentals: No single-family dwelling, or any portion thereof, shall be rented, leased, or otherwise made available for transient occupancy or vacation rentals for a period of less than thirty (30) consecutive days. The advertising, listing, or offering of any single-family dwelling for transient occupancy of less than thirty (30) days on any online platform, hosting site, or public medium shall constitute *prima facie* evidence of a violation of this section.

9. Landscaping and Site Requirements for Single Family Home lots:

A. Front Yard Tree(s):

1. Requirement: A minimum of one (1) shade tree or two (2) understory trees for each forty (40) linear feet of street frontage shall be planted between the primary structure and the curb (or edge of pavement if no curb exists). For purposes of this section, street frontage shall be measured along the front property line, less the width of driveway pavement at the property line, provided that such deduction shall not exceed twenty-four (24) feet. Notwithstanding this linear-foot calculation, every lot shall provide an absolute minimum of one (1) shade tree, or one (1) understory tree if overhead utilities preclude the installation of a shade tree. A maximum of fifty percent (50%) of the required trees may be of the same species. Existing healthy trees retained within the front yard area may count toward these requirements. For corner lots, required trees may be distributed between both frontages, provided at least one (1) tree is planted along each street frontage.

2. Specifications at Planting:

Tree Type*	Minimum Height	Minimum Caliper dbh
Shade Tree	8 feet	2 inches
Understory (Single Stem)	6 feet	1.5 inches
Understory (Multi-Stem)	6 feet	1 inch per stem (minimum 3 stems)

*All trees shall meet Florida no. 1 standards for nursery stock

3. Site Constraints & Placement:

- Utility Conflict: Where overhead utilities exist, only utility-compatible tree species approved by the City shall be planted.
- Placement Considerations: Tree locations shall account for mature tree canopy spread, the location of underground and overhead utilities, and existing streetlighting. Trees shall not be planted within visibility triangles or where they interfere with required sight distance at driveways or intersections.

227 B. Foundation Plantings: A continuous hedge consistent with the definition in Chapter 114
228 shall be provided along at least fifty percent (50%) of the length of the home's street-
229 facing facade. This length shall be calculated by subtracting the following from the
230 total facade width:

- 231 • The width of any street-facing garage door(s) and,
- 232 • The width of the front door, and a maximum of eighteen (18) inches on either
233 side of the front door to account for the physical entry landing.

234 The required hedge length may be installed as a single continuous segment or in
235 multiple segments along the street frontage, provided the total length meets the fifty
236 percent (50%) requirement. Planting beds shall have a minimum width of three (3) feet
237 measured perpendicular from the structure. All planting beds shall be mulched with a
238 minimum two-inch depth of organic mulch. All plant material within this bed shall be
239 selected and maintained so as not to obstruct windows, required building identification,
240 utilities, or mechanical equipment requiring service access.

241 C. Florida-Friendly Landscaping™ Principles: All new landscaping shall be designed in
242 accordance with the principles of Florida-Friendly Landscaping™ as established by the
243 University of Florida Institute of Food and Agricultural Sciences (UF/IFAS)."

244 D. Prohibited Species: Plant species identified as invasive by the Florida Exotic Pest
245 Council (FLEPPC) and UF/IFAS Assessment of Non-Native Plants or otherwise
246 prohibited by State law shall not be installed.

247 E. Sustainability and Maintenance: Required landscaping shall be irrigated as necessary
248 to ensure establishment. Permanent irrigation systems are encouraged but not required.
249 All landscaping required by this section shall be maintained in a healthy, growing
250 condition. Dead, diseased, or missing plant materials shall be replaced within sixty (60)
251 days of notice by the City or as allowed by the Code Enforcement Officer to
252 accommodate an appropriate growing season.

253 F. Administrative Relief: The City Planner, or her/his designee, may approve alternative
254 compliance where unusual lot configuration, easements, utilities, or existing vegetation
255 make strict compliance impractical, provided the intent of the section is achieved.

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

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

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

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

267 **PASSED AND ADOPTED** this _____ day of _____, 2026, by the City
268 Council of the City of Edgewood, Florida.

269
270 PASSED ON FIRST READING: _____

271
272 PASSED ON SECOND READING: _____

273
274 _____
275 Richard A. Horn, Council President

276
277 *ATTEST:*
278
279 _____
280 Sandy Riffle
281 City Clerk

COMMENTS & ANNOUNCEMENTS

ADJOURNMENT