



**TUESDAY, APRIL 21, 2026 CITY COUNCIL MEETING**

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Tuesday, April 21, 2026 at 6:30 PM

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**MINUTES**

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*These minutes provide a summary of the key discussions and decisions made during the April 21, City Council Meeting. A complete audio recording of the meeting is available for public review for one year. After one year, the City will dispose of the recording in accordance with applicable regulations. To access the recording, please contact Edgewood City Hall at [sriffle@edgewood-fl.gov](mailto:sriffle@edgewood-fl.gov).*

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

Council President Horn called the meeting to order at 6:31 pm.

**B. ROLL CALL & DETERMINATION OF QUORUM**

City Clerk Riffle confirmed a quorum with all Councilmembers present. Mayor Dowless took his seat at the dais at 6:38 pm.

**Elected Officials Present:**

John Dowless, Mayor  
(arrived 6:38 pm)  
Richard A. Horn, Council President  
Susan Lomas, Council President Pro-Tem  
Casey McElroy, Councilmember  
Ryan Santurri, Councilmember  
(following oath)  
Beth Steele, Councilmember

**Staff Members Present:**

Sandra Riffle, City Clerk  
Dean Deschryver, Police Chief  
Miguel Garcia, Deputy Police Chief  
Ellen Hardgrove, City Planner  
Drew Smith, City Attorney

**C. PRESENTATIONS AND PROCLAMATIONS**

City Clerk Riffle administered the Oath of Office to Ryan Santurri. Councilmember Santurri assumed his seat at the dais.

**D. CONSENT AGENDA**

1. March 17, 2026 City Council Meeting Minutes

*Councilmember Lomas made a motion to approve the Consent Agenda as presented; seconded by Councilmember McElroy. The motion was approved by voice vote (5/0).*

**E. ORDINANCES (FIRST READING) - No items were presented for first reading.**

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

No public hearings were conducted during this session.

**G. UNFINISHED BUSINESS** - No unfinished business was discussed.

**H. NEW BUSINESS**

**1. RFP - Police Department Roof Replacement**

City Clerk Riffle presented the Request for Proposal (RFP) committee results, identifying Advance Roofing, Poseidon Sales, and TC Metal Roofing as the top candidates.

Council President Horn expressed concern regarding the significantly lower price point offered by Advance Roofing compared to other bidders. Caleb Castro of the RFP Committee explained that the competitive pricing resulted from the firm's high volume of projects. Councilmember Lomas concurred with the committee's recommendation.

There was no other public comment.

Councilmember Lomas made a motion to approve Advance Roofing's submittal to the Request for Proposal; seconded by Councilmember Steele. The motion was approved by roll call vote (5/0).

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

**I. GENERAL INFORMATION**

**J. CITIZEN COMMENTS**

(This was heard after Councilmember reports)

Resident Dan Wheeler addressed the Council regarding an ongoing noise ordinance issue. He noted that while business owners are often responsive to requests, the noise is unpredictable and continues to impact neighbors. He suggested that the business owner install signs on the premises to request that customers show courtesy to the neighbors.

Attorney Smith clarified that noise regulations are based on decibel levels rather than business hours, with stricter limits beginning at 9:00 pm. Mayor Dowless confirmed that Code Enforcement has visited the property in question multiple times. Planner Hardgrove noted that the Planning and Zoning Board tabled the proposed noise ordinance but expected it to return to the Council in May.

Councilmember Lomas noted that Officer Zane provided an update at the March Council meeting and that he had not received any new complaints at that time.

**K. BOARDS & COMMITTEES**

**1. 301 Mary Jess Rd. - Office Addition Site Plan Approval**

Planner Hardgrove introduced a proposed site plan for L&W Building Supply, located at 301 Mary Jess Road on the north side of Mary Jess Road. The applicant proposed converting an existing covered outdoor storage area into enclosed building space. The property operates as a wholesale building supply facility exceeding 50,000 square feet and is classified as a legally nonconforming use, as it predates current zoning regulations that would otherwise require a Special Exception due to its size and adjacency to residential districts. Pursuant to Section 134-38(c) of the City Code, nonconforming uses may not be expanded beyond their original scope. However, staff made a finding that the proposed modification does not constitute an expansion, as the overall operational footprint, impervious surface ratio, and intensity of use will remain unchanged

Planner Hardgrove stated that she does not anticipate any negative impacts on adjacent residential properties. The enclosed structure will maintain or increase setbacks from nearby residential property lines and will not alter drainage or stormwater conditions, as the area is already paved and covered.

The Planning and Zoning Board agreed with Staff to recommend approval of the site plan as well as made a finding that the proposed construction did not result in an expansion of the nonconforming use.

In response to Councilmember Lomas, Planner Hardgrove showed that the planned area of enclosed storage is a smaller area than the existing covered storage.

Council President Horn asked the applicant whether they foresaw needing additional storage in the future; they did not.

There was no public comment

***Councilmember Lomas made a motion to approve the site plan, dated March 19, 2026, for 301 Mary Jess Road based on the findings that the plan is consistent with site plan review standards and does not constitute the expansion of a non-conforming use. The motion was seconded by Councilmember Steele and was approved by roll call vote (5/0).***

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

**L. STAFF REPORTS**

**City Attorney Smith** – no report.

**Police Chief DeSchryver** - Chief's Report March 2026  
(This was heard after the consent agenda)

Chief DeSchryver presented the March 2026 report, showcasing new department patches and vehicle decals. He addressed traffic complaints regarding nighttime truck activity on Holden Avenue and reported on a speed study showing an average speed of 33 mph.

**City Clerk Riffle** - 3/18/26 through 4/14/26

City Clerk Riffle announced a group photo for May 19 and individual headshots for May 8. She confirmed all business tax receipts were collected and provided a positive update on FCC Environmental Services. She also reported on inspections with the Federal Railroad Administration regarding Quiet Zone intersections.

**Code Compliance Officer Zane** – no report

## M. MAYOR AND CITY COUNCIL REPORTS

Mayor Dowless

- **New Appointments** Mayor Dowless welcomed Councilmember Santurri to the dais.
- **Collective Bargaining Negotiations (CBA)** Prior to the City Council meeting, representatives from the City and the Collective Bargaining Association (CBA) met to continue formal negotiations. The discussions remain productive as both parties work toward a fair and sustainable agreement. A follow-up meeting is scheduled for the coming weeks to further refine the terms of the contract.
- **Infrastructure and Utility Progress**
  - He recently met with representatives from Duke Energy to address the removal of remaining "stub poles" throughout the City.
  - He reported that the Florida Department of Transportation (FDOT) has approved work related to the EPOC project on South Orange Blossom Trail.
- **Communication** He commended the City staff for their excellent work on the latest City Newsletter, which was recently published

Council Member Lomas - no report

Council Member McElroy – no report

Council Member Santurri – no report

Council Member Steele – no report

Council President Horn – no report

**N. ADJOURNMENT**

The meeting was adjourned at 7:27 pm.

  
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Richard A. Horn, Council President

Attest:

  
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Sandra Riffle, City Clerk