



# City of Edgewater

104 N. Riverside Drive  
Edgewater, FL 32132

## Meeting Agenda City Council

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Monday, December 1, 2025

6:00 PM

Council Chambers

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We respectfully request that all electronic devices are set for no audible notification.

1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE AND INVOCATION
2. APPROVAL OR CHANGES/MODIFICATIONS TO THE AGENDA
3. APPROVAL OF MINUTES
4. PRESENTATIONS/PROCLAMATIONS/PLAQUES/CERTIFICATES/DONATIONS
  - a. [Mayors Special Award - Outstanding Business of the Year - Cubb-Cooling and Heating.](#)
5. CITY MANAGER'S REPORT
6. CITIZEN COMMENTS

*This is the time for the public to come forward with any comments they may have. Citizen comments relating to any agenda matter may be made at the time the matter is before Council. Please state your name and address, and please limit your comments to three (3) minutes or less.*

7. CITY COUNCIL REPORTS
8. CONSENT AGENDA

*All matters listed under the consent agenda are considered to be routine by the City Council and will be acted upon by one motion. There will be no separate discussion of these items unless discussion is desired by a member of the Council, in which case the Mayor will remove that item from the consent agenda and such item will be considered separately.*

- a. [Ammonium Sulfate for the Water Treatment Plant](#)  
Attachments: [City of Edgewater -Ammonium Sulfate for WTP - Addendum 3.pdf](#)
- b. [Addendum to Contractor Services Agreement for Green Waste Disposal \(19-ES-001\)](#)  
Attachments: [NSB Recycling Addendum #2 19-ES-001.pdf](#)

- c. [Request to award and to authorize the City Manager to execute a contract with Masci General Contractor, Inc., in the amount of \\$2,999,717.18 for the G2-G11 Canal Improvement Project Construction of Group A project \(ITB 25-PW-05\).](#)

**Attachments:**      [\[Masci General Contractor, Inc.\] Response Document Report](#)  
[Construction Agreement \(2\)](#)  
[Declaration Page \(1\)](#)  
[ITB 25-PW-05 - G2-G11 Canal Improvement Project Construction of Group A- N](#)  
[Grants & Projects City of Edgewater](#)

- d. [AR-2025-0505: Request for the acceptance of a stormwater easement abutting the Wildwood subdivision.](#)

**Attachments:**      [Easement](#)

## 9. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

- a. [1st Reading - Ordinance No. 2025-O-14: Request for a rezoning from Light Industrial \(I-1\) to Mixed Use Planned Unit Development \(MUPUD\) for the property located at 2945 W Park Avenue.](#)

**Attachments:**      [Ordinance 2025-O-14](#)  
[Zoning Map](#)

- b. [1st Reading - Ordinance No. 2025-O-15: Amending Chapter 5 \(Animal Services\), of the Code of Ordinances.](#)

**Attachments:**      [Chapter 5 Exhibit A](#)

- c. [1st Reading - Ordinance No. 2025-O-16:: Request for approval of a rezoning from B-3 Highway Commercial to R-4 Single Family Residential for Parcel IDs: 8402-44-00-0011 & 8402-00-00-0200.](#)

**Attachments:**      [2025-O-16](#)  
[Public Notice](#)  
[Zoning Map](#)

- d. [1st Reading - Ordinance No. 2025-O-17: Request to amend the Comprehensive Plan's Future Land Use Element for two parcels located on the east side of Ridgewood Avenue, north of Pelican Drive from Commercial to Medium Density Residential \( Parcel IDs: 8402-44-00-0011 & 8402-00-00-0200\).](#)

**Attachments:**      [2025-O-17](#)  
[Public Notice](#)  
[Future Land Use Map](#)

- e. [1st Reading - Ordinance No. 2025-O-18: An ordinance amending Chapter 11 \(Business Tax Receipts and Business Regulations\) of the Code of Ordinances to reduce the Business Tax Receipt fees to no cost.](#)  
**Attachments:**      [Chapter 11 - BTR CHANGES](#)  
                                 [2025-O-18](#)
- f. [Resolution 2025-R-35: Request to not exempt properties from Ad Valorem taxation under the Live Local Act.](#)  
**Attachments:**      [2025-R-35](#)  
                                 [Shimberg Center for Housing Studies 2024 Annual Report](#)
- g. [Resolution No. 2025-R-38; December Amended Budget for Fiscal Year 2025-2026](#)  
**Attachments:**      [2025-R-38 Budget Adjustments - Dec. FY26 with Exhibit](#)  
                                 [FY26 Budget Amendment Extra Detail v2](#)  
                                 [FY2025 Open Projects and POs to Carryforward to FY2026](#)  
                                 [POs less than 40k carryforward to FY26](#)
- h. [Resolution 2025-R-39: Request to support the widening of Old Mission Road.](#)  
**Attachments:**      [2025-R-39](#)

## 10. BOARD APPOINTMENTS

## 11. OTHER BUSINESS

- a. [SD-2401: Request for Preliminary Plat and Construction Plan Approval for Deering Park Center Active Adult Single Family Phase 1a located south of Indian River Boulevard within Deering Park Center.](#)  
**Attachments:**      [Preliminary Plat](#)  
                                 [Construction Plans](#)
- b. [SD-2402: Request for Preliminary Plat and Construction Plan Approval for Deering Park Center Active Adult Single Family Phase 1b located south of Indian River Boulevard within Deering Park Center.](#)  
**Attachments:**      [Preliminary Plat](#)  
                                 [Construction Plans](#)
- c. [SD-2403: Request for Preliminary Plat and Construction Plan Approval for Deering Park Center Townhomes Phase 1 located south of Indian River Boulevard within Deering Park Center.](#)  
**Attachments:**      [Preliminary Plat](#)  
                                 [Construction Plans](#)

- d. [SD-2405: Request for Preliminary Plat and Construction Plan Approval for Deering Park Center Single Family Phase 1 located south of Indian River Boulevard within Deering Park Center.](#)
- Attachments:**      [Deering Park Center Site Map](#)  
                                 [Deering Park Center Plat](#)  
                                 [Deering Park Center Construction Plans](#)
- e. [City Clerk Employment Agreement](#)
- Attachments:**      [City Clerk - Sara Geiger 2025](#)  
                                 [City Clerk Charter Provision - EXHIBIT A](#)  
                                 [City Clerk Job Description - EXHIBIT B](#)  
                                 [City of Edgewater Charter 4.11](#)
- f. [Chief of Police Residency Requirement](#)
- Attachments:**      [City of Edgewater Charter 4.11](#)
- g. [Wreaths Across America Fee Waiver Request](#)
- Attachments:**      [Wreaths Across America SAP](#)
- h. [YMCA Lease](#)
- Attachments:**      [YMCA - Addendum 4](#)
- i. [Amendment to Assistance to the Hurricane Loss Mitigation Program \(HLMP\) Grant from the State of Florida Division of Emergency Management to enhance the safety and durability of Fire Station 57](#)
- Attachments:**      [Amended - HLMP Grant](#)

## 12. OFFICER REPORTS

- a. City Clerk
- b. City Attorney

## 13. CITIZEN COMMENTS

## 14. ADJOURN

*Pursuant to Chapter 286, F.S., if an individual decides to appeal any decision made with respect to any matter considered at a meeting or hearing, that individual will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made. The City does not prepare or provide such record.*

*In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerks Office, 104 N. Riverside Drive, Edgewater, Florida, telephone number 386-424-2400 x 1102, 5 days prior to the meeting date. If you are hearing or voice impaired, contact the relay operator at 1-800-955-8771.*