



TUESDAY, JUNE 16, 2026

CITY COUNCIL MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Tuesday, June 16, 2026 at 6:30 PM

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 confirmed a quorum with all elected officials in attendance.

Elected Officials Present: Mayor Dowless, Council President Richard Horn, Council President Pro-Tem Susan Lomas, Councilmember McElroy, Councilmember Santurri, and Councilmember Steele

Staff members present: City Clerk Sandra Riffle, Chief Dean DeSchryver, Deputy Chief Miguel Garcia, Planner Hardgrove, and Attorney Smith

C. PRESENTATIONS AND PROCLAMATIONS - none

D. CONSENT AGENDA

1. May 19, 2026 City Council Meeting Minutes

Councilmember Santurri moved to approve the meeting minutes as presented, seconded by Councilmember Steele. The motion was approved by voice vote (5/0).

Council President Horn noted that the Edgewood Park of Commerce would be moved up in the agenda to after the consent agenda.

E. ORDINANCES (FIRST READING) - none

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

1. Ordinance 2026-02: Noise

Note: This business item was heard after New Business: Edgewood Park of Commerce (EPOC)

Attorney Smith read Ordinance 2026-02 for second reading in title only. He explained that the "plainly audible" standard was being reinstated in the ordinance and initiated a discussion about establishing a uniform time to lower decibel levels for both residential and nonresidential uses. Attorney Smith stated that 10:00 PM would be more appropriate for residential zones.

There was no public comment.

The Council reached a consensus to change the residential time from 7:00 PM to 10:00 PM to facilitate code enforcement.

Council President Horn moved to approve Ordinance 2026-02, with a change to the hours for non-residential time from 7:00 pm to 10:00 pm at 65 decibels. And 10:01 pm to 6:59 am at 55 decibels. The motion was approved by roll call vote (5/).

Councilmember Lomas	Approve
Councilmember McElroy	Approve
Councilmember Santurri	Approve
Councilmember Steele	Approve
Council President Horn	Approve

2. Ordinance 2026-03: Parking

Attorney Smith read Ordinance 2026-03 in title only. Planner Hardgrove reviewed recommended changes for the second reading to ensure regulatory clarity and streamline administrative processes:

- **Line 270:** Added "beer, or wine" to clarify applications where generic alcohol terms are used.
- **Line 462, 484, 501, & 1016:** Removed the automatic requirement for expensive professional parking demand studies for standard developments, shared parking, and off-site parking, replacing them with flexible administrative reviews by the City Planner based on reliable baseline data and comparable operations.
- **Lines 498–508:** Clarified that shared parking documentation does not need to be reviewed by the Planning and Zoning Board and will proceed directly to City Council for final consideration.
- **Line 709:** Generalized the dumpster enclosure language to allow for modern alternative materials. A comprehensive dumpster design ordinance will be brought to the Planning and Zoning Board in the near future.
- **Line 754:** Authorized the City Engineer to waive standard driveway throat lengths on local streets if unique physical constraints exist on-site.
- **Line 860:** Minor change for legal clarity to *Right-of-Entry & Remediation Notarized Affidavit*.
- **Line 872:** Clarified that traffic control requirements (such as off-duty police or certified flaggers) apply strictly to operations within the public right-of-way, not on private property.
- **Line 1197:** Granted City Council the authority to issue a one-year compliance extension to properties actively working to meet the new regulations.

In response to an inquiry from Councilmember Lomas, Planner Hardgrove stated that definitions for smoke shops and convenience stores were deleted from this specific ordinance since those definitions will be in a separate ordinance adding those definitions to Chapter 134 Zoning.

There was no public comment.

Council President Horn made a Motion to approve Ordinance 2026-03 with the amendments presented by Planner Hardgrove, seconded by Councilmember Steele. The motion was approved by roll call vote (5/0).

Councilmember Steele	Approve
Councilmember Santurri	Approve
Councilmember McElroy	Approve
Councilmember Lomas	Approve
Council President Horn	Approve

G. UNFINISHED BUSINESS - none

H. NEW BUSINESS

1. Edgewood Park of Commerce (EPOC) Overnight Work

Moses Salcido, representing the Edgewood Park of Commerce (EPOC), briefed council on EPOC's upcoming nighttime pouring of concrete. He stated that noise would be limited to concrete trucks, a pump truck, and a laser screed, with no significant use of power tools, hammering, or drilling. He explained that conducting these pours in the early morning hours would save time and improve safety.

In response to Council President Horn, Mo Farhat, Project Manager for ARCO, stated that the work would begin in the early morning and continue until midday. He anticipated that ten trucks would arrive every five to ten minutes to pour as much as possible. All site lighting is directed to the east side of the building to avoid impacting residents; he acknowledged that the backup alarms on the trucks would be audible.

Kash Ramsdale with ARCO stated that backup alarms cause noise spikes, but active management and the physical distance should keep decibel levels within a permissible range. Mr. Salcido asserted that the noise level should remain at or below 55 decibels.

Attorney Smith noted that if the operations meet existing city code limits, no formal relief from the Council is required.

Mr. Ramsdale stated that they would monitor and mitigate potential violations. The pump truck will be positioned as far away as possible from the residential properties. He confirmed to Mayor Dowless that no weekend work will occur.

Mr. Salcido reiterated that decibel levels will be kept below 55 decibels to minimize the impact on neighbors. Mr. Ramsdale will supervise and monitor the staff on-site to ensure compliance.

Mayor Dowless expressed concern regarding the proximity to residential neighborhoods and advised the representatives to remain aware that the city will likely receive resident calls.

Attorney Smith concluded that since no formal variance or relief was requested or required under the current parameters, no action was necessary by the Council.

2. FY 26/27 Non-Ad Valorem Assessment

City Clerk Riffle reviewed her memorandum regarding the non-ad valorem rate for the upcoming fiscal year. Under the city's contract with FCC Environmental Services, the city is only required to increase the vendor's rate by 3.00%. However, FCC has requested a 3.18% increase to cover its operational fees. Additionally, the Orange County landfill disposal rate is projected to increase between 4.00% and 12.00%.

Mayor Dowless explained that the city sets aside dedicated funds to prepare for emergency cleanup following storms and hurricanes. City Clerk Riffle added that the city cannot safely assume future Federal Emergency Management Agency (FEMA) reimbursements will be approved or distributed quickly.

The Council reached a consensus to set the rate at \$350.00 per parcel, to accommodate the 3.18% FCC rate increase and the 12.00% landfill rate increase, and to continue allocating the remaining balance to the storm fund.

Council President Horn made a motion to set the non-ad valorem at \$350 per parcel for fiscal year 2026-2027; seconded by Councilmember Lomas. The motion was approved by voice vote (5/0).

3. Disposal of Vehicle #70

Chief DeSchryver explained to the Council that Vehicle #70 is due for disposal due to age and cost of maintenance and asked the Council for their approval of the disposal.

Council President Horn made a motion to approve the disposal of Vehicle #70, seconded by Councilmember Lomas. The motion was approved by voice vote (5/0).

Chief DeSchryver also informed the Council that of the 18 vehicles, eight are approaching replacement age. Four of them are seven years old and are nearing 100,000 miles and more than preventive maintenance is now required.

4. Orange-Gatlin Pedestrian Signal Median

Planner Hardgrove advised the Council that FDOT was requesting feedback related to removal of the elevated pedestrian safety triangle in the southeast corner of the intersection of Orange Avenue and Gatlin Avenue. Motorists frequently strike the pedestrian crossing signal and destroy the safety triangle. She recommended leaving the median in place but relocating the crosswalk farther east.

Chief DeSchryver suggested implementing a timed "no right turn on red" signal.

Council President Horn stated he was not comfortable relocating the crosswalk to the east. Council President Horn and Councilmember Steele expressed support for retaining the median. Not only does this island provide a vital pedestrian refuge, but more significantly it serves as a physical barrier for vehicles on Orange Avenue. It deters drivers from swerving to the right to bypass the heavy northbound traffic backups caused by turning queues of northbound Orange vehicles at Holden. There is already an issue with drivers "making their own lanes" along Orange Avenue. Without the physical barrier of this raised island, pedestrians will become incredibly vulnerable targets as drivers attempt to bypass the traffic backup. .

Mayor Dowless and Councilmember Santurri supported the addition of a flashing signal if the pedestrian signal was moved.

The Council reached a consensus to support moving the pedestrian signal but leave the safety median in place. Planner Hardgrove stated she would share this feedback with the Florida Department of Transportation (FDOT) and report additional information back to the Council.

5. State Pre-emption of Modular and Mobile Buildings

Planner Hardgrove reported that recent state legislation preempts local governments from treating single-family homes constructed off-site differently than traditional, site-built homes. Municipalities must permit state-approved modular buildings and HUD-compliant manufactured homes as a matter of right in any zoning district where site-built single-family detached homes are permitted.

Although local control over location has been preempted, the city retains the authority to establish uniform building-characteristic standards to ensure neighborhood compatibility, provided those same aesthetic regulations apply to traditional, site-built homes within the same district. Staff recommended drafting an ordinance to comply with state law while establishing permissible, uniform aesthetic controls.

Mayor Dowless agreed that Edgewood must establish local compatibility standards. The Council reached a consensus to direct staff to draft the ordinance.

I. GENERAL INFORMATION - none

J. CITIZEN COMMENTS

Saviores Hall (Meineke Car Care Center): Requested leniency to display temporary sandwich board signs year-round, noting that monthly specials drive sales and regional competition is highly visible.

- Planner Hardgrove clarified that the sign regulations are designed to prevent visual clutter and must be enforced consistently.
- Mayor Dowless noted the ongoing initiative to improve the appearance of the commercial corridor.
- Council President Horn stated that the Council recently updated the sign code and is not prepared to revise the regulations at this time.

Trini Quiroz (Resident): Inquired regarding the permitting and neighborhood notification process for tree-clearing and mulching at the EPOC development, noting that debris is blowing onto adjacent residential properties.

- Council President Horn, Councilmember Lomas, and Planner Hardgrove clarified that multiple public hearings and community workshops were noticed and conducted over several months during the past two years.
- Planner Hardgrove stated she would contact EPOC management the following morning to address the dust and request that they cease mulching near the residential boundary lines.

Ricardo Cujar (Resident): Expressed concern regarding the lack of protective covers on the EPOC site, which has allowed debris from tree-cutting to blow onto neighboring properties.

K. BOARDS & COMMITTEES

L. STAFF REPORTS

City Attorney Smith

Attorney Smith reported that the final collective bargaining session with the police union has concluded. The agreement will be presented to the City Council for action during the July and August meetings.

Police Chief DeSchryver

1. Chief DeSchryver's Report May 2026

Chief DeSchryver delivered his report to City Council.

- Reported two vehicle break-ins on Oak Lynn and Lynwell Drive; both involved unlocked vehicles. The suspects are believed to be targeting convenience stores in the region.
- Announced that new departmental uniform patches and updated police vehicle graphic designs will be implemented soon.
- Reported that one officer departed the agency for the Volusia County Sheriff's Office on June 1, 2026. A replacement officer with prior experience has been hired from Lake County, and an additional application is under review.
- Reported on his attendance at the FBI National Command Course (FBINCC) at Quantico, which focused on municipal policing for small-city chiefs and facilitated regional networking.

City Clerk Riffle

1. Clerk Riffle's Report 5-20 through 6-12-2026

- Appreciation goes to Jerry and Sande Reynolds for revitalizing landscaping at City Hall. They will work on the Police Department's landscaping in the near future.
- **Municipal Insurance Renewal:** The comprehensive Florida Municipal Insurance Trust (FMIT) renewal package for the October 1, 2025 – October 1, 2026 coverage period is on track. All finalized execution documents are being submitted ahead of the June 18, 2026 deadline to ensure seamless liability and property coverage.

- **Financial Disclosure Coordination (Ethics Form 1):** Administrative oversight of the state's electronic financial disclosure process is currently underway. As a reminder to our Councilmembers, the state-mandated filing deadline is **July 1st**.
- To ensure the City remains in full regulatory compliance and to help our officials avoid the State's automatic daily non-filing fines, this is a reminder that you complete your Form 1 submission as soon as possible. Please let me know if you need any assistance logging into the electronic portal.
- **Permanent Records Digitization:** The systematic transfer of permanent municipal records to InStream for digitization is ongoing. This digital transition protects vital historical documents from physical deterioration, ensures strict compliance with public records laws, and allows staff to retrieve documents more efficiently.

Code Compliance Officer Zane

Officer Zane reported that there are numerous snipe signs. He is removing and contacting repeat offenders. Mayor Dowless said political signage cannot be on the ROW, but it is free speech.

M. MAYOR AND CITY COUNCIL REPORTS

Mayor Dowless

- Reported that, with the assistance of Chief DeSchryver and Deputy Chief Garcia, the city has reached a negotiated agreement with the police union.
- Requested Council feedback regarding the potential establishment of a municipal fire non-ad valorem assessment. He explained that a proposed state increase to the homestead property tax exemption could reduce city revenues by up to 26%. Implementing a dedicated fire assessment would help secure necessary revenue and protect the general millage rate. He noted that while fire services can be funded via assessment, emergency medical services (EMS) cannot, as EMS does not provide a property-specific benefit.
- Attorney Smith clarified that implementing a fire assessment is a comprehensive process taking over a year, requiring a specialized consultant study to ensure the rate structure is legally defensible, followed by the passage of authorizing ordinances and resolutions.
- Council President Horn and the Council reached a consensus to proceed with researching the fire assessment process.

Council Member Lomas – no report

Council Member McElroy – no report

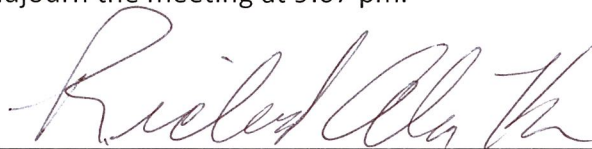
Council Member Rader – no report

Council Member Steele – no report

Council President Horn – no report

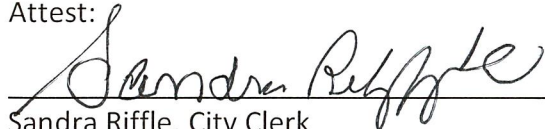
N. ADJOURNMENT

Councilmember Lomas made a motion to adjourn the meeting at 9:07 pm.

A handwritten signature in cursive script, appearing to read "Richard A. Horn", written above a horizontal line.

Richard A. Horn, Council President

Attest:

A handwritten signature in cursive script, appearing to read "Sandra Riffle", written above a horizontal line.

Sandra Riffle, City Clerk