



CITY COUNCIL MEETING
City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Tuesday, December 19, 2023 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 AND DETERMINATION OF QUORUM

City Clerk Riffle announced there was a quorum with all four Councilmembers present, with Councilmember Chotas having resigned from the Council.

Councilmembers Present:

Council President Richard A Horn
Council President Pro Tem Ben Pierce
Councilmember Susan Lomas
Councilmember Rader

Staff Present:

Sandra Riffle, City Clerk
Dean DeSchryver, Police Chief
Miguel Garcia, Deputy Police Chief
Shannon Patterson, Police Chief of Staff
Ellen Hardgrove, City Planner
Allen Lane, City Engineer
Drew Smith, City Attorney

C. PRESENTATIONS & PROCLAMATIONS

Mayor Dowless presented a proclamation and a gift to Councilmember Ben Pierce upon his resignation from serving on the City Council.

D. CONSENT AGENDA

- **November 28, 2023 Special City Council Draft Meeting Minutes**

The November 28, 2023 minutes were not completed and will be made available for review and approval in the January 2024 meeting.

E. ORDINANCES (FIRST READING)

- **Ordinance 2023-18: County to City Rezoning Lake Mary Jess Shores**
- **Ordinance 2023-19: County to City Rezoning Lake Mary Court**
- **Ordinance 2023-20: County to City Rezoning 220 Mary Jess Road**

Attorney Smith read Ordinance 2023-18 in title only.

The ordinance is proposed to rezone the Lake Mary Jess Shores subdivision from County R1AA to City R1AA-CA.

The site development standards of the proposed City zoning district, R1AA-CA, are identical to the County's district, with the exception that the City's district establishes a maximum impervious surface ratio (ISR) of 45%. The County's district does not have an impervious surface maximum.

Several lots in the subdivision exceed the 45% ISR limit. All these lots have pools, and the ISR is not expected to increase in the future. Pools can be approved in nonconforming ISR situations without a variance if there is no adverse effect to the public welfare.

Public Comment

James Muszynski, an Edgewood resident, spoke as an opponent because of the minimum required square footage of 1200 square feet and noted that homes on that street are not that small. He was concerned about replacement construction being compatible with existing homes.

Planner Hardgrove explained that the intent was to protect property rights and avoid the creation of non-conforming situations. Redistricting would assign a City zoning district that most closely resembles the existing Orange County zoning designation being rezoned.

The City's R-1AA zoning has a minimum of 2,200 square feet. When the city revised R-1AA standards, non-conforming properties were created.

Discussion ensued amongst the Council, city attorney, and city planner about avoiding non-conforming situations. Planner Hardgrove thought it was worth analyzing to see the average square footage of the homes.

Councilmember Pierce said the market will drive what size homes are constructed and did not have an issue with the 1,200 minimum square feet. Mayor Dowless added that market conditions would result in requests for code change.

City Council decided to have more analysis and table the ordinance until the January 16, 2024 meeting.

Councilmember Rader motioned to table Ordinances 2023-18, 2023-19, and 2023-20 to January 16, 2024; seconded by Councilmember Lomas. The motion was approved (4/0) by voice vote.

- **Ordinance 2023-21: Animals**

Attorney Smith read Ordinance 2023-01 in title only. He said he suggested quantities, but they can be changed.

He listed some changes, including:

In the fourth Whereas clause, changing “foul” to “fowl”, strike “to” and “two”, and there should be a line break before Section 10-7.

In response to Councilmember Lomas, Attorney Smith said that the language regarding the Audubon Society exists in the current code. He noted that the City is a bird sanctuary.

A lengthy discussion ensued regarding the types and quantities of animals that should be allowed, limited, or prohibited within the City.

Councilmember Rader said farm animals do not belong in a city.

Mayor Dowless asked if there was a consensus for hoofed animals with a maximum of two per acre. Council President Horn said he did not object to that.

Public comment

James Muszynski suggested comparing Belle Isle or Maitland’s code. He said he does not think livestock is appropriate in Edgewood and that it would put a burden on Code Enforcement.

Council President Horn asked if they were creating a problem that did not exist. Mayor Dowless said the code is based on nuisance, and Attorney Smith said it would make it easier to make a case.

The proposed changes to the ordinance were to:

- Modify Section 10-5 so the allowances for two miniature goats or pot-bellied pigs, or one of each on single-family zoned residential property is listed first and the prohibitions listed after.
- Strike the proposed new language in Section 10-6.
- In Section 10-7, change “dogs or cats” to “animals”. Add other common disturbing animal noises and remove “disturb the peace and quiet of any person or family.”

Councilmember Rader made a motion to approve the first reading of Ordinance 2023-21 with the changes discussed; seconded by Councilmember Lomas. The motion was approved by roll call vote (4/0).

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

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

G. UNFINISHED BUSINESS

H. NEW BUSINESS

- **Resolution 2023-06: Live Local Act**

Attorney Smith read Resolution 2023-06 in title only

He said The state requires the City to inform people what land is available for affordable public housing Edgewood does not own much property and it is all being used for city purposes so there is no property to be listed.

There was no public comment.

Councilmember Lomas made a motion to approve Resolution 2023-06; seconded by Councilmember Rader. The motion was approved by roll call vote (4/0).

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

- **Contract Renewal - Hurricane Debris and Monitoring**

City Clerk Riffle informed City Council that the storm management contracts for CMTS and Crowder Gulf were up for renewal for 2024. She recommended approval of the renewal as CMTS provided excellent service during Hurricane Ian. Crowder Gulf is the backup debris removal company that the City used during Hurricane Irma.

There was no public comment.

Councilmember Rader made a motion to approve the renewal of storm debris monitoring contracts for CMTS and Crowder Gulf; seconded by Councilmember Pierce. Motion approved by voice vote (4/0).

I. GENERAL INFORMATION

J. CITIZEN COMMENTS

K. BOARDS & COMMITTEES

L. STAFF REPORTS

- **City Attorney Smith** - No report.
- **Police Chief DeSchryver – November 2023 Report**
 - Chief DeSchryver said that the city has received large donations of food and toys for Orlando Union Rescue Mission.
 - The Santa fly-in was a huge success. Kids came from all over the area and guests enjoyed the event.
 - Three new officers have started employment with the City.

Councilmember Rader said that left-lane jumpers are terrible on SR 527. He said FDOT bumped out some curbs, and there are some places without barriers. Council President Horn concurred and said he would usually see this multiple times a week. Chief said that can be brought up at the next VZAP meeting.

- **City Clerk Riffle**
 - City Clerk Riffle announced that the qualifying period to fill Councilmember Chotas' and Councilmember Pierce's seats ended. Beth Steele qualified, and there is still one seat to be filled.
 - She recommended moving the March 19, 2024 Council meeting because the Presidential Preferential Primary will be on the regular Council meeting day. There was no objection from the Council, and the March meeting was scheduled for March 26, 2024, at 6:30 pm.
 - She said City Hall enjoyed working with Chief DeSchryver and the Police Department for the Santa fly-in. Brett Sollazzo worked on the City Hall side with social media and targeted communication to get the message out in conjunction with the Police Department's efforts.

M. MAYOR AND CITY COUNCIL REPORTS

- **Mayor Dowless**
 - Mayor Dowless reminded Council of the holiday luncheon on Friday, December 22nd at 11:30 am.
 - He invited Council and staff to the January 18, 2024, Tri-County Florida League of Cities luncheon, which the City of Edgewood will host. Mayor Dowless will be sworn in as the new Tri-County President.
 - The City's Centennial Celebration is planned for March 23, 2024, and will be at Water's Edge Shopping Center. Mayor Dowless is securing talent for a concert and other entertainment for the event.
- **Council Member Pierce** - No report
- **Council Member Rader**

- Councilmember Rader asked about the status of the properties on S. Orange Avenue at Meineke. Mayor Dowless said the people who bought the Le Coq au Vin have presented different ideas to Planner Hardgrove and that the Fulford property is keeping the same use. The property at the corner is listed for sale and Planner Hardgrove is trying to encourage different options.

- **Council Member Lomas**

Councilmember Lomas would like transient/short-term rentals in single-family homes to be covered in the next Edgewood Exclusive newsletter, similar to what Orange County did in their newsletter.

- **Council President Horn - No report**

N. ADJOURNMENT

The meeting was adjourned at 8:20 pm.



Richard A. Horn, Council President

Attest:


Sandra Riffle, City Clerk

Approved in the 1/16/2024 Council Meeting.