



## CITY COUNCIL MEETING

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

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### MINUTES

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

Council President Horn called the meeting to order at 6:30 pm.

#### B. ROLL CALL & DETERMINATION OF QUORUM

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

##### **Elected Officials Present:**

John Dowless, Mayor  
Richard A. Horn, Council President  
Chris Rader, Council President Pro-Tem  
Susan Lomas, Councilmember  
Casey McElroy, Councilmember  
Beth Steele, Councilmember

##### **Staff Present:**

Sandra Riffle, City Clerk  
Dean DeSchryver, Police Chief  
Miguel Garcia, Deputy Police Chief  
Ellen Hardgrove, City Planner  
Allen Lane, City Engineer  
Galen Pugh, City Landscaping Architect  
Drew Smith, City Attorney

#### C. PRESENTATIONS AND PROCLAMATIONS

#### D. CONSENT AGENDA

1. January 21, 2025 City Council Meeting Minutes
2. Agreement for Dispatching Services
3. MOU 2025 Amendment Radio System Encryption

*Councilmember Rader made a motion to approve the Consent Agenda as presented; seconded by Councilmember Lomas. The motion was approved by voice vote (5/0).*

#### E. ORDINANCES (FIRST READING)

##### **1. Ordinance 2025-03 - TECO Franchise Fee Agreement**

Attorney Smith read Ordinance 2025-03 in title only.

TECO Regional Manager of External Affairs introduced himself to City Council. There was no public comment.

*Councilmember Lomas made a motion to approve Ordinance 2025-03, seconded by Councilmember Steele. The motion was approved by roll call vote (5/0).*

Councilmember Rader	Favor
Councilmember Lomas	Favor
Councilmember Steele	Favor
Councilmember McElroy	Favor
Council President Horn	Favor

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

##### 1. Ordinance 2025-01: Comprehensive Plan Amendment - 4881 S Orange Blossom Trail

Due to both Ordinances 2025-01 and 2025-02 being interrelated, Attorney Smith read the titles of both Ordinances 2025-01 and 2025-02. This is the second reading of both ordinances.

Planner Hardgrove said the ordinances relate to the Edgewood Park of Commerce, with Ordinance 2025-01 regarding Comprehensive Plan Amendments: future land use map amendment from Medium Density Residential and Commercial to Site Specific Plan, and the required correlated policy with the new future land use designation.

The subject property is on the ±41.43-acre site located at 4881 South Orange Blossom Trail (OBT).

Ordinance 2025-02 is the mandatory rezoning of the property should the new future land use designation be approved. Also, included in this agenda item were the Development Agreement (DA) and the site plan. Once all is approved, the next step is construction plans with staff review.

Planner Hardgrove said changes were made to the proposed policy in Ordinance 2025-01 resulting from the first reading which are noted in red in the ordinance.

Changes include, but were not limited to:

- All business activities and storage and materials related to any permitted use must be entirely indoors.
- other prohibited uses have been added. No outdoor storage; gyms; and any use that would emit odors, objectionable waste materials, smoke, or noise that exceeds the Noise Ordinance; and Storage handling or distribution of noxious or hazardous chemicals, flammable liquids or other materials deemed hazardous by Federal EPA standards.
- No Fleet vehicle parking to the east of Building F or west of Building A.

She said there were also significant changes to the buffer requirements.

Planner Hardgrove said the necessary action is to approve Ordinance 2025-01 as presented, with changes, or to deny the ordinance.

Planner Hardgrove confirmed to Councilmember Lomas that fireworks would be covered under prohibitions.

In response to Councilmember Rader, Planner Hardgrove said the applicant will address the definition of the composite fence. Discussion ensued related to whether the north and east buffers should be a wall or fence.

Note: The vote was taken after discussion of Ordinance 2025-02 and public comment.

**2. Ordinance 2025-02 (Rezoning), Development Agreement, & Site Plan Consideration - 4881 S Orange Blossom Trail**

Planner Hardgrove said, if the comprehensive plan is amended as proposed in Ordinance 2025-01, the property must be rezoned to CP-PD. There were no changes to the ordinance or the site plan since the first reading. The Development Agreement (DA) has significant changes.

Some of the DA changes will require changes to the landscape plans. Staff recommended that, if Ordinance 2025-01 is approved, that the submitted site plan be approved with the exception of the landscape plan, and to allow the landscape plan to be reviewed by staff upon its resubmittal instead of bringing it back to Council. Council will adopt the landscaping requirements in the DA and staff will ensure the resubmitted plan is consistent with the DA.

The revised landscape plan will also take into consideration the results of the tree survey which was allowed to be delayed until after approval because there are so many trees on location. There may be some adjustments.

Another change to the DA is a new exhibit that defines the permitted uses.

In response to Council resident Horn, Planner Hardgrove said the expiration of the DA is included on line 415. If development has not commenced within ten years, the City may void the agreement.

Council President Horn commented that a ten-year expiration period seems long, and Attorney Smith responded that 10 to 25 years is standard.

Ms. Wilson spoke about the changes that resulted from the public's and Council's input at the first reading.

She also highlighted the compatibility elements of the plan: Six buildings that decrease in height and size as they go from west to east toward the residential. She listed concessions that EPOC has made since the process began.

**PUBLIC COMMENT**

Chere Roane, an Edgewood resident, spoke as an opponent. She said the applicant touts positive revenue but is silent to the financial burdens it would impose. She was also concerned about 24/7 operations, noise, and lights.



Barbara Miller, an Orlando resident, spoke as an opponent. She is against a large industrial complex with parking, and box and semi-trucks on the beautiful property.

Violette Haddard, an Orlando resident, spoke as an opponent and showed a video about local traffic. She clarified that the video is commentary and not evidence.

Lauren Buckner, an Orlando resident, spoke as an opponent. She said people need to live and not add to the road traffic.

Stefany Vidma, an Orlando resident, spoke as an opponent. She said noise pollution has a negative effect on health. Growth should not compromise the welfare of the community.

Lan Dal Lowery, an Orlando resident, spoke as an opponent. He complained about traffic on Holden Avenue and argued against adding any more commercial traffic. He said they cannot police the idling of trucks.

Carol Fritchey, an Orlando resident produced a copy of an affidavit by a Randall family member that another member of the Randall family notarized. She asked about the legality of the document.

Dave Bramlett, an Edgewood resident, said he lives in Legacy and enjoys peace with very little noise. He can occasionally hear traffic on OBT and a large industrial complex will have noise including loud beeping noises. He does not want to hear noise from a large industrial complex.

Sandra Castaño, an Orlando resident, said the presentation is not reality and followed up with a video showing local traffic.

Nancy Campiglia, an Orlando resident, spoke as an opponent. She said the Planning and Zoning Board met and she attempted to appeal their decision. They had no time for preparation and at the last Council meeting she asked for a continuance.

She said there are some significant flaws, including in the revision. She has walked Legacy and Holden Ridge and said many people did not know about the proposed development. She said the applicant is not giving enough advance notice and she needs to meet with her own experts before a decision is made.

Jacqueline Davenport, an Orlando resident, spoke as an opponent and said there was a failure to provide information at critical times and give them time to properly prepare. She claimed manipulation of the hearing dates and failing to notify residents even within 300 feet. She said changes were made to the DA and it is an abuse of the process.

Ms. Davenport said no traffic studies were available at the community meeting. She filed with the City Clerk requesting a 30-day delay for a second reading. She said she brought in 253 petitions from walking the neighborhoods.

Karen Varney, an Orlando resident, spoke as an opponent. She said she does not believe there will be no access to Holden and compared it to the trucks that go down Holden Avenue due to lack of enforcement.

Dr. Kat Gordon, an Orlando resident, spoke as an opponent. She said she wants families, not construction, and the industrial park would be a mistake. She said she can hear trucks at 7 am making noise.

Trini Quiroz, an Orlando resident, said she believes in smart, responsible growth and that a wastewater plant is not a good idea.

Michael Brennan, an Orlando resident, spoke as an opponent. He spoke about the threat of increased crime. He was disturbed about the landscaping. He objected to a composite fence, and how the removal of wildlife onsite would be handled. He said a regular wall is more of a deterrent to criminals.

Renato Braga, an Orlando resident, spoke as an opponent and of his concerns about the environmental impact and increased traffic. He said Industrial uses should be separated from residential areas.

Paul Katen, an Orlando resident, said his concerns are that the development is for a logistics center. He said that whatever revenues come in will be deducted by new expenses and there will be regional impacts due to increased traffic. He said the project would kill Holden Avenue and asked what the legal mechanism that limits access to Holden would be.

Maureen Kennedy-Hale, an Orlando resident, spoke as an opponent. She spoke of her concern for the right to alter permissible uses without notifying the public. Council President Horn said the permitted uses are part of the ordinance.

Planner Hardgrove said prohibited uses are included in the proposed comprehensive plan policy. A comprehensive plan amendment would be needed if those uses were proposed to change; the whole process would have to start again. City Council can make a determination for a similar and compatible use in the future, which is done without a public hearing.

Attorney Smith said there would be a public meeting but it would not be considered to be a quasi-judicial hearing.

Tina Demostene, an Edgewood resident, spoke as a proponent. She said she appreciated that there will not be a connection to Holden Avenue and that the developer is providing more compatibility and strength to the Code beyond Orange County land development code requirements. She said the developer is providing greater building setbacks, buffers, extended security hours, an increased wall height and the allowable uses are tight. This ensures greater compatibility.

Ms. Demostenes then asked where the public was when Council was working on the budget and had to go into reserves to cover expenses. She asked the Council to discourage outdoor storage and designate areas for fleet and truck parking in the DA.



Jim Muszynski, an Edgewood resident, spoke as an opponent. He said there is an issue of compatibility with the DA. He asked about how compatible uses are determined and if it needs to be an agenda item with a vote. He said it is a very subjective issue. He was also concerned about the length of the 10-year expiration of the DA.

Jessica Demeritte, an Edgewood resident, said she likes Edgewood as a quiet place to live. She wants people to consider the impact of an industrial park next to residential property. She wanted to know who will police the truck idling and the noise.

Becky Wilson said there seems to be misinformation from people who are not in the notice area. She noted that there will not be a water sewage treatment plant. This is not industrial zoning. In Orange County, those buildings can be within 30 feet, but Edgewood has higher standards.

The plan specifies the exact uses and how the uses can be made compatible with single family residences. There is a plan for compatibility. The developer made all concessions that were asked of them, including no outdoor storage or idling trucks or a water sewage plant. The only activity that can happen is within the interior of a truck court or inside the buildings. The south has 5 acres of stormwater retention. They have included rows of trees and wing walls on the buildings to buffer the sound.

Ms. Wilson said access on Holden Avenue is limited to the Randall family only. Furthermore, she noted that the development is not industrial zoning. They are here with an amendment to the Comprehensive Plan to specify the uses and how these uses can be compatible with single-family residences. They have agreed to how the development is built and buffered and how compatibility will be handled. They have done their best to address concerns, including doubling and tripling the landscape buffers.

She respectfully requested approval of the application.

Councilmember Lomas said she understood that the company that performed the traffic study also conducted a study for a business on Holden Avenue just west of Orange Blossom Trail. Ms. Wilson said Kimley-Horn created the traffic study for this project, but she is not aware of the other study. Harrison Forder, with Kimley-Horn, said he is not aware of any study the company conducted for a project west of Orange Blossom Trail.

In response to Councilmember McElroy, Ms. Wilson stated that the FDOT must approve the location of the median opening to ensure the project's driveway aligns with it. The DA specifically states if the median isn't relocated, the project cannot be built. The FDOT requires the construction plans to grant final approval.

Mayor Dowless noted that this is not a heavy industrial use. He visited similar properties and saw a variety of businesses and vehicles, not just large trucks, and many professionals in suits and ties. He asked Ms. Wilson to elaborate on hours and uses for those properties.

Ms. Wilson said Princeton Oaks has businesses such as to support the convention center for their displays to show and store. There are many small businesses, such as for window installations, that need to store the product and support their business in town. The property is anticipated to cater more to small businesses because of smaller buildings with shorter depths. There will be no significant storage available in Edgewood Park of Commerce.

In response to Mayor Dowless, Ms. Wilson said Buildings E and F, closer to the eastern residential zoning, have a height of 29 feet. There is an entrance bump up at 32 feet high. The buildings in the middle are 39 feet high and those closest to Orange Blossom Trail are 43 feet high. Residential code allows up to 35 feet high.

Ms. Wilson confirmed to Council President Horn that they expect to close on the property in August 2025. After that development should take approximately 18 months, starting at the beginning of next year. Ms. Wilson said that she could agree to changing the expiration from 10 years to five years.

Councilmember Lomas asked about the impact to the lakes. Ms. Wilson said the lot is currently all pervious surface and there is still runoff. They cannot allow any more water to flow off the property than what exists now. There will be an approximately five-acre stormwater management pond. Any water coming off asphalt will be collected, treated, and held in the pond so there is not additional flow at any quicker rate.

Councilmember Horn asked about a wall versus a composite fence. Ms. Wilson showed Council a potential composite option. Planner Hardgrove explained that composite is a combination of recycled plastic and wood. A composite is a fence, not a wall. It is similar to what Mecatos has on the perimeter.

In response to Councilmember Lomas, Council President Horn said the difference between composite and a wall is the density.

City Engineer Lane said the pictures represent a PVC panel fence. They are notched, 7-foot-high panels that lock into the square posts. Compared to a concrete block wall, a precast wall includes precast concrete panels, not PVC panels. Haven Oaks are concrete precast and have a decorative surface.

Councilmember Rader said he wants to be sure the prohibition of outdoor storage has been covered by the applicant. Ms. Wilson said it is in the DA under prohibited uses on line 122.

Councilmember McElroy said his concerns were about 24/7 businesses. Surveillance and security will be provided during non-operating hours. Ms. Wilson said it is difficult to tell a small business owner they must leave at 9 pm. She said Edgewood's noise ordinance addresses noise next to residential zoning.

In response to Council President Horn, Ms. Wilson said they would not have gone through this process if they did not anticipate success. They have a good track record. They build it, own it, and manage the property.



In response to Councilmember Lomas, Chief DeSchryver said these developments typically do not create crime in surrounding neighborhoods. He has not had issues with similar properties when he was a Captain for the Orlando Police Department. He disagreed with the comments that were made about crime.

Mayor Dowless said there have been five public meetings for this project. There was a lot of opportunity for input before this meeting. The applicant went to every meeting and has taken every suggestion. Staff told them that compatibility is the most important requirement. He has never seen a builder landscape like this. He thinks this is a benchmark for compatibility.

Mayor Dowless thanked the applicant and said he supports the development.

Councilmember Lomas would like to see the landscape plan come back to the Council. Planner Hardgrove said the changes can come back through the Planning and Zoning Board and City Council.

Planner Hardgrove said that the criteria in the DA is very specific so it is part of the staff review. The proposed zoning (CPPD) has very specific tree mitigation requirements. They will do a tree survey, incorporate the mitigation and the changes to in the DA related to landscaping and then must resubmit the landscape plan. CPH's landscape architect will ensure everything has been met.

Planner Hardgrove confirmed to Council President Horn that the DA requires a pre-cast wall.

In response to Council President Horn, Attorney Smith said that changing the expiration from ten years to five will be incorporated into the ordinance.

Attorney Smith responded to Councilmember Rader and said it is permissible to add a similar and compatible use without a public hearing process, but it would be heard at a publicly noticed Council meeting. If approved, it would be added to the list of allowed uses.

***Councilmember Rader made a motion to approve Ordinance 2025-01 with the discussed modifications; seconded by Councilmember Lomas. The motion was approved by roll call vote (5/0).***

Councilmember McElroy	Favor
Councilmember Steele	Favor
Councilmember Lomas	Favor
Councilmember Rader	Favor
Council President Horn	Favor

Attorney Smith noted a change in section nine of Ordinance 2025-02. The Comprehensive Plan doesn't take effect until 31 days because it needs to be sent to Tallahassee. The effective date of 2025-02 should be tied to the effective date of 2025-01. He said the language should be that the ordinance takes effect immediately following the effective date of Ordinance



2025-01. Attorney Smith said the modification of the expiration period is in the development agreement.

***Councilmember Rader made a motion to approve Ordinance 2025-02 with the agreed modification of lines 113-114 of the Ordinance for the effective date to be immediately following the effective date of Ordinance 2025-01, and with the agreed modifications to line 415 of the Planned Development Agreement to change the expiration for development from ten years to five years. Seconded by Councilmember Steele. The motion was approved by roll call vote (5/0).***

Councilmember Rader	Favor
Councilmember Steele	Favor
Councilmember Lomas	Favor
Councilmember McElroy	Favor
Council President Horn	Favor

**G. UNFINISHED BUSINESS**

**H. NEW BUSINESS**

**I. GENERAL INFORMATION**

**J. CITIZEN COMMENTS**

**K. BOARDS & COMMITTEES**

**L. STAFF REPORTS**

**City Attorney Smith**

Attorney Smith said Bell Rentals had a code violation regarding their uses, and they are working to resolve the underlying issues. He will have something for the Council to review in the March agenda that will permanently address the issue.

**Police Chief DeSchryver**

**1. Chief's Report January 2025**

Chief DeSchryver referred to the MOU listed on the consent agenda and said it came back to the City because the City of St. Cloud requested to be added.

He said there has been porch pirate activity in Legacy. Also, mailboxes located on Jessamine Lane. Detective Crock obtained Ring camera information and found a significant problem. They received cooperation from Belle Isle for some leads and were able to make an arrest. Some mail and packages were recovered. People are often not reporting these thefts.

**City Clerk Riffle****1. Clerk's Report 1/21/25 through 2/14/25**

City Clerk Riffle gave her report to Council. She congratulated Mayor Dowless and Councilmember Horn on retaining their respective seats, thus avoiding an election.

She also updated the Council on her work on Hurricane Milton and the financial audit.

City Hall and Officer Zane have responded to an unprecedented volume of public records requests, primarily related to the proposed Edgewood Park of Commerce project. All requests, including those for submittals, reports, and email communications, have been fulfilled.

She gave an update on Haven Oaks and reported that all 43 lots in the development have been reviewed and approved, and 29 lots are already occupied.

Delinquent Business Tax Receipts for FY 2024/2025 are down to 12 outstanding accounts. City Hall is working with Code Enforcement to have all businesses in compliance.

**M. MAYOR AND CITY COUNCIL REPORTS**

**Mayor Dowless** – no report

**Council Member Lomas** – no report

**Council Member McElroy**

Councilmember McElroy said it is worth noting the optimistic side of industrial development. The ad valorem taxes would have a 15% tax return in a year, which will help the Edgewood community.

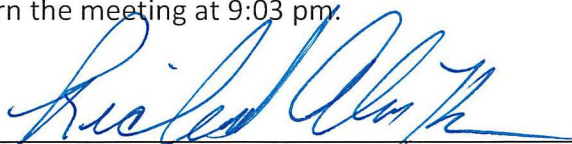
**Council Member Rader** – no report

**Council Member Steele** – no report

**Council President Horn** – no report

**N. ADJOURNMENT**

Councilmember McElroy made a motion to adjourn the meeting at 9:03 pm.

  
Richard A. Horn, Council President

Attest:

  
Sandra Riffle, City Clerk