



## CITY COUNCIL MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Wednesday, August 21, 2024 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 all Councilmembers and President Dowless 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 Chief  
Ellen Hardgrove, City Planner  
Drew Smith, City Attorney

#### C. PRESENTATIONS AND PROCLAMATIONS

#### D. CONSENT AGENDA

##### 1. July 16, 2024 City Council Meeting Minutes

Councilmember Lomas said it should be added to the minutes that Code Enforcement was to notice the Bell Property.

Council President Horn said that he had rescinded his nay vote on the tentative millage and his vote should be changed to "favor."

City Clerk Riffle said she would review and make both corrections.

*Councilmember Rader made a motion to approve the July 16, 2025 minutes as amended; seconded by Councilmember Lomas. Motion approved by voice vote (5/0).*

#### E. ORDINANCES (FIRST READING)

##### 1. Ordinance 2024-06: Tattoo Establishments

Attorney Smith read Ordinance 2024-06 in title only. He said this was the same draft as reviewed in the July meeting.

**Public Comment:**

Jim Muszynski, an Edgewood resident, spoke as an opponent. He said he valued the character of the city and its high standards. The city has done fine without tattoo establishments. There are certain uses not allowed in the city for a good reason.

***Councilmember Rader made a motion to approve Ordinance 2024-06, seconded by Councilmember McElroy. The motion was approved by roll call vote (4/1).***

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

**2. Ordinance 2024-07: Awnings**

Attorney Smith read Ordinance 2024-07 in title only. He said this ordinance moves the definition of awnings to the zoning section of the code. Previously, the definition was in the sign regulation.

There was no public comment.

***Councilmember Rader made a motion to approve Ordinance 2024-07, seconded by Councilmember Lomas. 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 2024-05: Sign Regulations**

Attorney Smith read Ordinance 2024-05 in title only

Planner Hardgrove reviewed the changes that were made from the discussion during the last council meeting.

Line 263 - added corrugated plastic to the definition of temporary signage.

Line 322 - Allowable window signs are now exempt from permitting except for "Window Signs in Lieu of Attached Signs." If they can meet the six square feet, it can be installed on their door or window or it can be split between a window and a door.

This resulted in a change to the allowable copy area (Line 575) on nonresidential property, where it had stated the copy area could be distributed amongst the wall, window, and ground signage. As windows are free, they are now distributed between the ground and the wall, resulting in a change to Line 935.

Line 480 - Related to the new category "New Business Sign" banners, the 30-day display period will begin when the business opens, not when the BTR is issued. It does not count against the regular temporary banners, which are allowed twice a year.

Line 688 - Window Sign in Lieu of Attached Sign as modified at Council meeting.

If a business does not have an attached sign, a larger window sign can be used.

Line 927 - Existing window signs on businesses that do not have an attached wall sign are allowed to continue even if they do not meet the Window Sign in Lieu of Attached Sign criteria.

Another proposed change is the "New Business" banner. The city will be the provider, and a new business can get one for the cost of a temporary banner sign of \$50 for 30 days, along with a deposit.

Code Enforcement will be able to recognize the City-owned new business banner and know that it has been permitted. Feather flags will be a violation.

In response to Councilmember Lomas, Planner Hardgrove explained that one neon-type sign, up to two square feet, per frontage that faces a parking lot or street is allowed. It would not count toward the signage copy area (line 665).

Councilmember Steele said that the allowance should be bigger for restaurants and bars. Councilmember Lomas suggested up to 3 square feet.

Planner Hardgrove said lines 672 and 828 would be changed not to exceed three square feet.

Planner Hardgrove said she changed line 742, which is that a wall sign cannot extend beyond the frontage of a business. She used signs at Versailles Plaza as an example. The sign extends beyond the wall of the business, almost over the door of the next business.

In response to Councilmember Steele, Planner Hardgrove said everything is grandfathered in except for window signs. The regulation would put a deadline on window signs.

**Public Comment:**

Edgewood resident Tina Demostene thanked the Council for the dialogue, which helped make the code more concise. She said she thought that the window sign in lieu of an attached sign was nicely done. She distributed photos with examples to the council members. The aesthetic between the two looks better.

She showed an example of the overlapping sign at Versailles Plaza. Planner Hardgrove said it was addressed in the ordinance.

Ms. Demostene then referred to the elimination of nonconforming signs on lines 924-941. She thinks window signs should have a time limit. Businesses would not be burdened if they have to replace a window sign within three or four years. There should be a reasonable time frame for compliance.

Planner Hardgrove said the grandfathering must be for unaltered and unmodified signs. If they change the copy, then they have to comply. Ms. Demostene suggested sunseting.

Ms. Demostene said she likes the signs on the new Haven Oaks Planned Development. They do not meet the code.

Mayor Dowless said they are permanent, and Planner Hardgrove said the flags on the west side of the entrance are in cement. The feather flags are at the entrance.

Councilmember Rader said they were not included in the sign application.

Planner Hardgrove said they were also not permitted.

Ms Demostene said that Toll Brothers needs to modify their comprehensive sign plan.

Councilmember Lomas agreed with Ms. Demostene about setting a time frame.

Council President Horn suggested four years to sunset.

Attorney Smith said there are only 8 to 10 properties that would be affected.

Attorney Smith encapsulated the changes:  
Add the amortization period for window signs dated December 31, 2028. Add to 484 for city-owned new business signs and change the square footage to a 3-foot neon sign.

***Council President Horn made a motion to approve Ordinance 2024-5 as amended; seconded by Councilmember Lomas. Motion approved by roll call vote (5/0).***

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

**G. UNFINISHED BUSINESS**

**H. NEW BUSINESS**

**1. Approval of Traffic Enforcement Agreement with Legacy at Lake Jessamine Homeowners Association**

Attorney Smith said the police need an agreement to enforce on private roads.

Chief DeSchryver said there was an agreement or letter in the past for Legacy at Lake Jessamine, but more is needed. State Statutes say if the gates are closed there can be no enforcement.

In response to Councilmember Rader, Attorney Smith said the City does not dictate the speed limit for private roads.

There was no public comment.

***Council President Horn motioned to approve the traffic enforcement agreement with Legacy at Lake Jessamine Homeowners Association, seconded by Councilmember Rader. Motion approved by voice vote (5/0).***

**I. GENERAL INFORMATION****J. CITIZEN COMMENTS**

Edgewood resident Andre Soto came to the podium and thanked the Council for a safe and beautiful city.

He said he and his husband have lived on Lake Mary Jess Shores Court for two and a half years, and there have been constant complaints. He received an NOV for a detached shed that they improved and converted to a pool house. When they upgraded the roof, two neighbors called the City. They also called when they changed the fence, which was permitted. He gets complaints about everything and feels constantly watched.

He understands that Code Enforcement Officer Salemi has to come to them with the complaints. He said his husband wants to sell because they want peace.

Felipe Soto said the council has not heard anything as they do not oversee code matters.

Council President Horn said it seems like it is a neighborhood dispute.

Edgewood president Kate Beckner said she has never seen anything like this. She has never seen people treated so badly. They are wonderful people who have upgraded their property.

Edgewood resident Brian Quigley said he is the HOA Vice President and has received some harassment as well. Neighbors try to walk into his yard to see what is happening. It is a pattern of harassment of people who are not causing trouble.

Chief DeSchryver said he heard about the complaints from the officers and said they would never be over-enforced. The police are the peacekeepers, and they must investigate the complaints. He counseled them to avoid confrontations, call the police, and let them handle it.

Complaints about code must be looked into to be sure if they are violations or not. They cannot tell people they cannot make complaints. He suggested that they let a lot of this go.

Councilmember Rader agreed that this is harassment.

Council President Horn said he was sorry for what they are dealing with.

## **K. BOARDS & COMMITTEES**

## **L. STAFF REPORTS**

### **City Attorney Smith**

A notice of violation was sent to Bell Rental. Mr. Bell asked Code Enforcement Officer Salemi if there was any way other than removing the RVS. There is no other way because the use is not in compliance.

### **Police Chief DeSchryver**

#### **1. Chief's Report July 2024**

Chief DeSchryver said there is a truck that frequently parks on Jessamine Lane on the City's right of way. When there is a complaint, he sends an officer out. If residents do not want parking on the street, they must come to the City Council and ask for no parking signs. Otherwise, they may park there.

Councilmember Lomas said the truck blocks the view of oncoming traffic.

Councilmember Rader does not want to move the problem to another street area by putting up signs.

### **City Clerk Riffle**

City Clerk Riffle reminded the Council of the upcoming budget hearings.

## **M. MAYOR AND CITY COUNCIL REPORTS**

### **Mayor Dowless**

1. Budget Discussion – There was no budget discussion.
2. Mayor Dowless said a resident called about speeding on Mary Jess Road and requested speed bumps.

Chief DeSchryver said they could do a speed study and would send his information to Mayor Dowless.

Councilmember Rader said he was concerned about speed bumps slowing down emergency vehicles.

**Council Member Lomas** – no report

**Council Member McElroy** – no report.

**Council Member Rader**

Councilmember Rader noticed a food truck using feather flags and putting out chairs in a parking lot. They appear to be operating permanently in the location, but he has seen it move behind a building to hide it. Attorney Smith said there is no prohibition on seating.

Planner Hardgrove said a parking space can only be used for parking.

Councilmember Rader said it is an obstruction, and there needs to be room to operate around it.

Edgewood resident Tina Demostene said the City of Altamonte had a code for vehicle use areas, which helped with code enforcement.

**Council Member Steele** – no report.

**Council President Horn**

Council President Horn apologized for missing the budget workshop as he had to be out of town.

**N. ADJOURNMENT**

Councilmember Lomas made a motion to adjourn the meeting at 8:23 pm.



Richard A. Horn, Council President

Attest:

  
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Sandra Riffle, City Clerk