



**City Council Draft Meeting Minutes
March 15, 2022 at 6:30 pm**

CALL TO ORDER – INVOCATION & PLEDGE OF ALLEGIANCE

Council President Horn called the meeting to order at 6:30 pm and asked for a moment of silence, followed by leading everyone in the Pledge of Allegiance.

ROLL CALL & DETERMINATION OF QUORUM

Interim City Clerk Riffle announced there was a quorum with three Councilmembers present. Councilmembers Pierce and Rader sent notice of their absence in advance.

Councilmember Chotas made a motion to excuse the absence of Councilmembers Pierce and Rader; seconded by Councilmember Lomas. Motion approved (3/0).

Attendees

John Dowless, Mayor
Richard Alan Horn, Council President
Lee Chotas, Council Member
Susan Lomas, Council Member

Absent

Ben Pierce, Council President Pro-Tem
Chris Rader, Council Member

Staff

Sandra Riffle, Interim City Clerk
John Freeburg, Police Chief
Shannon Patterson, Police Dept. Chief of Staff
Stacey Salemi, Code Compliance Officer
City Attorney, Drew Smith
Ellen Hardgrove, AICP City Planner
Allen Lane, P.E. CPH
Jim Winter, CPH

Applicants

ORGANIZATIONAL MEETING

1. Election Report

Interim City Clerk Riffle said that there was no municipal election on March 8, 2022. There was open seat for Mayor and one open seat for Councilmember. Mayor Dowless and Council President Horn retained their seats as they were the only candidates to qualify.

2. Administer Oath of Office

Interim City Clerk Riffle administered the oath of office to Mayor Dowless and Council President Richard A. Horn.

As there was not a full Council, Council President Horn made a motion to table the following items of business until Councilmembers Pierce and Rader were present: Election of Council President and Council President Pro Tem, Designation of Council Assignments, and Review and Appointment of Consultants per City Charter; seconded by Councilmember Chotas. Motion approved (3/0).

PRESENTATION OF PROCLAMATION

○ **American Red Cross Month**

Mayor Dowless read a proclamation to proclaim March 2022 as Red Cross month. Red Cross representative LaTonya Daniel received the proclamation and asked the City to contact her if there is a need in the City for Red Cross services.

APPROVAL OF MINUTES

○ **February 15, 2022 Draft Meeting Minutes**

Councilmember Lomas made a motion to approve the February 15, 2022 meeting minutes as presented; second by Councilmember Chotas. Motion approved (3/0).

ORDINANCES - None

PUBLIC HEARINGS (ORDINANCES – SECOND READINGS & RELATED ACTION) - None

UNFINISHED BUSINESS - None

NEW BUSINESS - None

GENERAL INFORMATION -None

CITIZEN COMMENTS

○ **Randall Knives Property - Lincoln Property Company**

David Persons, Project Manager with Lincoln Property Company, spoke to City Council about a proposed warehouse facility on the Randall Knives property for a distribution center. Truck access to the property would be via South Orange Blossom Trail (SOBT).

Mr. Persons discussed access to the site and said there would be access to the site from SOBT and Redmond Street. He showed Council an example of the facility.

Councilmember Chotas asked staff if a Commercial Planned Development (PD) land use designation be used for this and if that process could be done simultaneously with the site plan review.

Planner Hardgrove explained that the City's PD zoning was a mixed use district; a new district could be created that was similar to the PD zoning district. She stated the future land use would also have to change because most of the property is designated as residential.

Attorney Smith said that the processes could run closely together, although not simultaneously. Assuming the new district was approved, the proposed future land use map amendment and rezoning would need to be reviewed by the Planning and Zoning Board (P&Z) before Council considered approval., Planner Hardgrove recommended the creation of a new future land use designation to accommodate site specific uses. This would be a text amendment that takes at least 90 days because it goes through P&Z and is submitted to the State. Once the future land use designation is in the comprehensive plan, the change in future land use on the subject property could go simultaneously with the rezoning because the size of the property would qualify as a small-scale amendment.

Planner Hardgrove said she needs direction from Council to create the new future land use designation and new zoning district.

Mayor Dowless said this is a good option for the City, regardless of this proposal.

There was no objection from City Council.

BOARDS & COMMITTEES

Mecato's Bakery and Café- Site Plan Review and Waiver Request 5645 Hansel Avenue

Planner Hardgrove said the applicant is ready for site plan approval. She reviewed the application information with City Council and said that the property is nearly one acre with an existing building and they want to expand to change the use to a bakery/cafe. Council approved several waivers to the ECD requirements at the February 15, 2022, City Council meeting. There is one more pending waiver regarding the Hoffner street wall.

Planner Hardgrove said this is a good example of the ECD envisioned uses, a use where the community can gather.

○ **Waiver Request**

Planner Hardgrove said the proposal includes an expansion of the existing landscape buffer along Hoffner Avenue from five feet wide to at least eight feet wide. The applicant requested not to provide the wall, which the ECD requires when parking is adjacent to the right of way, and instead to provide landscaping there in accordance with Chapter 114. This would treat Hoffner Avenue as other side streets in the ECD such as Mary Jess or Mandalay Road rather than as a main road such as Gatlin and Holden Avenues.

City Council denied the same waiver without prejudice at the January Council meeting due to a lack of technical information relative to need. The Planning and Zoning (P&Z) Board reconsidered the waiver request during the February 14, 2022 P&Z meeting and recommended denial of the waiver request. One of the Board Members that recommended denial has since changed his opinion and submitted a letter for Council's review. Attorney Smith noted that the letter does not change the vote but explains the board member's view. Planner Hardgrove added that there was much discussion about the wall versus landscaping. There will not be enough room to support canopy trees if the wall is put there. If they do not install a wall, they would be required to provide canopy trees, a hedge, and groundcover.

Initially, Planning and Zoning recommended the Hansel Avenue facing street wall wrap around the corner along in front of the first two parking spaces to provide continuity. Motorists driving north and Hansel Avenue would see the wall wrapping around.

Councilmember Chotas said the purpose of the wall is to stop headlights from disturbing other properties at night. He added that a bakery would be more likely to be busy in the morning rather than at night, and he would be inclined to waive the wall requirement.

Councilmember Chotas said he would like to move to waive the wall requirement along Hoffner Avenue except for across the first two spaces and follow the City Planner's recommendation to provide more substantial trees and other landscaping.

Mayor Dowless asked if wrapping the wall up to two parking spaces along Hoffner Avenue would provide enough line of sight from a northbound Hansel Avenue perspective.

Property owner Nelson Lerma responded that they like the aesthetic to show continuity and that there is more room for bigger trees if the wall does not continue to the east. He said that the even though the wheel stops would be at 4 feet from the wall if it was required, there is concern that the bigger trucks will run into the wall and knock it down.

Councilmember Chotas made a motion to approve the waiver request from the east side of the triangle island in the parking lot adjacent to the first two parking spaces all the way to the end of the property along Hoffner Avenue, subject to comments by the City Planner regarding the canopy trees.

In response to Council President Horn, Planner Hardgrove explained that the purpose of the wall is to buffer the property line. Hedges in front of parking lots are not always well maintained. A wall is meant to provide a unified look in the ECD.

Councilmember Lomas seconded the motion. Approved (3/0).

There was no public comment.

The motion was approved with a roll call vote.

Councilmember Lomas	Favor
Councilmember Chotas	Favor
Council President Horn	Favor
Councilmember Pierce	Absent
Councilmember Rader	Absent

○ **Site Plan Review and Approval**

Planner Hardgrove said this is for Council's approval of the construction documents. She recommended a condition of approval that the landscape plan be changed to meet the minimum requirements of Code Chapter 114 and to give the Landscape Architect the authority to approve the landscape plan without further action by Council and for trees to be a minimum of a three-inch caliper.

There was no public comment.

Councilmember Chotas made a motion to approve the site plan conditioned that the landscape plan be changed to meet the minimum requirements of Code Chapter 114, and to give the Landscape Architect the authority to approve the landscape plan without further action by Council, subject to appeal if Council is not satisfied, and for trees to be a minimum of a three-inch caliper.; seconded by Councilmember Lomas. Approved (3/0).

The motion was approved with a roll call vote.

Council President Horn	Favor
Councilmember Chotas	Favor
Councilmember Lomas	Favor
Councilmember Pierce	Absent
Councilmember Rader	Absent

STAFF REPORTS

- **City Attorney Smith**
City Attorney Smith said that there were no quasi-judicial or ex-parte communication issues during Councilmembers' separate conversations about the Randall Knives property development concept as there is no permit application on file.
- **Chief Freeburg February 2022 Report**
 - Chief Freeburg said the City had a successful blood drive today.
 - The Police Department is changing fingerprinting hours to meet needs of people that need later hours.
 - Officer Adam Lafan is now a Certified Accreditation Professional (CAP), which is a big honor.
 - Haymee Watkins will begin to learn the accreditation process in the future.
 - Code Compliance Officer Stacey Salemi has opened approximately 100 code enforcement cases this year with a total of 217 cases. Mayor Dowless said that Stacey has a unique ability to work with people; she can make a friend and get them to do things correctly.
- **Interim City Clerk Riffle**
 - Orange County has not provided its hearing schedule for the end of the year yet, and she will provide the proposed TRIM calendar as soon as that is available.
 - The audit is primarily completed, and she expects the report at the next City Council meeting.

MAYOR AND CITY COUNCIL REPORTS

- **Mayor Dowless**
 - Edgewood's small restaurant incentive bill passed both houses of the Florida legislature and went to the Governor for signature. Larger restaurants can acquire a liquor license for about \$10,000, but smaller restaurants may pay close to \$300,000. With this legislation, smaller Edgewood restaurants can get a less expensive license. He said The Waterfront would likely use this, and it will help them finance their improvements.
 - Public notice law has changed, and the City will no longer have to buy newspaper advertising if Orange County opts to provide a website for public notices. This will save the City money for advertising. The bill passed the Florida Legislature and is waiting for Governor DeSantis' signature.
 - There was a good turnout from Edgewood for the County's Holden realignment meeting. There is still more work to be done but we were able to provide factual and objectively presented information.

Councilmember Lomas asked about the option of retiming the lights. Mayor Dowless said they have been retimed, and he requested an email from FDOT because they said that nothing more can be done to the timing to improve the intersection. He said restriping Holden Avenue would

just make the right lane for right turn only with the left lane having the option to go straight or turn left, which is not a solution to last until 2035.

The shopping center side of the intersection will be striped soon. Interim Clerk Riffle said that she and Engineer Lane and Code Compliance Officer Salemi met with shopping center management and walked the entire property with them to ensure everyone understood the requirements.

- **Council President Horn**

- Council President Horn discussed the pending development along Holden Avenue with Toll Brothers and potential development with Lincoln Property Company at the Randall Knives property and noted that the process of construction is painful. He said that Osceola County offers an option for a third party for permitting, building reviews, and inspections. Eatonville, Belle Isle, and Maitland use a third-party engineering firm. He thinks it would be beneficial for the City to investigate it.

Attorney Smith suggested that the City reach out to those jurisdictions for more information on their RFPs.

Mayor Dowless said there have been instances where Orange County mistakenly issued Certificates of Occupancy.

- Council President Horn said there is an effort to allow trucks greater than 80,000 pounds and trailers larger than 53 feet long on the roads, which he feels is too large for Edgewood. He is not sure how that would affect Edgewood as there is no rail hub in the area, but there could potentially be fewer trucks on the road.

- **Council Member Chotas** – no report
- **Council Member Lomas** – No report
- **Council Member Pierce** – Absent
- **Council Member Rader** – Absent

ADJOURNMENT

Councilmember Chotas made a motion to adjourn the meeting at 7:36 pm; seconded by Councilmember Lomas.

Richard A. Horn
Council President

Attest:

Sandra Riffle, CMC, CBTO
Interim City Clerk