



CITY COUNCIL MEETING

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

MINUTES

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

Council President Horn called the meeting to order at 6:31 pm. He asked for a moment of silence and then led the Pledge of Allegiance.

B. ROLL CALL & DETERMINATION OF QUORUM

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

Attending Elected Officials

John Dowless, Mayor

Richard A. Horn, Council President

Susan Lomas, Councilmember

Casey McElroy, Councilmember

Beth Steele, Councilmember

Attending Staff

Sandra Riffle, City Clerk

Dean DeSchryver, Police Chief

Miguel Garcia, Deputy Chief of Police

Ellen Hardgrove, City Planner

Allen Lane, City Engineer

Drew Smith, City Attorney

C. PRESENTATIONS AND PROCLAMATIONS

D. CONSENT AGENDA

1. December 17, 2024 City Council Meeting Minutes

The following corrections were made:

- Councilmember Rader should be shown as being present at the meeting.
- The spelling of Councilmember was corrected on Page two of New Business, VZAPE.

ORDINANCES (FIRST READING)

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

Planner Hardgrove introduced the proposal for the Edgewood Park of Commerce for the Randall Knife property, an approximately 41-acre property located on South Orange Blossom Trail (OBT), south of Holden Avenue. She reviewed the site plan with the City Council. The predominant proposed use is warehouse distribution.

The comprehensive plan states that all development orders must be consistent with the Future Land Use (FLU/FLUM). The parcel has a FLU designation of Medium-Density Residential, which allows four to seven dwelling units per acre, and a small part near OBT,

designated Commercial. The proposal is inconsistent with the residential designation. The proposal is to amend the FLUM to a Site-Specific Plan designation specifically intended to be used for a development designed to be compatible with surrounding land areas. The Site-Specific Plan future land use designation requires the creation of a new policy in the comprehensive plan and a rezoning to Comprehensive Plan Development (CPPD). She said that Ordinance 2025-01 includes the comprehensive plan amendments needed to approve this development. The CPPD district requires simultaneous approval of the site plan and development agreement.

Planning and Zoning reviewed this information and recommended approval of the FLUM amendment and approval of the policy, with the condition that the Council have additional discussion about the height of the wall along the north property boundary and other methods to minimize the operational impacts of the proposed use on the adjacent properties. They also recommended approval of the rezoning, the site plan, and the development agreement subject to the changes made in the policy.

Attorney Becky Wilson spoke on behalf of the applicant. She said the applicant hosted two community meetings, one in July and one in November. Her client is Foundry, and they are under contract to purchase the subject property from the Randallmade Knives property. She said they took care to ensure the buffering of the east side, where there is a single-family residential, the north, which has single-family and multi-family residential, and the south, which has multi-family residential.

They are proposing six buildings for the commerce park and described the proposed site plan. They have proposed wings around the truck courts to produce a noise barrier to sound and a visibility buffer. They are also working with FDOT to realign the median opening in OBT to align with the proposed access to the commerce park, which is a condition of approval in the DA. The Randall family has asked to keep a gated access point for their use in the northeast corner of the subject property. If that property changes its use, that connection will go away. They have agreed to extend the existing wall on the east and to erect a 6-foot precast wall to the north. They agreed to a no-climb fence and planting of hostile vegetation along the south perimeter. They have proposed approximately 32% of open space on the property. Their vision includes minimizing the impact to the adjacent neighbors.

She confirmed to Councilmember Rader that the open space tract along OBT is permanent and part of the calculation to meet the minimum open space requirement; it will not be an out parcel to be developed.

In response to Councilmember Rader, Planner Hardgrove said outdoor storage is currently allowed only in the truck courts. Councilmember Rader said he does not support outdoor storage anywhere on the property. Ms. Wilson said there is no outdoor storage in the drive aisle. Councilmember Rader said operations, besides loading and unloading, should occur within the buildings.

In response to Councilmember Lomas, Ms. Wilson said the 7-foot pre-cast wall was just on portions of the north side of the property where there is not an existing wall.

Councilmember Rader asked what would happen if FDOT failed to grant the median opening modification request. Attorney Smith said the agreement is contingent on the access point.

Ms. Wilson said there is a condition of approval in the DA requiring the median modification.

In response to Councilmember Rader, Ms. Wilson said FDOT will not commit until the comprehensive plan is approved. They have not looked at the details. Councilmember Rader said he wants confirmation from FDOT before the second reading.

Ms. Wilson said the meetings with FDOT have been positive. They requested a full traffic analysis, which is almost finished. She said she is happy to work to get better information from FDOT or redraft in a way that gives Councilmember Rader more comfort before the second reading.

Council President Horn said the site plan does not reference signalization. Ms. Wilson said there are currently no plans to signalize the entrance. With the median opening modification, southbound left turn and northbound right turn ingress will be available. Egress will only be by right-turn.

Ms. Wilson confirmed to Council President Horn they do not need a left turn out to go southbound. Planner Hardgrove confirmed to Councilmember Lomas that the Holden/OBT intersection is about 0.3 miles from the proposed commerce park access point.

Public Comment

Sandra Castano, an Orlando resident, said she has concerns. She said SOBT is prime real estate, and an industrial zone will bring more industrial development. She does not think it is fair for Edgewood to use this small property for industrial use.

Michael Brennan spoke as an opponent and lives on the property to the north of the proposed warehouse. He was concerned about the size of the buffer zone, noise, and people climbing over the fence. He would like a 9-foot fence to stop sound and alleviate the view of the buildings.

Maureen Kennedy Hale lives 1/2 miles south of this property. She said the permissible uses are a concern as the plan does not identify what kinds of businesses will go in there. She is concerned about noise affecting residents to the north and was worried that a sewage treatment plant could come in. Council assured her that would not be a permissible use.

Jacqueline Davenport, an Orlando resident, asked for a continuance. She said sufficient information was not provided including a traffic study. She said there are long-term effects on the neighborhood and surrounding area. She brought copies of a petition for continuance.

Nancy Campiglia spoke on behalf of Edgewood resident Lon Teate. He did not receive notice of the community meetings but did receive notice of P&Z and Council hearings.

She said industrial areas are targets of crime due to the high value of properties. Factories and warehouses are popular targets for gangs. She said they need time to consult with experts.

Glen Lowery, an Orlando resident, spoke as an opponent. He said he lives one block north of Holden Ave. and was concerned about traffic implications and noise and pollution from idling trucks. He said the area is already congested.

Kay Hanna, an Orlando resident, spoke as an opponent. She said outdoor pollution contributes to death from diseases like lung cancer and COPD and that noise pollution affects our safety, health, and welfare. She said growth should not compromise the welfare of the community.

Ed Rice, an Edgewood resident, spoke as an opponent. He said his front yard faces the backyards of property along Commerce Drive and he hears the noise in the evening hours, particularly when cars race on Commerce Drive.

Virginia Rice, an Edgewood resident, spoke as an opponent. She said current and future zoning needs to be preserved. She does not see a benefit to the residents. Even with buffering, they see the effects of industrial uses daily from their residence.

Jim Worthen, an Edgewood resident, spoke as an opponent. He said the buffer is not enough and that Edgewood's vision has never been to provide employment. It is a bedroom community. He said there is no market analysis or economic feasibility study. He asked how code enforcement would work with unapproved uses. He said this is speculative development and a deterrent to the city.

Tina Demostene, an Edgewood resident, spoke as a proponent with conditions. She agreed with Councilmember Rader about no outside storage. She said if the uses are not obnoxious, then it should not be harmful.

She outlined some concerns about the site plan. Some concerns include the possibility of adding a second floor, which would not be within the parking calculations, adding specifications for tree size, prohibiting outdoor storage west of Building A, and revising the buffer for the wall now that it is proposed to be 7 feet high. She mentioned gaps on the fence and the continuous buffer, irrigation, parking, and the easement with sidewalks.

Ms. Wilson said there was misinformation regarding uses; it is site-specific. Page three lists the allowed uses. She said all operations are indoors and the showrooms would be part of a tenant's space and offices as well. There are clearly prohibited uses, such as no factories.

In response to the person whose property is adjacent, there is 40 feet of buffer space and then a 30-foot driveway.

Ms. Wilson said she sees no reason to delay the vote and that they will work with the council to address the information before the second reading.

Planner Hardgrove pointed out that the 40-foot buffer by Haven Oaks tapers to 30 feet. For alignment of the road coming from SOBT, it widens out as it goes east.

Mayor Dowless noted that there is a mistaken perception that this is an 18-wheeler project.

Ms. Wilson said that based on the approved uses, it will be more of a boxed truck for a small business and delivery businesses uses with local contractors. It is not an Amazon distribution center type of model.

Planner Hardgrove said the policy being proposed includes permitted uses. A vocational school would be a conditional use, and parking would be analyzed at the time a request is made for a vocational school. There can be no auto repair, tattoo parlors, or adult entertainment and a sewer treatment plant would not be permitted.

Planner Hardgrove confirmed to Councilmember Lomas the buildings are one story, up to 43 feet in height for the western buildings, and the height limit decreases to 29 feet (32 feet at the entrance) for the two easternmost buildings. The assumption is the buildings are only one floor. If there is a second story built inside, additional parking would be needed.

Councilmember Rader said he would like assurance about nuisance and manufacturing uses. He would like the applicant to address these concerns before the second reading. He noted that Ms. Demostene's comments were good and asked her to submit her documents in writing.

He also said that he would like to check that the tree species are truly evergreen so there are no bare trees. Planner Hardgrove said there is language in the approval conditions.

Councilmember Lomas requested more information on the ingress/egress on SOBT. James Taylor, a traffic specialist with Kimley-Horn, responded and said there is a raised island for turning into the apartment complex, but the commerce park driveway is too far south to use that median cut. Their commendation is to move the median opening south so there would be a straight shot into the property. He said FDOT liked that proposal, but he does not think that there would be a signal. He said egress is only to the right.

Planner Hardgrove asked Mr. Taylor about the ability of large trucks to make that turn into the development if another truck was at the exit. Mr. Taylor said the width would be wide enough so a truck in both directions would have enough room to turn.

Councilmember Lomas asked where a pedestrian walkway would be located. Mr. Taylor said a walkway crossing OBT is not being proposed at that location. Councilmember Lomas noted that there are five of them north of the property.

In response to Council President Horn, Attorney Smith said the City has no legal right to control idling trucks on OBT, but it can be enforced on the property. It can be in the development agreement.

Council President Horn noted that most new trucks are clean-running; however, shipping containers often use older trucks.

Mayor Dowless said the site plan includes designated parking.

Councilmember McElroy said he is considering the ramifications of an industrial use located next to the residential. This is why the buffer spaces do make a difference.

Councilmember Lomas said she thought a 9-foot wall could be more encroaching next to a residential property, but also more protective. Councilmember Rader said a security guard is a deterrent. Councilmember Lomas agreed and added that bougainvillea would be, too.

In response to Council President Horn, Mayor Dowless said the increase in ad valorem takes Orange County fees into account and would be proportional. A portion will go to fire and rescue.

In response to Councilmember Rader, Attorney Smith said the Council can move forward and reject the request for a continuance, or there could be another first reading next month.

City Clerk Riffle said she has copies of the petition for continuance.

Attorney Smith read Ordinance 2025-01 for the comprehensive plan amendment in title only. He said the policy will determine whether or not the DA attached to the zoning is consistent with the Comprehensive Plan.

In response to Attorney Smith, Councilmember Rader confirmed that he wanted staff to work with the developer before the second reading on those issues that were raised at the dais.

Councilmember Rader made a motion to approve Ordinance 2025-01 for first reading and that staff will consider comments discussed at the dais for the development agreement before the second reading. Seconded by Councilmember Steele. The motion was approved by roll call vote (5/0).

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

2. **Ordinance 2025-02: Development Agreement & Site Plan Approval - 4881 S Orange Blossom Trail**

Attorney Smith read Ordinance 2025-02, rezoning approval, in title only.

Attorney Smith explained that the comprehensive plan policy is broad and uses general language. The development agreement is the implementation of the policy.

In response to Council President Horn, Attorney Smith said details such as no outdoor storage can be included in the comprehensive plan policy. The development agreement can also require no outdoor storage.

Council President Horn said he would like for there to be no fleet vehicles by buildings E and F and no idling of trucks on the property.

In response to Councilmember Lomas, Planner Hardgrove said the required wall is pre-cast, and the code requires it to be stamped, such as in the Haven Oaks subdivision.

Councilmember Rader made a motion to approve Ordinance 2025-02 for rezoning the property to CPPD at 4881 South Orange Blossom Trail on first reading, approval of the development agreement with direction for staff to consider changes to the development agreement as presented at the dais, approval of the site plan with changes to provide consistency with the development agreement. 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

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

G. UNFINISHED BUSINESS

1. Vision Zero Action Plan

Community Planner Roberta Fennessey presented updates to the City Council regarding the Vision Zero Action Plan (VZAP). Discussion began regarding the changes requested from the December Council meeting. It was agreed that the necessary changes were made to the document.

Council President Horn made a motion to accept the Vision Zero Action Plan as presented, seconded by Councilmember Steele. The motion was approved by roll call vote (5/0).

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

H. NEW BUSINESS

1. Municipal Interlocal Agreement 2025

Chief DeSchryver explained that the contract pertains to the Memorandum of Understanding (MOU) between cities in Orange and Osceola Counties. This MOU establishes a framework for mutual aid agreements between these municipalities. While the contract was initially approved on December 17, 2024, two municipalities have since implemented changes.

Councilmember Lomas made a motion to approve the Municipal Interlocal Voluntary Mutual Aid Agreement; seconded by Councilmember Steele. The motion was approved by roll call vote (5/0).

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

2. Municipal Election - Appointment of Canvassing Board

City Clerk Riffle informed the council that, in preparation for the upcoming municipal election, a canvassing board must be appointed. She recommended Councilmember Lomas, resident David Nelson, and herself as members, with resident Gloria Locke as the alternate.

Addressing Nancy Campiglia, who was in attendance, Attorney Smith clarified that while the council appoints the canvassing board, there is no formal application process. The qualifications for the board are outlined in the City and State Code.

City Clerk Riffle also requested a vote from the council authorizing her to open the absentee ballots.

There were no further public comments.

Council President Horn made a motion to appoint City Clerk Riffle, Councilmember Lomas, and David Nelson to the canvassing board., and for Gloria Locke as an alternate; seconded by Councilmember McElroy. The motion was approved by roll call vote (5/0).

<i>Councilmember McElroy</i>	<i>Favor</i>
<i>Councilmember Steele</i>	<i>Favor</i>
<i>Councilmember Lomas</i>	<i>Favor</i>
<i>Councilmember Rader</i>	<i>Favor</i>
<i>Council President Horn</i>	<i>Favor</i>

Council President Horn made a motion to allow the City Clerk to assist the election and handling of vote by mail ballots; seconded by Lomas. The motion was approved by roll call vote (5/0).

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

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

City Attorney Smith

Police Chief DeSchryver

1. Chief's Report December 2024

The Orlando Rescue Mission expressed their gratitude to the City in a letter of appreciation following the community's generous response to their needs. This outpouring of support resulted in three separate deliveries of toys and food to the mission.

In other good news, the City's participation in the FMIT Safety and Excellence Initiative earned them a \$5,000 award. These funds will be used to offset the costs of essential equipment, including upgrades to rifle sights and the purchase of first aid kits for patrol cars.

City Clerk Riffle

2. Clerks Report 12/8 /24 thru 1/20/25

City Clerk Riffle informed the council about upcoming Requests for Proposals (RFPs) and Requests for Qualifications (RFQs). Specifically, contracts for the hurricane debris hauler and monitor have expired and require new quotes. Additionally, quotes will be needed to address the broken clay pipe under Mandalay Road.

Regarding business tax receipts (BTRs), she reported that the majority of businesses have paid for the 2024-2025 fiscal year. Only 21 businesses remain outstanding, and these have been referred to Code Enforcement.

Ms. Riffle continues to work with FEMA regarding Hurricane Milton, ensuring the city follows the optimal path for maximum reimbursement.

She expressed her gratitude to the council for the opportunity to attend the IIMC conference in January, noting the valuable exchange of information and resources that benefits City Hall operations.

An update was provided on the digitization of permanent large format files using GO-IO. Staff training on the application is complete, and the system is expected to significantly streamline public records requests and prevent the destruction of records.

City Clerk Riffle announced that, to date, one person has qualified for the upcoming municipal election.

She also reported that during the three-day holiday closure, call volume to City Hall was minimal. The out-of-office message, which included the City Clerk's cell phone number for urgent matters, proved effective.

Councilmember Rader suggested possibly piggybacking the Mandalay Road repair project with another city's existing roadwork contract to simplify the process.

M. MAYOR AND CITY COUNCIL REPORTS

Mayor Dowless

Mayor Dowless acknowledged that city employees monitored emails and performed some work from home during the holiday break. He noted the negligible call volume during this period and cited the benefit to employees.

He then commended City Clerk Riffle, the city staff, and the Police Department for their efforts regarding FEMA assistance. He specifically highlighted their work in securing full reimbursement for the city following Hurricane Ian in 2022, contrasting this success with the ongoing struggles of Belle Isle, which has yet to receive any reimbursement.

Council Member Lomas

Council Member McElroy

Council Member Rader

Councilmember Rader inquired about the permissibility of smoke shops within the Economic Corridor District (ECD). He noted that the temporary signage for Kwik Stop includes wording related to tobacco products. City Clerk Riffle responded that staff had been very clear when issuing the business tax receipt (BTR) to the Kwik Stop operator. They emphasized that the business must operate as a legitimate convenience store, and not as a tobacco store, as the latter is not permitted use in the ECD. Planner Hardgrove confirmed that e-cigarette and vape shops are also not permitted uses within the ECD.

Council Member Steele

Council President Horn

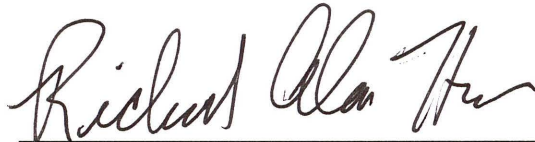
Council President Horn reported on his attendance at Lake Conway Navigation Board meetings. He explained that the Board is seeking additional funding from Edgewood and Belle Isle, despite the existence of a Municipal Services Taxing Unit (MSTU) for residents living on Lakes Conway and Gatlin and their canals. This MSTU was originally intended for lake improvement projects on Lake Conway. However, the Board has chosen to allocate funds from the MSTU to support Orange County and Belle Isle's Marine Patrol, citing rising expenses and a lack of funding support from Orange County. They are now requesting funding from the general public.

Council President Horn expressed his strong opposition to this approach. He argued that using MSTU funds for marine patrol rather than lake improvements is inappropriate.

He stated emphatically that he would not vote for any general fund allocation towards these expenses when the MSTU funds are available for lake improvements. His stance was that the city should not be funding law enforcement on these ponds.

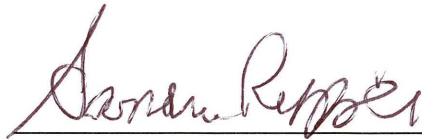
N. ADJOURNMENT

The meeting was adjourned at 9:26 pm.



Richard A. Horn, Council President

Attest:



Sandra Riffle, City Clerk