



# CITY COUNCIL REGULAR MEETING

City Hall – Council Chamber  
 405 Bagshaw Way, Edgewood, Florida  
 Tuesday, April 18, 2023 at 6:30 PM

## DRAFT MEETING MINUTES

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

Council President Horn called the meeting to order at 6:31 pm. He asked for a moment of silence and then led the Pledge of Allegiance.

### B. ROLL CALL & DETERMINATION OF QUORUM

City Clerk Riffle confirmed at quorum with all Councilmembers and Mayor Dowless present.

#### PRESENT

Mayor John Dowless  
 Council President Horn  
 Council President Pro-Tem Pierce  
 Councilmember Lee Chotas  
 Councilmember Susan Lomas  
 Councilmember Chris Rader

#### STAFF

Sandra Riffle, City Clerk  
 Mike Fraticelli, Police Sergeant  
 Shannon Patterson, PD Chief of Staff  
 Drew Smith, City Attorney  
 Ellen Hardgrove, City Planner  
 Jim Winter, Landscape Architect, CPH (via telephone)

### C. ORGANIZATIONAL MEETING

#### • Designation of Council Assignments

In the March 21, 2023, Council meeting, Councilmembers Horn and Pierce retained their positions of Council President and Council President Pro-Tem respectively.

After a brief discussion, it was decided that each Councilmember would retain their areas of responsibility (not already under the jurisdiction of the Mayor). This was confirmed by Council President Horn.

The areas of responsibility are as follows:

Finance	Councilmember Pierce
Code Compliance	Councilmember Chotas
HAINC Liaison and Cypress Grove Liaison	Council President Horn
Lane Development/Master Plan	Councilmember Rader
Public Works	Councilmember Lomas
Police Department City Hall Contract Staff MetroPlan	Mayor Dowless

- **Review of City Consultants**

City Clerk Riffle provided the list of current consultants. There were no rate changes in the 2022/23 fiscal year budget. She said that staff maintains a positive view of each of the consultants.

It was Mayor Dowless' recommendation and the Council's consensus to maintain the agreements with CPH, CRI, Ellen Hardgrove AICP, Shepard Smith Kohlmyer & Hand, P.A., Garganese, Weiss, D'Agresta & Salzman, P.A., and McDirmit-Davis.

**D. PRESENTATION OF PROCLAMATION**

**E. CONSENT AGENDA**

- **March 21, 2023 Draft Meeting Minutes**

*Councilmember Lee Chotas made a motion to approve the March 21, 2023 meeting minutes as presented, seconded by Councilmember Lomas. Motion approved by voice vote (5/0).*

**F. ORDINANCES (FIRST READING)**

- **Ordinance 2023-04**

Attorney Smith read Ordinance 2023-04 in title only.

Planner Hardgrove said this is a City-sponsored rezoning change from Orange County Professional Office (P-O) to City P-O. She said the zoning districts are identical, and rezoning should not produce an impact.

Councilmember Rader asked why it would not be zoned as part of the ECD. Planner Hardgrove responded that she does not anticipate this parcel changing its use. The properties to the north and south are in the ECD.

There was no public comment.

*Councilmember Chotas made a motion to approve Ordinance 2023-04; seconded by Councilmember Pierce. Motion approved by roll call vote (5/0).*

*The roll call vote was as follows:*

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

**G. PUBLIC HEARINGS (ORDINANCES – SECOND READINGS & RELATED ACTION)****1. Ordinance 2023-01**

Attorney Smith read Ordinance 2023-01 in title only.

This agenda item is the second reading for the new CP PD zoning district that will be used to implement the Site Specific Plan Future Land Use designation. This would be used specifically for developers who want to develop parcels where there could be land-use compatibility issues. The process would be more streamlined than a regular Planned Development (PD) as it would go straight to a site plan. The intent is to ensure land use compatibility.

A comprehensive Plan amendment with a policy for the specific property will be required. Also required will be a site plan, a developer's agreement, and a community meeting before the application goes to Planning and Zoning. People affected by the development would have the option to provide input for the plan.

Planner Hardgrove reviewed the changes that were made during the first reading. Among the changes was how to replace a historic tree. Landscape Architect Jim Winter made recommendations that will also be applied to the land development code.

Councilmember Chotas commented that the requirements for developers to meet are stringent. Planner Hardgrove replied that she does not think the process is too difficult but offers control for the City as Euclidean zoning will not be used for a CP PD.

Councilmember Rader questioned the consistency of tree caliper requirements on lines 182 and 189.

Landscape Architect Jim Winter joined the meeting via telephone, and Planner Hardgrove asked if it would be difficult for 6-inch caliper trees to be transplanted.

Landscape Architect Winter responded that a 6-inch caliper tree would take longer than a 3-inch caliper to be established. It would be bigger than a 4-inch, to begin with, but it would take two years to establish a root ball and grow.

He said a 4-inch dbh is a good-sized tree and confirmed to Planner Hardgrove that the requirement should be changed from 6-inch to 4-inch dbh with a minimum 4-foot in height from the approved tree list.

Attorney Smith added that developers will pay into the tree fund when the number of trees does not fit on site.

Landscape Architect Winter left the meeting.

Councilmember Rader said he continues to oppose creating governance for a single developer. He said that quasi-industrial uses do not belong in the City.

Councilmember Lomas asked about the outcome of community meetings and if Council would be required to agree with the community. Attorney Smith responded that just because the public is opposed, it does not necessarily mean that Council will approve or deny the application.

Mayor Dowless said a commercial entity, not in the ECD, borders a residential community and is now going through P&Z. The application can be approved or denied with no other options, unlike the options this legislation provides.

Councilmember Rader responded that this is a situation he would like to prevent; creating another avenue for quasi-industrial uses in the City that will create issues in the future.

Mayor Dowless said that current commercial zoning does not provide the City with the ability to require contingencies for approval, and this legislation is a tool that offers the City more options.

a compromise to be reached. The Council can vote down projects that it does not want.

Further discussion ensued until Councilmember Chotas made a motion.

***Councilmember Chotas made a motion to approve Ordinance 2023-01 with the suggested modifications for tree caliper requirements. Councilmember Pierce seconded the motion.***

Public Comment:

Edgewood resident Tina Demostene spoke in opposition of the ordinance.

Councilmember Lomas commented that if the ordinance passes and a developer goes through all the steps, it can be voted down. Councilmember Pierce responded that it is a risk to the developer and Councilmember Chotas reiterated that it would be a tough process.

Attorney Smith clarified that the City pays for the legislative effort but the permitting process is paid for with pass-through fees.

***The motion was approved by roll call vote (3/2).***

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

**H. UNFINISHED BUSINESS**

**I. NEW BUSINESS**

- **2023 Charter Review Commission Selection**

City Clerk Riffle referred to the updated list of the Council's and the Mayor's recommendations for the Charter Review Commission.

There was no public comment.

***Councilmember Chotas made a motion to approve the nominated members of the Charter Review Commission; seconded by Councilmember Rader. Motion approved by voice vote (5/0).***

Councilmember Chotas said should read through the charter.

Mayor Dowless asked Council to send proposed Charter changes to the City Clerk to submit to CRC. He said he would attend at least the first meeting.

**J. GENERAL INFORMATION**

**K. CITIZEN COMMENTS**

Edgewood resident Tina Demostene invited Mayor Dowless and Chief DeSchryver to the River Oaks HOA meeting at 6:30 pm on Wednesday, May 12, 2023 at Anthony's Pizza.

Ms. Demostene said she would like the cul-de-sac on Leeward Way formally designated as a park and dedicated to Ralph Hansel. The HOA will apply for a grant to have it upgraded and asks for Council's support.

Attorney Smith told Council President Horn that the process of approval would be to check the resolution and then vote.

**L. BOARDS & COMMITTEES**

**M. STAFF REPORTS**

**City Attorney Smith**

Attorney Smith said the State has relaxed restrictions for density in connection with workforce housing. If they meet the threshold in a development the requirements be loosened, limiting control of the governing boards. This may not be very impactful to Edgewood as patterns have been established and the City does not have much multi-family development.

**Police Chief DeSchryver**

- **Chief DeSchryver's Monthly Report for March 2023**

Sergeant Fraticelli said that Detective Crock is working with two businesses where catalytic converters were stolen. He said the suspects are organized and have multiple lookouts.

- **City Clerk Riffle**

City Clerk Riffle said that iPads were distributed to the Mayor and Councilmembers and that future agendas would be electronic rather than printed and distributed.

#### N. MAYOR AND CITY COUNCIL REPORTS

- **Mayor Dowless**

Mayor Dowless said he is working on getting refunded for the banners that were hung on the light poles along Orange Avenue due to their poor quality.

Councilmember Chotas left the meeting at 7:34 pm.

He commented on the annexation process due to the Pine Castle Historic District. He said that residents cannot opt in and the process is unreasonable.

Edgewood's 100<sup>th</sup> anniversary is in 1924 and he would like to plan a great event. He is actively looking for sponsors for a good event and to raise \$100,000. The City can hire someone to organize the event as it will be a lot of work.

- **Councilmember Chotas** – no report
- **Councilmember Pierce** – no report
- **Councilmember Rader**

Councilmember Rader discussed the City's LinkedIn page. City Clerk Riffle said she used it for job vacancies and that is how she found City Hall's Administrative Assistant, Ashley Pagan.

- **Councilmember Lomas**

Councilmember Lomas said she is still waiting for the information she requested from the public library with a link to classes and resources for seniors.

- **Council President Horn**

#### O. ADJOURNMENT

***Councilmember Pierce made a motion to adjourn the meeting at 7:39 pm.***

\_\_\_\_\_  
Richard A. Horn, Council President

Attest:

\_\_\_\_\_  
Sandra Riffle, City Clerk

Minutes were approved in the \_\_\_\_\_ City Council meeting.