

February 3, 2015
Edgewood City Council/Planning & Zoning Board
Sign Workshop #2

Attendees:

Ray Bagshaw, Mayor
John Dowless, Council President
Dan Drummond, Council Member
Pam Henley, Council Member
Michael Hendrix, Council Member
Neil G. Powell, DDS, Council Member
Bea L. Meeks, MMC, City Clerk
Chris Francisco, Police Chief
Debbie Cabales, Code Enforcement Officer
Drew Smith, City Attorney
Ellen Hardgrove, AICP
Marion Rayburn, Planning & Zoning Board Member
Chris Rader, Planning & Zoning Board Member
Susan Lomas, Planning & Zoning

Council President Pro Tem Powell called the Workshop to order at 6:30 p.m. Council President Pro Tem Powell announced that Council President Dowless will be late.

Mayor Bagshaw said that he thinks Council needs to look at the two problems that exist on Orange Avenue; landscape and signage. He said some groundwork needs to be considered as to what does Council address first, landscape or signage. Mayor Bagshaw said he does not feel that both need to be pursued at the same time. Council Member Henley said she thought the issues with landscape was due to trying to determine what property belongs to the Florida Department of Transportation. Mayor Bagshaw said this has been resolved. Mayor Bagshaw said there are 35 signs in violation in the City; he noted the pictures that have been displayed for everyone to see. He said that Code Enforcement needs some direction and Council needs to decide on this. Council Member Drummond said he thinks it isn't proper to enforce signage

until changes are made to the Code, as this seems to be the direction Council is headed. Council Member Drummond said he did not think landscape would be interfering with signage. City Attorney Smith said that amortization begins from the date of the Ordinance. City Attorney Smith explained that signs will be lawfully out of compliance, unless time is extended to bring into compliance. City Attorney Smith said the signs have already gone through amortization. Council President Pro Tem Powell recommended sending notices to the property owners letting them know when a decision is made. City Attorney Smith said that outreach was done by the Police Department, and owners were anticipated to be in attendance at this meeting. Council Member Henley said that she feels landscaping is an easy fix and that the City should not wait for signage to be resolved. Council President Pro Tem Powell said signage should be first. Mayor Bagshaw said that the conversation with the business owners should be to work on the landscape, the City will allow some time to bring signage into Code. In response to Council Member Drummond, Code Enforcement Officer Cabales said that depending on the severity of the violation, determines how long the property owner has to comply with a landscape violation. Planner Ellen Hardgrove noted the problems with irrigation. Chief Francisco said that when he, Code Enforcement Officer Cabales and Sgt. Jackson met with property owners, the property owners were asked to come up with a plan of action to come into compliance. Planning & Zoning Member Chris Rader said that he feels the reason property owners have not come into compliance is because it has not been enforced. Council Member Henley said that seven days is too short of time to allow a property owner to come into compliance. Council Member Drummond said it may need to be an all in one package; landscape and signage together.

7:09 p.m. Council President Dowless arrived for meeting.

Council Member Powell said he would like to have a 30-day grace period for signage. City Attorney Smith said he thinks the grace period will be more in line with 6 months.

City Clerk Meeks noted that Council President Dowless is in attendance. She also noted that Planning & Zoning Board Members Chris Rader, Susan Lomas and Marion Rayburn are in attendance, along with City Planner Hardgrove.

City Attorney Smith said Council can allow the lawfully non-conforming signs a grace period, and for property owners with non-conforming signs (pole signs), do not allow a grace period. City Clerk Meeks said from a staff perspective, it would help staff to have better direction because new business owners always ask about signage.

Planner Hardgrove said that it needs to be understood that every property is different. She said signage can affect parking. She agreed with Planning & Zoning Member Rader in that the City

should look at properties individually. She cautioned addressing incrementally but look at signage as a whole. In response to Council Member Powell, City Attorney Smith said Code Enforcement is not looking at the property landscape being appealing, they are looking at whether or not if it is within the Code. Mayor Bagshaw said the comments made are the reason why clarity needs to be made as to how Council wants to proceed. He said the way to approach this is to allow a period of time to meet compliance. He said he feels if the City gets businesses started coming into compliance, other business will follow. Mayor Bagshaw said he feels Planner Hardgrove has enough information to start the process.

Council Member Powell questioned the properties that have all pavement and no green space. Planning & Zoning Member Rader said they can cut out the pavement. Council Member Drummond said this is why it will be a case-by-case basis.

Council Member Drummond summarized the following based on Council Members' comments:

- Believes the consensus is to wait on enforcing vegetation.
- If there is vegetation not associated with signage, should Code Enforcement address it now?

Planner Hardgrove said she would like for Council to wait on a decision so that she can look at the properties first.

Council Member Drummond continued his summarization:

- Direction for staff: Fast track to new sign code; can change now but may have to change later depending on the changes in the Code. (Planner Hardgrove suggested a caveat to new business owners, and anyone else making an inquiry regarding signage, so that they know there will be changes in the sign Code)
- If there is a major change to signage he said both property owners and business owners should be noticed. Council Member Henley would like notices sent certified, or in some manner where there is confirmation that the notice was received. Chief Francisco said the notices can be sent email with a confirmation request. Mayor Bagshaw noted that the meeting will need to be at a different location.
- Address when to come into compliance. Do we allow 6 months to comply? Planner Hardgrove said you might not be able to drop some signs. She said the size or setback would be reasons why they cannot be dropped. Planner Hardgrove questioned whether or not anything should be changed in multi-signed businesses. Consensus for a short grace period for current out of compliance signs.

- Council Member Drummond said he still agrees with incentivizing 50% of the costs of signage up to \$1000.00.

The Mayor said when Planner Hardgrove comes back to Council with her review, the City can talk to property owners individually. The Mayor said there are approximately 27 signs along Orange/Hansel Avenue out of compliance.

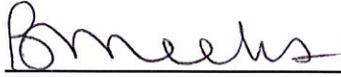
City Clerk Meeks noted: (1) Next workshop is 2/24/15. Planner Hardgrove said she will advise if she will be ready for that workshop. (2) Noted that Council Members were provided with Urban Land Institute's final report. City Clerk Meeks was asked to place ULI on the February agenda to make a presentation. (3) City Clerk Meeks requested to schedule a special meeting in March for the Annual Financial Report. It was the consensus of Council to hold the special meeting at 5:00 p.m. on March 17, 2015.

Having no further discussion, on the Motion of Council President Dowless; Seconded by Council Member Hendrix, the workshop adjourned at 8:07 p.m.

ATTEST:



John Dowless
Council President



Bea L. Meeks, MMC, CPM
City Clerk

Approved by Council on February 17, 2015.