

CITY COUNCIL REGULAR MEETING

City Hall – Council Chamber 405 Bagshaw Way, Edgewood, Florida Tuesday, May 20, 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. PRESENTATIONS AND PROCLAMATIONS

- 1. EPD Employee Presentation
- 2. FY 2023-24 Financial Audit

D. CONSENT AGENDA

Items on the consent agenda are defined as routine in nature, therefore, do not warrant detailed discussion or individual action by the Council. Any member of the Council may remove any item from the consent agenda simply by verbal request prior to consideration of the consent agenda. The removed item(s) are moved to the end of New Business for discussion and consideration.

1. April 15, 2025 City Council Meeting Minutes

E. ORDINANCES (FIRST READING)

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

G. UNFINISHED BUSINESS

H. NEW BUSINESS

- 1. Resolution 2025-01: 2nd Quarter Budget Amendment
- 2. FY 2025-2026 TRIM Calendar
- 3. Discussion Police Department Roof

I. GENERAL INFORMATION

J. CITIZEN COMMENTS

K. BOARDS & COMMITTEES

- 1. Variance 2025-01: 5225 Alleman Dr. Fence
- 2. Ordinance 2025-04: Rezoning 5195 Magnolia St.
- 3. Special Exception 2025-01: Parking Lot 5195 Magnolia St
- 4. Variances 2025-04: Variance to City Code Article V, Division 5 to vary from the City's off-street parking requirements for 5195 Magnolia & 5151 S Orange.

L. STAFF REPORTS

City Attorney Smith

1. Parking Ordinance Discussion

Police Chief DeSchryver

1. Chief's Report April 2025

City Clerk Riffle

1. Clerk's Report 4/12 thru 5/16

M. MAYOR AND CITY COUNCIL REPORTS

Mayor Dowless

Council Member Lomas

Council Member McElroy

Council Member Rader

Council Member Steele

Council President Horn

N. ADJOURNMENT

UPCOMING MEETINGS

Monday, June 9, 2025.....Planning & Zoning Meeting 6:30 pm Tuesday, June 17, 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

PRESENTATIONS & PROCLAMATIONS

Edgewood Police Department Employee Presentation

FY 2023-24 Financial Audit



REQUIRED COMMUNICATIONS

September 30, 2024



Carr, Riggs & Ingram, L.L.C. 7506 Lynx Way Suite 201 Melbourne, FL 32940

321.255.0088 386.336.4189 (fax) CRIadv.com

May 14, 2025

Honorable Mayor and Members of the City Council City of Edgewood, Florida

We are pleased to present the results of our audit of the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of the City of Edgewood, Florida for the year ended September 30, 2024.

This report to the Mayor and the City Council summarizes our audit, the reports issued and various analyses and observations related to the City of Edgewood, Florida's accounting and reporting. The document also contains the communications required by our professional standards.

Our audit was designed, primarily, to express an opinion on the City of Edgewood, Florida's basic financial statements for the year ended September 30, 2024. We considered the City of Edgewood, Florida's current and emerging needs, along with an assessment of risks that could materially affect the financial statements, and aligned our audit procedures accordingly. We conducted the audit with the objectivity and independence that you, the Mayor and City Council, expect. We received the full support and assistance of City personnel.

At Carr, Riggs & Ingram, L.L.C. (CRI), we are continually evaluating the quality of our professionals' work in order to deliver audit services of the highest quality that will meet or exceed your expectations. We encourage you to provide any feedback you believe is appropriate to ensure that we do not overlook a single detail as it relates to the quality of our services.

This report is intended solely for the information and use of the Mayor, City Council and Management and should not be used by anyone other than these specified parties.

We appreciate this opportunity to work with you. If you have any questions or comments, please contact me at 321.255.0088 or dknowlton@criadv.com.

Very truly yours,

6 avid knowlton

David Knowlton, CPA Partner Carr, Riggs & Ingram, L.L.C.

- 1 -



As discussed with management during our planning process and communicated to the City Council in our engagement letter to you dated September 5, 2024, and revised on December 18, 2024, our audit plan represented an approach responsive to the assessment of risk for the City of Edgewood, Florida. Specifically, we planned and performed our audit to:

- Perform audit services, as required by Section 218.39, Florida Statutes, in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, in order to express an opinion on the City of Edgewood, Florida's basic financial statements for the year ended September 30, 2024.
- Report on internal control over financial reporting and on compliance and other matters based on an audit of financial statements performed in accordance with *Government Auditing Standards*;
- Communicate directly with the Mayor, City Council and management regarding the results of our procedures;
- Address with the Mayor, City Council and management any accounting and financial reporting issues;
- Anticipate and respond to concerns of the Mayor, City Council and management; and
- Other audit-related projects as they arise and upon request.



We have audited the financial statements of the governmental activities and each major fund of the City of Edgewood, Florida for the year ended September 30, 2024, and have issued our report thereon dated May 14, 2025. Professional standards also require that we communicate to you the following information related to our audit:

MATTER TO BE COMMUNICATED	AUDITOR'S RESPONSE
Auditor's responsibility under Generally Accepted Auditing Standards, <i>Government</i> <i>Auditing Standards</i> and Chapter 10.550, Rules of the Florida Auditor General	As stated in our engagement letter dated September 5, 2024, and revised on December 18, 2024, our responsibility, as described by professional standards, is to express an opinion about whether the financial statements prepared by management, with your oversight, are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America (GAAP) and to report on the fairness of supplementary information as described in the engagement letter when considered in relation to the financial statements as a whole. Our audit of the financial statements does not relieve you or management of your responsibilities.
	As part of our audit, we considered the internal controls of the City of Edgewood, its compliance with laws and regulations and internal controls related to the City. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.
Client's responsibility	Management, with oversight from those charged with governance, is responsible for establishing and maintaining internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the fair presentation in the financial statements of financial position, results of operations, and cash flows in conformity with the applicable framework. Management, with oversight from those charged with governance, is responsible for the design and implementation of programs and controls to prevent and detect fraud.
Planned scope and timing of the audit	Management is responsible for overseeing nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them. Our initial audit plan was not significantly altered during
	our fieldwork.

MATTER TO BE COMMUNICATED	AUDITOR'S RESPONSE
Management judgments and accounting estimates The process used by management in forming particularly sensitive accounting estimates and the basis for the auditor's conclusion regarding the reasonableness of those estimates.	Please see the following section titled "Accounting Policies, Judgments and Sensitive Estimates & Carr, Riggs & Ingram, L.L.C. Comments on Quality."
Potential effect on the financial statements of any significant risks and exposures Major risks and exposures facing the City and how they are disclosed.	No such risks or exposures were noted.
 Significant accounting policies, including critical accounting policies and alternative treatments within generally accepted accounting principles and the auditor's judgment about the quality of accounting principles The initial selection of and changes in significant accounting policies or their application; methods used to account for significant unusual transactions; and effect of significant policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus. The auditor should also discuss the auditor's judgment about the quality, not just the acceptability, of the City's accounting policies as applied in its financial reporting. The discussion should include such matters as consistency of accounting policies and their application, and clarity and completeness of the financial statements, including disclosures. Critical accounting policies and practices (including any significant modifications to such disclosures regarding such policies and practices (including any significant modifications to such disclosures proposed by us but rejected by management), the reasons why certain policies and practices are or are not considered critical, and how current and anticipated future events impact those determinations; Alternative treatments within GAAP for accounting policies and practices related to material items, including recognition, measurement, presentation and disclosure alternatives, that have been discussed with client management during the current audit period, the ramifications of the use of such alternative disclosures and treatments, and the treatment preferred by the auditor. 	 The significant accounting policies used by the City are described in Note 1 to the financial statements. New accounting policies were adopted during the fiscal year as a result of the following recently issued accounting pronouncements: Statement No. 100, Accounting Changes and Error Corrections The adoption of GASB Statement No. 100 had no impact on the financial statements. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period. Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure(s) affecting the financial statements was (were): The disclosure of the net pension liability and related deferred outflows and deferred inflows of resources in Note 3 to the financial statements due to the significance of the performance of plan assets on the valuation. The disclosure of the total OPEB liability and related deferred outflows and deferred inflows of resources in Note 4 to the financial statements due to the significance of the assumptions used in the valuation.



MATTER TO BE COMMUNICATED	AUDITOR'S RESPONSE
Significant difficulties encountered in the audit Any significant difficulties, for example, unreasonable logistical constraints or lack of cooperation by management.	We encountered no significant difficulties in dealing with management in performing and completing our audit.
Disagreements with management Disagreements, whether or not subsequently resolved, about matters significant to the financial statements or auditor's report. This does not include those that came about based on incomplete facts or preliminary information.	We are pleased to report that no such disagreements arose during the course of the audit.
Other findings or issues Matters significant to oversight of the financial reporting practices by those charged with governance. For example, an entity's failure to obtain the necessary type of audit, such as one under Government Auditing Standards, in addition to GAAS.	None noted.
Matters arising from the audit that were discussed with, or the subject of correspondence with, management Conditions that might affect risk or discussions regarding accounting practices or application of auditing standards.	None noted.
Corrected and uncorrected misstatements All significant audit adjustments arising from the audit, whether or not recorded by the City, that could individually or in the aggregate have a significant effect on the financial statements. We should also inform the Council about uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented, that were determined by management to be immaterial, both individually and in the aggregate, to the financial statements taken as a whole. Any internal control deficiencies that could have prevented the misstatements.	See "Summary of Audit Adjustments" section.
Major issues discussed with management prior to retention Any major accounting, auditing or reporting issues discussed with management in connection with our initial or recurring retention.	Discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.
Consultations with other accountants When management has consulted with other accountants about significant accounting or auditing matters.	To our knowledge, there were no such consultations with other accountants.

MATTER TO BE COMMUNICATED	AUDITOR'S RESPONSE
Written representations A description of the written representations the auditor requested (or a copy of the representation letter).	See "Management Representation Letter" section.
Internal control deficiencies Any significant deficiencies or material weaknesses in the design or operation of internal control that came to the auditor's attention during the audit.	See "Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards" and "Independent Auditor's Management Letter" in the financial report package.
Fraud and illegal acts Fraud involving senior management or those responsible for internal controls, or causing a material misstatement of the financial statements, where the auditor determines there is evidence that such fraud may exist. Any illegal acts coming to the auditor's attention involving senior management and any other illegal acts, unless clearly inconsequential.	We are unaware of any fraud or illegal acts involving management or causing material misstatement of the financial statements.
Other information in documents containing audited financial statements The external auditor's responsibility for information in a document containing audited financial statements, as well as any procedures performed and the results.	 Our responsibility related to documents (including annual reports, websites, etc.) containing the financial statements is to read the other information to consider whether: Such information is materially inconsistent with the financial statements; and We believe such information represents a material misstatement of fact. We have not been provided any such items to date and are unaware of any other documents that contain the audited financial statements.
Significant unusual accounting transactions Auditor communication with governance to include auditor's views on policies and practices management used, as well as the auditor's understanding of the business purpose.	No significant unusual accounting transactions were noted during the year.

MATTER TO BE COMMUNICATED	AUDITOR'S RESPONSE
Required Supplementary Information The auditor's responsibility for required supplementary information accompanying the financial statements, as well as any procedures performed and the results.	We applied certain limited procedures to the required supplementary information (RSI) that supplements the financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the financial statements, and other knowledge we obtained during our audit of the financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI. Required supplementary information, such as management's discussion and analysis, the budgetary comparisons of major funds and Other Postemployment Benefits and Pension information is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited.
Other information accompanying the financial statements. The auditor's responsibility for other information accompanying the financial statements.	We were not engaged to report on the other information which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do no express an opinion or provide any assurance on it.

Accounting Policies, Judgments and Sensitive Estimates & Carr, Riggs & Ingram, L.L.C. Comments on Quality

We are required to communicate our judgments about the quality, not just the acceptability, of the City's accounting principles as applied in its financial reporting. We are also required to communicate critical accounting policies and sensitive accounting estimates. Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The Mayor, City Council and management may wish to monitor throughout the year the process used to compute and record these accounting estimates. The table below summarizes our communications regarding these matters.

AREA	ACCOUNTING POLICY	CRITICAL POLICY?	JUDGMENTS & SENSITIVE ESTIMATE	AUDITOR'S CONCLUSIONS ON QUALITY OF ACCOUNTING POLICY & APPLICATION
Depreciation of Capital Assets	Based on the audit procedures we performed with respect to the City's capital assets, we noted that the City estimates the useful lives of capital assets in accordance with all applicable standards and guidelines of GASB. The City follows the provisions of Section 1400: <i>Reporting Capital</i> <i>Assets</i> , of the GASB Codification when reporting depreciation of its capital assets.	X	Management's estimate of the useful lives of capital assets is based on the historical lives of similar assets and market prices.	We evaluated the key factors and assumptions used to develop the estimated useful lives in determining that they are reasonable in relation to the financial statements taken as a whole.

Accounting Policies, Judgments and Sensitive Estimates & Carr, Riggs & Ingram, L.L.C. Comments on Quality

AREA	ACCOUNTING POLICY	CRITICAL POLICY?	JUDGMENTS & SENSITIVE ESTIMATE	AUDITOR'S CONCLUSIONS ON QUALITY OF ACCOUNTING POLICY & APPLICATION
Compensated Absences	Liabilities for compensated absences attributed to services already rendered are accrued as employees earn the rights to those benefits in accordance with the City's policies. The City follows the provisions of Section C60: <i>Compensated</i> <i>Absences</i> , of the GASB Codification when reporting these liabilities.	x	Management's estimate of the compensated absences liability is based on compensation rates and employment assumptions developed by management.	We evaluated the key factors and assumptions used to develop the estimated liability for compensated absences in determining that amounts are reasonable in relation to the financial statements taken as a whole. The City's policies are in accordance with all applicable accounting guidelines and GASB.
Net Pension Liability and Related Deferred Outflows and Deferred Inflows of Resources	The City follows the provisions of Section P20: <i>Reporting for</i> <i>Benefits Provided</i> <i>through Trusts That</i> <i>Meet Specified Criteria</i> , of the GASB Codification when reporting net pension liabilities and related costs.	X	The City relies on valuations from the Pension Plan's actuary for the estimated value of the City's pension costs. The actuarial valuation is based on financial information, utilizing assumptions developed by management of the FRS. In addition, the Auditor General of the State of Florida audited the FRS Plan, including the estimated liabilities.	Based on the audit procedures we performed with respect to the City's partici- pation in the FRS, we noted that it appears the City accounts for pension costs in accordance with all applicable standards and guidelines of GASB.

Accounting Policies, Judgments and Sensitive Estimates

& Carr, Riggs & Ingram, L.L.C. Comments on Quality					
ACCOUNTING POLICY	CRITICAL POLICY?	JUDGMENTS & SENSITIVE ESTIMATE	AUDITOR'S CONCLUSIONS ON QUALITY OF ACCOUNTING POLICY & APPLICATION		
The City follows the	Х	Management's estimate	We evaluated the key		
provisions of Section		of the other	factors and assumptions		
P52: Postemployment		postemployment benefit	in determining they are		
Benefits Other Than		liability is based on	reasonable in relation to		
Pensions – Reporting		healthcare costs and	the financial statements		
for Benefits Not		employment	taken as a whole.		
Provided Through		assumptions developed			
Trusts, of the GASB		by management. The City	Based on the audit		
Codification when		elected to use the	procedures we per-		
reporting its OPEB		Alternative Method to	formed with respect to		

The City follows the	Х	Management's estimate	We evaluated the key
provisions of Section		of the other	factors and assumptions
P52: Postemployment		postemployment benefit	in determining they are
Benefits Other Than		liability is based on	reasonable in relation to
Pensions – Reporting		healthcare costs and	the financial statements
for Benefits Not		employment	taken as a whole.
Provided Through		assumptions developed	
Trusts, of the GASB		by management. The City	Based on the audit
Codification when		elected to use the	procedures we per-
reporting its OPEB		Alternative Method to	formed with respect to
liability and related		calculate the year-end	the City's OPEB Plan, we
costs.		liability utilizing these	noted the City accounts
		assumptions.	for its OPEB liability and
			related costs in accor-
			dance with all applicable
			standards and guidelines
			of GASB.
F F F F F F F F F F F F F F F F F F F	Provisions of Section 252: Postemployment Benefits Other Than Pensions – Reporting For Benefits Not Provided Through Frusts, of the GASB Codification when reporting its OPEB iability and related	Provisions of Section 252: Postemployment Benefits Other Than Pensions – Reporting For Benefits Not Provided Through Frusts, of the GASB Codification when reporting its OPEB iability and related	Provisions of Sectionof the other252: Postemploymentpostemployment benefitBenefits Other Thanliability is based onPensions – Reportinghealthcare costs andFor Benefits NotemploymentProvided Throughassumptions developedFrusts, of the GASBby management. The CityCodification whenelected to use theReporting its OPEBAlternative Method tociability and relatedcalculate the year-endcosts.liability utilizing these

AREA

- 10 -

Summary of Audit Adjustments

During the course of our audit, we accumulate differences between amounts recorded by the City and amounts that we believe are required to be recorded under GAAP reporting guidelines. Those adjustments are either recorded (corrected) by the City or passed (uncorrected). Uncorrected misstatements or the matters underlying them could potentially cause future period financial statements to be materially misstated, even if, in the auditor's judgment, such uncorrected misstatements are immaterial to the financial statements under audit.

Adjusting Journal Entries JE # 1		
To record the proceeds from the issuance of debt for new leases		
521640-01 CAP. OUTLAY - PD VEHICLES & EQ	\$87,343	
383000-01 LEASE PROCEEDS		\$87,343
Total	\$87,343	\$87,343
Adjusting Journal Entries JE # 2		
Entry to record unavailable revenue for FCC Q2, 3, and 4 of 2024		
135100-01 ACCOUNTS RECEIVABLE	\$39,571	
250000-10 Deferred Inflows - Unavailable Revenues		\$39,571
Total	\$39,571	\$39,571
Adjusting Journal Entries JE # 3		
Entry to record pass through activity as revenue and expense for the year.		
CRI.6 Passthrough Expense	\$90,282	

Total		\$90,282	\$90,282
CRI.5	Passthrough Revenue		\$90,282
CRI.0	Passifiough Expense	\$90,282	

The following adjustments were passed (uncorrected) by the City.

Due to increased transparency around monies remitted to the City by the State and the timing of when the revenues are earned, the City adjusted the recording period for revenues and in the current year elected to record half of the difference and record the other half in the subsequent year for better year over year comparison. This method is an understatement of receivables by \$29,405 and an understatement of revenues by the same amount.

In 2023, the City had a vehicle that was totaled but the asset and the associated debt were not removed from the City's financial records or financial statements. In addition, a new vehicle was purchased to replace the totaled vehicle and neither the asset nor the associated debt were recorded in the period incurred. This caused the opening balance of net assets as reported to be overstated at the fund level and understated at the government-wide level by \$17,008 and \$5,796, respectively.





QUALITATIVE MATERIALITY CONSIDERATIONS

In evaluating the materiality of audit differences when they do arise, we consider both quantitative and qualitative factors, for example:

- Whether the difference arises from an item capable of precise measurement or whether it arises from an estimate, and, if so, the degree of imprecision inherent in the estimate.
- Whether the difference masks a change in earnings or other trends.
- Whether the difference changes a net decrease in assets to addition, or vice versa.
- Whether the difference concerns an area of the City's operating environment that has been identified as playing a significant role in the City's operations or viability.
- Whether the difference affects compliance with regulatory requirements.
- Whether the difference has the effect of increasing management's compensation for example, by satisfying requirements for the award of bonuses or other forms of incentive compensation.
- Whether the difference involves concealment of an unlawful transaction.



May 14, 2025

Carr Riggs & Ingram, LLC 215 Baytree Drive Melbourne, FL 32940

This representation letter is provided in connection with your audit of the financial statements of City of Edgewood, Florida (the "City"), which comprise the respective financial position of the governmental activities and each major fund as of September 30, 2024, and the respective changes in financial position for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, as of May 14, 2025, the following representations made to you during your audit.

Financial Statements

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated September 5, 2024, and revised on December 18, 2024, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for preparation of the supplementary information in accordance with the applicable criteria.
- 2) The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government. There are no component units required by generally accepted accounting principles to be included in the financial reporting entity.
- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) The methods, significant assumptions, and data used in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement, or disclosure that is reasonable in accordance with U.S. GAAP.
- 6) There are no known related-party relationships or transactions that need to be accounted for or disclosed in accordance with U.S. GAAP.
- 7) Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements.

22/235



- 8) You have proposed adjusting journal entries that have been posted to the entity's accounts. We are in agreement with those adjustments.
- 9) The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.
- 10) There are no guarantees, whether written or oral, under which the City is contingently liable.
- 11) The effect of the uncorrected misstatements is immaterial, both individually and in the aggregate, to the financial statements as a whole. The uncorrected misstatements are attached to the representation letter as Exhibit A.

Information Provided

- 12) We have provided you with:
 - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters and all audit or relevant monitoring reports, if any, received from funding sources.
 - b) Additional information that you have requested from us for the purpose of the audit.
 - c) Unrestricted access to persons within the City from whom you determined it necessary to obtain audit evidence.
 - d) Minutes of the meetings of the City Council or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 13) All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- 14) We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- 15) We have no knowledge of any fraud or suspected fraud that affects the City and involves—
 - Management,
 - Employees who have significant roles in internal control, or
 - Others where the fraud could have a material effect on the financial statements.
- 16) We have no knowledge of any allegations of fraud or suspected fraud affecting the City's financial statements communicated by employees, former employees, regulators, or others.
- 17) We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
- 18) We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
- 19) The City has no transactions with related parties.
- 20) We believe the actuarial assumptions and methods used to measure pension and OPEB liabilities and related costs for financial accounting purposes are appropriate in the circumstances.

23/235



Government-specific

- 21) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 22) We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- 23) We have provided our views on reported findings, conclusions, and recommendations, as well as our planned corrective actions, for the report.
- 24) The City has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fund balance or net position.
- 25) We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts, and legal and contractual provisions for reporting specific activities in separate funds.
- 26) There are no instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts and grant agreements that we believe have a material effect on the financial statements.
- 27) We have appropriately identified, recorded, and disclosed all leases in accordance with GASBS No. 87.
- 28) There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
- 29) As part of your audit, you assisted with preparation of the financial statements and related notes and RSI, and prepare the following based on reports and information from management, the preparation of the City's depreciation schedule, preparation of the schedule of compensated absences, preparation of the Annual Financial Report, and the preparation of the City's Florida Department of Transportation Local Highway Finance Report. We acknowledge our responsibility as it relates to those nonaudit services, including that we assume all management responsibilities; oversee the services by designating the following individuals, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed Mayor John Dowless; and accept responsibility for the results of the services. We have reviewed, approved, and accepted responsibility for those financial statements and related notes and RSI, the depreciation schedule, the compensated absence liability, preparation of the Annual Financial Report, and the Florida Department of Transportation Local Highway Finance Report.
- 30) The City has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
- 31) The City has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- 32) The financial statements properly classify all funds and activities in accordance with GASB Statement No. 34, as amended.
- 33) All funds that meet the quantitative criteria in GASBS Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.



- 34) Components of net position (net investment in capital assets; restricted; and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
- 35) Cash equivalents are properly valued.
- 36) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- 37) Revenues are appropriately classified in the statement of activities within program revenues and general revenues.
- 38) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- 39) Deposits and investment securities are properly classified as to risk and are properly disclosed.
- 40) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated or amortized.
- 41) There are no tax abatement agreements to be disclosed in the notes to the financial statements.
- 42) We have appropriately disclosed the City's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.
- 43) We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.
- 44) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
- 45) We have responded fully to all inquiries made to us by you during the engagement.

Compliance with Florida Statute 218.415

- 45) The City is in compliance with Florida Statute 218.415, Local Government Investment Policies, in all respects.
- 46) We are responsible for complying with Florida Statute 218.415, Local Government Investment Policies.
- 47) We are responsible for establishing and maintaining effective internal control over compliance.
- 48) We have performed an evaluation of the City's compliance with Florida Statute 218.415, *Local Government Investment Policies.*
- 49) All relevant matters are reflected in the measurement or evaluation of the City's compliance with the specified requirements.
- 50) We are responsible for selecting the specified requirements and for determining that the specified requirements are appropriate for our purposes.
- 51) We have disclosed to you all known noncompliance with Florida Statute 218.415, *Local Government Investment Policies*, including noncompliance occurring after September 30, 2024, if any.
- 52) We have provided you with all relevant information and access to information and personnel in connection with your examination of compliance with Florida Statute 218.415, *Local Government Investment Policies*.

25/235



- 53) Our interpretation of Florida Statute 218.415, Local Government Investment Policies is as follows:
 - a) As the City has elected to invest surplus funds in demand deposits with qualified public depositories or external investment pools in compliance with section 218.415(17) of the Florida Statutes, the provisions of section 218.415(14) requiring a minimum number of hours of completion of continuing professional education do not apply.
- 54) We have disclosed to you all known matters that may contradict the City's compliance with the specified requirements and we have disclosed to you all communications from regulatory agencies, consultants and others regarding possible noncompliance with Florida Statute 218.415, *Local Government Investment Policies*, including communications received between September 30, 2024 and May 14, 2025.

Signature:
Title: Mayor
Signature:

Title: <u>City Clerk</u>



Exhibit A

Due to increased transparency around monies remitted to the City by the State and the timing of when the revenues are earned, the City adjusted the recording period for revenues and in the current year elected to record half of the difference and record the other half in the subsequent year for better year over year comparison. This method is an understatement of receivables by \$29,405 and an understatement of revenues by the same amount.

In 2023, the City had a vehicle that was totaled but the asset and the associated debt was not removed from the City's financials. In addition, a new vehicle was purchased to replace the totaled vehicle and that was not recorded, either the asset or the associated debt. This caused net assets to be overstated at the fund level and understated at the government-wide level by \$17,008 and \$5,796, respectively.



City of Edgewood, Florida FINANCIAL STATEMENTS September 30, 2024





Page

INTRODUCTORY SECTION	
Table of Contents	1
City Officials	3
FINANCIAL SECTION	
Independent Auditor's Report	5
Management's Discussion and Analysis	9
Basic Financial Statements	
Government-wide Financial Statements	
Statement of Net Position	20
Statement of Activities	22
Fund Financial Statements	
Balance Sheet – Governmental Funds	23
Reconciliation of the Balance Sheet of Governmental Funds	
to the Statement of Net Position	24
Statement of Revenues, Expenditures and Changes	
in Fund Balances – Governmental Funds	25
Reconciliation of the Statement of Revenues, Expenditures and Changes	
in Fund Balances of Governmental Funds to the Statement of Activities	26
Notes to Financial Statements	27
Required Supplementary Information	
Budgetary Comparison Schedule – General Fund	56
Budgetary Comparison Schedule – Roads and Streets Fund	58
Budgetary Notes to Required Supplementary Information	59
Schedule of Proportionate Share of Net Pension Liability – Florida Retirement	
System and Health Insurance Subsidy Program	60
Schedule of Pension Contributions – Florida Retirement System and Health	
Insurance Subsidy Program	62
Schedule of Changes in Total Other Postemployment Benefits Liability	
and Related Ratios	64
REPORTS ON INTERNAL CONTROL AND COMPLIANCE MATTERS	
Independent Auditor's Report on Internal Control Over Financial Reporting	
and on Compliance and Other Matters Based on an Audit of Financial	
Statements Performed in Accordance with Government Auditing Standards	65
Independent Auditor's Management Letter	71
Independent Accountant's Report on Compliance with Local Government	
Investment Policies	75



THIS PAGE IS INTENTIONALLY LEFT BLANK.

- 2 -

30/235

City of Edgewood, Florida City Officials As of September 30, 2024

MAYOR

John Dowless

COUNCIL PRESIDENT

Richard Alan Horn

COUNCIL PRESIDENT PRO TEM

Chris Rader

<u>CITY COUNCIL</u>

Susan Lomas Casey McElroy Beth Steele

CITY ATTORNEY Drew Smith

<u>CITY CLERK</u>

Sandra Riffle

- 3 -



THIS PAGE IS INTENTIONALLY LEFT BLANK.

- 4 -

32/235



Carr, Riggs & Ingram, L.L.C. 7506 Lynx Way Suite 201 Melbourne, FL 32940

321.255.0088 386.336.4189 (fax) CRIadv.com

INDEPENDENT AUDITOR'S REPORT

To the City Council The City of Edgewood, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the City of Edgewood, Florida (the "City"), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City of Edgewood, Florida's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the City of Edgewood, Florida, as of September 30, 2024, and the respective changes in financial position, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Edgewood, Florida and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Edgewood, Florida's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Edgewood, Florida's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Edgewood, Florida's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information, the defined benefit pension plan supplementary information and the other postemployment benefits supplementary information, as listed in the table of contents on pages 9-17 and 56-64 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial

statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 14, 2025 on our consideration of the City of Edgewood, Florida's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Edgewood, Florida's internal control over financial report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Edgewood, Florida's internal control over financial reporting and compliance.

Carr, Riggs & Ungram, L.L.C.

Melbourne, Florida May 14, 2025



THIS PAGE IS INTENTIONALLY LEFT BLANK.

- 8 -

36/235

As management of the City of Edgewood, Florida (the "City"), we offer readers of the financial statements this narrative overview and analysis of the financial activities of the City of Edgewood, Florida, for the fiscal year ended September 30, 2024.

Financial Highlights

- The assets and deferred outflows of resources of the City of Edgewood, Florida, exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$5,851,190(net position). Of this amount, \$3,170,875 represents unrestricted net position which may be used to meet the City's ongoing obligations to citizens and creditors.
- The City's total net position increased by \$107,038, compared to a prior year increase of \$1,837,160.
- As of the close of the current fiscal year, the City of Edgewood, Florida's governmental funds reported combined ending fund balances of \$6,132,490, an increase of \$383,293 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City of Edgewood, Florida's basic financial statements. The City of Edgewood, Florida's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to the financial statements. This report also contains other required supplementary information (RSI) in addition to the basic financial statements themselves.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the City of Edgewood, Florida's finances, in a manner like a private-sector business. All the City's activities are reported as governmental activities in the government-wide financial statements.

The statement of net position presents information on all the City of Edgewood, Florida's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference between the elements reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City of Edgewood, Florida is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements can be found on pages 20 – 22 of this report.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of Edgewood,

Florida, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All the funds of the City of Edgewood, Florida are governmental funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City of Edgewood, Florida, maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund and the Roads and Streets Fund, which are considered to be major funds. The City has no "nonmajor funds."

The basic governmental fund financial statements can be found on pages 23 – 26 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 27 – 53 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information (RSI) concerning the City of Edgewood, Florida's budgetary compliance, other postemployment benefits and pension obligations. The City of Edgewood, Florida adopts an annual appropriated budget for its General Fund and the Roads and Streets Fund. A budgetary comparison statement has been provided for these funds to demonstrate compliance with the budgets.

Required supplementary information can be found on pages 56 – 64 of this report.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a City's financial position. In the case of the City of Edgewood, Florida, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$5,851,190 at the close of the most recent fiscal year.

The following table reflects the condensed statement of net position:

	2024		2023	Change
Assets				
Current and other assets	\$ 6,386,370	\$	6,012,334	6%
Net capital assets	2,148,584		2,383,820	-10%
Total assets	8,534,954		8,396,154	2%
Deferred outflows of resources	1,242,128		729,308	70%
Liabilities				
Current liabilities	191,113		200,085	-4%
Noncurrent liabilities	3,258,460		2,695,873	21%
Total liabilities	3,449,573		2,895,958	19%
Deferred inflows of resources	560,746		485,352	16%
Net position				
Invested in capital assets, net of related debt	2,077,454		2,293,161	-9%
Restricted net position	602,861		460,985	31%
Unrestricted net position	3,170,875		2,990,006	6%
Total net position	\$ 5,851,190	\$	5,744,152	2%

CITY OF EDGEWOOD, FLORIDA'S Net Position

The City had an increase in deferred outflows of resources of approximately \$513,000 which is primarily attributed the increase in deferred outflows related to changes in pension estimates for the Florida Retirement System and an increase in noncurrent liabilities related to the increase in the net pension liability of approximately \$470,000.

By far the largest portion of the City of Edgewood, Florida's net position reflects its investment in capital assets (e.g., land, buildings, improvements, equipment, and infrastructure); less any related debt used to acquire those assets still outstanding.

The City of Edgewood, Florida, uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City of Edgewood, Florida reports net investment in capital assets, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be

- 11 -

used to liquidate these liabilities. An additional \$602,861 of the City's net position represents resources that are subject to external restrictions on how they may be used.

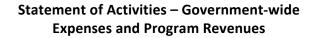
At the end of the current fiscal year, the City of Edgewood, Florida reported an OPEB liability of \$304,234; compensated absences of \$131,947; aggregate net pension liability of \$2,666,722; and OPEB and pension-related deferred outflows of resources of \$1,242,128 offset by OPEB and pension-related deferred inflows of resources of \$537,550. These liabilities are not currently funded.

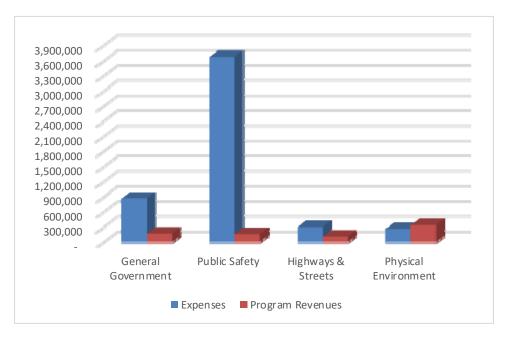
The following table shows condensed revenue and expense data:

	2024	2023	Change
General Revenue:			
Property taxes	\$ 2,547,328	\$ 2,368,445	8%
Franchise and utility taxes	916,051	898,928	2%
State revenue sharing	651,190	655,374	-1%
Other taxes	114,564	116,732	-2%
Unrestricted investment earnings	106,185	35,771	197%
Miscellaneous	105,033	26,473	297%
Program Revenue:			
Charges for services	673 <i>,</i> 330	445,769	51%
Operating grants and contributions	20,222	1,679,665	-99%
Capital grants and contributions	80,061	171,754	-53%
Total revenue	5,213,964	6,398,911	-19%
Expenses:			
General government	870,293	643,376	35%
Public safety	3,668,591	3,231,421	14%
Highways and streets	299 <i>,</i> 350	421,204	-29%
Physical environment	263,284	258,164	2%
Interest	5,408	7,586	-29%
Total expenses	5,106,926	4,561,751	12%
Change in net position	107,038	1,837,160	-94%
Total net position, beginning of year	5,744,152	3,906,992	47%
Total net position, end of year	\$ 5,851,190	\$ 5,744,152	2%

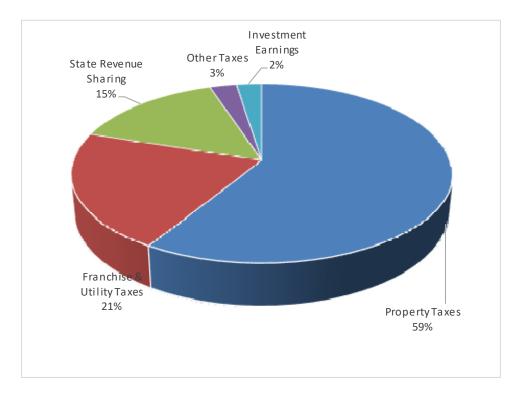
CITY OF EDGEWOOD, FLORIDA'S Changes in Net Position

The City's net position increased by \$107,038 during the current fiscal year, primarily due to an increase property tax revenue and charges for services of about \$406,000. The City had an increase in Public safety expenses primarily attributed to an increase in pension expense of about \$105,000 and salary of about \$199,000.





Statement of Activities – Government-wide General Revenues by Source



Financial Analysis of the City's Funds

As noted earlier, the City of Edgewood, Florida, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City of Edgewood, Florida's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City of Edgewood, Florida's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a City's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City of Edgewood, Florida's governmental funds reported combined ending fund balances of \$6,132,490, an increase of \$383,293 in comparison with the prior year. The fund balances of nonspendable, restricted or committed indicate that it is not available for new spending because it is obligated for prepaid items (\$58,121), restricted for specific purposes (\$602,861) or committed to pay for impact-fee funded projects (\$18,372). Additionally, the City has assigned amounts to cover operating costs in the 2025 budget (\$239,082). Unrestricted, unassigned fund balance was \$5,214,054 at year end. Pursuant to Section 5.09 of the City's Charter, the City's unrestricted reserves shall not exceed 75% of gross annual revenues. At September 30, 2024, the unrestricted, unassigned fund balance approximated 61% of gross annual revenues.

The General Fund is the chief operating fund of the City of Edgewood, Florida. At the end of the current fiscal year, unassigned fund balance was \$5,214,054, while total fund balance was \$5,590,420. The fund balance of the City of Edgewood, Florida's General Fund increased by \$241,447 during the current fiscal year as compared to an increase of \$1,720,726 in the prior fiscal year. The increase is primarily due to an increase in property tax revenues, charges for services, and investment earnings.

The Roads and Streets Fund has a total fund balance of \$542,070, which is restricted for transportation costs and projects. Fund balance increased by \$141,846 primarily due to the decrease in expenses for highways and streets related to lack of hurricanes.

General Fund Budgetary Highlights

Total revenues were over budget by \$317,339 due primarily to increases in property tax revenues, and charges for services. Total expenditures were under budget by \$15,616 primarily due to decrease in debt service principal.

Total revenues in between the original budget and the final amended budget increased approximately \$264,000 due primarily to increases in amounts budgeted for taxes, charges for services, miscellaneous revenue, and investment earnings.

Major differences between the original budget and the final amended budget (net increase of \$221,400 in appropriated expenditures) can be briefly summarized as follows:

- \$18,900 in increases in operating expenditures for General Government;
- \$136,000 in increases in personal services for Public Safety;

- 14 -

- \$50,700 in increases in operating expenditures for Public Safety;
- \$10,000 in increases in Capital Outlay for Public Safety

Capital Asset and Debt Administration

Capital assets. The City of Edgewood, Florida's investment in capital assets as of September 30, 2024, amounted to \$2,148,584 (net of accumulated depreciation). This investment in capital assets includes land, buildings, machinery and equipment, and infrastructure. The total decrease in the City of Edgewood, Florida's investment in capital assets for the current fiscal year was approximately 10 percent.

	2024	2023	Change
Land	\$ 284,796	\$ 284,796	0%
Buildings	159,694	190,204	-16%
Machinery and equipment	317 <i>,</i> 096	418,920	-24%
Infrastructure	1,386,998	1,489,900	-7%
Total	\$ 2,148,584	\$ 2,383,820	-10%

CITY OF EDGEWOOD, FLORIDA'S Capital Assets (net of depreciation)

Additional information on the City of Edgewood, Florida's capital assets can be found in Note 2 on page 41 of this report.

Financed purchases payable. At the end of the current fiscal year, the City of Edgewood, Florida, had total financed purchases outstanding of \$70,117.

CITY OF EDGEWOOD, FLORIDA'S Outstanding Debt -Financed Purchases

	2024	2023	Change
Financed purchases - City vehicles	\$ 70,117 \$	85,497	-18%
Total	\$ 70,117 \$	85,497	

The City's total obligation for financed purchases had a net decrease of \$15,380 during the current fiscal year due to current year debt service payments.

Positive Influences

- Increasing Property Values: Edgewood's property values have continued to increase, which has a beneficial gain on property tax revenue. This remains a significant and growing revenue source.
- **Property Development:** The Haven Oaks subdivision is largely completed, and more than half of the lots have been sold and/or built. The commercial EPOC development was approved by City Council and if FDOT approves the road changes, this development will significantly benefit Edgewood's revenue.

- **FEMA Reimbursement:** The positive outlook for FEMA reimbursement related to Hurricane Milton (2024) suggests that the City of Edgewood may receive a significant refund in 2025.
- Stable Police Department Staffing: The Police Department's full employment status since March 2023, providing stability in personnel costs and consistent service delivery. The ongoing plan with the PBA allows for predictable salary increases. However, the Police Union has recently requested to renegotiate its current contract.
- **Moderating Inflation (Impact from 2023-24):** The less drastic inflation increases in the preceding period (2023-24) will likely have a stabilizing effect on insurance, contractors, and service rates throughout 2025, leading to more predictable budgeting in these areas.
- Annual Storm Pond Maintenance Benefits: The proactive annual maintenance of the cityowned storm pond, initiated in 2025, will prevent the accumulation of high, infrequent cleaning fees and mitigate potential flood damage in the long run. While an ongoing expense, it will help avoid larger future costs.
- **Potential Revenue from Vehicle Auctions:** The practice of auctioning off retired police vehicles will continue helping to offset the costs associated with the vehicle replacement program.

Challenges and Potential Cost Increases in 2025

- **Police Vehicle Replacement:** The ongoing effort to replace patrol vehicles according to their life cycle will require capital expenditures for new vehicles in 2025. The budget will need to accommodate these purchases.
- Moderate Increases in Building and Vehicle Maintenance and Insurance: The city will likely experience moderate increases in the costs of maintaining buildings and vehicles, as well as insurance premiums throughout 2025, but probably not as severe as the last few years.
- **Potential Infrastructure Repairs:** The expected need for a new roof on the Police Department building and the possibility of City Hall requiring a new air conditioning unit represent potential capital expenditures that may need to be addressed in the 2025 budget if these issues arise or worsen.
- Robust Hurricane Forecast for 2025: Florida has a 92% probability of experiencing a named storm in 2025, indicating a high risk for Edgewood to be impacted. Edgewood needs to be prepared for potential storm-related costs for preparedness, response, and cleanup during this year. Even with potential FEMA aid, initial expenses and local resource allocation will be necessary.

Overall Outlook for 2025 Budgets and Rates

The City of Edgewood in 2025 appears to be navigating a relatively stable economic environment, benefiting from increasing property values and the anticipation of FEMA funds. The proactive approach to storm pond maintenance is a positive step for long-term cost management. However, the city must also manage ongoing expenses like storm pond maintenance and vehicle replacements, along with potential significant infrastructure repairs and the likely costs associated with hurricane preparedness and response during the 2025 fiscal year. The economic factors outlined will heavily influence the formation of the 2025/26 fiscal year budget.

Requests for Information

This financial report is designed to provide a general overview of the City of Edgewood, Florida's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City Clerk, City of Edgewood, 405 Bagshaw Way, Edgewood, Florida, 32809.



THIS PAGE IS INTENTIONALLY LEFT BLANK.

- 18 -



City of Edgewood, Florida Basic Financial Statements

- 19 -

City of Edgewood, Florida **Statement of Net Position**

<u>September 30, 2024</u>	G	iovernmental Activities
Assets		
Cash and cash equivalents	\$	6,099,704
Receivables, net		120,602
Prepaid items		58,121
Due from other governments		107,943
Capital assets		
Non-depreciable		284,796
Depreciable, net		1,863,788
Right-of-use asset, net		84,427
Total assets		8,619,381
Deferred Outflows of Resources		
Deferred outflows related to pensions		1,002,113
Deferred outflows related to other postemployment benefits		240,015
Total deferred outflows of resources	\$	1,242,128

City of Edgewood, Florida Statement of Net Position (Continued)

September 30, 2024	G	overnmental Activities
Liabilities		
Accounts payable	\$	95,352
Accrued liabilities	Ŷ	65,913
Unearned revenue		29,848
Noncurrent liabilities:		23,040
Due within one year		
Compensated absences		26,389
Financed purchases		21,960
Right-of-use lease liability		16,596
Other postemployment benefits		39,089
Due in more than one year		,
Compensated absences		105,558
Financed purchases		48,157
Right-of-use lease liability		68,844
Other postemployment benefits		265,145
Net pension liability		2,666,722
Total liabilities		3,449,573
Deferred Inflows of Resources		
Deferred revenue - business tax receipts		21,907
Deferred revenue - solid waste		1,289
Deferred inflows related to pensions		484,423
Deferred inflows related to other postemployment benefits		53,127
Total deferred inflows of resources		560,746
Net Position		
Net investment in capital assets		2,077,454
Restricted for		
Public safety		60,608
Road projects		542,070
Stormwater		183
Unrestricted		3,170,875
Total net position	\$	5,851,190

The accompanying notes are an integral part of this financial statement.

- 21 -

City of Edgewood, Florida Statement of Activities

	Program Revenues							Net (Expense)
		C	Charges for		Operating		Capital	Revenue and
			Services		Grants and	e	Grants and	Change in
Functions/Programs	Expenses		and Fines	Со	ntributions	Con	tributions	Net Position
Governmental activities								
General government	\$ 870,293	\$	160,867	\$		\$	-	\$ (699,854)
Public safety	3,668,591		143,044		10,650		5,915	(3,508,982)
Highways and streets	299,350		35,482		-		74,146	(189,722)
Physical environment	263,284		333,937		-		-	70,653
Interest expense	5,408		-		-		-	(5,408)
Total governmental activities	\$ 5,106,926	\$	673,330	\$	20,222	\$	80,061	(4,333,313)
	General reven	ues	5:					
	Property tax	es						2,547,328
	Franchise ar	nd u	tility taxes					916,051
	State revenu	le s	haring					651,190
	Other taxes		0					114,564
	Unrestricted	linv	vestment e	arr	nings			106,185
	Miscellaneo				0			105,033
Total general revenues						4,440,351		
	0							, ,
Change in net position						107,038		
	-							
	Net position, l	beg	inning of ye	ear				5,744,152
	Net position, e	<u>end</u>	of year					\$ 5,851,190

For the year ended September 30, 2024

- 22 -

City of Edgewood, Florida Balance Sheet – Governmental Funds

				Deedeerd		Total
September 30, 2024		General		Roads and Streets		Governmental Funds
<u>September 50, 2024</u>		General		5116613		Tunus
Assets						
Cash and cash equivalents	\$	5,551,812	\$	547,892	Ś	6,099,704
Receivables		120,602	•			120,602
Due from other governments		, 95,330		12,613		107,943
Prepaid items		58,121		-		58,121
Total assets	\$	5,825,865	\$	560,505	\$	6,386,370
Liabilities, Deferred Inflows of Resources, and Fund Balances						
Liabilities						
Accounts payable	\$	76,917	\$	18,435	\$	95,352
Accrued liabilities	Ļ	65,913	Ļ	-	Ŷ	65,913
Unearned revenues		29,848		_		29,848
Total liabilities		172,678		18,435		191,113
				_0,.00		
Deferred inflows of resources						
Deferred revenue - business tax receipts		21,907		-		21,907
Deferred revenue - solid waste		1,289		-		1,289
Unavailable revenues		39,571		-		39,571
Total deferred inflows of resources		62,767		-		62,767
Fund balances						
Nonspendable		50 4 2 4				50 4 2 4
Prepaids Restricted for		58,121		-		58,121
				F 4 2 0 7 0		F 4 2 0 7 0
Roads and streets		- 60,608		542,070		542,070
Public safety				-		60,608
Stormwater Committed for		183		-		183
Impact fees		18,372				18,372
Assigned for subsequent year's budget		239,082		-		239,082
Unassigned		5,214,054		-		5,214,054
Total fund balances		5,590,420		542,070		6,132,490
		5,550,420		542,070		0,132,430
Total liabilities, deferred inflows of						
resources, and fund balances	\$	5,825,865	\$	560,505	\$	6,386,370
						<u> </u>

The accompanying notes are an integral part of this financial statement.

City of Edgewood, Florida Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position

September 30, 2024		
Total fund balances - governmental funds		\$ 6,132,490
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. Governmental capital assets Right-of-use lease assets Less accumulated depreciation and amortization	\$ 5,994,464 87,343 (3,848,796)	2,233,011
Unavailable revenue is recorded as a liability in the fund statements but is recorded as revenue in the governmental activities.		39,571
Deferred outflows of resources related to pensions are not recognized in the governmental funds; however, they are recorded in the statement of net position under full accrual accounting.		1,002,113
Deferred inflows of resources related to pensions are not recognized in the governmental funds; however, they are recorded in the statement of net position under full accrual accounting.		(484,423)
Deferred inflows of resources related to OPEB are not recognized in governmental funds; however, they are recorded in the statement of net position under full accrual accounting.		(53,127)
Deferred outflows of resources related to OPEB are not recognized in governmental funds; however, they are recorded in the statement of net position under full accrual accounting.		240,015
Long-term liabilities, including total OPEB liability, net pension liability and compensated absences, are not due and payable in the current period and, therefore, are not reported in the funds.		
Net pension liability Financed purchases	\$ (2,666,722) (70,117)	
Lease liabilities	(85,440)	
Compensated absences Other performation benefits	(131,947) (204,224)	(2 250 160)
Other postemployment benefits	(304,234)	(3,258,460)
Net position of governmental activities		\$ 5,851,190

The accompanying notes are an integral part of this financial statement.

City of Edgewood, Florida Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds

			Total
		Roads and	Governmental
For the year ended September 30, 2024	General	Streets	Funds
Revenues			
Taxes	\$ 3,463,379 \$	84,308	\$ 3,547,687
Licenses and permits	46,285	-	46,285
Intergovernmental	664,131	36,706	700,837
Charges for services	561,106	-	561,106
Fines and forfeitures	18,446	-	18,446
Impact fees	15,487	74,146	89,633
Investment earnings	106,041	144	106,185
Miscellaneous	104,596	35,482	140,078
Total revenues	4,979,471	230,786	5,210,257
Fundaditures			
Expenditures Current			
	010 077		010 077
General government Public safety	849,877 2 477 192	-	849,877
-	3,477,183	-	3,477,183
Highways and streets Physical environment	-	187,694	187,694
	263,284	-	263,284
Capital outlay	104,917	-	104,917
Debt service	24 017		24 017
Principal	34,817	-	34,817
Interest Total expanditures	5,408 4,735,486	- 187,694	5,408 4,923,180
Total expenditures	4,755,460	107,094	4,923,160
Excess (deficiency) of revenues			
over (under) expenditures	243,985	43,092	287,077
Other Einancing Sources (Uses)			
Other Financing Sources (Uses) Transfers in		98,754	98,754
Transfers out	(98,754)	56,754	(98,754)
Proceeds from sale of capital assets	(<i>98,73</i> 4) 8,873	-	(98,734) 8,873
Lease proceeds	87,343	-	87,343
Net other financing sources (uses)	(2,538)	98,754	96,216
Net other mancing sources (uses)	(2,558)	90,754	90,210
Net change in fund balances	241,447	141,846	383,293
Fund balances, beginning of year	5,348,973	400,224	5,749,197
Fund balances, end of year	\$ 5,590,420	542,070	\$ 6,132,490

The accompanying notes are an integral part of this financial statement.

City of Edgewood, Florida Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities

For the year ended September 30,	 2024
Net change in fund balances - total governmental funds	\$ 383,293
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capital outlay exceed deprecation in the current period.	(148,865)
In the statement of activities, only the gain (loss) on the sale of capital assets is reported. However, in the governmental funds, the proceeds from the sale increase financial resources. Thus, the change in net position differs from the change in fund balance by the net book value of the disposed capital assets.	(14,316)
Some revenues will not be collected within 60 days after the close of the City's fiscal year end, therefore they are not considered available revenue in the governmental funds. In the Statement of Activities, presented on accrual basis, these revenues are recognized.	3,704
Issuance of long-term debt is an other financing source in the governmental funds, but increases long-term liabilities in the statement of net position.	(87,343)
Repayment of note principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.	34,817
Compensated absences are reported in the statement of activities when earned. As they do not require the use of current financial resources, they are not reported as expenditures on governmental funds until they have matured. This is the amount of compensated absences reported in the statement of activities in the prior year that has matured in the current year.	(11,520)
Other postemployment benefit obligation reported in the statement of activities does not require the use of current financial resources; therefore, is not reported as an expenditure in governmental funds.	(68,674)
Cash pensions contributions reported in the funds were greater than the calculated pension expense on the statement of activities and therefore increase net position.	15,942
Change in net position of governmental activities	\$ 107,038

The accompanying notes are an integral part of this financial statement.

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Edgewood, Florida, ("the City") is a political subdivision of the State of Florida, located in Orange County. The City was incorporated as a municipality in 1924 pursuant to Chapter 69-1039 of the Laws of Florida. The City operates under the council-mayor form of government according to its charter. The current City Code authorizes the following services: public safety, street, public improvements, planning and zoning, and general administrative services. Public utilities, education, health, and welfare are administered by other governmental entities.

Reporting Entity

The City is a municipal corporation governed by an elected mayor and a five-member governing council (the "Council"). There are no entities considered to be component units of the City; therefore, the financial statements include only the operations of the City. The accounting policies of the City conform to generally accepted accounting principles (GAAP) as applied to governmental units. The more significant accounting policies used by the City are described below.

In evaluating the City as a reporting entity, management has considered all potential component units in accordance with Section 2100: *Defining the Financial Reporting Entity* of the Governmental Accounting Standards Board (GASB) Codification. The City does not exercise control over other government agencies or authorities.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government. The City only has governmental activities, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period.

For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). All other revenue items are considered to be measurable and available only when cash is received by the City.

Government-Wide Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds and separate financial statements are provided for governmental funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

Fund Financial Statements

The fund financial statements provide information about the City's funds. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column. All remaining governmental funds are aggregated and reported as nonmajor funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

The *General Fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.

The *Roads and Streets Fund* is used to account for the City's share of local option gas tax, 9th cent gas tax and state revenue sharing fuel tax and the expenditures made for the maintenance and improvement of the City's roads.

During the course of operations, the City has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental funds) are eliminated.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements.

Budgetary Information

Budgetary Basis of Accounting

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for the General Fund and the Roads and Streets Fund. The appropriated budget is prepared by fund, function, and department. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the fund level.

Appropriations in all budgeted funds lapse at the end of the fiscal year even if they have related encumbrances. Encumbrances are commitments related to unperformed (executory) contracts for goods or services (i.e., purchase orders, contracts, and commitments). Encumbrance accounting is utilized to the extent necessary to assure effective budgetary control and accountability and to facilitate effective cash planning and control. While all appropriations and encumbrances lapse at year end, valid outstanding encumbrances (those for which performance under the executory contract is expected in the next year) are re-appropriated and become part of the subsequent year's budget pursuant to state regulations.

Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position or Equity

Cash and Cash Equivalents

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, short-term investments with original maturities of three months or less from the date of acquisition, and amounts deposited with the State of Florida Board of Administration Local Government Surplus Trust Fund (Florida PRIME), which is a local government investment pool.

This investment pool meets all of the specified criteria in GASB Codification Section I50: *Investments* to qualify to elect to measure its investment at amortized cost. Accordingly, the fair value of the City's position in the pool is equal to the value of the pooled shares.

Receivables and Due from Other Governments

Receivables and due from other governments represent amounts due for services provided to citizens and claims against another government which are measurable and have been accrued. Property taxes are considered fully collected (96% of the levy) during and prior to the end of the fiscal year. Therefore, no material amounts of property taxes are receivable as of September 30, 2024. Management has determined these amounts are collectible and no allowance for doubtful accounts is necessary.

Interfund Activities and Transactions

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" within the fund financial statements. Long-term borrowings between funds are classified as "advances to other funds" or "advances from other funds" in the fund financial statements. These amounts are eliminated in the governmental activities columns of the statement of net position.

Interfund transactions are reflected as services provided, reimbursements, or transfers. Services provided, deemed to be at or near market rates, are treated as revenues and expenditures/expenses. Reimbursements are when a fund incurs a cost, charges the appropriate benefitting fund, and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position or Equity (Continued)

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$1,000 and an estimated useful life in excess of two years.

As the City constructs or acquires additional capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost. The reported value excludes normal maintenance and repairs which are essentially amounts spent in relation to capital assets that do not increase the capacity or efficiency of the item or increase its estimated useful life. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

Land and construction in progress are not depreciated. The other property, plant, equipment, and infrastructure of the primary government are depreciated using the straight line method over the following estimated useful lives:

Capital asset classes	Lives (Years)
Capital asset classes Buildings Building improvements Machinery and equipment Furniture and fixtures Infrastructure Software Right-of-use lease assets	Lives (Years) 39 15 5 - 10 7 - 10 20 - 30 3
hight of use lease assets	5

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has two (2) items that qualify for reporting as deferred outflows of resources.

• The *deferred outflows related to pensions*, reported in the government-wide statements of net position. The deferred outflows related to pensions are an aggregate of items related to pensions as calculated in accordance with GASB Codification Section P20: *Pension Activities – Reporting for Benefits Provided through Trusts That Meet Specified Criteria*. The deferred outflows related to pensions will be recognized as either pension expense or a reduction in the net pension liability in future reporting years.

Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources

• The deferred outflows related to other postemployment benefits (OPEB), reported in the government-wide statements of net position. The deferred outflows related to OPEB are an aggregate of items related to OPEB as calculated in accordance with GASB Codification Section P52: Postemployment Benefits Other Than Pensions – Reporting Benefits Not Provided through Trusts That Meet Specified Criteria. The deferred outflows related to OPEB will be recognized as either OPEB expense or a reduction in the net OPEB liability in future reporting years.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has three (3) items that qualify for reporting as deferred inflows of resources.

- The *deferred inflows related to pensions* are an aggregate of items related to pensions as calculated in accordance with GASB Codification Section P20: *Pension Activities Reporting for Benefits Provided through Trusts That Meet Specified Criteria*. The deferred inflows related to pensions will be recognized as a reduction to pension expense in future reporting years.
- The deferred inflows related to other postemployment benefits (OPEB) are an aggregate of items related to OPEB as calculated in accordance with GASB Codification Section P52: Postemployment Benefits Other Than Pensions Reporting Benefits Not Provided through Trusts That Meet Specified Criteria.
- The *deferred revenue*, which arises when cash is received that relates to a future period. The governmental funds report deferred revenues from one source: business tax receipts. This amount is deferred and recognized as an inflow of resources in the period that the amounts become earned.

Compensated Absences

The City's policy permits employees to accumulate earned but unused vacation benefits and "comp" leave. Upon successful completion of the new hire probationary period, employees in authorized, budgeted part-time or full-time positions are eligible for payment of accumulated leave balances upon separation from City employment in good standing (layoff, resignation with proper notice, retirement). The liability for such leave is reported as incurred in the government-wide financial statements. A liability for those amounts is recorded in the governmental funds only if the liability has matured as a result of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable.

Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. In accordance with GASB Codification Section L20: *Leases*, contracts that meet the criteria to be reported as financed purchases are recorded as long-term debt and the leased assets are capitalized and depreciated.

In the fund financial statements, governmental fund types recognize payments on financed purchases as debt service expenditures during the current period. The present value of a financed purchase is reported as other financing sources in the period acquired.

Leases

Lease contracts that provide the City with control of a non-financial asset, such as land, buildings or equipment, for a period of time in excess of twelve months are reported as a leased asset with a related lease liability. The lease liability is recorded at the present value of future lease payments, including fixed payments, variable payments based on an index or fixed rate and reasonably certain residual guarantees. The intangible leased asset is recorded for the same amount as the related lease liability plus any prepayments and initial direct costs to place the asset in service. Leased assets are amortized over the shorter of the useful life of the asset or the lease term. The lease liability is reduced for lease payments made, less the interest portion of the lease payment.

Pensions

The City participates in cost-sharing, multiple-employer, defined benefit pension plans that are administered by the State Board of Administration, the Florida Retirement System. For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position, and additions to/deductions from the plan's fiduciary net position have been determined on the same basis as they are reported by the plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Other Postemployment Benefits (OPEB) Liability

For purposes of measuring the total OPEB liability, deferred outflows/inflows of resources related to OPEB, and OPEB expense, the City uses the alternative measurement method as provided for in GASB Codification Section P52: *Postemployment Benefits Other Than Pensions – Report for Benefits Not Provided Through Trusts That Meet Specified Criteria*. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. There are no investments as this is a pay-as you-go plan.

Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position or Equity (Continued)

Categories and Classification of Fund Equity

Net position flow assumption – Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Fund balance flow assumptions – Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied.

It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund balance policies – Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The City itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The provisions of GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, specifies the following classifications:

Nonspendable fund balance – Nonspendable fund balances are amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Restricted fund balance – Restricted fund balances are restricted when constraints placed on the use of resources are either: (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

- 34 -

Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position or Equity (Continued)

Categories and Classification of Fund Equity (Continued)

Committed fund balance – The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the City's highest level of decision-making authority. The governing council is the highest level of decision-making authority for the City that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Assigned fund balance – Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Unassigned fund balance – Unassigned fund balance is the residual classification for the General Fund.

Revenues and Expenditures/Expenses

Program revenues – Amounts reported as *program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

Property taxes – The City is permitted by State law to levy taxes up to 10 mills on assessed valuation. During a Special Session in June 2007, the Florida Legislature adopted HB1B, which limits property tax rates beginning in the 2008 fiscal year. This legislation established reductions in the millage rated based on a calculated growth in per capita taxes between the 2002 and 2007 fiscal years. The Legislature did authorize local governments to use the rolled back millage rate if approved by a super majority vote of the governing body. Property taxes attach as an enforceable lien on real property and are levied as of November 1st. The billings are considered past due as of April 1st following the levy date, at which time the applicable property is subject to lien, and penalties and interest are assessed. The City's levy for the fiscal year ended September 30, 2024 was 5.25 mills.

Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position or Equity (Continued)

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make various estimates. Actual results could differ from those estimates. Estimates that are particularly susceptible to significant change in the near term are related to pension and other postemployment liabilities.

Subsequent Events

Management has evaluated subsequent events through the date that the financial statements were available to be issued, May 14, 2025, and determined there were no events that occurred that required disclosure.

Recently Issued and Implemented Accounting Pronouncements

The City implemented the following standard during the current year:

GASB Statement No. 100, Accounting Changes and Error Corrections. This Statement establishes accounting and financial reporting requirements for (a) accounting changes and (b) the correction of an error in previously issued financial statements (error correction). This Statement defines accounting changes as changes in accounting principles, changes in accounting estimates, and changes to or within the financial reporting entity and describes the transactions or other events that constitute those changes. This Statement prescribes the accounting and financial reporting for (1) each type of accounting change and (2) error corrections. This Statement requires that (a) changes in accounting principles and error corrections be reported retroactively by restating prior periods, (b) changes to or within the financial reporting entity be reported by adjusting beginning balances of the current period, and (c) changes in accounting estimates be reported prospectively by recognizing the change in the current period. This Statement requires disclosure in notes to financial statements of descriptive information about accounting changes and error corrections, such as their nature. In addition, information about the quantitative effects on beginning balances of each accounting change and error correction should be disclosed by reporting unit in a tabular format to reconcile beginning balances as previously reported to beginning balances as restated. Furthermore, this Statement addresses how information that is affected by a change in accounting principle or error correction should be presented in required supplementary information (RSI) and supplementary information (SI). There were no significant impacts of implementing this Statement.

The Governmental Accounting Standards Board has issued statements that will become effective in future years. These statements are as follows:

Recently Issued and Implemented Accounting Pronouncements (Continued)

GASB Statement No. 101, *Compensated Absences.* The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this Statement are effective for fiscal years beginning after December 15, 2023, and all reporting periods thereafter.

GASB Statement No. 102, Certain Risk Disclosures. This Statement was issued in December 2023 to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. This statement defines a concentration as a lack of diversity related to an aspect of a significant inflow of resources or outflow of resources. A constraint is a limitation imposed on a government by an external party or by formal action of the government's highest level of decision-making authority. Concentrations and constraints may limit a government's ability to acquire resources or control spending. This Statement requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this Statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. If a government determines that those criteria for disclosure have been met for a concentration or constraint, it should disclose information in notes to financial statements in sufficient detail to enable users of financial statements to understand the nature of the circumstances disclosed and the government's vulnerability to the risk of a substantial impact. Statement 102 will be effective for the fiscal year ending September 30, 2025.

GASB Statement 103, *Financial Reporting Model Improvements*. This Statement was issued April 2024 to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues. This establishes new accounting and financial reporting requirements—or modifies existing requirements—related to Management's discussion and analysis (MD&A); unusual or infrequent items; presentation of the proprietary fund statement of revenues, expenses, and changes in fund net position; information about major component units in basic financial statements; budgetary comparison information; and financial trends information in the statistical section. This Statement will supersede and amend portions of GASB Statements 34 and 37. This Statement further amends portions of GASB Statements 14, 41, 42, 44, 49, 56, 58, 61, 62 and 69. Related guidance will also be superseded or amended upon implementation. Statement 103 will be effective for the fiscal year ending September 30, 2026.

City of Edgewood, Florida Notes to Financial Statements

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Recently Issued and Implemented Accounting Pronouncements (Continued)

GASB Statement 104, *Disclosure of Certain Capital Assets*. This Statement was issued September 2024 to provide users of government financial statements with essential information about certain types of capital assets. This requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement 34. Lease assets recognized in accordance with Statement No. 87, Leases, and intangible right-to-use assets recognized in accordance with Statement No. 94, Public-Private and Public-Public Partnerships and Availability Payment Arrangements, should be disclosed separately by major class of underlying asset in the capital assets note disclosures. Subscription assets recognized in accordance with Statement No. 96, Subscription-Based Information Technology Arrangements, also should be separately disclosed. In addition, this Statement requires intangible assets other than those three types to be disclosed separately by major class.

This Statement also requires additional disclosures for capital assets held for sale. A capital asset is a capital asset held for sale if (a) the government has decided to pursue the sale of the capital asset and (b) it is probable that the sale will be finalized within one year of the financial statement date. Governments should consider relevant factors to evaluate the likelihood of the capital asset being sold within the established time frame. This Statement requires that capital assets held for sale be evaluated each reporting period.

Governments should disclose (1) the ending balance of capital assets held for sale, with separate disclosure for historical cost and accumulated depreciation by major class of asset, and (2) the carrying amount of debt for which the capital assets held for sale are pledged as collateral for each major class of asset. Statement 104 will be effective for the fiscal year ending September 30, 2026.

The Authority is evaluating the requirements of the above statements and the impact on reporting.

Note 2: DETAILED NOTES ON ALL FUNDS

Deposits and Investments

As of September 30, 2024, \$250,000 of the City's bank balances is covered by federal depository insurance (FDIC). Monies invested in amounts greater than the insurance coverage are secured by the qualified public depositories pledging securities with the State Treasurer in such amounts required by the Florida Security for Public Depositories Act. In the event of a default or insolvency of a qualified public depositor, the State Treasurer will implement procedures for payment of losses according to the validated claims of the City pursuant to Section 280.08, Florida Statutes.

Deposits and Investments (Continued)

The City has not adopted a separate investment policy and follows Section 218.45, Florida Statutes, which allows the City to invest in the Florida State Board of Administration intergovernmental investment pool or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act of 1969, direct obligations of the United States Government, obligations of the different agencies of the Federal Government, registered money market funds and accounts of state qualified public depositories.

At the close of the fiscal year, the City held investments in the Local Government Surplus Funds Trust Fund ("Florida PRIME") external investment pool. The Florida PRIME is administered by the Florida State Board of Administration (SBA), who provides regulatory oversight. On September 30, 2024, the City had \$47,055 invested in Florida PRIME, which is included as a cash equivalent. The fair value of the City's position in the pool is equal to the value of the pooled shares or net asset value.

Under GASB Codification 150: *Investments*, if a participant has an investment in a qualifying external investment pool that measures for financial reporting purposes all of its investments at amortized cost it should disclose the presence of any limitations or restrictions on withdrawals (such as redemption notice periods, maximum transaction amounts, and the qualifying external investment pool's authority to impose liquidity fees or redemption gates) in notes to the financial statements. As of September 30, 2024, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit the City's access to 100 percent of their account value in either external investment pool.

At September 30, 2024, the SBA (Florida PRIME) had a weighted average to maturity (WAM) of 39 days and had a quality rating of AAAm from Standard & Poors (S&P).

Custodial credit risk – Custodial credit risk for deposits is the risk in the event of the failure of a depository financial institution a government may not be able to recover deposits. Monies placed on deposit with financial institutions in the form of demand deposits, time deposits or certificate of deposits are defined as public deposits. The financial institutions in which the City places its deposits are certified as "qualified public depositories," as required under the Florida Security for Public Deposits Act. For an investment, this is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party.

Interest rate risk – Interest rate risk is the possibility that interest rates will rise and reduce the fair value of an investment. The City's investment policy does not address interest rate risk.

Credit risk – Section I50: *Investments* of the GASB Codification requires that governments provide information about credit risk associated with their investments by disclosing the credit rating of investments in debt securities as described by nationally recognized statistical rating organizations.

Deposits and Investments (Continued)

Foreign currency risk – The City's investments are not exposed to foreign currency risk.

Concentration risk – Section I50: *Investments* of the GASB Codification requires disclosures of investments in any one issuer that represents five percent or more of total investments, excluding investments issued or explicitly guaranteed by the U.S government, investments in mutual funds, external investments pools and other pooled investments.

Receivables and Due from Other Governments

Receivables and amounts due from other governments at September 30, 2024 consist of the following:

	General		Roads and	
	Fund	Str	reets Fund	Total
Receivables:				
Franchise fees and utility taxes	\$ 72,105	\$	-	\$ 72,105
Solid waste	39,571		-	39,571
Other receivables	8,926		-	8,926
Total receivables	\$ 120,602	\$	-	\$ 120,602
Due from other governments:				
Taxes	\$ 94,599	\$	12,613	\$ 107,212
Fines and forfeitures	646		-	646
Police education	85		-	85
Total due from other governments	\$ 95,330	\$	12,613	\$ 107,943

Capital Assets

The following is a summary of changes in capital assets during the year ended September 30, 2024:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities				
Capital assets, not being depreciated/amortized:				
Land	\$ 284,796	\$-	\$ -	\$ 284,796
Capital assets, not being depreciated	284,796	-	-	284,796
Capital assets, being depreciated/amortized:		07.040		07.040
Right-of-use vehicles	-	87,343	-	87,343
Buildings	626,564	-	(3,446)	-
Machinery and equipment	1,430,952	8,880	(280,210)	1,159,622
Infrastructure	3,918,234	8,694	-	3,926,928
Capital assets, being depreciated/amortized:	5,975,750	104,917	(283,656)	5,797,011
Less accumulated depreciation/amortization for Right-of-use vehicles		(2,916)		(2,916)
Buildings	(436,360)	(28,566)		(463,424)
Machinery and equipment	(1,012,032)	(110,704)	280,210	(403,424)
Infrastructure	(2,428,334)	(110,704)	200,210	
			-	(2,539,930)
Total accumulated depreciation/amortization	(3,876,726)	(253,782)	281,712	(3,848,796)
Total capital assets being depreciated/amortized, net	2,099,024	(148,865)	(1,944)	1,948,215
Governmental activities capital assets, net	\$2,383,820	\$(148,865)	\$ (1,944)	\$2,233,011

Depreciation/amortization expense was allocated to the governmental functions in the statement of activities as follows:

For the year ended September 30,	2024
Governmental activities	
General government	\$ 34,303
Public safety	104,799
Highways and streets	104,664
Physical environment	10,016
Total depreciation/amortization expense - governmental activities	\$ 253,782

City of Edgewood, Florida Notes to Financial Statements

Note 2: DETAILED NOTES ON ALL FUNDS (Continued)

Long-Term Debt and Liabilities

Financed Purchases

The City has entered into purchase agreements with a financial institution to acquire various vehicles.

In 2020, the City acquired a vehicle with a contract principle amount of \$42,156 accruing interest at a 7.39% per annum. The agreement requires annual payments of \$9,730 beginning on March 10, 2020 for five (5) payments ending on March 10, 2024.

In 2021, the City acquired a vehicle with a contract principle amount of \$48,850 accruing interest at a 6.85% per annum. The agreement requires annual payments of \$11,169 beginning on October 10, 2021 for five (5) payments ending on October 10, 2025.

In 2024, the City acquired a vehicle with a contract principle amount of \$46,926 accruing interest at a 8.24% per annum. The agreement requires annual payments of \$10,950 beginning on October 1, 2023 for five (5) payments ending on October 10, 2028.

For the year ending September 30,	Financed Purchase	Interest Expense	Total
2025	\$ 21,960 \$	5,645 \$	27,605
2026	23,679	3,926	27,605
2027	14,365	2,072	16,437
2028	10,113	834	10,947
Total	\$ 70,117 \$	12,477 \$	82,594

The following is a schedule of minimum future payments from agreements as of September 30:

City of Edgewood, Florida Notes to Financial Statements

Note 2: DETAILED NOTES ON ALL FUNDS (Continued)

Long-Term Debt and Liabilities (Continued)

Leases

The City has entered into lease agreements to obtain right-to-use vehicles. The annual rent for the leases the City paid for the fiscal year ended September 30, 2024, was \$1,903. The lease agreements have monthly payments ranging from \$796 to \$797, with agreements expiring in fiscal year 2029.

The following is a schedule of minimum future lease payments from lease agreements as of September 30:

For the year ending September 30,	Leased Assets	Interest Expense	Total
2025	\$ 16,596 \$	2,529 \$	19,125
2026	17,142	1,983	19,125
2027	17,707	1,418	19,125
2028	18,291	834	19,125
2029	15,704	3,421	19,125
Total	\$ 85,440 \$	10,185 \$	95,625

Changes In Long-Term Liabilities

Long-term liability activity for the year ended September 30, 2024, was as follows for governmental activities:

	Beginning Balance	Additions	F	Reductions	Ending Balance	Due Within One Year
Governmental activities Financed purchases Right-of-use lease liability Compensated absences	\$ 85,497 - 120,427	\$ 46,926 87,343 53,198	\$	(62,306)* \$ (1,903) (41,678)	70,117 85,440 131,947	\$ 21,960 16,596 26,389
Governmental activity long-term liabilities	\$ 205,924	\$ 187,467	\$	(105,887) \$	287,504	\$ 64,945

Financed purchases, right-of-use lease liability and compensated absences will be liquidated in future periods primarily by the General Fund for governmental activities.

*The City recorded additions and reductions net of immaterial non-cash transactions on the statement of revenue, expenditures and changes in fund balance.

- 43 -

Interfund Receivables, Payables And Transfers

	Transfers in:				
	Roads and				
		Streets	Total		
Transfers out:					
General Fund	\$ 98,754 \$ 98,754				
Total	\$	98,754 \$	98,754		

The transfer from the General Fund to the Roads and Streets Fund provides additional funding for budgeted capital improvements.

Net Investment In Capital Assets

The elements of this calculation are as follows:

	Governmental
September 30, 2024	Activities
Capital assets (net)	\$ 2,233,011
Outstanding debt related to capital assets	(70,117)
Right-of-use assets	(85,440)
Net investment in capital assets	\$ 2,077,454

Note 3: DEFINED BENEFIT PENSION PLANS

The City participates in two defined benefit pension plans that are administered by the State of Florida, Department of Management Services, Division of Retirement. The plans provide retirement, disability or death benefits to retirees or their designated beneficiaries. Chapter 121, Florida Statutes, establishes the authority for benefit provisions. Changes to the law can only occur through an act of the Florida Legislature. The State of Florida issues a publicly available financial report that includes financial statements and required supplementary information for the plans. That report is available from the Florida Department of Management Services' website (www.dms.myflorida.com).

The Florida Retirement System (FRS) Pension Plan is a cost-sharing, multiple-employer defined benefit pension plan with a Deferred Retirement Option Program (DROP) available for eligible employees. The FRS was established and is administered in accordance with Chapter 121, Florida Statutes. Retirees receive a lifetime pension benefit with joint and survivor payment options.

City of Edgewood, Florida Notes to Financial Statements

Note 3: DEFINED BENEFIT PENSION PLANS (Continued)

FRS membership is compulsory for employees filling regularly established positions in a state agency, county agency, state university, state college, or city school board, unless restricted from FRS membership under Sections 121.053 or 121.122, Florida Statutes, or allowed to participate in a defined contribution plan in lieu of FRS membership. Participation by cities, municipalities, special districts, charter schools and metropolitan planning organizations is optional.

The Retiree Health Insurance Subsidy (HIS) Program is a cost-sharing, multiple-employer defined benefit pension plan established and administered in accordance with Section 112.363, Florida Statutes. The benefit is a monthly payment to assist retirees of the state-administered retirement systems in paying their health insurance costs. To be eligible to receive a HIS benefit, a retiree under a state administered retirement system must provide proof of eligible health insurance coverage, which can include Medicare.

Benefits Provided

Benefits under the FRS Pension Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation.

For members initially enrolled before July 1, 2011, the average final compensation is the average of the five highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on the retirement plan and/or class to which the member belonged when the service credit was earned.

Eligible retirees and beneficiaries receive a monthly HIS payment equal to the number of years of service credited at retirement multiplied by \$7.5. The minimum payment is \$45 and the maximum payment is \$225 per month, pursuant to Section 112.363, Florida Statutes.

Contributions

The contribution requirements of plan members and the employer are established and may be amended by the Florida Legislature. Employees are required to contribute 3.00% of their salary to the FRS Pension Plan.

The employer's contribution rates as of September 30, 2024, were as follows:

Year Ending September 30:	FRS	HIS
Regular class	11.63%	2.00%
Special risk class	30.79%	2.00%
Senior management service class	32.52%	2.00%
Elected officials	56.68%	2.00%
DROP from FRS	19.13%	2.00%

Contributions (Continued)

The employer's contributions for the year ended September 30, 2024, were \$327,079 to the FRS Pension Plan and \$28,444 to the HIS Program.

Pension Liabilities and Pension Expense

In its financial statements for the year ended September 30, 2024, the City reported a liability for its proportionate share of the net pension liability of the FRS Pension Plan and its proportionate share of the net pension liability of the HIS Program. The net pension liabilities were measured as of June 30, 2024. The City's proportions of the net pension liabilities were based on its share of contributions to the pension plans relative to the contributions of all participating entities, actuarially determined.

September 30, 2024	FRS	HIS
Net Pension Liability	\$ 2,171,156 \$	495,566
Proportion at:		
Current measurement date	0.0056%	0.0033%
Prior measurement date	0.0044%	0.0029%
Pension expense	\$ 320,176 \$	19,405

Deferred Outflows/Inflows of Resources Related to Pensions

At September 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	FRS				HIS			
	De	ferred Outflow	D	Deferred Inflow	De	ferred Outflow	C	Deferred Inflow
September 30, 2024		of Resources		of Resources		of Resources		of Resources
Differences between expected								
and actual experience	\$	219,345	\$	-	\$	4,785	\$	(952)
Change of assumptions		297,577		-		8,770		(58,668)
Net difference between projected and actual earnings on pension plan investments		-		(144,306)		_		(179)
Changes in proportion and differ- ences between City pension plan contributions and proportionate				()				(=)
share of contributions		334,888		(239,408)		58,299		(40,910)
City pension plan contribution subsequent to the measure-								
ment date		72,232		-		6,217		
Total	\$	924,042	\$	(383,714)	\$	78,071	\$	(100,709)

Deferred Outflows/Inflows of Resources Related to Pensions (Continued)

Deferred outflows of resources related to employer contributions paid subsequent to the measurement date and prior to the employer's fiscal year end will be recognized as a reduction of the net pension liability in the reporting period ending September 30, 2024. Other pension-related amounts reported as deferred outflows of resources and deferred inflows of resources will be recognized in pension expense as follows:

Year Ending September 30:	FRS	HIS
2025	\$ (41,322) \$	(6,646)
2026	350,979	(8 <i>,</i> 283)
2027	52,574	(12,712)
2028	63,608	(6,690)
2029	42,257	3,665
Thereafter	-	1,811
Total	\$ 468,096 \$	(28,855)

Actuarial Assumptions

The total pension liability for each of the defined benefit plans was measured as of June 30, 2024. The total pension liability for the FRS Pension Plan was determined by an actuarial valuation dated July 1, 2024. For the HIS Program, the total pension liability was determined by an actuarial valuation dated July 1, 2024.

The individual entry age normal actuarial cost method was used for each plan, along with the following significant actuarial assumptions:

Year Ending September 30:	FRS	HIS
Inflation	2.40%	2.40%
Salary increases, including inflation	3.50%	3.50%
Investment rate of return	6.70%	N/A
Discount rate	6.70%	3.93%

Mortality assumptions for both plans were based on the PUB-2010 base tables projected generationally with Scale MP-2021. For both plans, the actuarial assumptions were based on the results of an actuarial experience study for the period July 1, 2018, through June 30, 2023.

The following changes in key actuarial assumptions occurred in 2024:

FRS: All demographic assumptions and methods were reviewed as part of the 2024 Experience Study. Changes were adopted by the 2024 FRS Actuarial Assumption Conference during its meeting in October 2024.

Actuarial Assumptions (Continued)

HIS: The municipal bond index rate and the discount rate used to determine the total pension liability increased from 3.65% to 3.93%.

The coverage election assumptions were updated to reflect recent and anticipated future experience of HIS program participants. Changes were adopted by the 2024 FRS Actuarial Assumption Conference during its 2024 meeting.

The long-term expected investment rate of return was not based on historical returns, but instead was based on a forward-looking capital market economic model. Each asset class assumption is based on a consistent set of underlying assumptions, and includes an adjustment for the inflation assumption of 3.50%. For the FRS Pension Plan, the table below summarizes the consulting actuary's assumptions based on the long-term target asset allocation.

		Annual	Compound Annual
	Target	Arithmatic	(Geometric)
Asset Class	Allocation (1)	Return	Return
Cash	1.0%	3.3%	3.3%
Fixed income	29.0%	5.7%	5.6%
Global equity	45.0%	8.6%	7.0%
Real estate	12.0%	8.1%	6.8%
Private equity	11.0%	12.4%	8.8%
Strategic investments	2.0%	6.6%	6.2%
Total	100%		

Discount Rate

The discount rate used to measure the total pension liability for the FRS Pension Plan was 6.70%. FRS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return.

Because the HIS Program is essentially funded on a pay-as-you-go basis, a municipal bond rate of 3.93% was used to determine the total pension liability for the program. The Bond Buyer General Obligation Bond 20-Bond Municipal Bond Index was used as the applicable municipal bond index.

Sensitivity Analysis

The following tables demonstrate the sensitivity of the net pension liability to changes in the discount rate. The sensitivity analysis shows the impact to the employer's proportionate share of the net pension liability if the discount rate was 1.00% higher or 1.00% lower than the current discount rate.

		FRS			HIS	
		Current			Current	
		Discount			Discount	
	1% Decrease	Rate	1% Increase	1% Decrease	Rate	1% Increase
September 30, 2024	5.70%	6.70%	7.70%	2.93%	3.93%	4.93%
City's proportionate share of the net pension liability	\$ 3,818,987	\$ 2,171,156	\$ 790,748	\$ 564,137	\$ 495,566	\$ 438,639

Pension Plans' Fiduciary Net Position

Detailed information about the pension plans' fiduciary net position is available in the State's separately issued financial reports.

Note 4: POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB)

Plan Description

The City of Edgewood, Florida administers a single-employer defined benefit healthcare plan (the "Plan") that provides medical insurance to its employees and their eligible dependents. Pursuant to Section 112.0801, Florida Statutes, the City is required to provide eligible retirees (as defined in the City's pension plans) the opportunity to participate in this Plan at the same cost that is applicable to active employees. The City does not issue stand-alone financial statements for this Plan. All financial information related to the Plan is accounted for in the City's basic financial statements.

Funding Policy

The City is funding the postemployment benefits on a pay-as-you-go basis. Contribution rates for the Plan are established by City Council annually during the budget process. The City does not pay for health insurance premiums for retirees. Blended premium rates for active and retired employees combined provide an implicit subsidy for retirees because on an actual basis, their current and future claims are expected to result in higher costs to the Plan than those of active employees. The current year contributions are determined as annualized claims incurred based on the retiree age at the beginning of the fiscal year and the claims table used for liability determination offset by the annual premium paid by the retiree for such coverage. City contributions are assumed to be equal to benefits paid.

City of Edgewood, Florida Notes to Financial Statements

Note 4: POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB) (Continued)

Plan Membership

At September 30, 2024, OPEB membership consisted of the following:

	Employees
Inactive members	1
Active members	18
Total	19

Assumptions and Other Inputs

The City's OPEB liability (asset) is calculated using the Alternative Measurement Method permitted by GASB Statement 75 for employers in plans with fewer than one hundred total plan members.

The Alternative Measurement Method involves estimates of the value of reported amounts and assumptions about the probability of events far into the future, and that the determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future.

In the September 30, 2024 measurement data, the assumptions and other inputs, applied include the following:

Inflation	2.54 %
Discount rate	4.06 % investment rate of return
Health care cost trend rates	5.10 % decreasing to 4.60 % after 2031
Retirees' share of benefit-related costs	100 % of projected health insurance premiums

The discount rate was selected based on a 20-year tax-exempt high-quality general obligation municipal bond yield of index. The S&P Municipal Bond 20 Year High Grade Index at September 30, 2024 was 4.06%.

Mortality rates were based on the RP-2014 Mortality Tables for annuitants for small plans for Males and Females as appropriate with both rates, with adjustments for mortality improvements based on Scale MP, as published by the Internal Revenue Service (IRS) for purposes of Internal Revenue Code (IRC) section 430.

The actuarial assumptions used in the September 30, 2024 valuation were not based on the results of an actuarial experience study.

At September 30, 2024, the City reported a total OPEB liability of \$304,234. The information has been provided as of the September 30, 2024 measurement date.

Note 4: POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB) (Continued)

Assumptions and Other Inputs (Continued)

		Increase (Decrease)							
	T	otal OPEB	Plan	Fiduciary	Т	otal OPEB			
		Liability	Net	t Position		Liability			
		(a)		(b)		(a) - (b)			
Balance as of September 20, 2023	\$	287,873	\$	-	\$	287,873			
Changes for the year									
Service cost		35,236		-		35,236			
Interest		12,403		-		12,403			
Changes of assumptions		(31,278)		-		(31,278)			
Net changes		16,361		-		16,361			
Balance as of September 30, 2024	\$	304,234	\$	-	\$	304,234			

The following table represents the City's total OPEB liability calculated using the discount rate of 4.06%, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	19	% Decrease (3.06%)	Dis	Current scount Rate (4.06%)	1% Increase (5.06%)	
Total OPEB Liability	\$	337,511	\$	304,234	\$	277,213

The following table represents the City's total OPEB liability calculated using the health care cost trend rate of 5.10%, as well as what the City's total OPEB liability would be if it were calculated using a health care cost trend rate that is one percentage point lower or one percentage point higher than the current rate:

	19	% Decrease (4.10%)	nate Trend (5.10%)	1% Increase (6.10%)
Total OPEB Liability	\$	282,430	\$ 304,234	\$ 329,369

Note 4: POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB) (Continued)

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the fiscal year ended September 30, 2024, the City recognized an increase to OPEB expense of \$16,361. In addition, the City reported deferred inflows of resources relate to the OPEB plan from the following sources:

		Deferred		Deferred
		Outflows		Inflows
	of	f Resources	of	Resources
Change of assumptions	\$	(240,015)	\$	53,127
Total	\$	(240,015)	\$	53,127

Amounts reported as deferred outflows of resources and deferred inflows of resources related to the OPEB plan will be recognized in the expense as follows:

Year ending September 30,

2025	ć	(10.261)
2025	Ş	(19,361)
2026		(19 <i>,</i> 361)
2027		(19,361)
2028		(19,361)
2029		(19,361)
Thereafter		(90,083)
Total	\$	(186,888)

Note 5: RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Significant losses are covered through participation in a local government non-assessable self-insurance pool – Florida Municipal Insurance Trust. There have been no significant reductions in insurance coverage from the prior year. No settlements have exceeded the City's insurance coverage for each of the past three fiscal years.

Note 6: COMMITMENTS AND CONTINGENCIES

During the ordinary course of its operation, the City is party to various claims, legal actions, and complaints. While the ultimate effect of such litigation cannot be ascertained at this time, in the opinion of counsel for the City, the liabilities which may arise from such actions would not result in losses which would exceed the liability insurance limits in effect at the time the claim arose or otherwise materially affect the financial condition of the City or results of activities.

Note 6: COMMITMENTS AND CONTINGENCIES (Continued)

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal and state governments. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable fund(s). The amount, if any, of expenditures from current or prior years which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts not recorded, if any, to be immaterial.



THIS PAGE IS INTENTIONALLY LEFT BLANK.

- 54 -

REQUIRED SUPPLEMENTARY INFORMATION OTHER THAN MANAGEMENT'S DISCUSSION AND ANALYSIS

- 55 -

City of Edgewood, Florida Budgetary Comparison Schedule – General Fund

For the year ended September 30, 2024	Original Budget	Final Budget	Actual	riance with nal Budget Positive (Negative)
Revenues				
Taxes	\$ 3,270,158	\$ 3,352,158	\$ 3,463,379	\$ 111,221
Licenses and permits	40,900	40,900	46,285	5,385
Intergovernmental	575 <i>,</i> 884	610,884	664,131	53,247
Charges for services	386 <i>,</i> 848	440,848	561,106	120,258
Fines and forfeitures	41,500	41,500	18,446	(23 <i>,</i> 054)
Impact fees	457	457	15,487	15,030
Investment earnings	7,920	49,920	106,041	56,121
Miscellaneous revenue	74,465	125,465	104,596	(20,869)
Total revenues	4,398,132	4,662,132	4,979,471	317,339
Expenditures General government				
Personal services	225,828	225,828	230,591	(4,763)
Operating expenditures	543 <i>,</i> 879	562,779	619,286	(56,507)
Capital outlay	-	-	4,100	(4,100)
Public safety				
Law enforcement:				
Personal services	2,046,348	2,182,348	2,169,489	12 <i>,</i> 859
Operating expenditures	273,161	323,861	294,325	29 <i>,</i> 536
Capital outlay	5,500	15,500	10,124	5,376
Debt service				
Principal	47,172	41,172	34,817	6,355
Interest	6,000	6,000	5,408	592
Fire protection:				
Operating expenditures	1,042,721	1,042,721	1,013,369	29,352
Physical environment				()
Operating expenditures	251,800	260,200	263,284	(3,084)
Capital outlay	-	3,400	3,350	50
Total expenditures	4,442,409	4,663,809	4,648,143	15,616

-Continued-

The accompanying notes to required supplementary information are an integral part of this schedule.

- 56 -

City of Edgewood, Florida Budgetary Comparison Schedule – General Fund (Continued)

For the year ended September 30, 2024	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
For the year ended September 50, 2024	Buuget	Buugei	Actual	(Negative)
Excess of revenues over expenditures	(44,277)	(1,677)	331,328	332,955
Other Financing Sources Transfers out	(98,754)	(98,754)	(98,754)	_
Proceeds from sale of capital assets	-	-	8,873	8,873
Total other financing sources	(98,754)	(98,754)	(89,881)	8,873.00
Net change in fund balance Fund balance, beginning of the year Fund balance, end of year	(143,031) 5,348,973 \$ 5,205,942	(100,431) 5,348,973 \$ 5,248,542	241,447 5,348,973 5,590,420	341,828 - \$ 341,828

The schedule was prepared on a budgetary basis, the reconciliation

between the budgetary basis and GAAP is as follows:

	Capital outlay for leases	(87,343)
	Lease proceeds	87,343
Fund balance on GAAP basis	=	\$ 5,590,420

City of Edgewood, Florida Budgetary Comparison Schedule – Road and Streets Fund

For the year ended September 30, 2024		Original Budget		Final Budget	Actual	-	riance with inal Budget Positive (Negative)
Revenues							
Taxes	\$	73,000	\$	73,000	\$ 84,308	\$	11,308
Intergovernmental	•	32,400	•	32,400	36,706		4,306
Investment earnings		50		50	144		94
Impact fees		-		-	74,146		74,146
Miscellaneous		18,003		18,003	35,482		17,479
Total revenues		123,453		123,453	230,786		107,333
Expenditures Highways and streets Capital outlay		258,063 -		258,063 -	187,694 -		70,369 -
Total expenditures		258,063		258,063	187,694		70,369
Excess (Deficiency) of Revenues Over (Under) Expenditures		(134,610)		(134,610)	43,092		177,702
Other Financing Sources							
Transfers in		98,754		98,754	98,754		-
Total other financing sources		98,754		98,754	98,754		-
Net change in fund balance Fund balance, beginning of year		(35,856) 400,224		(35,856) 400,224	141,846 400,224		177,702 -
Fund balance, end of year	\$	364,368	\$	364,368	\$ 542,070	\$	177,702

Note that this schedule is prepared on a budgetary basis, but it is not different from Generally Accepted Accounting Principles (GAAP) in presentation.

City of Edgewood, Florida Budgetary Notes to Required Supplementary Information

Note 1: BUDGETARY INFORMATION

The City Council annually adopts a budget for the General Fund and the Roads and Streets Fund. All appropriations are legally controlled at the fund level. The City Council employs the following procedures in establishing the budgetary data reflected in the financial statements:

- a) Prior to September 30, the Mayor submits to the City Council a proposed operating budget for the fiscal year commencing October 1. The operating budget includes proposed expenditures and the means of financing them.
- b) Complete copies of the proposed budget are made available for public inspection. Budget workshops are held and public hearings are conducted to obtain citizens' comments.
- c) Prior to October 1, the budget is legally enacted through passage of an ordinance and becomes the basis for the millage levied by the Council.
- d) Any transfers of budgeted amounts between departments within any fund, and any revisions that alter the total expenditures of any fund must be approved by the Council.
- e) Formal budgetary integration is employed as a management control device during the year for the General Fund and any special revenue funds that have a legally adopted budget.
- f) The budgets are integrated into the accounting system and the budgetary data, as presented in the financial statements for all funds with annual budgets, compare the expenditures with the budget. All budgets are presented on the modified accrual basis of accounting (GAAP) except as noted on the budgetary comparision schedules.
- g) Unexpended appropriations on annual budgets lapse at the end of the fiscal year.
- h) The budgetary comparison schedule shown in the accompanying required supplementary information presents comparisons of the legally adopted budget, as amended, with actual results. The originally adopted budget is presented for purposes of comparison to the final, amended budget.

- 59 -

City of Edgewood, Florida Schedule of Proportionate Share of Net Pension Liability

Florida Re	tirement System	ו (FRS)		
	2024	2023	2022	2021
City's proportion of				
the net pension liability	0.0056%	0.0044%	0.0052%	0.0054%
City's proportionate share of				
the net pension liability	\$ 2,171,156	\$ 1,737,339	\$ 1,920,280	\$ 407,697
City's covered payroll	\$ 1,402,283	\$ 1,282,785	\$ 1,267,221	\$ 1,205,151
City's proportionate share of the				
net pension liability as a percentage of its covered payroll	154.83%	135.43%	151.53%	33.83%
	134.8370	133.4370	131.3370	55.6576
Plan fiduciary net position as a				
percentage of the total pension liability	83.70%	82.38%	82.89%	96.40%
Health In	surance Subsidy	(HIS)		
	2024	2023	2022	2021
City's proportion of				
the net pension liability	0.0033%	0.0029%	0.0033%	0.0035%
City's proportionate share of				
the net pension liability	\$ 495,566	\$ 459,785	\$ 346,110	\$ 424,193
City's covered payroll	\$ 1,402,283	\$ 1,282,785	\$ 1,267,221	\$ 1,205,151
City's proportionate share of the				
net pension liability as a percentage of its covered payroll	35.34%	35.83%	27.31%	35.20%
Plan fiduciary net position as a				

Note 1: The Plan's fiduciary net position as a percentage of the total pension liability is published in Note 3 of the Plan's financial statements.

Note 2: Amounts presented were determined as of June 30.

2015	2016	2017	2018	2019	2020
0.0052%	0.0062%	0.0062%	0.0057%	0.0059%	0.0061%
\$ 674,518	\$ 1,553,082	\$ 1,830,978	\$ 1,717,322	\$ 2,033,346	\$ 2,656,804
\$ 1,037,212	\$ 1,091,698	\$ 1,117,456	\$ 1,161,110	\$ 1,157,916	\$ 1,174,032
65.03%	142.26%	163.85%	147.90%	175.60%	226.30%
92.00%	84.88%	83.89%	84.26%	82.61%	78.85%
2015	2016	2017	2018	2019	2020
	/				
0.0033%	0.0035%	0.0036%	0.0034%	0.0034%	0.0034%
0.0033%	0.0035%	0.0036%	0.0034%	0.0034%	0.0034%
		0.0036% \$ 383,028			
\$ 331,504	\$ 407,902		\$ 361,699	\$ 385,721	\$ 421,143
\$ 331,504	\$ 407,902	\$ 383,028	\$ 361,699	\$ 385,721	\$ 421,143
\$ 331,504	\$ 407,902	\$ 383,028	\$ 361,699	\$ 385,721	\$ 421,143
\$ 331,504 \$ 1,091,698	\$ 407,902 \$ 1,117,456	\$ 383,028 \$ 1,161,110	\$ 361,699 \$ 1,157,916	\$ 385,721 \$ 1,174,032	\$ 421,143 \$ 1,205,151

- 61 -

City of Edgewood, Florida Schedule of Pension Contributions

Florida I	Retiren	nent System	ו (F	RS)			
		2024	-	2023	2022		2021
Contractually required contribution	\$	317,812	\$	209,749	\$ 220,226	\$	205,610
Contributions in relation to the							
contractually required contribution		(317,812)		(209,749)	(205,610)		(203,671)
Contribution deficiency (excess)	\$	-	\$	-	\$ 14,616	\$	1,939
City's covered payroll	\$	1,429,368	\$	1,275,629	\$ 1,235,883	\$:	1,236,560
Contributions as a percentage of covered payroll		22.23%		16.44%	17.82%		16.63%
Health	Insura	nce Subsidy	(H	IS)			
		2024		2023	2022		2021
Contractually required contribution	\$	27,969	\$	19,036	\$ 19,773	\$	20,327
Contributions in relation to the contractually required contribution		(27,969)		(19,036)	(19,773)		(19,876)
Contribution deficiency (excess)	\$	-	\$	-	\$ -	\$	451
City's covered payroll	\$	1,429,368	\$	1,275,629	\$ 1,235,883	\$:	1,236,560
Contributions as a percentage of covered payroll		1.96%		1.49%	1.60%		1.64%

					2245		2015
	2020	2019	2018	2017	2016		2015
\$	203,671	\$ 214,024	\$ 194,227	\$ 172,477	\$ 165,261	\$	148,284
	(203,671)	(214,024)	(194,227)	(172,477)	(165,261)		(148,284)
\$	-	\$ -	\$ -	\$ -	\$ -	\$	-
\$ 1	1,179,404	\$ 1,205,151	\$ 1,174,032	\$ 1,157,916	\$ 1,161,110	\$	1,117,456
	17.27%	17.76%	16.54%	14.90%	14.23%		13.27%
	2020	2019	2018	2017	2016		2015
\$	19,876	\$ 19,202	\$ 18,998	\$ 18,621	\$ 18,040	\$	14,133
	(19,876)	(19,202)	(18,998)	(18,621)	(18,040)		(14,133)
\$	-	\$ -	\$ -	\$ -	\$ -	\$	-
\$:	1,236,560	\$ 1,179,404	\$ 1,205,151	\$ 1,174,032	\$ 1,157,916	\$:	1,161,110
	1.61%	1.63%	1.58%	1.59%	1.56%		1.22%

- 63 -

City of Edgewood, Florida Schedule of Changes in Total Other Postemployment Benefits Liability and Related Ratios

Fiscal year ending September 30,		2024		2023		2022		2021		2020
Total OPEB liability										
, Service cost	\$	35,236	\$	1,916	\$	1,916	\$	2,774	\$	2,419
Interest		12,403		1,792		2,532		1,355		26
Changes of assumptions		(31,278)		248,474		(20,878)		(5,482)		51,029
Net changes in total OPEB liability		16,361		252,182		(16,430)		(1,353)		53,474
Total OPEB liability - beginning		287,873		35,691		52,121		53 <i>,</i> 474		-
Total OPEB liability - ending	\$	304,234	\$	287,873	\$	35,691	\$	52,121	\$	53,474
Covered-employee payroll for the measurement period	\$1	1,429,368	\$1	1,275,629	\$1	.,235,883	\$1	L,236,560	\$1	.,236,560
Total OPEB liability as a percentage of covered-employee payroll		23.29%		22.57%		2.89%		4.21%		4.32%
Notes to the schedule:										

The City began recording an OPEB liability in 2020. As a result, this information is only available for five fiscal years.

- 64 -



Carr, Riggs & Ingram, L.L.C. 7506 Lynx Way Suite 201 Melbourne, FL 32940

321.255.0088 386.336.4189 (fax) CRIadv.com

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Honorable Mayor and City Council, City of Edgewood, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the City of Edgewood, Florida as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City of Edgewood, Florida's basic financial statements, and have issued our report thereon dated May 14, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Edgewood, Florida's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Edgewood, Florida's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Edgewood, Florida's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying schedule of findings and questioned costs, we identified certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. We consider the deficiencies described in the list below, 2024-004 and 2024-005, to be material weaknesses.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiency described in the list below, 2024-003, to be a significant deficiency.

2024-003 REVIEW AND SEGREGATION OF DUTIES

<u>Criteria</u>: Review and segregation of duties is critical for effective internal controls to mitigate the risk of errors and inappropriate actions.

<u>Condition</u>: The City does not have preventative review and approval controls in place for business tax receipts, impact fee invoicing and data remitted to the State for the Florida Retirement System.

<u>Cause</u>: Business tax receipts, impacts fees, and the data remitted for FRS is not reviewed prior to being sent.

<u>Effect:</u> Invoices for business tax receipts, impact fees or employee data could be remitted and recorded with incorrect information.

<u>Recommendation</u>: Someone other than the preparer should review the information prior to being sent and document their review.

<u>Management's Response</u>: The City acknowledges the importance of preventative review and approval controls in mitigating the risk of errors and inappropriate actions, as outlined in your criteria. We understand that a lack of review could potentially lead to the remittance and recording of incorrect information related to business tax receipts, impact fee invoices, or employee data for the FRS.

Action Plan: Reasonable controls are in place with each employee having a separate, secure password for the BTR and Sage systems. The City will implement the following actions:

- Business Tax Receipts: City Hall will establish a written process and policy to document the current process where the City Clerk, separate from the employee who prepares the business tax receipt invoices, reviews and approves the payment reminders prior to their issuance. This review will include verification that the correct amount on the payment reminder is correct. Documentation and date of this review will be maintained.
- Impact Fee Invoicing: Similarly, City Hall will implement a review and approval process for impact fee invoices. The City Clerk, independent of the preparer, will review the invoices for accuracy, ensuring alignment with applicable ordinances and development agreements. Evidence of this review will be documented.
- 3. Florida Retirement System (FRS) Data Remittance: The City will institute a process where the data prepared for submission to the FRS will be reviewed and approved by a designated individual prior to its transmission. This review will include verification of employee eligibility, contribution rates, and earnings. Documentation of this review will be retained.

Implementation Timeline: We anticipate that these enhanced review and approval processes will be fully implemented beginning with May 2025 reporting. This step will be added to the existing internal instruction to provide training to relevant staff to ensure consistent adherence to this new control.

2024-004 RECORDING DEBT AND CAPITAL OUTLAY

<u>Criteria</u>: Generally accepted accounting principles require that transactions be recorded in the period in which they occur Further, GASB Statement No. 34 outlines that revenues, expenses, gains, losses, assets and liabilities resulting from exchange and exchange-like transactions should be recognized when the exchange takes place.

<u>Condition</u>: The City did not record a new vehicle purchase and the associated debt in the period in which the transaction occurred. In addition, the disposition of a vehicle and its associated debt was not removed during the period in which the transactions occurred.

<u>Cause:</u> In 2023, a vehicle was disposed of and replaced with a new vehicle. The debt on the disposed vehicle was covered with insurance proceeds and not recorded. The new vehicle, to replace the disposed vehicle, along with its associated debt was not recorded in 2023.

<u>Effect:</u> This caused net assets to be overstated at the fund level and understated at the governmentwide level by \$17,008 and \$5,796, respectively.

<u>Recommendation</u>: Transactions are recorded in the period in which they occur.

<u>Management's Response</u>: We acknowledge the findings and concur with the auditor's recommendation that transactions should be recorded in the period in which they occur, consistent with Generally Accepted Accounting Principles (GAAP) and GASB Statement No. 34.

We understand that the failure to record a new vehicle purchase and associated debt, or the removal of a disposed vehicle and its related debt, will result in an overstatement of net assets at the fund level and an understatement at the government-wide level.

Corrective Action Plan: Management will implement the following to prevent this situation from recurring:

• **Immediate Action**: We will work with our third-party accounting firm to make the necessary adjustments to the financial records to accurately reflect a vehicle purchase, associated debt, and the disposal of an old vehicle in the financial statements. This will ensure the correct net asset balances at fund and government-wide levels.

The City will enhance our review procedures for capital asset additions and disposals, as well as related debt transactions. This will include that all such transactions are sent to the City Clerk's office to ensure all such transactions are transmitted to the third-party accounting firm for proper recording in the correct accounting period.

- **Improved Communication**: We will reinforce communication protocols between the departments responsible for asset management and City Hall to ensure timely and accurate information sharing regarding asset acquisitions, disposals, and related financing.
- **Training**: We will provide documentation to relevant staff members on the proper accounting treatment for capital asset transactions and related debt, emphasizing the importance of timely and accurate recording in accordance with GAAP and GASB pronouncements. This

process will be documented in the City Clerk's help desk and sent to the Police Department to keep for their training records.

Management is committed to ensuring the accuracy and completeness of the City's financial records. We believe these corrective actions will address the identified deficiency and strengthen our internal controls over capital asset and debt accounting.

2024-005 PASSTHROUGH REVENUE AND EXPENSE

<u>Criteria:</u> Generally accepted accounting principles require that revenue and expenses be recorded when the conditions for recognition are met. Exchange-like transactions should be recorded as revenue and expenses, netting is not permissible unless a right of offset exists.

<u>Condition</u>: The City collects and holds funds for various activities related to projects being completed within the City and records as a pass-through liability. Once the conditions are met, i.e., an invoice, that money is released from liability. No recognition of revenue or expense is recorded.

<u>Cause</u>: The City currently is recording only the receipt of funds as a liability and not recognizing the revenue and associated expenses as the conditions are met.

Effect: Revenue was understated by \$90,282 and expenses understated by the same amount.

<u>Recommendation</u>: The City should record revenue and expenses which are enacted through enabling legislation of the City, regardless of whether the work is performed by City employees or performed by a contracted third party.

<u>Management's Response</u>: City Hall, along with our third-party accounting firm, has already corrected the concern about documenting pass-through revenues and expenses. The City has reverted to the previous method of recording both revenue and expenses for activities to provide a more accurate picture of the City's financial performance.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Edgewood, Florida's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

City of Edgewood, Florida's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City of Edgewood, Florida's response to the findings identified in our audit as stated above. City of Edgewood, Florida's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Carr, Riggs & Ungram, L.L.C.

Melbourne, Florida May 14, 2025



THIS PAGE IS INTENTIONALLY LEFT BLANK.

- 70 -



Carr, Riggs & Ingram, L.L.C. 7506 Lynx Way Suite 201 Melbourne, FL 32940

321.255.0088 386.336.4189 (fax) CRIadv.com

INDEPENDENT AUDITOR'S MANAGEMENT LETTER

To the Honorable Mayor and City Council, City of Edgewood, Florida

Report on the Financial Statements

We have audited the financial statements of the City of Edgewood, Florida, as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated May 14, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards, and Independent Accountant's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 14, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective action has not been taken to address the finding and recommendation made in the preceding financial audit report. Finding 2023-002 has been repeated on the next page, as 2024-001.

Official Title and Legal Authority

Section 10.554(I)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The legal authority of the City of Edgewood, Florida is disclosed in the footnotes. The City has no component units.

Financial Condition and Management

Section 10.554(I)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the City of Edgewood, Florida met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the City of Edgewood, Florida did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the City of Edgewood, Florida. It is management's responsibility to monitor the City of Edgewood, Florida's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we have the following recommendations:

2024-001 ACCRUAL OF RECEIVABLES

<u>Criteria</u>: Generally accepted accounting principles require that receivables be recorded for any valid claims for transactions arising on or before the financial statement date. Further, GASB Codification (GASBC) 1600, *Basis of Accounting* requires governmental funds to use the modified accrual basis of accounting when recognizing revenue.

<u>Condition</u>: The City did not accrue for amounts due to the City from FCC Environmental Services (FCCES) as of September 30, 2024. As the receivable from FCC Environmental Services was not collected within the period of availability, the estimated revenue was recorded as unavailable revenue.

<u>Cause:</u> Per the contract with FCCES, amounts due to the City are to be remitted on a quarterly basis. While FCCES did remit the quarterly payment for the 1st quarter of the fiscal year, the remaining three (3) quarters were delayed. The City did not timely identify the missing remittances.

Effect: Revenue of approximately \$39,571 was not accrued.

<u>Recommendation</u>: The City should ensure that budgetary comparison reports provided to management be reviewed in detail sufficient to identify routine (expected) receipts that may not have been collected as expected in order to follow-up on potential missing receivables on a more timely basis.

<u>Management's Response</u>: Regarding the specific condition identified, as the receivable was not collected within the period of availability, the revenue was classified as unavailable revenue in accordance with the modified accrual basis. The cause of this issue was the delayed remittance of quarterly payments by FCC for the second, third, and fourth quarters of the fiscal year. While the first quarter payment was received timely, the subsequent payments were not.

- 72 -

The City Clerk followed up with FCC during the year and received a response from the Regional Director of Operations that the payments were being processed for payment. There was no explanation given for the tardiness of the payments. While the revenue was ultimately classified as unavailable, we understand the importance of timely identification and accrual of receivables.

The City should ensure that budgetary comparison reports provided to management are reviewed sufficiently to identify routine (expected) receipts that may not have been collected. To address this, we will implement the following corrective actions:

- Enhanced Review Procedures: We will enhance our procedures for reviewing budgetary comparison reports. This will include [Specify the actions, e.g., assigning specific responsibility for review, implementing a checklist of expected receipts, establishing a threshold for variances requiring investigation].
- **Timely Follow-Up on Outstanding Receivables:** We will implement a more proactive approach to tracking and following up on outstanding receivables. This will involve establishing a schedule for monitoring payments, assigning responsibility for contacting vendors regarding overdue payments, and documenting follow-up efforts.

We believe these actions will strengthen our processes for identifying and managing receivables in a timely manner. We anticipate these changes will be immediately implemented.

2024-002 CENSUS DATA

<u>Criteria:</u> GASB standards require governments to report on pension liabilities and census data could influence actuarial assumptions and reporting on pension obligations.

<u>Condition</u>: The City's personnel records did not support information provided to the actuaries for determining pension and other post-employment benefit liabilities.

<u>Cause:</u> Data entered to or provided to the actuary, such as the date of hire, did not agree with supporting documentation in the City's personnel records.

<u>Effect:</u> Two participants date of hire did not agree to the information submitted to the Florida Retirement System and used internally for the OPEB liability calculation.

<u>Recommendation</u>: The City should ensure that the information provided agrees with support in personnel files and the same information is provided to all sources that utilize it.

<u>Management's Response</u>: The City acknowledges the importance for the accuracy of census data provided for the calculation of pension and other post-employment benefit (OPEB) liabilities in ensuring compliance with GASB standards and the reliability of actuarial assumptions.

Corrective Actions Planned:

We recognize the significance of this and are taking immediate steps to address the identified issues and prevent future occurrences.

- 73 -

We will review our current processes for collecting, recording, and transmitting employee census data including date of hire, date of birth, etc.) to the FRS and our actuaries. This review will ensure data accuracy and consistency across all platforms. This will include reviewing the standardized data input process and verifying built-in validation checks and documentation the process for future staff. The City will also provide additional training to relevant personnel on the importance of data accuracy and the correct procedures for data entry and transmission. This will include a review of the process of documentation.

Timeline for Implementation:

We are committed to ensuring the accuracy and reliability of our financial reports. We anticipate completing the data verification for the next FRS reporting timeline.

Property Assessed Clean Energy (PACE) Programs (Unaudited)

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the City did not operate a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, within the City's geographical boundaries during the fiscal year under audit.

Additional Matters

Section 10.554(I)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, applicable management and the City of Edgewood, Florida's City Council, and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ungram, L.L.C.

Melbourne, Florida May 14, 2025

- 74 -



Carr, Riggs & Ingram, L.L.C. 7506 Lynx Way Suite 201 Melbourne, FL 32940

321.255.0088 386.336.4189 (fax) CRIadv.com

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH LOCAL GOVERNMENT INVESTMENT POLICIES

To the Honorable Mayor and City Council, City of Edgewood, Florida

We have examined City of Edgewood, Florida's compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2024. Management of the City of Edgewood, Florida is responsible for the City of Edgewood, Florida's compliance with the specified requirements. Our responsibility is to express an opinion on City of Edgewood, Florida's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the AICPA. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City of Edgewood, Florida complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City of Edgewood, Florida complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including as assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the City of Edgewood, Florida's compliance with specified requirements.

In our opinion, the City of Edgewood, Florida complied, in all material respects, with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, for the year ended September 30, 2024.

This report is intended solely for the information and use of the City Council, management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ungram, L.L.C.

Melbourne, Florida May 14, 2025

CONSENT AGENDA



CITY COUNCIL REGULAR MEETING

City Hall – Council Chamber 405 Bagshaw Way, Edgewood, Florida Tuesday, April 15, 2025 at 6:30 PM

DRAFT MINUTES

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

Council President Horn called the meeting to order at 6:30 pm. He asked for a moment of silence and then led the Pledge of Allegiance.

B. ROLL CALL & DETERMINATION OF QUORUM

City Clerk Riffle announced a quorum with Mayor Dowless and all Councilmembers present.

Elected Officials Present:	Staff Present:
John Dowless, Mayor	Sandra Riffle, City Clerk
Richard A. Horn, Council President	Dean DeSchryver, Chief of Police
Chris Rader, Council President Pro-Tem	Miguel Garcia, Deputy Chief of Police
Susan Lomas, Councilmember	Stacey Salemi, Code Enforcement Officer
Casey McElroy, Councilmember	Mike Fraticelli, Police Sergeant
Beth Steele, Councilmember	Chris Meade, Police Officer First Class
	Drew Smith, City Attorney

С. PRESENTATIONS AND PROCLAMATIONS

2024 Officer of the Year Award 1.

Chief DeSchryver presented the Officer of the Year Award to Officer First Class Christopher Meade.

D. CONSENT AGENDA

1. March 18, 2025 City Council Meeting Minutes

Councilmember Rader made a motion to approve the March 18, 2025 City Council meeting minutes as presented; seconded by Councilmember Lomas. The motion was approved by voice vote (5/0).

- Ε. **ORDINANCES (FIRST READING)**
- PUBLIC HEARINGS (ORDINANCES SECOND READINGS & RELATED ACTION) F.
- G. UNFINISHED BUSINESS
- H. NEW BUSINESS

1. Decommission of Vehicle #64 2014 Dodge Charger

Chief DeSchryver said Vehicle #64, Dodge Charger has gone to auction. Council had no objection with the disposal of the vehicle.

2. Review of Consultant Contracts

City Clerk Riffle gave a review of the City's current contractors. While there were some concerns with the FCC Environmental Services accounts payable and accounts receivable, the majority of the services have been good. Concerns with CRI involved the length of the audits, interaction with staff, and repetitive questions.

The consensus of the Council was to retain the current contractors with attention to improvements with FCC and CRI.

I. GENERAL INFORMATION

J. CITIZEN COMMENTS

Edgewood resident Caleb Castro spoke about FCC Environmental Services. He supports having FCC tag anything out of compliance. The Lake Harbor HOA website directs residents to the City's website for information about FCC's services.

K. BOARDS & COMMITTEES

L. STAFF REPORTS

City Attorney Smith – no report

Police Chief DeSchryver

1. Chief's Report March 2025

Chief Deschryver said that the Police Department submitted the 287(g) form regarding immigration.

He told Council that the State Attorney General's Office is feuding with the local State Attorney over her policy to no longer accept non-arrest cases, with a few exceptions, like domestic violence. His concern is with the misdemeanor cases because, unless they are caught in the act, or an officer is in fresh pursuit, the police have no options to hold them accountable for the criminal activity.

As an example, Det. Crock had a serial shoplifter who had hit a local store numerous times. EPD knew the identity of the suspect but could not locate him. Det. Crock submitted for a misdemeanor arrest warrant; however, the judge denied the warrant unless the suspect had two prior convictions for petit theft or the amount stolen was of a certain value to make it a felony. The judge denied the warrant, and the State Attorney refused to take the case because there was no arrest, so the police had no avenue to get justice for the victims. Chief Deschryver said that the Police Department passed their audits. If passed, the agency will receive an excelsior level for successfully completing five consecutive re-accreditions. The accreditation ceremony will be held on June 19th in Celebration.

He gave accolades to Code Enforcement Officer Salemi for her excellent preparation for the audit and to Sergeant Fraticelli for completing a six-month course for public safety leadership and development.

City Clerk Riffle

- 1. Clerk's Report 3-17 through 4-11
 - City Clerk Riffle gave an update of City Hall activities. The stormwater pond located at the end of Mary Jess Shores Court was bush hogged for the first time in 30 years. This will now be attended to on an annual basis.
 - Sidewalk repairs have begun with the primary focus in the Waterwitch subdivision.
 - Staff members Brett Sollazzo and Ashley Pagan have worked with businesses to come into compliance with window signage.
 - City Hall staff is making the transition from checks to ACH payments for regularly occurring, budgeted items. City Clerk Riffle assured City Council that the list of ACH payments would be made available when checks are signed for their signatures.

M. MAYOR AND CITY COUNCIL REPORTS

• Mayor Dowless

Mayor Dowless informed Councilmembers that the Florida League of Cities will hold an ethics training class on Thursday in Casselberry.

He said he met with Bell Rentals and will possibly have a presentation for the Council regarding that property.

Mayor Dowless said that he would like to consider opening up the parking code to make it easier for businesses. Businesses are permitted to use off-site parking lots, but it is a daunting process, and he would like to find a way that is more business friendly.

Attorney Smith said recording parking agreements with the comptroller became part of the process to provide protection if businesses change hands. The agreements follow the land.

Councilmember Steele said if the City wants to attract businesses to Edgewood, the City needs to make it easier to do so.

Councilmember Rader said the purpose of the agreements is to protect neighboring properties and help the business from failing.

Mayor Dowless said most businesses are not right up against residential zoning.

The consensus of the Council was to look into some parking agreement options.

- Council Member Lomas No report
- Council Member McElroy No report
- Council Member Rader No report
- Council Member Steele No report
- Council President Horn No report

N. ADJOURNMENT

The meeting was adjourned at 7:12 pm.

Richard A. Horn, Council President

Attest:

Sandra Riffle, City Clerk

ORDINANCES (FIRST READING)

PUBLIC HEARINGS (ORDINANCES – SECOND READINGS & RELATED ACTION)

UNFINISHED BUSINESS

NEW BUSINESS

Resolution 2025-01: 2nd Quarter Budget Amendment



Memo

То:	Mayor Dowless, Council President Horn,	
	Council Members Lomas, McElroy, Rader, and Steele	
From:	Sandra Riffle, City Clerk	
Date:	May 5, 2025	
Re:	Second Quarter – 2024/2025 Budget Amendment	
The fellow	ing itoms are included for your review	

The following items are included for your review:

RESOLUTION 2025-01 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.

- Budget Amendment Exhibit A To increase revenue and expense budget for greater than anticipated extra duty pay and revenue.
- Budget Amendment Exhibit B To increase revenue and expense budget for recognition of pass-through activity.
- Budget Amendment Exhibit C Safety Excellence Accreditation (SEI) Grant.
- Budget Amendment Exhibit D To use reserves to fund FY25 hurricane expenses.
- Budget Amendment Exhibit E
 To use restricted Police Education reserves to approved expenses.
- Budget Amendment Exhibit F To use reserves for stormwater maintenance.

Exhibit A	City of Edgewood		
LXIIIOR IX	Budget Amendment		
Submitted by: Fiscal Year: Submitted on:	General Fund McDirmit Davis 24/25		
Account Number	Account Description		Amount
Expenditures: 521154-01 521211-01	EXTRA DUTY PAY EXTRA DUTY PAYROLL TAXES -FICA	\$ \$	22,000.00 4,000.00
Revenues: 342901-01	REIMB. FOR EXTRA DUTY SERVICES	\$	26,000.00
	Net effect on budget (use of fund balance)	\$	-
Notes/Comments: To increase revenue a pay and revenue	nd expense budget for greater than anticipated extra duty		
Signed by:			

Exhibit B	City of Edgewood	
	Budget Amendment	
Submitted by: Fiscal Year: Submitted on:	General Fund McDirmit Davis 24/25	
Account Number	Account Description	Amount
Expenditures: 541310-01	Pass Thru Expense (professional fees)	\$ 54,013.00
Revenues: 322900-01	Pass Thru Permit Revenue	\$ 54,013.00
	Net effect on budget (use of fund balance)	\$ -
Notes/Comments: To increase revenue a	and expense budget for recognition of pass thru activity	
Signed by:		

Exhibit C	City of Edgewood	
	Budget Amendment	
Submitted by: Fiscal Year: Submitted on:	General Fund McDirmit Davis 24/25	
Account Number	Account Description	Amount
Expenditures: 521543-01	TRAINING	\$ 5,000.00
<mark>Revenues:</mark> 367100-01	GRANT REVENUE	\$ 5,000.00
	Net effect on budget (use of fund balance)	\$ -
Notes/Comments: Safety Excellence Accr	editation (SEI) Grant	
Signed by:		

Exhibit D	City of Edgewood	
	Budget Amendment	
Submitted by: Fiscal Year: Submitted on:	Roads and Streets McDirmit Davis 24/25	
Account Number	Account Description	Amount
Expenditures: 549670-02	Hurricane Expenses	\$ 175,200.00
<u>Revenues:</u>		
	Net effect on budget (use of fund balance)	\$ (175,200.00)
Notes/Comments: To use reserves to fund	l FY25 hurricane expenses	
Signed by:		

Eyhihit E	City of Edgewood		
Exhibit E	Budget Amendment		
Submitted by: Fiscal Year: Submitted on:	Police Training McDirmit Davis 24/25		
Account Number	Account Description		Amount
Expenditures: 522100-04	POLICE EDUCATION FUND EXPENSE	\$	850.00
<u>Revenues:</u>			
	Net effect on budget (use of fund balance)	\$	(850.00)
Notes/Comments:	To use restricted Police Education reserves to approv	ed expenses	
Signed by:			

Exhibit	City of Edgewood	
EXIIION	Budget Amendment	
Submitted by: Fiscal Year: Submitted on:	Stormwater McDirmit Davis 24/25	
Account Number	Account Description	Amount
Expenditures: 541050-08	STORMWATER MAINTENANCE	\$ 25,000.00
<u>Revenues:</u>		
	Net effect on budget (use of fund balance)	\$ (25,000.00)
Notes/Comments:	To use reserves for stormwater maintenance	
Signed by:		



RESOLUTION NO. 2025-01

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 September 27, 2024, the City Council of the City of Edgewood, Florida, adopted Resolution No. 2024-04, approving the annual budget for Fiscal Year 2024/2025; 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 2023/2024 budget as shown on Exhibits "A," "B," "C," "D,", "E" and "F" 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 **20th** day of **May 2025.**

Richard Alan Horn, Council President

ATTEST:

Sandra Riffle, City Clerk

RESOLUTION 2025-01

FY 2025-2026 TRIM Calendar

2025/2026 FY PROPOSED TRIM CALENDAR

June 1, 2023	OCPA provides the total assessed value of the nonexempt
,	property.
Tuesday, June 17, 2025 at 6:30 pm	Approve Non-Ad Valorem Assessment at City Council
Regular City Council Meeting	Meeting
July 1, 2023	Day 1
	OCPA certifies the preliminary taxable value (TA) on
	Certification of Taxable Value (Form DR-420).
Wednesday, July 9, 2025 at 9:00 am	FY 2025-26 First Budget Workshop
Tuesday, July 15, 2025 at 6:30 pm	Set tentative millage rate, set a public hearing date for final
Regular City Council Meeting	millage, and proposed FY 2025-26 budget.
Thursday, July 28, 2025 at 6:00 pm	FY 2025-26 Second Budget Workshop
Monday, August 4, 2025	Forward to OCPA: DR420 & DR420MM-P
(within 35 days of certification of value)	
Saturday, August 24, 2025	OCPA mails out the Notice of Proposed Property Taxes
(no later than 55 days after certification of	(TRIM Notice) Form DR-474, this is the advertisement of the
value)	1 st TRIM hearing
Thurs, August 28, 2025 at 6:00 pm	FY 2025-26 Third budget Workshop (If needed)
Tues, September 9, 2025 at 6:30 pm	Public hearing/adoption of the tentative budget &
Special City Council Meeting	proposed millage; (cannot be held on BCC hearing dates of
(must be held between Sept 3-18)	9/4 & 9/16 or OCPS hearing dates of 7/29 & 9/12)
Thursday, September 11, 2025	Advertise in the newspaper the public hearing/adoption of
	the final millage & budget (must be done within 15 days after
Place ad between 9/10 and 9/24	the public hearing/adoption of the tentative budget &
	proposed millage)
Mon., September 15, 2025 at 6:30 pm	Final public hearing/adoption of millage & budget;
FINAL HEARING/Regular Council Mtg.	(cannot be held on BCC hearing dates of 9/4 & <u>9/16</u> or
(must be held within 2-5 days after	OCPS hearing dates of 7/29 & 9/12)
advertisement) (Sept 12 – Sept 29)	
Tuesday, September 16, 2025	Send resolution/ordinance adopting final millage & budget to
	OCPA, tax collector, and DOR (must be done within 3
	days of final hearing).
	When the property appraiser receives the resolution or
	ordinance, the final millage rate notification is considered
	official.
Tuesday, October 1, 2024	OCPA delivers DR-422 and DR-420MM with the final tax roll
	and supporting documents.
Tuesday, October 4, 2024 at Noon	City deadline to return DR 422's to OCPA with final millage
	rate (NOON)
Tuesday, October 15, 2024	Submit TRIM compliance package (due within 30 days of the
	final hearing)

This calendar is subject to change. Any changes will be posted on the City's website at <u>www.edgewood-fl.gov/news</u>.

No taxing authority, except multicounty/water management districts, can hold a hearing on the same day as a school district or county commission.

First County Budget Public Hearing	Thursday, September 4, 2025
Second County Budget Public Hearing	Thursday, September 18, 2025
First OCPS Public Hearing	Tuesday, July 29, 2025
Second OCPS Public Hearing	Friday, September 12, 2025

GENERAL INFORMATION

CITIZEN COMMENTS

BOARDS AND COMMITTEES

Variance 2025-01 5225 Alleman Dr. - Fence



Memo

То:	Mayor Dowless, Council President Horn, Council Members Lomas, McElroy, Rader, and Steele
From:	Brett Sollazzo, Administrative Project Manager
Date:	5/14/2025
Re:	May 12, 2025 Planning & Zoning Report – Variance 2025-01: 5225 Alleman Dr. – Fence

At its May 12, 2025 meeting, the Planning & Zoning Board reviewed the following agenda item and has submitted a formal recommendation to City Council. Please see below for project details and the Board's recommendation.

Variance 2025-01: 5225 Alleman Dr. – Fence

This agenda item pertains to a variance request for the property located at 5225 Alleman Drive. The request seeks approval to allow a fence/wall within the front setback to exceed the maximum height of four feet, as outlined in City Code Section 134-517(c)(1)a. Planner Hardgrove and the Applicant will be in attendance to answer any questions.

Supporting documentation for this item includes:

- Staff Report
- Variance Application & Narrative
- Site Plan
- Agent Authorization
- 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 April 30, 2025, a total of fifty-three (53) notification letters were mailed to property owners within a 500-foot radius of the subject property. Additionally, public notice signage was posted on-site at 5225 Alleman Drive. 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 two (2) of the mailed notices have been returned as undeliverable.

Board Member Gragg made a motion to recommend approval of Variance 2025-01 to allow a fence along the front property to be greater than 4-feet, but not to exceed 8-feet in height with the following conditions:

1. The fence shall be constructed as submitted with the renderings presented by the applicant at the hearing on 5/12/2025.

2. The maximum height of the scalloped gate shall be 85" as measured from grade, with the allowance of 2-inch-high finials.

The motion was seconded by Board Member Nolan. Approved (5/0) by roll call vote.

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	Favor



Date: May 13, 2025

To: City Council

- From: Ellen Hardgrove, City Planning Consultant
- XC: Brett Sollazzo, Administrative & Permitting Manager Drew Smith, City Attorney Sandy Riffle, City Clerk
- Re: Fence Height Variance for 5225 Alleman

Introduction

The applicant is requesting a height variance for a fence along the front property line at 5225 Alleman Drive (location is Exhibit 1). Code limits the height to four feet within the front setback of the property. The applicant proposes installing wrought iron-style fence segments between existing brick columns, atop an existing brick base, as detailed in Exhibits 2a and 2b. The existing columns measure 6.75 feet in height, while the brick base ranges from 16 to 26 inches. The vertical distance between the top of the base wall and the top of the columns is consistently ± 4.75 feet, with a minor deviation in one segment, which is slightly less. The total proposed height of the combined brick base and fence will not exceed eight feet.

There are several non-standard front yard fence heights along Alleman Drive, including on the adjacent property to the north and the property located one lot to the south (Exhibits 3 and 4). It is also relevant to note that the property directly south features a more significant visual barrier in the form of a ± 12 -foot high hedge along the property line, complemented by seven-foot high columns and an eight-foot high gate at the driveway (Exhibit 5).

Criteria for Approval

Per Code Section 134-104(3)b., variance approval requires six criteria to be true. The applicant's demonstration of the six criteria are listed below.

1. 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.

"The property was built in the 1980's with brick architectural columns and entryway designed with an intercom system. The stately entry way was designed for a gate. The existing brick columns are an existing condition that the previous owner constructed. The driveway is hidden and has thoroughfare which becomes a one way street. There are current neighbors on both sides of property with fencing and large hedge at the street. The height of the columns and fencing will harmoniously blend with the existing fencing and landscape of the homes in the zoning district."

- 2. That the special conditions and circumstances do not result from the actions of the applicant. "The property has an existing architectural entry designed for a security gate and security fencing. The fencing on the 2' wall will complete the overall appearance of the existing columns and 2' wall that was constructed by the previous owners."
- 3. 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.
 "There are multiple residences with fencing at street level. Additionally, several homes have hedges along the front property line that are 8' in height."
- 4. 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.

"The Literal enforcement of the code would deprive Ms. McCree the added layer of security to control access from unauthorized people to her property. The entry gate and higher fencing will not only enhance her security. but also complete the design of the existing brick wall. The enforcement of the code would also cause extreme hardship for maintaining her current lush landscaping. The gate and fencing will be consistent with the existing homes in the zoning district."

5. That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.

"The additional fencing on the 2' wall, along with the front entry gate will provide added security and protection for animals (owner has a dog). This variance allows the minimum and most architecturally pleasing accommodation for the property. The fence will attach to the existing columns and complete the integrity of the architectural design."

6. 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.

"The fencing will provide additional safety to the McCree Residence and will not infringe on the neighbors, as the fence will blend into the landscape hedge behind the wall. The variance is aesthetically pleasing and will be in keeping with current conditions within this neighborhood. The security gate and fencing will add value to the property, while also increasing the curb appeal Alleman Drive."

Planning and Zoning Board found the six criteria for variance approval were met and recommends Council approve the request as follows:

Approval of a variance in Code Section 134-517(c)(1)a. to allow a fence along the front property line not to exceed eight (8) feet in lieu of the maximum of four (4) feet, conditioned that the fence shall be constructed as submitted in Exhibit 2a and 2b of the staff report. Furthermore, the maximum height of the scalloped gate shall be 85" as measured from grade, with the allowance of an additional 2 inches in height for finials.







Planning and Zoning Report for 5525 Alleman Drive

2

Page 4 of 8

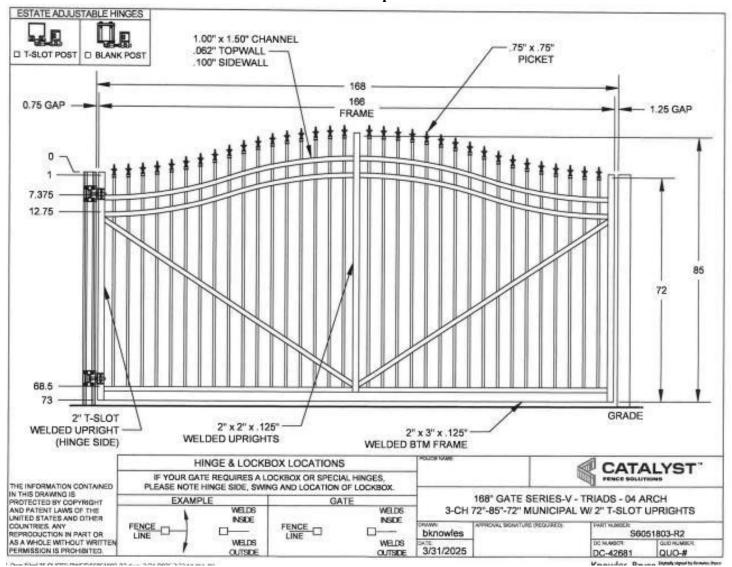
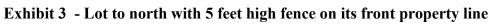


Exhibit 2b – Proposed Gate

Planning and Zoning Report for 5525 Alleman Drive

Page 5 of 8







Planning and Zoning Report for 5525 Alleman Drive

Page 6 of 8



Exhibit 4 – Five feet high fence two lots to south



Exhibit 5 – Lot directly south with 12+ feet high hedge and 7 feet high columns/8 feet high gate

END

Planning and Zoning Report for 5525 Alleman Drive

Page 8 of 8



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: Chris Sears	Owner Name: Marnie McCree
Email: Chris. Sears @ Mccree. com	Email: Marniemecre equail.com
	Phone: 407 376 - 5227
Property Address: 5525 Allcman	Drive
Legal Description: Oak lynn Second Plat	
gless N 100 Ft) BYCA \$1WTO	LAKE

Property Zoning:	9-12-1AA	Existing	on site:	FR	
Section of Code Variance is	being requested:	Frontyard	Fencing	Requirement	5
Variance Request: The	Applicant reg	vests a vari	ance to	allow for a	6'
Variance Request: The particular aluminum fence	to be insta	lled on a	2' bride	well. The	height
of the funce s	hull not exce	ed s'in h	eight.		0



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:	Chris Sears		
Applicant Signature:	Rise	Date:	4/28/25
Owner Name:	Marnie MCrae		20.0
Owner Signature:	See approved agent authorization	Date:	4/28/2025



Office Use Only:

Received by:	4 / Date Received:	28/2025
Forwarded to:Ellen Hardgrove - City	Planner Date Forwarded:4/	25/2025
P&Z Meeting Date:5/12/25	City Council Meeting Date:5/20/2	
Notes: Variance 2025-01		



Agent Authorization Form

	FOR PROJECTS LOCATED IN THE CITY OF EDGEWOOD
or print in BLACK INK.	Complete carefully, answering each question and attaching all n

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

I/WE, (PRINT PROPERTY OWNER NAME) Marnie McCree

, AS

THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, 5225 Alleman Drive, Orlando, FL 32809

_____, DO HEREBY AUTHORIZE TO ACT AS MY/OUR

AGENT (PRINT AGENT'S NAME) Chris Sears , TO EXECUTE ANY PETITIONS OR

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

Date: 4/28/25	Marnin Firee	Marnie McCree	
	Signature of Property Owner	Print Name Property Owner	
Date:	Signature of Property Owner	Print Name Property Owner	
STATE OF FLORIDA:	COUNTY OF		
by Marnie McCree	ing instrument was acknowledged befo	He/	April, 20 <u>25</u> she is personally known to me ntification and did/did not
in the year 25	fficial seal in the county and state state TAMMY SUE WILLOW COMMISSION # HH 467156	Signature of Notary Public	
	XPIRES: March 22, 2028	Notary Public for the State of My Commission Expires:	

Legal description(s) or Parcel ID are required Legal Description: <u>5225 Alleman Drive</u>, Orlando, FL 32809-3026

Parcel ID: 13-23-29-6056-01-121

Please return completed application to City Hall in person or via email info@edgewood-fl.gov

405 Bagshaw Way Edgewood, FL 32809 • Tel: 407-851-2920 • www.edgewood-fl.gov • info@edgewood-fl.gov



April 28, 2025 Mr. Brett Sollazo Administrative Project Manager City of Edgwood

405 Bagshaw Way

Edgewood, Florida 32809

Dear Mr. Sollazzo,

I am submitting the letter of explanation on behalf of the owner, Marnie McCree at 5225 Alleman Drive, to proceed with a variance request for a fence at the front of the property not to exceed 8 feet in height. I have attached a color rendering of the fence and its location which will be installed on the existing 2' brick wall. The design intent of this project is to provide additional security to Ms. McCree along with increasing the curb appeal of the existing brick wall, that was constructed by the previous owners. We would like to place this item on the May Planning and Zoning and City Council agenda for its consideration.

I wanted to address the criteria you outlined in your email.

 Special conditions or circumstances exist that are unique to the property and not generally applicable to others in the same zoning district.

The property was built in the 1980's with brick architectural columns and entryway designed with an intercom system. The stately entry way was designed for a gate. The existing brick columns are an existing condition that the previous owner constructed. The driveway is hidden and has thoroughfare which becomes a one way street. There are current neighbors on both sides of property with fencing and large hedge at the street. The height of the columns and fencing will harmoniously blend with the existing fencing and landscape of the homes in the zoning district.

<u>The conditions are not the result of the applicant's own actions.</u>
 <u>The property has an existing architectural entry designed for a security gate and security fencing.</u> The fencing on the 2' wall will complete the overall appearance of the existing columns and 2' wall that was constructed by the previous owners.

 <u>Granting the variance will not provide the applicant with a special privilege denied</u> to others in the same district.

There are multiple residences with fencing at street level. Additionally, several homes have hedges along the front property line that are 8' in height.

• <u>Literal enforcement of the code would deprive the applicant of rights commonly</u> enjoyed by others, resulting in undue hardship.

The Literal enforcement of the code would deprive Ms. McCree the added layer of security to control access from unauthorized people to her property. The entry gate and higher fencing will not only enhance her security, but also complete the design of the existing brick wall. The enforcement of the code would also cause extreme hardship for maintaining her current lush landscaping. The gate and fencing will be consistent with the existing homes in the zoning district.

• <u>The requested variance is the minimum necessary to allow reasonable use of the property.</u>

The additional fencing on the 2' wall, along with the front entry gate will provide added security and protection for animals (owner has a dog). This variance allows the minimum and most architecturally pleasing accommodation for the property. The fence will attach to the existing columns and complete the integrity of the architectural design.

> • <u>The variance will align with the general intent of the zoning code and not be</u> <u>detrimental to the neighborhood or public welfare.</u>

The fencing will provide additional safety to the McCree Residence and will not infringe on the neighbors, as the fence will blend into the landscape hedge behind the wall. The variance is aesthetically pleasing and will be in keeping with current conditions within this neighborhood. The security gate and fencing will add value to the property, while also increasing the curb appeal Alleman Drive.

The request is consistent with the Edgewood Comprehensive Plan.

The intent of Edgewood's comprehensive plan will be maintained with the approval of this fence and gate. The decorative aluminum fence will allow line of sight to the residence and landscape, while also providing consistency with other landscape and fencing of other front yards in the zoning district.

Thank you for your consideration of this variance and please don't hesitate to contact me if you have any questions.

Best

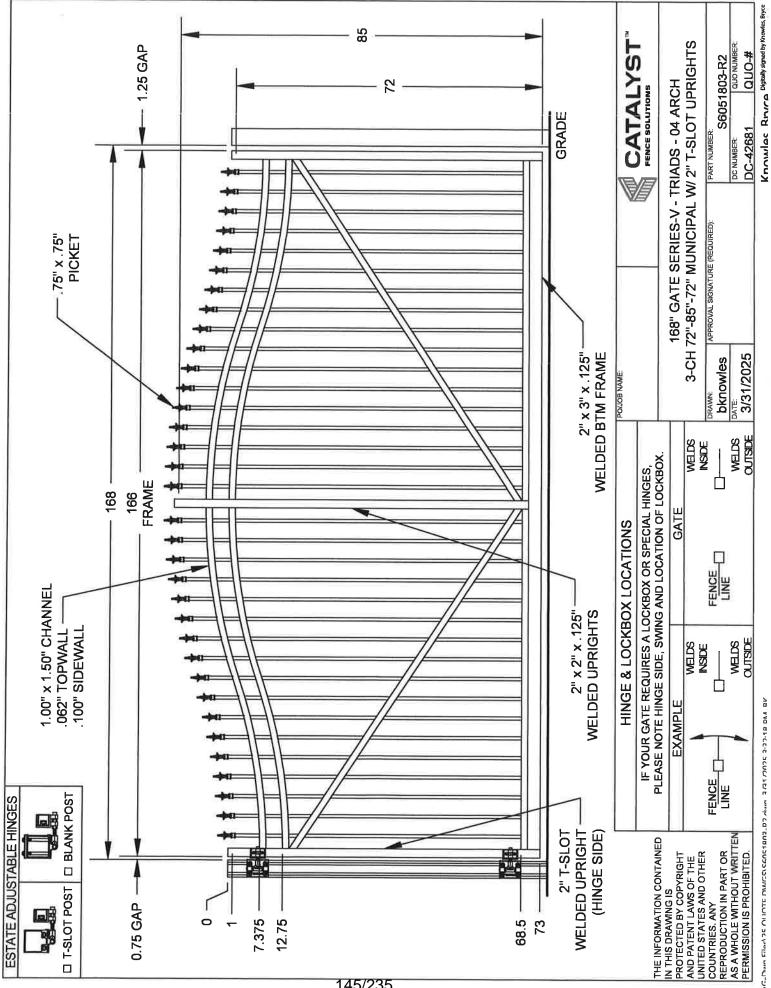
Ohris Sears Residential Project Manager



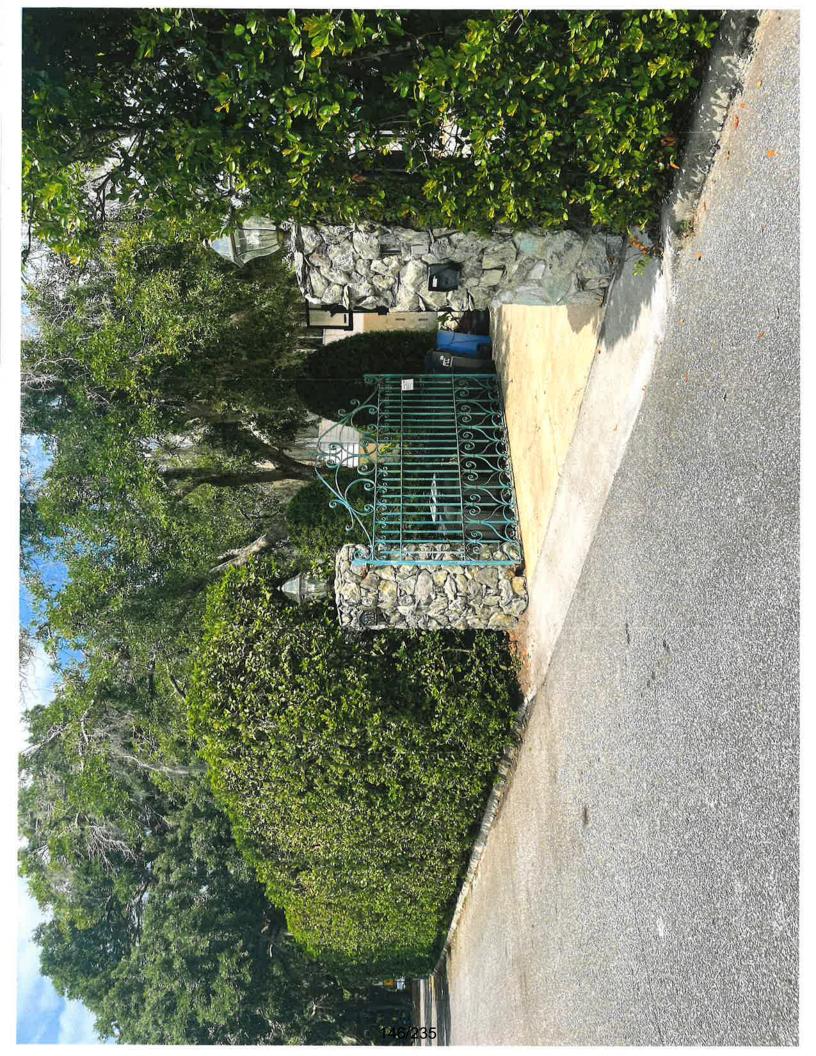
6'-0"

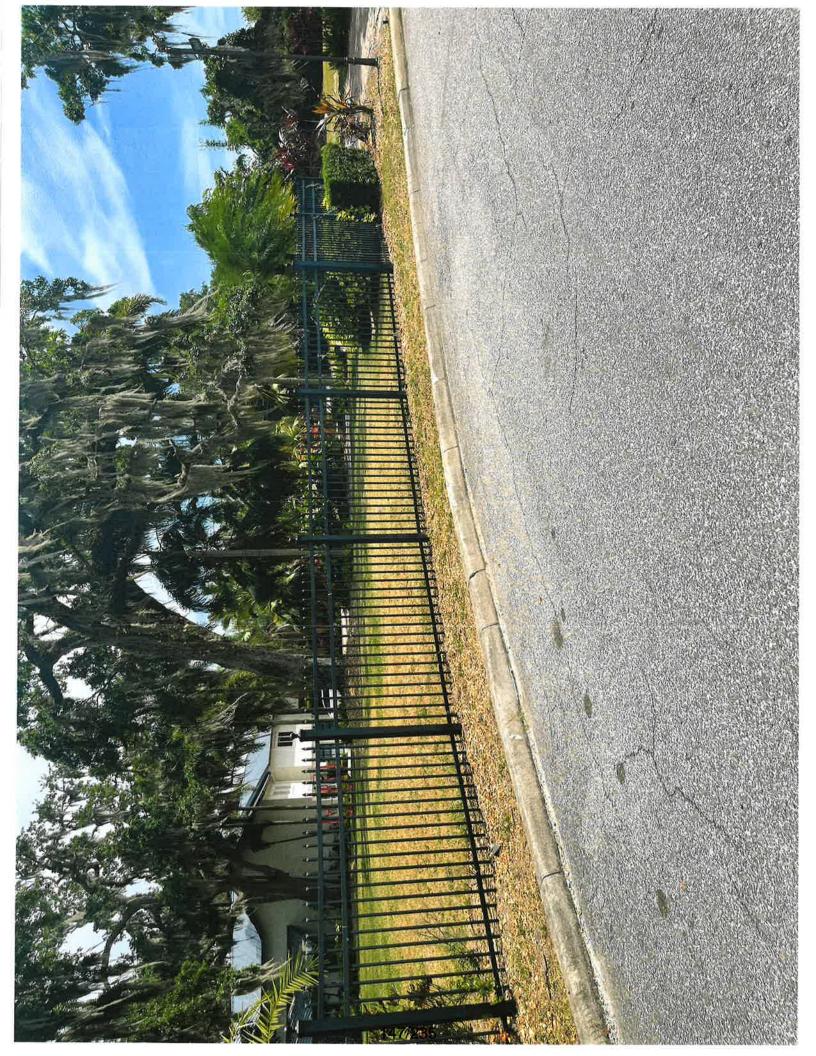
PROPOSED RIGHT FRONT FENCING

4/25/25 4/29/25 5/12/25



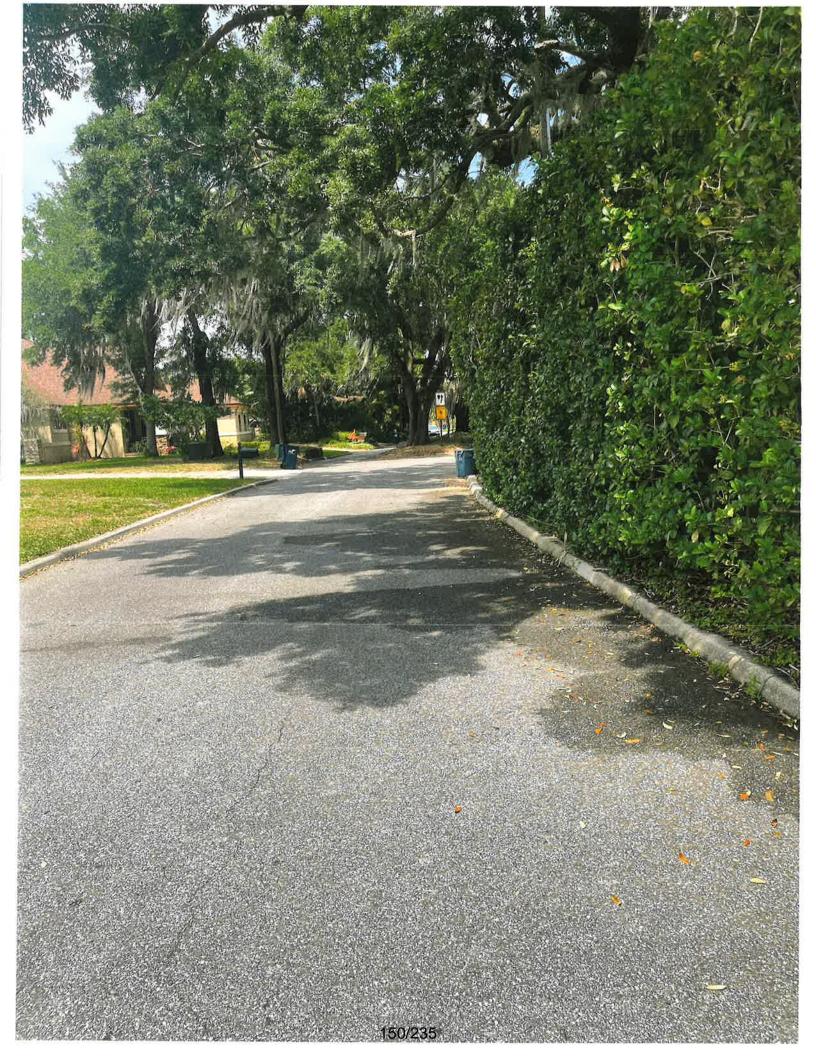
אם אועם 10-00 זיגע גענייד איייייר כם-200 בעעבטיבטאוער דערוער אב אייוער בערייער אייער אין אייער און איייער גער אי











Filing # 150333126 E-Filed 05/25/2022 10:21:58 PM

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

IN RE: THE FORMER MARRIAGE OF: MICHAEL T. WALDROP, SR., Petitioner,

Case No.: 2019-DR-007840-O

and

MARNIE M. WALDROP, Respondent.

AGREED ORDER MODIFYING FINAL JUDGMENT AS TO FORMER WIFE'S NAME CHANGE

THIS CAUSE having come before the Court upon agreement of the parties, and the Court having reviewed the file and been otherwise fully advised in the premises, it is hereby ORDERED AND ADJUDGED that:

1. This Order modifies the Final Judgment of Dissolution of Marriage dated January

21, 2020 ("Final Judgment").

2. The Respondent/Former Wife's former name of Marnie Lynn McCree, date of birth May 9, 1973, is hereby restored.

3. Any other terms of the Final Judgment not specifically modified herein remain in full force and effect.

DONE AND ORDERED in Chambers, in Orange County, Florida on this 25th day of May, 2022.

Signed by Michael Deen 05/25/2022 22:21:33 MiQPjlaq

THE HONORABLE MICHAEL DEEN Circuit Court Judge

COPIES E-FILED

Sade of Plotide, County of Orange hereby certify that the above and foregoing is a true and correct copy of the instrument f Confidential items have been removed, as necessary per Fie. R. Admin, 2,240 Witness my hand and official seal this 7 day of June 202 Clerk of the Circuit Court



NOTICE OF PUBLIC HEARINGS

The City of Edgewood will hold public hearings to consider a variance request for the property located at 5225 Alleman Drive. The applicant is seeking a variance from City Code Section 134-517(c)(1)a to allow a fence/wall within the front setback to exceed the maximum permitted height of four feet.



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

- Planning & Zoning Board Meeting Monday, May 12, 2025 at 6:30 PM
- City Council Meeting: Tuesday, May 20, 2025 at 6:30 PM

How to Participate:

- Review the application and staff reports by contacting or visiting City Hall.
 - Email: <u>info@edgewood-fl.gov</u>
 - Phone: 407-851-2920
 - Hours: Monday-Thursday: 8 AM to 4 PM; Friday: 8 AM to noon.
 - Attend the public hearings and be heard (5/12/25 & 5/20/25)
- If you are unable to attend the public hearings, you may submit your comments by email to 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: May 1, 2025

405 Bagshaw Way • Email: info@edgewood-fl.gov • Tel: 407-851-2920 • Fax: 407-851-7361



Application: Variance 2025-01

Owner/Applicant Name: Chris Sears

Public Hearing Dates: 5/12/25 & 5/20/25

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

SIGN AFFIDAVIT

STATE OF FLORIDA **ORANGE COUNTY**

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

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

Signature of owner or authorized representative

State of Florida County of Orange day of May ___, 20**25** via physical presence. Sworn to and subscribed before me this 1HH 24/996 Print, type, or stamp commissioned name of Notary Public Notary Public, State of Florida

Personally Known Of Produced Identification Type of I.D. Produced License





5195 Magnolia St and 5151 S Orange Ave Project



Memo

То:	Mayor Dowless, Council President Horn, Council Members Lomas, McElroy, Rader, and Steele
From:	Brett Sollazzo, Administrative Project Manager
Date:	5/14/2025
Re:	May 12, 2025 Planning & Zoning Report – 5195 Magnolia St & 5151 S Orange Ave Project

At its May 12, 2025 meeting, the Planning & Zoning Board reviewed the following agenda items and has submitted formal recommendations to City Council. Please see below for project details and the Board's recommendations.

5195 Magnolia St & 5151 S Orange Ave Project

These agenda items pertain to several proposals concerning the properties located at 5195 Magnolia Street and 5151 South Orange Avenue. These proposals include a request to rezone 5195 Magnolia Street to R-3 (Residential District), a Special Exception to allow a parking lot, and a Variance from City Code parking requirements at both 5151 South Orange Avenue and 5195 South Magnolia Street.

Please note that while these constitute three distinct agenda items, all related documents have been consolidated into a single section for clarity and efficiency. As appropriate, the items may be discussed together during the meeting. Planner Hardgrove and the Applicant will be in attendance to answer any questions.

Agenda Items:

- 1. Ordinance 2025-04: Rezoning 5195 Magnolia St.
- 2. Special Exception 2025-01: Parking Lot 5195 Magnolia St.
- 3. Variances 2025-04: Variance to City Code Article V, Division 5 to vary from the City's off-street parking requirements for 5195 Magnolia & 5151 S Orange. *Variances 2025-02 and 2025-03 were withdrawn at Planning & Zoning meeting. Information below.

Supporting documentation for these items includes:

- Applicant Request for Continuance
- Staff Report
- Site Plan
- Legal Description
- Agent Authorization
- Rezoning Application & Narrative
- Special Exception Application & Narrative
- Variance Application & Narrative
- Proof of Public Notices
- Public Comments

In accordance with City Code and FL Statute, public notice for this project was required at least ten (10) days prior to the first public hearing. On April 30, 2025, a total of sixty-one (61) notification letters were mailed to property owners within a 500-foot radius of the subject properties, covering the Rezoning, Special Exception,

and Variance requests. Three (3) of the mailed notices have been returned as undeliverable. A legal advertisement for the Rezoning Ordinance was published in the Orlando Sentinel on Friday, May 2, 2025. Additionally, public notice signage was posted on-site at both 5195 Magnolia Street and 5151 South Orange Avenue. 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, the City has received seven (7) public comments via email, which are part of this agenda packet.

1. Ordinance 2025-04: Rezoning 5195 Magnolia St.

Vice Chair Nelson made an initial motion to recommend approval of Ordinance 2025-04, for the rezoning of 5195 Magnolia Street from R-1A to R-3, with the condition that the maximum residential density on the property shall not exceed seven (7) dwelling units per acre in order to maintain consistency with the Comprehensive Plan. The motion was seconded by Chair Santurri.

Before the roll call vote, the Board held a discussion on the ordinance and their respective positions. Following the discussion, Administrative Project Manager Sollazzo conducted the roll call vote. The motion to recommend approval of Ordinance 2025-04 was unanimously denied by a vote of 5–0.

Chair Santurri	Nay
Vice Chair Nelson	Nay
Poard Mombor Cragg	Nov
Board Member Gragg	Nay
Board Member Nolan	Nay
	INdy
Board Member Sharp	Nav
	Nuy

A second motion on Ordinance 2025-04 for the rezoning of 5195 Magnolia Street from R-1A to R-3 was made by Chair Santurri to recommend denial. The motion was seconded by Board Member Nolan and approved (5/0) by roll call vote.

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	Favor

2. Special Exception 2025-01: Parking Lot 5195 Magnolia St

Chair Santurri made a motion to recommend denial of Special Exception 2025-01 to allow a parking lot at 5195 Magnolia Street. The motion was seconded by Vice Chair Nelson. Approved (4/1) by roll call vote.

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	Oppose

3. Variance 2025-04: Variance to City Code Article V, Division 5 to vary from the City's off-street parking requirements for 5195 Magnolia St & 5151 S Orange Ave.

Following significant negative feedback from the community during the May 12, 2025 Planning & Zoning Board meeting, the applicant chose to withdraw two of the three variance requests. In the interest of transparency and accurate record-keeping, this report includes formal acknowledgment of the withdrawn variances, which are detailed below:

- Variance 2025-02: Request for relief from City Code Section 134-608(c) to allow construction of a 3.5foot-high concrete or masonry wall along the south side of the new parking lot at 5195 Magnolia Street, with no wall along the north and east boundaries. This deviates from the City's requirement for a minimum 8-foot-high wall.
- Variance 2025-03: Request for relief from City Code Section 114-4(l)(b) to eliminate the requirement for a 6-foot-high opaque hedge along the east boundary of the new parking lot at 5195 Magnolia Street. The request also included a reduced hedge height along the southern boundary, consistent with the reduced wall height proposed in Variance 2025-02.

Chair Santurri made a motion to recommend approval of Variance 2025-04 to allow modifications to the City's off-street parking requirements for the business at 5151 South Orange Avenue and the parking lot at 5195 Magnolia Street as follows:

- Establish a parking ratio of one space per 375 square feet for office and general commercial uses at 5151 South Orange Avenue.
- Allow up to 15% of the total required parking spaces to be compact (minimum width of 8 feet), limited to the rear parking lot at 5195 Magnolia Street in order to preserve existing trees on the site.

The motion was seconded by Board Member Gragg. Approved (4/1) by roll call vote.

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

The motion was approved by roll call vote.



May 15, 2025

City of Edgewood 405 Bagshaw Way Edgewood FL 32809

RE: 5151 S. Orange Ave and 5195 Magnolia Street

To Whom It May Concern:

As the Applicant for the above-referenced case, I come by this letter to request a 30 to 60 days extension in order to properly discuss and address any all issues brought up by citizens during the Planning & Zoning Board meeting on May 12, 2025.

Please do not hesitate to call me at 407-490-0350 if you have any questions or concerns.

Respectfully,

Fulvio Romano Architect

160/235



Date: May 15, 2025

To: City Council

From: Ellen Hardgrove, City Planning Consultant

 XC: Drew Smith, City Attorney Sandy Riffle, City Clerk
 Brett Sollazzo, Administrative & Permitting Manager Allen Lane, PE, CPH Engineering Galen Pugh, LA, CPH Engineering

Re: Rezoning, Special Exception, Variance related to 5151 Orange Avenue

Introduction

This is a request to facilitate the reuse of an existing building at 5151 Orange Avenue. Exhibits 1-3 illustrate the building's condition before the applicant's 2022 purchase, the subsequent renovations, and a rendering of the completed project, respectively. The vision is to lease the space to uses consistent with the Edgewood Central District (ECD); however, the building was constructed in 1959, prior to modern land development regulations, and lacks adequate parking, both for marketability and to meet the code-required minimum, to fully align with the City's current vision for land use along Orange Avenue.

Increased parking will broaden the potential and quality of tenants in this building that has had a history of tenant turnover over the past 25 years. The request for R-3 zoning and approval of a special exception for parking a lot on the property to rear of the Orange Avenue building can facilitate increased parking for the building.

The R-3 zoning is consistent with the comprehensive plan's future land use designation for the property behind the property at 5151 South Orange Avenue. As shown on Exhibit 4, the future land use for the subject property is Medium density residential, which requires a minimum 4 dwelling units per acre and maximum 7 dwelling units per acre. R-3 is a multi-family zoning district, however, a condition of the rezoning capping the number of units would typical density of apartment communities.

The R-3 district would allow the approval of a special exception for a parking lot ancillary to an adjacent commercial use. This path to approve a parking lot would eliminate the need to rezone the property to a commercial district; a commercial district would allow the potential for a full range of commercial uses on the property.

The applicant has submitted a site plan (Exhibit 5), as required for the special exception request. In addition to the proposed parking lot, the site plan incorporates measures to move closer to ECD requirements on the property at 5151 South Orange Avenue, including constructing a new 8 feet wide sidewalk 6 feet from the curb, an 11 feet wide landscape buffer, and the majority of the parking in the rear.

Exhibit 1 – Prior to Applicant Purchase



Exhibit 2 – Renovations Since Purchase



Exhibit 3 - Rendering of Completed Renovation



Council Report for Requests Related to 5151 Orange Avenue 2025

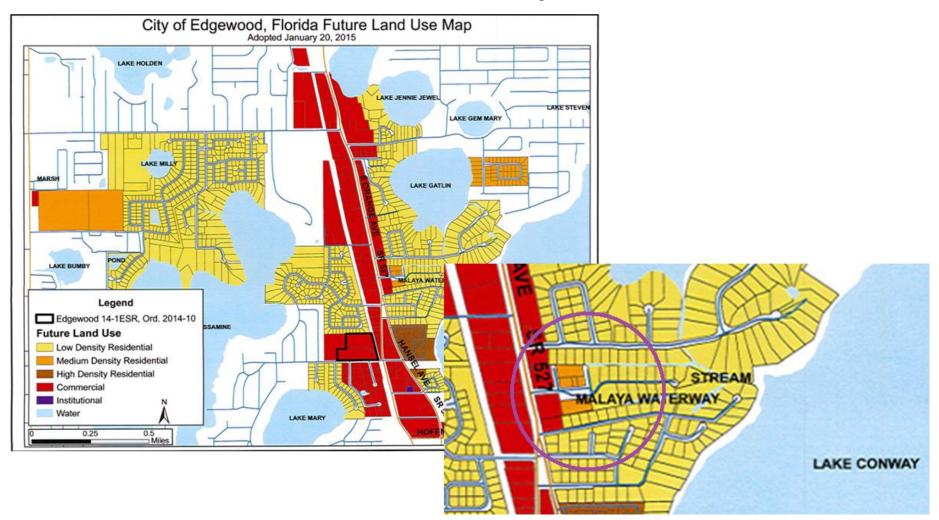
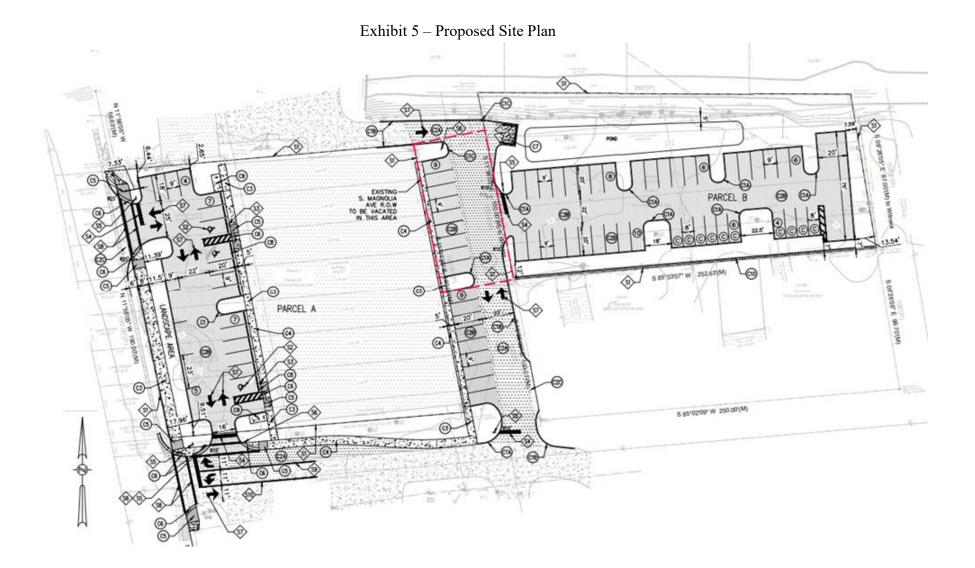


Exhibit 4 – Future Land Use Map



Council Report for Requests Related to 5151 Orange Avenue 2025

Page 4 of 13

Other components of the site plan include the following:

- Adding a left turn lane on Lake Conway Drive to alleviate queueing for those turning right.
- Prohibition of entering the front parking lot from Lake Conway Drive (exit only on Lake Conway Drive).
- Improvement of Lake Conway Drive and Magnolia Avenue to city road standards.

The applicant has also made a request for Council to approve two parking related variances:

- A. Quantity of off-street parking 1 space per 375 square feet for office or general commercial uses; and,
- B. Parking space width (compact parking) -15% of the total required parking may be a minimum of 8 feet in width with the compact spaces only allowed in the rear parking lot (east of Magnolia Street) to avoid removal of existing trees onsite.

The parking quantity variance is necessary to allow the approval of uses other than retail in the building.

Currently, the site is nonconforming in parking given the building was built in 1959. The nonconforming situation is allowed to continue, but not expand. If a use other than retail was proposed, the Code parking standard is required to be met. Some uses could not be approved such as offices that typically require more parking than retail. The requested variance would allow for office and general commercial uses in the building.

Two other variances were requested but were withdrawn at the Planning and Zoning Board hearing; those variances, which were suggested by staff to address potential public safety issues, related to wall height and landscaping around the new parking lot.

Staff Recommended Motions for Council

The following are staff's recommended motions for the request. Note, the Planning and Zoning Board denied all requests. Support information for the motions is included in the next section of the report.

- 1. Motion to approve a rezoning from R-1A to R-3 on property located at 5195 Magnolia Street (Lots 39, 40, 41, 42, 43, 69, 70, 71, 72, and 72A, Tropical Pines, according to the plat thereof, as recorded in Plat Book J, Page 11, Public Records of Orange County, Florida) conditioned on the maximum density of a residential development on the property being seven (7) dwelling units per acre to provide consistency with the comprehensive plan.
- 2. Motion to approve a special exception in the R-3 zoning district for a parking lot at 5195 Magnolia Street accessory to an adjacent commercial use, conditioned on the following to ensure such parking facility does not materially interfere with nearby residential uses.
 - A. The parking lot shall be constructed as shown in the presented site plan including improvements shown to the property at 5151 South Orange Avenue.

- B. The applicant obtains City approval for the vacation of the Magnolia Street right-of-way between current tax parcels 13-23-29-8752-00-030 and 13-23-29-8752-00-390 within 90 days of the effective date of the rezoning.
- C. Replat of the entire property into one lot (two tax parcels and vacated right-of-way).
- D. A cross access easement is recorded facilitating vehicular and pedestrian access between 13-23-29-8752-00-010 (currently occupied by Beth's Burgers) and the replatted property.
- E. Improvement of Magnolia Street within the remaining public right-of-way adjacent to the current tax parcel 13-23-29-8752-00-030 to City Standards. A sidewalk only on the west side of the road shall be deemed acceptable if City Council allows perpendicular public parking on the west side of the road within the right-of-way.
- F. Improvement of Lake Conway Drive to City standards from Magnolia Street to Orange Avenue; however, a sidewalk only on the north side of the street will be deemed acceptable if the width is a minimum of 6 feet.
- G. Inclusion of a left turn lane (westbound/southbound) on Lake Conway Drive at Orange Avenue.
- H. Improvement of the existing parking lot on current tax parcel 13-23-29-8752-00-030 (Orange Avenue frontage parcel) to include the following.
 - 1) An unobstructed 8 feet wide sidewalk along the Orange Avenue frontage setback at least 6 feet from the back of Orange Avenue curb.
 - 2) An enhanced landscaped buffer between the Orange Avenue sidewalk and the parking lot south of the Orange Avenue driveway shall be provided to include,
 - a) a minimum width of 11 feet;
 - b) at least two rows of shrubs with the shrubs at least 24 inches high, measured from parking lot grade, and spaced to achieve a continuous hedge at maturity, no more than 36 inches on center spacing, with the two rows staggered and the back row of a different species from the front row to provide contrast in texture and color;
 - c) a row of understory/evergreen trees planted at a rate of one tree/25 feet on center spacing and have a minimum caliper of 3 inches and 10 feet in height at planting; and,
 - d) an automatic irrigation system.
 - 3) Concrete curb shall be constructed along the edge of driveways, parking lot perimeters and parking row landscaping breaks. Bumper stops will be required in addition to the curbing where necessary to protect landscaping, pedestrian walkways and buildings.
 - 4) Bahia grass or another groundcover acceptable to the City's landscape architect and FDOT shall be planted in the right-of-way between the sidewalks and back of curb.
 - 5) A drive aisle connection to Lake Conway Drive from the front parking lot shall permit only exiting traffic.
- **3.** Motion to approve a variance for the replatted combined parcels at 5151 South Orange Avenue and 5195 Magnolia Street to allow the following parking standards in lieu of those to the contrary to the City's parking requirements in Code Article V, Division 5 Off Street Parking:

- A. Quantity of off-street parking 1 space per 375 square feet for office or general commercial uses; and,
- B. Parking space width (compact parking) 15% of the total required parking may be a minimum of 8 feet in width. Such spaces shall only be allowed in the rear parking lot (east of Magnolia Street) and used to avoid removal of existing trees onsite.

This variance is approved conditioned on the provision of bicycle parking consistent with ECD standards in Code Section 134-471(6).

Support Information Related to Motions

Rezoning to R-3 and special exception for a parking lot accessory to adjacent business.

As stated, this is the primary request of the applicant. If the special exception is approved, the site plan becomes a commitment to the proposed development and, per Code, can only be amended by action of the City Council after recommendation by the Planning And Zoning Board. In order to ensure the parking lot will be affiliated with the building at 5151 South Orange Avenue, a condition of replatting the property into one lot is strongly recommended, which has already been anticipated by the applicant as shown by the submitted site plan.

The proposed site plan incorporates many elements of the envisioned Edgewood Center District (ECD) such as 8 feet wide sidewalks, street trees, and window transparency. A recommended condition of approval requires enhanced landscaping in the Orange Avenue parking lot buffer to mitigate the visual impact of the expanded parking lot in front of the building. For safety purposes, the submitted site plan includes the following:

- Applicant's improvement of Lake Conway Drive, including a left turn lane to avoid queueing of westbound vehicles.
- Applicant's construction of a minimum of 6 feet wide sidewalk on the north side of the Lake Conway Drive from Magnolia to Orange Avenue.
- Any drive aisle connection to Lake Conway Drive from the front parking lot will be "exitonly" to avoid collisions on Orange Avenue from delayed vehicles attempting to turn into the driveway if westbound queueing on Lake Conway Drive occurs.

The proposed R-3 zoning aligns with the comprehensive plan. The plan's future land use map, as shown in Exhibit 4, shows the entire area bounded by Lake Conway Drive, Rosalind Avenue, the canal and Magnolia Street designated for Medium Density Residential, allowing a density greater than 4 dwellings units per acre and not exceeding 7 dwelling units per acre.

That Medium Density Residential land is occupied two 618 square feet houses along Magnolia Street, and an 870 square feet house and 2,696 square feet duplex converted into a single family house along Lake Conway Drive, as shown on Exhibit 6. These residences were built between 1945 and 1958. If this area were to redevelop as envisioned by the comprehensive plan, it is probable that a parking lot would be built to serve the multi-family units, essentially mirroring the proposed use without the need for a special exception.

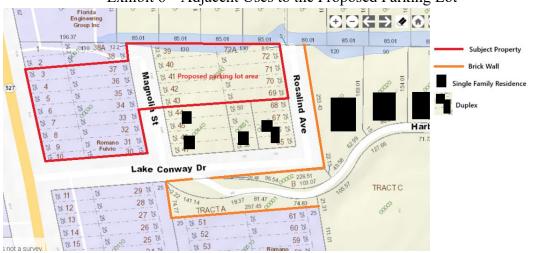


Exhibit 6 – Adjacent Uses to the Proposed Parking Lot

The Low Density Residential area accessing Lake Conway Drive, i.e., Harbour Oaks Pointe, are physically separated from the envisioned future Medium Density Residential area by the subdivision's street layout and the brick walls around the subdivision, as also shown on Exhibit 6. The required 8 feet high wall around the new parking lot will create a barrier for headlights and noise from the parking lot for the adjacent residential uses.

Whereas Magnolia Street will be used to access the new parking lot, commercial traffic on Magnolia is not new. Magnolia Street is currently used by the employees and customers of the adjacent commercial uses: Beth's Burger Bar's and the FEG building to the north (See Exhibit 7). In addition, Magnolia Street was once used to access the existing bays on the building at 5151 South Orange Avenue (See Exhibit 8); to note, those bays are proposed to be eliminated in the building's renovation according to the applicant. Lake Conway Drive is used by the employees and customers of the building at 5205 Orange Avenue (See Exhibit 9).

Exhibit 7 - Driveway Connection to Beth's Burger Bar and FEC Building from Magnolia Street



Council Report for Requests Related to 5151 Orange Avenue 2025

Exhibit 8 - Bays of Existing Building on Subject Property fronting Magnolia Street



Exhibit 9 - Building at 5205 Orange Avenue Access to Lake Conway Drive



Variance specific parking standards in lieu of those to the contrary to the City's parking requirements in Code Article V, Division 5 Off Street Parking, specifically to allow 1 space per 375 square feet for office or general commercial uses; and, 15% of the total required parking may be a minimum of 8 feet in width (compact parking) in the rear parking lot on 5195 Magnolia Street.

Staff finds the criteria for variance approval in Code Section 134-104(3)b. to be true.

1. 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.

The site was developed prior to modern land use regulations and lacks the minimum parking needed for a viable users intended along Orange Avenue.

2. That the special conditions and circumstances do not result from the actions of the applicant. The lack of necessary parking was not the result of the applicant.

- 3. 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. The requested parking standards does not confer on the applicant a special privilege. The reduced parking and allowance of compact spaces are intended to allow for a more effective resolution of existing nonconformities, and would not provide an unfair competitive advantage.
- 4. 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. Strict adherence to standard parking standards hinders the applicant's ability to rectify the existing nonconforming parking situation and create a more code-compliant and functional site for commercial and office use.
- 5. That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.The applicant's request is the minimum. The intent is to provide as many spaces to at least meet the standard minimum. Such is needed for marketability of leasing space.
- 6. 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.

Approving this variance allows for the ability to lease the space, meeting the City's goal of improvement of the Orange Avenue corridor aesthetic. The requested variances allow for a comprehensive site redesign that addresses the pre-existing nonconformities in a practical and beneficial manner.

The provision of bicycle parking consistent with ECD standards in Code Section 134-471(6), has been incorporated into the staff recommended motion to provide for alternative forms of transportation to the businesses on the property.

Appendix

R-3 District Uses and Special Exceptions

Sec. 134-281. Uses permitted.

Only the following uses shall be permitted within any R-3 multiple-family dwelling district:

- (1) Any use permitted in the R-2 one-family and two-family dwelling district.
- (2) Multiple-family dwellings.
- (3) Kindergarten and day nurseries.

(Ord. No. 89-346, § 2(26-81), 3-21-1989; Ord. No. 2000-07, § 2, 12-28-2000; Ord. No. 2001-02, § 2, 1-23-2001)

Sec. 134-282. Special exceptions.

- (a) The following uses may be permitted as a special exception provided that any review and hearing of an application for a special exception shall consider the character of the neighborhood in which the proposed use is to be located, its effect on the value of surrounding lands, and further, the areas of the site as it relates particularly to the required open spaces and off-street parking facilities.
- (b) In addition, for any application for foster care facilities, foster homes or adult congregate living facilities, the planning and zoning board and the city council shall consider the following criteria:
 - (1) Compatibility of the proposed facility with the surrounding uses.
 - (2) The size of the lot on which the proposed facility will be located.
 - (3) The number of persons to be residing in the proposed facility.
 - (4) The amount of traffic generated by the proposed facility.
 - (5) The availability of adequate water and sewer facilities.
 - (6) Whether the location of the proposed facility will maintain the stability of residential areas.
 - (7) The general health, safety and welfare of the community.
- (c) Each application for a special exception shall be accompanied by a site plan incorporating the regulations established herein. The site plan shall be drawn to scale indicating property lines, rights-of-way, and the location of buildings, parking areas, curb cuts and driveways. Said site plan shall be submitted to and considered by the planning and zoning board and the city council as provided for in article II of this chapter prior to the granting of a building permit. Upon such approval, said site plan becomes a part of the building permit and may be amended only by action of the city council after recommendation by the planning and zoning board.
 - (1) Same as for R-1 single-family dwelling district.

Council Report for Requests Related to 5151 Orange Avenue 2025

171/235

- (2) Parking lots accessory to an adjacent commercial use provided such parking facilities do not materially interfere with nearby residential uses.
- (3) Buildings in excess of 35 feet in height.
- (4) Nursing homes.
- (5) Buildings in excess of one story in height within 100 feet of the side or rear lot line of any single-family residential district.
- (6) Guest and tourist homes.
- (7) Townhouse projects subject to standards established herein.
 - a. Complete plans shall be submitted along with the application for the townhouse project. Such plans shall include a subdivision plan which satisfies all of the city's subdivision and platting requirements. Furthermore, a site plan shall be submitted indicating the location of buildings, parking spaces, driveways, streets, service areas, walkways, and areas which are to be retained in common ownership. The floor area of townhouse units, the number of parking spaces, the total area of the project, and other pertinent data shall be indicated on the plan.
 - b. The townhouse project shall be in single ownership at the time the application is presented.
 - c. The maximum density of each townhouse project shall be no greater than one dwelling unit for each 2,700 square feet of the total project area.
 - d. The minimum yard requirements of the R-3 multiple-family dwelling district may not apply to each individual lot within the townhouse project. For the purpose of interpretation, the minimum yard requirements shall apply to the perimeter of the tract on which the townhouse project is located.
 - e. Off-street parking shall be provided at the rate of two spaces per townhouse unit. Parking lots, driveways, and streets within the townhouse project shall be designed to discourage through traffic. Driveways shall be located at least ten feet from townhouse buildings.
 - f. Townhouse buildings and units.
 - 1. Each townhouse building shall contain no less than two nor more than ten townhouse units. The maximum height of townhouse buildings shall be two stories. Each townhouse unit shall contain at least 500 square feet for one bedroom unit, 750 square feet for two-bedroom units, and 1,000 square feet for three bedroom units.
 - 2. Each townhouse unit shall be self-contained with respect to utilities, heating and air conditioning. Each unit shall have independent entrances, and common stairwells shall be prohibited. Townhouse units shall be separated by a two-hour firewall which extends to the roof.

Council Report for Requests Related to 5151 Orange Avenue 2025

- g. Swimming pools, tennis courts, playgrounds and other recreation uses may be permitted within townhouse projects, provided such uses are located in areas retained in common ownership. Adequate provisions shall be made to eliminate problems of noise and lights with respect to dwelling units within the project and with respect to adjacent property. All land within townhouse projects shall be developed and maintained in a neat and orderly condition.
- h. Deed covenants shall be developed to ensure the maintenance and upkeep of areas and facilities retained in common ownership in order to provide a safe, healthful and attractive living environment within townhouse projects and to prevent the occurrence of blight and deterioration of the individual townhouse units.
- i. The city council, after recommendation by the planning and zoning board, may waive the above standards or may impose additional requirements which, in its judgment, are required as a result of unique circumstances with respect to site, the district in which it is located, and the type of development proposed. Such conditions shall be in line with the intent and purpose of this chapter and the R-3 multiple-family dwelling district.
- j. The following are additional guides to assist the city in reviewing plans for townhouse projects:
 - 1. Minimum distance between buildings, front to front or rear to rear, 60 feet.
 - 2. Minimum distance between the side of townhouse buildings, 20 feet.
 - 3. Minimum width of townhouse units, 20 feet.
 - 4. Outside storage areas for boats, travel trailers, and similar equipment should be screened from view of the dwellings within the project and should be screened from adjacent property.
 - 5. When driveways and parking spaces are located adjacent to the perimeter of the project, consideration should be given to the provision of walls or other screening material to avoid the adverse effects of noise and light to adjacent property.
 - 6. Minimum size of townhouse project, 40,000 square feet.

RECEIVED 3/24/2025 CITY OF EDGEWOOD

REZONING & SPECIAL EXCEPTION PLANS 5151 S ORANGE PARKING ADDITION 5195 MAGNOLIA ST EDGEWOOD, FL 32809 PARCEL I.D. No. 13-23-29-8752-00-030 (5151 S. ORANGE AVENUE) PARCEL I.D. No. 13-23-29-8752-00-390 (5195 MAGNOLIA STREET) SITE VICINITY MAP

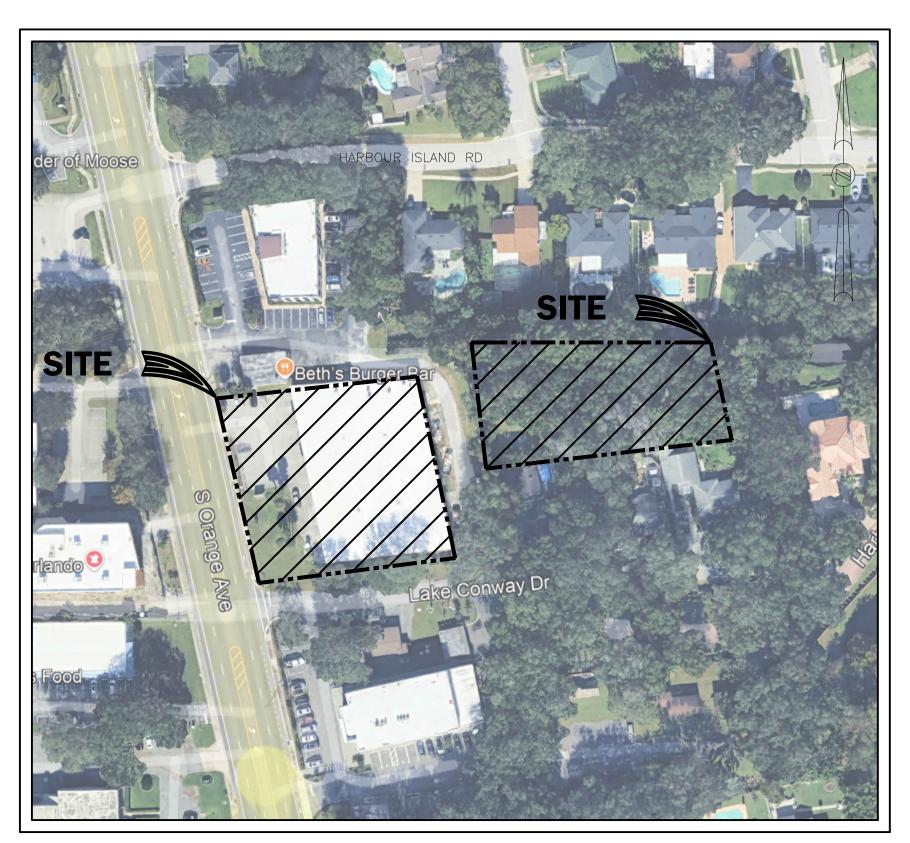
OWNER: ROMANO FAMILY PROPERTIES LLC CONTACT: FULVIO ROMANO 5205 S. ORANGE AVE. SUITE 200 EDGEWOOD, FL 32809 PHONE: (407) 490-0350 FAX: (407) 232-6000

APPLICANT: ROMANO FAMILY PROPERTIES LLC CONTACT: FULVIO ROMANO 5205 S. ORANGE AVE. SUITE 200 EDGEWOOD, FL 32809 PHONE: (407) 490-0350 FAX: (407) 232-6000

SURVEYOR: IRELAND & ASSOCIATES SURVEYING, INC. 800 CURRENCY CIRCLE, SUITE 1020 LAKE MARY, FL 32746 PHONE:(407) 678-3366 FAX: (407) 320-8165

UTILITY COMPANIES

WATER:	(407) 423-9018	ORLANDO UTILITIES COMMIS
SEWER:	(407) 254-9764	ORANGE COUNTY UTILITIES
ELECTRIC:	(877) 372-8477	DUKE ENERGY
TELEPHONE:	(800) 288-2020	AT&T
CABLE:	(855) 317-1263	CHARTER SPECTRUM



PLAN INDEX C-1 COVER SHEET **BOUNDARY & TOPOGRAPHIC SURVEY C-2 C-3A SITE DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN** C-3B SITE DEMOLITION AND STORMWATER POLLUTION PREVENTION NOTES **SITE GEOMETRY PLAN AND NOTES C-4**

NOT TO SCALE

ISSION



Engineering the Future

5127 S. Orange Avenue, Suite 200 Orlando, FL 32809 Phone: 407-895-0324 Fax: 407-895-0325 ORIDA ENGINEERING GROUP, IN ERTIFICATE No. EB-0006595 M HAS BEEN DIGITALLY AND SEALED BY: SAM J. SEBAALI, P.E. N THE DATE ADJACENT TO THE www.feg-inc.us RINTED COPIES OF THIS DOCUMEN ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST B ERIFIED ON ANY ELECTRONIC COPIES

SAM J. SEBAALI, P.E.

LICENSE NO. 42075

25-033_COVER.DW0

SAM J. SEBAALI, P.E. LICENSE NO. 42075

Boundary Survey

Legal Description: PARCEL 1:

LOTS 3 THROUGH 10 AND LOTS 30 THROUGH 37, TROPICAL PINES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA, RECORDED IN PLAT BOOK J, PAGE 11, SAID LANDS SITUATE LYING AND BEING IN ORANGE COUNTY, FLORIDA, LESS THE SOUTH 10 FEET OF LOTS 10 AND 30.

ALSO LESS AND EXCEPT:

THAT PART OF LOTS 3 THROUGH 10, TROPICAL PINES SUBDIVISION, AS RECORDED IN PLAT BOOK J, PAGE 11, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE SOUTH 10 FEET OF LOT 10; LYING WESTERLY OF THE SURVEY LINE OF STATE ROAD 527, SECTION 75040, AND WITHIN 40 FEET OF THE EASTERLY OF SAID SURVEY LINE, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS: BEGIN ON THE SOUTH LINE OF LOT 20, TROPICAL PINES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 11, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AT A POINT 118.45 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 20, AND RUN THENCE NORTH 11°48'47" WEST, 2714.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING A RADIUS OF 2864.93 FEET; THENCE ALONG SAID CURVE THRU A CENTRAL ANGLE OF 4°26', A DISTANCE OF 221.67 FEET TO END OF CURVE; THENCE NORTH 16°14'47" WEST, 129.26 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1, TORNSTROM AND PHILLBRICK'S SUBDIVISION, PLAT BOOK G, PAGE 28, SAID PUBLIC RECORDS, AT A POINT 53.55 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 1.

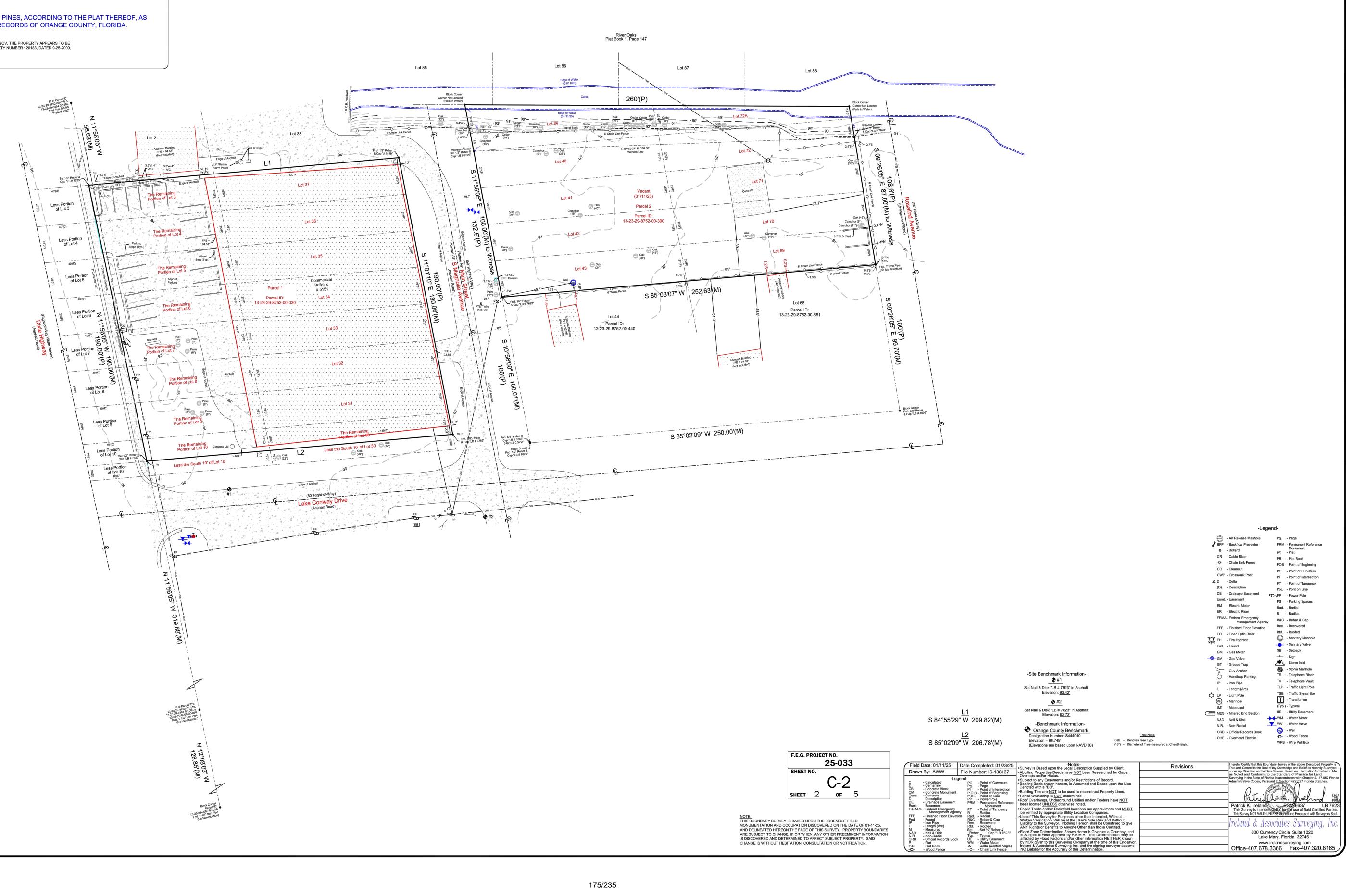
LOTS 39, 40, 41, 42, 43, 69, 70, 71, 72 AND 72A, TROPICAL PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 11, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

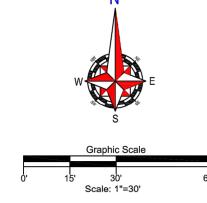
FLOOD DISCLAIMER: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE & X. THIS PROPERTY WAS FOUND IN CITY OF EDGEWOOD, COMMUNITY NUMBER 120183, DATED 9-25-2009.

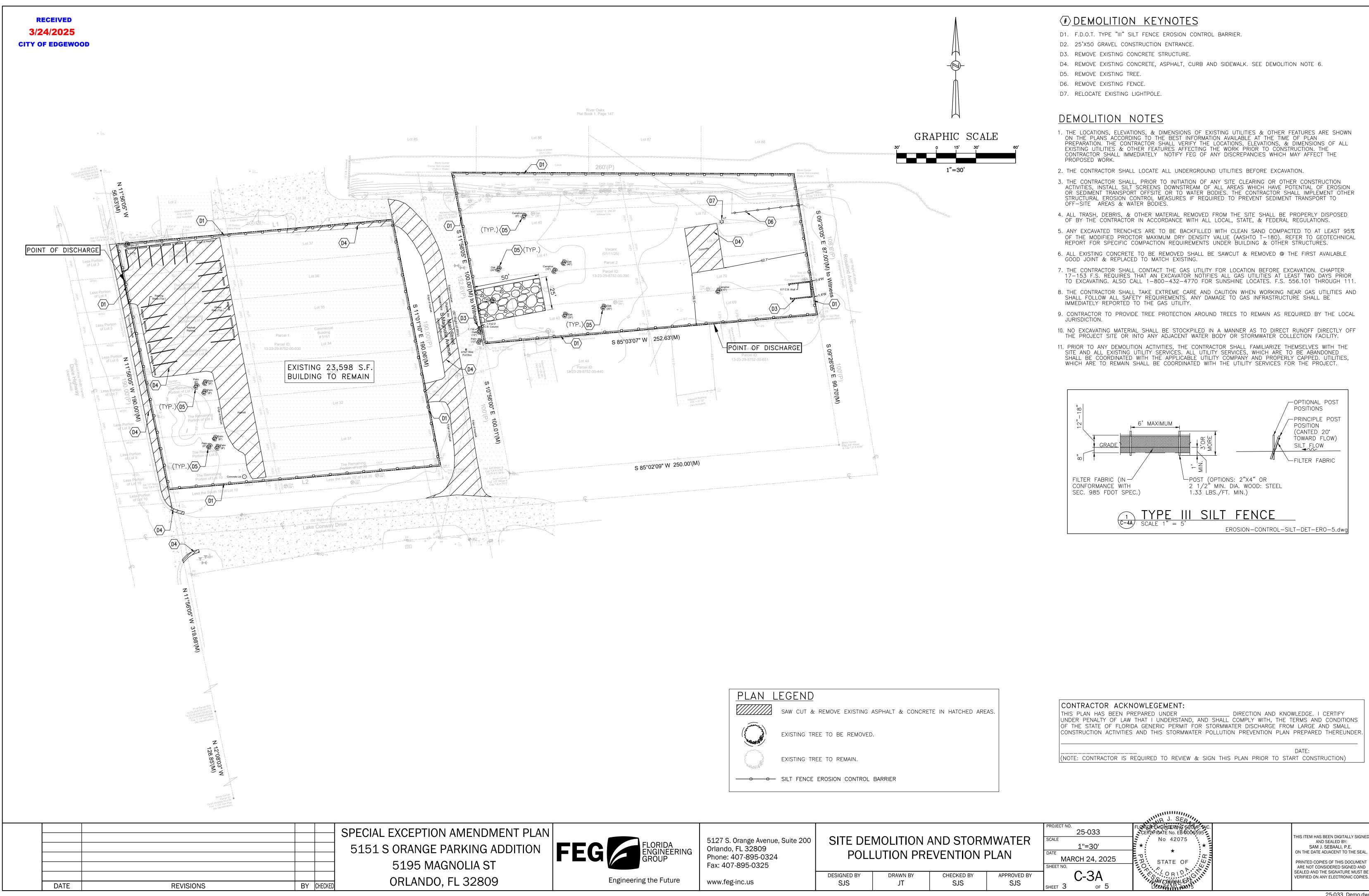
CERTIFIED TO: FULVIO ROMANO

PARCEL 2:

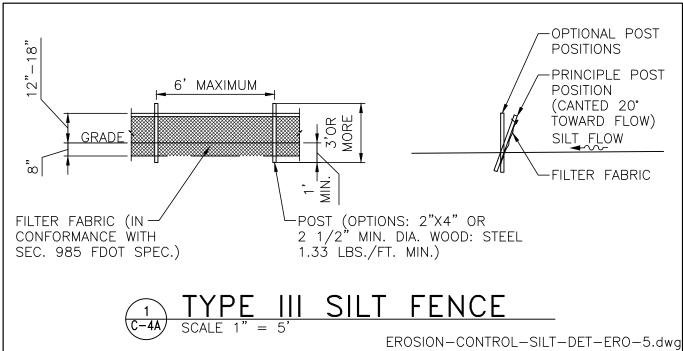
RECEIVED 3/24/2025 **CITY OF EDGEWOOD**







DESIGNED BY	DRAWN BY	CHECKED
SIS	JT	SIS



RECEIVED 3/24/2025 **CITY OF EDGEWOOD**

				SPECIAL EXCEPTION AM
				SFLUAL LACEF HUN AM
				5151 S ORANGE PARK
				5195 MAGNOL
DATE	REVISIONS	BY	CHECKED	ORLANDO, FL 3
	DATE	DATE REVISIONS	Image: Constraint of the second se	Image: Constraint of the second se

EROSION CONTROL SITE DESCRIPTION NOTES: 1. THE PROPOSED CONSTRUCTION ACTIVITY WILL ENTAIL THE CLEARING & GRUBBING OF A 1.05± ACRE SITE

LOCATED AT 5151 S ORANGE AVE, EDGEWOOD, FL 32809 AND 5195 MAGNOLIA ST, EDGEWOOD, FL 32809 TO BUILD A SURFACE PARKING AREA. WITH ITS ASSOCIATED DRAINAGE & UTILITIES.

- 2. THE SEQUENCE OF SOILS DISTURBANCE ACTIVITY IS AS FOLLOWS:
- A. INSTALL SILT FENCE AS SHOWN ON THE PLANS & PROVIDE TREE PROTECTION ON SITE, IF APPLICABLE.
- B. ROUGH GRADE PROPOSED POND AREA(S) OR TEMPORARY SEDIMENTATION BASIN(S). C. CLEAR & GRUB THE AREA TO BE DISTURBED. ENSURE THAT DRAINAGE FROM SITE DURING CONSTRUCTION
- IS CONVEYED TO THE POND(S) OR TEMPORARY SEDIMENTATION BASIN(S).
- D. PLACE FILL ON-SITE TO BRING THE SITE UP TO THE PROPOSED GRADES.
- E. BEGIN COMPACTION / STABILIZATION PROCESS.
- 3. THE TOTAL SITE AREA IS 1.60 ACRES & THE AREA TO BE DISTURBED IS 1.05 ACRES. 4. THE EXISTING SOIL ARE LOCHLOOSA FINE SAND(HSG: A), MILLHOPPER-URBAN LAND COMPLEX(HSG: A) AND BASINGER FINE SAND(HSG: A/D).
- 5. THE TOTAL DRAINAGE AREA FOR THE PROJECT IS APPROXIMATELY 1.60 ACRES.
- 6. THE LATITUDE & LONGITUDE FOR THE DISCHARGE POINT IN PARCEL A IS LAT: 28*29'09.44"N LONG: 81°22'20.23"W. THE LATITUDE & LONGITUDE FOR THE DISCHARGE POINT IN PARCEL B IS LAT: 28°29'09.22"N LONG: 81°22'14.85"W. THE RECEIVING WATER BODY IS LITTLE LAKE CONWAY.
- 7. WASTE DISPOSAL SHALL BE IMPLEMENTED IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS. ALL TRUCKS EXITING THE SITE WILL BE HOSED, ITS LOAD COVERED and THE COVER PROPERLY SECURED. THE STORAGE, APPLICATION, GENERATION & MIGRATION OF ALL FERTILIZERS, HERBICIDES, PESTICIDES & TOXIC MATERIAL SHALL BE IN ACCORDANCE W/ LOCAL, STATE & FEDERAL REGULATIONS.
- 8. CONTRACTOR SHALL IDENTIFY THE INDIVIDUAL(S) RESPONSIBLE FOR THE WEEKLY & REQUIRED INSPECTIONS. A REPORTING SYSTEM ENTAILING THE ITEMS TO BE INSPECTED & THEIR CONDITION SHOULD BE DOCUMENTED & PLACED IN A DEDICATED FILING SYSTEM THAT WILL REMAIN ON THE PROJECT SITE, ACCESSIBLE TO THE CONSTRUCTION TEAM & TO THE F.D.E.P. INSPECTORS.
- 9. INSPECTIONS: CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AND AFTER AFTER EACH RAINFALL GREATER THAN 0.5 INCH. A RAIN GAUGE WILL BE ON SITE TO MEASURE THE RAINFALL AMOUNT. THE CONTRACTOR SHALL DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.

EROSION CONTROL NOTES:

- 1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & REGULATIONS GOVERNING POLLUTION OF THE ENVIRONMENT & SHALL IMPLEMENT ALL MEASURES NEEDED TO ENSURE ADEQUATE EROSION & SEDIMENT CONTROL DURING THE ENTIRE DURATION OF CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES SHALL CONFORM TO CITY OF EDGEWOOD, ST. JOHNS WATER MANAGEMENT DISTRICT, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, & FLORIDA DEPARTMENT OF TRANSPORTATION REQUIREMENTS. INSTALLATION OF SILT FENCES & TURBIDITY BARRIERS SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY & TRAFFIC FY2018-19 STANDARD PLANS & STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION.
- 2. EROSION & SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES ARE TO BE APPLIED AS A PERIMETER DEFENSE AGAINST THE TRANSPORTATION OF SILT & SEDIMENTS OFF THE PROJECT SITE OR INTO ADJACENT WATER BODIES OR WETLANDS.
- 3. THE CONTRACTOR SHALL PREPARE & IMPLEMENT AN EROSION CONTROL PLAN AS PART OF THE SCOPE OF WORK COVERED BY THESE PLANS. THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES IN CONTROLLING EROSION & SEDIMENT TRANSPORT DURING CONSTRUCTION. THE FLORIDA DEVELOPMENT MANUAL "A GUIDE TO SOUND LAND & WATER MANAGEMENT" MAY BE USED AS REFERENCE FOR RECOMMENDED BEST MANAGEMENT PRACTICES RELATED TO EROSION & SEDIMENT CONTROL.
- 4. THE CONTRACTOR SHALL SUBMIT THE EROSION CONTROL PLAN TO THE OWNER FOR APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.
- 5. ALL EROSION & SEDIMENT CONTROL MEASURES WHICH ARE NECESSARY TO LIMIT THE TRANSPORT OF SILTS & SEDIMENTS TO OUTSIDE THE LIMITS OF THE WORK AREA OR TO WATER BODIES OR WETLANDS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE BEST MANAGEMENT PRACTICES & IMPLEMENT STRUCTURAL MEASURES AS NEEDED TO PREVENT EROSION & SEDIMENT TRANSPORT FROM THE WORK AREAS. THE FOLLOWING ARE MINIMUM RECOMMENDED GUIDELINES TO BE IMPLEMENTED DURING CONSTRUCTION AS PART OF THE EROSION & SEDIMENT CONTROL PLAN:
- A. STOCKPILING OF MATERIAL NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
- B. EXPOSED AREA LIMITATION & PROTECTION THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING & GRUBBING OPERATIONS OR EXCAVATION & FILLING OPERATIONS SHALL BE LIMITED AS NEEDED TO MINIMIZE THE POTENTIAL OF OFF-SITE SEDIMENT TRANSPORT. ALL EXPOSED AREAS SHALL BE PROTECTED BY INSTALLING EFFECTIVE EROSION & SEDIMENT CONTROL MEASURES SUCH AS SILT SCREENS, SYNTHETIC BALES, TURBIDITY BARRIERS, SWALES, OR A COMBINATION OF THESE & OTHER MEASURES AS WARRANTED.
- C. INLET PROTECTION INLETS & CATCH BASINS SHALL BE PROTECTED DURING CONSTRUCTION FROM SEDIMENT LADEN STORMWATER RUNOFF BY PROVIDING A COMBINATION OF SILT SCREENS, SYNTHETIC BALES, FILTER FABRIC COVERS OR OTHER MEASURES AS NECESSARY TO CONTROL THE TRANSPORT OF SEDIMENT.
- D. TEMPORARY GRASSING AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE DRESSED OR RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED. TEMPORARY SEEDING SHALL BE CONTROLLED AS TO NOT ALTER OR COMPETE WITH PERMANENT GRASSING. SLOPES STEEPER THAN 6:1 SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES OF LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF 4 INCHES. THE SEEDED OR SEEDED & MULCHED AREAS SHALL BE ROLLED & WATERED AS NEEDED TO ENSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. IF AFTER 14 DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% OF GOOD GRASS COVER, THE AREAS WILL BE REWORKED & ADDITIONAL SEED APPLIED TO ESTABLISH THE DESIRED VEGETATION COVER. REWORKED & ADDITIONAL SEED APPLIED
- E. MAINTENANCE EROSION & SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED DURING THE ENTIRE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL INSPECT THE EROSION & CONTROL MEASURES ON A DAILY BASIS & 24 HOURS FOLLOWING RAINFALL EVENTS (0.5" OR GREATER) & IMMEDIATELY REPAIR ANY OBSERVED DAMAGED CONTROLS. ALL EROSION & SÈDIMENT CONTROLS SHALL BE MAINTAINED AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
- 6. AREAS OF SOILS DISTURBANCE IS LIMITED TO THE AREA WITHIN THE SILT FENCE LIMITS AS SHOWN ON THIS
- 7. ALL DISTURBED PERVIOUS AREAS SHALL BE SODDED, UNLESS OTHERWISE NOTED.
- 8. NO WETLANDS & SURFACE WATERS EXIST WITHIN THE PROJECT LIMITS.
- 9. ALL EXCESS FILL SHALL BE HAULED OFF SITE.
- 10. SEDIMENTATION CONTROLS AND BMPS SHALL PREVENT STORMWATER RUNOFF WITH TURBIDITY GRATER THAN 29 NTUS FROM LEAVING THE CONSTRUCTION SITE.



5127 S. Orange Avenue, Suite 200 Orlando, FL 32809 Phone: 407-895-0324 Fax: 407-895-0325

www.feg-inc.us

SITE DEMOLITION AND S POLLUTION PREVENTION

DESIGNED BY	DRAWN BY	CHECKED
SJS	JT	SJS

DUST CONTROL & PREVENTION:

THE SURFACE AREA OF OPEN, RAW ERODIBLE SOILS EXPOSED BY CLEARING & GRUBBING OPERATIONS OR EXCAVATION & FILLING OPERATIONS SHALL BE LIMITED AS NEEDED TO MINIMIZE THE POTENTIAL OF DUST PRODUCTION. IN ADDITION,

- 1. ALL EXPOSED AREAS SHALL BE PROTECTED BY INSTALLING DUST CONTROL CONTROL MEASURES SUCH AS STABLIZING EXPOSED SOILS USING VEGETATION, MULCHING, SPRAY-ON ADHESIVES, CALCIUM CHLORIDE, WET SUPRESSION (WATERING) AND STONE/GRAVEL LAYERING AS APPLICABLE FOR THE PROJECT AND DEEMED NEECESSARY BY THE CONTRACTOR TO CONTROL DUST.
- 2. ONSITE VEHICLE TRAFFIC SHOULD BE LIMITED TO A MAXIMUM 15 MPH SPEED, AND THE NUMBER AND ACTIVITY OF VEHICLES SHOULD BE CONROLLED AT ANY GIVEN TIME.
- 3. A MOBLE UNIT SHOULD BE AVAILABLE TO APPLY WATER TO CONTROL DUST WHEN NEEDED.
- 4. COVERS SHALL BE PROVIDED FOR ALL HAUL TRUCKS TRASPORTING MATERIALS THAT CONTRIBTURE TO DUST. 5. IF CHEMICAL STABILIZATION METHOD IS USED, THE CHEMICALS SHOULD BE APPROVED FOR USE BY THE APPROPRIATE REGULATORY AGENCIES AND SHALL NOT CREATE ANY ADVERSE IMPACTS TO STORMWATER, PLANT LIFE, WATER BODIES, GROUNDWATER, OR FISH AND WILDLIFE.

SOIL TRACKING PREVENTION

- 1. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL BE CONSTRUCTED AT THE LOCATION SHOWN ON THE PLANS. TRAFFIC FROM UNSTABILIZED AREAS OF CONSTRUCTION SHALL BE DIRECTED THRU THE STPD BARRIER. FLAGGING OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT & DIRECT VEHICULAR EGRESS ACROSS THE STPD.
- 2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED & APPROVED BY THE ENGINEER &/OR CITY OF EDGEWOOD PRIOR TO ITS USE.
- 3. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE STPD AGGREGATE & CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER &/OR CITY OF EDGEWOOD.
- 4. AGGREGATES SHALL BE AS DESCRIBED IN SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FDOT SIZE #1. IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT & ARE UNSUITABLE.
- 5. THE STPD SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFFSITE TRACKING. THE STPD SHALL BE RINSED (DAILY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE STPD MAY BE REQUIRED TO LIMIT THE MUD TRACKED.

EROSION CONTROLS FOR NON STORMWATER DISCHARGES: A) WASTE DISPOSAL:

WASTE MATERIAL:

ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN A METAL DUMPSTER WHICH WILL BE MAINTAINED BY A LICENSED SOLID WASTE MANAGEMENT COMPANY IN CITY OF EDGEWOOD. THE DUMPSTER WILL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED AS OFTEN AS NECESSARY TO NOT CAUSE ON-SITE DISPOSAL OF WASTE. THE TRASH WILL BE HAULED TO AN APPROVED CITY OF EDGEWOOD LANDFILL. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE SUPERINTENDENT CONSTRUCTION TRAILER. THE INDIVIDUAL RESPONSIBLE FOR MANAGING THIS TASK WILL BE IDENTIFIED BY THE CONTRACTOR.

HAZARDOUS WASTE:

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE & FEDERAL REGULATIONS. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR HAZARDOUS WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE SUPERINTENDENT CONSTRUCTION TRAILER. THE INDIVIDUAL RESPONSIBLE FOR MANAGING THIS TASK WILL BE IDENTIFIED BY THE CONTRACTOR.

SANITARY WASTE: ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF THREE TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY LOCAL REGULATION.

B) OFFSITE VEHICLE TRACKING:

A GRAVEL CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

NPDES NOTE

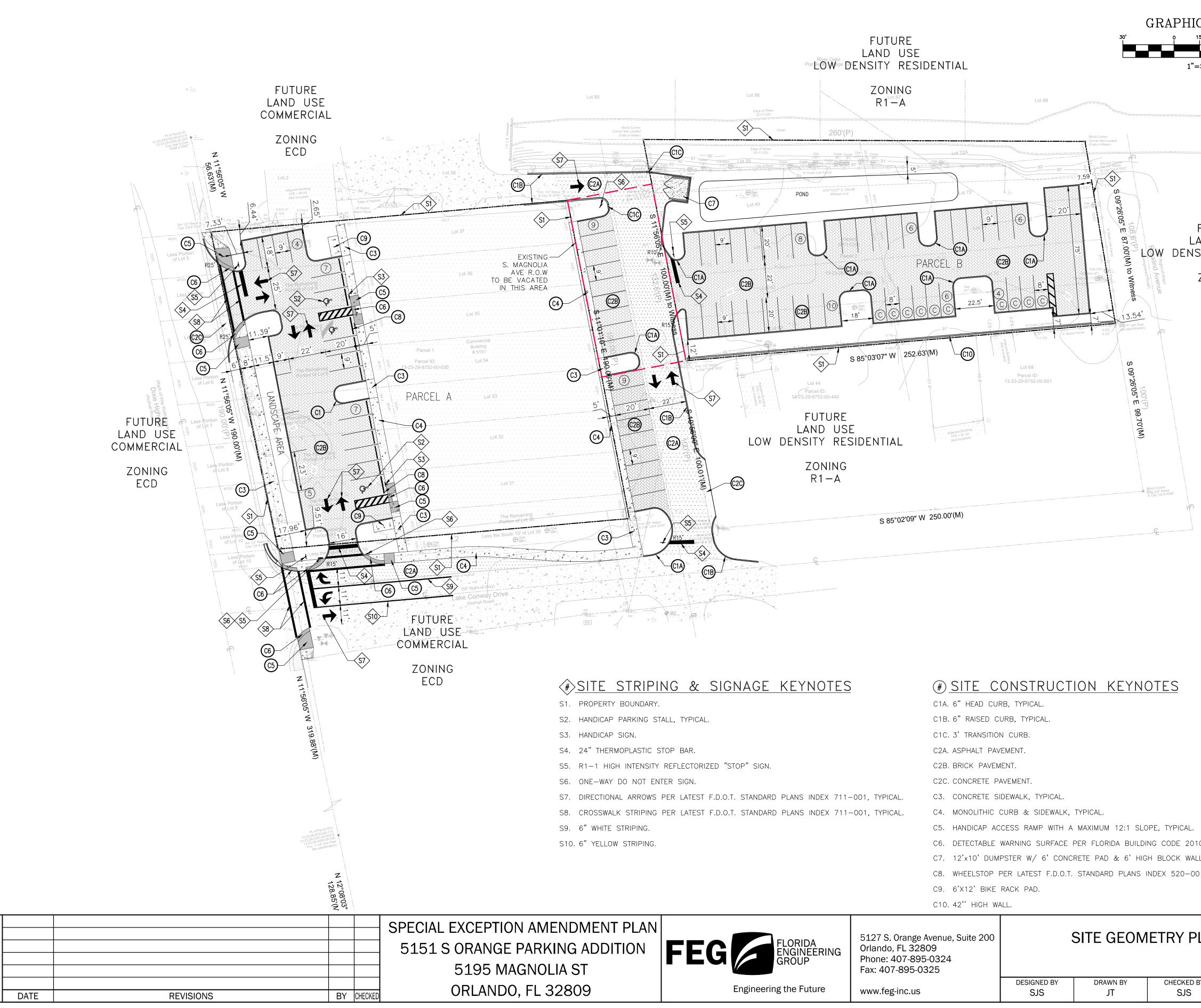
A NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NDPES) IS REQUIRED FOR THE PROJECT. UNLESS OBTAINED BY THE OWNER, THE CONTRACTOR SHALL APPLY AND OBTAIN A NOI NPDES PRIOR TO START OF CONSTRUCTION ACTIVITIES.

	INTER J. SEB						
	MWATER OTES	PROJECT NO. 25-033 SCALE NOTED DATE MARCH 24, 2025 SHEET NO.	FLORIDREINGINEERING GROUP, WC. CERTIFICATE No. EB-0006595 No 42075 * PPO STATE OF	THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY: SAM J. SEBAALI, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND			
D BY	APPROVED BY SJS	C-3B	SAM OGEBAAL EPE	SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.			

RECEIVED

4/29/2025

CITY OF EDGEWOOD



	SITE DATA Parcel "a"				
	PROPERTY LOCA	TION:	5151 S ORANGE AVE	E, EDGEWOOD,	FL 32809
	JURISDICTION: PROPERTY FUTURE	E LAND USE DESIGI	NATION:	CITY OF E CC	DGEWOOD
	PROPERTY ZONI	NG:		OOD CENTRAL	
	PARCEL I.D.: PARCEL AREA.:			13-23-29-875	2-00-030 0.90 ACRE
C SCALE	EXISTING USE: PROPOSED USE: EXISTING BUILDI		18,598 S.F. OFFICE/ 5,0	000 S.F. RETAIL (OMMERCIAL COMMERCIAL 3,598 S.F.
15' 30' 60'	EXISTING PARKIN	۱G:		1	7 SPACES
=30'	EXISTING PARKIN ALLOWABLE FLO EXISTING FLOOR	OR AREA RATIO:		1 SPACE PER	1,388 S.F. 3.0 0.60
	SITE AREA BUILDING FOOTPRINT	CALCULATI	DNS: (EXISTING 23.598 S.F.	CONDITIO	<u>N):</u>
	EXISTING PAVEMENT IMPERVIOUS AREA PERVIOUS AREA TOTAL SITE AREA		23,598 S.F. 9,270 S.F. 32,868 S.F. 6,336 S.F. 39,204 S.F.	0.75 AC. 0.15 AC. 0.90 AC.	83.83 % 16.17 % 100.00 %
	SITE AREA BUILDING FOOTPRINT	CALCULATI	DNS: (PROPOSEI 23,598 S.F.		
	PROPOSED SIDEWALK PROPOSED PAVEMENT IMPERVIOUS AREA		23,036 3.1 . 2,071 S.F. <u>9,223 S.F.</u> 34,892 S.F.	0.80 AC.	88.89 %
	PERVIOUS AREA TOTAL SITE AREA		<u>4,312 S.F.</u> 39,204 S.F.	0.10 AC. 0.90 AC.	<u> </u>
FUTURE	PARKING REQUIR	RED			
AND USE SITY RESIDENTIAL) BE RESERVED FOR H		JE PER 3/3 S.F.)	63 SPACES 3 SPACES
ZONING	134.471–4.B.1 (5% RE ADJUSTED PARKING R	DUCTION; WITHIN 1/4 MII REQUIRED	le of a bus stop)		3 SPACES 60 SPACES
R1-A	PARKING PROVIE parcel-a				
	STANDARD PARKING S Handicap parking s Right of way – s ma	PACES	CATED)		20 SPACES 3 SPACES
	STANDARD PARKING S PARCEL-B STANDARD PARKING S	AGNOLIA AVE (TO BE VA Spaces			9 SPACES 30 SPACES
	COMPACT PARKING SI TOTAL PARKING PROV PUBLIC PARKING IN	PACES IDED			10 SPACES 72 SPACES 9 SPACES
	BICYCLE PARKIN BICYCLE PARKING REI	G QUIRED: 2 SPACES PL	US 1 SPACE PER 10 VEHICULAR PARKING	SPACES ABOVE 10	11 SPACES
		e area required — e	CD (COMMERCIAL)	0 10 40	12 SPACES 20 %
	OPEN SPACE AREA P MAXIMUM IMPERVIOUS IMPERVIOUS COVER P	COVER ALLOWED - E	CD	0.10 AC. 0.80 AC.	*11% 80% *88%
	A PERVIOUS PAVEDR	AIN SYSTEM IS PROPO	ISTING IMPERVIOUS COVER EX SED WHICH IMPROVES EXISTING		LOWED.
			2095C0430F DATED: 09/25/2	2009.	
			CENT SLOPES, (HSG: "A") 0 TO 5 PERCENT SLOPES, (H	۹۵۰۰ ، ۳۷.	
	WETLAND S	STATEMENT	VITHIN THE PROJECT SITE.		
	PARCEL "B" PROPERTY LOCA	TION:	5195 MAGNOLIA S	Γ, EDGEWOOD,	FL 32809
	JURISDICTION:			CITY OF E	
	PROPERTY FUTURE EXISTING PROPE	E LAND USE DESIGI RTY ZONING:	NATION: MED	IUM DENSITY RE R-1A SINGL	
	PROPOSED PROF	PERTY ZONING:	WITH SPECIAL EXCEPTIO	R-3 MULTIPL	
	PARCEL I.D.: PARCEL AREA:			13-23-29-875	2-00-390 0.70 ACRE
	EXISTING USE:			VACANT-RI	
	PROPOSED USE:		surface park DNS: (PROPOSEI	(ING-TO SERVE	PARCEL A
	PROPOSED PAVEMENT		14,195 S.F. 14,195 S.F.	0.33 AC.	47.14 %
	PERVIOUS AREA TOTAL SITE AREA		<u> </u>	0.37 AC. 0.70 AC.	<u>52.86 %</u> 100.00 %
	OPEN SPACE AREA P			0.37 AC.	45 % 53 %
	IMPERVIOUS COVER F		-5	0.33 AC.	70 % 47 %
	FLOOD ZONES A AND	X PER FEMA F.I.R.M.	PANEL 12095C0430F DATED:	09/25/2009.	
10. LL ENCLOSURE ON 3 SIDES.	3 – BASINGER FINE 22 – LOCHLOOSA FII	SAND, O TO 1 PERCEN NE SAND, O TO 2 PER IRBAN LAND COMPLEX,	IT SLOPES, DEPRESSIONAL, (H CENT SLOPES, (HSG: "A") O TO 5 PERCENT SLOPES, (H	SG: "A/D") ISG: "A")	
01, TYPICAL.	WETLAND S	STATEMENT dictional wetlands v	/ITHIN THE PROJECT LIMITS.		
PRC	DJECT NO.	FLORIDA ENGINEERING	GROUP INC.		
	25-033 ALE 1''=30'	CERTIFICATE No. EB- No 4207		AND SAM J.	EEN DIGITALLY SIGNED SEALED BY: SEBAALI, P.E.
DAT		TU STATE O	F H	ON THE DATE A	DJACENT TO THE SEAL. S OF THIS DOCUMENT SIDERED SIGNED AND
BY APPROVED BY	С-4 ст 5 ог 5	CORIO SAW OGEDAAL	A ANNIA	SEALED AND TH	E SIGNATURE MUST BE Y ELECTRONIC COPIES.



5127 S. Orange Avenue, Suite 200 Orlando, FL 32809 Phone: 407-895-0324 Fax: 407-895-0325



LEGAL DESCRIPTION

PARCEL 1:

LOTS 3 THROUGH 10 AND LOTS 30 THROUGH 37, TROPICAL PINES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA, RECORDED IN PLAT BOOK J, PAGE 11, SAID LANDS SITUATE LYING AND BEING IN ORANGE COUNTY, FLORIDA, LESS THE SOUTH 10 FEET OF LOTS 10 AND 30.

ALSO LESS AND EXCEPT:

THAT PART OF LOTS 3 THROUGH 10, TROPICAL PINES SUBDIVISION, AS RECORDED IN PLAT BOOK J, PAGE 11, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE SOUTH 10 FEET OF LOT 10; LYING WESTERLY OF THE SURVEY LINE OF STATE ROAD 527, SECTION 75040, AND WITHIN 40 FEET OF THE EASTERLY OF SAID SURVEY LINE, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS:

BEGIN ON THE SOUTH LINE OF LOT 20, TROPICAL PINES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 11, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AT A POINT 118.45 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 20, AND RUN THENCE NORTH 11°48'47" WEST, 2714.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWESTERLY AND HAVING A RADIUS OF 2864.93 FEET; THENCE ALONG SAID CURVE THRU A CENTRAL ANGLE OF 4°26', A DISTANCE OF 221.67 FEET TO END OF CURVE; THENCE NORTH 16°14'47" WEST, 129.26 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1, TORNSTROM AND PHILLBRICK'S SUBDIVISION, PLAT BOOK G, PAGE 28, SAID PUBLIC RECORDS, AT A POINT 53.55 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 1.

PARCEL 2:

LOTS 39, 40, 41, 42, 43, 69, 70, 71, 72 AND 72A, TROPICAL PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 11, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

RECEIVED 3/24/2025 **CITY OF EDGEWOOD**



Agent Authorization Form

FOR PROJECTS LOCATED IN THE CITY OF EDGEWOOD

Please type or print in BLACK INK . Complete carefully, answerin documentation and additional pages as necessary.	g each question and attaching all necessary
I/WE, (PRINT PROPERTY OWNER NAME) Fulvio Romano, Ro	mano Family Properties LLC , AS
THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOW	/S,
5105 Magnelia St. Edgewood, El. 22900	, DO HEREBY AUTHORIZE TO ACT AS MY/OUR
OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLIC	ATION APPROVAL REQUESTED AND MORE SPECIFICALLY
DESCRIBED AS FOLLOWS AND TO APPEAR ON MY /OUR BEHA	ALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN
THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN	NALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO
THE APPLICATION. BY SIGNING THIS AUTHORIZATION, THE	OWNER AGREES TO BE BOUND BY THE ACTIONS OF THE
AUTHORIZED AGENT AND THE PROVISIONS OF CHAPTER	101, ARTICLE I, ENTITLED "PASS-THROUGH FEES" AND
ACKNOWLEDGE AND AGREES THAT A LIEN MAY BE PLACED ON	
AS PROVIDED IN THE CITY CODE.	
Date:	Fulvio Romano
Signature of Property Owner	Print Name Property Owner
Date:Signature of Property Owner	Print Name Property Owner
STATE OF FLORIDA: COUNTY OF	mge
I certify that the foregoing instrument was acknowledged before by	e me this <u>19</u> day of <u>March</u> 20 <u>25</u> .
Witness my hand and official seal in the county and state stated above on the <u>194</u> day of <u>March</u> , in the year <u>2025</u> .	
(Notary Seal) PAOLA VILLASMIL Notary Public-State of Florida Commission # HH 344869 My Commission Expires December 28, 2026	Signature of Notary Public Notary Public for the State of Florida My Commission Expires: <u>12-128-12-026</u>

Legal Description(s) or Parcel Identification Number(s) are required: PARCEL ID#: 13-23-29-8752-00-390 & 13-23-29-8752-00-030 LEGAL DESCRIPTION: See attached.

Please hand deliver to Edgewood City Hall at 405 Bagshaw Way. For additional questions, please contact Edgewood City Hall at (407) 851-2920, or send email to <u>bmeeks@edgewood-fl.gov</u> or <u>sriffle@edgewood- fl.gov</u>. Revised: 6/26/2019



Application for Rezoning

Ord. 2025-04

Reference: City of Edgewood Code of Ordinances, Section 134-121 REQUIRED FEE: \$750.00 + Applicable Pass-Through Fees (Ordinance 2013-01) (Please note this fee is non-refundable)

PLANNING & ZONING MEETING DATE:	5/12/2025
CITY COUNCIL MEETING DATE:	5/20/25 & 6/17/25

IMPORTANT: Except where the requirements of a particular zoning district specify otherwise, the property owner(s) of 51% or more of the area involved (whether the same be one lot/parcel or a larger area) shall submit an application for review in accordance with Section 134-121 rezoning property owner(s) of the Edgewood code.

A COMPLETE application with all required attachments annust be submitted to the City Clerk 40 days before the next Planning & Zoning meeting. No application shall be deemed accepted unless it is complete and paid for.

A notarized letter of authorization from the property owner MUST be submitted if the application is filed by anyone other than the property owner.

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

Applicant's Name:	SAM J. SEBAALI	Owner's Name:	FULVIO ROMANO
Address:	5127 S. ORANGE AVENUE SUITE 200, EDGEWOOD FL 32809	Address:	5205 S. ORANGE AVENUE SUITE 200, EDGEWOOD FL 32809
Phone:	(407) 895-0324	Phone:	(407) 490-0350
Fax:	(407) 895-0325	Fax:	(407) 232-6000
Email:	SSebaali@feg-inc.us	Email:	fulvio@rabitsromano.com
Legal Description:	LOTS 39, 40, 41, 42, 43, 69, 70, 71, 72 AND 72A, TROPICAL PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 11, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.		
Zoned:	R-1A		
Location:	5195 MAGNOLIA ST, ORLANDO, FL 32809		
Tract Size:	± 30,527 S.F.		
Existing on Site:	VACANT		

405 Bagshaw Way, Edgewood, Florida • 32809 O: 407.851.2920 • F: 407.851.7361 • Email: info@edgewood-fl.gov





Existing zoning districts and boundaries for all land within the subject area	R-1A - SINGLE FAMILY RESIDENTIAL
Proposed zoning districts and boundaries	R-3 - MULTIPLE FAMILY RESIDENTIAL
Purpose of request: To PROVIDE A STANDALONE PARKING AREA WHICH IS NOT ALLOWED IN THE R-1 DISTRICT, BUT PERMITTED IN THE R-3 ZONING DISTRICT AS A SPECIAL EXCEPTION	
Applicant/owner hereby states that the above request for property.	rezoning does not violate any deed restrictions on the
Applicant's Signature	Date: 03/24/2025
Applicant's Printed Name SAM J. SEBAALI	Date: 03/24/2025
Owner's Signature	
Owner's Printed Name FULVIO ROMANO	

(Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached)

THE APPLICANT OR OWNER MUST BE PRESENT TO ANSWER QUESTIONS OR PRESENT HIS CASE AT BOTH MEETINGS. THE FOLLOWING MUST BE SUBMITTED WITH THE APPLICATION:

Please see attached "Rezoning Process"

AT LEAST TEN (10) DAYS PRIOR TO THE DATE OF THE PUBLIC HEARING BEFORE THE BOARD, THE PERSON FILING THE APPLICATION SHALL PLACE IN A CONSPICUOUS AND EASILY VISIBLE LOCATION ON THE PROPERTY A SIGN FURNISHED BY THE CITY.

Please submit completed application to City Hall via email at info@edgewood-fl.gov, or hand delivered to Edgewood City Hall located at 405 Bagshaw Way. For additional questions, please contact Edgewood City Hall at (407) 851-2920.

OFFICE USE ONLY		
Received Date:	Rec'd By:	
Forwarded To:		
Notes:		

Revised 10/28/2022

405 Bagshaw Way, Edgewood, Florida • 32809 O: 407.851.2920 • F: 407.851.7361 • Email: info@edgewood-fl.gov

182/235



5127 S. Orange Avenue, Suite 200 Orlando, FL 32809 Phone: 407-895-0324 Fax: 407-895-0325



REZONING AND SPECIAL EXCEPTION REQUEST FOR 5195 MAGNOLIA STREET, EDGEWOOD, FL.

ROMANO FAMILY PROPERTIES, LLC PARCEL I.D. NO. 13-23-29-8752-00-390

RECEIVED 3/24/2025

CITY OF EDGEWOOD

MARCH 24, 2025

I. Introduction: Romano Family Properties is seeking approval for a rezoning and special exception request for a 0.70-acre parcel of land located at 5195 Magnolia Street (Parcel B on attached Site Plan). The request aims to rezone the property from R-1A to R-3 and obtain a

Special Exception to allow for the development of a surface parking lot to support the adjacent commercial property located at 5151 S. Orange Avenue (Parcel A) owned by Fulvio Romano. The proposed parking expansion is essential to ensuring the long-term viability of the existing commercial building while enhancing stormwater management and pedestrian infrastructure.

II. Justification for Rezoning: The rezoning of Parcel B from R-1A (Single-Family Residential) to R-3 (Multi-Family Residential) is justified for the following reasons:

- 1. Incompatibility of R-1A Use: The existing parcel is located directly behind a commercial building and does not provide a viable single-family residential use. The lack of direct access and its adjacency to a fully developed commercial property limits its potential as a single-family residential site.
- 2. Support for Economic Viability: The commercial building at 5151 S. Orange Avenue was constructed in 1959 and has functioned as a commercial property for over six decades. The site is currently underserved with only 17 substandard parking spaces, far below the approximately 100 parking spaces required by code. The additional surface car parking on Parcel B is crucial to supporting the continued use and economic viability of the building.
- 3. **Buffering from Residential Areas**: The proposed parking area on Parcel B is effectively separated from residential properties to the east by a vacant public right-of-way (R.O.W.) (Rosalind Avenue) and an existing subdivision wall, mitigating potential impacts on residential uses. A landscape buffer will be provided on the south side to separate the parking area from the residential use on the south.

III. Justification for Special Exception: The Edgewood Zoning Code allows surface parking within the R-3 District as a Special Exception. Justification for the Special Exception includes:

1. Addressing Critical Parking Deficiency: The existing commercial building lacks adequate parking to operate at full capacity. The proposed surface parking will add approximately 34 spaces on Parcel B and 18 spaces within the adjacent Rosalind Avenue R.O.W., increasing the total available parking to 77 spaces.

- 2. Enhancing Pedestrian and Landscape Infrastructure: The proposed redevelopment includes an 8-ft-wide public sidewalk and a 6-ft landscape strip along S. Orange Avenue, improving walkability and aesthetics along the corridor. A sidewalk is also proposed on the south side of the building to provide connectivity to the surface parking on the east side.
- 3. **Minimizing Residential Impact**: The site design ensures that parking is buffered from residential areas, with no direct impact on adjacent single-family homes. The vacant public R.O.W. (Rosalind Avenue) R.O.W. and the existing subdivision wall on the east side further shield residential properties from potential disturbances. A landscape buffer will be provided on the south side to separate the parking area from the residential use on the south.
- 4. **Stormwater and Environmental Benefits**: The use of pervious pavement and stormwater management improvements will bring the site closer to compliance with modern stormwater quality standards.

IV. Justification for Use of Public Right-of-Way for Parking: The proposed use of 18 parking spaces within the Rosalind Avenue R.O.W. is justified by the following factors:

- 1. **Existing Limited Use**: The public R.O.W. is currently not utilized for public access but is informally used for parking and is accessed only by the property owner and a couple of adjacent properties. Repurposing the space for formalized parking will optimize land use without impacting existing public access.
- 2. Alignment with City Goals: The proposed redevelopment aligns with Edgewood's vision for revitalizing the Edgewood Central District (ECD) by enhancing accessibility and supporting commercial viability along S. Orange Avenue.
- 3. **Traffic and Safety Considerations**: The proposed parking plan includes improved pedestrian and vehicular circulation patterns, ensuring safe access for visitors and employees while maintaining adequate space for traffic flow.

V. Justification for Open Space Deficiency: The redevelopment plan results in a reduction of open space from 16% to 11%, below the required 20%. The following factors justify the deficiency:

- Public Infrastructure Enhancements: The provision of an 8-ft-wide public sidewalk along S. Orange Avenue directly benefits the community by improving pedestrian connectivity and safety.
- 2. Landscaping and Permeability Improvements: A 6-ft-wide landscape strip along S. Orange Avenue and the use of pervious pavement mitigate the impact of reduced open space by enhancing green infrastructure and stormwater infiltration.
- 3. Existing Constraints and Site Conditions: Given the site's historic development and limitations, achieving full open space compliance is not feasible without compromising parking and accessibility. The proposed plan strikes a balance between functional necessity and environmental enhancements.



5127 S. Orange Avenue, Suite 200 Orlando, FL 32809 Phone: 407-895-0324 Fax: 407-895-0325 2302 Parklake Drive, Suite 134 Atlanta, GA 30345 Phone: 1-877-857-1581 Fax: 1-877-857-1582



184/235

VI. Conclusion: The proposed rezoning and Special Exception request for Parcel B, along with the inclusion of parking within the public R.O.W., are justified based on the need for additional parking, the limited viability of single-family residential use, and the significant site improvements being proposed. The project will support the long-term economic success of the existing commercial property, enhance pedestrian infrastructure, and improve stormwater management while minimizing impacts on adjacent residential properties. Approval of these requests will contribute to the continued revitalization of the Edgewood Central District, aligning with the city's vision for sustainable growth and development.

Please do not hesitate to contact me should you have any questions or need additional clarification regarding this request. I can be reached by phone at 407-895-0324 or by email at <u>SSebaali@feg-inc.us</u>. Sincerely,

Florida Engineering Group, Inc. LEED®AP Sam J. Sebaali, P.E. President





5127 S. Orange Avenue, Suite 200 Orlando, FL 32809 Phone: 407-895-0324 Fax: 407-895-0325 2302 Parklake Drive, Suite 134 Atlanta, GA 30345 Phone: 1-877-857-1581 Fax: 1-877-857-1582





EDGEWOOD



APPLICATION FOR SPECIAL EXCEPTION

Reference: Code Sections 134-103 through 134-109

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

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

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

X New Special Exception Request Amendment to Special Exception Date SE granted:

Applicant Name: SAM J. SEBAALI / FLORIDA ENGINEERING GROUP, INC. Owner Name: FULVIO ROMANO / ROMANO FAMILY PROPERTIES, LLC

C

Property Address: <u>5195 Magnolia St, Edgewood, FL 32809</u>

Legal Description: LOTS 39, 40, 41, 42, 43, 69, 70, 71, 72 AND 72A, TROPICAL PINES, ACCORDING TO

THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 11, OF THE PUBLIC RECORDS OF ORANGE

COUNTY, FLORIDA.

Property Zoning: R1-A, REZONING TO R-3 Existing on site: VACANT

Surrounding Zoning Designations:

North: <u>R-1A</u> South: <u>R-1A</u> East: <u>R-1A</u> West: <u>ECD</u>

Section of Code Special Exception being requested: SECTION 134-282 - (c)(2)

Special Exception Request: PROVIDING A STANDALONE PARKING AREA WITH RELATED INFRASTRUCTURE

ON THE SITE WITH THE ADDRESS "5195 MAGNOLIA ST, ORLANDO, FL 32809" TO SERVE THE EXISTING

BUILDING ON "5151 S ORANGE AVENUE, ORLANDO, FL 32809".





2) Provide a Letter of Explanation which must outline the specifics of the proposed Special Exception request and include the justification for the subject request. If applicable, please include the following:

Summary of business operation including hours of operation, seating capacity, required parking and • loading spaces, number of employees, number of anticipated clients/customers, site concerns that may impact adjacent properties, etc.

3) Each application for a Special Exception shall be accompanied by a site plan. Details of the site plan depend on what section of code you are requesting the Special Exception for. Please work with City Staff to confirm.

4) During the Special Exception review, City Staff may request the following information if applicable:

Detailed site plan, landscape plan, existing and/or proposed structures, septic systems, drain fields, • easements, buffers, signage, fire lanes, driveways, etc.

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

Applicant Name: <u>SAM J. SEBAALI</u>	
Applicant Signature:	Date: 03/24/2025
Owner Name: FULVIO ROMANO	
Owner Signature	Date: 03/24/2025
Office Use Only:	

Received by:	Date Received:
Forwarded to:	Date Forwarded:
P&Z Meeting Date:	City Council Meeting Date:
Notes:	



5127 S. Orange Avenue, Suite 200 Orlando, FL 32809 Phone: 407-895-0324 Fax: 407-895-0325



REZONING AND SPECIAL EXCEPTION REQUEST FOR 5195 MAGNOLIA STREET, EDGEWOOD, FL.

ROMANO FAMILY PROPERTIES, LLC PARCEL I.D. NO. 13-23-29-8752-00-390

RECEIVED 3/24/2025

CITY OF EDGEWOOD

MARCH 24, 2025

I. Introduction: Romano Family Properties is seeking approval for a rezoning and special exception request for a 0.70-acre parcel of land located at 5195 Magnolia Street (Parcel B on attached Site Plan). The request aims to rezone the property from R-1A to R-3 and obtain a

Special Exception to allow for the development of a surface parking lot to support the adjacent commercial property located at 5151 S. Orange Avenue (Parcel A) owned by Fulvio Romano. The proposed parking expansion is essential to ensuring the long-term viability of the existing commercial building while enhancing stormwater management and pedestrian infrastructure.

II. Justification for Rezoning: The rezoning of Parcel B from R-1A (Single-Family Residential) to R-3 (Multi-Family Residential) is justified for the following reasons:

- 1. **Incompatibility of R-1A Use**: The existing parcel is located directly behind a commercial building and does not provide a viable single-family residential use. The lack of direct access and its adjacency to a fully developed commercial property limits its potential as a single-family residential site.
- 2. Support for Economic Viability: The commercial building at 5151 S. Orange Avenue was constructed in 1959 and has functioned as a commercial property for over six decades. The site is currently underserved with only 17 substandard parking spaces, far below the approximately 100 parking spaces required by code. The additional surface car parking on Parcel B is crucial to supporting the continued use and economic viability of the building.
- 3. **Buffering from Residential Areas**: The proposed parking area on Parcel B is effectively separated from residential properties to the east by a vacant public right-of-way (R.O.W.) (Rosalind Avenue) and an existing subdivision wall, mitigating potential impacts on residential uses. A landscape buffer will be provided on the south side to separate the parking area from the residential use on the south.

III. Justification for Special Exception: The Edgewood Zoning Code allows surface parking within the R-3 District as a Special Exception. Justification for the Special Exception includes:

1. Addressing Critical Parking Deficiency: The existing commercial building lacks adequate parking to operate at full capacity. The proposed surface parking will add approximately 34 spaces on Parcel B and 18 spaces within the adjacent Rosalind Avenue R.O.W., increasing the total available parking to 77 spaces.

- 2. Enhancing Pedestrian and Landscape Infrastructure: The proposed redevelopment includes an 8-ft-wide public sidewalk and a 6-ft landscape strip along S. Orange Avenue, improving walkability and aesthetics along the corridor. A sidewalk is also proposed on the south side of the building to provide connectivity to the surface parking on the east side.
- 3. **Minimizing Residential Impact**: The site design ensures that parking is buffered from residential areas, with no direct impact on adjacent single-family homes. The vacant public R.O.W. (Rosalind Avenue) R.O.W. and the existing subdivision wall on the east side further shield residential properties from potential disturbances. A landscape buffer will be provided on the south side to separate the parking area from the residential use on the south.
- 4. **Stormwater and Environmental Benefits**: The use of pervious pavement and stormwater management improvements will bring the site closer to compliance with modern stormwater quality standards.

IV. Justification for Use of Public Right-of-Way for Parking: The proposed use of 18 parking spaces within the Rosalind Avenue R.O.W. is justified by the following factors:

- 1. **Existing Limited Use**: The public R.O.W. is currently not utilized for public access but is informally used for parking and is accessed only by the property owner and a couple of adjacent properties. Repurposing the space for formalized parking will optimize land use without impacting existing public access.
- 2. Alignment with City Goals: The proposed redevelopment aligns with Edgewood's vision for revitalizing the Edgewood Central District (ECD) by enhancing accessibility and supporting commercial viability along S. Orange Avenue.
- 3. **Traffic and Safety Considerations**: The proposed parking plan includes improved pedestrian and vehicular circulation patterns, ensuring safe access for visitors and employees while maintaining adequate space for traffic flow.

V. Justification for Open Space Deficiency: The redevelopment plan results in a reduction of open space from 16% to 11%, below the required 20%. The following factors justify the deficiency:

- Public Infrastructure Enhancements: The provision of an 8-ft-wide public sidewalk along S. Orange Avenue directly benefits the community by improving pedestrian connectivity and safety.
- 2. Landscaping and Permeability Improvements: A 6-ft-wide landscape strip along S. Orange Avenue and the use of pervious pavement mitigate the impact of reduced open space by enhancing green infrastructure and stormwater infiltration.
- 3. Existing Constraints and Site Conditions: Given the site's historic development and limitations, achieving full open space compliance is not feasible without compromising parking and accessibility. The proposed plan strikes a balance between functional necessity and environmental enhancements.



5127 S. Orange Avenue, Suite 200 Orlando, FL 32809 Phone: 407-895-0324 Fax: 407-895-0325 2302 Parklake Drive, Suite 134 Atlanta, GA 30345 Phone: 1-877-857-1581 Fax: 1-877-857-1582



189/235

VI. Conclusion: The proposed rezoning and Special Exception request for Parcel B, along with the inclusion of parking within the public R.O.W., are justified based on the need for additional parking, the limited viability of single-family residential use, and the significant site improvements being proposed. The project will support the long-term economic success of the existing commercial property, enhance pedestrian infrastructure, and improve stormwater management while minimizing impacts on adjacent residential properties. Approval of these requests will contribute to the continued revitalization of the Edgewood Central District, aligning with the city's vision for sustainable growth and development.

Please do not hesitate to contact me should you have any questions or need additional clarification regarding this request. I can be reached by phone at 407-895-0324 or by email at <u>SSebaali@feg-inc.us</u>. Sincerely,

Florida Engineering Group, Inc. LEED[®]AP Sam J. Sebaali, P.E. President





5127 S. Orange Avenue, Suite 200 Orlando, FL 32809 Phone: 407-895-0324 Fax: 407-895-0325 2302 Parklake Drive, Suite 134 Atlanta, GA 30345 Phone: 1-877-857-1581 Fax: 1-877-857-1582



190/235



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 <u>info@edgewood-fl.gov</u>.

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

Applicant Name:	Owner Name: FULVIO ROMANO / ROMANO FAMILY PROPERTIES, LLC
_{Email:} sebaali.s@tandh.com	Email: fulvio@rabitsromano.com
Phone: (407) 895-0324	Phone: (407) 490-0350
Property Address: 5195 Magnolia St, Edge	ewood, FL 32809
Legal Description: LOTS 39, 40, 41, 42, 43, 69, 70,	71, 72 AND 72A, TROPICAL PINES, ACCORDING TO
	K J, PAGE 11, OF THE PUBLIC RECORDS OF ORANGE
COUNTY, FLORIDA.	
Property Zoning: R1-A, REZONING TO R-	3 Existing on site: VACANT
Property Zoning: R1-A, REZONING TO R- Section of Code Variance is being requested: (1) Co	Existing on site: VACANT de Section 134-60(c), (2) Section 114-4(1)(b),
	de Section 134-60(c), (2) Section 114-4(1)(b),
Section of Code Variance is being requested: (1) Co (3) Article V, Division 5 – Off-Street F	de Section 134-60(c), (2) Section 114-4(1)(b), Parking Requirements
Section of Code Variance is being requested: (1) Co (3) Article V, Division 5 – Off-Street F Variance Request: (1) Request to construct a 3.5-foot-high of	de Section 134-60(c), (2) Section 114-4(1)(b),
Section of Code Variance is being requested: (1) Co (3) Article V, Division 5 – Off-Street F Variance Request: (1) Request to construct a 3.5-foot-high of (east of Magnolia Street), with no wall on the north and w	bde Section 134-60(c), (2) Section 114-4(1)(b), Parking Requirements concrete or masonry wall along the south side of the new parking lot

(3) Request to provide parking at a ratio of 1 space per 375 square feet for office/general commercial uses. Request to allow up to 15% of the required parking spaces to be compact (minimum 8 feet wide), located only in the rear lot (east of Magnolia Street), in order to preserve existing trees.



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: Sam J. Sebaali	
	Date:04/29/2025
Owner Name: Fulvio Romano	
Owner Signature:	Date: <u>9-29-25</u>



Office Use Only:

Received by:	Date Received:
Forwarded to:	Date Forwarded:
P&Z Meeting Date:	City Council Meeting Date:
Notes:	



April 29, 2025

Subject: Variance Narrative

Re-Development at 5151 S. Orange Avenue FEG/T & H Project No.: 25-033

The following variances are being requested in connection with the re-development of the existing property at 5151 S. Orange Avenue.

• Variance to Code Section 134-60(c):

Request to construct a 3.5-foot-high concrete or masonry wall along the south side of the new parking lot (east of Magnolia Street), with no wall on the north and west boundaries, in lieu of the required minimum 8-foot wall.

- Variance to Code Section 114-4(1)(b): Request to eliminate the required 6-foot-high opaque hedge along the eastern boundary of the new parking lot, and to allow a reduced hedge height along the southern boundary—consistent with the proposed lower wall height, if approved.
- Variance to Article V, Division 5 Off-Street Parking Requirements:
 - Request to provide parking at a ratio of 1 space per 375 square feet for office/general commercial uses.
 - Request to allow up to 15% of the required parking spaces to be compact (minimum 8 feet wide), located only in the rear lot (east of Magnolia Street), in order to preserve existing trees.

The following provides a narrative to each of the above listed variances:

Variance to Code Section 134-60(c):

A variance in the wall height: 3.5 feet high concrete or masonry wall on the south side of the new parking lot east of Magnolia Street and no wall on the north and west boundaries in lieu of the required minimum of eight feet in height.

Per Code Section 134-104(3)b., variance approval requires a finding of the following 6 criteria are true, which staff deems to be true.

1. 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.



The subject property uniquely presents an already isolated location, a condition not typical of other properties within the same zoning district. The proposed 8-foot high wall along the south side of the parking lot raises significant public safety concerns due to the property's isolated location. The 8-foot high wall would create a substantial barrier and exacerbate the existing sense of seclusion, potentially creating an environment less visible and accessible, which could increase the risk of criminal activity. The existing wall already on the east side of the adjacent unopened Rosalind Avenue right-of-way also creates a special circumstance.

2. That the special conditions and circumstances do not result from the actions of the applicant.

These distinctive conditions are in no way the result of the applicant's actions.

3. 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.

Granting this variance will not confer any special privilege on the applicant. Rather, it addresses a unique safety concern arising from the property's isolation, a concern not generally applicable to other sites in the district.

4. 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.

A literal interpretation mandating an 8-foot wall along the east and south property line would deprive the applicant of the right to ensure basic public safety on their property, a right commonly afforded to others. Such a wall would exacerbate the existing isolation, creating unnecessary and undue hardship by potentially fostering a less secure environment.

5. That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.

The proposed condition of approval of this requested variance, a 3.5-foot masonry wall along the south property line of the parking lot east of Magnolia Street, represents the condition to achieve the reasonable use of the land as a functional and safe parking area while protecting adjacent uses. This carefully considered height effectively mitigates headlight intrusion into the adjacent residential properties should the existing fencing be taken down, while crucially avoiding the significant public safety risks associated with an 8-foot barrier in this isolated setting.



6. 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.

Approving this variance, with the stipulated 3.5-foot wall condition, is demonstrably in harmony with the general intent and purpose of this chapter, which implicitly includes promoting public safety and well-being. By preventing the creation of a secluded and potentially hazardous area, this variance actively aids in eliminating detrimental impacts to the public welfare and fosters a more secure environment for both users of the parking lot and the adjacent residents.

Variance to Code Section 114-4(1)(b):

A variance in Code Section 114-4(1)b. to reduce the requirement of a 6 feet high opaque hedge along the south and east boundaries of the new parking lot if the variance is approved to allow the elimination of the wall on the east and a reduced wall height on the south boundary of the new parking lot.

1. 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.

The subject property presents a unique set of circumstances that render a 6-foot opaque hedge along the east side of the property (west Rosalind Avenue right-of-way line) impractical and potentially detrimental, conditions not applicable to other properties in the same zoning district. Specifically, the **existing wall along the east right-of-way of the unopened Rosalind Avenue** already provides a significant visual and physical barrier. A six feet hedge on the east property line would create an isolated area in the unopened Rosalind Avenue right-of-way. A 6 feet high hedge on the south parking lot boundary would be counterproductive to the rationale for the reduced wall height if the requested variance for reduced wall height is approved.

2. That the special conditions and circumstances do not result from the actions of the applicant.

These **distinctive conditions are not the result of the applicant's actions**. The presence of the pre-existing wall and the inherent isolation of the property are external factors influencing the appropriateness of the standard landscaping requirement.



3. 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.

Eliminating the opaque hedge requirement in this specific context will **not confer any special privilege** on the applicant. Instead, it allows for a more practical and conscious design that takes into account the existing site conditions, unlike other properties in the district that may not share these unique characteristics.

4. 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.

A literal interpretation mandating a 6-foot opaque hedge along both the south and east boundaries would impose an **unnecessary and undue hardship** on the applicant exacerbating public safety concerns depriving the applicant of the ability to design a safer environment, a right commonly enjoyed by other property owners.

5. That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.

Requiring the hedge to be as high as the wall where required, balances the need for some landscaping with the paramount concern for maintaining visibility and public safety in an isolated area.

6. 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.

Approving this variance is **in harmony with the general intent and purpose of this chapter**, which includes promoting safe and functional development. Eliminating the potentially hazardous opaque hedge in this specific isolated location actively **aids in eliminating detrimental impacts to the public welfare** by enhancing visibility and security.



Variance to Article V, Division 5 – Off-Street Parking Requirements:

A variance for the parking standards of the City's parking requirements in Code Article V, Division 5 Off Street Parking, specifically to allow 1 space per 375 square feet for office or general commercial uses; and, 10% of the total required parking may be a minimum of 8 feet in width (compact parking) in the rear parking lot (east of Magnolia Street):

1. 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.

The site was developed prior to modern land use regulations and lacks the minimum parking needed for viable uses intended along Orange Avenue.

2. That the special conditions and circumstances do not result from the actions of the applicant.

The lack of necessary parking was not the result of the applicant.

3. 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. The requested parking standards does not confer on the applicant a special privilege.

The reduced parking and allowance of compact spaces are intended to allow for a more effective resolution of existing nonconformities, not to provide an unfair competitive advantage.

4. 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.

Strict adherence to standard parking standards hinders the applicant's ability to rectify the existing nonconforming parking situation and create a more code-compliant and functional site for commercial and office use.



5. That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.

The applicant's request is the minimum. The intent is to provide as many spaces to at least meet the standard minimum. Such is needed for marketability of leasing space.

6. 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.

Approving this variance allows for the ability to lease the space, meeting the City's goal of improvement of the Orange Avenue corridor aesthetic. The requested variances allow for a comprehensive site redesign that addresses the pre-existing nonconformities in a practical and beneficial manner. The conditions of approval will provide compatibility with the residential user of Lake Conway Drive.

Sincerely, THOMAS & HUTTON ENGINEERING CO.

Sam J. Sebaali, P.E., LEED®AP Regional Director

Orlando Sentinel

OrlandoSentinel.com

Order ID: 7808705 Printed: 4/30/2025 9:25:35 AM

Page * Agency Commission not included

2 of

3

GROSS PRICE * :

\$301.93

PACKAGE NAME: Public Hearing/Bid/Misc_Legal

Product(s): Orlando Sentinel, Affidavit, Floridapublicnotices.com, Classifieds.OS.com Legals

AdSize(s): 1 Column

Run Date(s): Friday, May 2, 2025

Zone: Full Run

Color Spec. B/W

Preview

NOTICE OF PUBLIC HEARING CITY OF EDGEWOOD, FLORIDA NOTICE IS HEREBY GIVEN that the City of Edgewood, Florida, will hold public hearings to consider a request to rezone the property located at 5195 Magnolia Street, Edgewood, FL 32809, from Single-Family Residential (R-1A) to Multifamily Residential (R-3).

Public Hearing Dates, Times Location: All hearings will be held at Edgewood City Hall, Chambers, 405 Bagshaw Edgewood, FL 32809. Council Way,

 Planning & amp; Zoning Board: Monday, May 12, 2025, at 6:30 p.m.
 City Council – First Reading: Tuesday, May 20, 2025, at 6:30 p.m. - City Council – Second Reading: Tuesday, June 17, 2025, at 6:30 p.m.

Please note that the public hearing may be continued to a specific date and time by announcement during the hearing, without the need for further published notice.

ORDINANCE NO. 2025-04 AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY LOCATED AT 5195 MAGNOLIA LOCATED AT 5195 MAGNOLIA STREET, ORLANDO, FLORIDA 32809, COMPRISING APPROXIMATELY 0.70 ACRES, FROM SINGLE-FAMILY RESIDENTIAL (R-1A) TO MULTIFAMILY RESIDENTIAL (R-3); PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE PROVIDING FOR AN EFFECTIVE DATE.

To obtain a copy of the proposed ordinance or related documents, please email info@edgewood-fl.gov or visit City Hall at 405 Bagshaw Way, Edgewood, FL 32809.

Interested parties are encouraged to attend the public hearings and will have the opportunity to speak on the proposed rezoning. If you are unable to attend, comments may be submitted in writing by email or delivered in person to City Hall. All written submissions will become part of the official public record. To ensure inclusion in the record, written comments must be



OrlandoSentinel.com

Order ID: 7808705

Printed: 4/30/2025 9:25:35 AM

Page 3 of 3

* Agency Commission not included

GROSS PRICE * :

\$301.93

PACKAGE NAME: Public Hearing/Bid/Misc_Legal

received no later than 12:00 PM (noon) on the day of the scheduled hearing.

Individuals with disabilities who require accommodations or assistance to participate in the hearings should contact the City Clerk at (407) 851-2920 at least 24 hours prior to the scheduled meeting.

Anyone wishing to appeal a decision made at these hearings must ensure that a verbatim record of the proceedings is made, including all testimony and evidence, as this will be required for any appeal. 5/02/2025 7808705



NOTICE OF PUBLIC HEARINGS

The City of Edgewood will hold public hearings to consider several proposals related to the properties located at **5195 Magnolia Street** and **5151 South Orange Avenue**. These proposals include a request to rezone the property at 5195 Magnolia Street to R-3, a Special Exception for a parking lot, and multiple Variances to City Code requirements as well as a variance for the property located at 5151 South Orange Avenue. Detailed information on each proposal is provided below:



- 1. **Ordinance 2025-04:** To change the zoning designation of the property at 5195 Magnolia Street from R-1A (Single-Family Residential) to R-3 (Medium-Density Residential).
- 2. Special Exception 2025-01: Request for Special Exception approval, as allowed by City Code Section 134-282(c)(2), for a parking lot at 5195 Magnolia Street that will serve the adjacent commercial use located at 5151 South Orange Avenue.
- 3. Variance 2025-02: Variance to City Code Section 134-60(c) to construct a 3.5-foot-high concrete or masonry wall on the south side of the new parking lot situated at 5195 Magnolia Street, and to have no wall on the north and east boundaries. This is a variance from the City's requirement for a minimum wall height of eight feet.
- 4. Variance 2025-03: Variance to City Code Section 114-4(l)(b) to eliminate the requirement for a 6-foot-high opaque hedge along the east boundary of the new parking lot at 5195 Magnolia Street. Additionally, a variance in hedge height along the southern boundary, to allow a reduced wall height consistent with requested reduced wall height requested in Variance 2025-01; Code requires a minimum hedge height of six feet.



- 5. Variance 2025-04: Variance to City Code Article V, Division 5 to vary from the City's off-street parking requirements for the business at 5151 South Orange as follows:
 - To allow a parking ratio of 1 parking space per 375 square feet for office and general commercial uses.
 - To permit up to 15% of the total required parking spaces to be compact (minimum 8 feet in width). These compact spaces will be limited to the rear parking lot (east of Magnolia Street) to preserve existing trees on the site.

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

- Planning & Zoning Board Meeting Monday, May 12, 2025 at 6:30 PM
- City Council Meeting: First Reading Tuesday, May 20, 2025 at 6:30 PM
- City Council Meeting: Second Reading Tuesday, June 17, 2025 at 6:30 PM

How to Participate:

- Review the application and staff reports by contacting or visiting City Hall.
 - Email: info@edgewood-fl.gov
 - Phone: 407-851-2920
 - Hours: Monday-Thursday: 8 AM to 4 PM; Friday: 8 AM to noon.
 - Attend the public hearings and be heard (5/12/25, 5/20/25, & 6/17/25)
- If you are unable to attend the public hearings, you may submit your comments by email to 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: May 1, 2025



Application: Ord 2025-04; SE 2025-01; VAR 2025-02 VAR 2025-03; VAR 2025-04

Owner/Applicant Name: Fulvio Romano

Public Hearing Dates: 5/12/25, 5/20/25, & 6/17/25

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

SIGN AFFIDAVIT

STATE OF FLORIDA ORANGE COUNTY

Type of I.D. Produced _____ Lice

Before me, the undersigned authority, <u>personally appeared</u> <u>Connor</u> Anton ssento me well known and known to me to be the person described in and who executed the foregoing affidavit, after being first duly sworn, says:

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

Signature of owner or authorized representative

State of Florida County of Orange Sworn to and subscribed before me this _____ day of _____, 20 $\underline{25}$ via physical presence. HH 24/996 Notary Public, State of Florida Print, type, or stamp commissioned name of Notary Public Personally Known OR Produced Identification

Notary Public State of Florida Brett Sollazzo My Commission HH 241996 Exp. 3/17/2026





Brett Sollazzo

From:	John Crane <johncranejr@gmail.com></johncranejr@gmail.com>
Sent:	Sunday, May 11, 2025 8:44 PM
То:	CH Info
Subject:	Rezoning, Special Exceptions, and Variances for 5151 Orange Ave

CAUTION: This email originated from outside of the organization. <u>Do not</u> click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

My name is John Crane. I reside at 492 Harbour Island Road, Edgewood, FL, with my wife and two daughters (10 and 14 years of age). I am writing to inform you of my opposition to the application for the rezoning, special exceptions, and variances for 515 Orange Ave, as it has been submitted. However, before I provide my reasons for opposing the application, I would first like to point out that I was not notified by the City of Edgewood ("City") about this application, since my residence is not adjacent to the subject properties. Understandably, the City may not be required to provide notice to residents that are not adjacent to the subject properties, however, I feel this is the wrong approach, particularly when rezoning and special exceptions and variances may impact everyone in the surrounding neighborhoods, if not the entire City.

Every home in the adjacent neighborhoods that enter and exist on Harbour Island Dr. and Lake Conway Dr. will be greatly impacted by the increased number of vehicles that will come with expanding the parking for the existing commercial building. It is already risky enough turning left out of these neighborhoods onto Orange Ave., that nearly 95% of the time require the turning ("suicide") lane be used to simply merge into the volume of traffic that now exists on Orange Ave. The additional volume of vehicles entering and existing the subject properties will quite literally be an accident waiting to happen and hopefully not a fatal one.

Of course, the City, applicant, and residents, would like nothing more than to see the commercial building be presentable and useful. However, at what cost. Thus, it is my opinion that other options should be considered to maximize parking and use within the footprint of the current zoning designations. To do this, other considerations could be taken, such as part of Magnolia street being used for parking behind the commercial building, and utilizing the overgrown Rosalind Ave to access the current R-1A lot that can then be seperated from the commercial property by a wall. Reading the May 2, 2025, report prepared by the City Planning Consultant, there is no indication other options were explored and potentially available. Rather, the report reads as being very biased, in that every effort was made to justify relaxing the requirements as much as possible in order to not burden the applicant. Other than suggesting a 3.5-foot wall be constructed on one side of the proposed parking lot to limit light entering the adjacent rentals from headlights, there was little to no concern for other residences. There was no mention of the risks posed by increased traffic and use of the "suicide" lane in front of the adjacent neighborhoods and other issues. The reports included with the application did state there could be increased criminal activity, and the solution is to not build walls so others can monitor the area. My guess is the assumption is the residents in the adjacent neighborhoods are the ones that will have to monitor the area.

As far as the current zoning, the reports included as part of the application suggest these changes because both the commercial and R-1A properties are limited in who they can be marketed to. However, nothing has changed since the purchase of these properties. From my understanding, such changes have been proposed in the past, only to be squashed. It is my belief City council members at the time realized the impact it would have on the adjacent neighborhoods. So, what makes it any different today?

If the City were to consider allowing a parking lot to be constructed to service the commercial property, there should be some considerations made for the adjacent residences and covenants put in place to ensure the integrity of the surrounding neighborhoods. Again, the reports presented offered no such leeway or even inkling that these were possible.

I believe there may be other options that can be explored that will allow the property to increase its parking, but not to the extent proposed, helping to reduce the risk of a potentially deadly accident from occurring and not invite criminal activity. Therefore, if the City is not intending to deny the application, I do request that it provide a continuance so that all nearby residents have the opportunity to educate themselves on the proposed changes and provide the City with its questions and concerns. Additionally, a continuance would allow the residents to meet with the developer and possibly City officials to see what other options may be beneficial for everyone.

I thank you for your time and consideration in this matter.

Sincerely,

John S. Crane

Brett Sollazzo

From:	Daniel Evans <enthalpy@bellsouth.net></enthalpy@bellsouth.net>
Sent:	Monday, May 12, 2025 10:45 AM
То:	CH Info
Subject:	Planning and Zoning Meeting May 12, 2025

CAUTION: This email originated from outside of the organization. <u>Do not</u> click links or open attachments unless you recognize the sender and know the content is safe.

In reviewing the scope of the proposed project at 5195 Magnolia St/ 5151 South Orange Avenue, we find the extreme number of variances/special exceptions - 14 - to be excessive and vague with no specific timeline or details. At this stage it would be premature for citizens and neighbors of the proposed project to grant approval for the various requests.

We are therefore asking the Planning and Zoning Board to reject this project request at this time for the above reasons.

Thank you,

Daniel and Beverly Evans 5120 The Oaks Circle Edgewood, FL 32809 407-467-6644

Memo

То:	City of Edgewood Planning & Zoning Boad and City Council
From:	Richard Mims (5117 The Oaks Circle, Edgewood, FL)
Date:	5/12/2025
Re:	Re-zoning of 5195 Magnolia Street

To Whom It May Concern:

I am writing to voice my concerns over the re-zoning of the parcel located at 5195 Magnolia Street. In the zoning application there are more questions than answers.

- The building, that currently is under parked for its use, has undergone renovations over the past 6 to 9 months. These renovations converted the building from a retail use to an office use. Wasn't a site plan and or use change approved prior to the renovations? Why is the owner now requesting this parking variance? Seems like the use and parking requirements under that "office" use should have been determined at that time.
- 2. Have any traffic studies been completed on the effects of the additional volume of cars on Orange Avenue.
- 3. As a resident of River Oaks subdivision, turning onto Orange Avenue is a nightmare and the additional volume in traffic will not help.
- 4. What is the city gaining by vacating the Magnolia Avenue right of way? Is the property owner buying the right-of-way from the city?

I believe there is enough reason for the Planning and Zoning Board as well as City Council to consider not approving the re-zoning request. The residents of River Oaks subdivision have not been provided with enough information on this issue and the City Planner's recommendations are not satisfactory.

Thank you,

Richard Mims 5117 The Oaks Circle To: Edgewood Planning and Zoning

Re: 5195 Magnolia

The rezoning of 5195 Magnolia was forwarded to my attention. I am being told that the applicant wants to Rezone R 1 to R 3 for a parking lot. I am not sure why the city would do a residential rezone when there are multiple ways to do this. Why can you not use any of the following to do the same thing if needed. 1. MOU Memorandum of understanding 2. A regular variance for parking. 3. A development agreement that can be combined with the variance. It seems like that would be a better fit as the market and area goes through changes. Please let me know if there are reasons this will not work as I am currently on a project in the Florida Keys and cannot attend the meeting.

Sincerely John Moccio

460 Harbour Island Rd

Edgewood Fl 32809.

Brett Sollazzo

From:	Tami Afamasaga-Luna <soldbytamial@gmail.com></soldbytamial@gmail.com>
Sent:	Monday, May 12, 2025 2:01 PM
То:	Brett Sollazzo; z luna
Subject:	Re: Project Documentation – 5195 Magnolia & 5151 S Orange

CAUTION: This email originated from outside of the organization. <u>Do not</u> click links or open attachments unless you recognize the sender and know the content is safe.

To it may concern, we are the owners at 125 Lake Conway Dr. Edgewood Fl We have lived here since 2014/15

We have a few concerns that seem reasonable and easy to incorporate into the plans. The following are some of our concerns:

WALL: 8 foot wall versus 3.5 feet- concerns for a public parking area- potential safety, security issues, noise pollution and light pollution are of some concerns. We are asking that there be a further compromise for at least 6 feet tall with 2 feet of vegetation. Maintaining the 8 foot standard requirements. This may mitigate some of the issues that can arise, such as safety, noise issues, pedestrian traffic, light intrusion issues, etc. Compliance with standard and current codes is for public safety and security among other considerations. We would prefer that the 8 foot requirement be the fulfilled with a 6 foot wall and 2 feet of vegetation at the upper portion of the wall. We are looking for peace and safety with asking for the 8 foot total height- with either wall mixed with vegetation or just the 8 foot wall as the code stands.

Our kitchen, all bedrooms including our master bedroom, will be approximately 20 feet to the wall between our properties and all the windows will be exposed to the light or sound pollution from the vehicles.

The other concerns are the water runoff and drainage issues. Our home flooded in 2022, due to the drainage ditch not being excavated or managed prior to heavy rains. There exist water retention and runoff issues in the area around 5195 Magnolia We have many concerns with regards to the runoff from the surface area of the parking lot. It appears that pavers will be used instead of asphalt, is it possible to have some sort of drainage system that does not divert water towards the existing homes or roads.

Light and noise pollution: signage to keep noise down -No bright lights- No loud music- No festivals or rentals of the parking lot for events.

Lighting on the lot should be below the wall height and not facing into any adjacent lots, to avoid light pollution or disturbances to surrounding lots.

Locked: A Locked lot when outside of business hours for health and safety and to discourage loitering or crime activity.

Hours of operation: Since this a residential area, is it reasonable to have standard "day time hours" for the use of this parking lot. Not an all night lot and no commercial vehicles or overnight parking, such as trucks, 18 wheelers etc. Is this something that is open for discussion with this variance request?

Traffic impacts: Will there be a new street light to accommodate the influx of vehicles. For Orange Avenue will there be "street markings that state -DO NOT BLOCK-" so the current residence and other vehicles do not get backed up onto Lake Conway Dr. or block the egress and ingress for adjacent residential subdivisions.

Thank you kindly for considering our concerns, so that we can dwell as much as possible in security and peace with our neighbor at 5195 Magnolia with whatever development that takes place may it be in good healthy/relationships for all parties involved.

Navarro family and residence adjacent to the 5195 Magnolia lot. Soldbytamial@gmail.com David, Tami, Ashley and family

On Mon, May 12, 2025 at 11:46 AM Brett Sollazzo <<u>bsollazzo@edgewood-fl.gov</u>> wrote: Good morning,

If you would like to email a comment please respond to this one. Your comment will be added to the public record for tonight's meeting.

Please have this to me no later than 2pm to allow me time to provide it to Board Members tonight.

Kind Regards,

Brett Sollazzo Administrative Project Manager City of Edgewood 405 Bagshaw Way | Edgewood, FL 32809 Tel: 407-851-2920 Ext:4201 Monday – Thursday 8:00 am to 4:00 pm Friday 8:00 am to Noon

PLEASE NOTE: Information provided in this email is subject to disclosure to the public pursuant to Florida Sunshine Law. Email sent on the City system is considered public and is only withheld from disclosure if deemed confidential pursuant to state law.

From: Tami Afamasaga-Luna <<u>soldbytamial@gmail.com</u>>
Sent: Monday, May 12, 2025 11:44 AM
To: Brett Sollazzo <<u>bsollazzo@edgewood-fl.gov</u>>
Subject: Re: Project Documentation – 5195 Magnolia & 5151 S Orange

CAUTION: This email originated from outside of the organization. <u>Do not</u> click links or open attachments unless you recognize the sender and know the content is safe.

HI there- I would like to email a comment

On Tue, May 6, 2025 at 2:08 PM Brett Sollazzo <<u>bsollazzo@edgewood-fl.gov</u>> wrote:

Good afternoon,

Attached you will find a ZIP file containing all relevant documentation for the proposed project at **5195 Magnolia Avenue** and **5151 S Orange Avenue**. The file includes the following materials:

• Staff Report

Brett Sollazzo

From:	Laura Lee Shields <laura.shields@newlinlaw.com></laura.shields@newlinlaw.com>
Sent:	Monday, May 12, 2025 1:55 PM
To:	CH Info
Subject:	5195 Magnolia Street and 5151 South Orange Avenue
Importance:	High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Prior to the hearing today at 6:30, I would like to express my opposition to the proposed re-zoning. I am the homeowner at 316 Harbour Island Road, directly adjacent to the area in question. My husband, Carlos Vivanco, is also in opposition to the proposed changes. We have resided in Edgewood for 7 years at this residence. I also support a continuance on the matter, to properly educate myself. I only received the notice a few days ago by US Mail.

Thank you

fin y 🖸

Sincerely, Laura Lee Shields and Carlos Vivanco

Laura Lee Shields Attorney at Law Phone: 407-203-6563 Mobile: 407-792-6077 Fax: 321-319-9533 Main: 407-888-8000 Email: Laura.Shields@newlinlaw.com www.newlinlaw.com



The confidentiality of this email, including attachments, is protected by the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521. The information contained in this email is intended only for use of the individual or entity named above. This e-mail or the attachments may also contain trade secret or proprietary information; information protected by court orders; and/or may be subject to attorney-client privilege, work product privilege, or other privilege under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you receive this e-mail in error, please delete it from your computer system and notify the sender immediately by calling Dan Newlin Injury Attorneys at 407-888-8000.

Brett Sollazzo

From:
Sent:
To:
Subject:

Derek Wagner <derek@dhwagner.com> Monday, May 12, 2025 10:40 AM CH Info Rezoning at 5195 Magnolia Street

CAUTION: This email originated from outside of the organization. <u>Do not</u> click links or open attachments unless you recognize the sender and know the content is safe.

City Planners,

As a resident of Harbour Island, I am writing to express my opposition to the proposed rezoning variance at 5195 Magnolia Street.

While I am not opposed to thoughtful redevelopment, the rezoning concessions requested appear to infringe upon the zoning protections currently in place for the River Oaks and Harbour Island communities. Furthermore, it seems that the proposed changes would have a detrimental effect on the congestion at the property and on Orange Avenue, which is already a significant safety concern for the area's residents.

Thank you for considering my concerns.

Sincerely, Derek Wagner

STAFF REPORTS

City Attorney Smith

1	ORDINANCE NO. 2025-XXXX		
2 3	AN ORDINANCE OF THE CITY OF EDGEWOOD,		
4	ORANGE COUNTY, FLORIDA AMENDING CHAPTER		
5	134, "ZONING;" AMENDING PROVISIONS RELATED TO		
6	THE USE OF OFF-SITE PARKING SPACES AND THE USE		
7	OF SHARED PARKING AGREEMENT; PROVIDING FOR		
8	SEVERABILITY; PROVIDING FOR CODIFICATION,		
9	CONFLICTS, AND EFFECTIVE DATE.		
10			
11	WHEREAS, the Code of Ordinances allows for the use of offsite parking agreements for		
12	a portion of a property's needed off-street parking; and		
13			
14	WHEREAS, the City desires to promote development and redevelopment within the		
15	City's commercial corridor; and		
16 17	WHEDEAS the City Council also recognized that a monorhy implemented shared		
17 18	WHEREAS, the City Council also recognizes that a properly implemented shared parking program can alleviate some of the challenges site development can present and create		
18 19	opportunities for greater efficiency of development; and		
20	opportunities for greater efficiency of development, and		
20	WHEREAS, the City Council has considered the issue and determined that targeted		
22	relaxation of the standards required for off-site parking agreements can help promote business		
23	development without negatively impacting the community; and		
24			
25	WHEREAS, the City Council of the City of Edgewood finds that this Ordinance is in the		
26	best interest of the health, safety, and welfare of citizens, businesses, and visitors to the City of		
27	Edgewood.		
28			
29	NOW, THEREFORE, BE IT ENACTED by the City Council of the City of		
30	Edgewood, Florida as follows:		
31 32	NOTE: <u>Underlined words</u> constitute additions to the City of Edgewood Code of		
32	Ordinances, strikethrough constitutes deletions from the original Code of Ordinances, and		
33 34	asterisks (***) indicate an omission from the existing text which is intended to remain		
35	unchanged.		
36			
37	Section 1. Chapter 134, Sections 134-605 and 134-606 of the City of Edgewood		
38	Code of Ordinances shall be amended as follows:		
39			
40	Sec. 134-605 Quantity of off-street parking		
41			
42	(c) Reduction of Minimum Off-Street Parking Requirements. Notwithstanding the minimum off-		
43	street parking requirements outlined in this Section, City Council may approve up to 25%		
44 45	reduction in the required number of parking spaces provided the following is met:		
45			

46	1. the applicant demonstrates, to the satisfaction of City Council, that the proposed
47	reduction is justified by specific circumstances. Such circumstances may include, but are
48	not limited to:
49	 Proximity to and accessibility of public transportation: Evidence demonstrating
50	convenient access to high-frequency transit services.
51	 Shared parking arrangements: A documented agreement per Section 134-606 for
52	shared parking with adjacent or nearby uses that can demonstrably accommodate the
53	parking demand.
54	• Specific use characteristics: Unique characteristics of the proposed use that
55	demonstrably generate lower parking demand than the standard requirements for that
56	land use category.
57	<u>Mixed-use development: Integration of complementary land uses within the</u>
58	development that allows for the internal capture of trips and reduces overall parking
59	demand.
60	
61	2. pay the "per space fee" for the reduction; such fees shall be dedicated for supporting
62	alternative transportation including, but not limited to,
63	<u>Public transit improvements (e.g., bus shelters)</u>
64	 <u>Pedestrian improvements (e.g., sidewalks, crosswalks).</u>
65	Streetscape enhancements: to improve the overall streetscape, making areas more
66	walkable and less reliant on individual vehicle parking.
67	
68	Applicants seeking a reduction under this section shall submit a detailed parking study or
69	other relevant documentation justifying the proposed reduction. City Council, with a
70	recommendation from the Planning and Zoning Board, shall review the application and may
71	approve, approve with conditions, or deny the request based on the evidence presented and
72	the consistency with the goals and objectives of the Comprehensive Plan.
73	
74 75	Notwithstanding the reduction allowed in this Section, the on-site parking provided shall be
75	no less than the greater of the following: (i) 30 percent of the total parking spaces required
76	pursuant to Section 134-605 or (ii) a minimum of four spaces. Additionally, all parking
77	spaces required to comply with the Americans With Disabilities Act, calculated at the
78	standard parking rate, must be accommodated on-site.
79	
80	Sec. 134-606 Location of off-site off-street parking.

The parking spaces provided for herein shall be provided on the same lot where the principal use is located or within 1,320 feet from the principal entrance as measured along the most direct pedestrian route from each space to the principal entrance of the building for which the space is to be used as required parking; provided, however, that parking spaces provided across an arterial road from the lot where the principal use is located shall not be counted toward the parking spaces required herein <u>unless a pedestrian-activated crosswalk is located within the</u> <u>aforementioned 1,320 feet distance</u>

- 88 Off-site off-street parking shall also be subject to following:
- 89 (a) At least thirty percent (30%) of the required parking shall be provided on-site.

90 (b) No required Americans With Disabilities Act accessible parking spaces may be provided 91 off-site: 92 (c) If valet parking is proposed, an on-site vehicle drop-off and pick-up lane shall be 93 provided and included on the site-plan; 94 (d) Off-site off-street parking spaces may only be counted toward required parking if such spaces are located on a paved and lined parking area which has been approved by the 95 96 City for use as a parking area; (e) Off-site off-street parking spaces may not be counted toward required parking if such 97 spaces are part of the required parking calculation of any other use unless approved by 98 99 the City Council based on competent, substantial evidence that the different uses occur at such different times that there would not be overlap of demand for the shared spaces; 100 (f) If shared parking agreements are proposed for new development or redevelopment of an 101 existing site, fully executed agreements contingent upon approval by the City shall be 102 103 submitted to the City no later than submission of an application for site plan review; and 104 (g) All shared parking agreements entered after March 17, 2020 and any amendments 105 thereto shall be submitted to the City for approval and must include all of the following: 106 (1) Provision for which party is responsible for the maintenance of parking area; 107 (2) Specificity as to the days and/or hours when the shared parking spaces may be used by the party granted use of the shared parking spaces (note: when shared parking 108 109 spaces are used to satisfy required parking, site plan approval may include a condition that hours of operation are restricted to the hours of availability of the 110 111 parking spaces); (3) Provision that the agreement shall not be terminated for convenience, the number of 112 113 shared parking spaces shall not be reduced, nor shall the hours of availability of the 114 shared parking spaces be changed without at least twelve (12) months' notice in writing delivered to all parties including the City; 115 116 (4) Provision that the agreement shall benefit and be binding on any subsequent 117 purchaser of either parcel; 118 (5) Provision that the agreement shall be recorded in the Official Records of Orange County, Florida; 119 120 (65)Acknowledgement by the grantor of the shared parking spaces that it understands 121 the granting of shared parking spaces may impact future requests for expansion or change of use during the term of the shared parking agreement; and 122 123 (76)Acknowledgment and agreement by the grantee of the shared parking spaces that if such shared parking spaces become unavailable for any reason the grantee must 124 125 immediately reduce its use of the property benefitted by the shared parking agreement in a manner that existing available parking shall be sufficient to meet the 126 127 parking requirements of this Code. The grantee shall acknowledge that it 128 understands the loss of shared parking spaces may have negative financial impacts to it and that it accepts the risk of such impacts and shall hold the City harmless from 129 any lawful action taken by the City to cause compliance; 130

131	(87)Inclusion of the City as a party to the agreement for the purpose of enforcing any of
132	the above required provisions;

133 (<u>98</u>)Notarized or attested signatures of all parties.

136

142

143

134 <u>Section 2.</u> The provisions of this Ordinance shall be codified as and become and be 135 made a part of the Code of Ordinances of the City of Edgewood.

137 <u>Section 3.</u> If any section, sentence, phrase, word or portion of this ordinance is 138 determined to be invalid, unlawful or unconstitutional, said determination shall not be held to 139 invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or 140 portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional. 141

Section 4. All ordinances that are in conflict with this Ordinance are hereby repealed.

144 <u>Section 5.</u> This Ordinance shall become effective immediately upon its passage and 145 adoption.

146			
147	PASSED AND ADOPTED this	day of	, 2025, by the City
148	Council of the City of Edgewood, Florida.		
149		•	
150	PASSED ON FIRST READING:		
151			
152	PASSED ON SECOND READING:		
153			
154			
155	Richard A. Horn, Council President		
156			
157	ATTEST:		
158	• •		
159			
160	Sandy Riffle		
161	City Clerk		

Police Chief DeSchryver

Edgewood Police Department City Council Report April 2025

	March	April
Residential Burglaries	0	0
Commercial Burglaries	0	1
Auto Burglaries	0	0
Theft	2	1
Assault/Battery	1	0
Sexual Battery	0	0
Homicides	0	0
Robbery	0	0
Traffic Accident	6	16
Traffic Citations	60	56
Traffic Warnings	76	70
Felony Arrests	3	0
Misdemeanor Arrests	0	1
Warrant Arrests	1	2
Traffic Arrests	1	2
DUI Arrests	1	1
Code Compliance	17	34
Reports		

Department Highlights:

- The month of April was distracted driving awareness month. During this time, officers spent extra time patrolling the City to educated the public on the dangers of distracted driving such as; texting, talking on the phone, eating, drinking and adjusting the radio while driving.
- This month, officers took time to stop individuals found blocking the intersection of South Orange Avenue at Lake Gatlin Avenue. There is a large box painted at the intersection explaining where to stop as to not block the intersection and to allow traffic to flow.
- From April 1st through April 3rd, the Edgewood Police Department was audited for reaccreditation. Being an accredited agency, shows that the Edgewood Police Department operates at the highest level and complies with many standardized practices within law enforcement including Training, Firearms, Investigations and Evidence/Property retention. At this time, we are being recommended for reaccreditation which qualifies our agency to be excelsior accredited status.
- On April 8th, Chief DeSchryver and Detective Nicolle Crock attended the Orange County Transit Taskforce Tabletop Exercise and Equipment Familiarization with the Central Florida Rail Corridor and Sunrail.
- On April 19th, Sergeant Fraticelli graduated from the Valencia College' Public Safety Leadership Program. This four-month course equips public safety professionals

224/235

Edgewood Police Department City Council Report April 2025

with innovative leadership skills, practical tools and techniques to effectively manage and lead in the public safety field.

- From April 22nd through April 24th the Edgewood Police Department Deputy Chief Miguel Garcia participated in the Florida League of Cities' Insurance Summit along with City Clerk Sandy Riffle.
- On April 26th, the Edgewood Police Department participated in the DEA Drug Take Back where 44.2 lbs of unused prescription drugs were turned in for proper destruction.
- On April 29th, Edgewood Police Department Chief, Detective and Staff participated in the Orange County Torch Run for Special Olympics Florida. As always, it is an honor and privilege to raise funds and awareness for this amazing cause.

City Clerk Riffle



Memo

To:Mayor Dowless and City Councilmembers Horn, Rader, Lomas, McElroy, and SteeleFrom:Sandra Riffle, City ClerkDate:May 16, 2025Re:April 12, 2025 to May 16, 2025 City Clerk Report

• City Hall Sidewalk Repair / Septic Issue

During the sidewalk repairs outside of City Hall, contractors discovered a layer of black sludge beneath a section of ground. After consulting with several septic companies, it was determined that the original septic system had never been properly abandoned. Sandy is currently gathering quotes to address the issue and complete the remaining sidewalk repairs.

• Gatlin/Holden Traffic Lights

City Hall has received multiple calls regarding the traffic signals at the Orange/Gatlin and Orange/Holden intersections. Staff have been in communication with FDOT, who maintain the signals. FDOT has identified connectivity issues between the lights, as well as malfunctions with the traffic detection cameras. They are actively working to resolve these problems and restore normal traffic flow.

• GrantMatch Program

A representative from GrantMatch, a professional services firm specializing in securing government funding for municipalities, businesses, and nonprofits, recently met with Mayor Dowless, Sandy, and Scott. Their compensation is contingent upon the successful acquisition of grant funding.

• RFP for Debris Removal and Monitoring Services

Sandy has issued Requests for Proposals (RFPs) for both Debris Removal and Debris Monitoring services. These RFPs are currently active, and all proposals are due by June 9, 2025, at 11:00 AM.

• New Business Welcome Brochure

Ashley has taken the initiative to create a welcome brochure for new businesses in the City. This brochure will include helpful details such as sign regulations, BTR renewal reminders, local advertising opportunities, and other pertinent information.

• New Business Banners Are Out!

The City's new business banner program is off to a strong start—both banners have already been rented. You can find them displayed at Quick Stop (4716 S Orange Ave) and Zen Tavern (5406 S Orange Ave).

• FLC Insurance Summit

Sandy and DC attended the Florida League of Cities Insurance Summit at the end of April. They gained valuable insights into municipal insurance best practices.

ACH Council Approval Process

To enhance transparency and strengthen financial oversight, Brett will now submit a monthly report to the Council outlining all ACH transactions from the previous month, accompanied by copies of the corresponding invoices. These materials will be reviewed and approved by the Council prior to each meeting, in addition to the physical checks requiring signatures.

405 Bagshaw Way Edgewood, FL 328027/295407-851-2920 • www.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