



## **TUESDAY, FEBRUARY 17, 2026**

## **CITY COUNCIL MEETING**

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

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### **AGENDA**

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**Welcome!** We are very glad you have joined us for today's Council meeting. If you are not on the agenda, please complete an appearance form and hand it to the City Clerk. When you are recognized, state your name and address. The Council is pleased to hear relevant comments; however, **a five (5) minute limit** has been set by Council. Large groups are asked to name a spokesperson. **Robert's Rules of Order** guide the conduct of the meeting. **Please silence all cellular phones and pagers during the meeting.** Thank you for participating in your City Government.

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

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

**C. PRESENTATIONS AND PROCLAMATIONS**

1. Officer of the Year 2025

**D. CONSENT AGENDA**

*Items on the consent agenda are defined as routine in nature, therefore, do not warrant detailed discussion or individual action by the Council. Any member of the Council may remove any item from the consent agenda simply by verbal request prior to consideration of the consent agenda. The removed item(s) are moved to the end of New Business for discussion and consideration.*

1. January 20, 2026 City Council Meeting Minutes

**E. ORDINANCES (FIRST READING)**

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

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

**G. UNFINISHED BUSINESS**

**H. NEW BUSINESS**

1. Resolution 2026-01: FMIvT Unit Participation
2. Harbour Island Bridge Report

**I. GENERAL INFORMATION**

**J. CITIZEN COMMENTS**

**K. BOARDS & COMMITTEES**

1. Variance 2026-01: 4905 Lake Gatlin Woods Court Boat Dock
2. Site Plan Review: 4901 S Orange Avenue Mosaic Salon
3. Special Exception 2026-02: Thrive Salon Suites Tattooing

**L. STAFF REPORTS**

City Attorney Smith

Police Chief DeSchryver

1. Chief's Report January 2026

City Clerk Riffle

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

Code Compliance Officer Zane

1. February 2026 Code Compliance Report

**M. MAYOR AND CITY COUNCIL REPORTS**

Mayor Dowless

Council Member Lomas

Council Member McElroy

Council Member Rader

Council Member Steele

Council President Horn

**N. ADJOURNMENT****UPCOMING MEETINGS**

Monday, March 9, 2026.....Planning and Zoning Meeting 6:30 PM

Tuesday, March 17, 2026.....City Council Meeting 6:30 PM

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**Meeting Records Request**

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You are welcome to attend and express your opinion. Please be advised that **Section 286.0105**, Florida Statutes state that if you decide to appeal a decision made with respect to any matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made.

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**Americans with Disabilities Act**

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In accordance with the American Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, he or she should telephone the **City Clerk at (407) 851-2920**.

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

# **ROLL CALL & DETERMINATION OF QUORUM**

# **PRESENTATIONS & PROCLAMATIONS**

# **Officer of the Year 2025**

# **CONSENT**

# **AGENDA**



## CITY COUNCIL MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Tuesday, January 20, 2026 at 6:30 PM

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### DRAFT MINUTES

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

Council President Horn called the meeting to order at 6:30 pm. He asked for a moment of silence and then led the Pledge of Allegiance.

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

Clerk Riffle confirmed a quorum with Mayor Dowless and all five Councilmembers present.

##### Elected Officials

John Dowless, Mayor  
Richard A. Horn, Council President  
Chris Rader, Council President Pro-Tem  
Susan Lomas, Councilmember  
Casey McElroy, Councilmember  
Beth Steele, Councilmember

##### Staff:

Sandra Riffle, City Clerk  
Dean DeSchryver, Police Chief  
Miguel Garcia, Deputy Chief  
Abe Class, Police Officer  
Ellen Hardgrove, City Planner  
Drew Smith, City Attorney

#### C. PRESENTATIONS AND PROCLAMATIONS

This item was heard out of order after the Ordinances.

Chief DeSchryver introduced new Police Officer Abe Class to City Council.

#### D. CONSENT AGENDA

##### 1. December 16, 2025 City Council Meeting Minutes

Council President Horn noted an error on Section 2, Page 2. Councilmember Steele's vote needed to be changed from "Favor" to "Absent."

*Councilmember Rader made a motion to approve the December 16, 2025 meeting minutes with the correction. Seconded by Councilmember Lomas. The motion was approved by voice vote (5/0).*

#### E. ORDINANCES (FIRST READING)

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

City Attorney Smith read Ordinance 2026-01 by title only. He explained that the original ordinance, Ordinance Number 2024-06, which added tattoo establishments by Special

Exception in the ECD inadvertently showed body piercing was also allowed by Special Exception. This ordinance serves to correct that error, as body piercing remains a prohibited use.

Council President Horn expressed a preference for banning tattoo and piercing uses in all zones. Attorney Smith clarified that tattoos are protected under the First Amendment and must be permitted in at least one zoning district of the City. Councilmember Lomas noted that the social stigma regarding tattoo studios has diminished.

**Public Comment:**

- Anthony Artica (Property Manager, 4710 S. Orange Avenue): Stated a new tenant, a tattoo business, at the property he manages did not initially understand the regulations but has ceased operations. He emphasized that the industry has evolved into a modern art form and noted the space is well-presented.

In response to Council President Horn, Attorney Smith noted that signage for the establishment could be addressed during the Special Exception review.

***Councilmember Rader made a motion to approve Ordinance 2026-01 for first reading; seconded by Councilmember Steele. The motion was approved by a roll-call vote (4/1).***

Councilmember Rader	Favor
Councilmember Lomas	Favor
Councilmember Steele	Favor
Councilmember McElroy	Favor
Council President Horn	Oppose

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

**G. UNFINISHED BUSINESS**

**H. NEW BUSINESS**

**1. Harbour Island Bridge Repairs**

City Clerk Riffle reported that Ayres Structural Design Inspection completed an assessment of the Harbour Island Bridge (Structure ID 755400) in December. A draft Request for Qualifications (RFQ) is currently under technical review by CPH. Once finalized, it will be reviewed by the City Attorney and published on DemandStar.

Council President Horn remarked that the repairs would be time-consuming and expensive. In response to Mayor Dowless, Clerk Riffle stated she would inquire with CPH regarding the estimated project duration. Councilmember Rader requested that CPH present their assessment at the next meeting.

**2. Solid Waste RFP**

The franchise agreement with FCC Environmental Services terminates on September 30, 2026. Clerk Riffle requested direction on whether to initiate a formal RFP or negotiate a one-year

renewal. She cited concerns including late franchise fee remittances, incorrect reporting, and equipment maintenance issues (specifically, trucks operating without cameras).

Mayor Dowless expressed concerns regarding the complexity of the RFP process but noted his dissatisfaction with recent service failures. Councilmembers Steele and McElroy shared negative experiences regarding service reliability and communication.

Mayor Dowless said that the RFP process is fairly involved and requires significant effort to adopt a new contract and educate residents during the transition.

Councilmember McElroy suggested proceeding with an RFP regardless of whether there is a probationary year.

The Councilmembers were not interested in a five-year automatic renewal. Councilmember McElroy said they have had ample opportunity to improve with the new managers.

Council President Horn suggested giving them February and March to show improvement. The Council's consensus was to bring the subject back to the March agenda.

### 3. Parking Regulations Discussion

City Planner Hardgrove briefed the Council regarding a proposed overhaul of the City's off-street parking regulations. The Planning and Zoning (P&Z) Board began their review of the proposed regulation on January 12, 2026. She addressed three concepts discussed by P&Z.

- **Market-Driven vs. Regulatory Standards:** Planner Hardgrove advised against a purely "market-driven approach" (where developers determine their own parking needs). She noted that Edgewood's specific constraints—including high vehicle dependency, a 0% alternative transportation usage rate, and a lack of municipal parking infrastructure—make a market-driven approach problematic.

The Council discussed the potential for a parking shortage with a market-driven approach. Council President Horn pointed out that the burden can be on the operator rather than the City. He did express concern about the consequences of people parking on residential streets. Planner Hardgrove discussed the direction that the P&Z was going allowing the large shopping centers to interchange tenants despite the substandard quantity of spaces. The impact from smaller plazas when introducing higher demand uses could result in public safety hazards.

- **Treatment of Obsolete Buildings:** The discussion focused on the dilemma of allowing older structures within the ECD that cannot meet modern parking codes (e.g., the former Art Angels building and Dan's Saw and Tool building) to have uses requiring a higher parking demand vs. encouraging redevelopment in the ECD. Allowing these obsolete structures to have reduced parking quantity, where the property owners assume investment risks could help with avoiding vacant storefronts. However, there could be negative implications. Councilmember Horn noted it may be self-regulating in

that business owners frequently struggle to secure private financing if a site lacks adequate parking.

Council discussed percentage-based reductions in required parking in exchange for site improvements or the issuance of formal waivers. Significant concern was raised regarding current shared parking regulations; Council noted that the requirement to record parking agreements in Orange County records serves as a deterrent to prospective businesses. There was a clear desire to modify the current regulations to simplify the process and encourage more collaborative parking arrangements between neighbors.

Ultimately, the Council reached a consensus to move toward a "market-lenient" policy for obsolete buildings, aiming to facilitate temporary occupancy and prevent blight while awaiting long-term redevelopment. It was affirmed that while older structures will be granted greater flexibility, all new construction must continue to meet current city standards. Planner Hardgrove noted that the Planning and Zoning Board had reached a similar conclusion and would be refining the specific regulations for these buildings at their upcoming meeting.

**Unpaved Parking:** Planner Hardgrove stated that current City Code prohibits unpaved parking. In response to Mayor Dowless, she clarified that the church on Holden Avenue (Fellowship Baptist) was annexed from Orange County with "grandfathered" status, as the County traditionally permitted grass parking for once-weekly church use. Churches today often are used more than once a week and she referenced Deeper Fellowship who routinely has conferences and events. This increased intensity has resulted in off-site parking issues and the unauthorized use of unpaved areas (including the former Le Coq Au Vin site), creating a Code Enforcement concern.

The church was permitted to restripe its lot subject to sanctuary capacity limits, however, determining exact seat-count increases is difficult.

The P&Z Board's consensus was to limit unpaved parking on a temporary basis with very strict requirements to prevent unpaved lots from becoming de facto permanent parking: only in conjunction with a Special Event permit and limited to two events per year per parcel or business, with a 72-hour maximum, and significant fines for noncompliance. The P&Z only supported permanent unpaved parking in limited environmental circumstances, such as tree preservation.

## I. GENERAL INFORMATION

## J. CITIZEN COMMENTS

- **Dan Wheeler:** Reported ongoing noise issues from "Low Life," a business involving engine work. He stated the noise is plainly audible from his residence.

- **Tina Demostene:** Noted that vehicles at the location are parking on the grass.

City Attorney Smith discussed the legal distinctions between "plainly audible" standards and decibel meter requirements. He offered to provide samples of various noise ordinances for Council review.

## **K. BOARDS & COMMITTEES**

### **1. Special Exception 2026-01 - Tattoo Studio 4712 S Orange Ave.**

(This item was heard out of order following Presentations.)

The applicant requested a Special Exception for a tattoo establishment. Planner Hardgrove outlined the P&Z recommendation for approval with a condition ensuring window and door transparency to align with ECD vision goals: That the street-facing windows and doors shall maintain transparency, including but not limited to: no use of opaque window tints, curtains, or "blacked-out" vinyl wraps, and no placement of interior fixtures or furniture that would obstruct views into the studio from the exterior.

In addition, Code requires the following for all tattoo studios:

1. All activities conducted at the establishment shall be in accordance with applicable state statutes and regulations;
2. Tattoo establishments are prohibited from operating between the hours of 9:00 p.m. and 8:00 a.m.;
3. Tattoo establishments shall not be established within 1,500 feet of an existing tattoo establishment as measured in a straight line from the nearest point of each lot or parcel.

Planner Hardgrove stated the request was in a leased space at the strip center at 4710 S Orange Ave. Zoned ECD.

Conditions that P&Z heard from the public but declined to recommend with the approval included:

**Site Improvements:** Requirement to re-stripe the parking lot to current Code design standards and reduce or close existing curb cuts. P&Z commented that requiring a single tenant to redesign a pre-existing parking lot and modify curb cuts for a Special Exception would constitute an undue burden on the applicant.

**Intensity Restrictions:** A cap of five (5) or six (6) stations/chairs. P&Z noted that limiting the number of stations could artificially hinder the establishment's growth and success. Furthermore, a hair salon (a comparable "by-right" use) would not be subject to such chair restrictions, making the proposed condition inequitable.

Planner Hardgrove said there are 26 parking spaces in front of the strip center and three in the back of the property. Today's regulations would require 80 spaces. The property is legally nonconforming. Except for noncompliant ADA spaces, there is no trigger in the code to have the lot restriped.

Applicant Bruno Lahr was in attendance and addressed City Council. He introduced himself and said it is his dream to open his own studio. He understands that tattoos can have a negative association; however, his studio is a very clean, modern concept and he hires good family-oriented people. He said he thought he was following the regulations but did not know about the special exception requirement and the need for a sign permit. He apologized for this and said that he follows rules.

**Public Comment:**

- Megan Milligan opposed the request, citing concerns about the applicant beginning build-out prior to approval without consequences. She also pointed out the concentration of undesirable shops in the area: Crystal shop, smoke shop and now tattoos. She noted that, at the P&Z meeting, the applicant said he could close at 6:00 pm but P&Z did not include this as a condition. She would like that to be reconsidered if Council was going to approve the special exception.
- Ryan Smith (via Tina Demostene): Submitted written opposition to the Special Exception request.
- Anthony Artica (Property Owner): Requested the opportunity for the business to proceed, promising full compliance. He said some rules were broken unintentionally.
- Tina Demostene stated that the shopping center restriped their lot without a permit and shared her observation that if all the suite of the strip center were leased, parking will be problematic.

She reviewed criteria for a special exception and said a tattoo establishment does not meet those criteria and that approval will set a precedent. She further stated that the parking should be brought into compliance with and tighten the condition so that the applicant will take care of the requirements.

In response to a question as to whether the wall sign was in compliance, Planner Hardgrove confirmed that the business signage was compliant.

Councilmember Rader addressed comments regarding the applicant's prior actions and said the establishment was not open for business. He noted that the prohibition of opening was a direct and appropriate consequence of the applicant acting out of sequence to build-out the space before securing the necessary Special Exception and Certificate of Occupancy.

Addressing the property manager, Mr. Artica, Councilmember Rader observed that this was the second instance of code enforcement issues involving a business on this specific property. He strongly recommended that the property management more thoroughly vet potential tenants and understand local regulations before executing leases. He emphasized that the City provides a clear path to approval that, if followed, ensures an operator is not placed in legal or financial jeopardy.

Councilmember Rader further clarified the Council's position on enforcement consistency, stating that there are numerous examples of businesses that were not permitted and subsequently were not allowed to operate. He asserted that the Council does not simply "forgive infractions"; rather, it maintains a consistent application of the law.

Regarding the nature of the business itself, Councilmember Rader disagreed with the assertion that modern tattoo studios carry a negative connotation, noting that they are a part of the norm in 2026. He reminded the Council and the public that the matter currently under consideration was the land use itself, not the secondary code enforcement history of the site.

He concluded that because the use meets the established Special Exception and code criteria, he supported the approval. Councilmembers Lomas and Steele expressed their agreement with his assessment. Councilmember Lomas noted that the arguments presented by some members of the public appeared to follow a script, suggesting a coordinated opposition rather than independent concerns regarding the specific criteria of the Special Exception.

Councilmember McElroy said the condition of the site is a separate issue, and it is legally nonconforming.

Council President Horn said that in order to support the Special Exception he would want limited hours of operation.

Mayor Dowless said he does not see a problem and it is preferential to have something in the space. He complimented the property owner for the improvements made to the site and he appreciated that the store owner admitted that he made errors during the process. He said he supports the Special Exception.

***Council President Horn made a motion to allow the special exception, with Planning and Zoning's recommendation, and with operating hours limited to 10:00 am to 6:00 pm.***

***Councilmember McElroy seconded the motion. The motion failed (2/3) by roll call vote with Councilmember Rader, Lomas and Steele in opposition.***

Councilmember McElroy	Favor
Councilmember Steele	Oppose
Councilmember Lomas	Oppose
Councilmember Rader	Oppose
Council President Horn	Favor

***Councilmember Rader made a motion to approve Special Exception 2026-01 to allow a tattoo establishment to be located at 4712 S. Orange Avenue with the condition that the street-facing windows and doors shall maintain transparency, including but not limited to: no use of opaque window tints, curtains, or "blacked-out" vinyl wraps, and no placement of interior fixtures or furniture that would obstruct views into the studio from the exterior. Councilmember Lomas seconded the motion. The motion was approved by roll call vote (4/1).***

Councilmember McElroy	Favor
Councilmember Steele	Favor
Councilmember Lomas	Favor
Councilmember Rader	Favor
Council President Horn	Oppose

Councilmember Lomas left the meeting at 7:21 pm.

## L. STAFF REPORTS

City Attorney Smith – no report

Police Chief DeSchryver

### 1. Chief's Report December 2025

- Chief DeSchryver reported that interior and exterior painting quotes for the department are being obtained.
- He noted that Vehicle 67 (2016 Explorer) requires replacement due to high mileage and repair costs.
- He shared a video regarding recent immersible training completed by the department and said it is very worthwhile training. City Clerk Riffle

### 1. Clerk Riffle's Report 12-17-2025 through 1-16-2026

- Municipal Election** – With no opposing candidates, Councilmembers Lomas and Rader will retain their respective seats. There will not be a 2026 municipal election.
- Business Tax Receipts (BTR) Update FY 2025/2026:** As of January 15, 2026, only 20 business accounts remain delinquent. Staff members Brett and Ashley have been actively working to ensure all municipal businesses renew their receipts for the current fiscal year. A final delinquent notice was mailed in January. Effective February, any remaining delinquent accounts will be referred to Code Compliance Officer Zane for the issuance of a Notice of Violation (NOV).
- Financial Audit:** Staff members at City Hall and the Police Department are collaborating with financial auditors to finalize the Fiscal Year 2024-2025 audit. The process is proceeding efficiently, and the City aims to submit all necessary documentation to Carr, Riggs & Ingram (CRI) by the end of January.

## M. MAYOR AND CITY COUNCIL REPORTS

### Mayor Dowless

- Mayor Dowless Received Council's consensus to move \$2,000,000 to a higher-interest account. He said the money would still be accessible.

- He provided an update on potential state-level tax rate changes and the possibility of an infrastructure sales tax to lower property taxes. He thought it will be difficult to pass but we need to be ready.

**Council Member Lomas** – no report

**Council Member McElroy** – no report

**Council Member Rader** – no report

**Council Member Steele** – no report

**Council President Horn** – no report

#### **N. ADJOURNMENT**

Councilmember Rader made a motion to adjourn the meeting at 8:58 pm.

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Richard A. Horn, Council President

Attest:

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Sandra Riffle, City Clerk

# **ORDINANCES**

# **(FIRST READING)**

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

# **Ordinance 2026-01 -Scriveners**

## **Error Tattoo & Body Piercing**

## ORDINANCE NO 2026-01

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA,  
AMENDING CHAPTER 134 OF THE CODE OF ORDINANCES TO  
CORRECT A SCRIVENER'S ERROR RELATED TO TATTOO  
ESTABLISHMENTS AND BODY PIERCING; PROVIDING FOR  
SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND  
AN EFFECTIVE DATE.

8                   **WHEREAS**, on September 17, 2024, the City Council approved Ordinance 2024 which  
9    added “Tattoo Establishments” as a Special Exception use in certain commercial districts,  
10   including the Edgewood Central District; and

11           **WHEREAS**, said ordinance contained a scrivener's error in the implementation of the  
12 amendment in the Edgewood Central District; and

13           **WHEREAS**, body piercing was specifically retained as a prohibited use in all other zoning  
14 categories affected by the Amendment; and

15           **WHEREAS**, the City Council intended body piercing to remain a prohibited use within  
16 the Edgewood Central District; and

17           **WHEREAS**, in this Ordinance additions to the Code of Ordinances are indicated by  
18 underline, deletions are indicated by ~~strikethrough~~, and portions of the Code that remain  
19 unchanged and which are not reprinted here are indicated by ellipses (\*\*\*).

20 **NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF**  
21 **EDGEWOOD, FLORIDA, AS FOLLOWS:**

22           **SECTION ONE.** The findings set forth in the recitals above are hereby adopted as  
23 legislative findings of the City Council pertaining to this Ordinance.

**24 SECTION TWO.** Chapter 134, "Zoning" is hereby amended as follows:

25 \* \* \*

## 26 Sec. 134-467. - Permitted uses within the Edgewood Central District.

27 \* \* \*

Tattoo and/or body piercing	S
Body piercing	—

29                   **SECTION THREE.** Severability. If any section, subsection, sentence, clause, phrase,  
30 word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court

31 of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion  
32 shall be deemed a separate, distinct and independent provision, and such holding shall not affect  
33 the validity of the remaining portions of this Ordinance.

34 **SECTION FOUR.** Conflicts. In the event of a conflict or conflicts between this Ordinance  
35 and any other ordinance or provision of law, this Ordinance controls to the extent of the conflict,  
36 as allowable under the law.

37 **SECTION FIVE.** Codification. It is the intent of the City Council of the City of Edgewood  
38 that the provisions of this Ordinance shall be codified. The codifier is granted broad and liberal  
39 authority in codifying the provisions of this Ordinance.

40 **SECTION SIX.** Effective date. This Ordinance shall take effect immediately upon  
41 adoption as provided by the Charter of the City of Edgewood.

42 PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

43 PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL

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Richard A. Horn, Council President

ATTEST:

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Sandra Riffle, City Clerk

# **UNFINISHED**

# **BUSINESS**

# **NEW**

# **BUSINESS**

# **Resolution 2026-01**

## **FMIvT Unit Participation**

## RESOLUTION 2026-01

**AN ORDINANCE/RESOLUTION AUTHORIZING THE CITY OF EDGEWOOD  
(HEREIN REFERRED TO AS THIS “GOVERNMENTAL UNIT”) TO JOIN WITH  
OTHER LOCAL GOVERNMENTAL UNITS AS A PARTICIPANT IN THE FLORIDA  
MUNICIPAL INVESTMENT TRUST FOR THE PURPOSE OF PURCHASING SHARES  
OF BENEFICIAL INTEREST IN THE TRUST.**

**WHEREAS**, Sec. 163.01, Fla. Stat., authorizes the state, or any county, municipality or political subdivision of the state, to jointly exercise any power, privilege, or authority which such governmental entities share in common and which each might exercise separately, and further provides such authority is in addition to and not in limitation of those granted by any other general, local, or special law; and

**WHEREAS**, by Resolutions dated the 27th day of January, 1993, the 25th day of January, 1993, and the 14th day of January, 1993, the governing bodies of the City of Bradenton, Florida, the City of Lauderhill, Florida, and the City of Palatka, Florida, respectively, found the creation of the Florida Municipal Investment Trust serves a municipal purpose and will offer diversified and professionally managed portfolios for the investment of the assets of participating municipalities and other agencies or political subdivisions in or of the state; and

**WHEREAS**, the authorized representatives for the City of Bradenton, Florida, the City of Lauderhill, Florida, and the City of Palatka, Florida, have executed the Agreement and Declaration of Trust on the 28th day of April, 1993, creating the Florida Municipal Investment Trust which governs the purpose, administration and operation of the Trust and its activities; and

**WHEREAS**, the constitutional, statutory and judicial authorities in the State of Florida authorize municipalities and other agencies or political subdivisions in or of the state to join with other municipalities and other agencies or political subdivisions in or of the state for the purpose of investing and reinvesting surplus public funds; and

**WHEREAS**, under the terms and provisions of the Agreement and Declaration of Trust creating the Florida Municipal Investment Trust, any municipality and any other agency or political subdivision in or of the state desiring to participate in the Trust as a member must become a party to the Agreement and Declaration of Trust; and

**WHEREAS**, the Florida Municipal Investment Trust is an authorized investment under Section 218.415, Fla. Stat., for units of local government in Florida.

**WHEREAS**, it is the intent of this Governmental Unit to participate in the Florida Municipal Investment Trust as a member and become a party to the Agreement and Declaration of Trust;

**NOW, THEREFORE, BE IT ENACTED** by the City Council of the City of Edgewood, Florida, as follows:

**SECTION 1.** This Governmental Unit finds that participation in the Florida Municipal Investment Trust, a pooled-investment program, would be in the best interest of the Governmental Unit, its officials, officers, and citizens in that such a program offers diversified and professionally managed portfolios to meet investment needs, results in economies of scale that will create greater purchasing powers and will thereby lower the cost traditionally associated with the investment of assets of the Governmental Unit.

**SECTION 2.** This Governmental Unit hereby expressly authorizes participation in the Florida Municipal Investment Trust as a member and will become a party to the Agreement and Declaration of Trust, as amended, which is adopted by reference with the same effect as if it had been set out verbatim in this section.

**SECTION 3.** This Governmental Unit is hereby expressly authorized to purchase shares of beneficial interest in the Trust from time to time with available funds, and to redeem some or all of its shares of beneficial interest from time to time as funds are needed for other purposes, subject to the terms and restrictions of the Agreement and Declaration of Trust referred to in Section 2 and the most recent Informational Statement. These actions are to be taken by the officers designated for this purpose pursuant to general or specific instructions by the governing body of this Governmental Unit.

**SECTION 4.** The Trustees of the Trust are designated as having official custody of this Governmental Unit's funds which are invested by the purchase of shares of beneficial interest in the Trust.

**SECTION 5.** This Governmental Unit specifically finds and determines the following matters:

(a) The conditions of the agreement and the rights and responsibilities of members of the Trust are set forth in the Agreement and Declaration of Trust, as amended and in the most recent Informational Statement;

(b) participation in the Trust shall be terminable at any time by this Governmental Unit, subject to the terms and restrictions of the Agreement and Declaration of Trust, as amended, and the most recent Informational Statement;

(c) the Agreement and Declaration of Trust, as amended, and the purchase of its shares of beneficial interest are for the purpose of investing this Governmental Unit's funds as part of a pooled-investment program with other agencies or political subdivisions in or of the state, thereby achieving economic and other advantages of pooled investments, and the powers and scope of authority delegated are set forth in the Agreement and Declaration of Trust, as amended;

(d) it is not necessary to finance the agreement authorized herein from funds of this Governmental Unit, except through the purchase of shares of beneficial interest in the Trust;

(e) the Trust shall be managed by a Board of Trustees as set forth in the Agreement and Declaration of Trust, as amended; and

(f) the Board of Trustees of the Florida Municipal Investment Trust has provided for general disclosure policies of the Trust's operations and Informational Statements for the benefit of members and prospective members of the Trust so that members and prospective members are fully aware of significant investment and administrative policies, practices and restrictions of the investment portfolios of the Trust.

**SECTION 6.** The Governmental Unit designates and authorizes the Director of Finance (or other authorized representatives) to execute such applications and other documents as are required to invest and reinvest surplus funds of the Governmental Unit in shares of beneficial interest of the Trust's investment portfolios.

**SECTION 7.** The clerk of this Governmental Unit is hereby directed to furnish a certified copy of this Ordinance/Resolution to the Florida League of Cities.

**SECTION 8.** This Ordinance/Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2026

**CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL**

Richard A. Horn, Council President

**ATTEST:**

Sandra Riffle, City Clerk

## FMIvT 0-2 Year High Quality Bond Fund

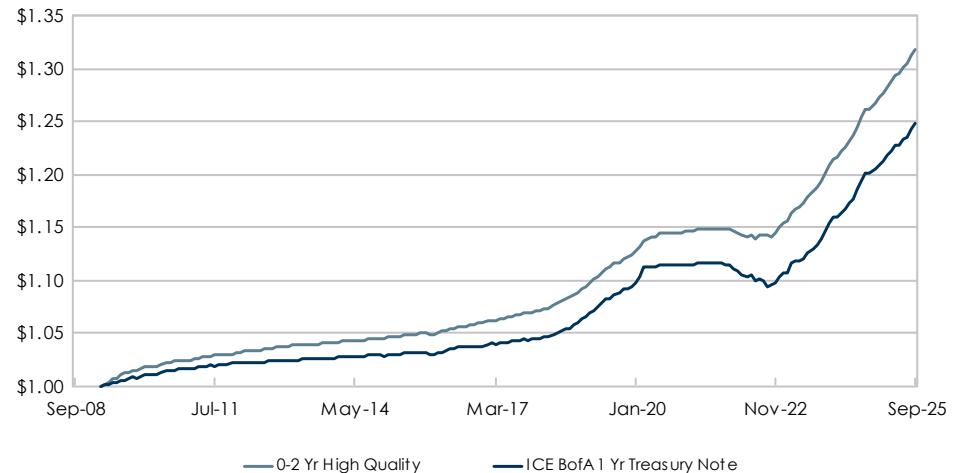
For the Periods Ending September 30, 2025

Portfolio Description	Portfolio Information																					
<ul style="list-style-type: none"> <li>■ <b>Strategy</b> Ultra-Short Term Fixed Income Portfolio</li> <li>■ <b>Manager</b> Atlanta Capital Management Company</li> <li>■ <b>Vehicle</b> Separately Managed Account</li> <li>■ <b>Benchmark</b> BofA ML 1 Yr Treasury Note</li> <li>■ <b>Performance Inception Date</b> April 2009</li> <li>■ <b>Fees</b> Manager Fees - 10 bps; Admin Fees - 10.5 bps</li> <li>■ <b>Total Expenses</b> Approximately 23 bps</li> </ul>	<ul style="list-style-type: none"> <li>■ <b>Minimum initial investment</b> \$50,000</li> <li>■ <b>Minimum subsequent investments</b> \$5,000</li> <li>■ <b>Minimum redemption</b> \$5,000</li> <li>■ The Portfolio is open twice a month, on the first business day following the Portfolio Valuation date, to accept Member contributions or redemptions.</li> <li>■ The Portfolio is valued on the 15th and last business day of the month. If the 15th is not a business day, the valuation is the next succeeding business day.</li> <li>■ The Administrator must have advance written notification of Member contributions or redemptions 5 days prior to the Portfolio Valuation date.</li> </ul>																					
Portfolio Objectives and Constraints	Dollar Growth Summary (\$000s)																					
<ul style="list-style-type: none"> <li>■ Invests in Government and high quality securities while maintaining an average maturity of approximately one year.</li> <li>■ Outperform the ICE BofA 1 Yr Treasury Note over a complete market cycle (usually 3 to 5 years).</li> <li>■ Rank above median in a relevant peer group universe.</li> <li>■ The Portfolio is subject to interest rate and credit risk, which may cause a loss of principal. Shares of the Portfolio are neither insured nor guaranteed by any US Government Agency, including the FDIC.</li> </ul>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: right; width: 15%;">3 Months</th> <th style="text-align: right; width: 15%;">FYTD</th> </tr> </thead> <tbody> <tr> <td><b>Beginning Market Value</b></td> <td style="text-align: right;">199,765</td> <td style="text-align: right;">171,236</td> </tr> <tr> <td>Net Additions</td> <td style="text-align: right;">1,940</td> <td style="text-align: right;">24,285</td> </tr> <tr> <td>Return on Investment</td> <td style="text-align: right;">2,509</td> <td style="text-align: right;">8,692</td> </tr> <tr> <td>Income</td> <td style="text-align: right;">2,315</td> <td style="text-align: right;">6,953</td> </tr> <tr> <td>Gain/Loss</td> <td style="text-align: right;">194</td> <td style="text-align: right;">1,739</td> </tr> <tr> <td><b>Ending Market Value</b></td> <td style="text-align: right;"><b>204,213</b></td> <td style="text-align: right;"><b>204,213</b></td> </tr> </tbody> </table>		3 Months	FYTD	<b>Beginning Market Value</b>	199,765	171,236	Net Additions	1,940	24,285	Return on Investment	2,509	8,692	Income	2,315	6,953	Gain/Loss	194	1,739	<b>Ending Market Value</b>	<b>204,213</b>	<b>204,213</b>
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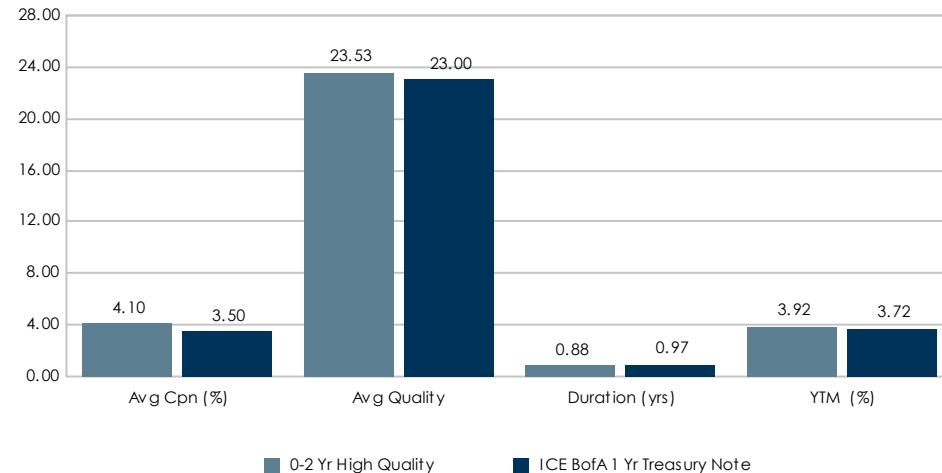
**FMiVT 0-2 Year High Quality Bond Fund**

For the Periods Ending September 30, 2025

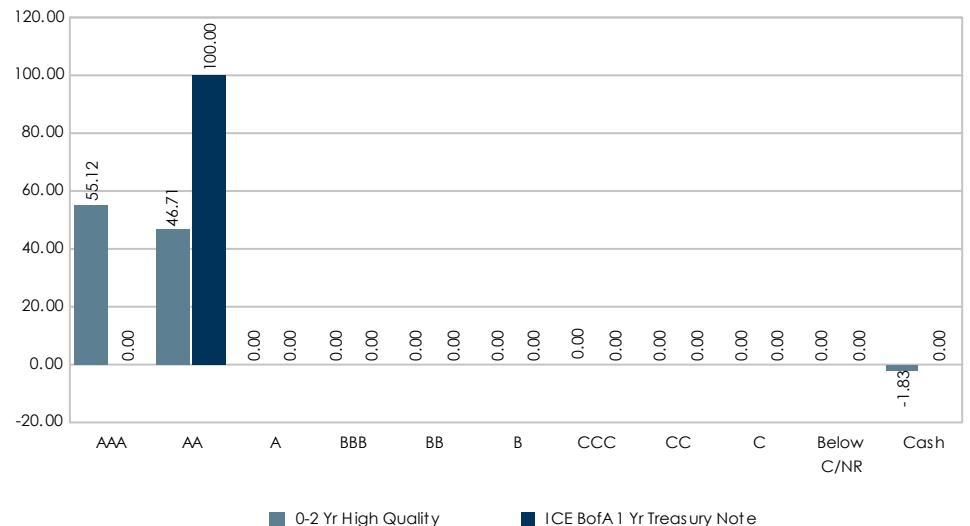
**Growth of a Dollar**



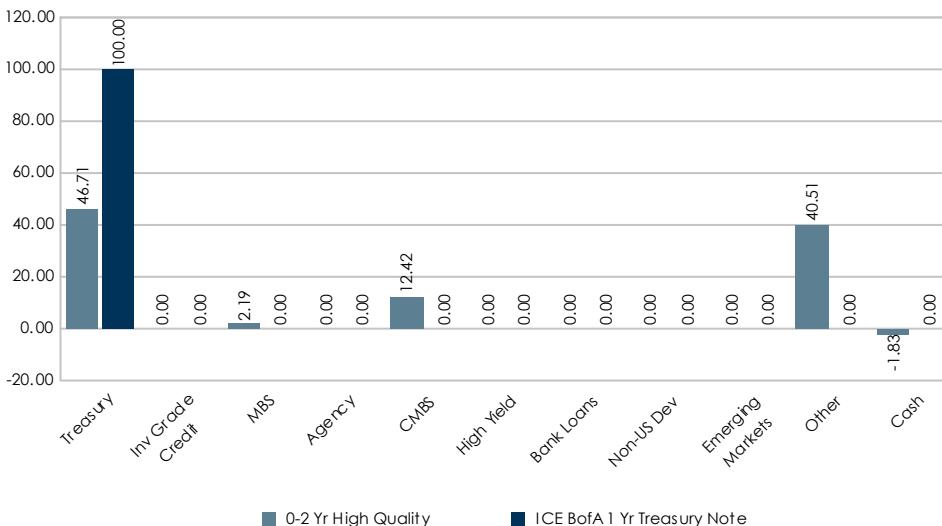
**Characteristics**



**Quality Allocation**



**Sector Allocation**

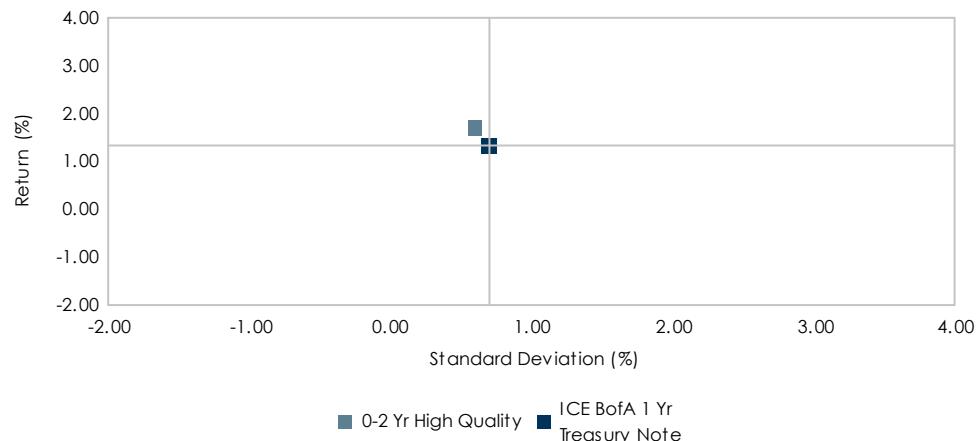


The Other sector consists of ABS, CMO, Convertibles, Municipal, Private Placements/144As and TIPS.

## FMiVT 0-2 Year High Quality Bond Fund

For the Periods Ending September 30, 2025

### Risk / Return Since Apr 2009



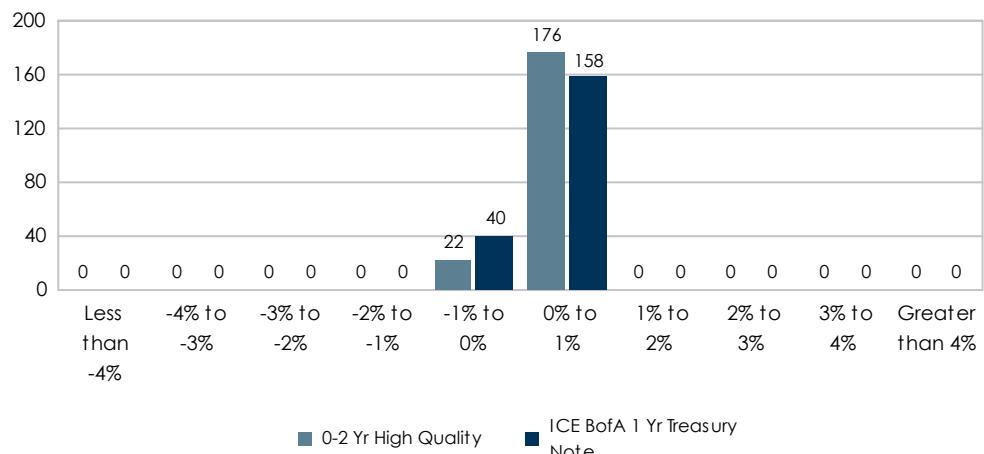
### Portfolio Statistics Since Apr 2009

	0-2 Yr High Quality	ICE BofA 1 Yr Treasury Note
Return (%)	1.69	1.35
Standard Deviation (%)	0.59	0.70
Sharpe Ratio	0.71	0.12

### Benchmark Relative Statistics

Beta	0.78
R Squared (%)	84.04
Alpha (%)	0.63
Tracking Error (%)	0.28
Batting Average (%)	72.22
Up Capture (%)	109.10
Down Capture (%)	3.30

### Return Histogram Since Apr 2009

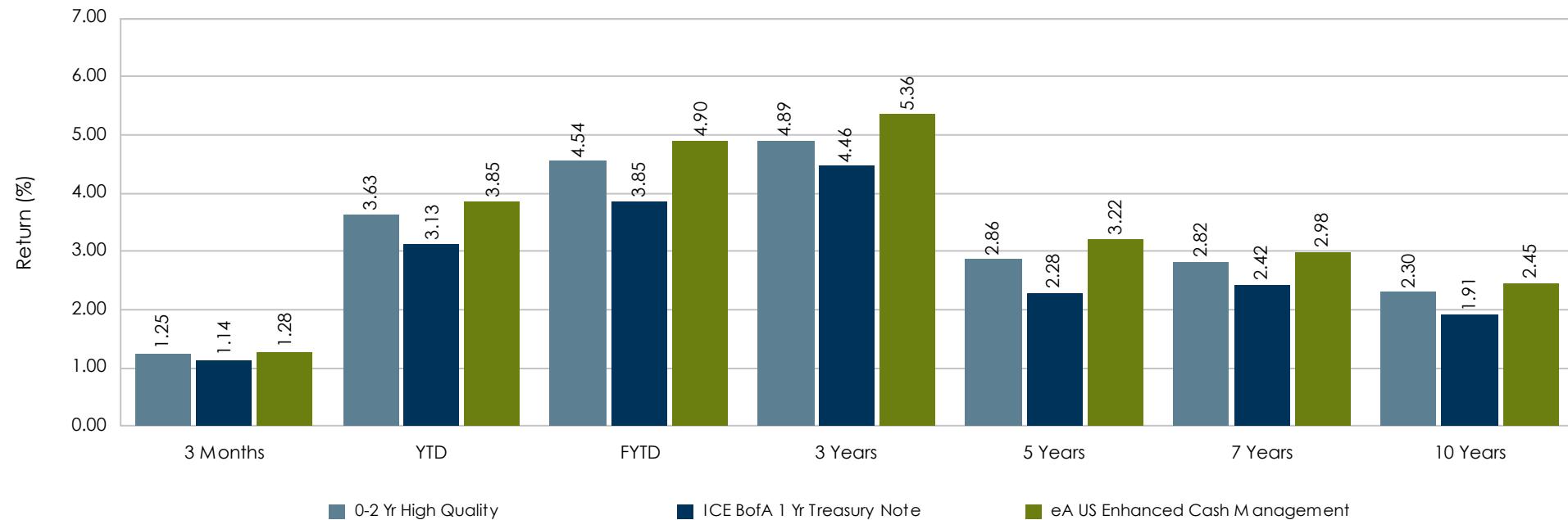


### Return Analysis Since Apr 2009

	0-2 Yr High Quality	ICE BofA 1 Yr Treasury Note
Number of Months	198	198
Highest Monthly Return (%)	0.69	1.00
Lowest Monthly Return (%)	-0.27	-0.51
Number of Positive Months	176	158
Number of Negative Months	22	40
% of Positive Months	88.89	79.80

## FMiVT 0-2 Year High Quality Bond Fund

For the Periods Ending September 30, 2025

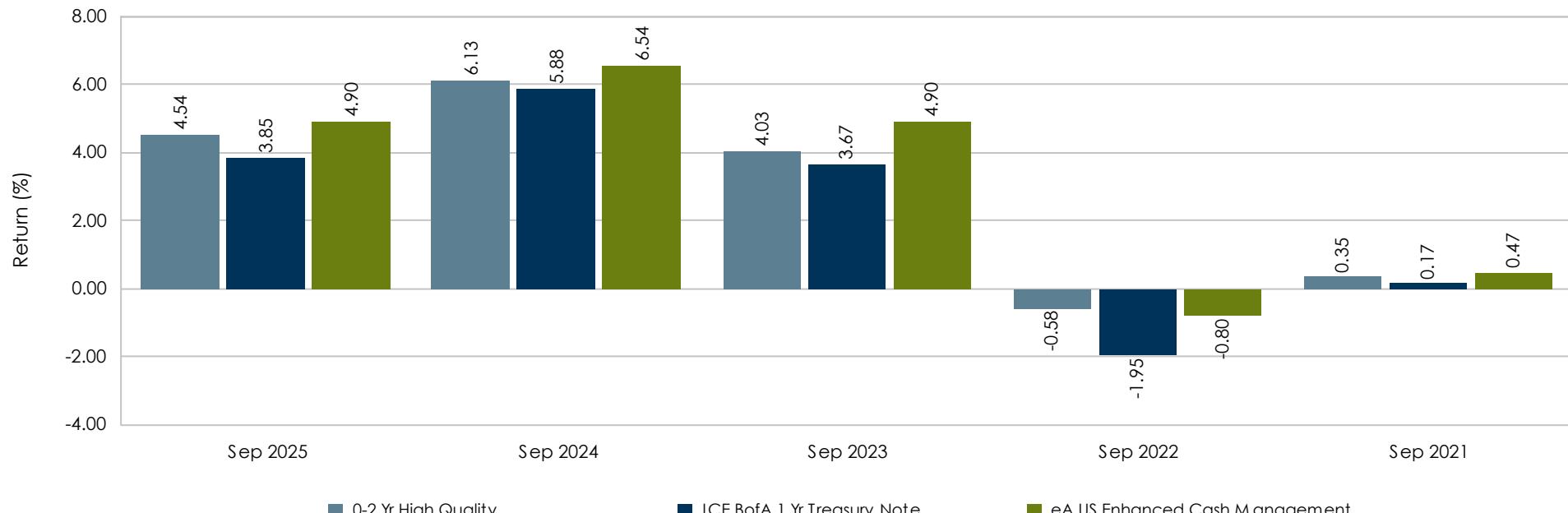


Ranking	67	72	89	94	84	85	90
5th Percentile	1.49	4.32	5.82	6.75	3.96	3.63	3.25
25th Percentile	1.35	4.02	5.24	5.88	3.50	3.18	2.72
50th Percentile	1.28	3.85	4.90	5.36	3.22	2.98	2.45
75th Percentile	1.20	3.60	4.68	5.11	2.97	2.86	2.37
95th Percentile	1.13	3.42	4.42	4.87	2.54	2.58	2.04
Observations	78	77	77	77	76	72	62

The rankings represent the portfolio's returns versus a peer universe. The rankings are on a scale of 1 to 100 with 1 being the best.

**FMIVT 0-2 Year High Quality Bond Fund**

For the One Year Periods Ending September



	FMIVT 0-2 Yr High Quality	ICE BofA 1 Yr Treasury Note	eA US Enhanced Cash Management	
Ranking	89	76	90	46
5th Percentile	5.82	8.15	6.35	0.87
25th Percentile	5.24	7.15	5.34	0.10
50th Percentile	4.90	6.54	4.90	-0.80
75th Percentile	4.68	6.15	4.41	-1.57
95th Percentile	4.42	5.73	3.71	-3.06
Observations	77	85	87	89
				90

The rankings represent the portfolio's returns versus a peer universe. The rankings are on a scale of 1 to 100 with 1 being the best.



## Florida Municipal Investment Trust Summary of Performance Returns

For the Periods Ending December 31, 2025

	Market Value (\$000s)	1 Month (%)	FYTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	7 Years (%)	10 Years (%)
<b>Fixed Income</b>								
<b>FMIvT 0-2 Year High Quality Bond Fund</b> ICE BofA 1 Yr Treasury Note	<b>210,540</b>	<b>0.41</b>	<b>1.10</b>	<b>4.77</b>	<b>5.01</b>	<b>3.10</b>	<b>2.87</b>	<b>2.41</b>
		0.39	0.99	4.15	4.54	2.48	2.45	2.03
<b>FMIvT 1-3 Year High Quality Bond Fund</b> ICE BofA 1-3 Yr Gov't	<b>205,103</b>	<b>0.38</b>	<b>1.19</b>	<b>5.40</b>	<b>5.00</b>	<b>2.45</b>	<b>2.75</b>	<b>2.30</b>
		0.34	1.12	5.09	4.49	1.79	2.23	1.85
<b>FMIvT Intermediate High Quality Bond Fund</b> Bloomberg Int G/C exBAA+ABS+MBS	<b>214,135</b>	<b>0.07</b>	<b>1.38</b>	<b>7.51</b>	<b>4.95</b>	<b>1.14</b>	<b>2.33</b>	<b>2.14</b>
		0.11	1.35	7.36	4.81	0.55	2.01	1.87
<b>FMIvT Broad Market High Quality Bond Fund</b> Bloomberg US Aggregate A+	<b>212,878</b>	<b>-0.20</b>	<b>1.25</b>	<b>7.67</b>	<b>4.68</b>	<b>0.15</b>	<b>2.09</b>	<b>1.99</b>
		-0.16	1.13	7.18	4.37	-0.46	1.70	1.72
<b>FMIvT Core Plus Fixed Income Fund</b> Bloomberg Multiverse	<b>195,922</b>	<b>0.15</b>	<b>1.38</b>	<b>10.68</b>	<b>8.00</b>	<b>2.39</b>	<b>2.87</b>	<b>3.26</b>
		0.29	0.35	8.42	4.29	-1.87	0.87	1.50
	Bloomberg US Aggregate	-0.15	1.10	7.30	4.66	-0.36	1.99	2.01
<b>FMIvT Expanded High Yield Bond Fund</b> Bloomberg HY 2% Constrained	<b>66,078</b>	<b>0.68</b>	<b>1.27</b>	<b>8.11</b>	<b>9.62</b>	<b>4.85</b>	<b>6.02</b>	<b>5.71</b>
		0.57	1.31	8.62	10.06	4.50	6.22	6.52
<b>Equity</b>								
<b>FMIvT Diversified Large Cap Equity Portfolio</b> <sup>1</sup> LC Benchmark <sup>2</sup>	<b>373,027</b>	<b>0.06</b>	<b>2.65</b>	<b>15.63</b>	<b>18.83</b>	<b>11.90</b>	<b>15.99</b>	--
		0.06	2.66	17.85	22.91	13.68	17.10	--
<b>FMIvT Diversified Small to Mid Cap Equity Portfolio</b> SMID Benchmark <sup>3</sup>	<b>228,066</b>	<b>-0.01</b>	<b>-0.52</b>	<b>-4.62</b>	<b>8.03</b>	<b>7.33</b>	<b>11.67</b>	<b>11.43</b>
		0.08	2.22	11.91	13.75	7.26	11.75	10.40
<b>FMIvT International Equity Portfolio</b> <sup>4</sup> MSCI ACWI ex US NetDiv	<b>286,692</b>	<b>2.24</b>	<b>1.47</b>	<b>31.49</b>	<b>17.59</b>	<b>6.94</b>	<b>11.21</b>	<b>8.62</b>
		3.00	5.05	32.39	17.33	7.91	10.15	8.41
<b>Core Real Estate</b>								
<b>FMIvT Core Real Estate Portfolio</b> <sup>5</sup> NFI ODCE Net	<b>138,831</b>	<b>-0.04</b>	<b>-0.03</b>	<b>3.56</b>	<b>-0.33</b>	<b>5.50</b>	<b>5.28</b>	--
		0.68	0.68	2.89	-4.26	2.50	2.46	3.88

<sup>1</sup> The inception of this portfolio is 10/1/2017. As of 10/1/2025, the FMIvT Diversified Large Cap Equity Portfolio has a target allocation of 100% to the SSgA S&P 500 Index Fund. From 11/1/2023 to 9/30/2025, the FMIvT Diversified Large Cap Equity Portfolio had a target allocation of 60% to the SSgA S&P 500 Index Fund, 20% to the Atlanta Capital High Quality Growth Fund, and 20% to the Hotchkis & Wiley Large Cap Diversified Value Fund. SSgA replaced Intech in November 2023.

<sup>2</sup> Custom Index consists of the S&P 500 beginning September 1, 2025 and prior to that the Russell 1000.

<sup>3</sup> Custom Index consists of the Russell 2500 beginning June 1, 2010 and prior to that the Russell 2000.

<sup>4</sup> As of 10/1/2017, the FMIvT International Equity Portfolio has a target allocation of 90% to the Ninety One International Equity Fund and 10% to the Allspring Emerging Markets Fund. Prior to 10/1/2017, the portfolio's target allocation was 100% to the Ninety One International Equity Fund.

<sup>5</sup> The performance inception date of the FMIvT Core Real Estate Portfolio is 4/1/2018.

Note: Portfolio performance returns presented here are gross of all fees and expenses. Further, performance of each portfolio presented here is not necessarily representative of the actual return of a particular participant within the Trust due to issues related to the timing of contributions and withdrawals by individual participants.

Fiscal year end is September.



**Florida Municipal Investment Trust**  
**Summary of Performance Returns - Net of All Fees and Expenses**

For the Periods Ending December 31, 2025

	Market Value (\$000s)	1 Month (%)	FYTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	7 Years (%)	10 Years (%)
<b>Fixed Income</b>								
<b>FMIvT 0-2 Year High Quality Bond Fund</b> ICE BofA 1 Yr Treasury Note	<b>210,540</b>	<b>0.39</b>	<b>1.04</b>	<b>4.53</b>	<b>4.76</b>	<b>2.86</b>	<b>2.63</b>	<b>2.18</b>
		0.39	0.99	4.15	4.54	2.48	2.45	2.03
<b>FMIvT 1-3 Year High Quality Bond Fund</b> ICE BofA 1-3 Yr Gov't	<b>205,103</b>	<b>0.36</b>	<b>1.13</b>	<b>5.16</b>	<b>4.76</b>	<b>2.22</b>	<b>2.52</b>	<b>2.07</b>
		0.34	1.12	5.09	4.49	1.79	2.23	1.85
<b>FMIvT Intermediate High Quality Bond Fund</b> Bloomberg Int G/C exBAA+ABS+MBS	<b>214,135</b>	<b>0.05</b>	<b>1.31</b>	<b>7.27</b>	<b>4.71</b>	<b>0.90</b>	<b>2.10</b>	<b>1.91</b>
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		0.08	2.22	11.91	13.75	7.26	11.75	10.40
<b>FMIvT International Equity Portfolio</b> <sup>4</sup> MSCI ACWI ex US NetDiv	<b>286,692</b>	<b>2.18</b>	<b>1.31</b>	<b>30.67</b>	<b>16.85</b>	<b>6.26</b>	<b>10.50</b>	<b>7.93</b>
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		0.68	0.68	2.89	-4.26	2.50	2.46	3.88

<sup>1</sup> The inception of this portfolio is 10/1/2017. As of 10/1/2025, the FMIvT Diversified Large Cap Equity Portfolio has a target allocation of 100% to the SSgA S&P 500 Index Fund. From 11/1/2023 to 9/30/2025, the FMIvT Diversified Large Cap Equity Portfolio had a target allocation of 60% to the SSgA S&P 500 Index Fund, 20% to the Atlanta Capital High Quality Growth Fund, and 20% to the Hotchkis & Wiley Large Cap Diversified Value Fund. SSgA replaced Intech in November 2023.

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<sup>5</sup> The performance inception date of the FMIvT Core Real Estate Portfolio is 4/1/2018.

Note: Portfolio performance returns are indicative of the performance of each portfolio, but are not necessarily representative of the actual return of a particular participant within the Trust due to issues related to the timing of contributions and withdrawals by individual participants. Beginning July 2008 and ending September 2010, the net of fee performance includes the impact of securities lending activity, which may increase or decrease the total expenses of the portfolio.

Fiscal year end is September.

## Market Overview

For the Periods Ending December 31, 2025

	1 Month (%)	FYTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	7 Years (%)	10 Years (%)
<b>Equity Markets - Core</b>							
S&P 500	0.06	2.66	17.88	23.01	14.42	17.29	14.82
Russell 1000	0.01	2.41	17.37	22.74	13.59	17.03	14.59
Russell Mid Cap	-0.28	0.16	10.60	14.36	8.67	12.75	11.01
Russell 2000	-0.58	2.19	12.81	13.73	6.09	10.60	9.62
<b>Equity Markets - Growth</b>							
Russell 1000 Growth	-0.62	1.12	18.56	31.15	15.32	21.25	18.13
Russell Mid Cap Growth	-1.34	-3.70	8.66	18.64	6.65	14.20	12.49
Russell 2000 Growth	-1.28	1.22	13.01	15.59	3.18	10.59	9.57
<b>Equity Markets - Value</b>							
Russell 1000 Value	0.68	3.81	15.91	13.90	11.33	12.10	10.53
Russell Mid Cap Value	0.06	1.42	11.05	12.27	9.83	11.41	9.78
Russell 2000 Value	0.18	3.26	12.59	11.73	8.88	10.09	9.27
<b>International Markets</b>							
MSCI EAFE NetDiv	3.00	4.86	31.22	17.22	8.92	10.54	8.18
MSCI World NetDiv	0.81	3.12	21.09	21.17	12.15	14.78	12.17
<b>Fixed Income</b>							
ICE BofA 1-3 Yr Treasury	0.33	1.12	5.09	4.48	1.79	2.23	1.85
Bloomberg Intermediate Agg	0.13	1.35	7.45	5.01	0.68	2.21	2.06
Bloomberg Govt/Credit	-0.27	0.90	6.88	4.56	-0.59	2.14	2.16
Bloomberg US Aggregate	-0.15	1.10	7.30	4.66	-0.36	1.99	2.01
Bloomberg Gov't/Credit Long	-1.38	-0.02	6.62	3.06	-4.89	1.11	1.98
ICE BofA High Yield Cash Pay	0.68	1.36	8.55	9.97	4.48	6.09	6.43
FTSE World Govt Bond	0.13	0.11	7.55	3.19	-3.53	-0.37	0.54

Fiscal year end is September.

## Disclosures and Legal Notice

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# Harbour Island Bridge Report



# Memo

**To:** Mayor Dowless and City Council Members Horn, Rader, Lomas, McElroy and Steele

**From:** Sandra Riffle, City Clerk

**Date:** January 14, 2026

**Re:** Harbour Island Bridge Report Analysis

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In December, Ayres Structural Design Inspection completed its assessment of the **Harbour Island Bridge (Structure ID 755400)**. Based on that report, I have compiled a list of necessary repairs and prepared a draft RFQ.

These documents are currently under review by CPH; I am awaiting their professional advice and comments to ensure the accuracy of the project's scope. Once those technical updates are finalized, I will submit the RFQ for Attorney Smith's review prior to publishing the solicitation on DemandStar. The Council's perspective on this project is also highly valuable, and I welcome any feedback or insight you may have as we move toward the solicitation phase.

All repairs and maintenance will be reported to FDOT when completed.

## High Priority & Safety Repairs

- Bridge Railing & Guardrail Repairs:
  - Replace the missing first post at the southwest approach rail.
  - Replace the split/missing cushion block at the southeast approach rail.
  - Repair the fractured concrete mowing strip at the northeast and northwest guardrails.
- Structural Maintenance:
  - Repair the delaminative corrosion on the steel sheet piling at the high-water mark.
  - Repair and reseat the displaced sand-cement riprap bags at all four corners of the structure (reportedly displaced by local activity).

## Deck & Surface Maintenance

- Pavement Care:
  - Seal the transverse cracks (currently full width x 1 inch) at both ends of the bridge deck.
  - Repair areas of missing asphalt along the curbs (up to 18 inches wide).
  - Cleaning & Vegetation Removal:
    - Periodically remove dirt and vegetation from the deck top and along the curbs.
    - Remove vegetation growth from the utility pipe at the northeast wingwall.
- Substructure & Cosmetic Repairs
  - Pile Protection:
    - Apply a protective coating to the precast concrete piles to prevent further scaling damage.
    - Aesthetics:
    - Cover or remove graffiti on the Abutment 1 cap and the slab underside.
- General Notes for Records
  - Structure Status: The bridge is currently classified as Structurally Deficient and Functionally Obsolete.

In addition to the specific maintenance tasks, the inspection report for Structure ID 755400 (Harbour Island Rd. over Outfall - Lake Gatlin) contains several critical findings regarding its structural integrity, classifications, and operational status:

## Critical Classifications and Status

- Structural and Functional Status: The bridge is officially classified as both Structurally Deficient and Functionally Obsolete.
- Sufficiency and Health: The structure has a Sufficiency Rating of 63.8 and a Health Index of 82.51.
- Critical Hazards: The bridge is designated as both Fracture Critical and Scour Critical.
- Load Capacity: A cursory review on September 19, 2025, determined that a new load rating analysis is not currently needed, and the bridge does not require weight posting.

## Structural Condition Ratings (NBI)

The report assigns specific ratings to the bridge's primary components (on a scale where 7 is "Good" and 6 is "Satisfactory"):

- Deck: 7 (Good).
- Superstructure: 7 (Good).
- Substructure: 6 (Satisfactory).
- Channel: 8 (Protected).

## Key Technical and Environmental Details

- **Construction:** Built in 1965, the bridge is a reinforced concrete slab structure spanning 28 feet.
- **Traffic Data:** The bridge carries approximately 1,048 vehicles per day (2025 ADT) with a projected increase to 1,203 by 2047.
- **Safety Features:** The bridge railings, transitions, and approach guardrails are all currently rated as Substandard, though the approach guardrail ends meet standards.
- **Utilities:** There is a 9-inch-diameter steel utility attached to the north fascia, and a 3-inch steel conduit runs through the south sheet pile walls.

## Planning-Level Cost Estimate

### Harbour Island Road over Outfall Lake Gatlin

This planning-level cost estimate is based on the FDOT Regular NBI Bridge Inspection dated September 19, 2025 for Structure ID 755400, located in Edgewood, Florida. Unit costs represent average 2026 Florida market values for small bridge repair projects and are intended for budgeting and capital planning purposes only. No quantity Take Off were provided.

### Planning-Level Cost Estimate Summary

Repair Item	Basis of Estimate	Average Cost (USD)	Remarks
Mobilization, Maintenance of Traffic (MOT)	Urban local roadway, short-duration bridge repair	\$25,000	Includes signage and lane control
Deck Crack Cleaning and Resealing	Transverse cracks at abutments, full deck width	\$4,000	Includes vegetation removal
Asphalt Patching at Curbs	Localized missing asphalt along curbs	\$5,000	Small-area patching
Deck and Curb Vegetation Removal	Accumulated dirt and vegetation	\$2,000	Routine maintenance
Steel Sheet Pile Corrosion Repair and Coating	Delaminative corrosion along approx. 104 LF	\$55,000	Surface prep and coating
Concrete Pile Spall Repair and Protective Coating	Minor spalls and scaling on piles	\$12,000	Patch repair and coating
Slope Protection Restoration	Displaced sand-cement riprap bags (~100 SF)	\$20,000	Reinstallation
Guardrail Repairs	Missing post and cushion block	\$4,000	In-kind replacement
Concrete Mowing Strip Repair	Fractured mowing strip at guardrails	\$6,000	Remove and replace
Graffiti Removal	Abutment cap and slab soffit	\$2,000	Cleaning and coating
Environmental Protection and Containment	Work adjacent to waterway	\$8,000	Debris and coating containment

## Cost Summary

Estimated Construction Subtotal: \$143,000

Contractor Overhead and Profit (20%): \$28,600

Contingency Allowance (25%): \$35,750

Estimated Total Project Budget: \$207,000 (Rounded)

## Notes and Limitations

This estimate is intended for planning and budgeting purposes only. Actual costs may vary based on field conditions, permitting, traffic control requirements, and contractor means and methods. Not suitable for bidding or contract award.

## Full Project Timeline (not just field work)

If this is publicly procured:

Phase	Time
Procurement / Notice to Proceed	2–3 weeks
Submittals & materials	2–3 weeks (overlaps)
Field construction	2–3 weeks
Closeout	1 week

### Total program duration:

**4–6 weeks from NTP**

# **GENERAL INFORMATION**

# **CITIZEN COMMENTS**

# **BOARDS AND COMMITTEES**

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



## Memo

**To:** Mayor Dowless, Council President Horn, Council Members Lomas, McElroy, Rader, & Steele  
**From:** Brett Sollazzo, Administrative Project Manager  
**Date:** 2/13/2026  
**Re:** Variance 2026-01: 4905 Lake Gatlin Woods Ct. – Boat Dock

---

At its February 9, 2026 meeting, the Planning and Zoning Board reviewed Variance 2026-01, which includes multiple variance requests related to a proposed boat dock at 4905 Lake Gatlin Woods Court.

### 1. North Side Yard Setback Variance

A variance is requested to allow a 3-foot setback from the north property line where a 10-foot setback is required (City Code Chapter 14-11(B)(1)).

### 2. South Side Yard Setback Variance

A variance is requested to allow a 3-foot setback from the south property line where a 10-foot setback is required (City Code Chapter 14-11(B)(1)).

### 3. Dock Size Variance

A variance was originally requested to allow a 405-square-foot dock, where the maximum dock size permitted based on shoreline frontage is 276 square feet (City Code Chapter 14-11(B)(5)).

During the Planning and Zoning Board meeting, City Engineer Allen Lane determined that the dock size variance was not required due to a calculation error in the applicant's original submittal. As a result, the request for the dock size variance was deemed unnecessary and was not considered as part of the Board's final action. However, it remains referenced as part of the overall Council agenda item for transparency and continuity of the public record. The Board proceeded to consider only the two side yard setback variances.

**Chair Nelson made a motion to recommend approval of 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 Board Member Franco and approved (4/0) by roll call vote.**

The motion was approved by roll call vote.

Chair Nelson	Favor
Vice Chair Castro	Favor
Board Member Franco	Favor
Board Member Sharp	Favor
Board Member Nolan	Absent

Engineer Lane and the applicant will be present at the City Council meeting to answer any questions.



January 15, 2026

Mr. Brett Sollazzo  
Administrative Project Manager  
City of Edgewood  
405 Bagshaw Way  
Edgewood, FL 32809-3406

**RE: 4905 Lake Gatlin Woods Ct – variance dock review application  
CPH project number E7601**

Dear Brett,

We are in receipt of the variance application addressing the location of the existing dock for the above listed address, received December 29, 2025. The application is requesting three (3) variances for the same boat dock. We have reviewed the application, letter of explanation, and site plan to verify the request for the variances.

The lot fronts Lake Gatlin Woods Court and has a “sliver” of land along the shoreline of the lake that is approximately 23 feet long, per the site plan. We verified with the Orange County Property Appraiser (OCPA) the approximate distance between the adjacent docks and the owner’s property line. One dock is 92 feet north and the other dock is 20 feet south. We have no objection to the distance from the other docks.

Below is a summary of our review of variance requests:

- Variance#1 (Northside setback) – Application states variance is needed to allow 3 feet setback in lieu of 10 feet setback. Per the City Code, Chapter 14-11, B (1), states that lots or parcels having a shoreline frontage of less than 100 feet, must have a minimum side setback of 10 feet from any property line or projected property line.
- Variance#2 (Southside setback) – Application states variance is needed to allow 3 feet setback in lieu of 10 feet setback. Per the City Code, Chapter 14-11, B (1), states that lots or parcels having a shoreline frontage of less than 100 feet, must have a minimum side setback of 10 feet from any property line or projected property line.
- Variance#3 (Dock size) – Application states variance is needed to allow 405 SF dock in lieu of 276 SF dock. Per the City Code, Chapter 14-11, B (5), states that the maximum allowable square footage of the terminal platform is the calculation of 12 times the linear shoreline frontage, not to exceed 1,000 square feet. The proposed terminal platform is 27 feet by 15 feet, which has a total terminal platform area of 405 LF, which is larger than 12 times the shoreline frontage (276 LF).



Based on our review, we do not have any objections to the City approving this variance to allow the dock to encroach to the side setback. Please be reminded, approval of this application by the City of Edgewood does not grant authority to alter other portions of this property, nor does it waive any permits that may be required by Federal, State, or County agencies which may have jurisdiction.

Sincerely,  
**CPH Consulting LLC**

*Allen C. Lane, Jr.*  
Allen C. Lane, Jr., P.E.  
Sr Project Manager

CC: Sache Fernandez, CPH  
File

J:\E7601\Civil\City Plans-Application Review\4905 Lake Gatlin Woods Ct dock variance\letter\4905 Lake Gatlin Woods Ct - variance dock review 1-15-26.docx



## APPLICATION FOR VARIANCE

Reference: Code Sections 134-103 through 134-109

**REQUIRED FEES: \$750.00 (Commercial) or \$350 (Residential) Application Fee +  
Pass-Through Fees Initial Deposit (Ordinance 2013-01)**

**Please note the application fee is non-refundable. Additional pass-through fees may be required throughout the project. If any pass-through balance remains at project completion, it will be reimbursed.**

**IMPORTANT:** A COMPLETE application with all required attachments must be submitted to City Staff 30 days before the next Planning & Zoning meeting. No application shall be deemed accepted unless it is complete and paid for. Notarized letter of authorization from Owner MUST be submitted if application is filed by anyone other than property owner. You can submit all documents electronically to [info@edgewood-fl.gov](mailto:info@edgewood-fl.gov).

Please type or print. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

Applicant Name: Sean Milligan Owner Name: Sean and Megan Milligan  
Email: seanpatrickmilligan@gmail.com Email: seanpatrickmilligan@gmail.com  
Phone: 407-401-2199 Phone: 407-401-2199 or 407-718-7185  
Property Address: 4905 Lake Gatlin Woods Ct, Orlando, FL 32806  
Legal Description: See attached Exhibit 1 - legal description

Property Zoning: R1-AA Existing on site: Existing home and dock  
Section of Code Variance is being requested: Variance 1 and 2 setbacks - Section 14-11 (b)(1)  
Variance 3 size of dock - Section 14-11 (b)(5)

Variance Request: \_\_\_\_\_  
Variance 1 (North side setback): Variance to allow 3' setback in lieu of 10' setback  
Variance 2 (South side setback): Variance to allow 3' setback in lieu of 10' setback  
Variance 3 (dock size): Variance to allow 405 SF dock in lieu of 276 SF dock



## PROVIDE THE FOLLOWING INFORMATION WITH YOUR APPLICATION:

- 1) A signed and notarized Agent Authorization form if the applicant IS NOT the subject property owner.
- 2) Provide a Letter of Explanation which must outline the specifics of the proposed Variance request and include the justification for the subject request. To justify the Variance, the applicant must demonstrate the following:
  - That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
  - That the special conditions and circumstances do not result from the actions of the applicant
  - That approval of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.
  - That literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
  - That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.
  - That approval of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
  - That the variance sought will be consistent with the Edgewood Comprehensive Plan
- 3) Each application for a Variance shall be accompanied by a site plan. Details of the site plan depend on what section of code you are requesting the Variance for. Please work with City Staff to confirm.

The applicant hereby states that the above request for a Variance does not violate any deed restrictions on the property. Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached.

Applicant Name: Sean Milligan

Applicant Signature: SM Date: 12/16/25

Owner Name: Sean and Megan Milligan

Owner Signature: SM Date: 12/16/25



## Office Use Only:

Received by: Brett Sollazzo

Date Received: \_\_\_\_\_

Forwarded to: CPH - Allen Lane

Date Forwarded: \_\_\_\_\_

P&Z Meeting Date: 2/9/26

City Council Meeting Date: 2/17/26

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# LETTER OF EXPLANATION

4905 Lake Gatlin Woods Ct, Edgewood FL 32809 | [13-23-29-4440-00-010](#)

## Boat Dock Variance

### **REQUESTED VARIANCE:**

**Variance 1: A variance from Section 14-11(b)(1) to allow a 3' north side setback for a dock in lieu of the required 10' side setback for a dock.**

**Variance 2: A variance from Section 14-11(b)(1) to allow to allow a 3' south side setback for a dock in lieu of the required 10' side setback for a dock.**

**Variance 3: A variance from Section 14-11(b)(5) to allow a 405 SF dock in lieu of the allowable 276 SF dock.**

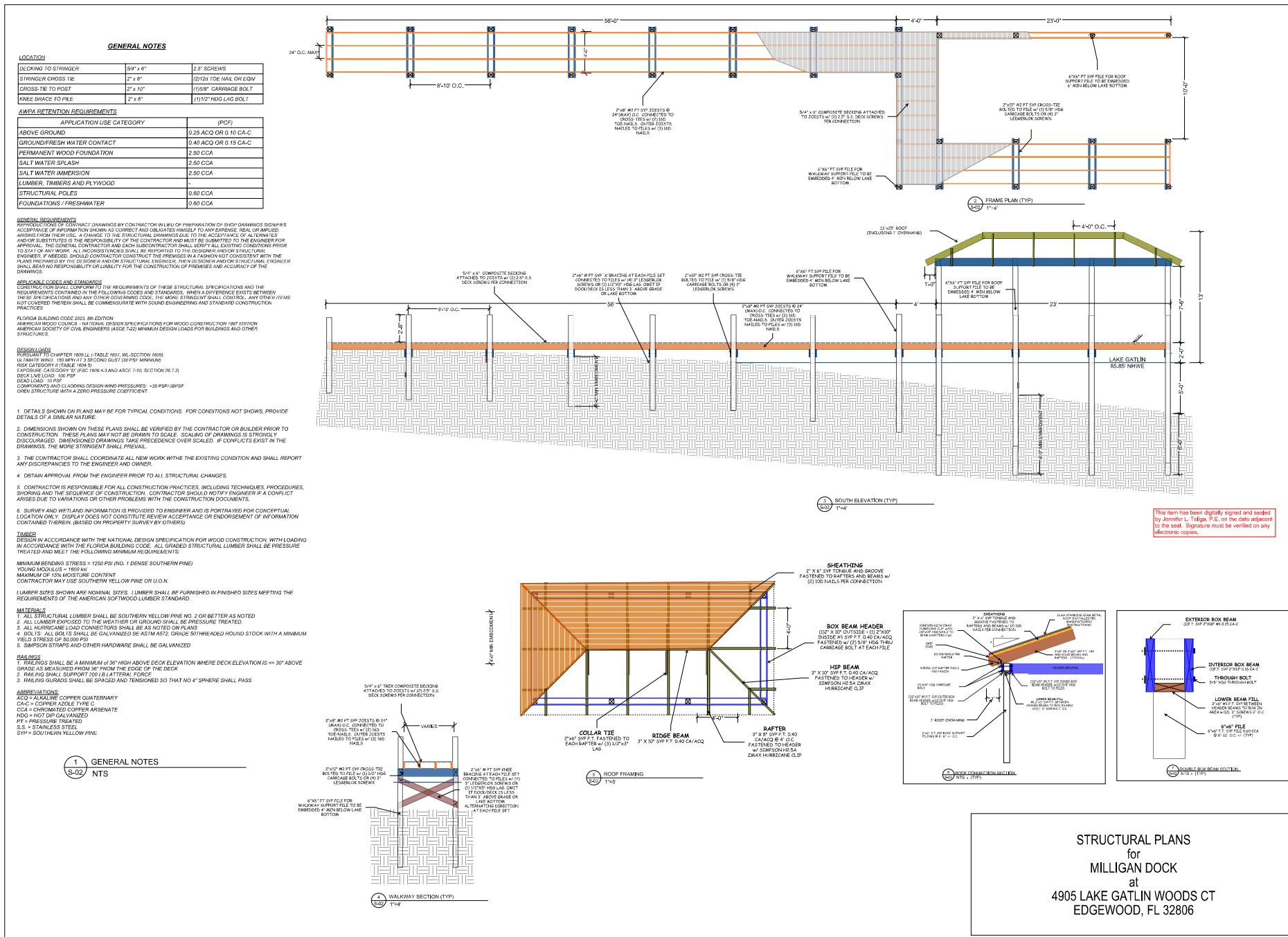
### **BACKGROUND:**

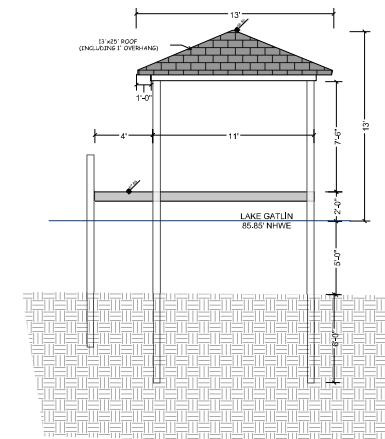
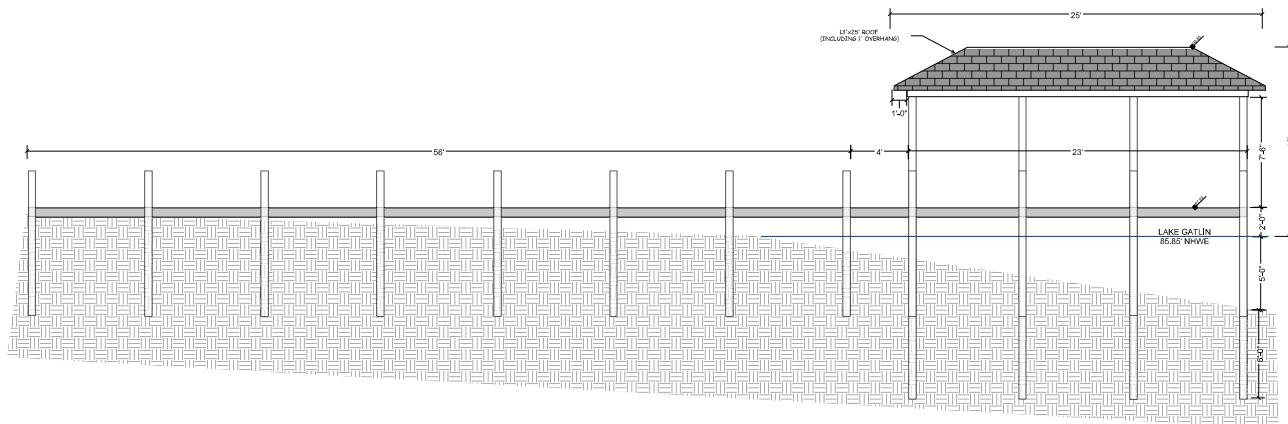
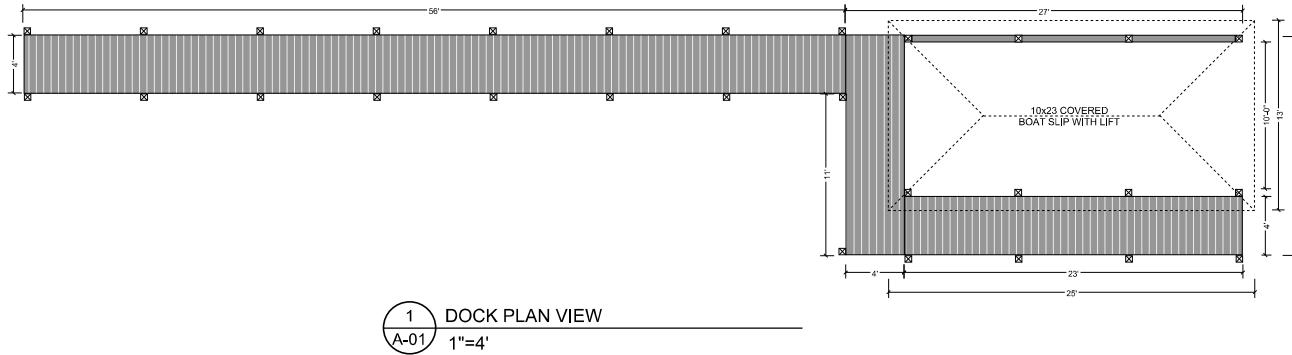
Our home is located at 4905 Lake Gatlin Woods Court in Edgewood, Florida. The Lake Gatlin Woods subdivision was platted in 1977 and recorded in Plat Book 7 Page 16. The lakefront configuration of the property has remained unchanged since the recording of the original plat in 1977. The legal description for the property is provide in **EXHIBIT 1** in the back of this letter. We have provided several maps in the back of this letter to illustrate the location and layout of our property and our home

- **MAP 1: LOCATION MAP**
- **MAP 2: ORANGE COUNTY PROPERTY APPRAISER MAP**
- **MAP 3: LAKE GATLIN WOODS PLAT (PB 7 PG 116)**
- **MAP 4: EXISTING CONDITIONS SURVEY**

Our family has lived in Lake Gatlin Woods since April 2010. We built our existing dock in 2011-2012 including associated variance for setbacks under the prior boat dock ordinance, which required 25' side setbacks. The existing dock consists of a walk path and an open area for boat parking—it does not have a covered mooring area/covered boat dock.

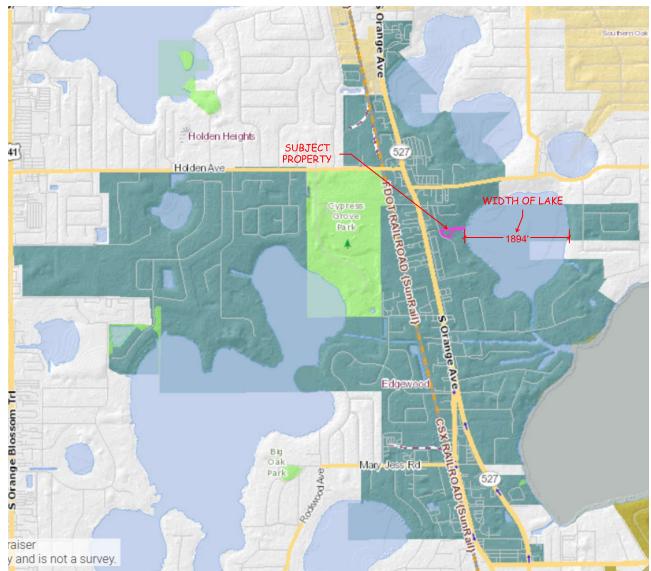
There are existing Cypress trees along the shoreline on both sides of the existing dock, which provide great tree canopy and shade, but which come with extensive tree dropping and bird droppings. **EXHIBIT 2: PHOTOS OF OUR PROPERTY** in the back of this letter shows photos of our lakefront, including the existing dock and the existing trees.



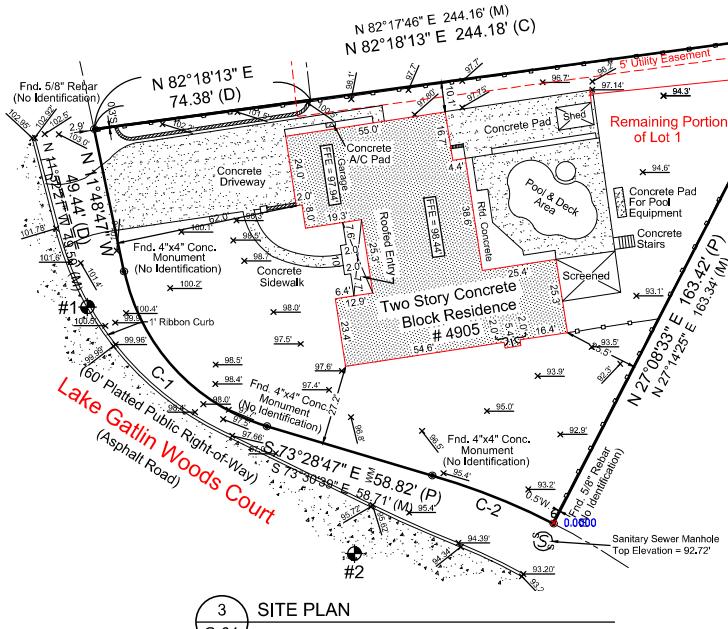


TERMINAL PLATFORM AREA CALCULATIONS	
Bow Walkway 4x15' =	60 SF
South Walkway 4x23' =	92 SF
Boat House 11x23' =	253 SF
<b>TOTAL TERMINAL PLATFORM AREA = 405 SF</b>	
Allowable Terminal Platform Area:	
Shoreline Linear Footage = 23'	
12 SF per LF multiplier = 276 SF	
Per Ordinance, Max Terminal Platform = 276 SF	
Requested Terminal Platform Area Variance (405-276) = 129 SF	

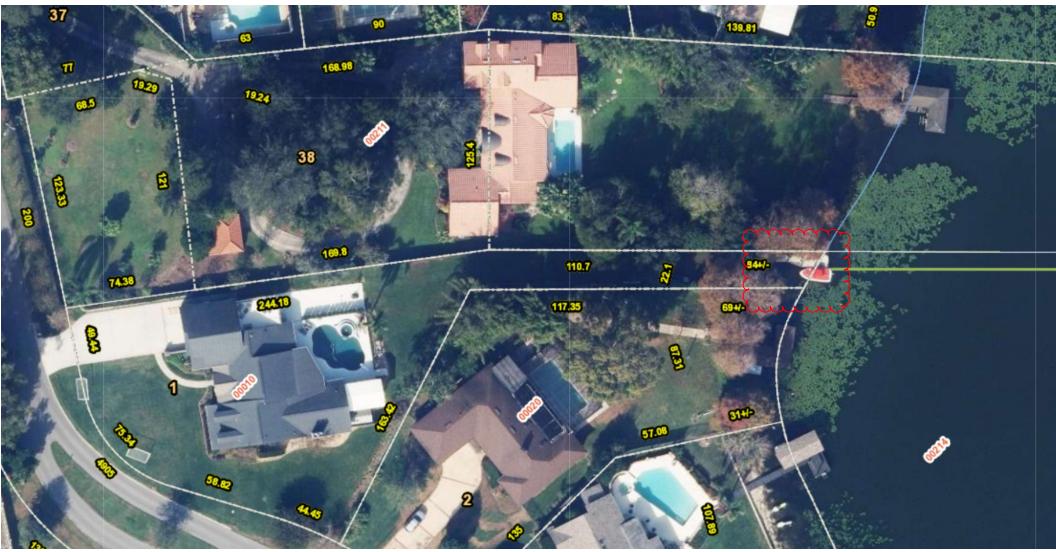
ARCHITECTURAL PLANS  
for  
MILLIGAN DOCK  
at  
4905 LAKE GATLIN WOODS CT  
EDGEWOOD, FL 32806



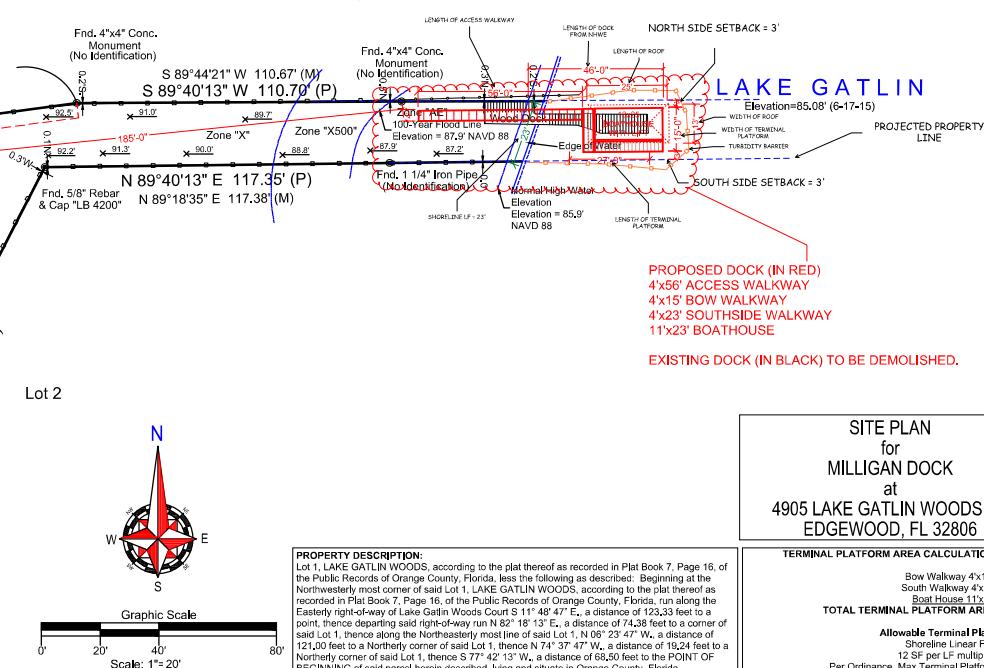
1 CITY LOCATION  
C-01 N.T.S.



3 SITE PLAN  
C-01 1"=20'



2 AERIAL  
C-01 N.T.S.



**SITE PLAN  
for  
MILLIGAN DOCK  
at  
4905 LAKE GATLIN WOODS CT  
EDGEWOOD, FL 32806**

#### TERMINAL PLATFORM AREA CALCULATIONS

## AREA CALCULATIONS

Bow Walkway 4'x15' = 60  
South Walkway 4'x23' = 92

Boat House 11'x23' = 253

TOTAL TERMINAL / PLATFORM AREA = 400

### **Allowable Terminal Platform Area**

12 SF per LF multiplier = 276

Per Ordinance, Max Terminal Platform = 276  
Requested Terminal Platform Area Variance (405-276) = 129

Digitized by srujanika@gmail.com

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**AFFECTED ADJACENT PROPERTY OWNER  
LETTER OF NO OBJECTION  
TO BOAT DOCK SIDE-SETBACK WAIVER REQUEST**

Pursuant to Section 15-350, a waiver from the minimum side setback may be granted by the environmental protection officer if it is determined there is no negative impact to the environment and a notarized letter of no objection to the waiver is received from the shoreline property owner abutting the applicant's property line affected by the reduced side setback request. The required setbacks are as follows:

Section 15-343(a) states: "Private docks on lots or parcels having a shoreline frontage of one hundred (100) feet or less, including designated mooring areas, must have a minimum side setback of ten (10) feet from any property line or projected property line."

Section 15-343(b) states: "Private docks on lots or parcels having a shoreline frontage of greater than one hundred (100) feet, including designated mooring areas, must have a minimum side setback of fifteen (15) feet from any property line or projected property line."

Section 15-344(a) states: "Semi-private and public docks, including designated mooring areas, must have a minimum side setback of twenty-five (25) feet from any property line or projected property line."

To submit this form, the information below is to be completed by the affected adjacent property owner and notarized as required by Section 15-350, Orange County Code.

I, Jacqueline Tinsley, a legal property owner of property located at 4909 Lake Gatlin Woods  
(Adjacent Property Owner Name) (Address) Ct  
have reviewed the dock construction plans dated 11/17/25 for the property located at  
4905 Lake Gatlin Woods Ct, and have no objections.

The dock construction plans include a side setback waiver request of \_\_\_\_\_ feet, in lieu of the minimum setback distance required by Code.

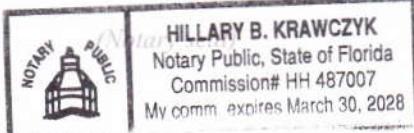
Jacqueline Tinsley  
(Signature - Adjacent Affected Property Owner)

Jacqueline Tinsley  
(Print Name - Adjacent Affected Property Owner)

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 17th November day of 2025, by Jacqueline Tinsley



Hillary B. Krawczyk  
(Signature of Notary Public - State of Florida)

Personally Known \_\_\_\_\_ OR Produced Identification ✓

Type of Identification Produced FL DV # T524-436-71-911-D



**AFFECTED ADJACENT PROPERTY OWNER  
LETTER OF NO OBJECTION  
TO BOAT DOCK SIDE-SETBACK WAIVER REQUEST**

Pursuant to Section 15-350, a waiver from the minimum side setback may be granted by the environmental protection officer if it is determined there is no negative impact to the environment and a notarized letter of no objection to the waiver is received from the shoreline property owner abutting the applicant's property line affected by the reduced side setback request. The required setbacks are as follows:

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Section 15-343(b) states: "Private docks on lots or parcels having a shoreline frontage of greater than one hundred (100) feet, including designated mooring areas, must have a minimum side setback of fifteen (15) feet from any property line or projected property line."

Section 15-344(a) states: "Semi-private and public docks, including designated mooring areas, must have a minimum side setback of twenty-five (25) feet from any property line or projected property line."

To submit this form, the information below is to be completed by the affected adjacent property owner and notarized as required by Section 15-350, Orange County Code.

I, LIONEL C. ABBOTT, a legal property owner of property located at 200 Heron Gardens Ct, Orlando, 32806  
(Adjacent Property Owner Name) (Address)

have reviewed the dock construction plans dated \_\_\_\_\_, for the property located at

4405 Lakegatlin Woods Ct, and have no objections.

The dock construction plans include a side setback waiver request of \_\_\_\_\_ feet, in lieu of the minimum setback distance required by Code.

(Signature – Adjacent Affected Property Owner)

08 Oct 2025

(Date)

LIONEL C. ABBOTT

(Print Name – Adjacent Affected Property Owner)

**ACKNOWLEDGEMENT:**

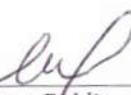
STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of 2025, by Lionel C. Abbott



*(Not)* CARMEN S VELAZQUEZ CASTRO

Notary Public  
State of Florida  
Comm# HH522681  
Expires 5/1/2028

  
(Signature of Notary Public – State of Florida)

Personally Known \_\_\_\_\_ OR Produced Identification ✓

Type of Identification Produced Florida Driver License

## NOTICE OF PUBLIC HEARING

**Notice is hereby given** that public hearings will be held to consider a request for Variance 2026-01, which includes multiple variances related to a boat dock for the property located at 4905 Lake Gatlin Woods Court.

### Summary of Variance Requests

#### 1. North Side Yard Setback Variance

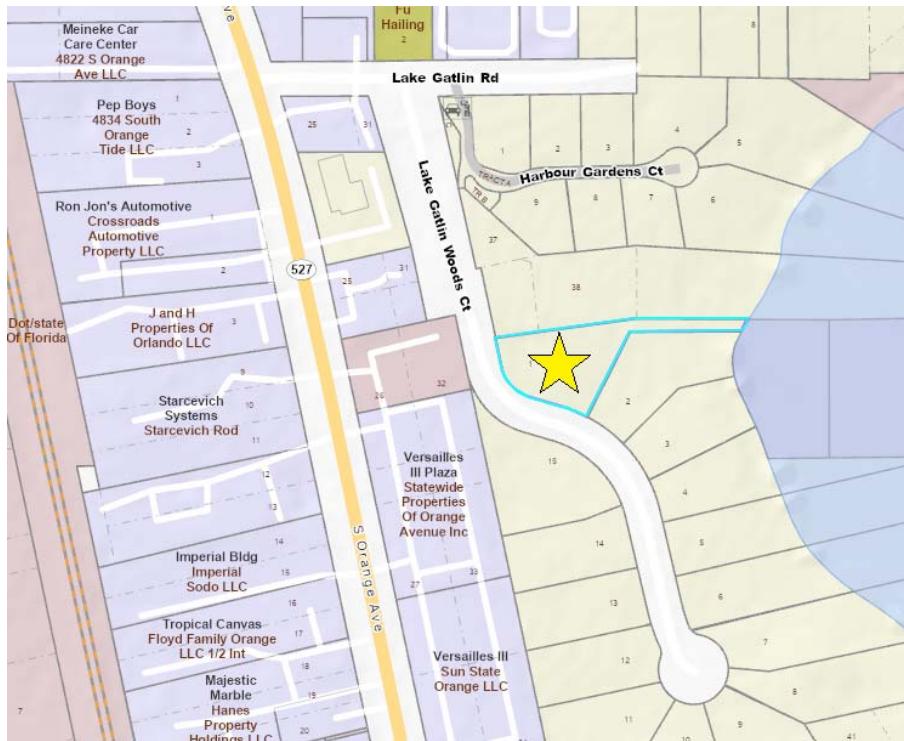
A variance is requested to allow a **3-foot setback** from the north property line where a **10-foot setback is required** (City Code Chapter 14-11(B)(1)).

#### 2. South Side Yard Setback Variance

A variance is requested to allow a **3-foot setback** from the south property line where a **10-foot setback is required** (City Code Chapter 14-11(B)(1)).

#### 3. Dock Size Variance

A variance is requested to allow a **405-square-foot dock**, where the maximum dock size allowed based on shoreline frontage is **276 square feet** (City Code Chapter 14-11(B)(5)).



**Public Hearing Dates, Times & Location:** All hearings will be held at Edgewood City Hall council chambers, located at 405 Bagshaw Way, Edgewood, Florida 32809.

- Planning & Zoning Board Meeting - Monday, February 9, 2026 at 6:30 PM
- City Council Meeting - Tuesday, February 17, 2026 at 6:30 PM



## How to Participate:

- Review the application and staff reports by contacting or visiting City Hall.
  - Email: [info@edgewood-fl.gov](mailto:info@edgewood-fl.gov)
  - Phone: 407-851-2920
  - Hours: Monday-Thursday: 8 AM to 4 PM; Friday: 8 AM to noon.
- Attend the public hearings and be heard (2/9/2026 & 2/17/2026)
- If you are unable to attend the public hearings, you may submit your comments by email to [info@edgewood-fl.gov](mailto:info@edgewood-fl.gov) or in writing to Edgewood City Hall at 405 Bagshaw Way.
- All written comments will become part of the official public record for the project. Please ensure your comments are received **no later than 12:00 PM (noon)** on the day of the scheduled public hearing.

## Accessibility:

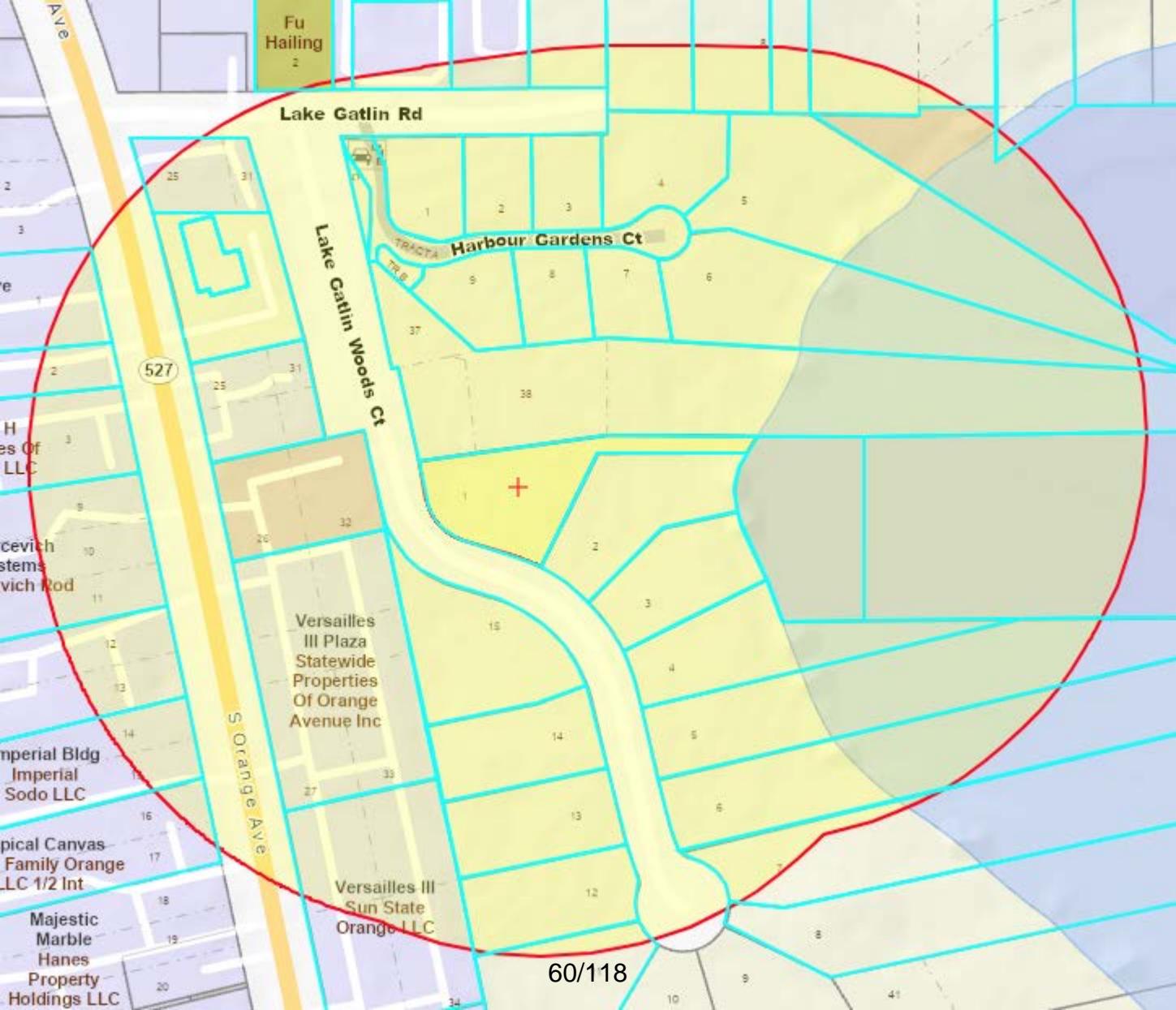
If you require accommodations under the Americans with Disabilities Act, please notify the City Clerk's Office in writing at least **48 hours prior** to the meeting.

## Continuations:

Any or all of the public hearings may be continued to a later date. The date, time, and location of any continuation will be announced at the scheduled hearing.

Dated: January 29, 2026

**You may either mail in your comments and concerns on the space provided below or submit directly to City Hall. Please see above our hours of operation. We thank you for your participation.**



Application: VAR 2026-01

Owner/Applicant Name: Sean Milligan

Public Hearing Dates: 2/9/26 & 2/17/26

**This affidavit is to be presented at the public hearing before the Planning and Zoning Board.**

### **SIGN AFFIDAVIT**

STATE OF FLORIDA  
ORANGE COUNTY

Before me, the undersigned authority, personally appeared SEAN MILLIGAN, to me well known and known to me to be the person described in and who executed the foregoing affidavit, after being first duly sworn, says:

1. That the affiant posted the notice provided by the City of Edgewood, which contains the time and date of the public hearings involved (i.e. Planning and Zoning Board and/or City Council).
2. That said posted notice also contained the relevant facts pertaining to the application.
3. That said notice was posted in a conspicuous and easily visible place on the subject property not less than ten days prior to the date of public hearing. Date posted: 1/30/26.
4. That the affiant understands that this affidavit is intended to be submitted as a prerequisite for a public hearing, and as such will be officially filed with the City of Edgewood, Florida.



Signature of owner or authorized representative

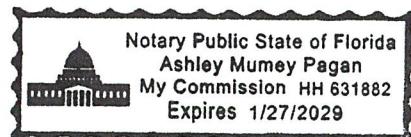
State of Florida      County of Orange  
Sworn to and subscribed before me this 30 day of January, 20 26 via physical presence.

Ashley Mumey Pagan  
Print, type, or stamp commissioned name of Notary Public

HH 631882  
Notary Public, State of Florida

Personally Known OR Produced Identification

Type of I.D. Produced Drivers License



# **4901 S Orange Ave. -**

# **Mosaic Salon Site Plan Approval**



Date: February 13, 2026  
To: City Council  
From: Ellen Hardgrove, City Planning Consultant  
XC: Sandy Riffle, City Clerk  
Brett Sollazzo, Administrative & Permitting Manager  
Drew Smith, City Attorney  
Re: Site Plan Approval for 4901 South Orange Avenue

**Request/Project Overview:** Approval of a site plan for the property located at 4901 South Orange Avenue (formerly Baldwin Fairchild Funeral Home). The applicant proposes transforming the existing building into a two-suite, multi-tenant commercial space. The scope of work includes modernization of the building façade, parking lot upgrades, and interior structural alterations.

**Planning & Zoning (P&Z) Board Motion (4-0):** P&Z recommends the site plan dated Received February 3, 2026 for the property at 4901 South Orange Avenue be approved subject to the following conditions:

1. Prior to Certificate of Occupancy of the building, a cross-access easement must be recorded in Orange County public records to formally preserve 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.

**P&Z Findings:** The proposal significantly improves the site's aesthetic and functional quality by:

- Updating the building façade.



- Repaving/restriping the parking lot
- Re-installing code-compliant landscaping, including along Orange Avenue. (Note: because no building expansion is proposed, the parking lot remains governed by the 1974 landscaping standards active during the original 1982 construction).

- Providing a screened enclosure for the dumpster.
- Locating ADA-compliant parking stalls and ramp adjacent to the building entrance.

The two recommended conditions of approval relate to the following.

- 1) Formalizing the existing vehicular and pedestrian cross-access easement between the subject property and the "Versailles Plaza III" shopping plaza. The property was originally part of a site plan for Versailles Plaza III approved in 1982, but over the years, the shopping center property was separated and sold into two individually owned parcels. Although the parking lots remain physically linked, there is currently no recorded cross-access easement. Code Section 134-142 requires the cross access.
- 2) Requiring the replacement of the three existing crape myrtles along Orange Avenue. These crape myrtles have been damaged beyond recovery.

Both conditions were supported by the applicant.



## SODO MOSAIC SALON

4901 SOUTH ORANGE AVE.  
ORLANDO FLORIDA 32806

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HIP.HOP.DESIGN STUDIO, LLC

CITY OF

EDGEWOOD SITE

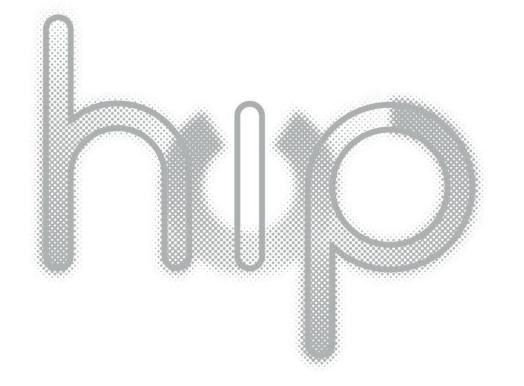
PLAN

SUBMISSION

RECEIVED

2/3/2026

CITY OF EDGEWOOD



## ARCHITECT

HIP.HOP.DESIGN STUDIO, LLC  
JAMES CORNETET  
PO BOX 2422  
ROUND ROCK, TX 78680  
740.525.2268  
LICENSE NO: #AR95132

DRAWING INDEX	
SHEET NUMBER	SHEET NAME
ARCHITECTURE	
COVER	COVER SHEET
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A0.01	INFORMATION & CODE DATA
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A9.00	DOOR TYPES, FRAME TYPES & SCHEDULE NOTES
A9.01	DOOR HEADER, JAMB & SILL DETAILS
A9.02	DOOR HEADER, JAMB & SILL DETAILS
A9.03	DOOR HEADER, JAMB & SILL DETAILS
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A9.05	DOOR HEADER, JAMB & SILL DETAILS
A9.06	DOOR HEADER, JAMB & SILL DETAILS
A9.07	DOOR HEADER, JAMB & SILL DETAILS
A9.10	STOREFRONT TYPES
A9.11	FLOOR TRANSITION DETAILS
A9.12	FLOOR TRANSITION DETAILS
A9.50	FINISH SCHEDULE
STRUCTURAL	
S1.00	STRUCTURAL PLACEHOLDER
MECHANICAL	
M1.00	MECHANICAL PLACEHOLDER
PLUMBING	
P1.00	PLUMBING PLACEHOLDER
ELECTRICAL	
E1.00	ELECTRICAL PLACEHOLDER

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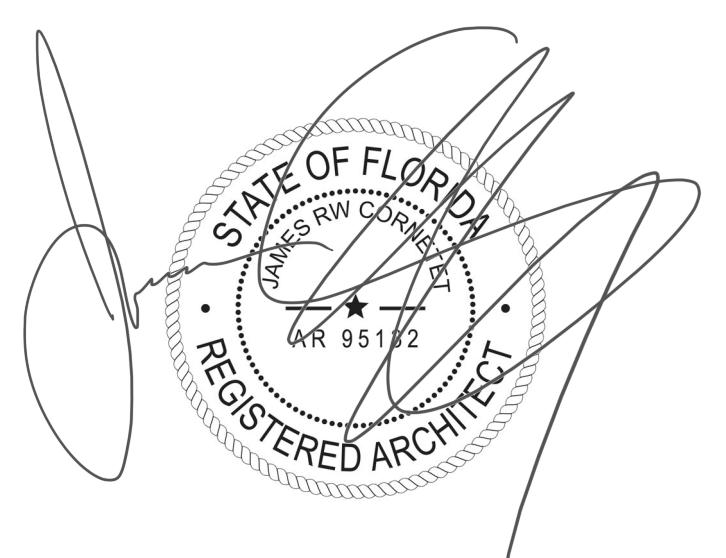
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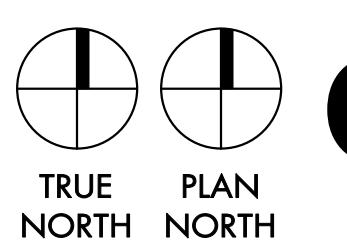
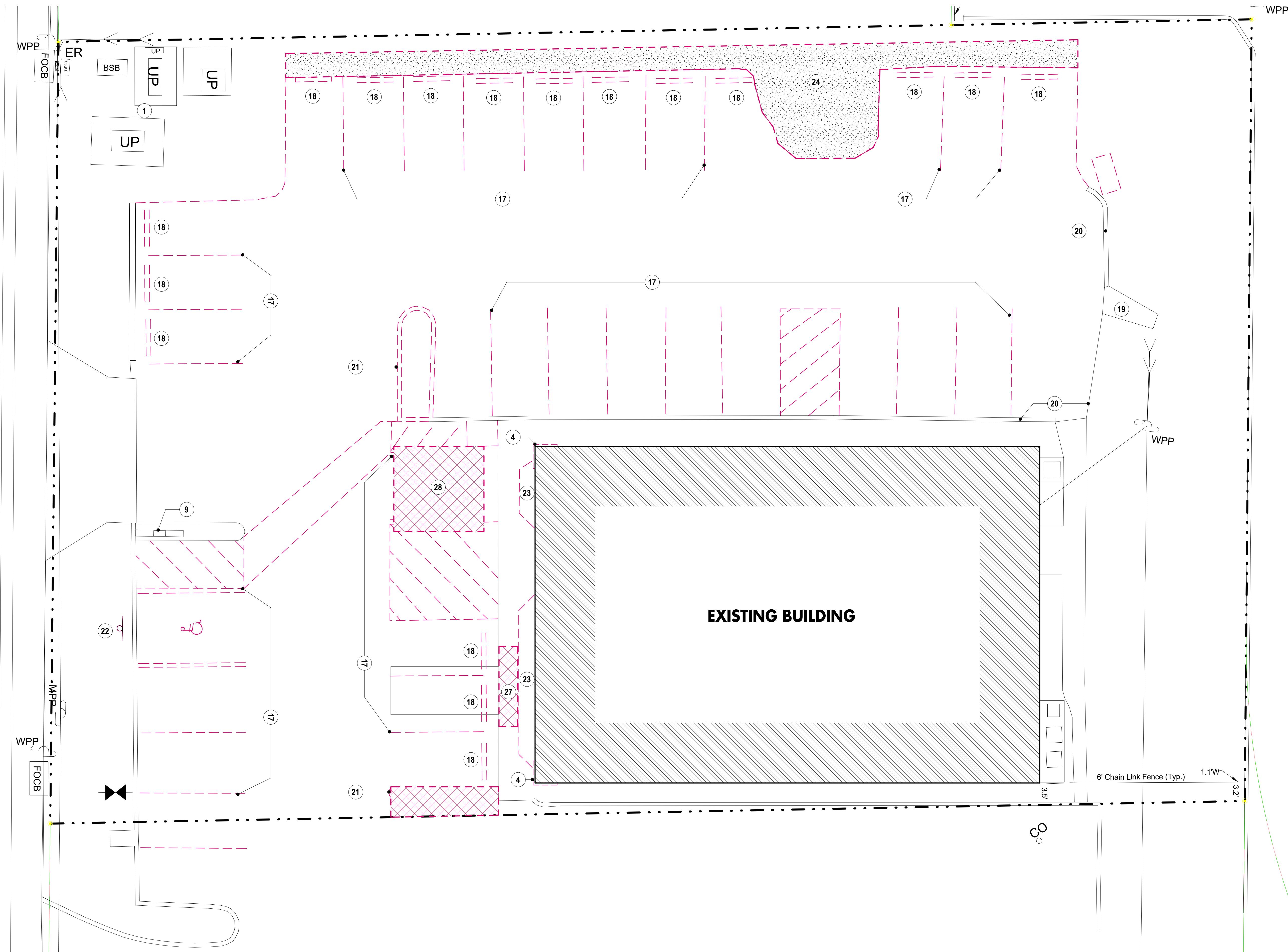
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DEMOLITION KEY NOTES

- 1 EXISTING ELECTRICAL EQUIPMENT AND PAD TO REMAIN.
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- 3 REMOVE EXISTING PLUMBING FIXTURE AND RETURN TO GENERAL CONTRACTOR. CAP AND REMOVE ALL ASSOCIATED PIPING ABOVE CEILING, IN WALLS, AND BELOW SLAB THAT WILL NO LONGER BE USED.
- 4 REMOVE EXISTING STONE CLADDING IN ITS ENTIRETY.
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- 28 REMOVE SECTION OF ASPHALT PARKING LOT FOR NEW LANDSCAPE PLANTER. REF: NEW CONSTRUCTION DRAWINGS FOR EXTENTS.



01

EXISTING/DEMOLITION -  
ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND RELATED ITEMS REQUIRED TO COMPLETE THE DEMOLITION WORK AS INDICATED BY THE CONTRACT DOCUMENTS.
2. REMOVE ALL BUILDING PARTS AND/OR OTHER ITEMS AS REQUIRED TO ALLOW FOR THE INSTALLATION OF THE NEW WORK, INCLUDING REMOVAL OF SUCH EXISTING MECHANICAL AND/OR ELECTRICAL EQUIPMENT, FIXTURES, PIPING, CONDUIT, WIRE, ETC., NOT REQUIRED IN CONNECTION WITH THE WORK.
3. THE DEMOLITION DRAWINGS INDICATE BUILDING CONDITIONS PER EXISTING DRAWINGS. THE CONTRACTOR SHALL ANTICIPATE POSSIBLE DIFFERENCES FROM THESE DRAWINGS. REFER TO DRAWINGS AND DETAILS FOR EXTENT OF DEMOLITION.
4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL DEMOLITION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATION OF ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
5. ANY QUESTIONS CONCERNING OWNERSHIP OF SALVAGEABLE MATERIAL SHALL BE ANSWERED BY THE OWNER.
6. THE CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES AND INSPECTIONS REQUIRED FOR THE EXECUTION OF THE WORK.
7. PROTECT ALL EXISTING FINISHES, DOOR FRAMES, EQUIPMENT AND MATERIALS THAT ARE NOTED TO REMAIN IN PLACE.
8. TAKE SPECIAL PRECAUTIONS TO PROTECT EXISTING ITEMS AND MATERIALS THAT ARE TO BE REUSED DURING THEIR REMOVAL, HANDLING, AND STORAGE.
9. REPLACE ALL ITEMS TO BE REUSED IF THEY ARE DAMAGED AND CANNOT BE REPAIRED TO THE SATISFACTION OF THE ARCHITECT.
10. PROTECT ACCESS TO OCCUPIED SPACES FOR CONTINUOUS OPERATION.
11. COORDINATE ALL WORK WITH THE OWNER IN ORDER TO AVOID INTERFERING WITH THE OWNER'S OPERATION.
12. REMOVAL OF THE BUILDING PARTS SHALL BE PERFORMED IN A SAFE, ORDERLY, AND CAREFUL MANNER, WITH CONSIDERATION AT ALL TIMES FOR THE SAFETY AND WELFARE OF THE PUBLIC, TENANTS, AND PERSONNEL OF THE CONTRACTOR AND/OR SUBCONTRACTOR.
13. MAINTAIN THE UTILITIES TO OCCUPIED SPACES AT ALL TIMES DURING BUSINESS HOURS.
14. AREAS INVOLVED SHALL BE KEPT CLEAN DURING WORKING HOURS AND SHALL BE SWEEP BROOM CLEAN AT THE END OF EACH WORK DAY.
15. ALL UNSALVAGEABLE MATERIALS DEVELOPED DUE TO THIS DEMOLITION SHALL BECOME THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS NOTED OTHERWISE.
16. METHODS OF HANDLING MATERIALS, RUBBISH, AND/OR DEBRIS SHALL BE SUCH THAT THE SCATTERING OF DUST SHALL BE HELD TO A MINIMUM.
17. TRUCKS AND/OR OTHER FORMS OF TRANSPORTATION USED FOR HAULING MATERIALS, TRASH AND/OR DEBRIS FROM THE SITE SHALL BE SUCH THAT NO MATERIALS, TRASH OR DEBRIS IS DROPPED OR SCATTERED ALONG THE ROUTE OF TRAVEL EITHER ON SITE OR AFTER LEAVING THE SITE.
18. THE CONTRACTOR SHALL REMOVE EXISTING FINISHES AS REQUIRED FOR THE INSTALLATION OF NEW FINISHES AND THE CONTRACTOR SHALL PREPARE THESE SURFACES TO RECEIVE THE NEW FINISHES.
19. COMPLY WITH NFPA CODE 241, "BUILDING CONSTRUCTION AND DEMOLITION OPERATIONS", ANSI/AI STANDARDS FOR "SAFETY REQUIREMENTS FOR CONSTRUCTION AND DEMOLITION", NECA ELECTRICAL DESIGN LIBRARY "TEMPORARY ELECTRICAL FACILITIES" AND "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" OF THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA.
20. MATERIALS NOT REINCORPORATED INTO THE WORK AND NOT INDICATED TO BE SALVAGED BY PROPERTY MANAGEMENT SHALL BE REMOVED FROM PREMISES ON A REGULAR BASIS AND DISPOSED OF IN A LEGAL MANNER.
21. SERVICE CONNECTIONS SHALL BE SAFELY REMOVED, CAPPED OR PLUGGED IN CONFORMITY WITH LOCAL LAWS AND ORDINANCES, REQUIREMENTS OF PUBLIC UTILITY COMPANIES, AND THE NATIONAL BOARD OF FIRE UNDERWRITERS, AND IN SUCH A MANNER AS NOT TO INTERFERE WITH THE USE OF THE OCCUPIED SPACES IN THE BUILDING.
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- NEW CONSTRUCTION
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SODO MOSAIC SALON

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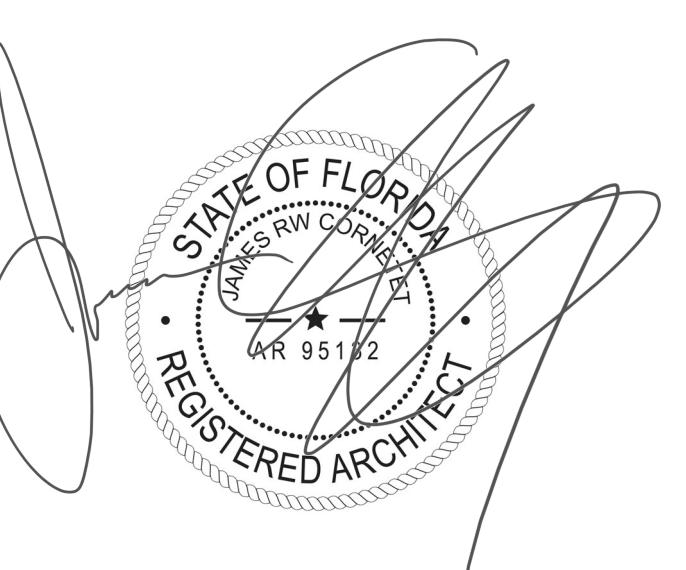
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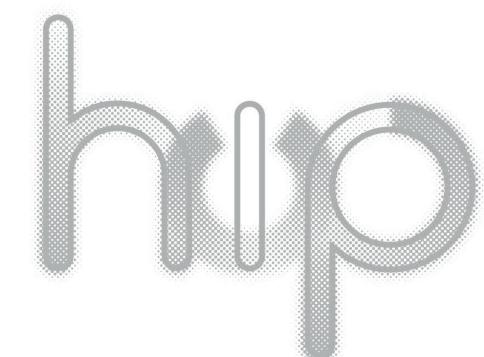
CITY OF  
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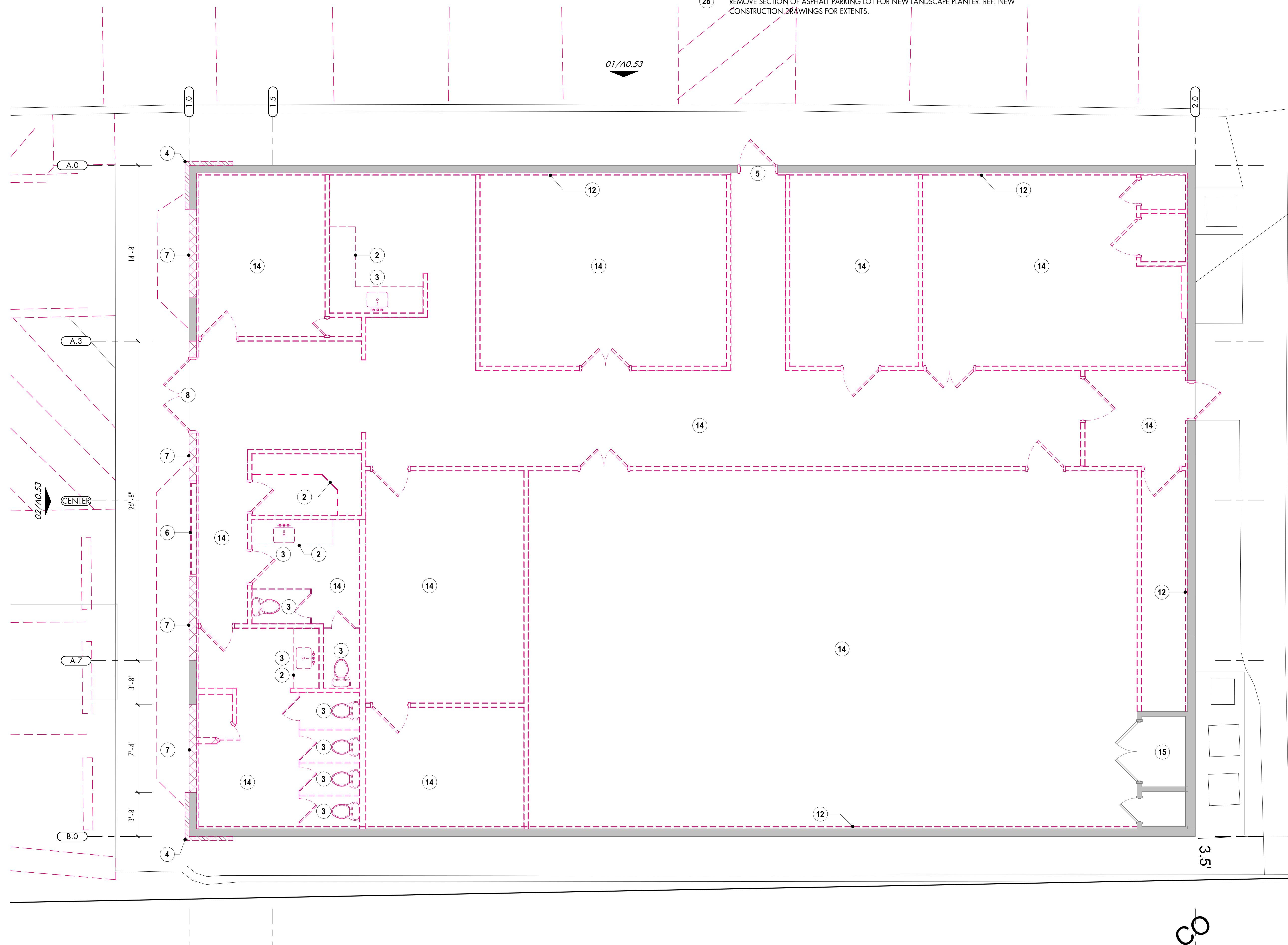
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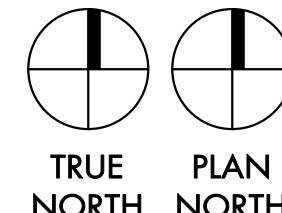


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LEVEL 1 - EXISTING/  
DEMOLITION FLOOR PLAN

01



SCALE: 1/4" = 1'-0"

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## DEMOLITION LEGEND

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- AREA NOT INCLUDED IN SCOPE OF WORK

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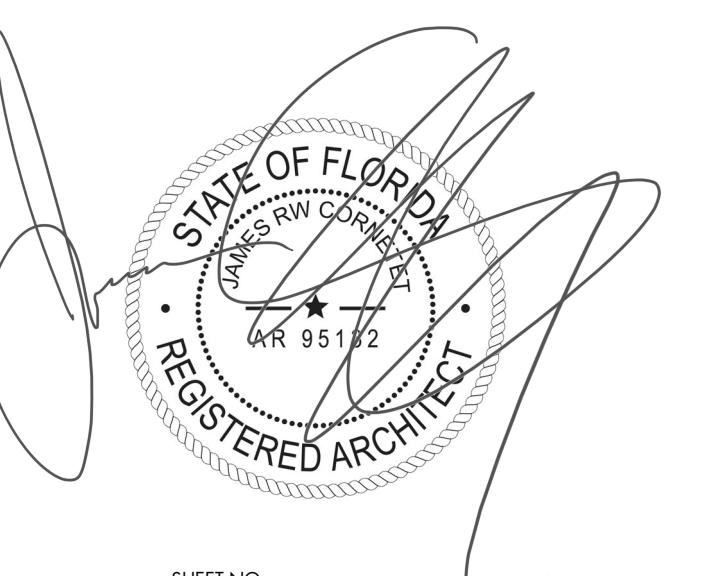
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CITY OF  
EDGEWOOD SITE  
PLAN  
SUBMISSIONEXISTING/DEMOLITION  
FLOOR PLAN

SHEET NO.

A0.51

RECEIVED

2/3/2026

CITY OF EDGEWOOD

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## GENERAL DEMOLITION NOTES

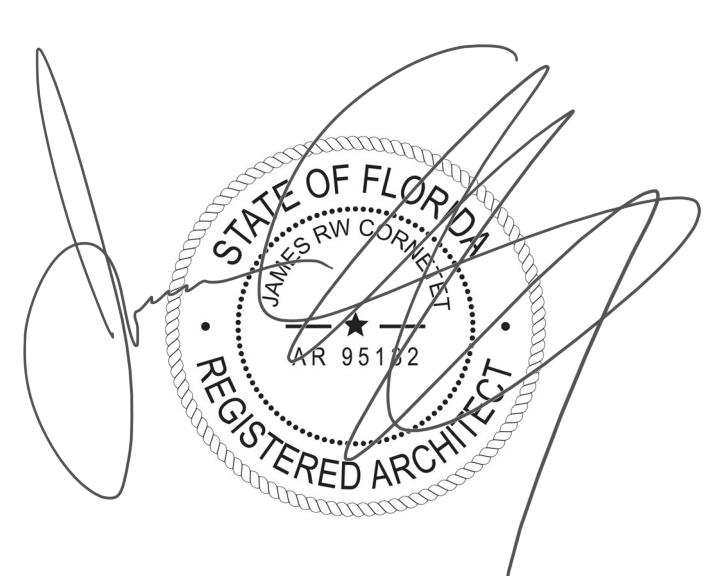
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- PROTECT ACCESS TO OCCUPIED SPACES FOR CONTINUOUS OPERATION.
- COORDINATE ALL WORK WITH THE OWNER IN ORDER TO AVOID INTERFERING WITH THE OWNER'S OPERATION.
- REMOVAL OF THE BUILDING PARTS SHALL BE PERFORMED IN A SAFE, ORDERLY, AND CAREFUL MANNER, WITH CONSIDERATION AT ALL TIMES FOR THE SAFETY AND WELFARE OF THE PUBLIC, TENANTS, AND PERSONNEL OF THE CONTRACTOR AND/OR SUBCONTRACTOR.
- MAINTAIN THE UTILITIES TO OCCUPIED SPACES AT ALL TIMES DURING BUSINESS HOURS.
- AREAS INVOLVED SHALL BE KEPT CLEAN DURING WORKING HOURS AND SHALL BE SWEEP BROOM CLEAN AT THE END OF EACH WORK DAY.
- ALL UNSALVAGEABLE MATERIALS DEVELOPED DUE TO THIS DEMOLITION SHALL BECOME THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS NOTED OTHERWISE.
- METHODS OF HANDLING MATERIALS, RUBBISH, AND/OR DEBRIS SHALL BE SUCH THAT THE SCATTERING OF DUST SHALL BE HELD TO A MINIMUM.
- TRUCKS AND/OR OTHER FORMS OF TRANSPORTATION USED FOR HAULING MATERIALS, TRASH AND/OR DEBRIS FROM THE SITE SHALL BE SUCH THAT NO MATERIALS, TRASH OR DEBRIS IS DROPPED OR SCATTERED ALONG THE ROUTE OF TRAVEL EITHER ON SITE OR AFTER LEAVING THE SITE.
- THE CONTRACTOR SHALL REMOVE EXISTING FINISHES AS REQUIRED FOR THE INSTALLATION OF NEW FINISHES AND THE CONTRACTOR SHALL PREPARE THESE SURFACES TO RECEIVE THE NEW FINISHES.
- COMPLY WITH NFPA CODE 241, "BUILDING CONSTRUCTION AND DEMOLITION OPERATIONS", ANSI/AI/AI.10 SERIES STANDARDS FOR "SAFETY REQUIREMENTS FOR CONSTRUCTION AND DEMOLITION", NECA ELECTRICAL DESIGN LIBRARY "TEMPORARY ELECTRICAL FACILITIES" AND "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" OF THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA.
- MATERIALS NOT REINCORPORATED INTO THE WORK AND NOT INDICATED TO BE SALVAGED BY PROPERTY MANAGEMENT SHALL BE REMOVED FROM PREMISES ON A REGULAR BASIS AND DISPOSED OF IN A LEGAL MANNER.
- SERVICE CONNECTIONS SHALL BE SAFELY REMOVED, CAPPED OR PLUGGED IN CONFORMITY WITH LOCAL LAWS AND ORDINANCES, REQUIREMENTS OF PUBLIC UTILITY COMPANIES, AND THE NATIONAL BOARD OF FIRE UNDERWRITERS, AND IN SUCH A MANNER AS NOT TO INTERFERE WITH THE USE OF THE OCCUPIED SPACES IN THE BUILDING.
- ABANDONED TELE/DATA CABLEING SHALL BE REMOVED.
- INES SUCH AS WATER, SEWER, OR SIMILAR UTILITIES THAT ARE TO BE ABANDONED SHALL BE CAPPED OR PLUGGED AS NECESSARY IN AN APPROVED MANNER.
- REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION.
- ALL EXISTING DIMENSIONS TO BE FIELD VERIFIED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- REMOVE ALL EXTERIOR & INTERIOR FINISHES. DEMOLISH TO WOOD STUD CONSTRUCTION.

## ARCHITECT

HIP.HOP.DESIGN STUDIO, LLC  
JAMES CORNETTE  
PO BOX 2422  
ROUND ROCK, TX 78680  
740.525.2268  
LICENSE NO: #AR95132

SODO MOSAIC SALON  
4901 SOUTH ORANGE AVE.  
ORLANDO FLORIDA 32806

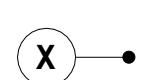
REVISION NO. DESCRIPTION DATE

CURRENT REVISION ISSUE DATE:  
2026.02.02ORIGINAL SHEET ISSUE DATE:  
2026.02.02  
ISSUE  
CITY OF  
EDGEWOOD SITE  
PLAN  
SUBMISSIONSHEET TITLE:  
EXISTING/DEMOLITION  
ELEVATIONS

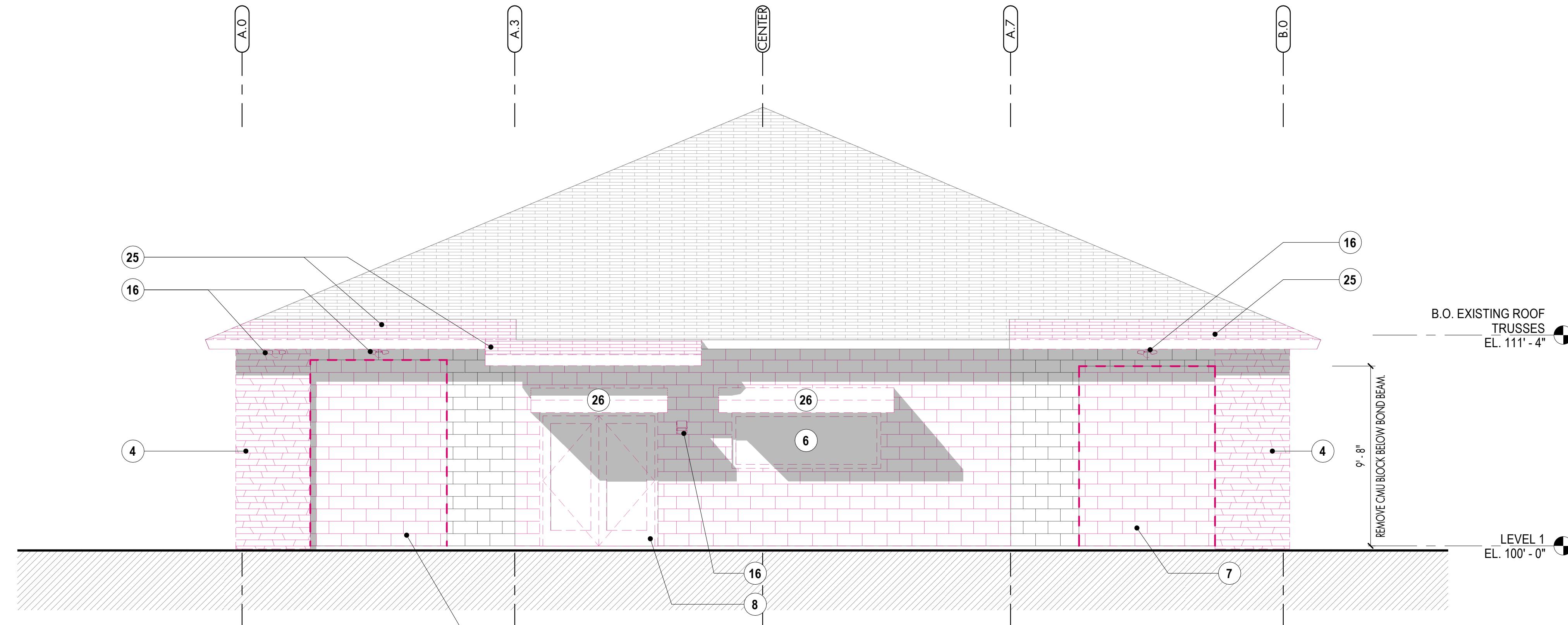
SHEET NO.

A0.53

## DEMOLITION KEY NOTES

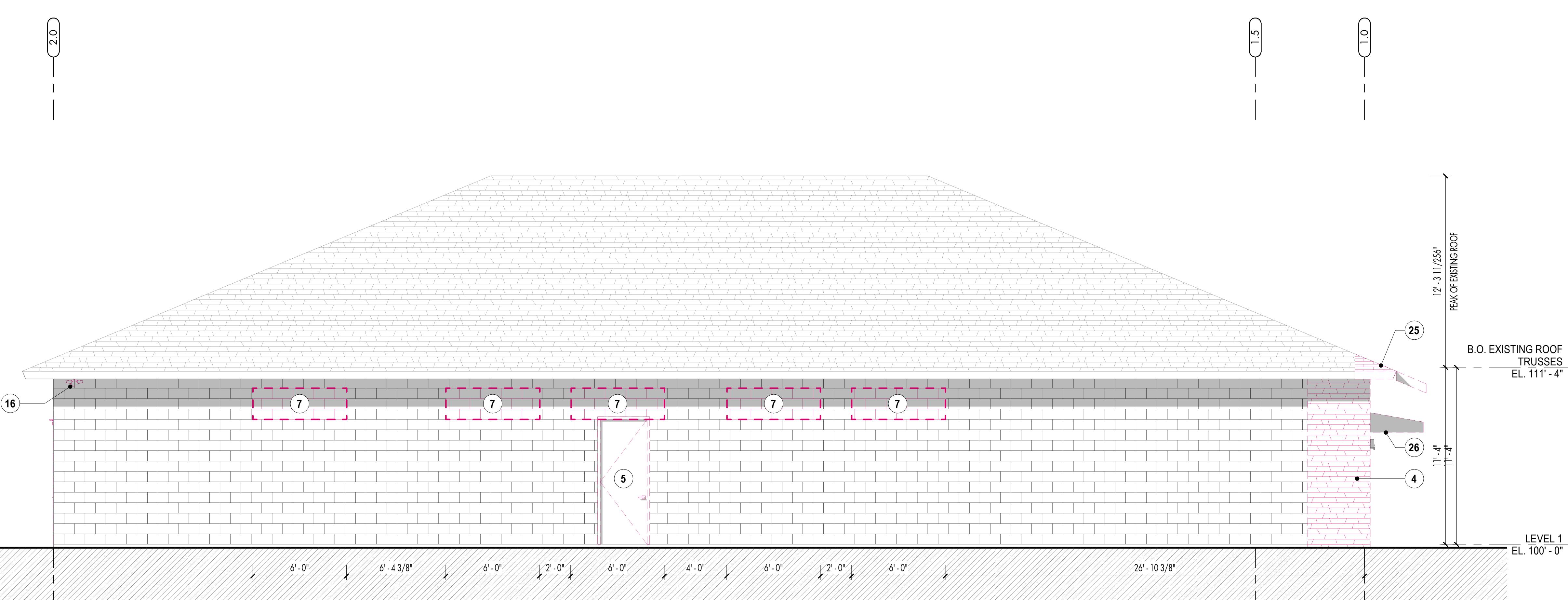


- EXISTING ELECTRICAL EQUIPMENT AND PAD TO REMAIN.
- REMOVE EXISTING COUNTER AND MILLWORK IN ITS ENTIRETY.
- REMOVE EXISTING PLUMBING FIXTURE AND RETURN TO GENERAL CONTRACTOR. CAP AND REMOVE ALL ASSOCIATED PIPING ABOVE CEILING, IN WALLS, AND BELOW SLAB THAT WILL NO LONGER BE USED.
- REMOVE EXISTING STONE CLADDING IN ITS ENTIRETY.
- REMOVE EXISTING EXTERIOR DOOR IN ITS ENTIRETY. INFILL OPENING W/ CMU BLOCK, REF: STRUCTURAL.
- REMOVE EXISTING WINDOW IN ITS ENTIRETY.
- REMOVE EXISTING CMU BLOCK WALL, PER EXTENTS IDENTIFIED IN ELEVATIONS AND FLOOR PLAN. REF: STRUCTURAL ENGINEER DRAWINGS.
- REMOVE EXISTING STOREFRONT DOOR IN ITS ENTIRETY.
- EXISTING POLE SIGN TO REMAIN.
- REMOVE EXISTING LIGHT FIXTURE IN ITS ENTIRETY. CAP EXISTING J-BOX AND WIRING FOR NEW LIGHT FIXTURE.
- REMOVE EXISTING CEILING FINISH AND LIGHT FIXTURES.
- REMOVE DRYWALL FURROW AT PERIMETER OF EXTERIOR WALL.
- REMOVE EXISTING NON-LOADBEARING WALL IN ITS ENTIRETY.
- EXISTING CONCRETE FLUME TO REMAIN.
- EXISTING CONCRETE CURB TO REMAIN.
- REMOVE EXIT ISLAND IN ITS ENTIRETY AND CONSTRUCT NEW LANDSCAPE ISLAND. REF: NEW CONSTRUCTION SITE PLAN FOR EXTENTS.
- EXISTING PARKING SIGN TO BE REMOVED IN ITS ENTIRETY.
- REMOVE EXISTING LANDSCAPE PLANTER IN ITS ENTIRETY.
- REMOVE OVERGROWN VEGETATION FROM EDGE OF PARKING LOT. RESTORE DAMAGED PARKING LOT PER ORIGINAL CONDITION. SEE NEW CONSTRUCTION SITE PLAN FOR DIMENSIONS.
- EXISTING MECHANICAL EQUIPMENT TO REMAIN.
- CUT BACK EVE OVERHANG FOR NEW PARAPET CONSTRUCTION. REF: NEW CONSTRUCTION PLANS AND STRUCTURAL DRAWINGS.
- ALL STRIPING TO BE REMOVED.
- REMOVE FABRIC AWNING IN ITS ENTIRETY.
- REMOVE SECTION OF CONCRETE SIDEWALK FOR NEW ADA RAMP. REF: NEW CONSTRUCTION DRAWINGS FOR EXTENTS.
- REMOVE SECTION OF ASPHALT PARKING LOT FOR NEW LANDSCAPE PLANTER. REF: NEW CONSTRUCTION DRAWINGS FOR EXTENTS.
- WHEELTOPS TO BE SALVAGED AND RE-USED FOR NEW STRIPING PLAN.
- REMOVE CMU BLOCK BELOW B.O. ROOF BEAM.



**02** EXISTING/DEMOLITION - WEST ELEVATION

SCALE: 1/4" = 1'-0"



**01** EXISTING/DEMOLITION - NORTH ELEVATION

SCALE: 1/4" = 1'-0"

## DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR AND FRAME TO BE REMOVED
- AREA NOT INCLUDED IN SCOPE OF WORK

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2/3/2026

CITY OF EDGEWOOD



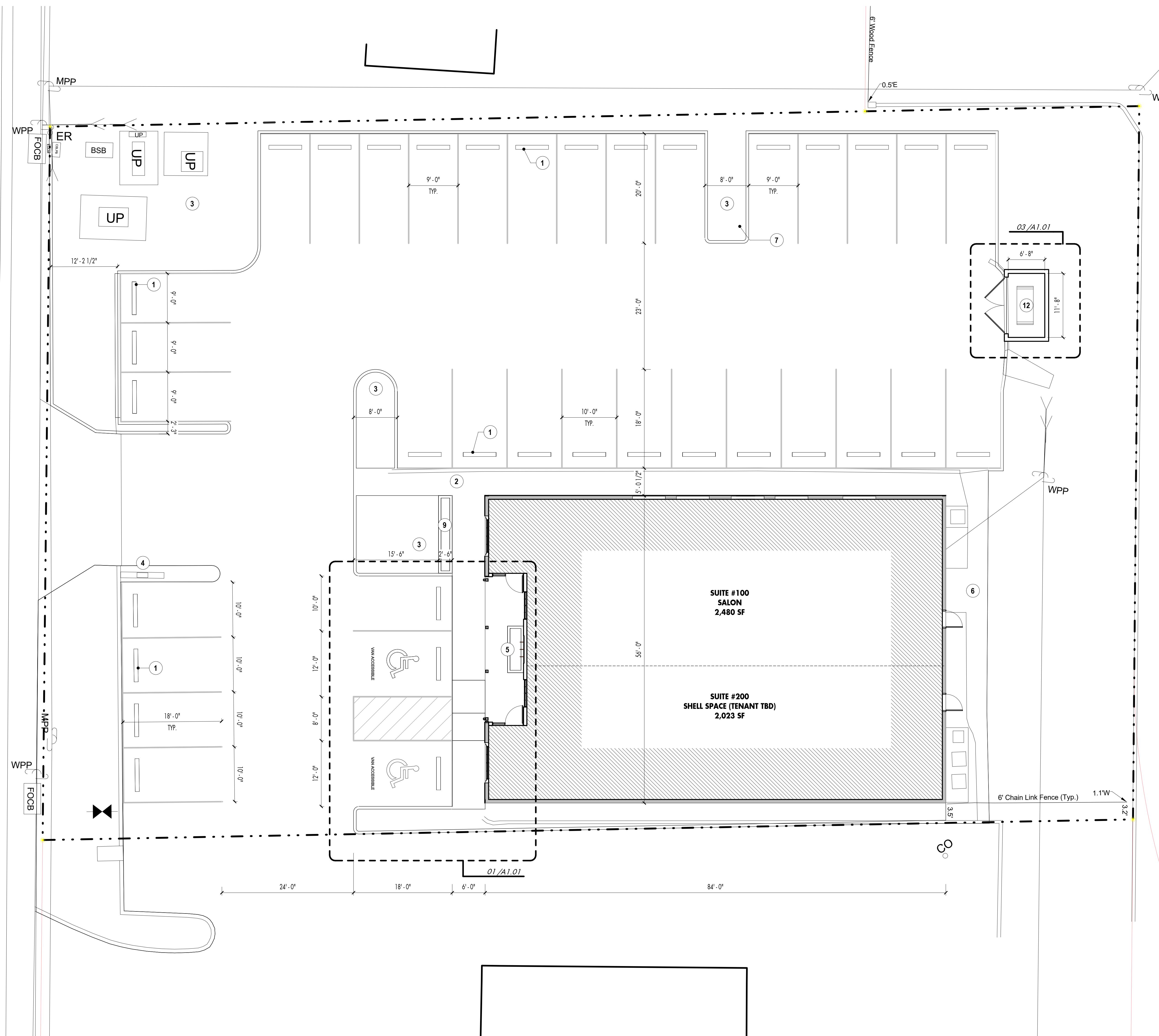
## SITE KEY NOTES

- ① RE-USE SALVAGED WHEEL STOP, NEW PRECAST PARKING STOPS WHERE NEEDED, TYP.
- ② ROCK SALT FINISH FOR ALL CONCRETE SIDEWALKS. LEAVE CEDAR FORMS IN PLACE AT ALL CONTROL JOINTS IN SIDEWALK.
- ③ LANDSCAPED AREA.
- ④ EXISTING POLE SIGN.
- ⑤ NEW WATER FOUNTAIN.
- ⑥ EXISTING SIDEWALK.
- ⑦ STUCCO SLURRY, DIRECT APPLIED TO CMU WALL. COLOR: CRYSTAL WHITE
- ⑧ STEEL FRAMED GATE, W/ SELF CLOSING HINGES CLAD IN IPE BRAZILIAN WALNUT TREX.
- ⑨ 16" RAISED LANDSCAPE PLANTER, CONSTRUCTED W/ 4" CMU BLOCK. STUCCO SLURRY, DIRECT APPLIED TO CMU WALL. COLOR: CRYSTAL WHITE PROVIDE IRRIGATION AND DRAINAGE WEEPS.
- ⑩ PROVIDE MAXIMUM 2% CROSS-SLOPE AT ALL NEW FLATWORK.
- ⑪ 2-CUBIC YARD DUMPSTER.

## ARCHITECT

HIP.HOP.DESIGN STUDIO, LLC  
JAMES CORNETTE  
PO BOX 2422  
ROUND ROCK, TX 78680  
740.525.2268

LICENSE NO: #AR95132



PARKING SCHEDULE		
PARKING STALL TYPE	COUNT	PERCENTAGE
9'-0" x 20'-0" (24' AISLE) - Standard COE	17	49%
10'-0" x 18'-0" (24' AISLE) - Standard COE	16	46%
12'-0" x 18'-0" (27' AISLE) - HC COO	1	3%
12'-0" x 18'-0" (27' AISLE) - HC Van_Aisle Right COO	1	3%
GRAND TOTAL:	35	100%

**SODO MOSAIC SALON**  
4901 SOUTH ORANGE AVE.  
ORLANDO FLORIDA 32806

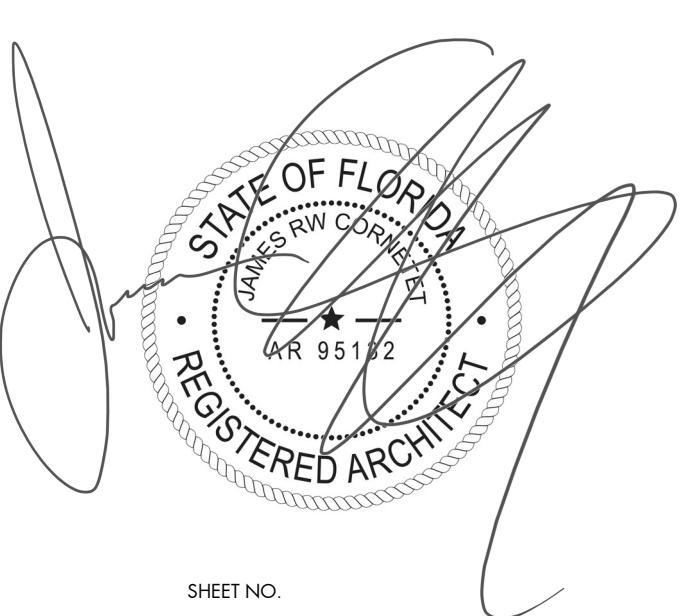
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ORIGINAL SHEET ISSUE DATE:  
2026.02.02

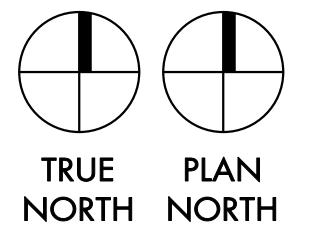
ISSUE

**CITY OF  
EDGEWOOD SITE  
PLAN  
SUBMISSION**

SHEET TITLE  
**SITE PLAN**

SHEET NO.

A1.00



**01** NEW CONSTRUCTION -  
ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"

**SITE KEY NOTES**

- ① RE-USE SALVAGED WHEEL STOP, NEW PRECAST PARKING STOPS WHERE NEEDED, TYP.
- ② ROCK SALT FINISH FOR ALL CONCRETE SIDEWALKS. LEAVE CEDAR FORMS IN PLACE AT ALL CONTROL JOINTS IN SIDEWALK.
- ③ LANDSCAPED AREA.
- ④ EXISTING POLE SIGN.
- ⑤ NEW WATER FOUNTAIN.
- ⑥ EXISTING SIDEWALK.
- ⑦ STUCCO SLURRY, DIRECT APPLIED TO CMU WALL. COLOR: CRYSTAL WHITE.
- ⑧ STEEL FRAMED GATE, W/ SELF CLOSING HINGES CLAD IN IPE BRAZILIAN WALNUT TREX.
- ⑨ 16" RAISED LANDSCAPE PLANTER, CONSTRUCTED W/ 4" CMU BLOCK. STUCCO SLURRY, DIRECT APPLIED TO CMU WALL. COLOR: CRYSTAL WHITE PROVIDE IRRIGATION AND DRAINAGE WEEPS.
- ⑩ PROVIDE MAXIMUM 2% CROSS-SLOPE AT ALL NEW FLATWORK.
- ⑪ 2-CUBIC YARD DUMPSTER.

**ARCHITECT**

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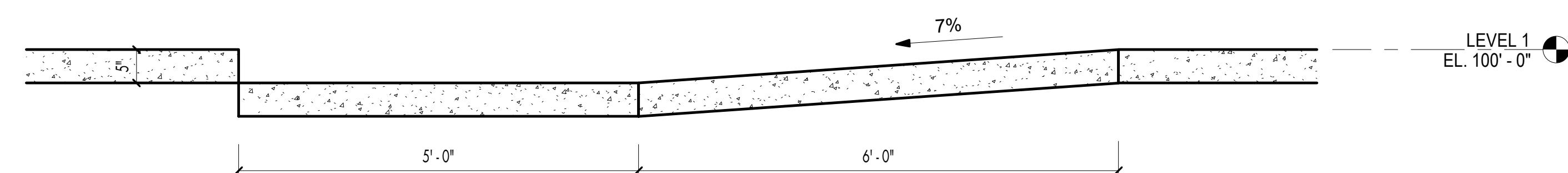
**CITY OF EDGEWOOD**

**SODO MOSAIC SALON**

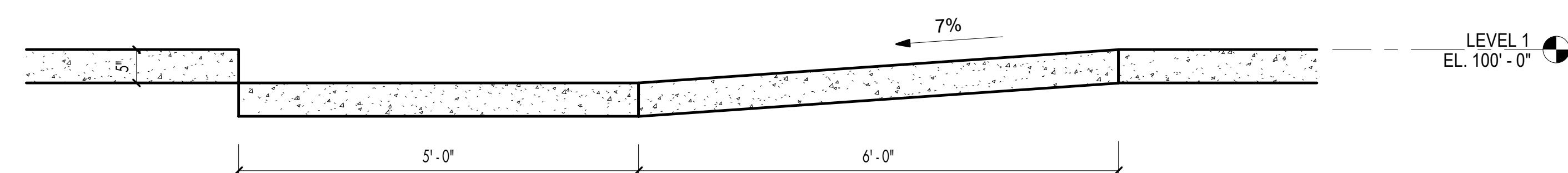
4901 SOUTH ORANGE AVE.  
ORLANDO FLORIDA 32806

**01 SITE PLAN ADA RAMP DETAIL**

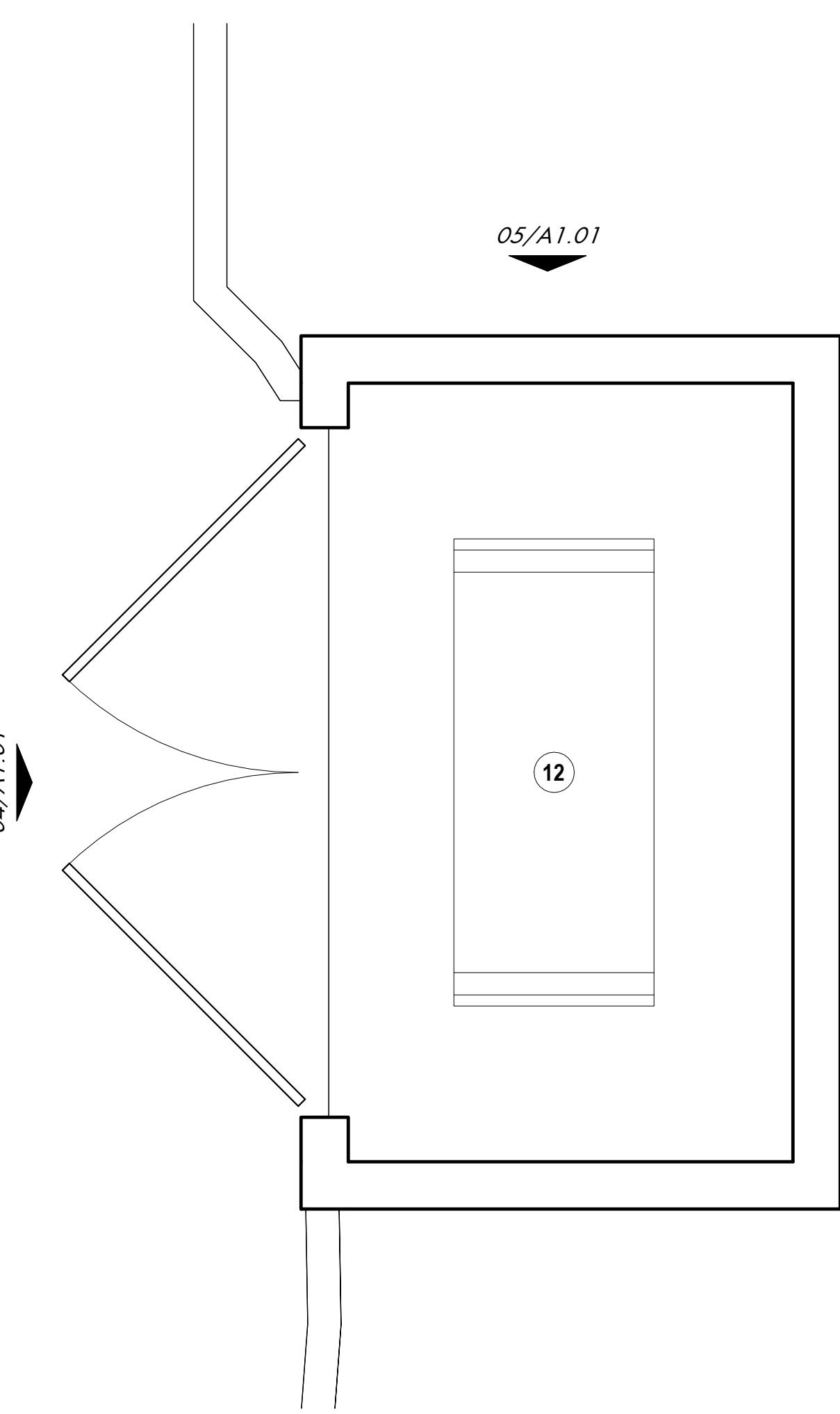
SCALE: 1/4" = 1'-0"


**02 SECTION THROUGH ADA PARKING RAMP**

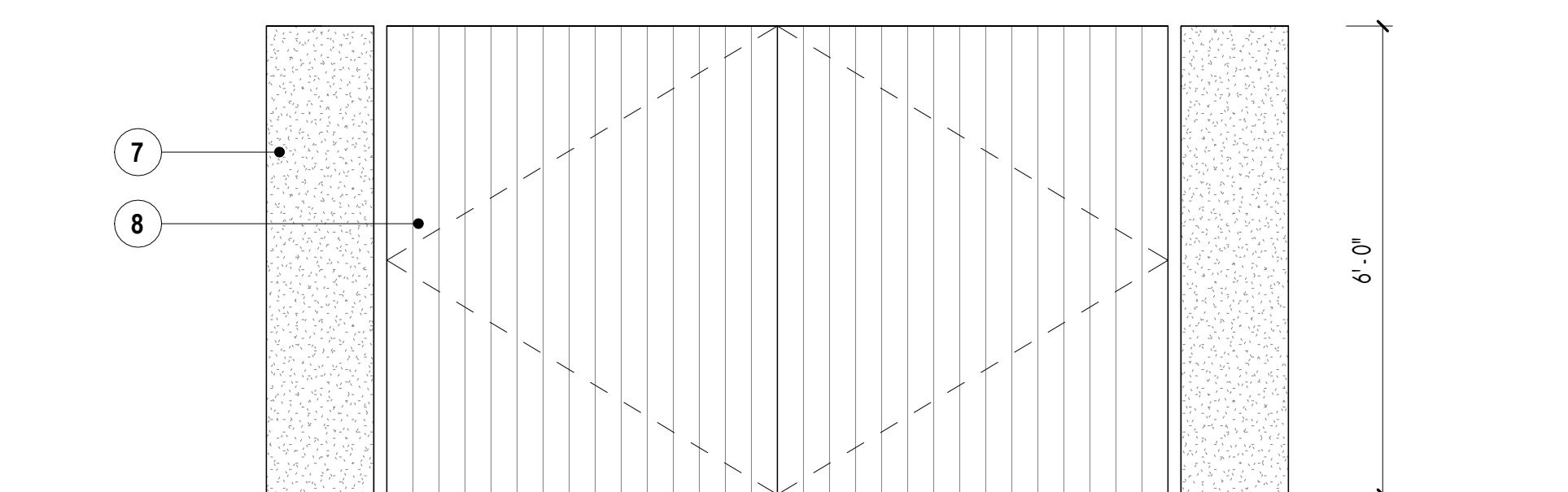
SCALE: 3/4" = 1'-0"


**03 ENLARGED FLOOR PLAN OF DUMPSTER ENCLOSURE**

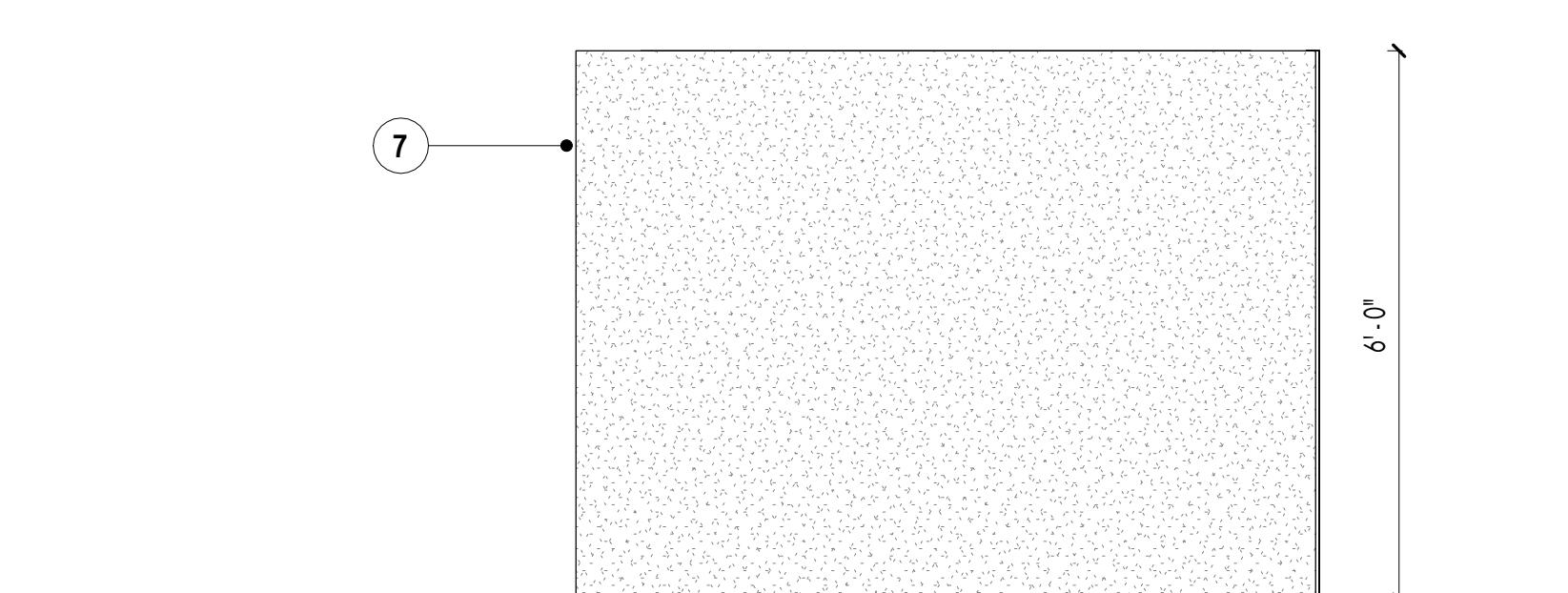
SCALE: 1/2" = 1'-0"


**04 DUMPSTER ENCLOSURE - FACING GATE**

SCALE: 1/2" = 1'-0"


**05 DUMPSTER ENCLOSURE - SIDE ELEVATION**

SCALE: 1/2" = 1'-0"



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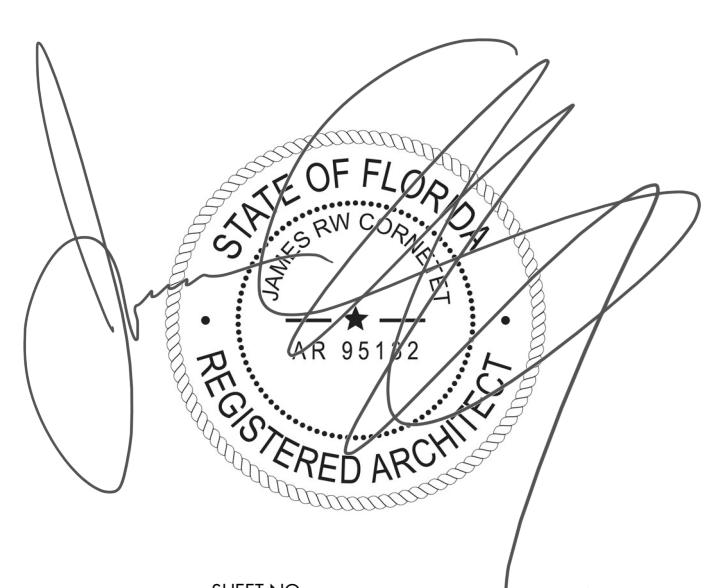
CURRENT REVISION ISSUE DATE

ORIGINAL SHEET ISSUE DATE: 2026.02.02

ISSUE

**CITY OF EDGEWOOD SITE PLAN SUBMISSION**

SHEET TITLE  
**SITE PLAN DETAILS**



**A1.01**

**ARCHITECT**

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JAMES CORNETTE  
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ROUND ROCK, TX 78680  
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**SODO MOSAIC SALON**

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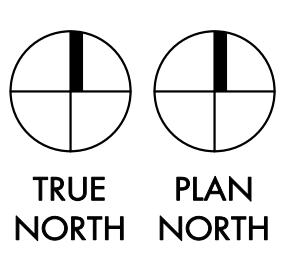
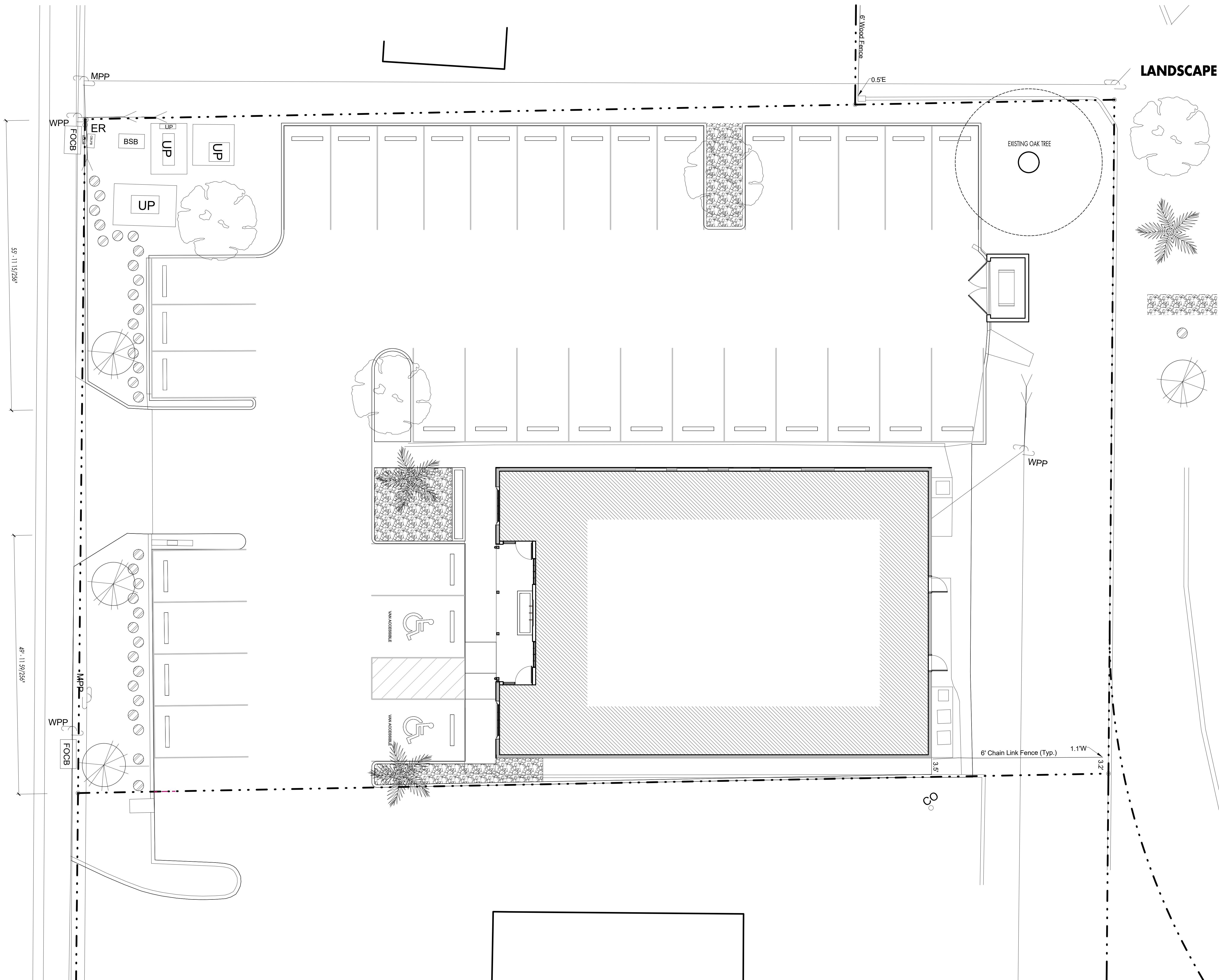
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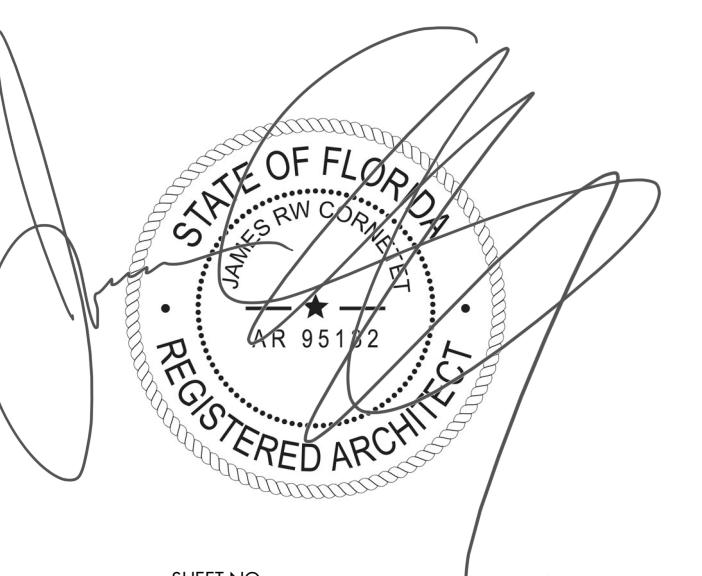
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**2026.02.02**

ISSUE  
**CITY OF  
EDGEWOOD SITE  
PLAN  
SUBMISSION**

SHEET TITLE  
**LANDSCAPE PLAN**


**01 LANDSCAPE PLAN**

SCALE: 1/8" = 1'-0"

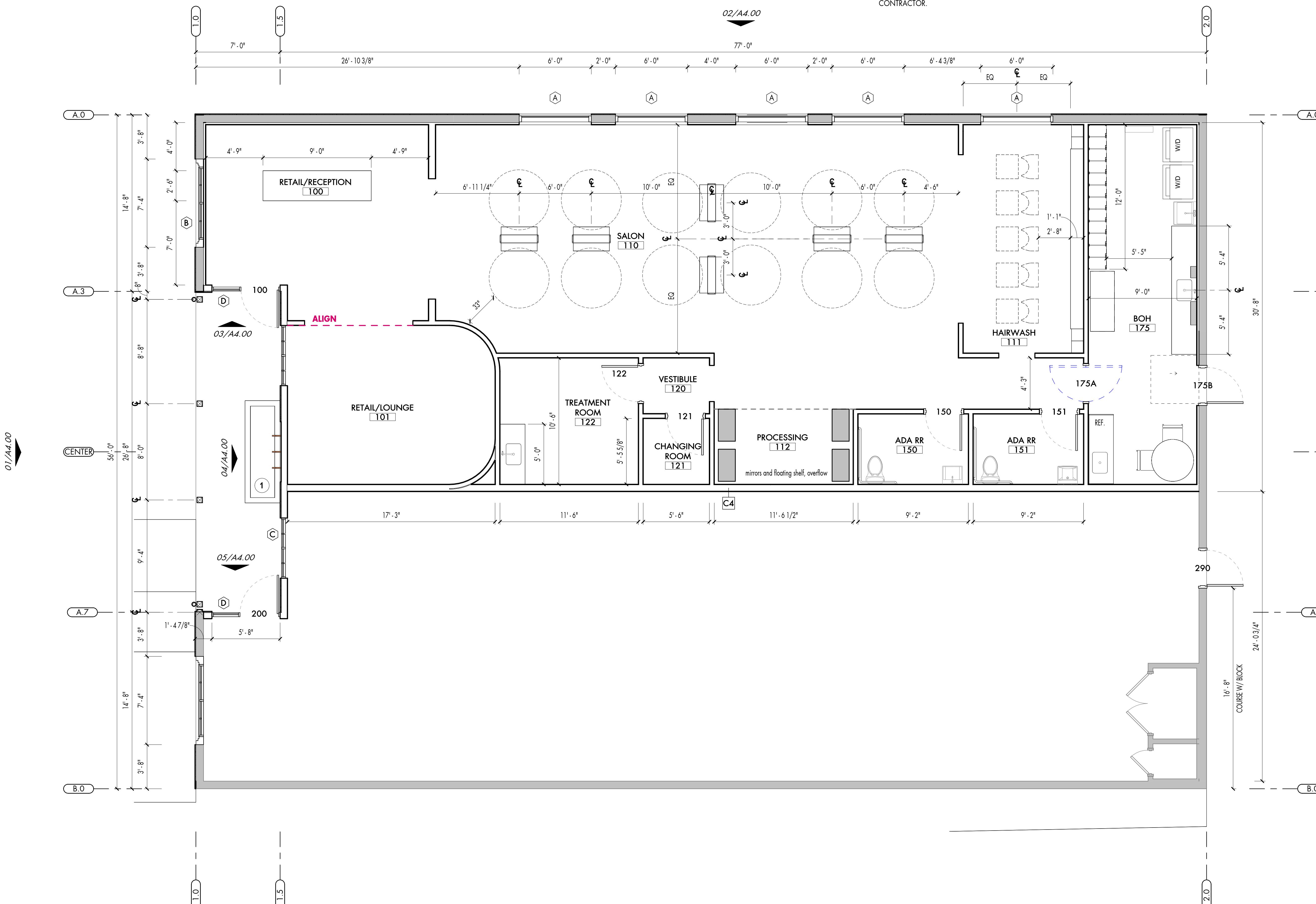


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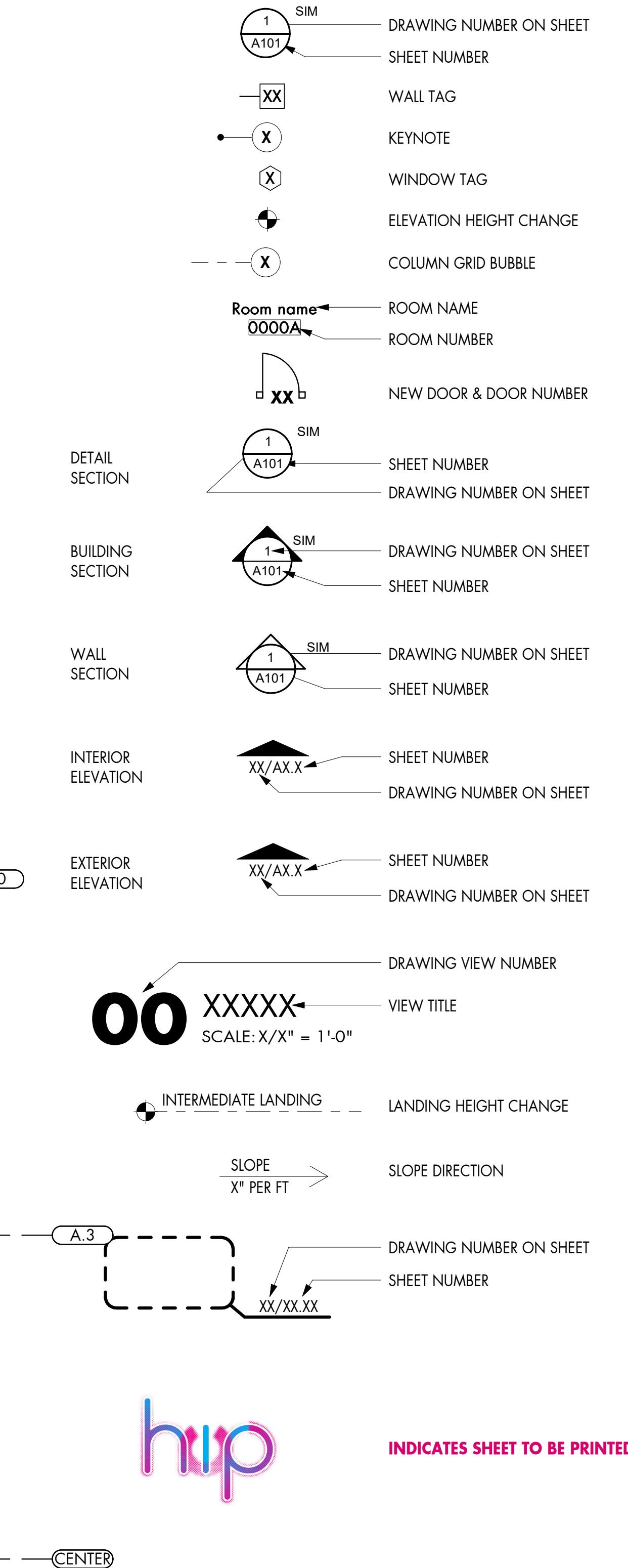
**A1.02**

**GENERAL NOTES**

1. REFER TO A5 SHEET SERIES FOR PARTITION TYPES.
2. REFER TO A9 SHEET SERIES FOR DOOR & FRAME TYPES & DOOR SCHEDULE
3. REFER TO SHEET A5.52 FOR TYPICAL BLOCKING & GYPSUM BOARD DETAILS.
4. DIMENSIONS ARE TO INSIDE FACE OF CURTAINWALL / STOREFRONT MULLIONS AND TO FACE OF GYPSUM BOARD AT INTERIOR LOCATIONS UNLESS NOTED OTHERWISE.
5. ALL DOOR FRAMES (HINGE SIDE) TO BE 4INCHES FROM ADJACENT PERPENDICULAR PARTITIONS, UNLESS NOTED OTHERWISE.
6. ALL PARTITIONS TO BE XX UNLESS NOTED OTHERWISE.
7. PROVIDE BACKFLOW PREVENTION AS REQUIRED BY THE LOCAL CROSS CONNECTION CONTROL DEPARTMENT STANDARDS WHERE NOT PROVIDED OR INADEQUATELY PROVIDED BY EQUIPMENT MANUFACTURER.
8. ALL OPERABLE WINDOWS ARE TO BE TIGHT-FITTING.
9. ALL DOORS TO BE TIGHT-FITTING AND SELF-CLOSING.
10. DRAIN LINES FROM CULINARY SINKS, ICE MACHINES, ICE STORAGE BINS AND WARE WASHING SINKS MUST BE PROVIDED WITH AT LEAST A ONE INCH AIR GAP, AND BE DRAINED TO AN APPROVED WASTEWATER DISPOSAL SYSTEM.
11. TRASH RECEPTACLES, DUMPSTERS, AND GREASE DISPOSAL CONTAINERS MUST BE PLACED ON A MACHINE LAID ASPHALT OR CONCRETE PAD.
12. ALL KITCHEN & BAR EQUIPMENT LISTED IN SCHEDULE TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR.



01  
TRUE PLAN  
NORTH NORTH  
NEW CONSTRUCTION FLOOR  
PLAN  
SCALE: 1/4" = 1'0"

**SYMBOLS LEGEND**

**ARCHITECT**

HIP.HOP DESIGN STUDIO, LLC  
JAMES CORNETTE  
PO BOX 2422  
ROUND ROCK, TX 78680  
740.525.2268

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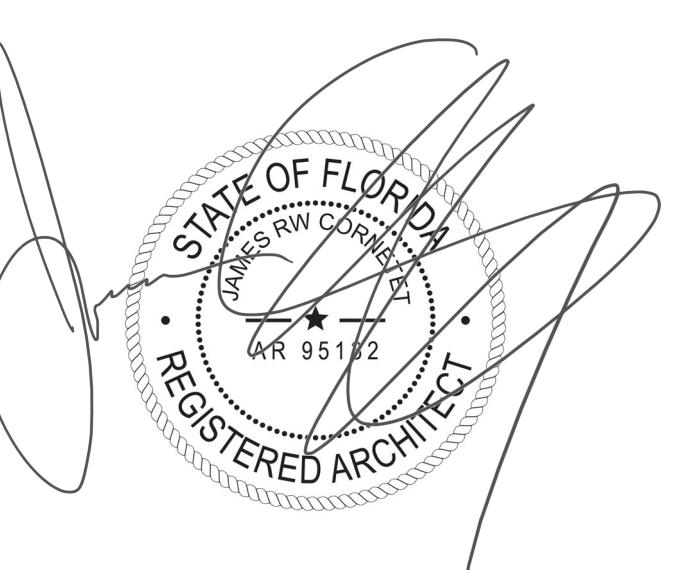
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**CITY OF  
EDGEWOOD SITE  
PLAN  
SUBMISSION**
**NEW CONSTRUCTION  
FLOOR PLAN**


Sheet No.  
A1.11





FACADE FACING SOUTH ORANGE AVENUE (DUSK)



FACADE FACING SOUTH ORANGE AVENUE (DUSK)



FACADE FACING SOUTH ORANGE AVENUE (DAY)



DETAIL VIEW OF FACADE FACING SOUTH ORANGE AVENUE (DAY)

**ARCHITECT**

HIP.HOP.DESIGN STUDIO, LLC  
JAMES CORNETET  
PO BOX 2422  
ROUND ROCK, TX 78680  
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**CITY OF EDGEWOOD**

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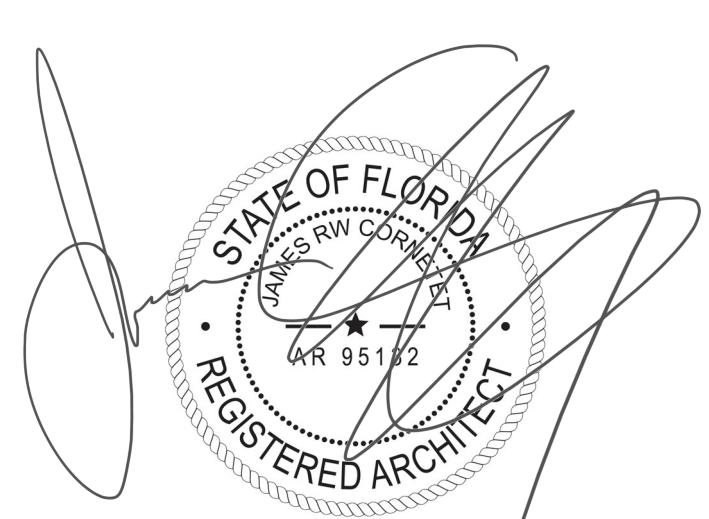
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ISSUE  
**CITY OF  
EDGEWOOD SITE  
PLAN  
SUBMISSION**

SHEET TITLE  
**EXTERIOR  
PERSPECTIVES**



SHEET NO.  
**A4.01**

# **Special Exception 2026-02: Thrive Salon Suites Tattooing**

CITY OF  
**EDGEWOOD**  
FOUNDED 1924

Date: February 13, 2026  
To: City Council  
From: Ellen Hardgrove, City Planning Consultant  
XC: Sandy Riffle, City Clerk  
Brett Sollazzo, Administrative & Permitting Manager  
Drew Smith, City Attorney  
Re: Special Exception Application for Tattoo Establishment at 5631 South Orange Avenue

**Property Zoning:** ECD (Edgewood Commercial District).

**Proposed Location:** Tenant space in Edgewood Isle Shopping Center See Exhibits 1 and 2

Exhibit 1



Exhibit 2 – Leased Space in Shopping Center



**Application Summary:** The proposed tattoo establishment is currently in operation within the requested location. This application for a Special Exception was submitted as a remedial action following a code enforcement discovery. The violation was identified during the City's review of the recent tattoo business request at the Holden/Orange strip center (4712 S. Orange Ave). Under the ECD zoning regulations, tattoo establishments are classified exclusively as a Special Exception use; to date, no such use has been approved for this location.

**Special Exception Approval Criteria:**

Approval of the special exception requires a finding that the use in the proposed location,

1. is consistent with the Comprehensive Plan and ECD Vision;
2. is compatible with the surrounding area; and
3. will not negatively impact property values or the level of service of public facilities.

The Zoning Code also requires that all activities in a tattoo establishment,

1. be conducted in accordance with applicable state statutes and regulations;
2. be between the hours of 8:00 am and 9:00 pm.

Furthermore, a new tattoo establishment shall not be located within 1,500 feet of an existing tattoo establishment as measured in a straight line from the nearest point of each lot or parcel.

**Planning and Zoning Board (P&Z) Recommendation:** P&Z recommended approval (4-0) of the special exception finding the requirements for a special exception approval have been met with one condition of approval to ensure consistency with the ECD Vision:

- The 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 applicant accepted this condition.

END



## APPLICATION FOR SPECIAL EXCEPTION

Reference: Code Sections 134-103 through 134-109

**REQUIRED FEES: \$750.00 Application Fee + Initial Pass-through Deposit (Ordinance 2013-01) to open up project account. Please note the application fee is non-refundable. Additional pass-through fees may be required throughout the project. If any pass-through balance remains at project completion, it will be reimbursed.**

**IMPORTANT:** A COMPLETE application with all required attachments must be submitted to City Staff 30 days before the next Planning & Zoning meetings. No application shall be deemed accepted unless it is complete and paid for. Notarized letter of authorization from Owner MUST be submitted if application is filed by anyone other than property owner. You can submit all documents electronically to [info@edgewood-fl.gov](mailto:info@edgewood-fl.gov).

Please type or print. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

New Special Exception Request      Amendment to Special Exception      Date SE granted:

Applicant Name: THRIVE STUDIO SUITES    Owner Name: SHANTE BUUGS

Email: CSGLOBALPARTNERSHIPS@GMAIL.COM

Phone: N/A    Phone: 407-607-2083

Property Address: 5631 S. ORANGE AVE ORLANDO, FL 32809

Legal Description: *W R Harney's Sub C/881/2 Comm Center Sec 24 Run N 921.51 FT W 30 FT to W R/W of St Rd 527 (North Bound) Nly along said R/W 124.75 FT to POB Th W 134.46 FT S 160 FT to N R/W of Hoffner Ave W 55 FT N 81.39 FT to N Line Lot 4 W along same 494.9 FT to E R/W of St Rd 527 (South Bound) NWly along said R/W 430 FT E 860 FT Sly to POB*

Property Zoning: Edgewood Central District (ECD)    Existing on site: SALON STUDIO SUITES

Surrounding Zoning Designations:

North: \_\_\_\_\_    South: \_\_\_\_\_    East: \_\_\_\_\_    West: \_\_\_\_\_

Section of Code Special Exception being requested: 134-467

Special Exception Request: To allow tattooing in Thrive Salon Studio Suites



## PROVIDE THE FOLLOWING INFORMATION WITH YOUR APPLICATION:

- 1) A signed and notarized Agent Authorization form if the applicant IS NOT the subject property owner.
- 2) Provide a Letter of Explanation which must outline the specifics of the proposed Special Exception request and include the justification for the subject request. If applicable, please include the following:
  - Summary of business operation including hours of operation, seating capacity, required parking and loading spaces, number of employees, number of anticipated clients/customers, site concerns that may impact adjacent properties, etc.
- 3) Each application for a Special Exception shall be accompanied by a site plan. Details of the site plan depend on what section of code you are requesting the Special Exception for. Please work with City Staff to confirm.
- 4) During the Special Exception review, City Staff may request the following information if applicable:
  - Detailed site plan, landscape plan, existing and/or proposed structures, septic systems, drain fields, easements, buffers, signage, fire lanes, driveways, etc.

The applicant hereby states that the above request for Special Exception does not violate any deed restrictions on the property. Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached.

Applicant Name: \_\_\_\_\_THRIVE STUDIO SUITES\_\_\_\_\_

Applicant Signature: Shante Buggs AS MANAGING MEMBER \_\_\_\_\_ Date: 1/26/26

Owner Name: \_\_\_\_\_SHANTE BUGGS\_\_\_\_\_

Owner Signature: Shante Buggs \_\_\_\_\_ Date: 1/26/26

## Office Use Only:

Received by: \_\_\_\_\_ Date Received: \_\_\_\_\_

Forwarded to: \_\_\_\_\_ Date Forwarded: \_\_\_\_\_

P&Z Meeting Date: \_\_\_\_\_ City Council Meeting Date: \_\_\_\_\_

Notes: \_\_\_\_\_

# LETTER OF EXPLANATION

## SPECIAL EXCEPTION PERMIT – TATTOO ESTABLISHMENT

City of Edgewood – Planning & Zoning / City Council  
405 Bagshaw Way  
Edgewood, FL 32809

**RE:** Special Exception Permit Request – Tattoo Establishment

**Business:** Thrive Studio Suites

**Location:** 5631 S, Orange Ave Orlando, FL 32809

**Applicant:** Thrive Studio Suites Management

This Letter of Explanation is submitted in support of a Special Exception application to permit licensed tattoo artist to operate within Thrive Studio Suites, a professional salon suite business located in the City of Edgewood, Florida. The proposed use is structured to maintain public safety, limit traffic impact, preserve professional standards, and remain compatible with surrounding commercial uses.

### **1. Nature of the Business & Proposed Use**

- Thrive Studio Suites operates as a professional business environment comprised of enclosed private suites for independent service providers.
- Each suite is approximately 100 square feet, creating an intimate, controlled, and discreet workspace for **ONE** licensed professional to operate business.
- Tattoo services will be performed within a single enclosed suite, not in any common or open-access area.
- The tattoo artist maintains an established clientele and operates primarily on an appointment-only basis.

### **2. Client Volume, Traffic & Parking Control**

- Only one client per suite is permitted to be serviced at any given time.
- Appointment-only scheduling limits unscheduled visits and regulates traffic flow.
- Tattoo appointments are staggered, reducing turnover and congestion.
- The proposed use aligns with similar low-traffic personal service operations that already operates at the location.

### **3. Hours of Operation**

- Monday–Sunday: 9:00 AM – 9:00 PM
- Operations will not occur outside City-regulated hours for tattoo establishments.

#### **4. Signage, Advertising & Exterior Appearance**

- No exterior signage, banners, flags, or on-site marketing related to tattoo services will be displayed.
- No alterations to the building exterior are proposed.
- All marketing and client communications will occur digitally and off-site.

#### **5. Professional Standards & Noise Control**

- All tenants are required to follow Thrive Studio Suites professional conduct standards.
- Noise levels are strictly controlled to maintain a professional environment.
- Tattoo services occur entirely within an enclosed private suite.

#### **6. Health, Safety & Regulatory Compliance**

- The tattoo artist will obtain and maintain all required Florida Department of Health licenses.
- All sanitation, sterilization, and infection-control standards will be strictly followed.
- Sharps and biohazard materials will be disposed of through approved methods.
- Licenses will be visibly displayed as required by Florida law.

#### **7. Zoning & Spacing Compliance**

- The proposed location complies with the City of Edgewood 1,500-foot spacing requirement from other tattoo establishments.
- Verification documentation will be provided as part of the application.

#### **8. Summary & Request**

- The proposed tattoo use is low-impact, appointment-based, and professionally managed.
- Private enclosed suites ensure discretion, safety, and compatibility with surrounding businesses.
- We respectfully request approval of the Special Exception Permit.

Thank you for your time and consideration. Please contact us should additional documentation be

required.

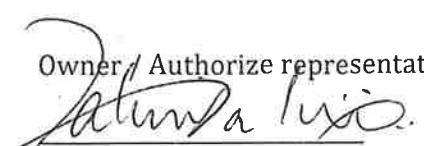
Sincerely,

**Thrive Studio Suites Management**  
Edgewood, Florida

## Owner Consent for Special Exception Application

Fourth Atlantic Gulf Property Investments LLC, as the owner of the property located at 5631 S. Orange Avenue, Orlando, Florida 32809, hereby agrees to allow Thrive Salon to apply for a Special Exception in connection with its use of the premises. This consent is given solely for the purpose of supporting Thrive Salon's application and does not otherwise modify or amend any existing lease or agreement between the parties.

Owner/ Authorize representative Signature:



Name: Salim Valliani

Title: Manager

Fourth Atlantic Gulf Property Investments LLC

Date: 02/05/2026

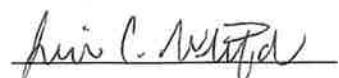
### Notary Acknowledgment

State of Florida

County of Orange

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of Feb., 2026, by  
Salim Valliani, as Manager of Fourth Atlantic Gulf Property Investments LLC, who is personally known to me or has produced \_\_\_\_\_ as identification.

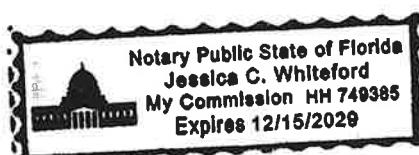
Notary Public, State of Florida



Printed Name: \_\_\_\_\_

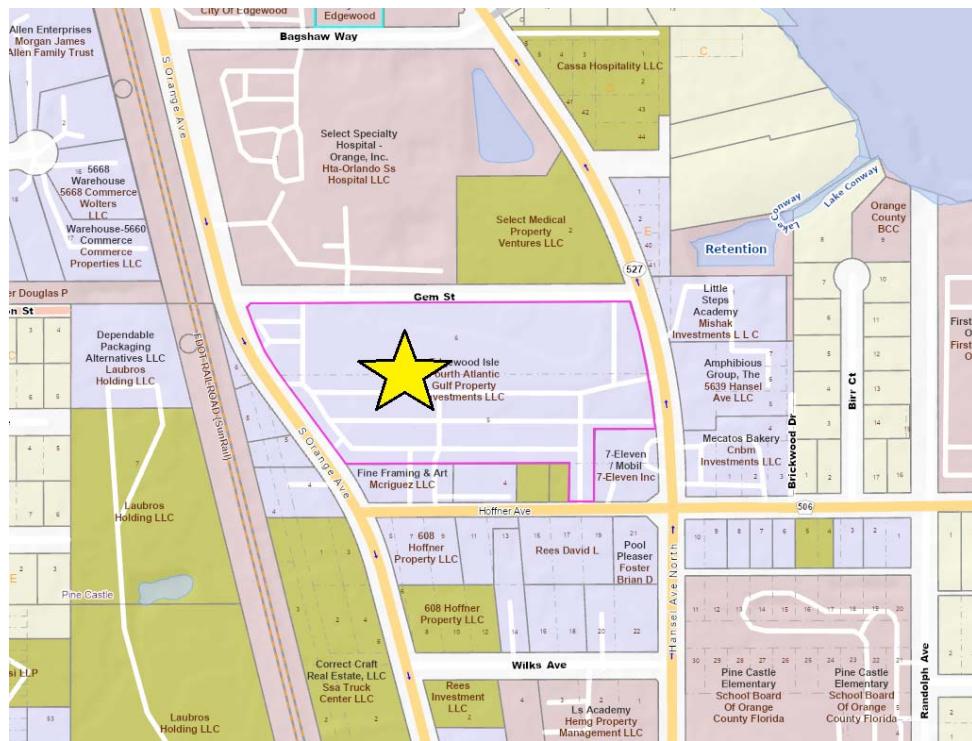
Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



## NOTICE OF PUBLIC HEARING

**Notice is hereby given** that public hearings will be held to consider a request for a special exception to City Code Sec. 134-467 to allow tattooing to take place inside of Thrive Studio Suites on the property located at 5631 South Orange Avenue (Edgewood Isle Shopping Center). The property is zoned ECD, which permits tattooing only through a Special Exception.



**Public Hearing Dates, Times & Location:** All hearings will be held at Edgewood City Hall council chambers, located at 405 Bagshaw Way, Edgewood, Florida 32809.

- Planning & Zoning Board Meeting - Monday, February 9, 2026 at 6:30 PM
- City Council Meeting - Tuesday, February 17, 2026 at 6:30 PM

### How to Participate:

- Review the application and staff reports by contacting or visiting City Hall.
  - Email: [info@edgewood-fl.gov](mailto:info@edgewood-fl.gov)
  - Phone: 407-851-2920
  - Hours: Monday-Thursday: 8 AM to 4 PM; Friday: 8 AM to noon.
- Attend the public hearings and be heard (2/9/2026 & 2/17/2026)
- If you are unable to attend the public hearings, you may submit your comments by email to [info@edgewood-fl.gov](mailto:info@edgewood-fl.gov) or in writing to Edgewood City Hall at 405 Bagshaw Way.
- All written comments will become part of the official public record for the project. Please ensure your comments are received **no later than 12:00 PM (noon)** on the day of the scheduled public hearing.



## Accessibility:

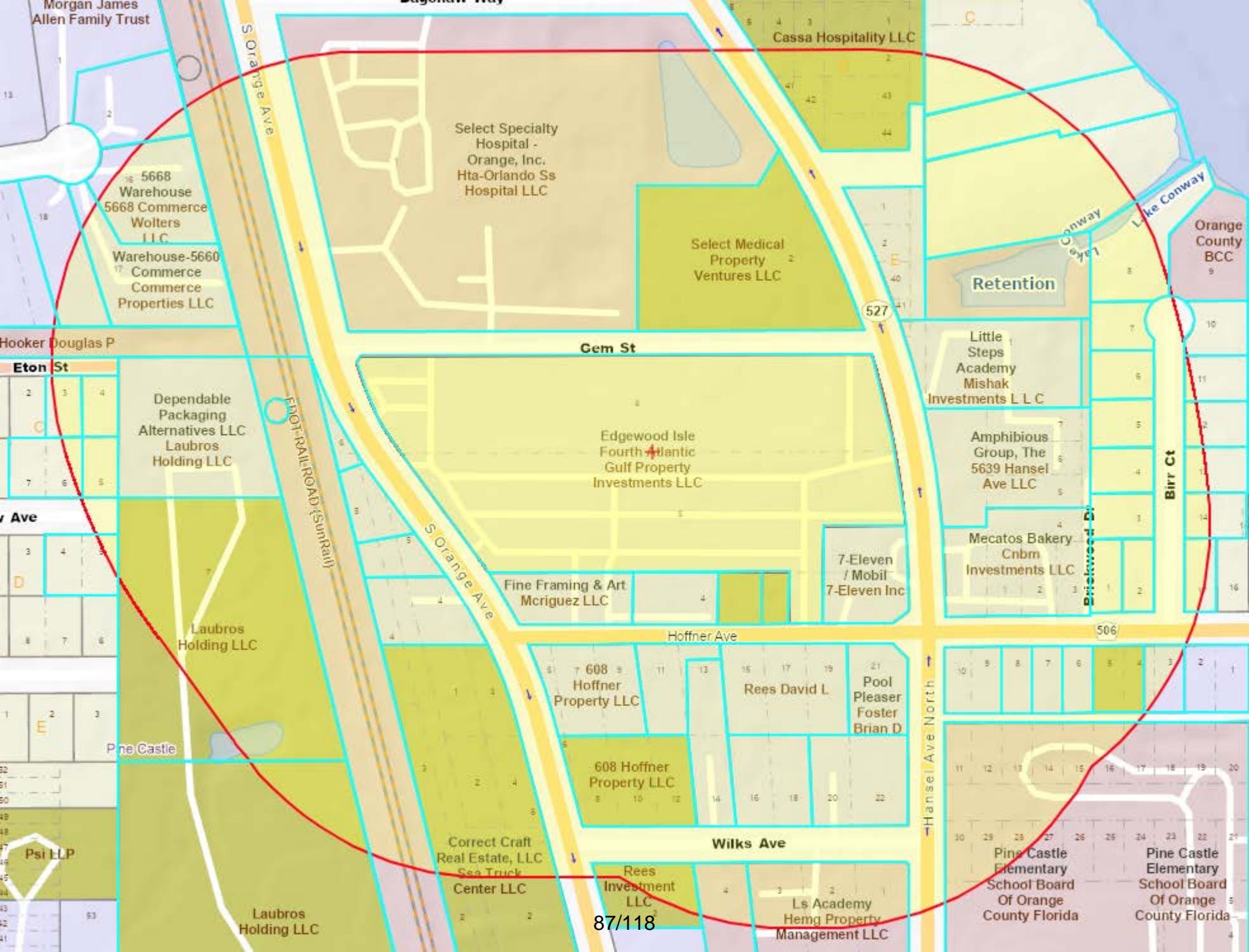
If you require accommodations under the Americans with Disabilities Act, please notify the City Clerk's Office in writing at least **48 hours prior** to the meeting.

## Continuations:

Any or all of the public hearings may be continued to a later date. The date, time, and location of any continuation will be announced at the scheduled hearing.

Dated: January 29, 2026

**You may either mail in your comments and concerns on the space provided below or submit directly to City Hall. Please see above our hours of operation. We thank you for your participation.**



Application: SE 2026-02

Owner/Applicant Name: Thrive Studio Suites (Shante Buggs)

Public Hearing Dates: 2/9/26 & 2/17/26

**This affidavit is to be presented at the public hearing before the Planning and Zoning Board.**

### **SIGN AFFIDAVIT**

STATE OF FLORIDA  
ORANGE COUNTY

Before me, the undersigned authority, personally appeared Shante Buggs, to me well known and known to me to be the person described in and who executed the foregoing affidavit, after being first duly sworn, says:

1. That the affiant posted the notice provided by the City of Edgewood, which contains the time and date of the public hearings involved (i.e. Planning and Zoning Board and/or City Council).
2. That said posted notice also contained the relevant facts pertaining to the application.
3. That said notice was posted in a conspicuous and easily visible place on the subject property not less than ten days prior to the date of public hearing. Date posted: 1/30/26.
4. That the affiant understands that this affidavit is intended to be submitted as a prerequisite for a public hearing, and as such will be officially filed with the City of Edgewood, Florida.

Shante Buggs

Signature of owner or authorized representative

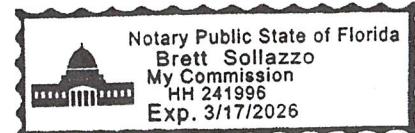
State of Florida      County of Orange  
Sworn to and subscribed before me this 30<sup>th</sup> day of January, 20 26 via physical presence.

BS  
\_\_\_\_\_  
Print, type, or stamp commissioned name of Notary Public

HH 241996  
\_\_\_\_\_  
Notary Public, State of Florida

Personally Known OR Produced Identification

Type of I.D. Produced Drivers License



# **STAFF**

# **REPORTS**

# **City Attorney Smith**

# Police Chief DeSchryver

Edgewood Police Department  
City Council Report  
December 2026

	December	January
Assault/Battery	1	1
Auto Burglaries	2	0
Code Compliance Reports	7	14
Commercial Burglaries	0	0
DUI Arrests	3	0
Felony Arrests	2	4
Homicides	0	0
Misdemeanor Arrests	5	7
Residential Burglaries	0	0
Robbery	0	0
Sexual Battery	0	0
Theft	1	1
Traffic Accident	12	15
Traffic Arrests	3	7
Traffic Citations	134	265
Traffic Warnings	57	67
Warrant Arrests	0	1

**Department Highlights:**

- Officers participated in training at Decision Tactical. This is a state-of-the-art training facility that puts officers in an immersive environment.
- Nicolle and Melanie organized and purged the storage unit while putting away Christmas decorations.
- Nicolle and Melanie attended the Torch Run Meeting at OCSO. The date of the run is April 10.
- PD had their semi-annual all-staff meeting.
- PD is gathering quotes to have the signage out front repainted as well as the interior.
- The PD is hosting Wellness Screenings on March 31.
- The Chief and Deputy Chief attended the Florida Police Chiefs Association Mid-Winter Conference.
- The Chief and Deputy Chief attended a Beyond Servant Leadership training session.
- PD passed their FDLE onsite Limited Access Audit

# **City Clerk Riffle**



# Memo

**To:** Mayor Dowless and City Councilmembers Horn, Rader, Lomas, McElroy, and Steele  
**From:** Sandra Riffle, City Clerk  
**Date:** February 12, 2026  
**Re:** January 19 – February 12, 2026 City Clerk Report

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- **Police Department RFP: Roof Replacement**

The RFP for the police department roof work has been reviewed by CPH and Attorney Smith and is ready for release. A representative from CPH will attend the pre-bid meeting to observe bidder activity and field any questions.

- Committee Appointments: We need to appoint a review committee. Historically, this has included the Mayor, City Clerk, Police Chief, and one community member.
- Action Item: I would appreciate recommendations for a community volunteer to serve on this committee.

- **Stormwater Infrastructure**

- Operations are moving forward with stormwater maintenance; we are currently prepared to proceed with the repair of three pipes located at The Oaks Circle, Lake Mary Jess Shores Court, and Commerce Drive. The estimate for video diagnosis and repair is \$26,000 which is in line with 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)**

- I am pleased to report that a one-year extension has been officially approved by the FCC. This extension provides the City with the necessary window to assess whether FCC is implementing positive changes and improving the quality of services provided to the City.

# **Code Compliance**

## **Officer Zane**



## Memo

**To:** Mayor Dowless and City Councilmembers Horn, Rader, Lomas, McElroy, and Steele  
**From:** Scott Zane, Code Compliance Officer  
**Date:** February 12, 2026  
**Re:** Noise Complaints

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### Overview:

Edgewood is experiencing a notable shift in community noise dynamics. While code enforcement efforts were historically focused on late-night activity near **Lake Mary Jess Shores**, we are now seeing a significant rise in daytime complaints from the **Lynwell/Oak Lynn** corridors. This shift suggests that our current "nuisance" definitions may be insufficient for managing the industrial-residential borders along the railroad during peak business hours.

### Comparative Analysis of Enforcement Trends

The following table outlines the geographic and operational changes in noise complaints over the last several months:

Location	Primary Source	Timeframe	Complaint Type
<b>Lake Mary Jess / Commerce Dr</b>	Commercial/Logistics	Late Night / Early AM	Intermittent (Trucks/Events)
<b>Lynwell / Oak Lynn</b>	Industrial / Railroad	Business Hours	Constant / Operational

### The Orange County Model

Attached to this memo. Attorney Smith has provided a recently adopted sample ordinance from Orange County. This model is highly relevant to our current challenges because it uses a "Hybrid Enforcement" approach that combines objective decibel limits with a modernized "Plainly Audible" standard.

Key features of this model include:

- **Reduced Audible Distances:** Lowers the distance for a violation from 500 feet to 100 feet during the day and 50 feet at night for residential areas.
- **Targeted Daytime Standards:** Sets specific limits for non-residential areas (200 feet during the day) which would directly address the Lynwell/Oak Lynn railroad corridor complaints.
- **Explicit Exemptions:** Provides clear "safe harbors" for necessary city activities like railway maintenance and emergency generator testing.

### **Questions for Council's Consideration**

**To move toward a formal ordinance modification, staff seeks guidance on the following:**

- **Objective vs. Subjective:** Does the Council prefer the County's hybrid approach, or should we lean more heavily into one specific standard?
- **Buffer Zone Regulation:** Should we adopt the County's stricter 50-foot nighttime "Plainly Audible" limit for our residential zones that abut industrial tracks?
- **Implementation Strategy:** Should a new ordinance include a 90-day "education and mitigation" period for local businesses before formal citations are issued?

### **Action Requested**

The geographic expansion of these complaints indicates that noise mitigation is now a city-wide necessity rather than a localized issue.

**Code Compliance requests direction on which regulatory framework the Council prefers.** Upon receiving direction, staff will collaborate with Attorney Smith to finalize the ordinance language for a formal reading.

## ORANGE COUNTY EXAMPLE

### ARTICLE V. NOISE POLLUTION CONTROL<sup>1</sup>

#### Sec. 15-176. Title.

This article shall be known and may be cited as the "Noise Control Ordinance of Orange County, Florida."

(Code 1965, § 21B-1; Ord. No. 86-26, § 1, 10-27-86; Ord. No. 95-31, § 1, 9-26-95; Ord. No. 2008-19, § 2, 9-30-08; Ord. No. 2014-17, § 1, 6-24-14)

#### Sec. 15-177. Authority.

This article is enacted pursuant to Article II, § 7, Florida Constitution, which provides that adequate provision shall be made by law for the abatement of excessive and unnecessary noise, and under the home rule power of Orange County, Florida, specifically, F.S. § 125.01(1), and the County Charter.

(Code 1965, § 21B-2; Ord. No. 86-26, § 2, 10-27-86; Ord. No. 95-31, § 1, 9-26-95; Ord. No. 2014-17, § 1, 6-24-14)

Charter reference(s)—General powers of county, § 103.

#### Sec. 15-178. Scope.

This article shall be effective throughout the unincorporated area of the county.

(Code 1965, § 21B-3; Ord. No. 86-26, § 3, 10-27-86; Ord. No. 2014-17, § 1, 6-24-14)

Charter reference(s)—Conflicts between county ordinances and municipal ordinances, § 704.

#### Sec. 15-179. Purpose; intent; authority and responsibility of environmental protection officer and investigating officer.

- (a) The purpose of this article is to prevent, prohibit, and also provide for the abatement of, excessive and unnecessary noise, known as noise disturbance, in order to protect the health, safety, and general welfare of people of the county.
- (b) It is the intent of this article to clearly define and describe the respective authority and responsibility under this article for the environmental protection officer and the investigating officer relating to noise disturbance investigation and enforcement, unless the noise disturbance is otherwise exempt under this article.
- (c) Nothing in this article is intended to deter individuals from lawfully exercising the individual right of freedom of speech, or any other rights guaranteed under the Constitution of the United States of America or the Constitution of the State of Florida, or to unreasonably limit or restrain commercial or industrial enterprises.
- (d) The environmental protection officer shall have the authority pursuant to this article to investigate and, if applicable, issue a notice of violation or civil citation as provided in this article in any case involving a noise disturbance emanating from residential property under construction or a nonresidential property that exceeds the allowable limits set forth in section 15-182 of this article.
- (e) The investigating officer shall have the authority pursuant to this article to investigate and, if applicable, issue a civil or criminal citation for a violation of the plainly audible standard, as established in section 15-

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<sup>1</sup>State law reference(s)—Motor vehicle noise, F.S. §§ 316.293, 403.415.

183(b), and noise disturbance complaints that might involve the consumption of alcohol or any suspected illegal activities and noise disturbance complaints involving "breach of the peace" as defined in F.S. § 877.03.

(Code 1965, § 21B-5; Ord. No. 86-26, § 5, 10-27-86; Ord. No. 95-31, § 1, 9-26-95; Ord. No. 2008-19, § 3, 9-30-08; Ord. No. 2014-17, § 1, 6-24-14; Ord. No. 2025-23, § 1, 8-5-25)

Editor's note(s)—Ord. No. 2014-17, § 1, adopted June 24, 2014, amended § 15-179 and in so doing changed the title from "Purpose" to "Purpose; intent; authority and responsibility of environmental protection officer and investigating officer."

## **Sec. 15-180. Terminology, standards, and definitions.**

- (a) *Terminology and standards.* All technical acoustical terminology and standards used in this article that are not defined in subsection (b) shall be read or construed in conformance with the American National Standards Institute, Inc., ("ANSI") publication entitled "Acoustical Terminology," designated as ANSI standard 1.1-1994.
- (b) *Definitions.* The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, unless the context clearly indicates a different meaning:
  - (1) *A-weighted sound pressure level* shall mean the sound pressure level, in decibels, as measured on a sound level meter using the A-weighting network. The level so read shall be designated as dB (A-wt).
  - (2) *Amusement attraction or ride* shall mean any building, structure, or mechanical device or combination thereof, located within a Regional Center, through which a patron moves, walks, or is carried or conveyed on, along, around, over, or through a fixed or restricted course or within a defined area for the purpose of giving its patrons amusement, pleasure, thrills, or excitement, as defined by F.S. § 616.242, and operated in compliance with all applicable laws, rules and regulations, including applicable permit requirements.
  - (3) *ANSI* shall mean the American National Standards Institute, Inc.
  - (4) *Background noise level* shall mean the sound pressure level of the all-encompassing noise emanating from a given environment, usually being a composite of sounds from many sources.
  - (5) *Breach of the peace* shall mean as defined in F.S. § 877.03.
  - (6) *Commercial area* shall mean a non-residential workplace land-use area consisting of office, retail, food establishments, entertainment, and leisure establishments.
  - (7) *Construction* shall mean any site preparation, assembly, erection, substantial repair, alteration, or similar action, for or on public or private thoroughfares, structures, utilities or similar property.
  - (8) *Decibel* or *dB* shall mean a unit for describing the amplitude of sound, equal to twenty (20) times the logarithm to the base ten (10) of the ratio of the pressure of the sound measured to the reference pressure, which is twenty (20) micronewtons per square meter.
  - (9) *Development permit* shall have the meaning as described in F.S. § 163.3164.
  - (10) *Demolition* shall mean any dismantling, destructing or razing of structures, utilities, public or private thoroughfares, or similar property.
  - (11) *Distance measuring device* shall mean an electronic device that utilizes global positioning software (GPS) or a similar software application, such as Google Maps or Google Earth; a measuring wheel; counting paces; a speed measurement device, such as a device used by law enforcement agencies; or other means or methods utilized to reasonably estimate distances.
  - (12) *Emergency* shall mean any occurrence or circumstance involving actual or imminent physical death or trauma, environmental harm, or property damage, demanding immediate emergency work or service.

- (13) *Emergency work or emergency service* shall mean any labor performed for the purpose of preventing or alleviating, or attempting to prevent or alleviate, physical trauma or property damage threatened or caused by an emergency, or work by private or public utilities when restoring utility service.
- (14) *Environmental protection officer* shall mean the county environmental protection officer, as defined in this chapter, or his/her designee.
- (15) *Equivalent sound pressure level (Leq)* shall mean a sound level descriptor based on the average acoustic intensity over time. Leq is intended as a single number indicator to describe the mean energy or intensity level over a specified period of time during which the sound level fluctuated, Leq is measured in dB and must be A-weighted.
- (16) *Industrial area* shall mean a type of land use area consisting of land uses and structures used for light and heavy manufacturing, assembly, fabrication, repairing, warehousing, storage, processing of raw materials, and craftsmanship work.
- (17) *Impulsive sound* shall mean a sound of short duration, usually less than one (1) second and of high intensity, with an abrupt onset and rapid decay. Examples of sources of impulsive sound include explosions, or pile driver impacts.
- (18) *Intermittent sound* shall mean a sound of greater than one (1) second duration and less than fifteen (15) minutes. Examples of sources of intermittent sound are air compressors, heating and air conditioning units and PA speakers.
- (19) *Investigating officer* shall mean the Orange County Sheriff or duly authorized Orange County Deputy Sheriff.
- (20) *Mixed-use area* shall mean a type of land use area consisting of development of a diversity of compatible land uses, that includes a mixture of two (2) or more of the following uses: residential, office, retail, institutional, recreational, light industrial, and other miscellaneous uses, or as otherwise defined in the zoning regulations of the Orange County Code.
- (21) *Motor vehicle* shall mean any vehicle defined as "motor vehicle" by F.S. § 320.01(1).
- (22) *Noise complaint* shall mean a verbal or written complaint submitted to the Environmental Protection Division or the Sheriff's Office by a property owner; a business owner; a tenant; a resident of a residential facility; or an authorized representative of any of such owners or leaseholders; who asserts a violation of the sound level standards established by the Noise Control Ordinance. For the purposes of this ordinance, business patrons, hotel guests, or other persons who do not have an ownership or leasehold interest in a property are not authorized representatives of a property owner or a business owner for the purpose of submission of a noise complaint. Such persons must request submission of a noise complaint on their behalf by an owner, a lessor, or another authorized representative of the subject property.
- (23) *Noise or noise disturbance*, for purposes of this article, shall mean any sound produced in such quantity and for such duration that it annoys, disturbs or injures a reasonable individual of normal sensitivities, and exceeds the sound level limits set forth in this article or is plainly audible. Further, noise or noise disturbance includes, but is not limited to, low frequency sounds caused by amplified bass music that can induce vibration in building structures or human beings.
- (24) *Noise compliance and compatibility study* shall mean a study prepared by a qualified professional that through modeling and/or field study demonstrates that under the most adverse conditions expected, the proposed project, including any proposed noise abatement plan, will comply with the noise regulations in Article V, Chapter 15 of the Orange County Code, and provides a comparison to background noise levels, durations, and characteristics (e.g., continuous, intermittent, impulsive, and tone/frequency) within surrounding properties, and also other properties within the same zoning category or the same class of any transect or special zone.

- (25) *Noise-sensitive zone* shall mean a quiet zone where serenity and quiet are of extraordinary significance, which is open or in session. Noise-sensitive zones include schools, public libraries, churches, hospitals, nursing homes, and other areas defined as such pursuant to a resolution adopted by the board of county commissioners.
- (26) *Non-residential area* shall mean any land use area that is not defined herein as a residential area, but shall not include areas in a Regional Center.
- (27) *Person* shall mean an individual, association, partnership, or corporation, including any officer, employee, department, agency or instrumentality of the United States, the state or any political subdivision thereof.
- (28) *Plainly audible* shall mean any sound produced or reproduced by any source that can be clearly heard by a person using his/her normal hearing faculties, at a distance as defined in subsection 15-183(b)(1) from the property line or right-of-way line of the source of the sound. When the particular sound or noise involves words or phrases, sound or noise may be deemed as "clearly heard" even though the investigating officer cannot determine the specific words or phrases being uttered or produced. The detection of a rhythmic bass vibrating component of music or type of noise disturbance is sufficient to constitute a plainly audible sound or noise.
- (29) *Property line* shall mean an imaginary line along the surface of land or water, and its vertical plane extension, which separates the real property owned, rented or leased by a person from the real property owned, rented or leased by another person. Where the real property owned, rented or leased by a person abuts a waterbody, the term "property line" shall mean the established normal high water elevation of the waterbody.
- (30) *Public right-of-way* shall mean any street, avenue, boulevard, highway, sidewalk, alley, or similar place normally accessible to the public that is owned or controlled by the state, county, or municipality.
- (31) *Receiving property and receiving properties* shall mean a property or properties where a noise or noise disturbance is perceived to have occurred and, specifically includes properties that are located in a residential area that is adjacent to or abuts a Regional Center.
- (32) *Regional Center* shall mean the International Drive (I-Drive) District area, as defined by the Orange County Comprehensive Plan, and any other area defined as a Regional Center by the Orange County Comprehensive Plan, as the Orange County Comprehensive Plan is amended from time to time.
- (33) *Residential area* shall mean an area of unincorporated Orange County that consists of land and buildings used for permanent housing, i.e., single-family and multifamily dwellings, townhouses and mobile homes, but shall not include areas in a Regional Center.
- (34) *Sound* shall mean an oscillation in pressure, stress, particle displacement, particle velocity or other physical parameter, in a medium with internal forces. The description of sound may include any characteristic of such sound, including duration, intensity, and frequency.
- (35) *Sound level* shall mean the weighted sound pressure level obtained by the use of a metering characteristic and weighting A as specified in American National Standards Institute specifications for sound level meters (ANSI standard 1.4-1983). If the weighting employed is not indicated, the A-weighting shall apply.
- (36) *Sound level meter* shall mean an instrument which includes a microphone, amplifier, RMS detector, integrator or time averager, output meter, and weighting network used to measure sound pressure levels. The output meter reads sound pressure level when properly calibrated. The sound level meter shall be of Type 2 or better, as specified in the American National Standards Institute publication entitled "Specifications for Integrating-Averaging Sound Level Meters" designated as ANSI standard S1.43-1997 (R2007) and any subsequent revision thereof.
- (37) *Sound pressure* shall mean the instantaneous difference between the actual pressure and the average or barometric pressure at a given point in space, as produced by the presence of sound energy.

- (38) *Sound pressure level* shall mean a twenty (20) times the logarithm to the base ten (10) of the ratio of the root mean square sound pressure to the reference pressure of twenty (20) micronewtons per meter squared. The sound pressure level is denoted  $L_p$  (or  $SPL$ ) and is expressed in decibels.
- (39) *Special event* shall mean an event for which the County has issued a special event permit, as defined in chapter 38 of the Orange County Code, as it may be amended, renumbered or replaced from time to time, that is subject to certain requirements and conditions, including conditions for limitations on the hours and sound produced by the event, such as an Outdoor Public Assembly Permit, Block Party Permit, Special Outdoor Event Permit and similar special event permits.
- (40) *Theme park and theme park attraction* shall mean a business or activity in a Regional Center that includes show and ride systems, theatrical sound systems, sound effects, authorized fireworks or pyrotechnics displays, and amplified human voices used as part of immersive entertainment experiences.
- (41) *Unamplified human voice* shall mean a human voice that is not enhanced or intensified in volume, effect, or force, through the use of an amplifier, such as electronic or mechanical equipment.
- (42) *Vehicle* shall mean any means in or by which someone travels or something is carried or conveyed, including, but not limited to, cars, trucks, trailers, and motorcycles.

(Code 1965, § 21B-6; Ord. No. 86-26, § 6, 10-27-86; Ord. No. 95-31, § 1, 9-26-95; Ord. No. 2008-19, § 4, 9-30-08; Ord. No. 2014-17, § 1, 6-24-14; Ord. No. 2025-23, § 1, 8-5-25)

Cross reference(s)—Definitions and rules of construction generally, § 1-2.

### **Sec. 15-181. Findings of fact.**

- (a) Excessive and unnecessary noise interferes with the quality of life and can interfere with the health, safety and general welfare of the public.
- (b) In particular, excessive and unnecessary noise can cause adverse psychological and physiological effects on humans.
- (c) A substantial body of science and technology exists by which noise may be measured and substantially abated.
- (d) The provisions and prohibitions contained in this article are enacted in pursuance of and for the purpose of securing and promoting the public health, safety, welfare and quality of life in the county for its inhabitants.

(Code 1965, § 21B-7; Ord. No. 86-26, § 7, 10-27-86; Ord. No. 95-31, § 1, 9-26-95; Ord. No. 2008-19, § 5, 9-30-08; Ord. No. 2014-17, § 1, 6-24-14)

### **Sec. 15-182. Maximum permissible sound levels; land use categories; times; and measurement descriptors.**

**TABLE 1**  
**MAXIMUM ALLOWABLE SOUND LEVEL LIMITS**  
(measured with sound level meter)

Land Use Category	Measurement	Time of Day	Sound Level Limit
Noise Sensitive Zone	Time Averaged (Leq)	Any time	55 dBA
	Impulsive	All days 7:00 a.m.—10:00 p.m.	60 dBA
	Impulsive	All days 10:01 p.m.—6:59 a.m.	Not allowed

Residential Area and Receiving Properties	Time Averaged (Leq)	All days 7:00 a.m.—10:00 p.m.	60 dBA
	Time Averaged (Leq)	All days 10:01 p.m.—6:59 a.m.	55 dBA
	Impulsive	All days 7:00 a.m.—10:00 p.m.	65 dBA
	Impulsive	All days 10:01 p.m.—6:59 a.m.	Not allowed
Commercial and Mixed-use Area <sup>1</sup>	Time Averaged (Leq)	All days 7:00 a.m.—10:00 p.m.	65 dBA
	Time Averaged (Leq)	All days 10:01 p.m.—6:59 a.m.	60 dBA
	Impulsive	All days 7:00 a.m.—10:00 p.m.	70 dBA
	Impulsive	All days 10:01 p.m.—6:59 a.m.	Not allowed
Industrial Area <sup>1</sup>	Time Averaged (Leq)	All days 7:00 a.m.—10:00 p.m.	70 dBA
	Time Averaged (Leq)	All days 10:01 p.m.—6:59 a.m.	65 dBA
	Impulsive	All days 7:00 a.m.—10:00 p.m.	75 dBA
	Impulsive	All days 10:01 p.m.—6:59 a.m.	Not allowed
Regional Center	See Table 1.1 below		

<sup>1</sup> Measurement of the sounds that arise from properties within the commercial, mixed-use, and industrial areas, shall be measured from a distance not closer than fifty (50) feet from the property line of the source of the sound.

TABLE 1.1  
REGIONAL CENTERS MAXIMUM ALLOWABLE SOUND LEVEL LIMITS  
(measured with sound level meter)

Land Use Category	Time	Day/Sound Level Limit						
		Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Regional Center <sup>1</sup>	12:01 a.m.—2:00 a.m.	70 dBA	60 dBA	60 dBA	60 dBA	60 dBA	60 dBA	70 dBA
	2:01 a.m.—6:59 a.m.	60 dBA	60 dBA	60 dBA	60 dBA	60 dBA	60 dBA	65 dBA
	7:00 a.m.—12:00 a.m.	65 dBA	65 dBA	65 dBA	65 dBA	65 dBA	70 dBA	70 dBA

<sup>1</sup> Noise disturbance complaints in a Regional Center (excluding theme parks and amusement attractions and rides) that might involve the consumption of alcohol, any suspected illegal activities, or "breach of the peace", defined by F.S. § 877.03, are subject to investigation and enforcement by an investigating officer, pursuant to Section 15-179(e).

(Code 1965, § 21B-8; Ord. No. 86-26, § 8, 10-27-86; Ord. No. 95-31, § 1, 9-26-95; Ord. No. 96-4, § 1, 1-9-96; Ord. No. 2008-19, § 6, 9-30-08; Ord. No. 2014-17, § 1, 6-24-14; Ord. No. 2025-23, § 1, 8-5-25)

### **Sec. 15-183. Measurement or assessment of noise.**

(a) *Measurement with a sound level meter.*

- (1) Sound shall be measured with an integrating-averaging sound level meter satisfying at least the applicable requirements for a Type 2 meter or better, as specified in the American National Standard Institute publication entitled, "Specifications for Integrating-Averaging Sound Level Meters" designated as ANSI standard S1.1-2013.
- (2) Calibration of all instruments, components, and attachments shall conform to the latest ANSI standards.
- (3) Measurements of sound under this subsection shall be made by individuals trained in a noise measurement program approved by the county.
- (4) Sound shall be measured outdoors, no closer than the nearest noise sensitive zone or residential area property line.
- (5) All sounds shall be measured for a period not less than fifteen (15) minutes in duration, except as provided in subsections (a)(6) and (a)(7).
- (6) Intermittent sounds shall be measured within a sixty-minute period. A minimum five (5) minute Leq of the sound shall be required to evaluate if a violation exists.
- (7) Impulsive sounds shall be measured for only the duration of the sound.
- (8) Except when site conditions are prohibitive, measurements shall be taken at approximately five (5) feet above the ground or water surface and at least five (5) feet away from any obstruction or reflecting surface.
- (9) At sites with background noise levels which are at, or in excess of, the applicable allowable levels of Table 1 and Table 1.1, the maximum allowable noise level will be three (3) dB above the allowable levels of Table 1 and Table 1.1, or one (1) dB above the background noise levels, whichever is greater.

(b) *Assessment of noise without sound level meter.*

- (1) No person shall create a sound that is plainly audible at the time and distance limits set forth in the following Table 2 and Table 2.1:

**TABLE 2**  
**PLAINLY AUDIBLE STANDARD SOUND LIMITS**

Underlying Land Use Category (from which noise emanates)	Time of Day	Distance
Residential Area	All days 7:00 a.m.—10:00 p.m.	100 feet or more
	All days 10:01 p.m.—6:59 a.m.	50 feet or more
Nonresidential Area	All days 7:00 a.m.—10:00 p.m.	200 feet or more
	All days 10:01 p.m.—6:59 a.m.	100 feet or more
Regional Center (excluding theme parks and amusement attractions and rides)	See Table 2.1 below	

TABLE 2.1  
REGIONAL CENTERS PLAINLY AUDIBLE STANDARD SOUND LIMITS

Underlying Land Use Category (from which noise emanates)	Time	Day/Distance						
		Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Regional Center (excluding theme parks and amusement attractions and rides)	12:01 a.m.—2:00 a.m.	500 feet or more	300 feet or more	500 feet or more				
	2:01 a.m.—6:59 a.m.	300 feet or more						
	7:00 a.m.—12:00 a.m.	300 feet or more	500 feet or more	500 feet or more				

(2) Sounds in violation of subsection 15-183(b)(1) shall be confirmed by the investigating officer. The investigating officer who hears a sound that might be plainly audible shall assess the sound by measuring the distance from the property line or right-of-way line of the source of the sound. The investigating officer shall measure such distance, according to the following standards, to determine whether the sound constitutes a noise disturbance:

- a. The primary means of detection shall be the investigating officer's normal hearing faculties, provided the investigating officer's hearing is not enhanced by any mechanical or medical device, such as a hearing aid.
- b. The investigating officer shall have a direct line of sight and hearing to the real property that is the source of the sound so that the investigating officer can identify the offending source of such sound and the distance involved.
- c. The investigating officer shall use a distance measuring device to measure the distances in subsection 15-183(b)(1).

(Code 1965, § 21B-9; Ord. No. 86-26, § 9, 10-27-86; Ord. No. 95-31, § 1, 9-26-95; Ord. No. 2008-19, § 7, 9-30-08; Ord. No. 2014-17, § 1, 6-24-14; Ord. No. 2025-23, § 1, 8-5-25)

### Sec. 15-184. Prohibited acts.

Subject to the provisions of sections 15-185 and 15-186, no person shall produce, cause to be produced, or allow to be produced, by any means, any noise disturbance on any private or public property, including a right-of-way, when such noise is plainly audible or when such noise is measured pursuant to section 15-183 and, where applicable, exceeds the applicable sound level limits set forth in section 15-182.

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(Code 1965, § 21B-10; Ord. No. 86-26, § 10, 10-27-86; Ord. No. 95-31, § 1, 9-26-95; Ord. No. 2008-19, § 8, 9-30-08; Ord. No. 2014-17, § 1, 6-24-14)

## **Sec. 15-185. Exemptions.**

The provisions of section 15-184 shall not apply to the following sounds:

- (a) Lawn maintenance activities, from 7:00 a.m. until 9:00 p.m.;
- (b) Railway locomotives or cars activity conducted in accordance with federal laws and regulations;
- (c) Church or clock carillons, bells or chimes from 7:00 a.m. until 10:00 p.m.;
- (d) Aircraft and airport activity conducted in accordance with federal laws and regulations;
- (e) Law enforcement activities, including training;
- (f) Emergency signals during emergencies;
- (g) Emergency signal testing between 7:00 a.m. and 7:00 p.m.;
- (h) Emergency work or emergency service;
- (i) Generators used during or as a result of an emergency;
- (j) Intermittent testing of generators and emergency equipment between 8:00 a.m. and 6:00 p.m., consisting of no more than two intermittent periods of twenty (20) minutes each for testing within any consecutive two-hour period of time, with the exception that temporary generators that are used to provide electrical power during an electrical power outage are exempt from such time limitations, provided that the generator or emergency equipment is operated in accordance with the manufacturer's specifications, with all standard equipment, and is in proper operating condition;
- (k) Motor vehicles operating on a public right-of-way subject to F.S. § 316.293 and applicable federal criteria;
- (l) Refuse collection vehicles, including street sweepers, while in the process of performing their intended activities in compliance with the times for collection specified in Section 32-178 of the Orange County Code, as it may be amended from time to time;
- (m) Construction or demolition activities, other than the placement of concrete as described in subsection (n) below, for which the county has issued a development permit, provided such activity occurs between 7:00 a.m. and 9:00 p.m.;
- (n) Placement of concrete associated with nonresidential development activities, for which the county has issued a development permit, when conducted between 3:00 a.m. and 10:00 p.m. If placement of concrete is planned to occur prior to 7:00 a.m., notice shall be provided to surrounding residential areas or noise sensitive zones within a maximum period of no more than fourteen (14) calendar days and a minimum period of forty-eight (48) hours' notice prior to commencement of the scheduled date of the placement of concrete. No more than one alternative date for the scheduled date of the placement of concrete shall be provided in such notice. The notice, and any subsequent changes in the anticipated or alternative date for the placement of concrete, shall be provided to the Environmental Protection Division and shall be distributed in accordance with the policies and procedures established by the Environmental Protection Division. A copy of the notice and distribution list shall be provided to the environmental protection officer at least forty-eight (48) hours prior to commencement of such concrete placement activity;
- (o) Construction activities related to city, county, state or federal roads, highways or freeways;
- (p) Scheduled organized activities at a publicly-owned or operated facility;

- (q) The supervised public display of fireworks by fair associations, theme parks, and other organizations or groups of individuals under the authority of and in compliance with public assembly permits issued by the county and other applicable requirements of law or other approvals;
- (r) Unamplified human voices;
- (s) Any motor vehicle engaged in a professional or amateur sanctioned, competitive sports event for which admission or entry fee is charged, or practice or time trials for such event, at a facility being used for such purposes as of October 15, 1995; and
- (t) A special event, as defined in this article, upon the condition that the Sheriff's Office has provided written approval to exempt the special event from compliance with maximum sound level requirements or other requirements of the Noise Ordinance, and the special event is conducted in accordance with such written approval and other requirements and conditions of the special event permit.

(Code 1965, § 21B-11; Ord. No. 86-26, § 11, 10-27-86; Ord. No. 95-31, § 1, 9-26-95; Ord. No. 96-4, § 2, 1-9-96; Ord. No. 2008-19, § 9, 9-30-08; Ord. No. 2014-17, § 1, 6-24-14; Ord. No. 2025-23, § 1, 8-5-25)

## **Sec. 15-186. Variances.**

- (a) The environmental protection officer may grant a variance from any provision of section 15-182 or 15-184.
- (b) Any request for a variance from the requirements of this article shall be considered by the environmental protection officer and granted only when it is found that hardship would result from strict compliance with the provision from which a variance is sought. The environmental protection officer shall grant approval of a variance upon the determination that (1) the hardship is not self-imposed; (2) the variance is necessary; and (3) the intent and purposes of this article are achieved in granting the variance.
- (c) Any person seeking a variance shall submit an application to the environmental protection officer. At a minimum, the applicant shall provide the following information:
  - (1) Identification of applicant;
  - (2) Applicant's mailing address;
  - (3) Legal description of property from which the sound will emanate;
  - (4) Description of source of sound;
  - (5) Description of sound;
  - (6) Names and addresses of all abutting property owners;
  - (7) Facts and reasons justifying a variance; and
  - (8) Noise compliance and compatibility study.
- (d) The applicant for a variance shall tender an application fee in an amount determined by the board of county commissioners.
- (e) The environmental protection officer shall schedule a hearing on the variance application. The environmental protection officer shall notify the applicant for a variance and all abutting property owners no less than ten (10) days before the hearing of the time, date, and place of the hearing. If the variance application stems from a complaint, then the environmental protection officer shall notify the complainant.
- (f) At the hearing, the applicant may submit any relevant evidence or testimony. In deciding whether to grant or deny the application, the environmental protection officer shall consider the hardship which will result to the applicant, the community, and other persons if the variance is not granted, versus the adverse impact on the health, safety, and general welfare of persons if the variance is granted. The environmental protection officer

shall grant or deny the variance application no later than ten (10) days after the date of the hearing. In granting or denying a variance application, the environmental protection officer shall state in writing on the application the reasons for the decision. If the decision is to grant the application, the environmental protection officer shall set forth the terms and conditions of the variance.

(g) Any person aggrieved by the decision of the environmental protection officer may appeal pursuant to the provisions of section 15-38.

(Code 1965, § 21B-12; Ord. No. 86-26, § 12, 10-27-86; Ord. No. 95-31, § 1, 9-26-95; Ord. No. 2008-19, § 10, 9-30-08; Ord. No. 2014-17, § 1, 6-24-14; Ord. No. 2025-23, § 1, 8-5-25)

### **Sec. 15-187. Enforcement/penalty.**

(a) It shall be unlawful for any person to violate any provisions of this article, or any provisions of any resolution enacted pursuant to this article. Upon receipt of a noise complaint, the provisions of this article may be enforced by issuance of a letter of warning, a notice of violation, civil citation, or criminal citation. Any person not in compliance with this article, or any provisions of any resolution enacted pursuant to the authority of this article, may be prosecuted in accordance with chapter 11 of this Code or as provided in section 1-9 of this Code. Each violation shall be considered a separate offense.

(b) When a noise complaint is investigated by the environmental protection officer, pursuant to subsection 15-179(d), and a determination is made that a violation of this article has occurred without the issuance of and in compliance with the appropriate special event permit or other County approval as provided in Section 15-185 of this article, or without the issuance of and in compliance with a variance as provided in section 15-186 of this article, or not in accordance with this article, the environmental protection officer shall promptly issue a letter of warning, written notice of violation, or civil citation. If and when issued, a civil citation shall be issued pursuant to the requirements provided at F.S. § 162.21, which shall be punishable by a fine of two hundred dollars (\$200.00) for the first offense and four hundred dollars (\$400.00) for the second offense. A third and each subsequent violation of the same provision requires a mandatory court appearance and may be punishable by a fine of five hundred dollars (\$500.00). If and when issued, a notice of violation shall include a description of the site where the violation has occurred, cite the provisions of this article and other applicable laws that have been violated, and set forth the required remedial action or actions to be taken as deemed reasonable and necessary by the county. Such remedial action may include:

- (1) Modification of the structure or business causing the violation in order to comply with applicable local, state or federal laws or regulations;
- (2) Any other actions consistent with the purpose and intent of this article or other applicable laws in order to ameliorate the adverse impacts of the violation; and
- (3) Administrative and civil penalties.

(c) (1) When a noise complaint is received and referred to the investigating officer for investigation, pursuant to subsection 15-179(e), and upon personal investigation the investigating officer finds probable cause to believe the owner or operator of the real property at issue is in violation of this article, the investigating officer may issue a written warning to cease and desist the violation.

(2) If the owner or operator of the real property does not take corrective action regarding such a cease and desist warning within a reasonable time, which is defined to be five (5) minutes or less, or if the noise or sound is abated after the warning and then reoccurs within one hundred eighty (180) days of the time of abatement, the owner or operator of the real property at issue may be found guilty of a civil infraction, with a maximum penalty in an amount not to exceed five hundred dollars (\$500.00).

(3) Upon determination that a violation of this article has occurred, the investigating officer may issue a civil citation pursuant to the requirements provided at F.S. § 162.21, which shall be punishable by a fine of two hundred dollars (\$200.00) for the first offense and four hundred dollars (\$400.00) for the

second offense. A third and each subsequent violation of the same provision requires a mandatory court appearance and may be punishable by a fine of five hundred dollars (\$500.00) or by criminal citation as provided in section 1-9 of this Code.

- (d) If the person cited elects to pay the applicable reduced civil penalty for a first or second violation, the person shall be deemed to have admitted the infraction and waived the right to a hearing. If the person cited fails to pay the civil penalty by the fourteenth day after issuance of the citation or fails to request a court hearing within the time prescribed, the person shall have waived any right to contest the citation, and a judgment shall be entered against the person cited in an amount up to the maximum civil penalty, which shall not exceed five hundred dollars (\$500.00).
- (e) Any person violating this article shall be liable for all costs incurred by the county in connection with enforcing this article or any provisions of any resolution enacted pursuant to this article, including, without limitation, attorneys' fees and investigative and court costs.

(Code 1965, § 21B-15; Ord. No. 86-26, § 15, 10-27-86; Ord. No. 95-31, § 1, 9-26-95; Ord. No. 2008-19, §§ 11, 12, 9-30-08; Ord. No. 2014-17, § 1, 6-24-14; Ord. No. 2025-23, § 1, 8-5-25)

### **Sec. 15-188. No liability for reasonable, good faith trespass by enforcement officer or authorized designee or sheriff or deputy sheriff.**

The environmental protection officer, the investigating officer, any other authorized code enforcement officer, and the county shall be immune from prosecution, civil or criminal, for reasonable, good faith trespass upon private property while in the discharge of duties under this article.

(Code 1965, § 21B-17; Ord. No. 86-26, § 17, 10-27-86; Ord. No. 95-31, § 1, 9-26-95; Ord. No. 2008-19, § 14, 9-30-08; Ord. No. 2014-17, § 1, 6-24-14)

### **Sec. 15-189. Conflicts and severability.**

The rights and violations provided herein should be interpreted, to the greatest extent possible, in harmony with any superior state or federal law governing the same rights and conduct. To the extent any provision of this article or the application thereof to any person or circumstance impermissibly conflicts with any superior state or federal law governing the same conduct or matter, such provision shall be severable and all other provisions shall remain fully enforceable. Further, if any provision of this article or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of this article that can be given effect without the invalid provision or application and to this end the provisions of this article are declared severable.

(Ord. No. 2025-23, § 1, 8-5-25)

Editor's note(s)—Section 13 of Ord. No. 2008-19, adopted Sept. 30, 2008, repealed § 15-189, which pertained to other remedies, and derived from § 21B-16 of the 1965 code; Ord. No. 86-26, adopted Oct. 27, 1986; Ord. No. 92-12, adopted April 7, 1992.

### **Sec. 15-190. Reserved.**

Editor's note(s)—Section 14 of Ord. No. 2008-19, adopted Sept. 30, 2008, renumbered § 15-190 as § 15-188.

**Sec. 15-191. Administration.**

The board of county commissioners may adopt such resolutions as are necessary to effectively administer this article.

(Code 1965, § 21B-18; Ord. No. 86-26, § 18, 10-27-86; Ord. No. 2014-17, § 1, 6-24-14)

**Secs. 15-192—15-215. Reserved.**

**MAYOR &  
CITY COUNCIL  
REPORTS**

# **Mayor Dowless**

# **Council Member Lomas**

# **Council Member McElroy**

# **Council Member Rader**

# **Council Member Steele**

# **Council President Horn**

# ADJOURN