



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, January 12, 2026 at 6:30 PM

David Nelson
Vice Chair

Caleb Castro
Board Member

Evan Franco
Board Member

Todd Nolan
Board Member

Angie Sharp
Board Member

AGENDA

WELCOME! We are very glad you have joined us for today's Planning and Zoning meeting. The Planning and Zoning Board is an advisory board to City Council comprised of citizen members who voluntarily and without compensation devote their time and talents to a variety of zoning and land development issues in the community. All P&Z recommendations are subject to final action by City Council. The results of today's meeting will be presented at the noted City Council meeting for approval of recommended actions. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. **CAUTION:** Untimely filing by any appellant shall result in an automatic denial of the appeal.

A. CALL TO ORDER & PLEDGE OF ALLEGIANCE

B. ROLL CALL AND DETERMINATION OF QUORUM

C. APPROVAL OF MINUTES

1. November 10, 2025 Planning and Zoning Meeting Minutes

D. NEW BUSINESS

1. Election of Chair and Vice Chair for 2026
2. Special Exception 2026-01: Tattoo Studio 4712 S Orange Ave.
3. Ordinance 2026-01: Scriveners Error Tattoo & Body Piercing
4. Ordinance 2026-02: Off Street Parking Regulations

E. UNFINISHED BUSINESS

F. COMMENTS/ANNOUNCEMENTS

G. ADJOURNMENT

UPCOMING MEETINGS

Tuesday, January 20, 2026.....City Council Meeting 6:30 PM

Monday, February 9, 2026.....Planning & Zoning Meeting 6:30 PM

General Rules of Order

You are welcome to attend and express your opinion. The Board is pleased to hear non-repetitive comments related to business before the Board; however, a **five (5) minute time limit per person** has been set by the Board. Large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request Registration Form and give it to the City Clerk. When recognized, state your name and speak directly into the microphone. The City is guided by **Roberts Rules of Order** in governing the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at (407) 851-2920 at least 24 hours in advance of the meeting.

We ask that all electronic devices (i.e. cell phones, pagers) be silenced during our meeting!

Thank you for participating in your government!

Appeals

According to Edgewood City Code Section 26-24 (2), "any person aggrieved by any recommendation of the Board acting either under its general powers or as a Board of Adjustment may file a notice of appeal to the City Council within seven (7) days after such recommendation is filed with the City Clerk. Per **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 proceeding and may need to ensure that a verbatim record is made.

Americans with Disabilities Act

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
& PLEDGE OF
ALLEGIANCE

ROLL CALL & DETERMINATION OF QUORUM

APPROVAL OF MINUTES

NEW BUSINESS

Election of Chair and Vice Chair for 2026

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



Memo

To: Vice Chair Nelson
Board Members Castro, Franco, Nolan, and Sharp

From: Brett Sollazzo, Administrative Project Manager

Date: 1/8/2026

Re: Special Exception 2026-01: Tattoo Studio 4712 S Orange Ave.

The following agenda item is included in this month's Planning & Zoning meeting agenda packet for your review. It pertains to a Special Exception request for the property located at **4712 S Orange Ave**. The request seeks approval to allow a tattoo studio on the property per City Code Sec. 134-467. Planner Hardgrove and the Applicant will be in attendance to answer any questions.

Supporting documentation for this item includes:

- Staff Report
- Special Exception Application & Narrative
- Proof of Public Notice

In accordance with City Code, public notice for this project was required at least ten (10) days prior to the first public hearing. On December 30, 2025, a total of twenty-three (23) notification letters were mailed to property owners within a 500-foot radius of the subject property. Additionally, public notice signage was posted on-site at 4712 S Orange Ave.

As of the date of this memo, no public comments have been received, and none of the mailed notices have been returned as undeliverable.



Date: December 30, 2025
To: Planning and Zoning Board (P&Z)
From: Ellen Hardgrove, City Planning Consultant
XC: Brett Sollazzo, Administrative & Permitting Manager
Drew Smith, City Attorney
Sandy Riffle, City Clerk
Re: Special Exception Application for Tattoo Establishment at 4712 South Orange Avenue

APPLICATION SUMMARY

Request: Special Exception approval for a tattoo establishment
Subject Property: Leased space in Orange Holden Plaza (4712 South Orange Avenue - see Exhibits 1 and 2)
Property Zoning: ECD

Exhibit 1 – Subject Property Location

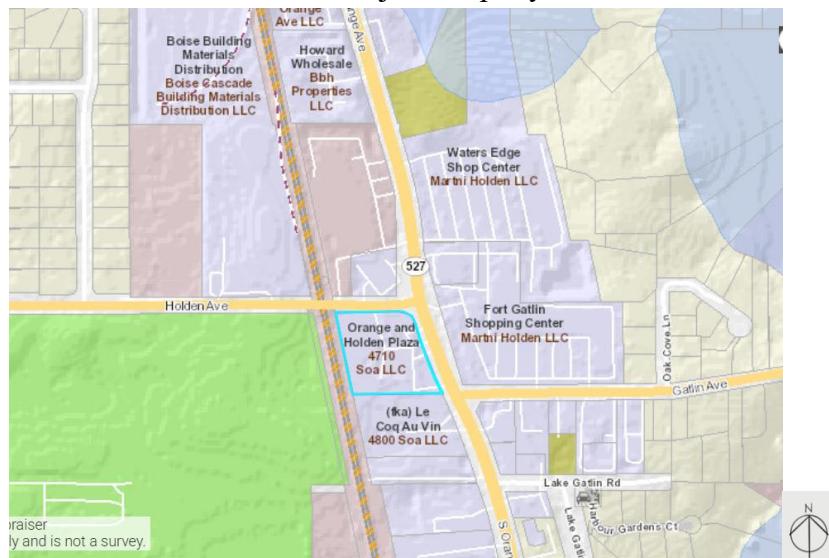


Exhibit 2 – Leased Space in Strip Center



Special Exception Application for Tattoo Establishment

Page 1 of 4

ANALYSIS

On September 17, 2024, the City adopted Ordinance Number 2024-06, which amended the City's C-1, C-2, C-3 and ECD zoning districts to allow tattoo establishments on a case-by-case basis through the special exception process. The subject property is zoned ECD.

As required by the ordinance and now codified into Code Section 134-467, "*The review and hearing of an application for a special exception shall consider consistency with the ECD Vision, the character and compatibility of the surrounding area in which the proposed use is to be located, its effect on the value of surrounding lands, availability of public services and facilities, and the area of the site as it relates to the required open spaces and off-street parking facilities.*"

Article V, Division 2 of the Code lists requirements for tattoo establishments. As stated, "In zoning districts where tattoo establishments are permitted as a special exception, the following additional criteria must be complied with:

1. All activities conducted at the establishment shall be in accordance with applicable state statutes and regulations;
2. Tattoo establishments shall not have operating hours or be open to customers 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.

A "Tattoo establishment" is defined as:

"any permanent location, place, area, structure, or business where tattooing is performed; provided, however, that beauty salons at which permanent makeup only is applied shall not be considered tattoo establishments. For purposes of professional suites where studio suites or chairs are rented, if tattooing is performed at such location, the entire location shall be considered a single tattoo establishment regardless of the number of chairs rented to different professionals."

The ordinance also included criteria specific to tattoo establishments for consideration during any review of an application for a special exception: "*A special exception shall not be recommended by the Planning and Zoning Board (Board) nor approved by the City Council unless and until the Board and City Council make a finding that the granting of the special exception is consistent with the comprehensive plan and ECD Vision, the use is similar and compatible with the surrounding area, and will not act as a detrimental intrusion into the surrounding area, nor negatively impact the level of service of public services and facilities.*"

ECD Vision: The vision for the Edgewood Central District (ECD) is to transform the city's primary commercial corridor into a vibrant, pedestrian-oriented "place" that prioritizes human-scale design over car-centric development.

Surrounding Area Character: The property is bounded on the north and east by roads (Holden Avenue, and Orange Avenue, respectively) with the uses on the opposite side of these roads commercial in character (tire store and Fort Gatlin shopping center). The west boundary is the railroad, which separates the subject property from Cypress Grove Park. To the south is property formerly used by the Coq Au Vin restaurant; that property remains vacant.

Land Use Compatibility: The proposed location for the tattoo business is located within a multi-tenant strip center that already hosts commercial and service-oriented businesses. A tattoo establishment is functionally similar to a beauty salon or barber shop—both of which are permitted by right in this strip center. By adhering to the 8:00 a.m. to 9:00 p.m. business hours, the use is expected to remain compatible with the character of the surrounding area.

Public Services and Facilities: The existing plaza has fewer parking spaces than currently required under modern code; however, the parking demand for a tattoo establishment is anticipated to be similar to the demand generated by a beauty salon or barber shop, both of which are allowed by right. If available parking is a concern for the P&Z, limiting the number of tattoo stations or chairs could serve as a viable remedy. The applicant has indicated the leased space (1,200-square-foot suite) will have nine (9) stations, which according to research represents a high-intensity layout for a suite of this size. At 1,200 square feet, 9 chairs would allot only about 133 square feet per station once the waiting room, bathrooms, hallways, and sterilization/clean room are factored in. A maximum of six (6) chairs/stations would better align with a "boutique" personal service model versus a high-intensity use. While a beauty salon could legally accommodate nine or more chairs by right, a lower cap under this Special Exception would ensure the business remains compatible with the current parking constraints of the Orange Holden Plaza.

Proximity to Other Tattoo Businesses: Google Maps indicate the closest tattoo shop to the subject property is located at 5631 S Orange Ave Suite 109 (listed as Collective Ink Studios and Lilyth Eve Ink), a leased space in the Edgewood Isle Shopping Center, which is well in excess of the minimum 1,500 feet separation requirement.

NECESSARY P&Z ACTION

The P&Z must make a recommendation to City Council as to whether a tattoo establishment in the subject location is consistent with the comprehensive plan and ECD Vision, and that the use is similar and compatible with the surrounding area, and will not act as a detrimental intrusion into the surrounding area nor negatively impact the level of service of public services and facilities.

Given the ECD vision, if the P&Z Board recommends approval, staff recommends the following conditions:

- 1) Window Transparency: In accordance with the ECD's pedestrian-oriented goals, the street-facing windows 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.
- 2) Operational Hours shall be strictly limited to the hours between 8:00 a.m. and 9:00 p.m., as required by Code Section 134-467.

If P&Z recommends a limit on the number of tattoo stations/chairs to ensure the business remains compatible with the current parking constraints of the Orange Holden Plaza, staff recommends the condition include a requirement that a final floor plan be submitted to the City prior to the issuance of a Business Tax Receipt (BTR). This floor plan shall clearly identify the location of each station. Additionally, the approval should specify that any future increase in the number of stations shall require an amendment to this Special Exception.

An example for a condition: *The tattoo establishment shall be limited to a maximum of x (#) tattoo stations (chairs). The applicant shall submit a final, dimensioned floor plan to the City for review and inclusion in the Business Tax Receipt (BTR) file prior to the issuance of said BTR. This floor plan must clearly identify the location and total number of all tattoo stations. Any future increase in the number of tattoo stations beyond the approved x (#) shall be considered an intensification of the use and shall require a formal amendment to this Special Exception, subject to review by the Planning and Zoning Board and approval by the City Council.*

To Whom It May Concern,

My name is Bruno dos Reis Lahr, and I am the owner of Empire Tattoo Studio. First of all, I'm sorry for the delay, I'm in Brazil until January 2nd and I had some problems with my e-mail, I am writing this letter to formally explain the nature of our business and to respectfully request the approval of the necessary licenses to operate.

Empire Tattoo Studio is a professional tattoo studio designed and built with a modern and high-standard concept. Our goal is not only to operate a compliant and responsible business, but also to positively contribute to the mall and the surrounding community.

Our studio will operate seven days a week, from 10:00 a.m. to 6:00 p.m. The business will include nine (9) individual workstations, accommodating nine licensed professional tattoo artists. All artists will strictly follow health, safety, and sanitation regulations as required by local and state authorities.

We strongly believe that Empire Tattoo Studio will be an important addition to the mall. Significant investment was made to create a clean, modern, and welcoming environment that improves the overall appearance of the location. The studio was designed to bring a sense of modernity, comfort, and professionalism, contributing to the revitalization and visual improvement of the area.

In addition, the business will generate employment opportunities and attract new visitors to the mall, increasing foot traffic and benefiting neighboring businesses. Our clients value quality, safety, and professionalism, which aligns with the standards the city expects from local businesses.

This is our first business venture, and throughout this process we have been learning and working diligently to ensure full compliance with all city and health department requirements. Any delays or issues were never intentional or in bad faith. We are fully committed to correcting any pending matters and operating in complete accordance with local regulations.

We respectfully ask for your understanding and consideration, and we are available at any time to provide additional information, documentation, or clarification if needed. Thank you very much for your time, attention, and support.

Sincerely,
Bruno dos Reis Lahr
Owner – Empire Tattoo Studio
Orlando, Florida

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 a tattoo studio on the property located at 4712 South Orange Avenue within the Orange and Holden Plaza. The proposed tattoo studio intends to lease approximately 1,200 square feet of within the plaza. 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, January 12, 2026 at 6:30 PM
- City Council Meeting - Tuesday, January 20, 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
 - Phone: 407-851-2920
 - Hours: Monday-Thursday: 8 AM to 4 PM; Friday: 8 AM to noon.
- Attend the public hearings and be heard (1/12/2026 & 1/20/2026)
- If you are unable to attend the public hearings, you may submit your comments by email to 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:

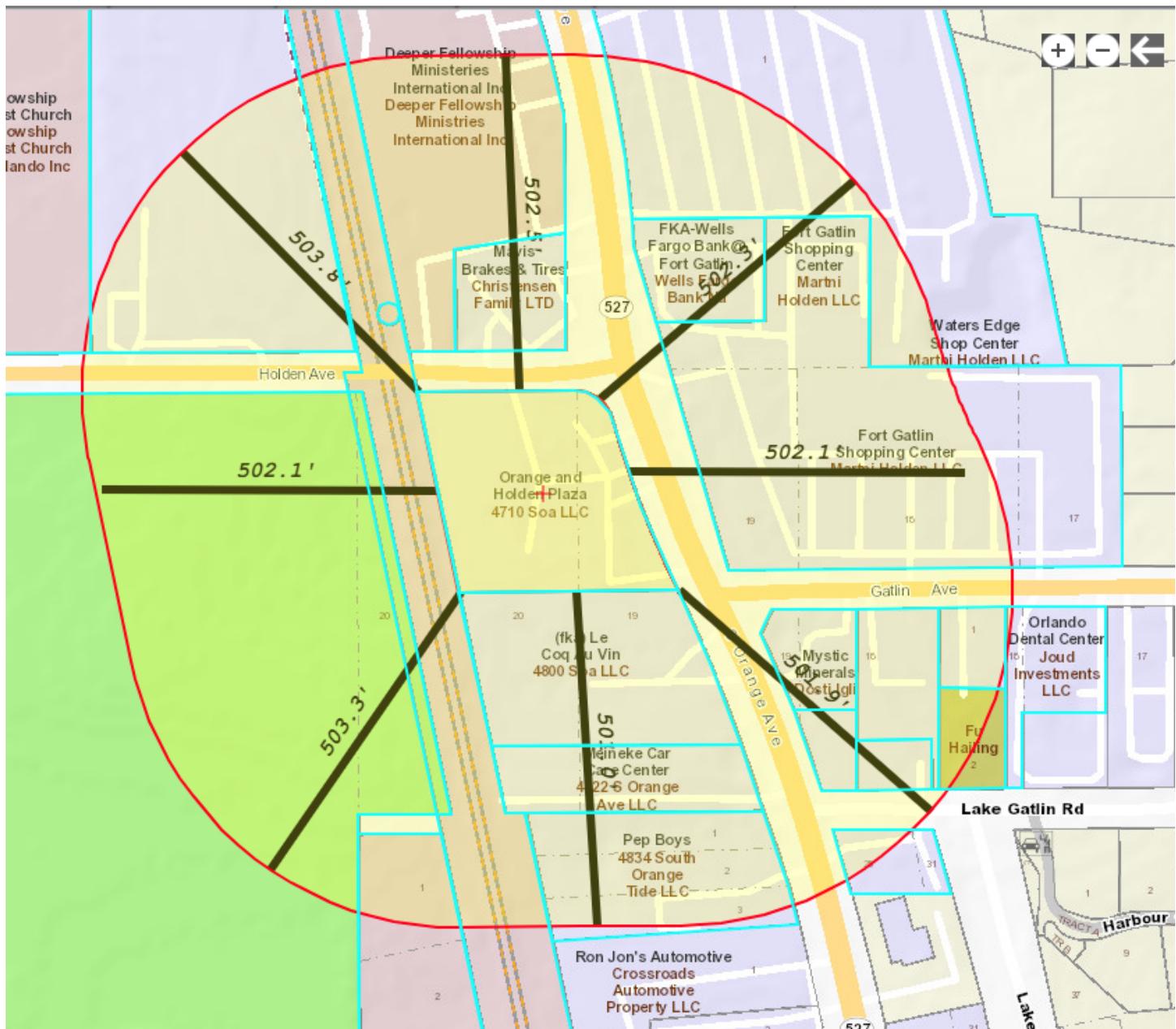
If you require accommodations under the Americans with Disabilities Act, please notify the City Clerk's Office in writing at least **48 hours prior** to the meeting.

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: December 31, 2025

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.



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 * * *

<u>Tattoo and/or body piercing</u>	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

Richard A. Horn, Council President

ATTEST:

Sandra Riffle, City Clerk

Ordinance 2026-02 Off Street Parking Regulations



Date: January 9, 2026
To: Planning and Zoning Board
From: Ellen Hardgrove, City Planning Consultant
XC: Drew Smith, City Attorney
Sandy Riffle, City Clerk
Brett Sollazzo, Administrative & Permitting Manager
Re: Proposed Ordinance: Off Street Parking Re-Write

This agenda item proposes a repeal and replacement of the City's parking regulations. This update follows a thorough review of our current standards, which have remained largely unchanged since the 1960s. The new regulation is intended to balance the fiscal responsibilities of private development, the need to prevent "seas of asphalt," and the protection of residential neighborhoods from parking spillover.

The Parking Challenge Parking requirements often create a "lose-lose" scenario:

- Excessive Minimums: Result in massive, underutilized parking lots that hinder site aesthetics, promote vehicle use, and increase stormwater runoff.
- Insufficient Standards: Lead to unsafe conditions where vehicles block sidewalks and emergency access or spill over into adjacent residential streets.

While many larger jurisdictions are moving toward eliminating parking minimums entirely (a "market-driven" approach), Edgewood's specific characteristics and physical constraints make that a high-risk strategy at this time:

- Vehicle Dependency: Census data shows Edgewood households own an average of two cars.
- Commuting Realities: Currently, 76% of residents drive alone to work, while public transit and bicycle usage for commuting remains at 0%.
- Lack of Infrastructure: Unlike cities that have successfully eliminated minimums, Edgewood does not currently have a network of public parking garages or sufficient on-street parking to absorb overflow.

A "market-driven" approach typically works in cities with high density and a diverse "mode split" (where a significant percentage of people use alternative transportation). The proposed regulation is an effort to "right-size" required parking for Edgewood's needs and goals; this includes supporting the Edgewood Central District (ECD) vision of a pedestrian-friendly land use pattern, featuring 8-foot-wide sidewalks and bike rack requirements.

Under-parking a site creates immediate public safety issues, as overflow moves to inappropriate locations like sidewalks, drive aisles, or adjacent residential neighborhoods. Furthermore, even if the City allowed "no minimums," many financial institutions will not finance a project that lacks parking without a proven, transit-rich environment.

Whereas the entire proposed regulation can be discussed, the discussion at the P&Z meeting will focus on the **highlighted sections** of that attached:

Section 134-605: When the regulations will be applied,

Section: 134-607: How the parking ratios are applied,

Section 134-609: How to deal with structures that were built prior to parking regulations (2 options), and

Section 134-610: Specifically, situations allowing unpaved parking (beginning on Line 797).

Below is a brief summary of all sections of the proposed regulation.

- **Sec. 134-605. Applicability:** Outlines when new parking is required (new construction, change in use, or expansion).
- **Sec. 134-606. Definitions:** Provides precise terminology. Following P&Z review, these will be incorporated into the general Zoning Code definitions.
- **Sec. 134-607. Quantity of On-Site Off-Street Parking:** The core of the regulation. We have significantly expanded the list of "uses" to include modern business types, thereby removing guesswork for staff and the public. Ratios are now standardized to "spaces per 1,000 gross square feet" to allow for easier comparisons during tenant changes.
- **Sec. 134-608. Off-Site Off-Street Parking Options:** Refines "Shared Parking" provisions to be more user-friendly, removing administrative hurdles that previously discouraged businesses with opposite peak hours (e.g., an office and a restaurant) from sharing stalls.
- **Sec. 134-609. Reduction of Parking for Adaptive Reuse:** An innovative tool for older buildings on small lots. We are presenting two options:
 - **Option 1 (Performance-Based):** Grants up to a 40% reduction in exchange for corridor improvements (landscaping, facade rehabilitation, etc.).
 - **Option 2 (Waiver):** A direct administrative waiver process for historic footprints.
- **Sec. 134-610 & 134-611. Design Requirements:** Details the physical layout of lots and off-street loading. These include new illustrations to improve user-friendliness.
- **Sec. 134-612 through 134-613:** Covers maintenance and landscaping—largely consistent with existing standards.

Staff looks forward to the discussion. The Planning and Zoning Board's input is invaluable in crafting a regulation that is both functional and forward-looking.

ESH

ORDINANCE NO. 2026-02

AN ORDINANCE OF THE CITY OF EDGEWOOD,
ORANGE COUNTY, FLORIDA AMENDING CHAPTER
134, "ZONING;" AMENDING PROVISIONS RELATED TO
OFF-STREET PARKING AND LOADING; PROVIDING
FOR SEVERABILITY; PROVIDING FOR CODIFICATION,
CONFLICTS, AND EFFECTIVE DATE.

WHEREAS, the existing parking regulations of the City of Edgewood have become outdated and insufficient to adequately address current and future parking demands within the community; and

WHEREAS, a comprehensive review of the existing parking regulations has revealed gaps that hinder public safety, traffic flow, economic vitality, and the overall quality of life within the City of Edgewood; and

WHEREAS, effective parking management supports local businesses and contributes to economic development by ensuring accessibility and convenience for customers; and

WHEREAS, the City desires to promote development and redevelopment within the City's commercial corridor; and

WHEREAS, there is a recognized need to modernize parking regulations to reflect best practices in urban planning and transportation management; and

WHEREAS, the City of Edgewood desires to promote efficient use of private parking resources, encourage alternative modes of transportation, and reduce traffic congestion; and

WHEREAS, the proposed new parking regulations aim to provide clear, concise, and enforceable standards for parking throughout the City of Edgewood; and

WHEREAS, the City Council of the City of Edgewood finds that this Ordinance is in the best interest of the health, safety, and welfare of citizens, businesses, and visitors to the City of Edgewood.

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

SECTION 1. Chapter 134, Article V, Division 5, Sections 134-605 through 134-613 of the City of Edgewood Code of Ordinances are repealed and replaced with the following:

DIVISION 5. –OFF-STREET PARKING AND LOADING

Sec. 134-605. Applicability of Off-Street Parking Requirements

Off-street parking spaces shall be provided in accordance with this regulation under any of the following circumstances:

1. **New Construction:** With the construction of any new building or principal use on a site.
2. **Change in Occupancy to a Use with a Required Higher Parking Quantity Minimum:** With any change in the primary use or occupancy of a building or site

44 that requires more parking as calculated by the minimum parking requirements for the
45 use in accordance with Section 134-607. Quantity of off-street parking. See 5 below
46 for exemption.

47 3. **Expansion or Increased Intensity of Existing Use (Use stays the same)** : When an
48 existing building, structure, or occupational use is enlarged or its intensity is
49 increased. Examples of increased intensity include, but are not limited to, adding
50 dwelling units, guestrooms, assembly areas, grooming tables, clients in day care,
51 increasing gross floor area or seating capacity, or increasing employment.

52 4. **Legacy Site Flexibility.** For any existing Shopping Center that exceeds the mix of
53 uses as allowed per the Shopping Center definition, the requirement for a parking
54 recalculation during a “Change in Occupancy” is waived and the suites interchanged
55 with any permitted use within the zoning district (excluding Places of Assembly)
56 without providing additional parking, provided that:

- 57 A. The shopping center was approved prior to prior to December 31, 1985
- 58 B. The site contains at least 150 paved, conforming parking spaces
- 59 C. The existing parking ratio is at least 4.2 spaces per 1,000 GSF of building area
- 60 D. The building’s total gross floor area is not increased;
- 61 E. The proposed use does not result in a Net Increase of more than 10 parking spaces
62 (compared to the most recent BTR or CO with the stand-alone ratio applied) **OR**
63 if the individual tenant space exceeds 10,000 GSF unless the City Planner
64 approves an applicant submitted Parking Functional Adequacy analysis. The
65 Parking Functional Adequacy report must demonstrate that the existing parking
66 supply can successfully accommodate the real-world peak demand of the
67 proposed use without creating hazardous traffic conditions or spilling over into
68 neighboring properties, or otherwise propose mitigation methods such as formal
69 shared-parking agreements, off-site parking leases, or staggered hours of
70 operation. If the City Planner determines the impact cannot be mitigated, the
71 application shall then be referred to the Planning and Zoning Board and City
72 Council for a formal Waiver.

73 As a condition of a further increase in shopping center intensity, the parking lot shall
74 be restriped in conformance with parking lot design and landscaping requirements, to
75 the greatest extent practical, as determined by the City’s landscape architect in
76 coordination with City’s Engineer and Planner, even if the restriping results in a
77 decrease in parking quantity below the 4.2 ratio baseline. Minimum Accessible
78 Parking shall be provided.

79 5. **Rectification of Substandard Conditions from Parcel Division:** If a parcel or the
80 parcel configuration as shown on an approved site plan has been divided/ altered
81 without official City subdivision approval, resulting in a failure to meet minimum
82 parking requirements, no permits for expansion, change of occupancy, or new
83 construction shall be issued until:
84 1. The parcel is legally unified with the adjacent land via a Lot Joinder; or
85 2. A Cross-Parking Agreement is recorded that restores the required parking count;

86 3. The parking regulations are fully satisfied; or
87 4. For divisions occurring prior to December 31, 1985, the applicant demonstrates
88 through a Functional Adequacy Study that the existing parking can support the
89 proposed use without impacting public rights-of-way.

90 **Sec. 134-606. Definitions**

91 The terms used in this Division shall have the following definitions; in the event of any conflict
92 with any definition elsewhere, the following definitions shall control:

93 **Accessible Parking:** Often called a "handicap space" or "ADA compliant parking," is a
94 specialized parking stall designed to accommodate individuals with disabilities. Unlike a
95 standard parking space, it features extra room for mobility devices (wheelchairs, walkers, or lifts)
96 and is legally required to be located on the shortest accessible route to a building's entrance. The
97 design is currently regulated by the Americans with Disabilities Act (ADA).

98 **Automotive Repair and Services (Major/Minor):** An establishment primarily engaged in
99 the mechanical or electrical repair, maintenance, or finishing of motor vehicles.

100 • Primary Examples: General mechanics, transmission shops, body shops, painting, detailing,
101 and quick-lube facilities.

102 All repair activities must be conducted entirely within an enclosed building. No outdoor repair
103 work is permitted.

104 **Commercial, Contractor & Fleet Service Shop:** This classification is for businesses
105 where the primary activity is the storage of equipment and vehicles used to provide off-site
106 services. Includes: Pressure washers, roofers, pool cleaners, HVAC technicians, plumbers,
107 electricians, and industrial cleaners.

108 **Commercial, Wholesale:** An establishment primarily engaged in the high-volume sale,
109 lease, or distribution of products to retailers, industrial/commercial/institutional users, or other
110 wholesalers. Unlike standard retail, this use is focused on business-to-business transactions.

111 • Primary Characteristics:
112 ○ Professional Clientele: Services are primarily directed toward contractors, business
113 owners, and licensed professionals rather than the general walk-in public.
114 ○ On-site Inventory: Includes significant floor area dedicated to the storage of bulk
115 goods and "will-call" pick-up areas.
116 ○ Limited Display: While a "trade showroom" or sales counter may exist, it is ancillary
117 to the storage and distribution function of the facility.
118 • Primary Examples: Electrical/plumbing supply houses (e.g., Ferguson, City Electric), bulk
119 building material distributors, restaurant supply stores, and commercial fabric/textile
120 wholesalers.
121 • Key Distinction: This use is distinguished from General Retail by the lack of traditional
122 "merchandising" (window displays, shopping carts, and intensive pedestrian marketing) and
123 from Warehousing by the presence of a point-of-sale area and frequent "will-call" customer
124 traffic. Furthermore, it differs from Distribution/Logistics as that use is a shipping hub for the
125 region or larger.

126 **Convenience-Oriented Services:** A retail or personal service establishment primarily
127 engaged in providing quick-turnover transactions, item processing, or "over-the-counter"

128 services. These uses are characterized by a "stop-and-go" traffic pattern where the average
129 duration of stay is typically 15 minutes or less. To qualify for this classification in parking
130 calculations, the use must meet the following criteria:

- 131 • Primary Service Area: The customer-accessible area is limited primarily to a transaction
132 counter and a small waiting/staging area.
- 133 • No Long-Term Stay Amenities: The establishment does not provide extensive seating, dining
134 areas, or private service rooms (e.g., exam rooms or salon chairs).
- 135 • High Turnover Ratio: The use is designed for a high volume of vehicle trips relative to the
136 square footage.

137 Included Uses: This category includes, but is not limited to:

- 138 • Laundry/Garment Services: Dry cleaning drop-off and pick-up (excluding on-site self-service
139 laundromats).
- 140 • Repair Services: Shoe, watch, jewelry, or small electronic repair.
- 141 • Shipping & Postal: Private mail centers and shipping/parcel drop-off points.

142 Exclusions: This classification shall not include professional offices (medical, legal, or
143 financial), personal care services requiring appointments (barbers, salons, or spas), or any use
144 where the primary activity occurs over a duration exceeding 30 minutes.

145 **Group Living Facility:** A residential structure or complex providing shared living
146 accommodations and often, support services, care, or supervision, for a group of individuals not
147 all related by blood, marriage, adoption, or guardianship, who typically live together as a single
148 housekeeping unit. This definition includes, but is not limited to, assisted living facilities,
149 nursing homes, recovery houses, residential treatment centers, and any facility operating as a
150 Community Residential Home (as defined and regulated by Florida Statute § 419.001). This
151 definition specifically excludes transient lodging such as hotels, motels, or short-term vacation
152 rentals.

153 **Gross Square Feet (GSF):** Gross Square Feet of Building Area, excluding covered
154 sidewalks unless such areas are utilized for outdoor dining, display of merchandise, or other
155 commercial activity. For Eating and Drinking Establishments, the entire building is counted
156 including kitchens, bathrooms, etc.

157 **Gym/Fitness Center:** An establishment that provides facilities and equipment for
158 physical exercise, weightlifting, bodybuilding, and cardiovascular training.

- 159 • Distinguishing Characteristic: This use is characterized by "open-floor" access, where
160 patrons utilize equipment at their own pace rather than being restricted to a fixed, group-
161 based class schedule.
- 162 • Inclusions: This includes traditional gyms, 24-hour fitness clubs, and cross-training facilities
163 that offer general membership access.
- 164 • Exclusions: This does not include Instructional Services (scheduled group classes only) or
165 Personal Care (one-on-one personal training by appointment).

166 **Industrial, Distribution/Logistics Center:** This category shall mean a specialized
167 warehouse facility that focuses on the efficient storage, management, and distribution of goods.
168 It differs from Wholesale Commercial in that no customers ever visit. Wholesale Commercial

169 can be viewed as a store for professionals and Industrial Distribution/Logistics is a shipping hub
170 for the region or larger.

- 171 • Receiving Goods: Distribution centers receive shipments of goods from manufacturers or
172 suppliers.
- 173 • Storage: They store these goods in an organized and efficient manner, often utilizing various
174 storage methods like racking, shelving, and palletizing.
- 175 • Order Fulfillment:
 - 176 ○ They receive orders from retailers, wholesalers, or directly from customers.
 - 177 ○ They pick the required items from inventory.
 - 178 ○ They pack the items according to order specifications.
- 179 • Shipping: They coordinate the shipment of goods to their final destinations using various
180 transportation methods (trucks, trains, air, etc.).
- 181 • This use does not include showrooms.

182 ***Industrial flex space:*** a versatile light industrial used property where up to 33% of the
183 gross floor area includes commercial uses, most commonly office, showroom, or retail space, all
184 within a single building or unit. The key characteristic of flex space is its flexibility and
185 adaptability.

186 ***Industrial Light Assembly/Fabricating:*** This category refers to "Bench-Scale" industrial
187 operations focused on the assembly or finishing of pre-manufactured components. Processes are
188 primarily manual or utilize light-duty power tools at individual workstations.

- 189 • Primary Examples: Electronics assembly, garment sewing/embroidery, medical device
190 packaging, and furniture finishing.
- 191 • Key Distinction: This use is distinguished from "Heavy Industrial" by the absence of raw
192 material smelting, high-impact machinery, or significant external environmental impacts
193 (noise/vibration/smoke). The end products are typically smaller in size and less intricate than
194 those produced in heavy manufacturing.

195 Light Assembly/Fabricating may include showrooms provided the showroom area does not
196 exceed 25% of the leased space in any one building or location. A showroom is defined as an
197 area for the display and sale of goods, products, or merchandise ancillary to the light
198 assembly/fabrication onsite.

199 ***Industrial, Manufacturing (General/Heavy):*** This category includes industrial
200 operations primarily engaged in the mechanical, physical, or chemical transformation of
201 materials, substances, or components into new products. These processes are typically large-
202 scale and are distinguished from Light Assembly by their intensity, infrastructure needs, and
203 external impacts.

- 204 • Primary Characteristics:
 - 205 ○ Raw Material Processing: Involves the handling of bulk raw materials (metals, chemicals,
206 wood, or stone) rather than pre-manufactured components.
 - 207 ○ Complex Tooling: Utilization of heavy-duty machinery, automated production lines,
208 furnaces, large-scale presses, or specialized chemical processing equipment.
 - 209 ○ Infrastructure Intensive: Requires significant power, high-volume water/sewer capacity,
210 or specialized ventilation/waste-handling systems.

211 ○ External Impacts: May produce noise, vibrations, odors, or heat that require specialized
212 building design or significant setbacks from non-industrial uses.

213 • Primary Examples: Metal foundry/fabrication, plastic injection molding, commercial food
214 processing/canning, catering, chemical blending, and large-scale vehicle or machinery
215 production.

216 ***Industrial, Warehousing/Storage:*** any building or structure, or portion thereof, primarily
217 used for the storage, distribution, or handling of goods, merchandise, or materials, including but
218 not limited to:

219 • Storage of goods for subsequent sale or distribution.
220 • Warehousing of raw materials, finished products, or equipment.

221 Warehousing/Storage may include showrooms provided the showroom area does not exceed
222 25% of the leased space in any one building or location. A showroom is defined as an area for
223 the display and sale of goods, products, or merchandise ancillary to the goods stored onsite.

224 This definition excludes:

225 • Retail sales establishments except as specified for showroom above.
226 • Manufacturing facilities.
227 • Repair or service facilities.

228 ***Industrial, technical/creative:*** This category encompasses specialized facilities designed
229 for technical, artistic, or scientific production rather than bulk storage or mass manufacturing.
230 Activities are characterized by low-turnover, high-skill project teams and the use of specialized,
231 often sensitive, equipment.

232 • Primary Examples: Film/sound stages, materials testing labs, R&D "maker-spaces," and
233 digital media hubs.
234 • Key Distinction: Unlike standard warehouse use, this category involves higher interior build-
235 out for climate control, acoustics, or laboratory standards, resulting in a higher employee-to-
236 square-foot ratio.

237 ***Industrial, Wholesale:*** See Commercial Wholesale

238 ***Instructional Services:*** An establishment characterized by the provision of scheduled,
239 group-based, or individual specialized training and education in specific skills, arts, or
240 disciplines.

241 • Standard Examples: This category includes, but is not limited to: fine art schools, martial arts
242 studios (dojos), yoga and Pilates studios, dance academies, music schools, gymnastics
243 centers, and dog training facilities.
244 • Operational Characteristic: Unlike a "General Gym" or "Health Club" where patrons arrive
245 and depart at random intervals (open-floor use), Instructional Services typically operate on a
246 fixed class schedule, resulting in peak parking demand at the transition times between
247 sessions.
248 • Classification by Scale:
249 ○ Small-Scale Instructional (< 2,000 GSF): Facilities under 2,000 gross square feet. These
250 are considered lower-intensity and are calculated at the Personal Care parking rate.
251 ○ Large-Scale Instructional (\geq 2,000 GSF): Facilities 2,000 gross square feet or larger. To
252 prevent a "parking cliff," these are calculated using a Marginal (Tiered) Rate: the first

253 2,000 GSF is parked at the Personal Care rate, and only the square footage exceeding
254 2,000 GSF is parked at the Place of Assembly rate.

- 255 o Dog Training Facilities. To qualify for the lower instructional service rate:

256 Class Limits: Group instruction shall be limited to a maximum of 12 students (handlers)
257 per session.

258 Operations: Use must be primarily instructional. Facilities that include overnight
259 boarding or unsupervised "daycare" must be calculated under the Animal Care/Boarding
260 ratio.

261 Exceeding Limits: Facilities designed for larger "show" events or competitions with
262 spectators shall be calculated at the Place of Assembly rate.

- 263 • Special Exclusions: Any instructional facility that serves alcohol, includes a lounge/bar area,
264 or functions as a for-profit event venue (e.g., renting the hall for parties) shall be classified
265 entirely as a Place of Assembly regardless of square footage.
- 266 • Gym/Fitness Center Distinction: Facilities providing "open-floor" access to weightlifting or
267 cardio equipment for general use (not exclusively tied to a scheduled class) shall be classified
268 as a Gym/Fitness Center rate.

269 ***Mixed-Use Building:*** A single building containing a vertical or horizontal integration of
270 two or more use categories (e.g., Retail, Office, Restaurant/Eating/Drinking, and/or Residential).

271 ***Office, General:*** Establishments in either stand-alone or multi-tenant buildings,
272 providing professional, administrative, or technical services. For the purpose of calculating
273 required parking, a building primarily used for General Office may include Medical Office suites
274 without a change in the required parking ratio, provided that the total Medical Office use does
275 not exceed 50% of the building's total GSF.

276 ***Offices, Medical:*** Establishments where the primary activity is the diagnosis or treatment
277 of patients by licensed healthcare professionals, regardless of whether retail sales occur on-site.
278 This includes, but is not limited to, offices for physicians, dentists, optometrists, and
279 ophthalmologists; medical and diagnostic laboratories; ambulatory surgery centers; urgent care
280 centers; and offices for physical, occupational, and speech therapists. any facility

281 ***Pedestrian-Friendly Path:*** A sidewalk designed and maintained to allow all people of all
282 abilities to travel safely and independently. Unless prohibited by existing right-of-way, this
283 route shall have a minimum clear width that meets ECD, FDOT, or ADA standards (whichever
284 is applicable), with the width free of any permanent or temporary obstructions (e.g., utility poles,
285 signs, street furniture, landscaping, overhanging tree branches below 80 inches vertical
286 clearance). Any path crossing arterials must be at a crosswalk with accessible pedestrian signals
287 or flashing beacons. The entire path on the property shall be lighted consistent with best
288 management practices as determined by the City's engineer to ensure visibility during low-light
289 conditions.

290 ***Personal Care/Health and Beauty Services:*** Establishments providing non-medical,
291 appointment-based services typically involving extended customer stays and direct interaction
292 between a provider and a client.

- 293 • Standard Examples: Barber shops, hair/nail salons, spas, massage therapy, tanning salons,
294 tattoo parlors, and photography studios.

295 • Individual Enrichment: Tutoring, music lessons, individual personal fitness training, and life
296 coaching.
297 • Small-Scale: Instructional services (yoga, martial arts, dance, etc.) with a total GSF of less than
298 2,000 square feet, provided they do not serve alcohol.

299 **Place of Assembly:** A building or a defined portion of a building where groups of people
300 gather for various purposes, typically involving a large number of individuals concentrating in
301 one area simultaneously.

302 • Standard Examples: Examples include, but are not limited to, religious institutions, funeral
303 homes, civic and social organizations, event venues, and theaters.

304 **Playground Accessory to Commercial Use including Dog Park:** An outdoor recreational
305 amenity that serves as a secondary feature to a primary commercial use on the same parcel, such
306 as an area designated for children's play or dog exercise.

307 **Proximity to Transit:** Proximity to transit shall mean that the building's primary business
308 or residential entrance is within 0.25 mile of a transit stop, both the near side and far side of the
309 road, except on a one-way street pair. For properties situated on one-way street, proximity to
310 one transit stop within the 0.25-mile radius is acceptable, contingent upon the presence of a
311 parallel transit stop serving the opposing direction. The distance must be measured along a
312 Pedestrian-Friendly Path.

313 **Restaurant/Bar and Eating and Drinking Establishments:** Any establishment where the
314 primary business is the sale of food or beverages for on-site or off-site consumption. This
315 category specifically includes, but is not limited to: full-service restaurants, fast-food
316 establishments, bars, taverns, lounges, coffee shops, cafes, juice bars, and craft bakeries with on-
317 site seating.

318 **Shopping Center:** A planned and integrated multi-tenant commercial development
319 consisting of a combination of Retail Stores, Convenience-Oriented Services, Personal
320 Care/Health and Beauty Services, Eating and Drinking Establishments, and/or offices, where the
321 combined total of Medical Office, Gym/Fitness Center, and Restaurant/Bar/Eating
322 Establishments uses (calculated either individually or in combination) does not exceed 65% of
323 the building's gross square feet. The individual businesses within a shopping center typically
324 share common facilities such as parking lots, pedestrian walkways, and shared drive aisles, with
325 the land and/or building(s) in common ownership or management. Outparcels associated with a
326 shopping center are considered part of the overall development for the calculation of the
327 minimum number of required parking spaces.

328 **High-Intensity Threshold:** Should the combined Medical Office, Gym/Fitness Center, and/or
329 Restaurant/Bar use exceed 65% of the total GSF, the site shall no longer be classified as a
330 Shopping Center for parking purposes. Instead, the site shall be calculated as a Mixed-Use
331 Building, applying the individual Stand-alone ratios for each specific use within the building to
332 ensure adequate parking for high parking demand tenants.

333 **Exclusions:** Places of Assembly are not considered part of a shopping center; parking for such
334 uses must always be calculated separately and added to the total.

335 **Stand-alone Use:** A building containing a single tenant space that occupies its own
336 independent tax parcel or is located on a site where it does not share common parking facilities,

337 shared drive aisles, or internal pedestrian connectivity with other principal buildings. A building
338 shall be considered "Stand-alone" if it is not part of a "Shopping Center" as defined herein, and
339 its parking demand is met entirely within its own dedicated parking area.

340 **Sec. 134-607. Quantity of on-site off-street parking.**

341 (a) Instructions for Using the Parking Table.

- 342 1. Minimum Base Parking: Except where physically infeasible due to lot size or building
343 footprint, as determined by the City Planner or Engineer, no use shall, except single-
344 family residential, have less than three (3) standard spaces and two (2) Accessible
345 Parking Spaces onsite unless specifically exempted in the table.
- 346 2. GSF = Gross Square Feet of Building Area, excluding covered sidewalks unless such
347 areas are utilized for outdoor dining, display of merchandise, or other commercial
348 activity. For Eating and Drinking Establishments, the entire building is counted including
349 kitchens, bathrooms, etc.
- 350 3. Mixed-Use Buildings: For any building or site containing more than one use category—
351 other than those defined as Shopping Centers or Multi-tenant Office Building—the total
352 parking requirement shall be the cumulative sum of the requirements for each individual
353 use. Each use shall be calculated by multiplying the GSF of that specific use by its
354 respective parking ratio. Exception:
- 355 4. Multi-tenant Office Building: The General Office ratio applies to buildings where
356 Medical Office suites occupy 50% or less of the total building GSF. If Medical Office use
357 exceeds 50%, or if a proposed building is intended primarily for medical use without a
358 restrictive cap on the Site Plan, the Medical Office/Clinic ratio shall apply to the entire
359 building GSF. Office buildings are allowed to include ancillary retail, or convenience
360 oriented or personal care services provided such does not occupy more than 15% of the
361 total building GSF. In such situations these ancillary uses are calculated at the
362 corresponding office rate (general or medical). If ancillary uses are $\geq 15\%$ of the GSF, the
363 total ancillary use shall be calculated at the corresponding parking ratio. The 15%
364 "Ancillary Use" exception for Office buildings does not apply to Restaurants/Eating
365 Drinking Establishments, Places of Assembly, Gyms/Fitness Centers, or Day Care
366 Centers, these must be calculated at their specific high parking demand rates. **Accessory**
367 **Amenity Exception:** Gyms, fitness centers, or day care facilities intended for the
368 exclusive use of the building's tenants and their employees are exempt from separate
369 parking calculations, provided that:
 - 370 • They occupy less than 10% of the total building GSF;
 - 371 • They have no direct exterior customer entrance (access must be through the main
372 lobby or internal corridors); and
 - 373 • No exterior signage is permitted for the amenity.
- 374 5. Where a use reasonably meets the criteria of more than one classification, the
375 classification with the higher parking requirement shall apply.
- 376 6. Uses not specifically listed in this Exhibit shall meet the off-street parking requirements
377 of the use listed herein that the City Planner determines is most similar or compatible in

378 terms of parking demand characteristics, based on the principles of the Institute of
379 Transportation Engineers (ITE). Should the City Planner be unable to determine a
380 similar or compatible use, a professional parking demand study prepared by a qualified
381 traffic engineer or planner shall be required to establish

382 (b) *Minimum Off-street Parking Requirements.* The minimum number of parking spaces required
383 for a development site is determined by its proposed use and intensity, in accordance with
384 Exhibit 134-607-1: Minimum Parking Ratios by Use. Any reduction in the number of
385 required spaces on-site or the provision of off-site parking to meet the minimum required
386 must be approved in compliance with the regulations set forth herein.

Exhibit 134-607-1: Minimum Parking Ratios by Use

CATEGORY: Residential Uses	
Single-Family and Duplex Residential Units:	2 spaces per dwelling unit
Multifamily/3 or more attached units— Efficiency/Studio and One-Bedroom Units:	1.25 spaces per dwelling unit plus a minimum of 0.25 guest spaces per unit which are clearly identified by signage or pavement markings as "Visitor" or "Guest" parking.
Multifamily/3 or more attached units – Two bedroom units:	1.50 spaces per dwelling unit plus a minimum of 0.25 guest spaces per unit which are clearly identified by signage or pavement markings as "Visitor" or "Guest" parking.
Multifamily/3 or more attached units –Three or more bedroom units:	1.75 spaces per dwelling unit plus a minimum of 0.25 guest spaces per unit which are clearly identified by signage or pavement markings as "Visitor" or "Guest" parking.
Live/Work units	Consistent with the type of non-residential use and based only on the nonresidential component
Assisted Living Facility:	Parking requirements shall be determined based on a professional parking demand study prepared by a qualified traffic engineer or planner, taking into consideration the specific operational needs, resident capacity, and projected staffing levels.
CATEGORY: Commercial, Retail Uses, Convenience-Oriented Services, Shopping Centers, Personal Care/Beauty	
Stand-alone Retail < 25,000 GSF	5.5 spaces per 1,000 GSF
Stand-alone Retail \geq 25,000 GSF	4.5 spaces per 1,000 GSF
Stand-alone Convenience Oriented Service	4.5 spaces per 1,000 GSF
Shopping Centers (see definition) < 50,000 total GSF: excluding Places of Assembly.	4.5 spaces per 1,000 GSF; Places of Assembly in a shopping center will be calculated separately
Shopping Centers \geq 50,000 total GSF, excluding Places of Assembly.	4.0 spaces per 1,000 GSF; Places of Assembly; in a shopping center will be calculated separately
Stand-alone Personal Care/Health and Beauty	6.5 spaces per 1,000 GSF
Instructional Services - general	Tiered approach: First 2,000 GSF shall be considered Personal Care; the excess above 2,000 GSF shall be considered Place of Assembly rate.
Instructional Services - dog training (see definition)	Personal Care rate

CATEGORY: Office	
Single-Tenant Office (Professional/Admin) <5,000 GSF:	5 spaces per 1,000 GSF
Single-Tenant Office (Professional/Admin) \geq 5,000 GSF	4.5 spaces per 1,000 GSF
Multi-Tenant Office Building \leq 50% of the GSF are medical office suites	4.5 spaces per 1,000 GSF
Multi-Tenant Office Building $>$ 50% of the GSF are medical office suites	5.5 spaces per 1,000 GSF
Medical Office/Clinic (Single-Tenant or Specialty Clinic):	5.5 spaces per 1,000 GSF
CATEGORY: Bank and Financial Institutions	
Banks with Walk-in Lobby/Branch:	3.0 spaces per 1,000 GSF
Stand-alone ATM:	“Walk-up only” ATM, 2 per ATM plus at least one accessible space; ATM “drive up only”, 3 stacked spaces in the drive-up lane per ATM, plus one parking space, at least one accessible space, and bypass lane is required. Walk-up ATMs located within a shopping center or multi-tenant lot or attached to the bank may share existing parking and are exempt from a separate count.
Drive-up tellers only/no lobby:	4 stacked spaces in the drive up lane, plus one parking space per drive up lane and at least one accessible space. A bypass lane shall also be provided.
CATEGORY: Eating and Drinking Establishments	
Restaurants, Bars, Lounges, Cafes, and Coffee Shops (excludes event venues which are classified as Places of Assembly)	
Component	Parking Ratio
Indoor Area	8.0 spaces per 1,000 GSF
Outdoor Seating	6.5 spaces per 1,000 GSF (<i>First 500 GSF is exempt</i>)
Drive-Through/Walk-Up Only(<i>No indoor seating</i>)	4.0 spaces per 1,000 GSF, subject to a minimum of four (4) total spaces provided on-site. This minimum count includes one (1) required Accessible Space. No GSF exemptions for outdoor seating are permitted for this use category.
Specific Standards	
Outdoor Seating Delineation: Any outdoor seating area must be outlined on the site plan and physically delineated on-site by a permanent or semi-permanent barrier (e.g., planters, medallions, or bollards).	
Stacking Requirements: Any establishment providing drive-through service must provide a minimum stacking lane of 180 linear feet (approx. 9 cars) measured from the service window to the entrance of the drive up lane.	
Queuing Protection: Approval of a drive-through or walk-up window is contingent upon a site plan demonstrating that vehicle queuing or pedestrian lines will not obstruct public rights-of-way, fire lanes, or internal drive aisles. The City Planner may require a professional stacking study if the site configuration poses a potential safety risk.	

CATEGORY: Commercial, Other	
Automotive repair and services	2 spaces per 1,000 GSF, plus 2.0 spaces for each service bay or work station. Service bays (the indoor area where the vehicle sits while being fixed) do not count toward the required off-street parking count. All vehicles awaiting repair or pickup must be parked in designated, striped parking spaces. Parking in drive aisles or unpaved areas is prohibited.
Heavy equipment sales, repairs, and servicing	1.5 spaces per 1,000 GSF of area used for the sales, repairs, etc., plus 1.0 space per 5,000 sq. ft. on any outdoor storage space as designated on a site plan.
Contractor & Fleet Service Shop	1.0 space per 1,000 GSF of building area, plus 0.50 per 1,000 square feet of outdoor storage (as delineated on a site plan), plus Fleet Storage maximum as listed on the City's Use Permit or approved site plan
Micro-brewery/winery	Considered Industrial Flex Space
Vehicle rental	1.0 space per 1,000 GSF for building, plus at least 3 designated spaces for customers, plus 1.25 spaces/slots for each vehicle in the maximum inventory established on the City Use Permit
CATEGORY: Places of Assembly	
Places of Assembly	1 space per 75 GSF of the combined areas intended for public congregation (e.g., sanctuary, auditorium, theater, meeting halls) or 1 space per 3 persons based on the maximum capacity of combined assembly spaces as established by the Orange County Fire Department. When a Place of Assembly is located within a shopping center or other multi-tenant building, the minimum number of required parking spaces shall be calculated separately. The gross square footage of the Place of Assembly must be excluded from the parking calculation for the remainder of the building. The final parking total shall be the sum of these two separate calculations.
CATEGORY: Accommodations/Lodging Uses	
Hotels, Motels, and other vacation/transient lodging:	1 space per 1 guest room, plus 1 space per 200 GSF administrative/office area (minimum 2 spaces for the administrative/office use, with one being an Accessible Space). Any Eating or Drinking Establishment, conference/banquet rooms, or retail use associated with the lodging facility that is open to the general public (beyond providing complimentary breakfast solely for registered guests) shall be considered a separate use for the purpose of calculating parking requirements, based on its respective use category.
Conference/Meeting Space/Event Space:	Per Places of Assembly requirement

CATEGORY: Animal Care Uses	
Animal Grooming:	1.25 spaces per grooming table, plus 1 space per 300 GSF of reception/waiting area
Doggie Day Care:	1 space per 6 dogs
Veterinarian (without boarding):	3.5 spaces per 1,000 GSF
Kennels/overnight boarding:	1 space per 1,000 GSF of boarding area
CATEGORY: Industrial/Wholesale (To ensure safe operations, parking stalls are prohibited within the functional area of any loading or dock bay to allow for the unimpeded movement of trucks).	
Industrial, Flex Space (see definition)	2.5 spaces per 1,000 GSF,
Industrial, Distribution/Logistics Center	1 space per 1,000 GSF
Industrial, Light Assembly/Fabrication	1.75 spaces per 1,000 GSF
Industrial, Manufacturing (General/Heavy)	1 space per 1,000 GSF
Industrial, Technical/Creative	2 space per 1,000 GSF
Industrial, Warehousing/Storage:	1 space per 1,000 GSF (includes outdoor storage area which shall be delineated on the site plan)
Commercial, Wholesale	2 spaces per 1,000 GSF
Mini-warehouses (Personal Self-Storage Facilities):	Facilities with up to two hundred (200) units: A minimum of four (4) parking spaces, to be located at the office/entrance. Facilities with over two hundred (200) units: A minimum of six (6) parking spaces, to be located at the office/entrance.
CATEGORY: Education /Day Care	
Children and Adult Day Cares:	1 space per 6 clients of allowable capacity as established by the Florida Department of Children and Families (DCF) or Agency for Health Care Administration (AHCA), or as licensed for care; plus 1 space per staff member on largest shift
K—9 th grades:	1 space per 8 students (design capacity)
10 th —12 th grades:	1 space per 3 students (design capacity)
Vocational/Trade:	1 space per 4 students, plus 1/employee
CATEGORY: Recreation Uses	
Playground and Dog Parks (Accessory to Commercial Use)	No separate parking or minimum required; parking demand shall be accommodated by the principal commercial use.
Gyms, health spas, fitness centers, indoor playgrounds	8 spaces per 1,000 GSF or 1 space per 3 persons of Maximum Occupancy Load as determined by the Fire Marshal
CATEGORY: Car Wash	
Car Wash (full service):	3.5 spaces per 1,000 GSF of building including wash tunnel and/or detail bays
CATEGORY: Hospital	
Hospital	4 spaces per authorized patient bed
24/7 medical/clinical care; skilled nursing care; often post-surgery or long-term chronic care.	1 space per 3 authorized beds

395 1. Rounding: When the computation of the number of required parking spaces results in a
396 fraction, the fraction shall be rounded up to the next higher whole number.

397 2. Exclusions: The following types of spaces shall not be counted towards meeting the
398 minimum off-street parking requirements:

399 a. Off-street loading spaces.

400 b. Parking spaces located within vehicle repair bays or car wash tunnels.

401 c. Stacking spaces within drive-through lanes.

402 (d) *Accessible Parking*. The minimum number of accessible parking spaces shall be provided as
403 mandated by applicable state and federal regulations. Such Accessible Parking Spaces shall
404 be credited towards the total minimum parking required for the development. Furthermore,
405 additional Accessible Parking Spaces beyond the minimum required by state and federal
406 regulations may be required as detailed in Section 134-610(g) “Accessible Parking Location”
407 of this regulation, to ensure their availability in close proximity to primary building
408 entrances.

409 (e) *Electric Vehicle (EV) Charging Spaces*. Up to five percent (5%) of the total minimum
410 required off-street parking spaces for a development or use may be designated as EV
411 charging spaces, provided the total minimum required parking spaces for the development is
412 twenty (20) spaces or greater. All EV charging installations shall comply with the Florida
413 Building Code, the National Electrical Code (NFPA 70), and any rules adopted by the
414 Florida Department of Agriculture and Consumer Services.

415 (f) *Reduction of Minimum Off-Street Parking Requirements*.

416 1. Tree Preservation: The preservation of any historic or specimen tree, as defined in
417 Chapter 130 of this Code, may be considered as a basis for a reduction in the number of
418 required off-street parking spaces. The applicant shall provide evidence demonstrating
419 that the proposed parking reduction is directly necessary for the preservation of healthy
420 specimen and/or heritage trees, as determined by the City’s Landscape Architect or
421 Planner. To further facilitate tree preservation, minor modifications to parking lot design
422 standards (such as stall dimensions or aisle widths) may also be considered, provided
423 such modifications are approved by the City Engineer and do not compromise the
424 functionality or safety of the parking facility. The maximum reduction in required
425 parking spaces granted under this subsection for tree preservation shall not exceed ten
426 percent (10%) of the total number of spaces otherwise required.

427 2. Mixed-use development: Developments incorporating the integration of complementary
428 land uses that allow for the internal capture of trips and demonstrate a reduced overall
429 parking demand may apply for a reduction in the minimum parking otherwise required.
430 Applicants seeking a reduction under this subsection shall submit a detailed parking
431 demand study prepared by a qualified traffic engineer or planner. This study must
432 demonstrate, through recognized methodologies, that the parking demands of the
433 different uses on-site occur at varying times, thereby justifying the proposed reduction.
434 The Planning and Zoning Board shall review the request and forward a recommendation
435 to the City Council. Any approval of a parking reduction for a mixed-use development

436 may include conditions of approval intended to preserve the complementary nature of the
437 uses and ensure the continued adequacy of parking.

438 3. Proximity to Transit: When a development has proximity to transit, as defined herein, a
439 reduction in parking may be requested. The reduction amounts are as follows:
440 • Bus stop: Up to a 5% reduction.
441 • Commuter rail or bus transfer station: Up to a 20% reduction.

442 **Sec. 134-608. Off-site Off-street Parking Options.**

443 (a) Intent: To facilitate efficient land use, support economic vibrancy, and enhance walkability
444 and community character, required off-street parking may be provided on property other than
445 the lot containing the principal use (off-site parking), subject to the provisions of this
446 subsection. Off-site parking may be established under two primary conditions:
447 1. Off-site use has complementary hours: On property occupied by uses with
448 complementary hours, meaning the peak parking demands of the different uses occur at
449 distinct times, resulting in no overlap of their respective demands for shared spaces.
450 2. Off-Site use has excess parking: On property that has parking spaces exceeding the
451 minimum required for its existing uses. For such sites, only the number of parking spaces
452 that exceed the minimum required for the use on the off-site property shall be available
453 for sharing.

454 (b) Requirements: In both cases, the use of off-site off-street parking shall be subject to
455 demonstration, by competent substantial evidence, of the following:
456 1. Proximity and Pedestrian Access: An off-site parking space may be utilized to fulfill the
457 minimum parking requirements, provided it is located within 1,320 feet of the principal
458 entrance of the building they are intended to serve. The distance shall be measured from
459 the parking space directly to and along a Pedestrian Friendly Path. Parking spaces located
460 across an arterial road are not eligible to be counted toward the minimum required
461 parking. Crossings of a two-lane arterial road must be facilitated with an accessible
462 pedestrian signal or flashing beacon.
463 2. On-Site Minimum: At least 30 percent of the total parking spaces required by section
464 134-607, or any other provision of this Code of Ordinances, shall be provided on-site.
465 Any onsite parking, except Accessible Parking, shall be signed for short-term/visitor
466 parking only.
467 3. Accessible Parking Spaces: No required Accessible Parking Spaces may be provided off-
468 site as calculated by the total square footage of the use.
469 4. Approved Parking Area: Off-site off-street parking spaces may only be counted toward
470 required parking if such spaces are located on a paved and lined/striped parking area
471 which has been approved, permitted, and inspected by the City for use as a parking area.
472 5. Shared Parking Agreement: A draft shared parking agreement shall be submitted to the
473 city no later than submission of an application for site plan review for new development
474 and no later than submission of an application for the Zoning Use Approval (part of the
475 Business Tax Receipt (BTR) application) for a new business in an existing building. City
476 legal staff must approve the fully executed agreement prior to City staff issuing Zoning
477 Use Approval. The parking agreement shall include the following.

478 a. Parties and Properties: Legal names of all property owners involved (and leasee of the
479 space that will use the shared parking if applicable) and precise legal descriptions
480 (including Tax Parcel ID numbers and address) of the properties.

481 b. Maintenance Responsibility: Identification of which party is responsible for the
482 maintenance of parking area.

483 c. Specifics of Use: Specificity as to the number of shared spaces, days and hours when
484 the shared parking spaces may be used by the party granted use of the shared parking
485 spaces (note: the identified times/days shall match the operational hours of the
486 business requesting the shared spaces).

487 d. Duration of the agreement.

488 e. Termination and Modification: Provision that the agreement shall not:

489 i. Be terminated without cause; nor,

490 ii. Allow the number of the hours of availability of shared parking spaces to be
491 reduced for the length of the agreement without at least 180 days' notice in
492 writing delivered to all parties including the City.

493 f. Acknowledgment of Risk: Acknowledgment and agreement by the grantee of the
494 shared parking spaces that if such shared parking spaces become unavailable for any
495 reason, the grantee must immediately reduce its use of the property benefitted by the
496 shared parking agreement in a manner that existing available parking shall be
497 sufficient to meet the parking requirements of this Code. The grantee shall
498 acknowledge that it understands the loss of shared parking spaces may have negative
499 financial impacts to it and that it accepts the risk of such impacts and shall hold the
500 City harmless from any lawful action taken by the City to cause compliance.

501 g. City as Party: Inclusion of the city as a party to the agreement for the purpose of
502 enforcing any of the above required provisions.

503 h. Attestation: Notarized or attested signatures of all parties.

504 6. Annual Verification: Any property owner or (grantee) utilizing an off-site shared parking
505 agreement shall verify that such shared parking agreement remains in full force and effect
506 at the time of renewing its local business tax receipt. Should a shared parking agreement
507 be found to be no longer in effect, the property owner is obligated to demonstrate
508 alternate provision of parking that fully complies with existing Code requirements.
509 Failure to provide such proof will result in the initiation of Code violation proceedings.
510 Failure to submit annual verification shall automatically suspend the validity of the
511 Zoning Use Approval until compliance is restored.

512 7. Parking Study for Non-Excess Parking: For proposals that are not using excess parking
513 on an offsite property, a comprehensive parking study, prepared by a qualified traffic
514 engineer licensed in the State of Florida, shall be submitted to demonstrate how the
515 distinct operational schedules and peak parking demands of participating uses can operate
516 together efficiently without conflict, ensuring no overlap of the maximum combined
517 parking need at any given time.

518 **Sec. 134-609. OPTION 1 Reduction of Parking for Adaptive Reuse in the ECD**

519 (a) Intent: This section is intended to address and alleviate parking quantity challenges that often
520 hinder the adaptive reuse of existing structures that were built prior to modern land
521 development regulations, particularly for uses that are consistent with the ECD vision. It
522 aims to enable new businesses aligned with this vision to occupy and revitalize these
523 structures.

524 (b) Eligibility for Reduced Parking Standards: Reduced parking standards under this section are
525 applicable only under the following conditions:

526 1. Permitted Use Categories: The proposed use must fall within the following Edgewood
527 Central District (ECD) use categories:

- 528 o Neighborhood Shopping (Retail)
- 529 o Neighborhood Services
- 530 o Edgewood Central District Employment (specifically limited to those under
531 Professional, Scientific, and Technical Services, and Real Estate Rental and Leasing).

532 2. Building and Property Age:

- 533 o The building must have been constructed prior to January 1, 1974. (the year of a
534 City recodification of the land development code).
- 535 o The property on which the building is located must not have been subdivided since
536 January 1, 1974.

537 3. Operational Vehicle Restriction Affidavit: A signed affidavit shall be submitted,
538 stipulating that on-site parking spaces are primarily reserved for customer use. Vehicles
539 owned or operated by the business owners, tenants, or their agents, employees, licensees,
540 or suppliers, are prohibited from occupying these spaces, except when actively engaged
541 in receiving or delivering goods or services.

542 (c) Ineligible Businesses/Applicants: The following businesses or applicants are not eligible for
543 reduced parking standards under this section:

- 544 • Nightclubs, bars, or taverns.
- 545 • Not-for-profit organizations.
- 546 • Any use with a simultaneous, high-demand parking, such as places of assembly (e.g.,
547 churches/religious institutions, educational classes, funeral homes, or event venues).
- 548 • Any business or commercial property with outstanding code enforcement violations

549 (d) Percentage Reduction Approval Criteria: When an existing building undergoes adaptive reuse
550 for a new use that would require additional parking, the total off-street parking quantity
551 requirement, as calculated by Section 134-605 of the City Code, may be reduced based on
552 the criteria below.

553 Approval of up to 20% Reduction requires:

554 1. Irrigated landscape strip of at least 5 feet in depth along all road frontages to include:

- 555 a) At least one continuous row of shrubs, with the shrubs a minimum of 24 inches at
556 planting, of a species capable of growing to 36 inches in height within 18 months, and
557 spaced to achieve a continuous hedge at maturity; and,

- 558 b) Trees:

559 ■ If no overhead utilities are present, canopy trees shall be planted, spaced 35 feet
560 on center, with a minimum caliper of 3 inches diameter at breast height (DBH).
561 ■ If overhead utilities are present, small/understory trees shall be planted, spaced 20
562 feet on center, with a minimum caliper of 3 inches DBH.

563 2. Curb Cut Modification: Closure and/or narrowing of curb cuts consistent with current
564 engineering access/management standards as determined by the City Planner or Engineer.

565 3. Analysis addressing potential negative impacts to surrounding neighborhoods and
566 proposed mitigation.

567 4. A minimum of 3 standard spaces, and all required Accessible Parking Spaces based on
568 the total required by Code is provided onsite.

569 5. The building has proximity to transit.

570

571 **Approval of up to 40% Reduction requires:**

572 Meeting all standards required for a 20% reduction, plus a minimum of three (3) additional
573 improvements from the list below to the satisfaction of the City Council.

574 1. Façade Rehabilitation: Such as removal of non-contributing false facades, non-
575 sandblasting building cleaning, stucco restoration, tuck-pointing masonry, painting,
576 replacement or reconstructive woodwork, new doors and windows, and restoration of
577 historically appropriate doors, windows, or building features.

578 2. Exterior Pedestrian Lighting: Provision of exterior pedestrian lighting as approved by the
579 City's Planner and Landscape Architect.

580 3. Exterior ADA Compliance: Rehabilitation to achieve exterior ADA compliance.

581 4. Bicycle Parking: Provision of bicycle parking consistent with ECD standards, with
582 location approved by the City Planner or City Engineer.

583 5. Building Perimeter Landscaping: Landscaping along the building perimeter consistent
584 with Section 114-4(4) of the City Code.

585 6. Additional Visible Landscaping: Provision of additional landscaping on the property that
586 is visibly accessible from the public road right-of-way.

587 7. Dumpster Enclosure/Location: Dumpster location that does not require a variance (i.e.,
588 not visible from a public right-of-way).

589 (e) **Review and Approval Process:** Applications requesting parking reductions under this Section
590 shall be subject to the following review process:

591 1. Required Documentation: In addition to standard site plan requirements, applications
592 shall include:

- 593 • Documentation verifying the building's age.
- 594 • A narrative explaining the physical constraints of the existing building and site that
595 preclude full compliance with standard parking requirements.
- 596 • A narrative detailing how the reduction criteria will be met, which may require, in
597 addition to the parking layout design, a professionally drawn landscape plan or building
598 elevation design.
- 599 • A signed affidavit affirming that commercial vehicles owned or operated by the
600 business owners or tenants, or their agents, employees, licensees, or suppliers, shall not

601 be parked on-site, except when actively engaged in receiving or delivering goods or
602 services.

603 **2. Approval Authority:**

604 Review shall be by the City Council after recommendation by the Planning and Zoning
605 Board. Approval shall be granted only to those applications that demonstrate by
606 competent substantial evidence that the proposal meets the required standards for
607 reduction described in this section. In addition to the required standards described in (d),
608 above, the review shall include consideration of the following factors:

- 609 • The physical layout constraints and the ability to use of all reasonably available space
610 for additional on-site parking
- 611 • Potential negative impacts of the proposed use on the nearby residential neighborhoods,
612 including, but not limited to, spill over parking on residential roads, increased noise and
613 reduction in pedestrian safety in the neighborhood, and traffic congestion.
- 614 • The availability and utilization of any public parking within a quarter-mile walking
615 distance, as measured along a Pedestrian-Friendly Path.

616 **3. Determination of Parking Reduction and Conditions of Approval.**

617 The exact extent of any parking reduction shall be determined on a case-by-case basis by
618 the City Council based on the required criteria and objective analysis of the non-
619 speculative impacts to surrounding properties.

620 The City Council may impose conditions on the approval of a parking reduction to
621 mitigate potential parking impacts and ensure the continued adequacy of parking. Such
622 conditions may include, but are not limited to:

- 623 • Limitations on building occupancy or intensity of use;
- 624 • Requirements for ongoing monitoring of parking utilization;
- 625 • Requirements for signage directing users to alternative parking, if available; and
- 626 • Any other conditions and limitations deemed necessary to protect the neighborhood
627 surrounding the subject property.

628 **(f) Non-Applicability to New Construction or Expansion:** The parking reductions provided in
629 this Section shall apply exclusively to the existing building footprint and the parking required
630 to support the adaptive reuse of that existing footprint. Any new building construction or
631 expansion of an existing building on the property shall be required to meet the standard off-
632 street parking requirements of Section 134-605 for the newly constructed or expanded area,
633 unless explicitly approved otherwise through a separate, applicable process (e.g., a shared
634 parking agreement as provided in Section 134-605(f)).

635 **Sec. 134-609 OPTION 2. Parking Waiver for Adaptive Reuse of Existing Structures on a
636 property with undue constraints**

637 **(a) Intent:** The purpose of this section is to establish a streamlined review process to address and
638 alleviate parking quantity challenges that often hinder the adaptive reuse of existing
639 structures that were built prior to the adoption of modern land development regulations.

641 (b) Applicability: A request for an Adaptive Reuse Parking Waiver may be submitted for any
642 existing, legally established structure that meets both of the following criteria:

- 643 • The structure was constructed prior December 31, 1985.
- 644 • The proposed new use requires a greater number of parking spaces than the currently
645 existing.

646 (c) Waiver Request Submittal and Review

647 A waiver from the minimum required parking spaces may be granted by City Council, after
648 review by the Planning and Zoning Board, provided the applicant demonstrates the
649 following:

650 1. The physical features or legal constraints of the existing lot are such that providing the
651 required number of parking spaces is genuinely impractical due to lot size, existing utility
652 infrastructure, mandatory setbacks, or the location of the existing structure.

653 2. Reasonable efforts to utilize alternative parking compliance methods (e.g., shared
654 parking, off-site leasing) to meet the required number of parking spaces on site have been
655 exhausted or are demonstrably unworkable due to legal restrictions or distance.

656 3. A Mitigation Plan that likely would address the lack of required parking onsite for the
657 new use has been submitted. Such mitigation could include, but is not limited to,
658 available off-site parking (public and/or private), valet parking, or operational limitations
659 (such as restricted hours or seating capacity). The plan shall also include provisions that
660 will actively encourage patrons and employees to utilize alternative modes of
661 transportation. (e.g., bicycle parking, dedicated ride-share/taxi loading zones).

662 4. The waiver must not result in a significant, detrimental impact on public health, safety, or
663 welfare. This criterion is met if the reviewing body finds:

664 • The waiver will not create dangerous on-street parking congestion, impair emergency
665 vehicle access, or significantly impede local traffic circulation.

666 • The use, intensity, and mitigation efforts are compatible with the immediate
667 surrounding area and will not be detrimental to surrounding property or the quality of
668 life of nearby residents.

669 (d) Waiver Approval Conditions

670 In granting an Adaptive Reuse Parking Waiver, City Council may impose reasonable
671 conditions to mitigate potential impacts related to the reduction in parking. These
672 conditions may include, but are not limited to:

673 • Transportation Demand Management (TDM): The implementation of mitigation
674 strategies, such as providing bicycle parking facilities, required valet service, or a
675 dedicated drop-off space.

676 • Peak Demand Limits: Limiting the hours or days of operation to reduce peak parking
677 demand on the surrounding streets.

678 • Maximum Occupancy: Limiting the maximum occupancy of the building or seating
679 capacity for Eating and Drinking Establishments or assembly uses.
680 • No use shall have less than three (3) standard spaces and two (2) Accessible Parking
681 Spaces onsite.

682 (e) Conditions and Enforcement of Waiver

683 Any Adaptive Reuse Parking Waiver granted by the City Council shall be subject to the
684 following binding provisions and enforcement measures:

685 1. Binding Conditions: The Waiver shall be considered an integral and permanent part of
686 the building's land use entitlements, and all conditions established during the approval
687 process shall be binding on the land and any subsequent owners or tenants. These
688 conditions shall include, but are not limited to:

- 689 • Mitigation Plan Implementation: The approved Mitigation Plan shall be fully
690 implemented and maintained for the life of the use. Any subsequent use shall require
691 re-review.
- 692 • Operational Restrictions: Any limitations on occupancy load, seating capacity, or
693 hours of operation imposed to reduce peak parking demand shall be formally noted
694 on the Use Permit and strictly enforced.
- 695 • No Further Parking Reduction: The existing number of on-site parking spaces shall
696 not be further reduced without a separate, formal review and approval by City
697 Council.

698 2. Revocation and Compliance:

699 a) Monitoring and Review: The City's Code Enforcement Officer shall have the authority
700 to periodically monitor the use to ensure compliance with the approved Mitigation Plan
701 and any operational restrictions.

702 b) Notice of Violation: If City Council determines, based on substantial evidence (e.g.,
703 repeated public complaints, observed safety hazards), that the conditions of the Waiver
704 are being violated, a Notice of Violation shall be issued.

705 c) Remedial Action: The property owner or business operator shall have ninety (90) days]
706 to remedy the violation by either:

- 707 • Fully complying with the approved Mitigation Plan and operational conditions, or,
- 708 • Submitting an amended Mitigation Plan for review and approval by City Council
709 that eliminates the violation.

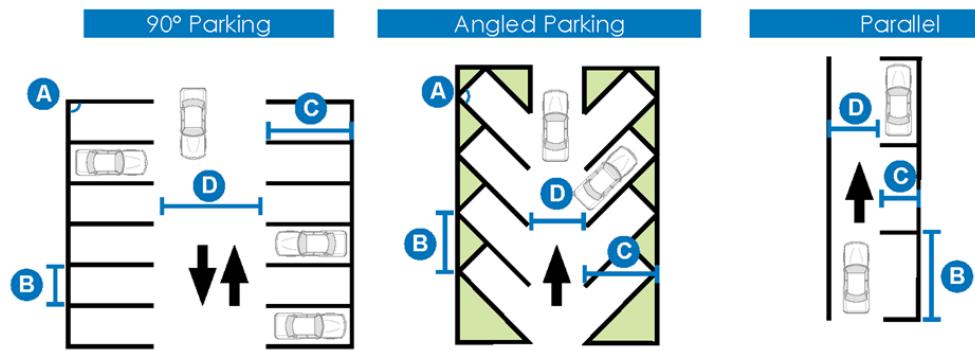
710 d) Revocation: Failure to remedy the violation within the specified timeframe may result
711 in the revocation of the Waiver, which shall trigger the requirement for the property to
712 fully comply with the minimum parking standards of the current Zoning Code for the
713 established use, or a return to the parking demands of the last legal use of the structure.

715 Sec. 134-610. - Off-street parking lot design requirements.

716 (a) For any new construction, modification, or restriping of an existing parking lot, a
717 professionally drawn site plan shall be submitted for review and approval by the City
718 Engineer. This plan shall clearly depict all parking and loading areas and demonstrate
719 compliance with the design standards set forth in Exhibit 134-610-1.

720 Exhibit 134-610-1: Parking Lot Design Standards

Figure 1. Off-Street Parking Design Standards



721

A	B	C	D	Drive Aisle Width Minimum
Parking Angle (degrees)	Stall Width (feet)	Stall Depth (feet)	One-Way Travel Lane (feet)	Two-Way Travel Lane (feet)
0 (Parallel)	22	8	12	20
30	18	18	12	20
45	12	17	14	20
60	10	18	18	22
90	9	18	20	22

722

(b) Paved surface.

724 1. Except where allowed in this code section, all parking areas shall have durable all-
725 weather surfaces for vehicle use areas, shall be properly drained and shall be designed
726 with regard to pedestrian safety. For purposes of this article, a durable, all-weather
727 surface shall consist of an improved surface, including concrete, asphalt, and other
728 permanent surfaces.
729 2. No impervious paving or structure shall be located within a six-foot radius of the trunk
730 perimeter of any tree. Trees twelve (12) inches or more in diameter as measured three
731 feet above actual grade shall require additional space as determined by the City's
732 Landscape Architect or Certified Arborist.

733 (c) Concrete curb and gutter. Parking lot perimeters, driveways, and parking row landscaping
734 breaks shall be constructed with concrete curbing. Bumper stops will be required in addition
735 to the curbing where necessary to protect landscaping, pedestrian walkways and buildings.

736 (d) Access Management.

737 1. Driveway Spacing. Driveway connection spacing shall be consistent with the Florida
738 Department of Transportation's (FDOT) Design Manual. The City Engineer may waive
739 the required driveway spacing from an intersection on a road that is not under State or

740 County jurisdiction when compliance with the standards is not feasible. For waivers
741 regarding State and County roads, approval must be obtained directly from the FDOT or
742 Orange County, as applicable.

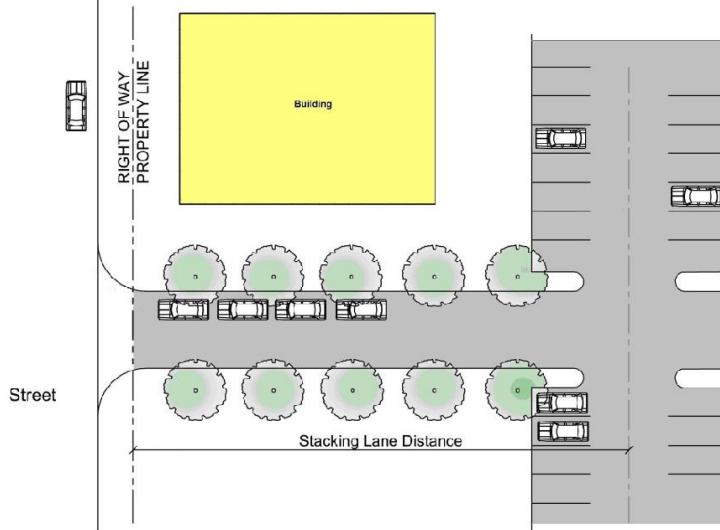
743 2. **Minimum Stacking.** Driveways of nonresidential and multi-family residential
744 developments connecting to the street rights-of-way shall provide a minimum of 37 feet
745 between the edge of the street right-of-way and entrances into off-street parking areas
746 (aka throat distance). Additional stacking length may result due to other Code
747 requirements. Stacking lane distance is measured from the intersection of the driveway
748 with the street right-of-way, along the centerline of the stacking lane, to its intersection
749 with the centerline of the first entrance into a parking area or other internal intersecting
750 driveway (See Exhibit 134-610-3). For parallel parking spaces, the minimum distance
751 from the first parallel space on road to the stop sign/intersection driveway shall be 25
752 feet.

753 3. **Redevelopment.** Upon redevelopment of a parcel, driveways shall be reconstructed to
754 meet the access management requirements to the extent determined feasible by the City
755 Engineer. Such reconstruction may include, but is not limited to, reducing the width of
756 existing driveways or consolidating multiple driveways.

757 4. **No backing onto public streets.** Parking lot design must provide sufficient off-street
758 turning and maneuvering space so that no vehicle is required to back onto a public street.
759 This standard applies to all lots, including those being redeveloped.

760 5. A bypass lane is required for any use designed with a drive-up window.

761
762 **Exhibit 134-610-3: Example showing how a stacking lane for a parking lot entrance driveway is measured.**



763
764 (e) **Cross Access Required.**

765 1) **Vehicular cross access.** Vehicular cross-access shall be provided between adjacent
766 commercial properties, consistent with sound engineering principles. This connection
767 must consist of a 22-foot wide paved drive aisle extending to the property line. A
768 recorded easement, granting the right of vehicular cross-access, must be recorded in the
769 official county public records.

770 2) Pedestrian Access. Adequate and safe pedestrian access shall be provided as follows:

771 a. On-Site Connectivity: Between all parking areas and the primary business
772 entrances served by those parking facilities.

773 b. Public System Connectivity: Between all parking areas and the public pedestrian
774 system (e.g., sidewalks, trails, or public transit stops adjacent to the property).

775 All such pedestrian pathways shall be clearly delineated and designed for safe passage.

776 (f) Unpaved Parking Regulations

777 1. General Prohibition: Parking on unpaved, vegetated surfaces is generally prohibited
778 within the City to prevent the environmental impacts of untreated stormwater runoff
779 carrying pollutants into the soil and groundwater; to avoid damage to vegetation, soil
780 compaction, erosion, and muddy conditions; and to preserve the aesthetic character of
781 properties and public spaces. The City finds that unpaved parking surfaces contribute to
782 the tracking of sediment onto public rights-of-way and the degradation of property and
783 neighborhood character.

784 Limited Exceptions: Notwithstanding this general prohibition, the City recognizes two
785 specific instances where unpaved surfaces may be permitted:

- 786 • Temporary Event Parking: A narrow mechanism for short-term use during rare, non-
787 recurring events where a surge in parking demand exceeds a site's permanent
788 capacity. Such use must be tied to an approved Special Event Permit and shall not be
789 used to circumvent requirements for permanent, paved parking for routine or
790 recurring uses.
- 791 • Permanent Tree Protection: A permanent engineering solution intended solely for the
792 protection of specimen trees and their critical root zones. In such cases, the use of
793 specialized permeable systems (e.g., structural cells or reinforced gravel) may be
794 authorized to ensure long-term tree viability while preventing soil compaction.

795 This Section shall be strictly construed to favor the protection of pervious surfaces and
796 the urban canopy over the convenience of vehicle storage.

797 2. **Temporary Event Unpaved Parking:**

798 A. **Applicability and Limitations**

- 799 1. **Event-Specific Only:** Unpaved parking is permitted only in conjunction with a
800 valid, City-issued Special Event Permit.
- 801 2. **Frequency Cap:** No parcel or property shall utilize or be authorized to have
802 unpaved parking more than two (2) times per calendar year. Each occurrence shall
803 not exceed seventy-two (72) consecutive hours.
- 804 3. **Prohibited Routine Use:** This Section shall not be used to satisfy the minimum
805 parking requirements for any permanent or recurring use. "Recurring use" is
806 defined as any activity occurring more than twice in a 12-month period, including
807 but not limited to weekly or monthly religious services/conferences, or overflow
808 parking for established businesses.

809 4. Surface Condition Standards: The area must be 100% stabilized with established,
810 drought-tolerant sod. The use of bare dirt, loose sand, or any area with less than
811 90% vegetative cover is strictly prohibited.

812 B. Application and Site Plan Requirements: A complete application signed by the user of
813 the grass parking and the property owner of the grass parking location must be
814 submitted at least thirty (30) days prior to the event. The application shall include:

- 815 1. Event Location: The property (address and tax parcel ID) where the special event
816 will be taking place.
- 817 2. Ariel Image/Sketch: A clear map (e.g., a marked-up Google Earth image)
818 identifying the specific area of the parcel to be used for parking. Such area shall
819 not include an area within at least six (6) feet of a tree onsite or within any
820 approved landscaped buffer or stormwater management area.
- 821 3. Use Estimate: The approximate number of vehicles expected.
- 822 4. Owner Authorization: Written consent from the property owner acknowledging
823 joint liability for site restoration.

824 C. Operational and Safety Standards

- 825 1. Traffic Control: For events expecting more than 50 vehicles, professional traffic
826 control (off-duty police or certified flaggers) shall be provided at the applicant's
827 sole expense.
- 828 2. Parking is permitted only within the area identified in the application.
- 829 3. A clear path (minimum 20 feet wide) must be maintained at all times to allow Fire
830 and Emergency vehicles to reach any part of the property.
- 831 4. ADA Compliance: Grass or unpaved areas shall not be used to meet ADA
832 requirements.
- 833 5. Restoration Liability: The property owner and applicant are jointly and severally
834 liable for restoring the site to its pre-event condition within 48 hours of the event's
835 conclusion. This includes, but is not limited to, the removal of all debris, the
836 repair of any ruts, and the professional cleaning of any sediment tracked into the
837 public right-of-way.

838 D. Enforcement and Penalties

- 839 1. Immediate Cease and Desist: Any unpaved parking occurring without a permit or
840 in violation of an issued permit shall be subject to an immediate Cease and Desist
841 order.
- 842 2. Fines: Violations of this Section, including unauthorized recurring use or failure
843 to restore the site, shall be subject to a fine of \$500 per day, which shall constitute
844 a lien against the property if unpaid.
- 845 3. Permanent Unpaved Parking for Preservation of Significant Trees.
 - 846 A. Design Requirements: Where permanent unpaved parking is expressly permitted for
847 the preservation of significant trees, the following standards apply:
 - 848 1. Reinforced Turf System: All approved areas shall utilize a structurally reinforced
849 permeable paving system (e.g., geocells or permeable pavers). Standard
850 unreinforced grass, gravel, wood chips, and mulch are strictly prohibited.

851 2. Delineation and Striping: The boundaries of all unpaved parking spaces and drive
852 aisles must be clearly and permanently delineated. This shall be achieved through
853 the use of concrete curbing, inset pavers of a contrasting color, or fixed bollards
854 and wheel stops.

855 3. Stormwater Management: A plan must be approved by the City Engineer
856 demonstrating that pollutants are captured/treated and that the design prevents
857 "ponding" or runoff onto adjacent properties.

858 4. Site Plan and Professional Review: Unpaved areas must meet all Code
859 requirements for setbacks, dimensions, and landscaping. The specific tree
860 protection plan must be certified by a Certified Arborist and approved by the
861 City's Landscape Architect.

862 B. Maintenance and Restoration Requirements

863 A detailed ongoing maintenance plan shall be submitted to and approved by the City
864 Engineer. The plan shall outline regular upkeep, including irrigation, fertilization, and
865 mowing. Additionally, the plan must include the following performance standards:

- 866 • Infiltration Maintenance: To prevent clogging and ensure the continued protection
867 of tree roots, permeable systems shall be vacuumed or pressure-cleaned at least
868 once annually, or more frequently as recommended by the manufacturer, to
869 remove accumulated sediment and debris.
- 870 • System Integrity: The property owner is responsible for the prompt repair of any
871 damaged reinforced turf, broken geocells, or sunken pavers.
- 872 • Certification: The City reserves the right to require an annual letter of certification
873 from the property owner stating that the system has been cleaned and is
874 functioning as designed.

875 **Sec. 134-611. Off-street loading and unloading requirements of commercial vehicles.**

876 There shall be provided on the same lot with each commercial or industrial building or structure
877 adequate space for off-street loading, unloading and the maneuvering of commercial vehicles.
878 There shall be no loading or unloading of commercial vehicles on the public street. Off-street
879 maneuvering space shall be provided so that no backing onto or from a public street is required.
880 All loading and maneuvering areas shall be a hard, paved surface properly drained; shall be
881 designed with regard to pedestrian safety; shall have direct access to public streets; and shall be
882 screened from adjacent residentially zoned property as provided above.

883 **Sec. 134-612. Permanent reservation, Use, and Maintenance of Off-Street Parking and
884 Loading Areas.**

885 (a) Permanent Reservation. The area reserved for off-street parking or loading in accordance
886 with the requirements of this article shall not be reduced in area or changed to any other use
887 unless the permitted use which it serves is permanently discontinued; or modified such that
888 the required parking or loading is reduced in accordance with the standards of this Article; or
889 equivalent off-street parking or loading space, meeting all applicable requirements of this
890 Article, is provided elsewhere on the same lot or through an approved off-site arrangement.

891 A parcel shall not be divided if the minimum number of parking spaces is not included on
892 each parcel.

893 (b) Permitted Use of Parking Spaces. Required off-street parking spaces shall be used solely for
894 the parking of licensed, motorized vehicles in operating condition.

895 (c) Prohibited Uses of Parking Spaces. Required off-street parking spaces are specifically
896 prohibited from being used for the display, sale, lease, storage, dismantling, or servicing of
897 any goods, materials, or vehicles.

898 (d) Maintenance of Parking Lot.

899 (1) General Maintenance. All off-street parking areas and associated maneuvering aisles,
900 access drives, and landscaping shall be continuously maintained in a safe, functional, and
901 aesthetically pleasing condition. This includes, but is not limited to, maintenance of the
902 paved surface, drainage, lighting, and landscaping.

903 (2) Striping and Markings. All pavement striping and markings, including but not limited to
904 parking space delineations, directional arrows, and accessible parking symbols, shall be
905 maintained in a clear, legible, and highly visible condition at all times.

906 (3) Restriping Requirements. Any restriping shall require a site plan submitted to and
907 approved by the City's Engineer or Planner. Any restriping of the parking lot shall
908 comply with all current applicable accessibility standards as set forth by the Americans
909 with Disabilities Act (ADA) and any other applicable federal, state, and local regulations.
910 This includes, but is not limited to, the dimensions, location, and number of accessible
911 parking spaces, access aisles, and signage. Proximity of ADA compliant spaces to
912 building entrances shall also be required as set forth in Section 134-610(g) "Accessible
913 Parking Location".

914 (e) Nonconformity due to Accessible Parking Compliance. If, in the process of retrofitting a
915 parking lot to provide Accessible Parking Spaces in accordance with ADA requirements,
916 the total number of parking spaces on the property falls below the minimum number
917 otherwise required by this Article, the reduced number spaces shall be considered a legal
918 nonconformity for the current development intensity/use. This nonconformity shall not be
919 deemed a violation of this Code, provided that the reduction is solely attributable to the
920 provision of Accessible Parking and the maximum feasible number of overall parking
921 spaces is maintained. The reduction in total parking for compliance with ADA
922 requirements shall be taken into consideration when evaluating any future changes to the
923 property or use that would typically trigger a requirement for additional parking, with the
924 intent of minimizing further parking deficiencies while upholding ADA compliance. In
925 such cases, the applicant shall demonstrate that all reasonable efforts are being made to
926 address any new parking demand while maintaining the existing legal nonconformity
927 status.

928 **Sec. 134-613. Landscape requirements.**

929 Landscaping must meet the requirements of the City landscaping regulations set out in chapter
930 114, as amended from time to time.

931

932 **SECTION 2.** Chapter 134, Article IV, Division 12, Section **Sec. 134-471(4)** **Access/parking design. (ECD)** of the City of Edgewood Code of Ordinances is modified for consistency as follows.

935 (4) *Shared parking.* See Article V, Division 5 When any land or building
936 ~~accommodates two or more categories of uses (e.g., residential and commercial), the minimum~~
937 ~~total number of required parking spaces for each use may be reduced through shared parking as~~
938 ~~allowed by section 134-607. Reduction in required parking spaces also may be approved if one~~
939 ~~of the following is met:~~

940 a. ~~A parking study is submitted as part of the site plan approval process justifying the requested~~
941 ~~reduction and accepted by city council. This could include provision rideshare/transportation~~
942 ~~network company drop-off zones. Drop-off zones shall not interfere with transit stops and~~
943 ~~any designated freight loading zones curbside.~~

944 b. ~~Developments within a one-quarter mile from a transit stop, as measured from the building to~~
945 ~~the transit stop along the most direct pedestrian path/sidewalk (which would include a~~
946 ~~crosswalk if across a road), are eligible for the following:~~

947 1. ~~The minimum number of parking spaces may be reduced by up to five percent for sites~~
948 ~~where the closest portion of the building on the requested parcel is no more than a one-~~
949 ~~fourth of a mile (1,320 linear feet) from a bus stop as measured along the public sidewalk~~
950 ~~from the bus stop to the primary entrance to the building.~~

951 2. ~~The minimum number of parking spaces may be reduced by up to 20 percent for sites in~~
952 ~~which the closest portion of the building on the requested parcel is no more than a one-~~
953 ~~fourth of a mile (1,320 linear feet) radius from a commuter rail or bus transfer station as~~
954 ~~measured along the public sidewalk from the bus stop to the primary entrance to the~~
955 ~~building.~~

956 **SECTION 3.** The provisions of this Ordinance shall be codified as and become and be
957 made a part of the Code of Ordinances of the City of Edgewood.

958 **SECTION 4.** If any section, sentence, phrase, word or portion of this ordinance is
959 determined to be invalid, unlawful or unconstitutional, said determination shall not be held to
960 invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or
961 portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

962 **SECTION 5.** All ordinances that are in conflict with this Ordinance are hereby repealed.

963 **SECTION 6.** This Ordinance shall become effective immediately upon its passage and
964 adoption.

965 **PASSED AND ADOPTED** this _____ day of _____, 2025, by the City
966 Council of the City of Edgewood, Florida.

967 973 **PASSED ON FIRST READING:** _____

974

975 PASSED ON SECOND READING: _____

976

977

978 Richard A. Horn, Council President

979

980 *ATTEST:*

981

982

983 Sandy Riffle

984 City Clerk

UNFINISHED BUSINESS

COMMENTS & ANNOUNCEMENTS

ADJOURNMENT