



TUESDAY, FEBRUARY 17, 2026 CITY COUNCIL MEETING

City Hall – Council Chamber
 405 Bagshaw Way, Edgewood, Florida
 Tuesday, February 17, 2026 at 6:30 PM

MINUTES

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

Council President Horn called the meeting to order at 6:33 PM. He shared the somber news regarding the unexpected passing of Councilmember Chris Rader. Council President Horn then led the invocation and the Pledge of Allegiance.

B. ROLL CALL & DETERMINATION OF QUORUM

City Clerk Riffle confirmed a quorum.

Elected Officials:		Staff Members:	
John Dowless	Mayor	Sandra Riffle	City Clerk
Richard A. Horn	Council President	Dean DeSchryver	Police Chief
Susan Lomas	Councilmember	Miguel Garcia	Deputy Police Chief
Casey McElroy	Councilmember	Scott Arellano-Zane	Code Compliance Officer
Beth Steele	Councilmember	Ellen Hardgrove, AICP	City Planner
Chris Rader	Seat vacant	Allen Lane, P.E.	City Engineer
		Drew Smith, P.A.	City Attorney

Note: The seat formerly held by Councilmember Rader is vacant following his passing.

Following the roll call, Council President Horn read Resolution 2026-02 in its entirety to honor Councilmember Rader. The resolution was approved by voice vote (4-0).

C. PRESENTATIONS AND PROCLAMATIONS

1. Edgewood Police Department Recognition - Chief DeSchryver presented several department awards and commendations, recognizing both civilian support and sworn officers for their service to the community.

- **Hurricane Milton Recognition:** Chief DeSchryver presented a Hurricane Campaign Certificate to Clerk Riffle, acknowledging her and Brett Sollazzo for their support during the emergency response.
- **Police Commendation Award:** Officer Barreto was honored for his decisive actions during a medical emergency. He administered CPR to an unresponsive individual, providing a critical window for recovery until emergency medical technicians arrived.
- **Lifesaving Award:** Officer White was recognized for his response to an opioid overdose. He coordinated mutual aid and performed immediate lifesaving measures, including administering Narcan and performing CPR.
- **Night Stalker Award:** Officer Aponte was recognized for his vigilance and tactical performance in apprehending suspects during an active burglary.

- **Officer of the Year:** Chief DeSchryver named Officer Aponte the 2025 Officer of the Year. In his three years with the department, Officer Aponte has distinguished himself through proactive policing, leading the department in DUI arrests, and demonstrating a high level of initiative and consistently identifying and addressing public safety violations. Officer Aponte has demonstrated a high level of initiative and a strong sense of duty to both the department and the community.

D. CONSENT AGENDA

1. January 20, 2026 City Council Meeting Minutes

Mayor Dowless requested that "up to" be added before "\$2,000,000" under Mayor Dowless' Report.

There was no public comment.

Councilmember Lomas made a motion to approve the January 20, 2026, meeting minutes as amended; seconded by Councilmember McElroy. The motion was approved by voice vote (4/0).

E. ORDINANCES (FIRST READING) - No items were presented.

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

1. Ordinance 2026-01 -Scriveners Error Tattoo & Body Piercing

Attorney Smith read Ordinance 2026-01 by title only. He explained that the ordinance corrects Ordinance 2024-06, which allowed tattoo establishments by Special Exception in the ECD, but failed to separate body piercing, which remains a prohibited use explicitly. There was no public comment.

There were no public comments.

Councilmember Lomas made a motion to approve Ordinance 2026-01; seconded by Councilmember Steele. The motion was approved by roll call vote (4/0).

Councilmember Lomas	Favor
Councilmember Steele	Favor
Councilmember McElroy	Favor
Council President Horn	Favor
Councilmember Rader	Seat vacant

G. UNFINISHED BUSINESS - No items were presented.

H. NEW BUSINESS

1. Resolution 2026-01: FMIvT Unit Participation

Attorney Smith read Resolution 2026-01 in title only.

Mayor Dowless said he agreed to move some money from reserves to the Florida League of Cities investment fund. He and Councilmember Steele met with the Florida League of Cities to learn how to

increase revenue for reserves. He said the City can earn a higher interest rate, the money is accessible, and there is no penalty to move the money. He proposed to move over \$1,000,000.

In response to Council President Horn, he said it is not a sweep account. It is there to help municipalities.

Councilmember McElroy made a motion to approve Resolution 2026-01; seconded by Councilmember Steele. The motion was approved by roll call vote (4/0).

Councilmember Lomas	Favor
Councilmember Steele	Favor
Councilmember McElroy	Favor
Council President Horn	Favor
Councilmember Rader	Seat vacant

2. Harbour Island Bridge Report

City Engineer Allen Lane presented a structural analysis from Ayres Structural Design. The bridge received a sufficiency rating of 65% and a health rating of 80%. While maintenance and structural repairs are required, weight posting is not necessary.

Council President Horn questioned the report's finding of 1,048 vehicles per day, noting the figure seemed high for the area. Engineer Lane will consult with the structural engineer regarding the bridge's life expectancy and functional status.

Engineer Lane intends to follow up at the next meeting. Council President Horn said he would like to start work before the rainy season begins.

- I. **GENERAL INFORMATION** - No items were presented.
- J. **CITIZEN COMMENTS** - No Citizen Comments were presented.
- K. **BOARDS & COMMITTEES**

1. Variance 2026-01: 4905 Lake Gatlin Woods Court Boat Dock

Engineer Lane presented a request for two side setback variances (three feet in lieu of the required ten feet) due to the limited 23-foot shoreline. A previously requested size variance was deemed unnecessary due to a calculation error. Given the limited 23-foot-wide shoreline, compliance with the 10-foot setbacks would significantly restrict the ability to construct a functional dock. Engineer Lane said he had no concerns about cross traffic or encroachment and no objection to the nearest boat dock being 20 feet apart. He also had no objections to the requested 405-square-foot area of the platform. He said the dock size would include the platform area plus the roof over the boat slip, and it is as minimal as possible.

Abutting property owners provided letters of no objection.

Public Comment:

Applicants Sean and Megan Milligan, along with their children Ian, Finn, and Rory Milligan, spoke in favor of the request, citing the property's unique shape and the need for a functional, minimal structure.

Council President Horn made a motion to approve Variance 2026-01 to allow a 3-foot setback from the north and south property lines in lieu of the required 10-foot setbacks. The motion was seconded by Councilmember Lomas. The motion was approved by roll call vote (4/0).

Councilmember Steele	Favor
Councilmember McElroy	Favor
Councilmember Lomas	Favor
Council President Horn	Favor
Councilmember Rader	Seat vacant

2. Site Plan Review - 4901 S Orange Ave. Mosaic Salon

Planner Hardgrove presented the Site Plan for 4901 South Orange Avenue, the site of the former Baldwin Fairchild Funeral Home. The subject property was originally approved in 1982 as part of "Versailles Plaza III". She explained that although the property has since been separated from that original site plan, the parking lots remain physically linked. The applicant is proposing significant improvements to the site by transforming the building into a two-suite, multi-tenant commercial space. This scope of work includes interior structural alterations, a modernization of the building facade, and comprehensive parking lot upgrades.

She noted that the staff recommends recording a cross-access easement with the Versailles III property, as 4901 S Orange Avenue to establish a legal cross access now that the two properties are no longer under the same ownership. The driveway connection is physically there; it needs to be recorded with Orange County.

Planner Hardgrove reported that the Planning and Zoning Board unanimously recommended approval with two conditions: that the applicant record the cross-access easement and replace the three crape myrtles with evergreen understory trees along Orange Avenue.

In response to Council President Horn, the property does not meet CRECD requirements, but they are re-establishing the landscaping approved on the original site plan and improving the façade of the building.

Applicant. Mike Van den Abbeel said he has wanted to be in Edgewood for many years. He explained that Moosaic Salon will have the kind of building and improved facade that has appeal. He would appreciate the Council's approval.

Public Comment:

Neighbor Megan Milligan expressed concern regarding tree removal in the rear of the property. Applicant Mike Van den Abbeel confirmed that the trees located in the rear will remain. Planner Hardgrove said there will be a dumpster in the back.

Attorney Smith confirmed to Councilmember Steele that the plans meet the Code.

Council President Horn made a motion to approve the commercial plans for Mosaic Salon at 4901 S. Orange Avenue, subject to two conditions:

1. Prior to issuance of the Certificate of Occupancy, a cross-access easement must be recorded in the Orange County public records to ensure vehicular and pedestrian connectivity with the adjacent Versailles Plaza III property to the south.

2. The three existing crape myrtles along Orange Avenue shall be replaced with evergreen understory trees approved by the City’s Landscape Architect.

Councilmember Steele seconded the motion. The motion was approved by roll call vote (4/0).

Councilmember McElroy	Favor
Councilmember Steele	Favor
Councilmember Lomas	Favor
Council President Horn	Favor
Councilmember Rader	Seat vacant

3. Special Exception 2026-02: Thrive Salon Suites Tattooing

Planner Hardgrove presented a remedial Special Exception application for a tattoo establishment located at 5631 South Orange Avenue, within the Edgewood Isle Shopping Center. The proposed business is located within "Thrive Studio Suites," an existing salon with individual leased suites for various personal services.

Planner Hardgrove reviewed the Special Exception criteria for tattoo establishments, including the requirement that they not be located within 1,500 linear feet of an existing tattoo business, which is satisfied. She said the Planning and Zoning Board recommended approval with the condition that window transparency remains consistent with the pedestrian-oriented goals of the Edgewood Central District (ECD), to which the applicant agreed.

Shante Buggs, the salon owner and applicant, stated she has been in business in Edgewood since early 2022. She explained that the violation of having a tattoo establishment without a special exception was unintentional, and they have stopped operations.

Ms. Buggs described her business as a professional, low-traffic model that operates primarily on an appointment-only basis with no exterior signage. She noted that because the tattoo studio is located deep within the building, with other suites occupying the windowed spaces, the tattooing activity is not visible from the outside. She expressed a desire to remain inclusive and competitive within the current market.

Councilmember Lomas made a motion to approve Special Exception 2026-02 to allow a licensed tattoo establishment to operate within Thrive Studio Suites, a professional salon suite located at 4631 S Orange Avenue, with the condition that any street-facing windows/doors shall remain transparent. The applicant shall not use opaque window tints, heavy curtains, or "blacked-out" vinyl wraps, nor situate interior fixtures/furniture in a manner that would prevent views into the studio

from the outside. The motion was seconded by Councilmember McElroy and approved (4/0) by roll call vote.

Councilmember Steele	Favor
Councilmember Lomas	Favor
Councilmember McElroy	Favor
Council President Horn	Favor
Councilmember Rader	Seat vacant

L. STAFF REPORTS

City Attorney Smith – no report

Police Chief DeSchryver

1. Chief's Report January 2026

Chief DeSchryver said that the department is fully staffed. A couple of officers have applied with the Orange County Sheriff's Office.

Officers will wear mourning bands for thirty days in honor of Councilmember Rader.

City Clerk Riffle

1. Clerk's Report 1/19/26 through 2/12/26

Police Department RFP: Roof Replacement – City Clerk Riffle reported that the RFP for the police department roof work was ready for publication. A representative from CPH will attend the pre-bid meeting to observe bidder activity and field any questions.

She said an RFP committee needs to be appointed, and historically, this has included the Mayor, City Clerk, Police Chief, and one community member. Caleb Castro, who was in attendance, volunteered to serve, which completed the committee.

Stormwater Infrastructure – She said she is ready to proceed with repairs to three pipes at The Oaks Circle, Lake Mary Jess Shores Court, and Commerce Drive. The estimate for the video diagnosis and repair is \$26,000, in line with previous similar projects.

Business Tax Receipts (BTR) - There are currently 12 delinquent BTRs for the 2025-2026 fiscal year. These files are being forwarded to Code Compliance for the issuance of Notices of Violation (NOV).

FCC Environmental Services (FCC) - FCC Environmental Services has approved a one-year extension while the City assesses if their changes in management result in improving the quality of services provided to the City.

1. **February 2026 Code Compliance Report**

Office Zane reported an increase in noise complaints. He said the Commerce Drive area is chronic, but new complaints from the Lynwell and Oak Lynn Drive areas about businesses located across Orange

Avenue are becoming consistent. He said Orange County recently adopted a new noise ordinance that might be a good model for Edgewood.

Attorney Smith recommended drafting a new noise ordinance based on the Orange County model, which utilizes a "reasonably heard" standard. Council reached a consensus to proceed with the draft.

Council President Horn said that while serving on the Environmental Protection Committee, he took part in developing the noise ordinance and approved the method.

The Council's consensus was to have Attorney Smith proceed with the draft.

M. MAYOR AND CITY COUNCIL REPORTS

Mayor Dowless

Mayor Dowless said he is sending the infrastructure sales tax wish list to Orange County. It does not obligate the City, and he and Planner Hardgrove included several projects to allow a choice to be made later.

Council President Horn asked Mayor Dowless for the next steps in filling the late Councilmember Rader's seat. Attorney Smith said the Mayor will nominate a candidate, and the Council will vote to approve or not approve.

There were no Council Member reports.

N. ADJOURNMENT

Officer Zane said Councilmember Rader was the City's primary GIS contact and asked if anyone could volunteer to assist with that. Council President Horn said he would look into it.

Council President Horn made a motion to adjourn the meeting at 7:52 pm.



Richard A. Horn, Council President

Attest:



Sandra Riffle, City Clerk