



**Edgewood City Council Meeting Minutes  
Tuesday, September 21, 2021 6:30 pm**

**CALL TO ORDER**

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

**ROLL CALL & DETERMINATION OF QUORUM**

Deputy City Clerk Riffle announced there was a quorum.

**Attendees**

John Dowless, Mayor  
Richard Alan Horn, Council President  
Ben Pierce, Council President Pro-Tem  
Lee Chotas, Council Member  
Susan Lomas, Council Member  
Rader, Council Member

**Staff**

Bea Meeks, City Clerk  
Sandra Riffle, Deputy 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

**Applicant**

Sam Sebaali, P.E., FEG/Suncoast Building Materials  
Jared Huhn, P.E., FEG/Suncoast Building Materials

Deputy City Clerk Riffle noted a quorum and announced that Councilmember Pierce called ahead to say he would be late.

**BOARDS AND COMMITTEES**

Councilmember Chotas entered the meeting at 6:32 pm.

Council President Horn moved Boards and Committees forward in the agenda.

**a. Suncoast Commercial Review – 101 Mary Jess Road**

Engineer Lane introduced the commercial review for a new building on the Suncoast Building Materials which CPH recommends for approval, having met all requirements. CPH Landscape Architect Winter made several site visits and Engineer Lane visited the site once again before the meeting. He reported that the landscape appears to be flourishing and everything looks good.

Engineer Sam Sebaali came to the podium on behalf of the applicant and discussed four items that concerned P&Z.

1. Materials on the north side of the railroad track have been removed. Tires and other items were cleaned up.
2. The hours of operation are per the special exception, from 6:00 am to 6:00 pm. They have moved closing time closer to 6:00 pm so that they can stage for the next morning and avoid early hours.
3. The crushed concrete located on the north side of the railroad tracks will be used for improvements as pavement base material. They do not want to remove it just to bring it back again. The height of the pile was lowered and now meets criteria.
4. Trucks parked adjacent to the south wall were observed by the neighbors. The truck is behind a wall and it is there to be closer to the loading area and be quieter in the morning. Engineer Sebaali compared this to trucks in the industrial zoning that are in plain sight.

Discussion ensued regarding the original special exception. Engineer Sebaali said they originally were going to build on the north parcel. He added that the special exception is for the entire site.

Councilmember Pierce arrived and took his place at the dais at 6:42 pm.

Meeks clarified that Suncoast Building Material is located in C-3 zoning, not industrial.

#### **Public Comment:**

Mary Woznack: Edgewood resident objected to further development of the property. She submitted a report that was distributed to the Council and is retained in the public record as part of the meeting minutes.

Engineer Sebaali showed pictures of the site to the Council that were provide to him by the property owner. The north side will be for warehousing and storage.

Discussion ensued regarding the condition of the property and the location of the buffer and other landscaping and location of outside storage.

Councilmember Rader stated his concern that the special exception was a concept for the northern parcel. The applicant is using the area where there is no approved site plan. There was supposed to be a building on the north parcel but it is being used for storage and debris.

Attorney Smith offered that Council could table the review for a month and get a designated area to store the materials, which is causing objections from Council and residents.

Councilmember Chotas noted that the property is zoned C-3, which does not allow outdoor storage of junk. Planner Hardgrove confirmed that outdoor storage must be new material.

Engineer Sebaali said he would communicate with the applicant about cleaning up the north parcel and be in compliance.

Discussion continued regarding the terms of the special exception, operation north of the railroad tracks, and outdoor storage of materials.

In response to Mayor Dowless, Attorney Smith said Code Enforcement is a separate issue.

Engineer Sebaali said his client could take 30 days to show some options and prepare a narrative for City Council. Metal studs for the new building are temporarily stacked on the north side, but they could remove other items. He will make a site visit before the next meeting. Code Compliance Officer Salemi can attend, per City Clerk Meeks' suggestion.

***Councilmember Rader motioned to table the issue for 30 days; second by Councilmember Lomas. The motion was approved (5/0). No roll call vote.***

## PRESENTATIONS

None

## CONSENT AGENDA

Review and Approval of City Council Minutes from previous meetings

- a. August 17, 2021, City Council Meeting
- b. September 7, 2021, City Council Special Meeting

***Councilmember Rader motioned to approve the meeting minutes from August 17, 2021 and September 7, 2021 as presented; second by Councilmember Lomas. The motion was approved (5/0).***

## ORDINANCES

- Memo RE: Ordinance 2021-08 Ordinance Update
  - a. **Ordinance 2021-08** - AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, AMENDING SECTION 102-7.1 OF THE CITY OF EDGEWOOD CODE OF ORDINANCES BY ADOPTING THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, WITH CERTAIN AMENDMENTS, THERETO TO CONFORM

TO FLORIDA LAW AND THE CITY'S EXISTING CODE OF ORDINANCES; REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS, AND STRUCTURES TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY, AND FIT FOR OCCUPANCY AND USE; PROVIDING THAT THE PROVISIONS OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE SHALL BE SUPPLEMENTAL TO ALL OTHER CODES AND ORDINANCES OF THE CITY; PROVIDING FOR CODIFICATION, SEVERABILITY, AND CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

Attorney Smith read the ordinance in title only. He explained that the International Property Maintenance Code (IPMC) is for general maintenance. It is not updated automatically because it is an optional code. The last update was in 2015.

City Clerk Meeks said a copy of the code would be in the City Clerk's and Code Compliance Officer's offices.

There was no public comment.

***Councilmember Rader made a motion to approve Ordinance 2021-08; second by Councilmember Pierce. The motion was approved (5/0).***

The motion was approved by a roll call vote.

Council President Horn	Favor
Councilmember Lomas	Favor
Councilmember Rader	Favor
Council President Pro-Tem Pierce	Favor
Councilmember Chotas	Favor

- b. **ORDINANCE 2021-09** - AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA REPEALING THE CITY OF EDGEWOOD FIRE/RESCUE SERVICES IMPACT FEE, PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Attorney Smith read the Ordinance in title only. He explained this is a repeal of the impact fee for fire and rescue services.

There was no public comment.

***Councilmember Chotas made a motion to approve Ordinance 2021-09; second by Councilmember Lomas. The motion was approved (5/0).***

The motion was approved by a roll call vote.

Councilmember Chotas	Favor
Councilmember Lomas	Favor
Councilmember Rader	Favor
Council President Pro-Tem Pierce	Favor
Council President Horn	Favor

- c. **ORDINANCE 2021-10** - AN ORDINANCE OF THE CITY OF EDGEWOOD, RANGE COUNTY, FLORIDA AMENDING CHAPTER 134, "ZONING," SECTION 134-518, RELATED TO HOME-BASED BUSINESSES; MAKING THE CODE CONSISTENT WITH RECENT STATE LEGISLATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND EFFECTIVE DATE.

Attorney Smith read the Ordinance in title only.

Attorney Smith said this is based on changes to State law. Municipalities cannot legislate home-based businesses differently from other businesses.

Councilmember Chotas noted that home businesses would be allowed to store materials that are not allowed for businesses. This could allow a home business the opportunity to do something a nonresidential business cannot do. He added that homeowners could hurt the environment. Council President Horn agreed with Councilmember Chotas.

Attorney Smith confirmed the corresponding subsection H can be removed from the ordinance.

In response to Councilmember Rader, Attorney Smith said this has no impact on HOA covenants and restrictions.

Attorney Smith confirmed to Mayor Dowless that the City paid to advertise this Ordinance. Mayor Dowless requested that City Clerk Meeks send him the invoices, and he will forward them to Tallahassee.

There was no public comment.

***Councilmember Pierce made a motion to approve Ordinance 2021-10; second by Councilmember Rader. The motion was approved (5/0).***

The motion was approved by a roll call vote.

Councilmember Rader	Favor
Councilmember Chotas	Favor
Councilmember Lomas	Favor
Council President Horn	Favor
Council President Pro Tem Pierce	Favor

- d. Amending Chapter 122

**ORDINANCE 2021-12 AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, RELATING TO SIGNS; AMENDING CHAPTER 122 OF THE CITY OF EDGEWOOD CODE OF ORDINANCES TO REFINE DEFINITIONS AND CERTAIN REGULATORY TERMS TO PROVIDE FOR MORE EFFECTIVE APPLICATION AND BETTER CLARITY IN INTERPRETATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND EFFECTIVE DATE.**

Attorney Smith read Ordinance 2021-12 in title only.

City Clerk Meeks provided a handout regarding free speech for large commercial parcels, which was part of the supplement to Exhibit "A" that was provided by the City Attorney.

Planner Hardgrove explained that the changes are for cleanup and how staff uses the regulations.

Discussion ensued regarding the proposed changes including copy area, permitting of traffic control signage and clarification of application requirements.

Councilmember Chotas stepped out of the meeting at 8:00 pm and returned at 8:03 pm.

Planner Hardgrove confirmed to City Clerk Meeks that window signage of up to 25% is no longer exempt from being calculated with the allowable allocation for all signage.

In response to Mayor Dowless, Planner Hardgrove said multi-occupant businesses are allowed their own signage in addition to the shopping center signage.

Councilmember Rader responded with concerns about forcing a permitting process for window signs which are frequently changed. There could be an administrative burden to track window signage. Attorney Smith said they could add language that applicants may designate an area for window signage. Staff is just trying to get dimensions.

Mayor Dowless noted that Edgewood allows political free speech but noted there needs to be an equitable treatment for all parcels, regardless of their size.

Attorney Smith said there are two broad categories of free speech signs: residential and non-residential. Nonresidential properties are allowed banner signs but with spacing required between them. There is an overall cap of four signs to avoid clutter.

There was no public comment.

***Councilmember Rader moved to approve Ordinance 2021-12 with supplemental language; second by Councilmember Lomas. The motion was approved (5/0).***

The motion was approved by a roll call vote.

Council President Pro-Tem Pierce	Favor
Councilmember Chotas	Favor
Council President Horn	Favor
Councilmember Rader	Favor
Councilmember Lomas	Favor

**PUBLIC HEARINGS** (Ordinances- Second Readings & Related Action)

a. Second/Final Budget Hearing

**ORDINANCE NO. 2021-06** - AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA, ADOPTING THE FINAL LEVY OF AD VALOREM TAXES UPON THE ASSESSED REAL AND BUSINESS PERSONAL PROPERTY TAX ROLLS FOR FISCAL YEAR 2021/2022, BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AND PROVIDING FOR AN EFFECTIVE DATE.

Attorney Smith read the ordinance in title only

City Clerk Meeks said there were no changes since the last reading.

Attorney Smith said the proposed rate of 5.2500 mills represents a 5.86 percent increase over the rolled-back rate of 4.9591 mills.

City Clerk Meeks said there were no phone calls this year to question the millage.

Council President Horn asked for public comment; there was none.

Councilmember Rader made the following motion: *I move to adopt Ordinance number 2021-06 setting the City of Edgewood's millage rate for fiscal year 2021/2022 at 5.2500 mills, which represents a 5.86 percent increase over the roll-back rate of 4.9591 mills.* The motion was seconded by Councilmember Chotas and was approved (5/0).

The motion was approved by a roll call vote.

Council President Horn	Favor
Councilmember Lomas	Favor
Councilmember Rader	Favor
Council President Pro-Tem Pierce	Favor
Councilmember Chotas	Favor

b. Second/Final Budget Hearing

**RESOLUTION NO. 2021-07**- RESOLUTION OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA, ADOPTING THE FINAL BUDGET FOR FISCAL YEAR 2021/2022, BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AND PROVIDING FOR AN EFFECTIVE DATE.

Attorney Smith noted that the resolution is for fiscal year 2021/2022, correcting the 2020/2021 verbiage in the agenda.

City Clerks Meeks said she and Mayor Dowless worked with Tammy Campbell at McDirmot Davis to finalize the budget and to verify that the Mayor's donation of his stipend aligned correctly with Roads and Streets.

Council President Horn said we are transferring \$191,344.00 from reserves to balance the budget and not raises.

Council President Horn asked for public comment; there was none.

Councilmember Lomas made the following motion: *I move to adopt Resolution 2021-07, adopting the City of Edgewood's budget for fiscal year 2021/2022; second by Councilmember Chotas.* The motion was approved (5/0).

The motion was approved by a roll call vote.

Councilmember Chotas	Favor
Council President Pro-Tem Pierce	Favor
Councilmember Rader	Favor
Councilmember Lomas	Favor
Council President Horn	Favor

City Clerk Meeks said she would bring the corrected resolution back in to be signed as she has a three-day window to submit the Ordinance and Resolution to the Orange County Property Appraiser. She stepped out of the meeting at 8:29 pm.

## UNFINISHED BUSINESS

- a. American Rescue Plan Act (ARPA) Consultant Contract- Mayor Dowless  
Mayor Dowless and Councilmember Rader made an appointment with a group that was recommended to the City to help with ARPA. They said they could help Edgewood and help maximize any returns. He asked if City Council would permit him to sign the agreement with them. There were no objections from the Council.

## NEW BUSINESS

### a. Request for Sponsorship -Ducktoberfest Fall Festival

Councilmember Chotas said he appreciates the not-for-profit's fund raiser as a way of raising money but that he would vote against giving tax dollars to not-for- profits unless there is a compelling reason why the City needs to do that.

Mayor Dowless said this is a fundraiser for Cornerstone Charter Academy. Kids in Edgewood attend this school, which helps Edgewood's property values and recommended sponsorship of \$750.00.



In response to City Clerk Meeks, Council President Pro-Tem Pierce recommended splitting the payment between this fiscal year with \$250 and next with \$500. Chief Freeburg said there is money left from the Torch Run to use for the remainder.

***Councilmember Rader moved to approve a \$750 sponsorship; second by Councilmember Pierce. The motion was approved (4/1) with Councilmember Chotas opposed.***

<b>GENERAL INFORMATION</b>
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None.

<b>CITIZEN COMMENTS</b>
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None.

<b>STAFF REPORTS</b>
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- City Attorney Smith: No report
- Police Chief Freeburg:  
Chief Freeburg gave his report and said the DUI event was successful.

Code Compliance Officer Salemi has issued 35 code actions.

Councilmember Rader said that Stone Fired Pizza built an unpermitted structure and patio.

In response to Councilmember Lomas regarding the container located behind Mr. Yates's property, Attorney Smith explained that the code is flexible. The container has to be in the least visible spot. Chief Freeburg added they are painting the wall and the dumpster and moved the dumpster to the side. They meet Code requirements.

- City Clerk Meeks:  
City Clerk Meeks said she met with Brett Sollazzo, and there are approximately 135 outstanding Business Tax Receipt. He will mail out a courtesy delinquent letter with the first month's penalty.

City Clerk Meeks said there is a hold on the Certificate of Occupancy (CO) for the property at Windsong Road. The property owner installed a pipe that runs into that lake. She said the City is still waiting on a response from the Orange County Environmental Protection. City Clerk Meeks said if a CO is issued, the City will have no leverage with them to remove the pipe.

Council President Horn said he saw the pipe being laid on a Saturday. He called Orange County Environmental Protection Division (EPD) and made a report with Florida Department of Environmental Protection. He added that EPD did issue instructions to remove the pipe.

Mayor Dowless said that new Administrative Assistant Bret Sollazzo is working out very well at City Hall.

**MAYOR AND COUNCIL REPORTS**

- Mayor Dowless – no report
- Council President Horn – no report
- Councilmember Chotas – no report
- Councilmember Rader - no report
- Councilmember Pierce – no report
- Councilmember Lomas - no report

**ADJOURNMENT**

*Councilmember Rader motioned to adjourn the meeting at 8:51 pm; second by Councilmember Lomas.*



Richard A Horn  
Council President

Attest:



Bea L. Meeks, MMC, CPM, CBTO  
City Clerk

*Approved in the October 19, 2021 Council Meeting (with corrections).*