



MONDAY, APRIL 13, 2026 PLANNING & ZONING MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, April 13, 2026 at 6:30 PM

David Nelson
Chair

Caleb Castro
Vice-Chair

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. March 9, 2026 Planning & Zoning Meeting Minutes

D. NEW BUSINESS

- 1. 301 Mary Jess Rd. - Office Addition Site Plan Approval
- 2. Ordinance 2026-02: Noise Violations

E. UNFINISHED BUSINESS

- 1. Proposed Parking Regulations - Continued Discussion

F. COMMENTS/ANNOUNCEMENTS

G. ADJOURNMENT

UPCOMING MEETINGS

Tuesday, April 21, 2026.....City Council Meeting 6:30 PM
Monday, May 11, 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



PLANNING AND ZONING BOARD MEETING

City Hall – Council Chamber
405 Bagshaw Way, Edgewood, Florida
Monday, March 9, 2026 at 6:30 PM

David Nelson
Chair

Caleb Castro
Vice-Chair

Evan Franco
Board Member

Todd Nolan
Board Member

Angie Sharp
Board Member

MINUTES

These minutes provide a summary of the key discussions and decisions made during the March 9, 2026 Planning & Zoning Board Meeting. A complete audio recording of the meeting is available for public review for one year. After one year, the City will dispose of the recording in accordance with applicable regulations. To access the recording, please contact Edgewood City Hall at 407-851-2920.

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chair Nelson called the meeting to order at 6:30 pm and led everyone in the Pledge of Allegiance.

ROLL CALL AND DETERMINATION OF QUORUM

Administrative Project Manager Sollazzo confirmed a quorum with all five (5) board members present.

BOARD MEMBERS PRESENT

Chair David Nelson
Vice Chair Caleb Castro
Board Member Evan Franco
Board Member Todd Nolan
Board Member Angie Sharp

STAFF PRESENT

Brett Sollazzo, Administrative Project Manager
Drew Smith, City Attorney
Ellen Hardgrove, City Planner
Michael Fraticelli, Police Sergeant

APPROVAL OF MINUTES

February 9, 2026 Planning & Zoning Meeting Minutes

Chair Nelson made a motion to approve the February 9, 2026 Planning and Zoning meeting minutes as presented. The motion was seconded by Vice Chair Castro. Approved (5/0) by voice vote.

NEW BUSINESS

There was no new business.

UNFINISHED BUSINESS

1. PROPOSED PARKING REGULATIONS UPDATE

Planner Hardgrove continued the Board’s ongoing discussion regarding proposed updates to the City’s parking regulations. This portion of the presentation focused on proposed parking compliance triggers and the creation of a tiered parking waiver system intended to address older commercial properties that cannot meet current parking standards. The following is a summary of Planner Hardgrove’s presentation.

Parking Compliance Review

Planner Hardgrove explained that a parking compliance review is triggered by new construction, any increase in a building's gross square footage, or operational changes that increase parking demand within an existing footprint — such as adding outdoor dining, more guest rooms or dwelling units, or expanding licensed capacity for medical, grooming, or daycare uses.

For properties developed before November 5, 1974 (excluding Legacy Shopping Centers), any change in use automatically triggers a review — both for parking quantity and configuration. If the site falls short of the required number of spaces, the applicant may seek a parking waiver. Waivers reducing parking by up to 50% of the standard minimum can be issued

administratively; reductions beyond 50% require City Council approval. For properties built after November 5, 1974, a change in use only triggers review if the new use carries a higher parking ratio than the prior use.

Waiver Eligibility & Approval Path

To qualify for a parking waiver, a property must have been built before November 5, 1974, must not be a Place of Assembly, and must be free of active code violations or liens prior to application. The approval path then depends on how the property is accessed. Properties that access only arterial or main roads proceed through administrative review by the City Planner. If any access point — including secondary or service drives — connects to a non-arterial street feeding into a residential neighborhood, the application must go through mandatory public hearings with a Planning & Zoning Board recommendation and City Council final action, along with a required mitigation plan. This residential adjacency rule applies regardless of which waiver tier is being sought.

Three-Tier Waiver Structure (in general)

Tier 1 (2-year interim use) focuses on baseline stewardship: fresh exterior paint, restored landscaping with irrigation, repaved and restriped parking areas, and the elimination of any back-out spaces or other public safety issues. Applicants must also sign three sworn affidavits acknowledging conformance with the waiver conditions. Tier 1 is approved administratively unless the access connects to a non-arterial street feeding into a residential neighborhood.

Tier 2 (5-year transitional use) carries all Tier 1 requirements and adds a permanent masonry dumpster enclosure, a binding site plan with façade improvement renderings, and — for properties in the Edgewood Central District (ECD) access management improvements, cross-access easements, and ECD-standard sidewalk installation. Also approved administratively unless connects to a non-arterial street feeding into a residential neighborhood.

Tier 3 (long-term/indefinite) requires everything from Tiers 1 and 2, plus a professional storm water management assessment, a permanent paved pedestrian path to the public sidewalk, full ECD facade rehabilitation if applicable, and fencing/wall standards including a minimum 7-foot opaque brick wall along any shared residential property line. Tier 3 requires a full public hearing before the Planning & Zoning Board and City Council. The waiver runs with the life of the structure but automatically expires if the building suffers damage exceeding 50% of its assessed value, if the owner requests a building expansion, or if the use changes to a more intensive category.

Application Process & Key Deadlines

After an application is submitted, the City Planner inspects the site and issues a deficiency list that corresponds to the improvements of the requested Waiver Tier. The applicant then has 12 months to complete all required improvements, with one 30-day extension available if the final inspection is not passed. If the property fails the cure period as well, the application is forfeited by operation of law and the process must restart with new fees.

Tier 1 and Tier 2 waivers are non-renewable. To transition to the next tier and maintain continuous operations, the owner must apply at least 60 days before the current waiver expires. Missing that window results in mandatory forfeiture of the transition option and the use must cease upon expiration.

Eligible Properties

Staff presented property lists under several eligibility cut-off date scenarios. Under a pre-1957 threshold, four properties are eligible. Extending the cut-off to November 4, 1974 adds approximately 22 additional properties along South Orange Avenue and surrounding streets. Expanding further to June 3, 2003 would bring in over 30 additional properties that were built under the 1974 parking and landscape standards. Properties built after June 2003 are generally consistent with current regulations, with only limited exceptions noted. The board's consensus was support of the staff's recommended cut-off date of November 4, 1974, which corresponded to the City's original adoption of landscape regulations.

Staff and Board Discussion

After Planner Hardgrove completed her presentation, the Board went page by page of proposal to ask any questions and discuss possible changes. Below is a summary of all the relevant questions and/or changes made.

- Chair Nelson suggested clarifying the language in lines 26–29 of proposed Section 134-609 regarding the removal of access points onto non-arterial roads. He recommended adding language stating that when a driveway is removed and the curb is restored to City standards, the restoration must also maintain the proper drainage function of the street.
- The Board directed staff to remove the provision in Table 134-609-1 under Administrative Requirements requiring a Staff and Operational Parking Management Affidavit stating that all on-site parking spaces must be reserved exclusively for customer use and may not be used by owners, tenants, employees, or suppliers except for active deliveries not exceeding 30 minutes. The Board expressed concern that the requirement would be unfair to businesses and would be difficult for staff to effectively regulate or enforce.
- The Board directed staff to remove the provision in line 70 requiring “Customer Parking Only” signage for all non-ADA spaces, consistent with the Board’s prior direction to remove the staff and operational parking management affidavit related to reserving on-site spaces exclusively for customers.
- The Board discussed the Property Stewardship provision in Table 134-609-1 requiring fresh paint on buildings, with restrictions against neon, day-glow/bright, highly reflective, or similar colors. Chair Nelson questioned how to define “neon/bright” and whether the restriction was too limiting. Planner Hardgrove noted it could be removed if the Board chose. Board Member Nolan opposed removing it, citing the bright orange paint on the auto repair shop along Orange Avenue as an example of colors that do not align with the ECD’s character. The Board and staff agreed to retain the requirement as currently written.
- Discussion occurred on the Vehicular Use Area Repair/Compliance provision in Table 134-609-1, which requires that vehicular use areas be repaved to eliminate cracked asphalt or potholes. Board Member Nolan noted that “repaving” might imply completely removing and replacing asphalt, which may or may not be necessary at the time of the waiver. Vice Chair Castro suggested adding “concrete” to ensure clarity for sites with either asphalt or concrete surfaces. The Board and staff agreed to reword the section to: “The vehicular use area shall be resurfaced as necessary to eliminate cracked asphalt/concrete and potholes.”. Planner Hardgrove advised the Board that the proposed new parking regulation includes a section addressing required updates/maintenance of parking lot surfaces. The Board expressed support for including this in the regulation. Planner Hardgrove asked Attorney Smith whether an amortization period would be needed for existing properties, and Attorney Smith confirmed that some time should be allowed for compliance, though it does not need to be lengthy.
- Based on the earlier discussion and direction, the Board directed the removal of the affidavit that required conformance all parking on the property be reserved exclusively for customers. There was consensus that an affidavit needs to be added that will authorize the city to enforce code onsite. This recommendation stems from concerns that limited on-site parking capacity may lead to unauthorized parking behaviors that jeopardize site safety. If parking demand exceeds available stalls, vehicles may park in non-designated areas, such as fire lanes, drive aisles, or unpaved vehicular use areas. Improperly parked vehicles could impede emergency vehicle access, disrupt the internal circulation of the property, or negatively impact landscaped areas.

Following the discussion, the Board and staff decided that at the next meeting on April 13, 2026, the proposed parking regulations in their entirety would be placed on the agenda for review, provided no other major agenda items are scheduled for that meeting.

ADJOURNMENT

The meeting was adjourned at 7:24 PM.

David Nelson, Chair

Brett Sollazzo, Administrative Project Manager

NEW BUSINESS

**301 Mary Jess Rd. -
Office Addition Site
Plan Approval**



Date: March 19, 2026
To: Planning and Zoning Board
From: Ellen Hardgrove, City Planning Consultant
Allen Lane, City Engineer Consultant
XC: Brett Sollazzo, Administrative & Permitting Manager
Drew Smith, City Attorney
Sandy Riffle, City Clerk
Re: Site Plan Approval for 301 West Mary Jess Road (L&W Supply Co.)

APPLICATION SUMMARY

Request: Approval of a minor site plan amendment for a conversion of covered storage area to enclosed area internal to the property located at L&W Supply Co., 301 West Mary Jess Road (Tax Parcel 13-23-29-0000-00-012). Exhibits 1 and 2 provide an illustration of the conversion location.

Staff Findings: The subject property operates as a wholesale building supplies operation exceeding 50,000 gross square feet (52,577 square feet of office and merchandise storage areas) and is situated adjacent to a residential district on the north and west. While current code would require a Special Exception for this use and scale, the operation is a legally nonconforming use as it preceded the current regulatory requirements.

Per Section 134-38(c), nonconforming uses may not be enlarged beyond the scope and area of their operation at the time of adoption. Staff finds the proposal compliant with this prohibition, as the enclosure of 432 square feet will replace the existing paved/covered area of the same size. Consequently, the operational footprint, impervious surface ratio, and intensity of the business remain unchanged.

Impacts to the adjacent residential from the conversion are not anticipated. The building conversion will be internal to the site, at the same height of the existing building (23 feet), and the newly enclosed walls are positioned with a greater setback from the western property line than the existing covered storage area it is replacing (57.69 feet existing to 66.3 feet after conversion). Furthermore, the proposal will be enclosing an area in current outdoor use. As the area is already paved and covered, the conversion to an enclosed structure will have a neutral impact on stormwater runoff and property-wide drainage patterns.

Staff finds the proposed site plan (dated Received March 19, 2026) consistent with Article II, Division 5 (Site Plan Review) of the City Zoning Code and other applicable requirements.

RECOMMENDED PLANNING AND ZONING BOARD MOTION

The Planning and Zoning Board recommends the proposed site plan dated Received March 19, 2026 for the property at 301 West Mary Jess Road be approved based on the findings that the request is consistent with the City’s Site Plan Review standards and does not constitute an expansion of a nonconforming use as the total operational square footage and impervious surface ratio remain unchanged.

Exhibit 1: Site Plan Excerpt: Conversion of Existing Covered Storage to Building

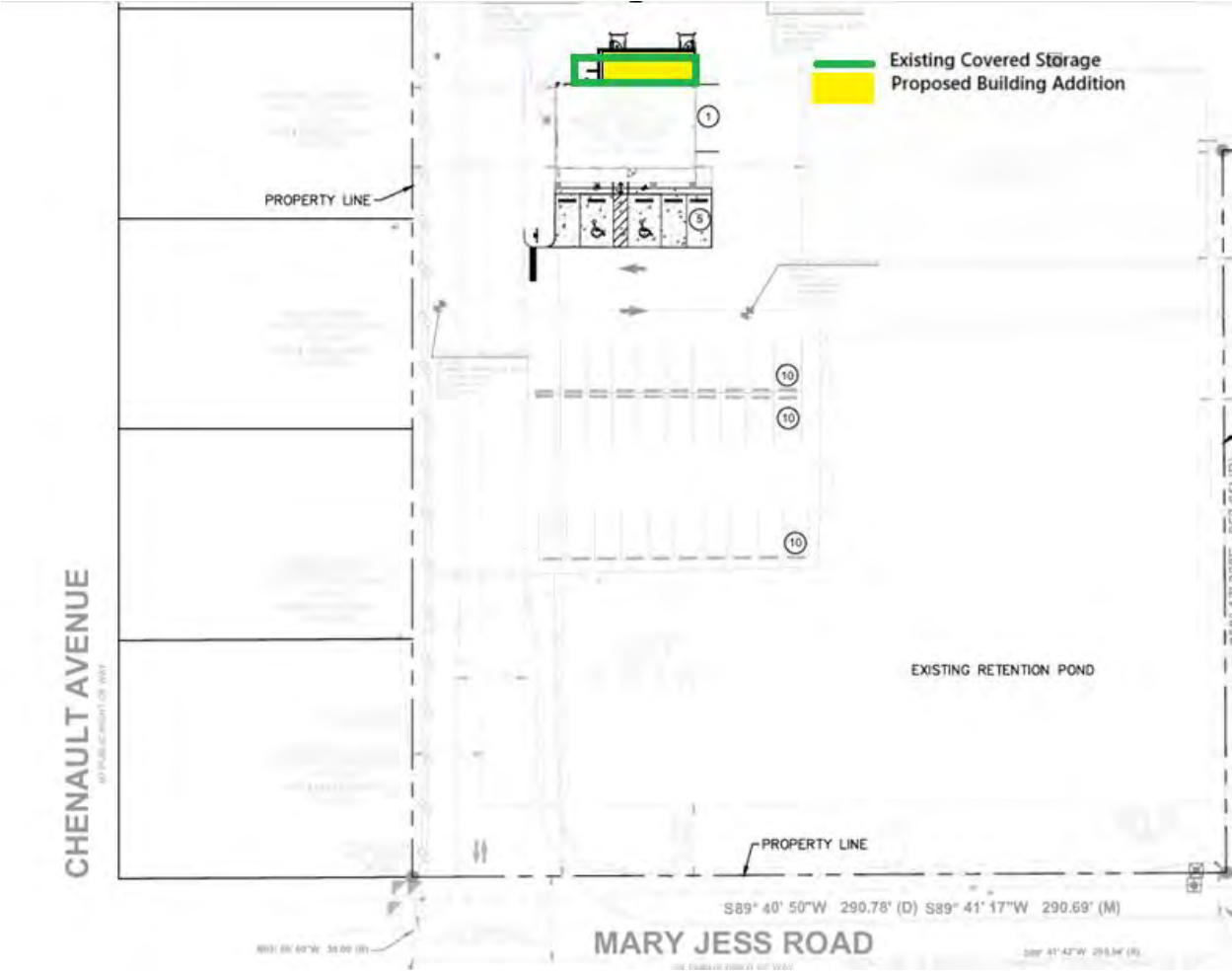


Exhibit 2: Aerial of Location of Conversion



Sec. 134-579. Table of bulk regulations and setbacks.

District	Minimum Lot Area (Square Feet)	Minimum Floor Area (Square Feet)	Minimum ¹ Lot Width (Feet)	Minimum ¹ Front Yard (Feet)	Minimum ¹ Rear Yard (Feet)	Maximum (Impervious) Lot Coverage	Minimum Side Yard (Feet)	Maximum Building Height (Feet)	Lake Setback ¹
C-3	12,000	500	125 on major streets; 100 for all other streets ⁶	25, except on major streets as provided in this division	15; 30 where abutting residential district	—	five; 25 where abutting residential district; 15 from any side street	75; 35 within 100 ft. of all residential districts	50

City of Edgewood

Commercial Site Plan Application – Cover Sheet

This form serves as a general application and cover sheet for commercial site plan submittals. Submission of this form does not constitute approval and additional information may be required during review.

PROJECT INFORMATION

Project / Business Name	American Builders & Contractors Supply
Site Address	301 Mary Jess Road, Orlando FL 32839
Parcel ID(s)	13-23-29-0000-00-012
Zoning District	C-3
Existing Use	Commercial Wholesale
Proposed Use	Commercial Wholesale
Brief Description of Work	582 SF Addition to the rear of the existing office building & parking lot improvements

PROPERTY OWNER INFORMATION

Owner Name	L&W Supply
Mailing Address	1 ABC Pkwy Beloit WI 53511
Phone Number	561-566-5919
Email Address	bob.razler@abcsupply.com

APPLICANT / CONTRACTOR INFORMATION (if different from owner)

Company / Individual Name	John Gackstetter
Contact Person	
Mailing Address	1 ABC Pkwy Beloit WI 53511
Phone Number	608-362-7777
Email Address	john.gackstetter@abcsupply.com
Role	

GENERAL SITE INFORMATION

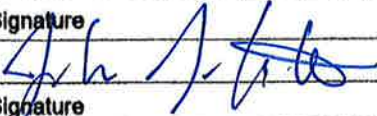
Total Site Area	244,568 SF
Total Building Area	2,090 SF
Number of Buildings	1
Proposed Building Height	Match Existing Building Height
Parking Spaces (existing / proposed)	37 existing, 35 proposed
Number of Driveways	Keep existing driveway conditions

SUBMITTAL TYPE

New Commercial Development Redevelopment Addition / Expansion Change of Use Site Modification

CERTIFICATION

I certify that the information provided on this application is accurate to the best of my knowledge.

Property Owner Name	Signature	Date
John Grackstetter		2/9/26
Applicant / Contractor Name	Signature	Date
Victor Brito	Victor Brito	2/6/26

Date: 1/27/2026

Albert Fasano, P.E.
Kimley-Horn and Associates, Inc.
445 24th Street, Suite 200
Vero Beach, FL 32960

RE: American Builders & Contractors Supply
Parcel ID# 13-23-29-0000-00-012
Site Address: 301 Mary Jess Road Orlando, FL 32839
Agent Authorization for Permits, and Approvals

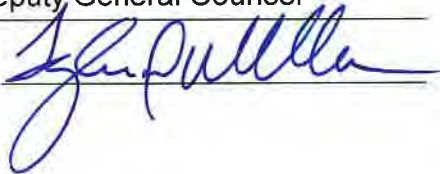
To Whom It May Concern,

This letter is to authorize Kimley-Horn and Associates, Inc. and its appointed agents to act as authorized representative for American Builders & Contractors Supply in the application for all required permits or approvals for the property referenced above.

If there are any questions or comments, please contact me at _____ - _____ - _____.

By: Tyler D. Williams

Title: Deputy General Counsel


Signature: 

Sworn to (or affirmed) and subscribed before me this 28th day of January, 2026 by

Tyler D. Williams who is personally known or produced
_____ as identification.

Exp. Date: 01/16/2028

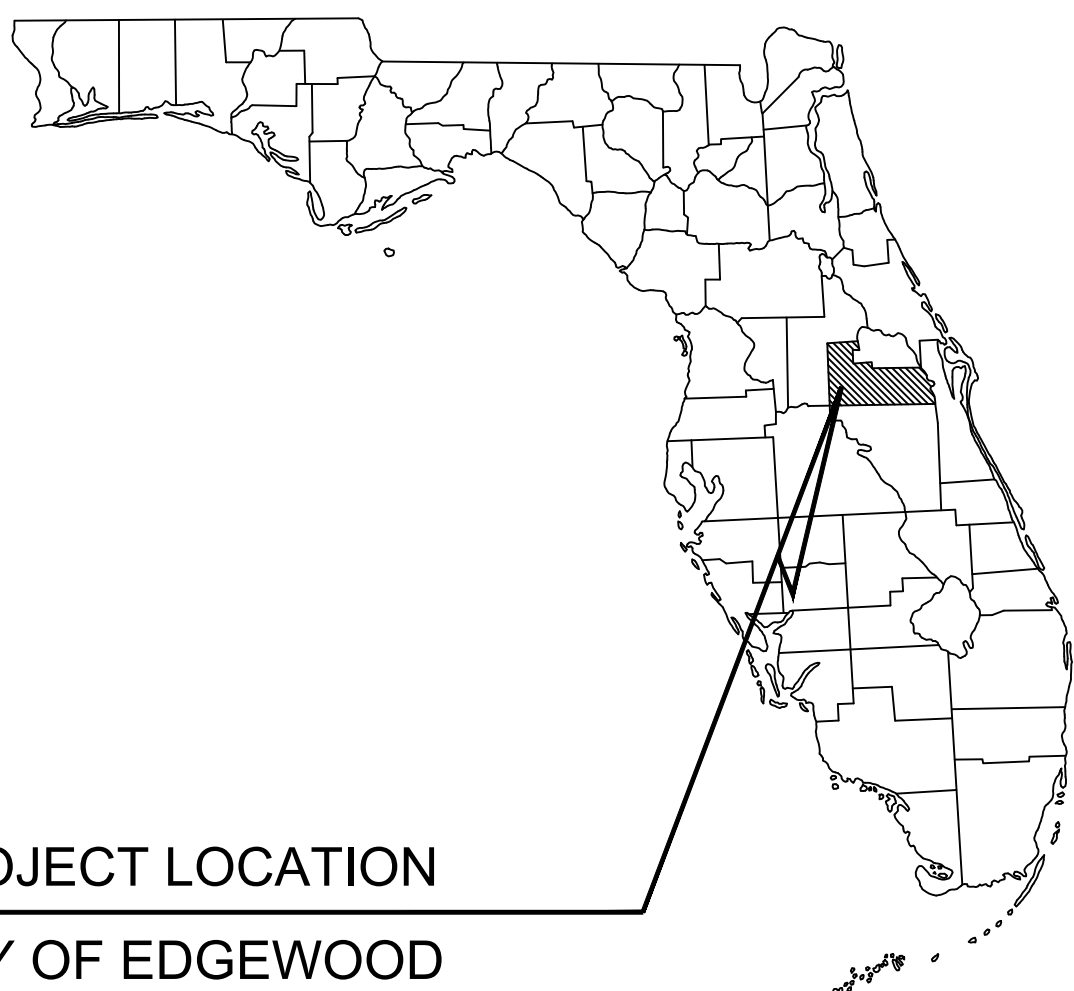
Commission Number: _____

Signature of Notary Public: 

Name (print) of Notary Public: Shelby A. Bartle



Plotted By: Richmond, Danny. Sheet: ABC-EDGEWOOD. Layout: COVER SHEET. March 18, 2026. 05:05:13pm. K:\VRR-ALDEVA\American Builders & Contractors\Supp\A\Edgewood\CAD\PlanSheets\C-000 COVER SHEET.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROJECT LOCATION
CITY OF EDGEWOOD

PROJECT TEAM

APPLICANT
BOB RAZLER
ABC SUPPLY INTERIORS
6747 BELVEDERE RD. SUITE 101
WEST PALM BEACH, FL. 33413
CELL: 561.566.8919
BOB.RAZLER@ABCSUPPLY.COM

CIVIL ENGINEER
ALBERT (AJ) FASANO, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4152
AJ.FASANO@KIMLEY-HORN.COM

ARCHITECT
JENNIFER NELSON
ACS CINCINNATI
4555 LAKE FOREST DRIVE, SUITE 650
CINCINNATI, OH 45242
(513) 991-6200
JNELSON@ACS-ARCHITECTS.COM

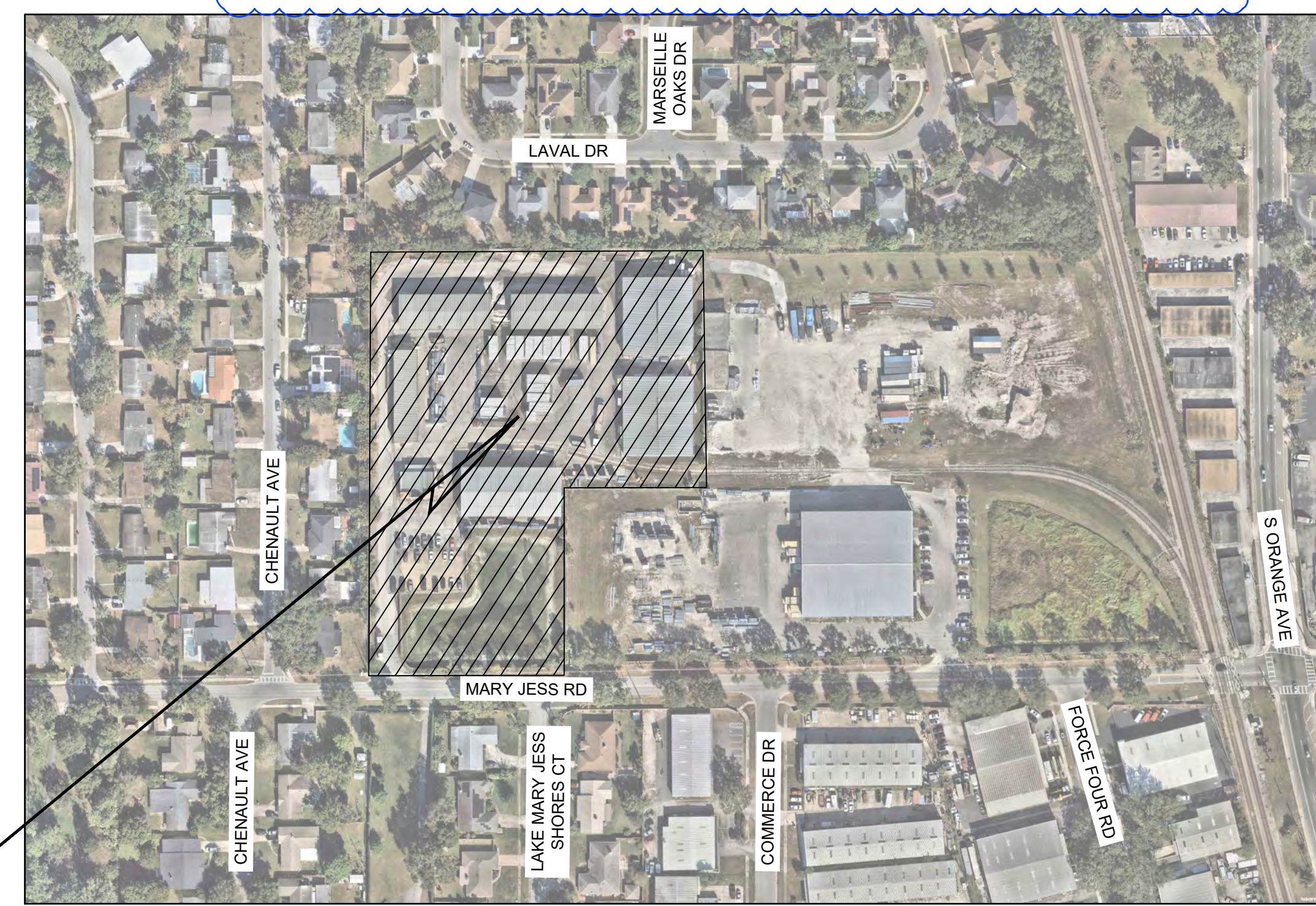
SURVEYOR
CLINTON N. RICKNER, PSM
NV5
6200 LEE VISTA BLVD, SUITE 400
ORLANDO, FL 32822
(407) 896-3317

CONSTRUCTION PLANS

FOR ABC EDGEWOOD

LOCATED AT

301 W MARY JESS RD
EDGEWOOD, FL 32839
SECTION 13, TOWNSHIP 23S, RANGE 29E
PARCEL #: 13-23-29-0000-00-012



PROJECT LOCATION

Sheet List Table	
Sheet Number	Sheet Title
C-000	COVER SHEET
C-001	GENERAL NOTES
1 OF 2	SURVEY 1 OF 2
2 OF 2	SURVEY 2 OF 2
C-100	OVERALL SITE PLAN
C-101	SITE PLAN
C-150	SITE DETAILS

LIST OF CONTACTS

WATER
ORLANDO UTILITIES COMMISSION
100 W ANDERSON ST
ORLANDO, FL 32801
(407) 423-9018

PLANNING
CITY OF EDGEWOOD PLANNING AND ZONING
405 BAGSHAW WAY
EDGEWOOD, FL 32809
(407) 851-2920

SANITARY SEWER
ORLANDO UTILITIES COMMISSION
100 W ANDERSON ST
ORLANDO, FL 32801
(407) 423-9018

ZONING
CITY OF EDGEWOOD PLANNING AND ZONING
405 BAGSHAW WAY
EDGEWOOD, FL 32809
(407) 851-2920

FIRE PREVENTION
ORANGE COUNTY FIRE DEPARTMENT
1700 W OAK RIDGE RD
ORLANDO, FL 32809
(407) 836-9000

BUILDING DIVISION
CITY OF EDGEWOOD BUILDING AND PERMITTING
405 BAGSHAW WAY
EDGEWOOD, FL 32809
(407) 851-2920

ELECTRIC PROVIDER
DUKE ENERGY
405 BAGSHAW WAY
EDGEWOOD, FL 32809
(407) 851-7361

CABLE PROVIDER
DIRECT TV
(855) 632-0782

TELEPHONE PROVIDER
COMCAST
(866) 608-4419

NATURAL GAS PROVIDER
PALATKA GAS AUTHORITY
518 MAIN STREET
PALATKA, FL 32177
(386) 328-1591
CONTACT: LATRECIA WILKERSON



LEGAL DESCRIPTION:

THAT PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, RUN N00°00'44" W, 30.00 FEET TO AN IRON BAR AND CAP STAMPED "RLS 1585 AND RLS 1819" THENCE CONTINUE N00°00'44" W, 602.15 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND RECORDED IN DEED BOOK 1009, PAGE 246, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N89°41'43" E, 490.24 FEET ALONG THE NORTH BOUNDARY OF SAID PARCEL OF LAND TO A RECOVERED 1/2-INCH IRON BAR, SAID RECOVERED 1/2-INCH IRON BAR BEING THE NORTHWEST CORNER OF PARCEL "A" AS DESCRIBED AND RECORDED IN BOOK 3007, PAGE 1 OF OFFICIAL RECORDS, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S00°00'19" W, 344.38 FEET ALONG THE WEST BOUNDARY OF "PARCEL A" AND THE SOUTHERLY PROLONGATION THEREOF, TO A POINT ON THE NORTH BOUNDARY OF "PARCEL B" AS DESCRIBED AND RECORDED IN THE AFORESAID BOOK 3007, PAGE 1 OF OFFICIAL RECORDS, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH A SILVER DISK STAMPED "RLS 1585 AND RLS 1819"; THENCE RUN S89°41'43" W, 290.67 FEET TO THE NORTHWEST CORNER OF SAID "PARCEL B"; SAID NORTHWEST CORNER BEING A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH A SILVER DISK STAMPED "RLS 1585 AND RLS 1819"; THENCE RUN S00°18'17" E, 257.85 FEET ALONG THE WEST BOUNDARY OF SAID "PARCEL B" TO A RECOVERED 1-1/2 INCH IRON PIPE, THENCE CONTINUE S00°18'17" E, 30.07 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE AFORESAID SW 1/4 OF THE SW 1/4 OF SECTION 13; THENCE RUN S89°41'43" W, 290.94 FEET ALONG SAID SOUTH BOUNDARY TO THE POINT OF BEGINNING, LESS THE SOUTH 30 FEET FOR ROAD. TOGETHER WITH AN APPURTENANT EASEMENT CREATED BY DEED OF EASEMENT RECORDED IN BOOK 10212, PAGE 1479 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ON, OVER OR ACROSS THE PROPERTY DESCRIBED AS FOLLOWS: A TRACT OF LAND LYING IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 29 EAST, BEING THAT PORTION OF THE CSX TRANSPORTATION RAILROAD SPUR LINE LYING 50 FEET WESTERLY OF THE CSX MAINLINE, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN BOOK 9976, PAGES 7033 THROUGH 7037 OF OFFICIAL RECORDS, ALSO BEING THE NORTHWEST CORNER OF PARCEL "A" AS DESCRIBED IN BOOK 3007, PAGE 1 OF OFFICIAL RECORDS AND BOOK 5078, PAGE 4391 OF OFFICIAL RECORDS, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY AS A POINT OF REFERENCE; THENCE RUN SOUTH 001°2'59" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN BOOK 9976, PAGES 7033 THROUGH 7037 OF OFFICIAL RECORDS, AND THE WEST LINE OF PARCEL "A" AS DESCRIBED IN BOOK 3007, PAGE 1 OF OFFICIAL RECORDS AND BOOK 5078, PAGE 4391 OF OFFICIAL RECORDS A DISTANCE OF 344.38 FEET TO THE CORNER OF SAID DESCRIBED LANDS AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE RUN NORTH 001°2'59" EAST ALONG SAID EAST LINE 46.81 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE RUN ALONG THE SOUTH LINE OF SAID PARCEL "A" THE FOLLOWING COURSES: NORTH 89°58'15" EAST, 439.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 198.53 FEET, A CENTRAL ANGLE OF 22°34'04", AN ARC LENGTH OF 78.20 FEET, A CHORD LENGTH OF 77.69 FEET, AND A CHORD BEARING OF SOUTH 78°44'43" EAST, TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 367.27 FEET, A CENTRAL ANGLE OF 27°52'41", AN ARC LENGTH OF 178.70 FEET, A CHORD LENGTH OF 176.94 FEET AND A CHORD BEARING OF SOUTH 53°31'21" EAST TO A POINT LYING 50.00 FEET FROM, AT PERPENDICULAR MEASURE, THE CSX RAILROAD MAINLINE TRACK; THENCE, DEPARTING SAID SOUTH LINE, RUN SOUTH 13°41'57" EAST, PARALLEL WITH THE SAID CSX MAINLINE TRACK, 76.00 FEET TO A POINT ON THE NORTH LINE OF PARCEL "B" AS DESCRIBED IN BOOK 3007, PAGE 1 OF OFFICIAL RECORDS AND BOOK 5078, PAGE 4391 OF OFFICIAL RECORDS, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHERLY; THENCE RUN ALONG SAID NORTH LINE THE FOLLOWING COURSES: WESTERLY ALONG SAID CURVE HAVING A RADIUS OF 350.77 FEET, A CENTRAL ANGLE OF 54°38'04", AN ARC LENGTH OF 334.48 FEET, A CHORD LENGTH OF 321.95 FEET AND A CHORD BEARING OF NORTH 62°42'56" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°58'02" WEST, 390.40 FEET TO THE POINT OF BEGINNING.

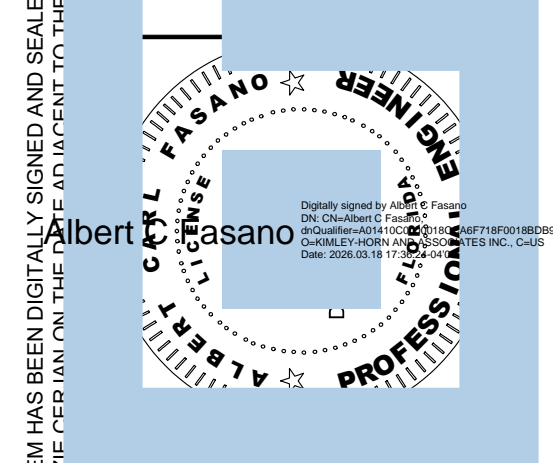
THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-118FFL02-MAD, DATED JUNE 07, 2024.

PREPARED BY:



No.	REVISIONS	DATE	BY
1	PER CITY OF EDGEWOOD COMMENTS	3/9/2026	ACE

Kimley-Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



KHA PROJECT	247016004
DATE	03/09/2026
SCALE	AS SHOWN
DESIGNED BY	A
DRAWN BY	A
CHECKED BY	A

COVER SHEET

ABC EDGEWOOD
PREPARED FOR
ABC SUPPLY INTERIORS

CITY OF EDGEWOOD

SHEET NUMBER
C-000

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.



GENERAL CONSTRUCTION NOTES

- 1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS.

DEMOLITION NOTES

- 1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN AND TREE INVENTORY PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT.
4. CONTRACTOR SHALL ADJUST GRADE OF ANY EXISTING UTILITIES TO REMAIN.

PAVING, GRADING AND DRAINAGE NOTES

- 1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTIONS' RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FOOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK.
16. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING.
17. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE.
18. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS.
19. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

RECORD DRAWINGS

- 1. CONTRACTOR SHALL PROVIDE TO THE ENGINEER AND OWNER A MINIMUM OF 2 HARD COPIES OF A PAVING, GRADING AND DRAINAGE RECORD DRAWING AND A SEPARATE UTILITY RECORD DRAWING, AS WELL AS BOTH IN AUTOCAD 2007 OR LATER, BOTH PREPARED BY A FLORIDA REGISTERED SURVEYOR. THE RECORD DRAWINGS SHALL VERIFY ALL DESIGN INFORMATION INCLUDED ON THE DESIGN PLANS OF THE SAME NAME.

WATER AND SEWER UTILITY NOTES

- 1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION.

EROSION CONTROL NOTES

- 1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERIC PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERIC PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

EROSION CONTROL NOTES (CONT.)

- 13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION.

MAINTENANCE

- ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE.
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED.
4. THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE).
6. OUTLET STRUCTURES, IF APPLICABLE, IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

TYPICAL ENGINEER OBSERVATIONS

- CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:
- PRE-CONSTRUCTION MEETING
- SUBGRADE PREPARATION
- BASE INSTALLATION
- ASPHALT INSTALLATION
- UNDERGROUND PIPING AND UTILITIES INSTALLATION
- INSTALLATION OF STRUCTURES, DDCV, HYDRANTS, METERS, ETC.
- SIDEWALK INSTALLATION
- CONNECTIONS TO WATER AND SEWER MAINS
- TESTS OF UTILITIES

3RD PARTY TEST REPORTS REQ'D

- TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
- DENSITY TEST REPORTS
- BACTERIOLOGICAL TESTS OF WATER SYSTEM
- PRESSURE TEST OF WATER/SEWER
- LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
- ANY OTHER TESTING REQUIRED BY THE AGENCY

RECEIVED

3/19/2026

CITY OF EDGEWOOD

Table with columns for No., DATE, REVISIONS, BY

Kimley Horn logo and contact information: 2026 KIMLEY-HORN AND ASSOCIATES, INC., 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960

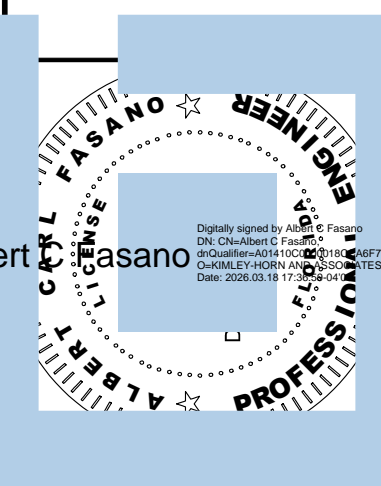


Table with columns: KHA PROJECT SIGNATURE, DATE, SCALE, AS SHOWN, DESIGNED BY, DRAWN BY, CHECKED BY

GENERAL NOTES

ABC EDGEWOOD PREPARED FOR ABC SUPPLY INTERIORS SHEET NUMBER C-001 CITY OF EDGEWOOD

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.



Plotted By: Richmond, Danny, Sheet: S-ABC-EDGEWOOD - Layout: GENERAL NOTES - March 18, 2026 - 05:09:23pm - K:\VRB-LEVA\American Builders & Contractors Supply\Edgewood\CAD\PlanSheets\C-001-GENERAL NOTES.dwg

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA

RECEIVED
3/19/2026

CITY OF EDGEWOOD

NIVIS
6200 Lee Vista Blvd
Suite 400
Orlando, Florida 32822
(407) 896-3317
www.nv5.com
LB-8246

DESCRIPTION:

THAT PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, RUN N00°00'44" W, 30.00 FEET TO AN IRON BAR AND CAP STAMPED 'RLS 1585 AND RLS 1819' THENCE CONTINUE N00°00'44" W, 602.15 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND RECORDED IN DEED BOOK 1009, PAGE 246, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S89°41'53" E, 490.24 FEET ALONG THE NORTH BOUNDARY OF SAID PARCEL OF LAND TO A RECOVERED 1/2-INCH IRON BAR, SAID RECOVERED 1/2-INCH IRON BAR BEING THE NORTHWEST CORNER OF PARCEL 'A' AS DESCRIBED AND RECORDED IN BOOK 3007, PAGE 1 OF OFFICIAL RECORDS, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S00°00'19" W, 344.38 FEET ALONG THE WEST BOUNDARY OF 'PARCEL A' AND THE SOUTHERLY PROLONGATION THEREOF, TO A POINT ON THE NORTH BOUNDARY OF 'PARCEL B' AS DESCRIBED AND RECORDED IN THE AFORESAID BOOK 3007, PAGE 1 OF OFFICIAL RECORDS, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID POINT BEING A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH A SILVER DISK STAMPED 'RLS 1585 AND RLS 1819'; THENCE RUN S89°44'25" W, 200.67 FEET TO THE NORTHWEST CORNER OF SAID 'PARCEL B'; SAID NORTHWEST CORNER BEING A 4-INCH BY 4-INCH CONCRETE MONUMENT WITH A SILVER DISK STAMPED 'RLS 1585 AND RLS 1819'; THENCE RUN S00°18'17" E, 257.85 FEET ALONG THE WEST BOUNDARY OF SAID 'PARCEL B' TO A RECOVERED 1-1/2 INCH IRON PIPE, THENCE CONTINUE S00°18'17" E, 30.07 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE AFORESAID SW 1/4 OF THE SW 1/4 OF SECTION 13; THENCE RUN S89°41'43" W, 290.94 FEET ALONG SAID SOUTH BOUNDARY TO THE POINT OF BEGINNING, LESS THE SOUTH 30 FEET FOR ROAD, TOGETHER WITH AN APPURTENANT EASEMENT CREATED BY DEED OF EASEMENT RECORDED IN BOOK 10212, PAGE 1479 OF OFFICIAL RECORDS, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ON, OVER OR ACROSS THE PROPERTY DESCRIBED AS FOLLOWS: A TRACT OF LAND LYING IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 29 EAST, BEING THAT PORTION OF THE CSX TRANSPORTATION RAILROAD SPUR LINE LYING 50 FEET WESTERLY OF THE CSX MAINLINE, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN BOOK 9976, PAGES 7033 THROUGH 7037 OF OFFICIAL RECORDS, ALSO BEING THE NORTHWEST CORNER OF PARCEL 'A' AS DESCRIBED IN BOOK 3007, PAGE 1 OF OFFICIAL RECORDS AND BOOK 5078, PAGE 4391 OF OFFICIAL RECORDS, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY AS A POINT OF REFERENCE; THENCE RUN SOUTH 00°12'59" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN BOOK 9976, PAGES 7033 THROUGH 7037 OF OFFICIAL RECORDS, AND THE WEST LINE OF PARCEL 'A' AS DESCRIBED IN BOOK 3007, PAGE 1 OF OFFICIAL RECORDS AND BOOK 5078, PAGE 4391 OF OFFICIAL RECORDS A DISTANCE OF 344.38 FEET TO THE CORNER OF SAID DESCRIBED LANDS AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE RUN NORTH 00°12'59" EAST ALONG SAID EAST LINE 46.61 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'A'; THENCE RUN ALONG THE SOUTH LINE OF SAID PARCEL 'A' THE FOLLOWING COURSES: NORTH 89°58'15" EAST, 439.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 198.53 FEET, A CENTRAL ANGLE OF 22°34'04"; AN ARC LENGTH OF 78.20 FEET, A CHORD LENGTH OF 77.69 FEET, AND A CHORD BEARING OF SOUTH 78°44'43" EAST, TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 367.27 FEET, A CENTRAL ANGLE OF 27°52'41"; AN ARC LENGTH OF 178.70 FEET, A CHORD LENGTH OF 176.94 FEET AND A CHORD BEARING OF SOUTH 53°31'21" EAST TO A POINT LYING 50.00 FEET FROM, AT PERPENDICULAR MEASURE, THE CSX RAILROAD MAINLINE TRACK; THENCE, DEPARTING SAID SOUTH LINE, RUN SOUTH 13°41'57" EAST, PARALLEL WITH THE SAID CSX MAINLINE TRACK, 76.00 FEET TO A POINT ON THE NORTH LINE OF PARCEL 'B' AS DESCRIBED IN BOOK 3007, PAGE 1 OF OFFICIAL RECORDS AND BOOK 5078, PAGE 4391 OF OFFICIAL RECORDS, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHERLY; THENCE RUN ALONG SAID NORTH LINE THE FOLLOWING COURSES: WESTERLY ALONG SAID CURVE HAVING A RADIUS OF 350.77 FEET, A CENTRAL ANGLE OF 54°38'04"; AN ARC LENGTH OF 334.48 FEET, A CHORD LENGTH OF 321.95 FEET AND A CHORD BEARING OF NORTH 62°42'56" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°58'02" WEST, 390.40 FEET TO THE POINT OF BEGINNING.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1T8FFL02-MAD, DATED JUNE 07, 2024.

SURVEYOR'S NOTES:

- MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF FLORIDA, EAST ZONE (NAD83/2011 ADJUSTMENT), WITH A REFERENCED BEARING OF NORTH 89°35'05" EAST, BEING THE SOUTH RIGHT OF WAY LINE OF NW 58TH STREET
- BOUNDARY BASED ON PREVIOUS SURVEY BY BOCK AND CLARK CORPORATION LB7386, A WHOLLY OWNED SUBSIDIARY OF NV5, PROJECT NO. 202504703-001, LAST DATED NOVEMBER 21ST, 2025.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT #FLP23-0435, DATED JANUARY 18, 2025. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
- VERTICAL DATUM BASED ON UNIVERSITY OF FLORIDA BENCHMARK BM 003 LOCATED AT THE NW CORNER OF MUSEUM ROAD AND NEWELL DRIVE, ALACHUA COUNTY, FLORIDA, PUBLISHED ELEVATION = 137.66 (NGVD 29)
- ADDRESS OF THE SUBJECT PROPERTY IS 9200 NW 58TH STREET, DORAL, FL 33178.
- SUBJECT PROPERTY CONTAINS AN AREA OF 3.841 ACRES, MORE OR LESS.
- THERE ARE 37 STRIPED REGULAR PARKING SPACES AND 3 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 40 STRIPED PARKING SPACES ON SUBJECT PROPERTY.
- NO DIVISION OF PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY THIS SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
- NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED DURING THE COURSE OF THIS SURVEY.
- THIS SURVEYOR WAS UNWARE OF ANY PROPOSED RIGHT OF WAY CHANGES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS DURING THE COURSE OF THIS SURVEY.
- SUBJECT PROPERTY HAS DIRECT ACCESS TO NW 58TH STREET, AN 80 FOOT PUBLIC RIGHT OF WAY, AND NW 92ND AVENUE, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, AS SHOWN HEREON.
- THERE ARE NO GAPS, GORES, OVERLAPS OR HATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED; THE RECORD DESCRIPTION FORMS A MATHEMATICALLY CLOSED FIGURE WITH 2021 ALTA/NSPS STANDARDS.
- NO EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY WERE OBSERVED DURING THE COURSE OF THIS SURVEY.
- THIS SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION DURING THE COURSE OF THIS SURVEY.
- THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.

FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12095 C 0410F, EFFECTIVE DATE: SEPTEMBER 25, 2009.

EXCEPTIONS: (PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT #NCS-1T8FFL02-MAD, DATED JUNE 07, 2024.)

- EASEMENT FOR ROAD PURPOSES CREATED BY WARRANTY DEED RECORDED IN DEED BOOK 1009, PAGE 246. THIS ITEM IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY AND IS NOT PLOTTED AND SHOWN HEREON.
- THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN BILL OF SALE, RECORDED IN BOOK 769, PAGE 494 OF OFFICIAL RECORDS. THIS ITEM IS NOT ON, OR DOES NOT TOUCH, THE SURVEYED PROPERTY AND IS NOT PLOTTED AND SHOWN HEREON.
- EASEMENT, GRANTED FROM THE ATLANTIC LAND AND IMPROVEMENT COMPANY, A VIRGINIA CORPORATION TO S.T.K. ENTERPRISES, INC., A TEXAS CORPORATION, RECORDED IN BOOK 3716, PAGE 2022 OF OFFICIAL RECORDS. THIS ITEM IS PLOTTED HEREON.
- EASEMENT, GRANTED FROM THE ATLANTIC LAND AND IMPROVEMENT COMPANY, A VIRGINIA CORPORATION TO FLORIDA MINING AND MATERIALS CORP., A FLORIDA CORPORATION, RECORDED IN BOOK 3510, PAGE 619 OF OFFICIAL RECORDS. THIS ITEM IS PLOTTED HEREON.
- EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN BOOK 5706, PAGE 1915 OF OFFICIAL RECORDS. THIS ITEM LIES WITHIN THE SURVEYED PROPERTY, HOWEVER IT IS SUBJECT TO THE LOCATION OF UNDERGROUND UTILITIES, WHICH WERE NOT LOCATED, THEREFORE NOTHING IS PLOTTED HEREON.
- EASEMENT, GRANTED FROM THE ATLANTIC LAND AND IMPROVEMENT COMPANY, A VIRGINIA CORPORATION TO CHRIS HEINE AND JIMMY WALKER, AS CO-TRUSTEES OF THE NEW VENTURE LAND TRUST DATED DECEMBER 10, 2009, RECORDED IN BOOK 10212, PAGE 1479 OF OFFICIAL RECORDS. THIS ITEM IS PLOTTED HEREON.
- THAT CERTAIN UNRECORDED LEASE, BY AND BETWEEN LAND BARON IX, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LESSOR, AND ROSEN MATERIALS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LESSEE, AS EVIDENCED BY THAT CERTAIN SUBORDINATION, NON-DISTURBANCE AND ATTORNEYMENT AGREEMENT, RECORDED IN BOOK 10908, PAGE 7637 OF OFFICIAL RECORDS. THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
- THAT CERTAIN UNRECORDED LEASE, BY AND BETWEEN LAND BARON VII, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LESSOR, AND ROSEN MATERIALS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LESSEE, AS EVIDENCED BY THAT CERTAIN SUBORDINATION, NON-DISTURBANCE AND ATTORNEYMENT AGREEMENT, RECORDED IN INSTRUMENT NO. 20220181062. THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
- TERMS AND CONDITIONS OF THE EXCLUSIVITY AGREEMENT BETWEEN LAND BARON VII, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ROSEN MATERIALS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN INSTRUMENT NO. 202210312899. THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
- EASEMENT, GRANTED FROM LAND BARON VII, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO DUKE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN INSTRUMENT NO. 20230432650. THIS ITEM LIES WITHIN THE SURVEYED PROPERTY, HOWEVER IT IS SUBJECT TO THE LOCATION OF UNDERGROUND UTILITIES, WHICH WERE NOT LOCATED, THEREFORE NOTHING IS PLOTTED HEREON.

ZONING INFORMATION:

THE SURVEYED PROPERTY IS ZONED 'C-3' - WHOLESALE COMMERCIAL DISTRICT, EDGEWOOD, FLORIDA
FRONT SETBACK - 25'
SIDE SETBACK - 5' MINIMUM (INTERIOR); 25' MINIMUM WHEN ABUTTING RESIDENTIAL DISTRICT; 15' MINIMUM FROM A SIDE STREET
REAR SETBACK - 15' MINIMUM; 30' MINIMUM WHEN ABUTTING A RESIDENTIAL DISTRICT
HEIGHT RESTRICTIONS - 75'; 35' WITHIN 100 FEET OF ALL RESIDENTIAL DISTRICTS
MAXIMUM LOT COVERAGE - NO REQUIREMENT NOTED
PARKING FORMULA - C-3 ALL REQUIREMENTS IN ARTICLE V, DIVISION 5 OF THIS CHAPTER SHALL BE MET, PROVIDED THAT A MINIMUM OF FOUR SPACES WILL BE PROVIDED REGARDLESS OF BUILDING SIZE OR USE; INDUSTRIAL USES, MANUFACTURING AND WAREHOUSING; ONE SPACE FOR EACH BAY, PLUS ON SPACE FOR EACH 1,000 SQUARE FEET.
PARKING REQUIRED: 24
THE ZONING INFORMATION SHOWN ABOVE WAS OBTAINED FROM NV5 ZONING REPORT DATED JULY 23, 2024, SITE NO. 1202401044;004, PURSUANT TO ITEM 6A AND 6B OF TABLE A.

LEGEND OF SYMBOLS & ABBREVIATIONS

LIGHT POLE	SIGNAL LIGHT	SANITARY MANHOLE
POWER POLE (WITH ARMS)	TRAFFIC SIGNAL BOX	CLEAN OUT
GUY WIRE	SIGNAL LIGHT POLE	GREASE TRAP
ELECTRIC MANHOLE	VAULT	GAS MANHOLE
ELECTRIC METER	SIGN (AS NOTED)	GAS VALVE
ELECTRIC VAULT	TOWER	GAS METER
TRANSFORMER	MONITORING WELL	HANDICAPPED PARKING
AIR CONDITIONER UNIT	FLAG POLE	ELECTRIC VEHICLE PARKING
TELEPHONE MANHOLE	WATER VALVE	(R) RECORD
TELEPHONE PEDESTAL	FIRE HYDRANT	(M) MEASURED
CABLE BOX	SIAMESE FIRE HYDRANT	(C) CALCULATED
MITERED END SECTION	WATER MANHOLE	(P) PLAT
STORM DRAIN MANHOLE	BACKFLOW PREVENTER	PG PAGE
STORM DRAIN INLET	WATER METER	O.R. OFFICIAL RECORDS
STORM PIPE	WELL HEAD	P.B. PLAT BOOK
FOUND OR SET 5/8" IRON ROD & CAP NV5 L.B. 7386, UNLESS OTHERWISE NOTED	BENCHMARK	F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
POINT OF ACCESS		
BOUNDARY LINE	EASEMENT LINE	
BUILDING LINE	OH OVERHEAD WIRES	
SETBACK LINE	FENCE LINE	

X 47.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 47.75 = SPOT ELEVATION (IMPERVIOUS SURFACE)

SURVEYOR'S CERTIFICATION:

TO: L & W SUPPLY CORPORATION; LEO LAW FIRM, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17 AND 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 7, 2026.
Clinton N. Rickner
Florida Surveyor & Mapper Certificate Number 7409
CLINT.RICKNER@NV5.COM
01/13/2026
DATE OF PLAT OR MAP:

REVISIONS:
REV. #:

SEE SURVEYOR CERTIFICATION

CERTIFIED TO:

SCALE: 1" = 300'

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

PROJECT NUMBER:
26-0007000.00

SURVEY DATE:
01/07/2026

REVISION DATE:
N/A

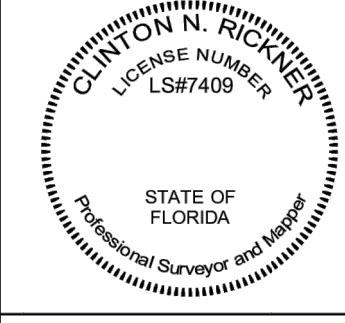
TECHNICIAN:
WM

CREW CHIEF:
RP

QUALITY CONTROL:
CNR

FIELD BOOK & PAGE:
301 W MARY JESS ROAD

CLINTON N. RICKNER, PSM
FL PSM NO. 7409



This map prepared by:
CERTIFICATE OF AUTHORIZATION
NO. L.B. 8246
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

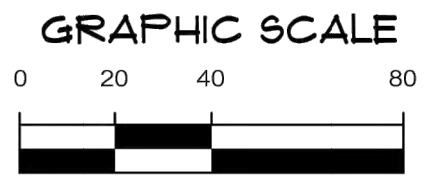
SHEET NO.:
1 OF 2

ALTA/NSPS LAND TITLE SURVEY

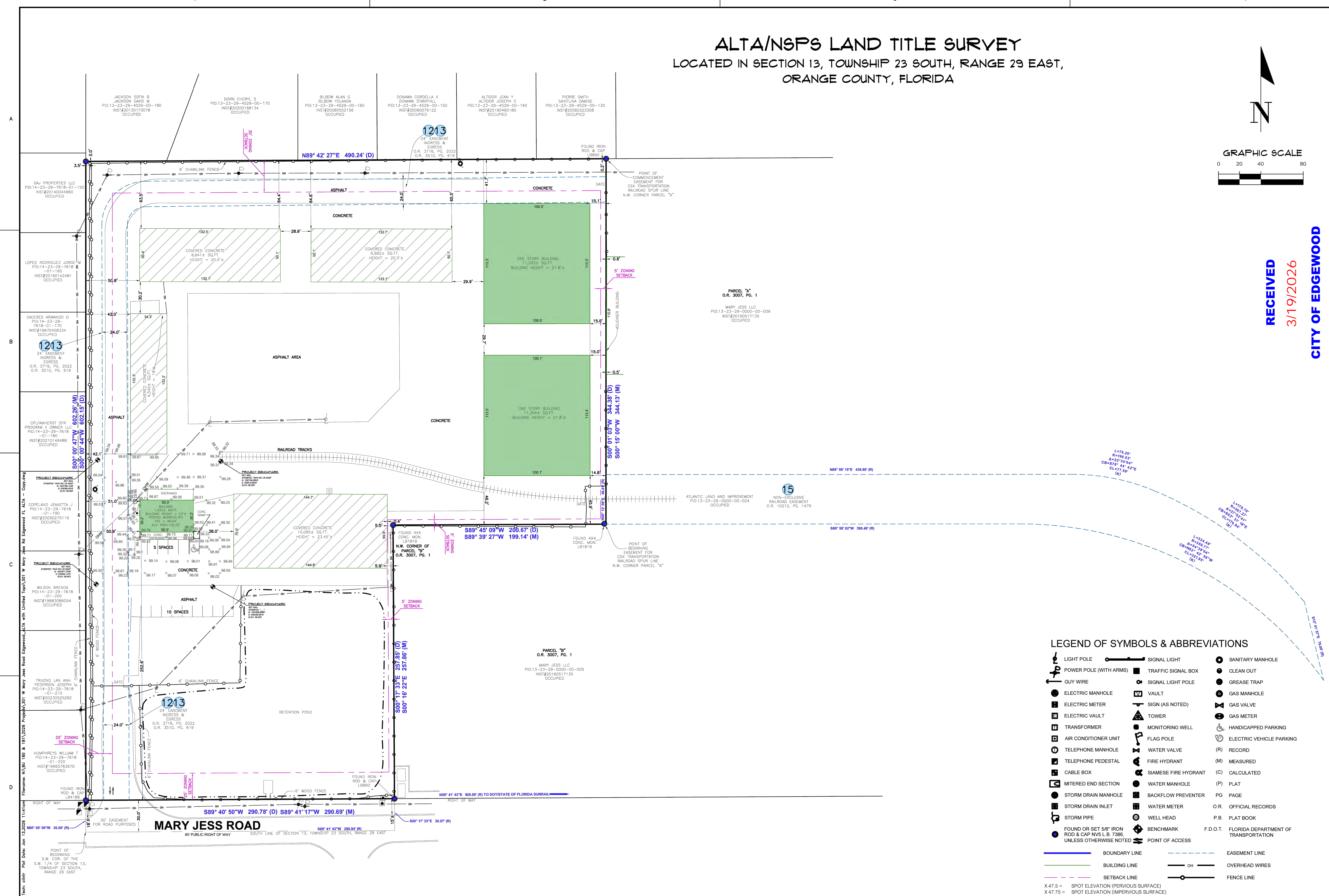
LOCATED IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 29 EAST,
ORANGE COUNTY, FLORIDA

NIV15

6200 Lee Vista Blvd
Suite 400
Orlando, Florida 32822
(407) 896-3317
www.niv5.com
LB-8246



RECEIVED
3/19/2026
CITY OF EDGEWOOD



LEGEND OF SYMBOLS & ABBREVIATIONS

LIGHT POLE	SIGNAL LIGHT	SANITARY MANHOLE
POWER POLE (WITH ARMS)	TRAFFIC SIGNAL BOX	CLEAN OUT
GUY WIRE	SIGNAL LIGHT POLE	GREASE TRAP
ELECTRIC MANHOLE	VAULT	GAS MANHOLE
ELECTRIC METER	SIGN (AS NOTED)	GAS VALVE
ELECTRIC VAULT	TOWER	GAS METER
TRANSFORMER	MONITORING WELL	HANDICAPPED PARKING
AIR CONDITIONER UNIT	FLAG POLE	ELECTRIC VEHICLE PARKING
TELEPHONE MANHOLE	WATER VALVE	(R) RECORDED
TELEPHONE PEDESTAL	FIRE HYDRANT	(M) MEASURED
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MITERED END SECTION	WATER MANHOLE	(P) PLAT
STORM DRAIN MANHOLE	BACKFLOW PREVENTER	PG PAGE
STORM DRAIN INLET	WATER METER	O.R. OFFICIAL RECORDS
STORM PIPE	WELL HEAD	P.B. PLAT BOOK
FOUND OR SET 5/8" IRON ROD & CAP N.V.S. L.B. 7386, UNLESS OTHERWISE NOTED	BENCHMARK	F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
BOUNDARY LINE	EASEMENT LINE	
BUILDING LINE	OVERHEAD WIRES	
SETBACK LINE	FENCE LINE	

REVISIONS:
REV. #:

SEE SURVEYORS CERTIFICATION

CERTIFIED TO:

SCALE: 1" = 40'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

PROJECT NUMBER:
26-0007000.00

SURVEY DATE:
01/07/2026

REVISION DATE:
N/A

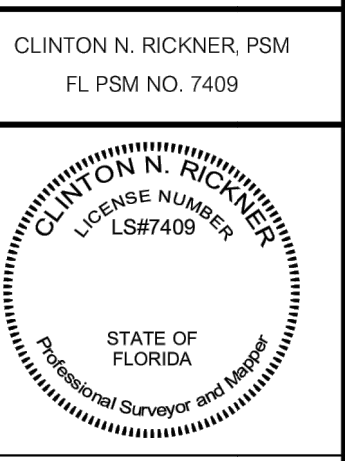
TECHNICIAN:
WM

CREW CHIEF:
RP

QUALITY CONTROL:
CNR

FIELD BOOK & PAGE:
301 W MARY JESS ROAD

CLINTON N. RICKNER PSM
FL PSM NO. 7409



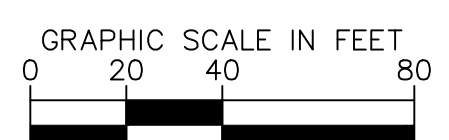
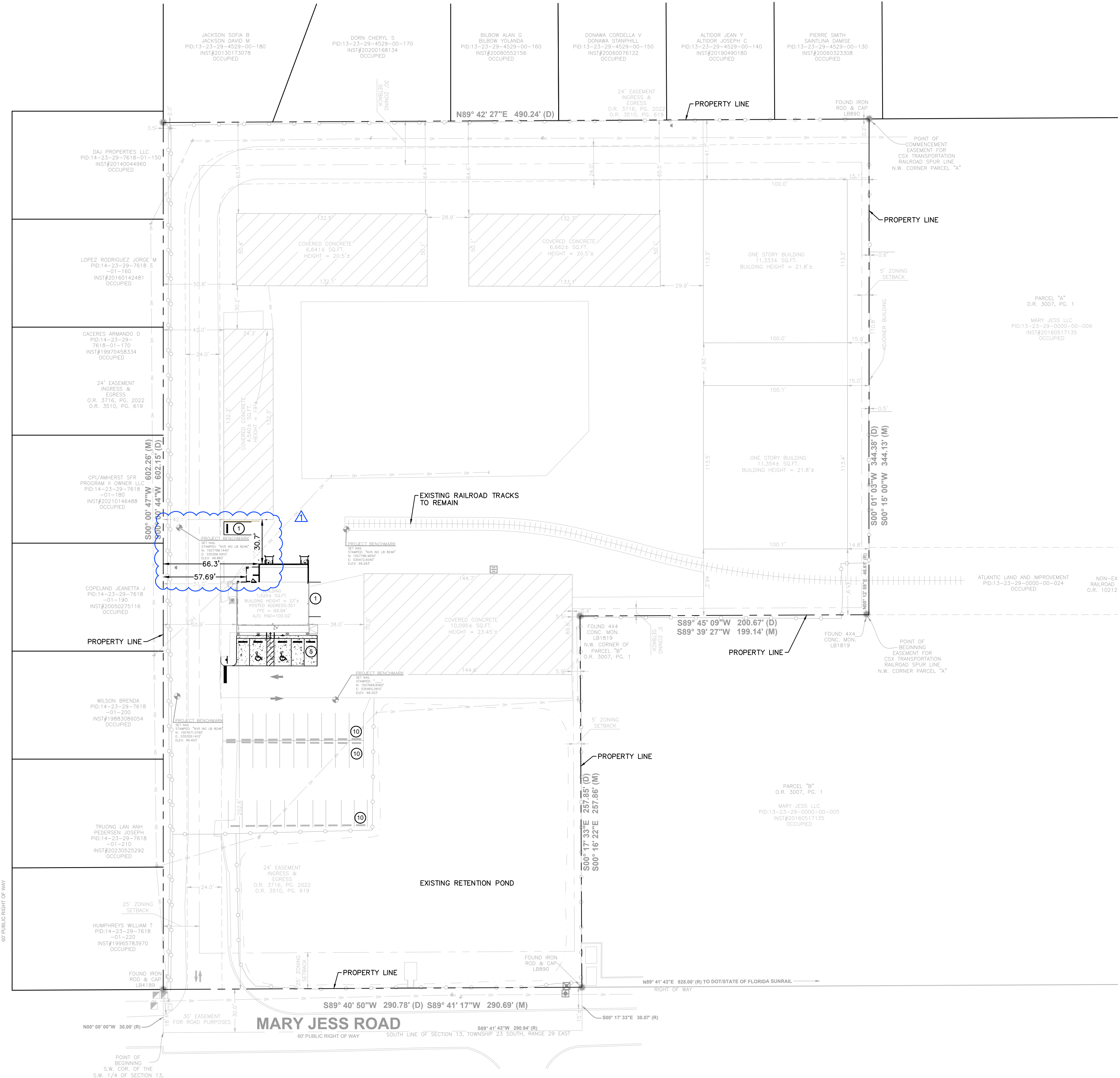
This map prepared by:
CERTIFICATE OF AUTHORIZATION
NO. L.B. 8246
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
2 OF 2

RECEIVED
3/19/2026

CITY OF EDGEWOOD

CHENAULT AVENUE
60' PUBLIC RIGHT OF WAY



SITE DATA

PROJECT DESCRIPTION: CONVERSION OF COVERED STORAGE AREA TO ENCLOSED BUILDING SPACE

PARCEL ID: 13-23-29-0000-00-012

LOCATION: SECTION 13, TOWNSHIP 23S, RANGE 29E

ADDRESS: 301 W MARY JESS RD, EDGEWOOD, FL 32839

ZONING DISTRICT: C-3 - WHOLESALE COMMERCIAL

LAND USE: 4800 - IND WAREHOUSE I

FLOOD ZONE: ZONE X, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12095C0430F, EFFECTIVE DATE: 09/25/2009

METRIC	EXISTING	PROPOSED
BUILDING SUPPLY WHOLESALE OPERATION SF	52,937 SF	52,937 SF
BUILDING HEIGHT	23'	23' (1 STORY)
OPEN SPACE	27.98%	27.98%
PARKING SPACES	37	37
IMPERVIOUS AREA	122,857 SF	122,857

PROPERTY AREA: 244,568 S.F. (5.61 AC.)

FLOOR AREA RATIO: 53.112 S.F./244,568 S.F. = 0.217

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (S)	25'	245.15'
REAR (N)	30'	30.70'
SIDE (W)	25'	50.93'
SIDE (E)	25'	30.01'

SIGN LEGEND

- TP-21-06 ACCESSIBLE PARKING
- TP-22-06 ACCESSIBLE PENALTY
- R1-1 STOP SIGN
- R1-5U/R YIELD TO PEDESTRIAN SIGN
- R5-1 DO NOT ENTER SIGN

SYMBOL LEGEND

- ACCESSIBLE PARKING SPACE
- PARKING STALL COUNT - DO NOT PAINT
- TRANSFORMER PAD
- PROPERTY LINE

HATCH LEGEND

- STANDARD DUTY CONCRETE

FEMA

PROPERTY LIES WITHIN FLOOD ZONE X, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0430F, EFFECTIVE DATE: 09/25/2009

ELEVATION DATUM

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM, 1988, (N.A.V.D.)

NOTES:

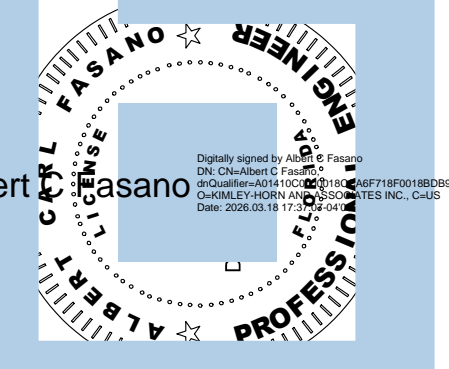
- REFER TO PAVING, GRADING AND DRAINAGE DETAILS SHEET FOR PAVEMENT DETAILS.
- ALL STRIPING ON ROADWAYS AND DRIVE AISLES (STOP BARS, CROSSWALKS, LANE STRIPING) SHALL BE THERMOPLASTIC.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MACKENZIE PERMAN ON THE DATE 03/19/2026



NO.	REVISIONS	DATE	BY
1	PER CITY OF EDGEWOOD COMMENTS	3/9/2026	ACE

Kimley-Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT	247016004
DATE	03/09/2026
SCALE	AS SHOWN
DESIGNED BY	A
DRAWN BY	A
CHECKED BY	A

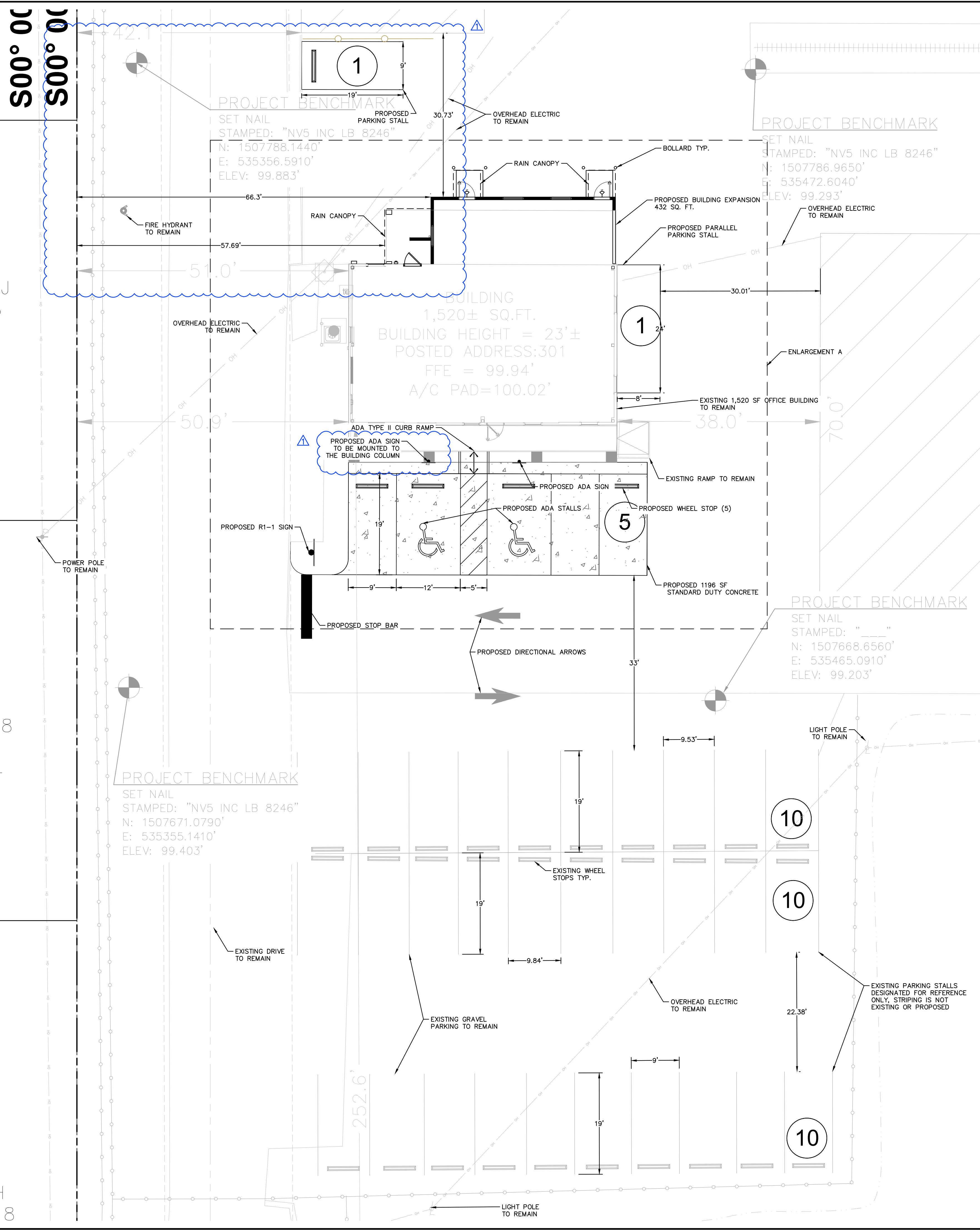
OVERALL SITE PLAN

ABC EDGEWOOD
PREPARED FOR
ABC SUPPLY INTERIORS

CITY OF EDGEWOOD

SHEET NUMBER
C-100

Plotted By: Richmond, Danny. Sheet: ABC EDGWOOD. Layout: SITE PLAN. March 18, 2026. 05:06:02pm. K:\VRS_LDEV\American Builders & Contractors\Supply\Edgwood\CAD\PlanSheets\C-101_SITE_PLAN.dwg
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GRAPHIC SCALE IN FEET
 0 5 10 20

NORTH

SIGN LEGEND

- ♿ (TP-21-06) ACCESSIBLE PARKING
- ♿ (TP-22-06) ACCESSIBLE PENALTY
- STOP (R1-1) STOP SIGN
- ♿ (R1-5/R) YIELD TO PEDESTRIAN SIGN
- NO ENTRY (R5-1) DO NOT ENTER SIGN

SYMBOL LEGEND

- ♿ ACCESSIBLE PARKING SPACE
- # PARKING STALL COUNT - DO NOT PAINT
- T TRANSFORMER PAD
- PROPERTY LINE

HATCH LEGEND

- Standard Duty Concrete

FEMA

PROPERTY LIES WITHIN FLOOD ZONE X, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0430F, EFFECTIVE DATE: 09/25/2009

ELEVATION DATUM

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM, 1988, (N.A.V.D.)

NOTES:

- REFER TO PAVING, GRADING AND DRAINAGE DETAILS SHEET FOR PAVEMENT DETAILS.
- ALL STRIPING ON ROADWAYS AND DRIVE AISLES (STOP BARS, CROSSWALKS, LANE STRIPING) SHALL BE THERMOPLASTIC.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

RECEIVED
 3/19/2026
CITY OF EDGEWOOD

SITE DATA

PROJECT DESCRIPTION: CONVERSION OF COVERED STORAGE AREA TO ENCLOSED BUILDING SPACE

PARCEL ID: 13-23-29-0000-00-012

LOCATION: SECTION 13, TOWNSHIP 23S, RANGE 29E

ADDRESS: 301 W MARY JESS RD, EDGEWOOD, FL 32839

ZONING DISTRICT: C-3 - WHOLESALE COMMERCIAL

LAND USE: 4800 - IND WAREHOUSE I

FLOOD ZONE: ZONE X, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12095C0430F, EFFECTIVE DATE: 09/25/2009

METRIC	EXISTING	PROPOSED
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IMPERVIOUS AREA	122,857 SF	122,857 SF

PROPERTY AREA: 244,568 S.F. (5.61 AC.)

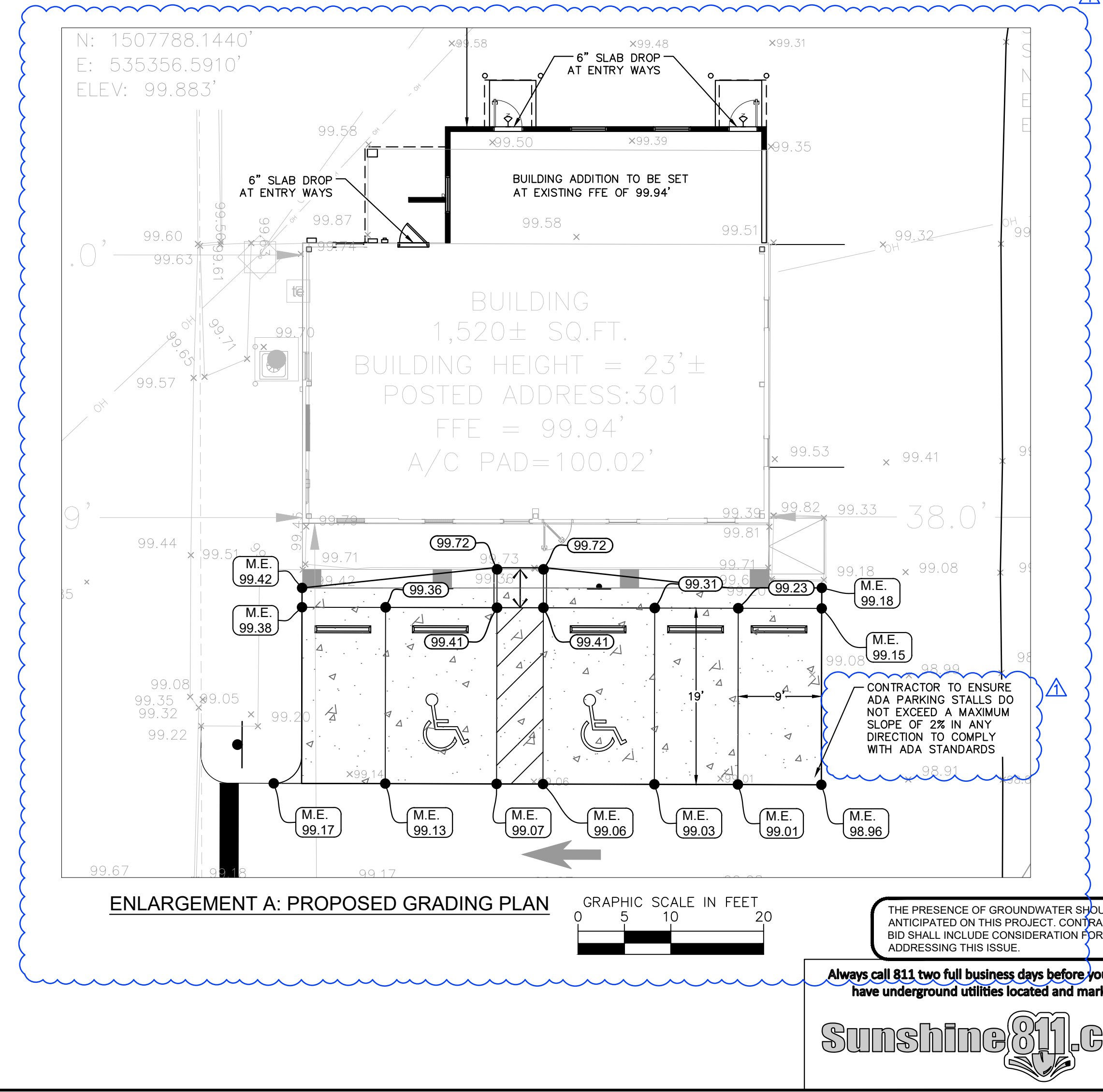
FLOOR AREA RATIO: 53,112 S.F./244,568 S.F. = 0.217

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT (S)	25'	245.15'
REAR (N)	30'	30.70'
SIDE (W)	25'	50.93'
SIDE (E)	25'	30.01'

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR. WETLANDS ARE NOT PRESENT.
- TYPICAL 90° PARKING STALL DEPTH IS 18' AND TYPICAL PARKING STALL WIDTH IS 9' UNLESS OTHERWISE NOTED. EXISTING CONDITIONS MAY ALTER EXACT SIZE OF PARKING STALL DEPTH AND WIDTH.
- DO NOT DISTURB EXISTING ACCESS DRIVE PAVEMENT DURING CONSTRUCTION UNLESS SHOWN ON PLANS.
- (FPD: 1418.32.4.1) FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FT. THE DRIVING SURFACE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION AND MUST BE AN ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING A 32-TON EMERGENCY VEHICLE.
- CONTRACTOR TO PROTECT AND/OR REPLACE POST CONSTRUCTION ALL SURVEY MONUMENTATION WITHIN THE PROJECT LIMITS BY A FLORIDA LICENSED LAND SURVEYOR.
- THE USES PROPOSED AS PART OF THIS SITE PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN (RMP) PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
- ALL STRIPING SHALL BE THERMOPLASTIC.
- CONTRACTOR TO VERIFY ALL ELEVATIONS BEFORE CONSTRUCTION.
- SITE PROJECT AREA IS CONFINED TO THE PARKING AREA, DRIVE AISLE, AND SIDEWALK IN FRONT OF BUILDING.



Kimley-Horn
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 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

Albert Casano
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 12512

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
 MACKENZIE PERMAN ON THE DATE OF AGENT TO THE SEAL
 03/19/2026

KHA PROJECT: 247016004
 DATE: 03/09/2026
 SCALE: AS SHOWN
 DESIGNED BY: A
 DRAWN BY: A
 CHECKED BY: A

SITE PLAN

ABC EDGEWOOD
 PREPARED FOR
 ABC SUPPLY INTERIORS

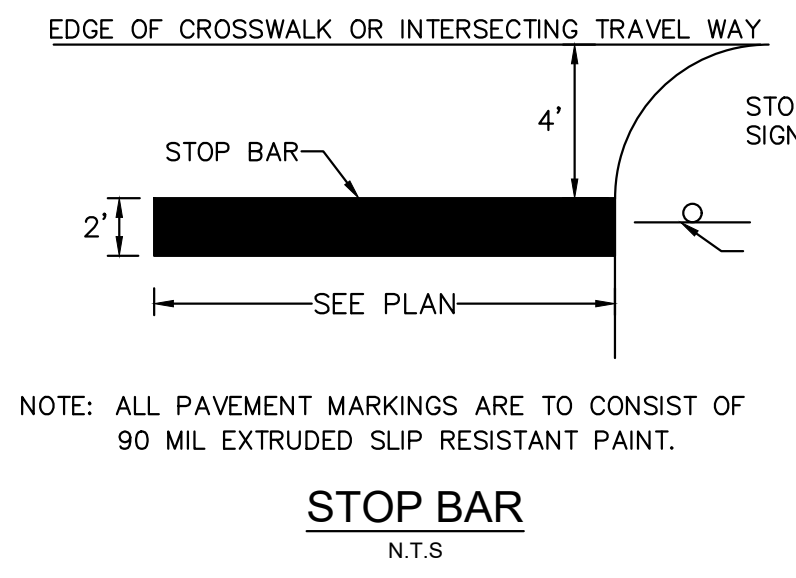
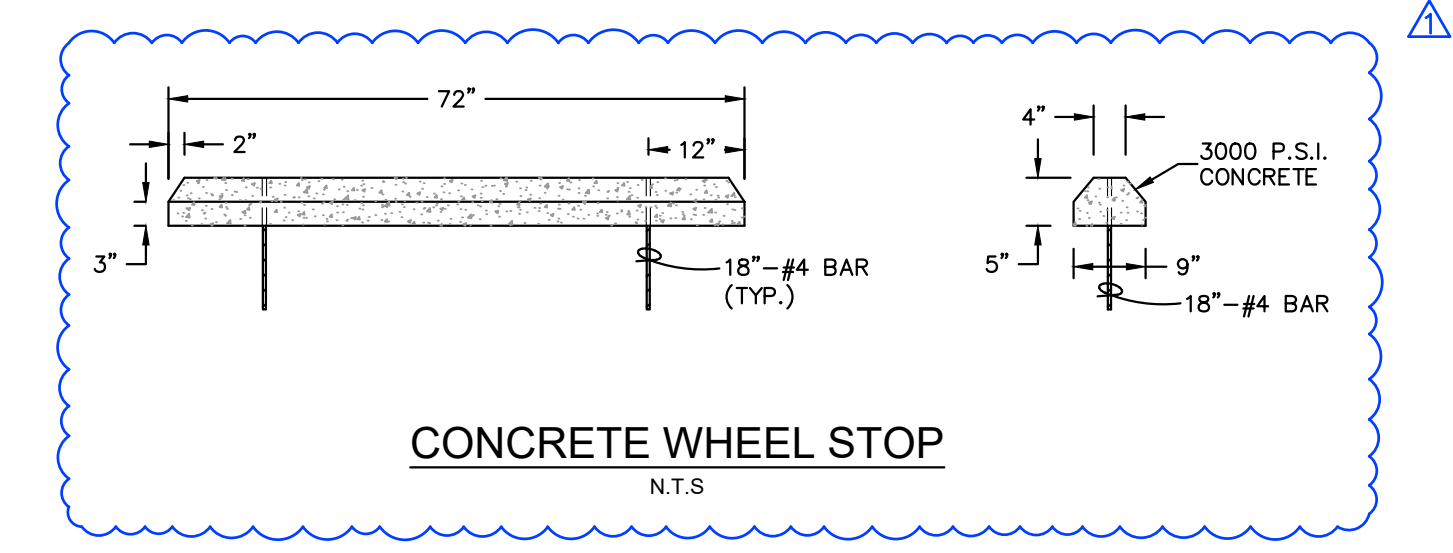
CITY OF EDGEWOOD

SHEET NUMBER
C-101

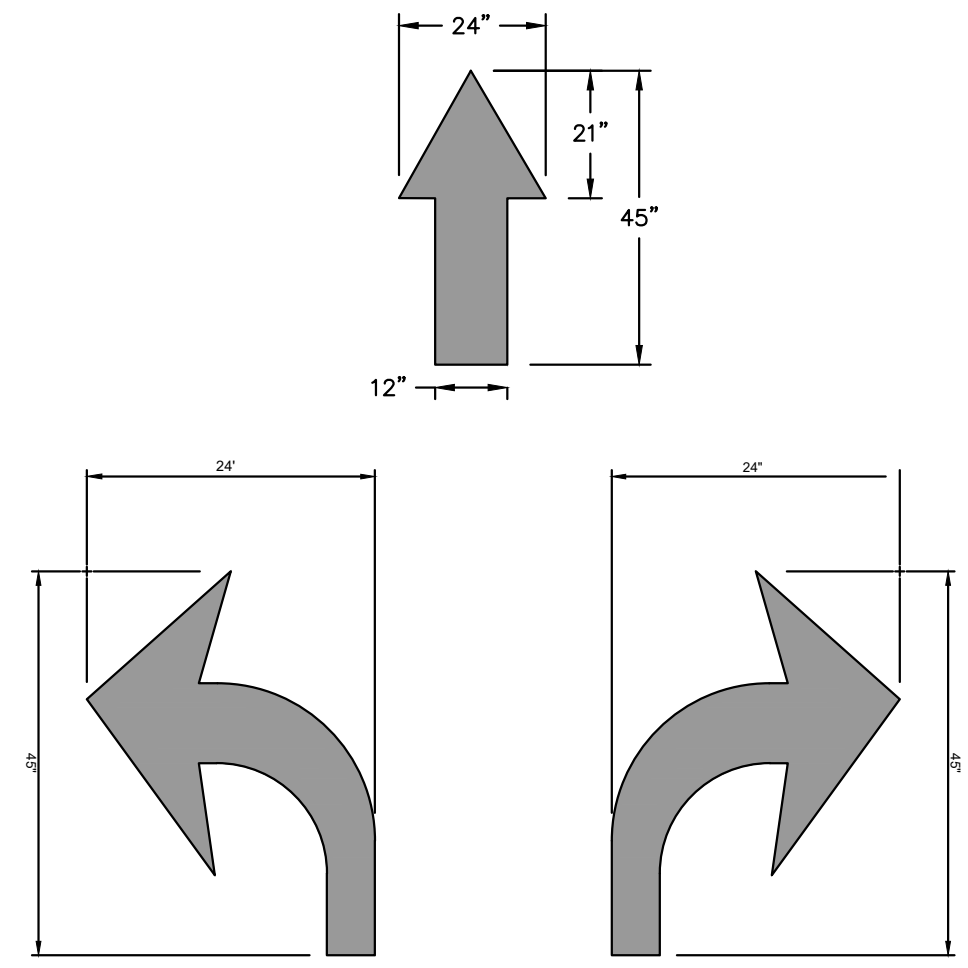
PER CITY OF EDGEWOOD COMMENTS: 3/9/2026 ACE
 REVISIONS: No. DATE BY

Plotted By: Richmond, Darryl - Sheet: ABC EDGWOOD - Layout: SITE DETAILS - March 18, 2026 - 05:06:07pm - K:\VRB_LDEV_American Builders & Contractors\Supp\Edgwood\CAD\PlanSheets\C-150_SITE_DETAILS.dwg
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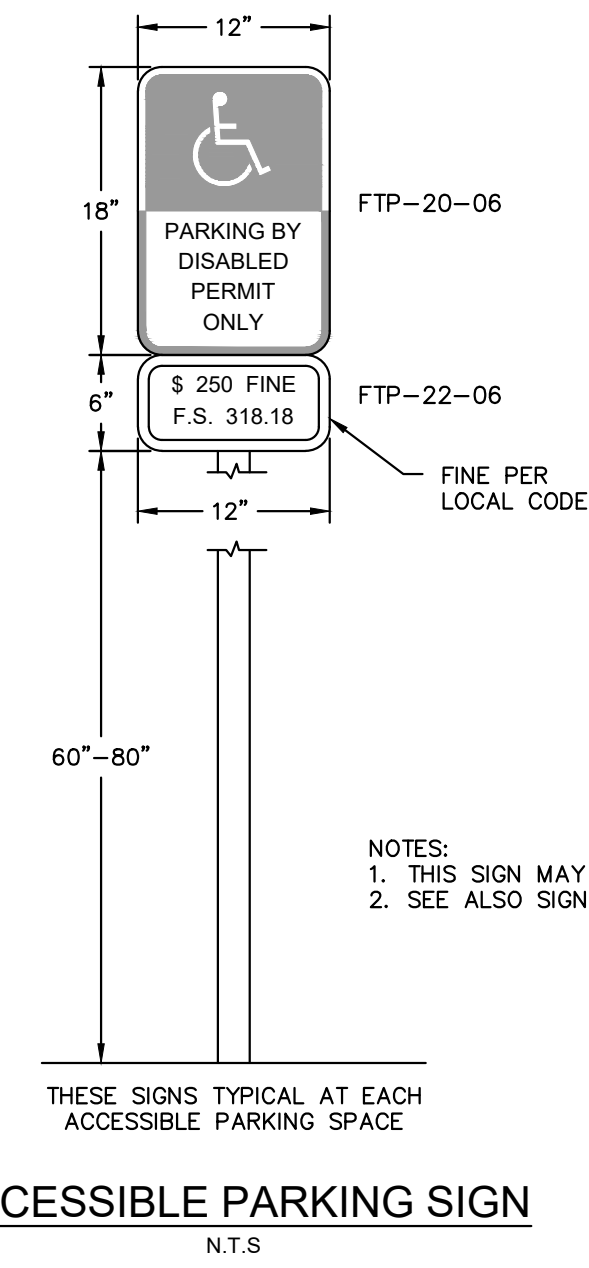
RECEIVED
 3/19/2026
 CITY OF EDGEWOOD



NOTE: ALL PAVEMENT MARKINGS ARE TO CONSIST OF 90 MIL EXTRUDED SLIP RESISTANT PAINT.

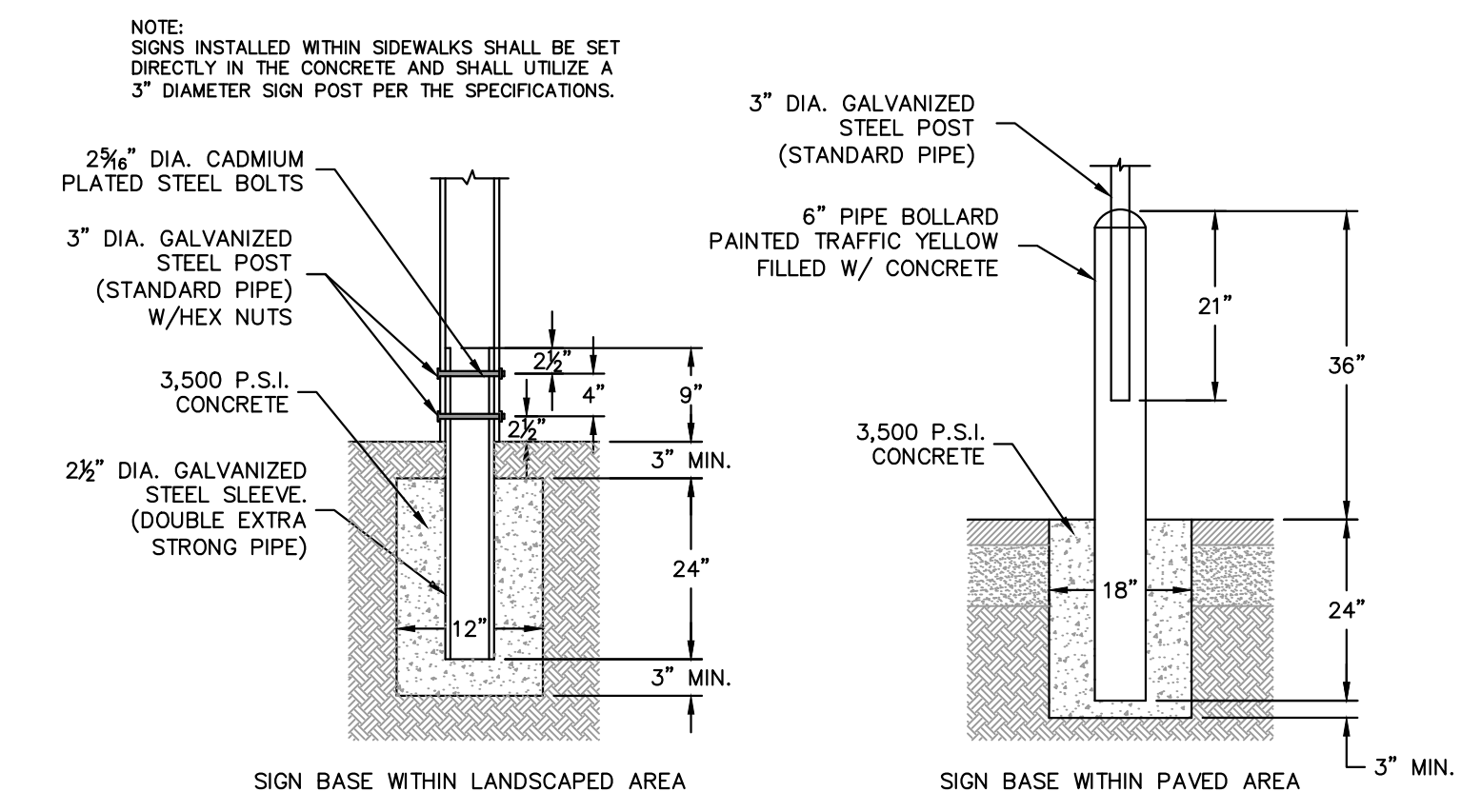


NOTE: ALL TRAFFIC FLOW ARROWS TO BE THERMOPLASTIC

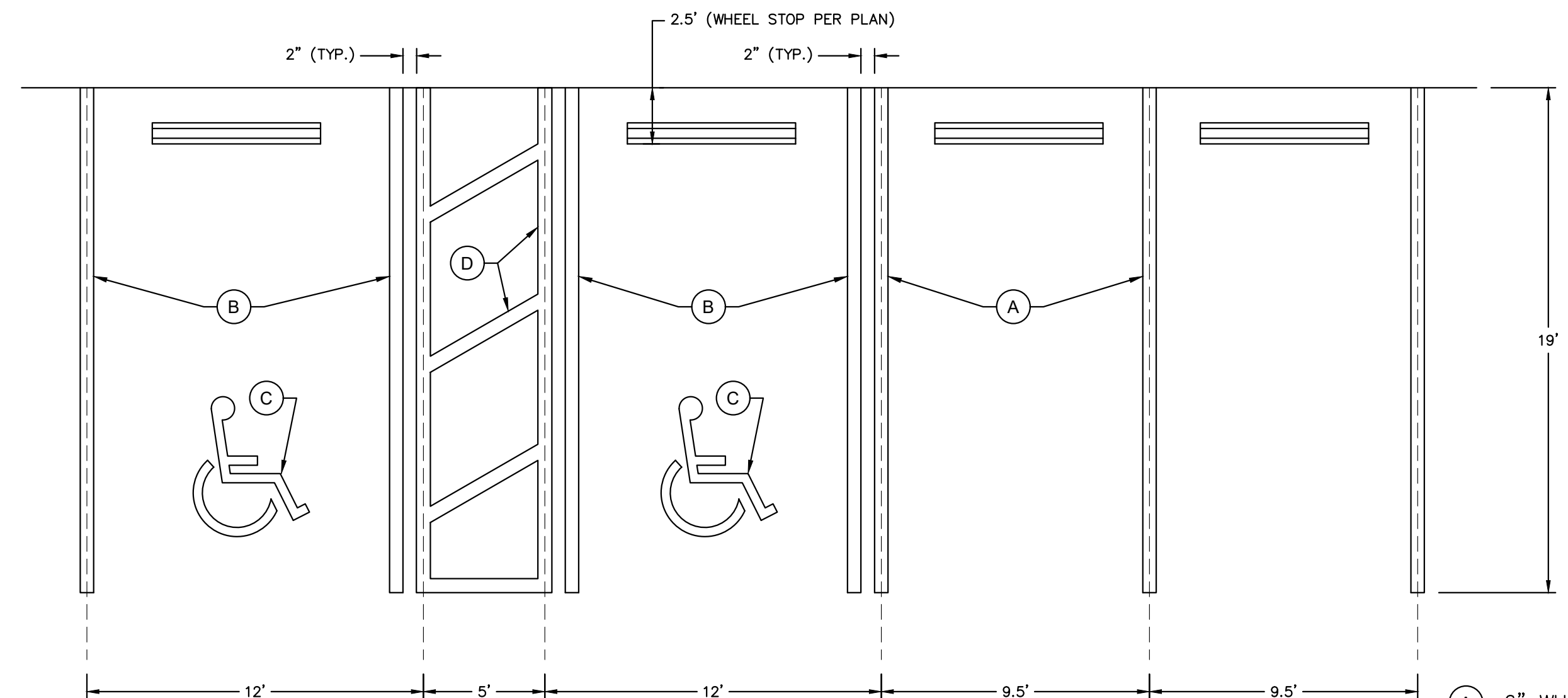


NOTES:
 1. THIS SIGN MAY ALSO BE WALL MOUNTED
 2. SEE ALSO SIGN BASE DETAILS

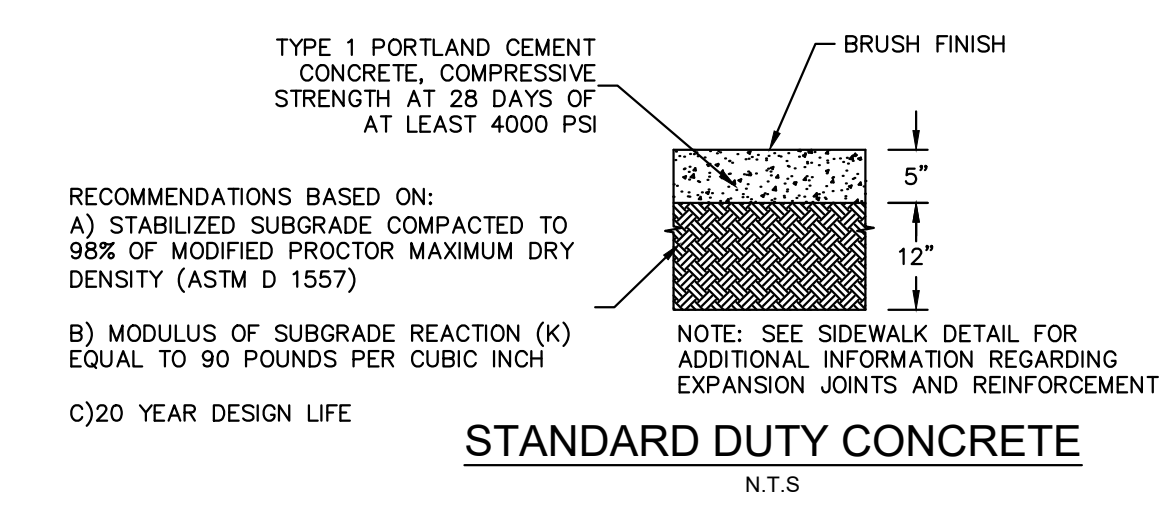
THESE SIGNS TYPICAL AT EACH ACCESSIBLE PARKING SPACE



NOTE: SIGNS INSTALLED WITHIN SIDEWALKS SHALL BE SET DIRECTLY IN THE CONCRETE AND SHALL UTILIZE A 3" DIAMETER SIGN POST PER THE SPECIFICATIONS.



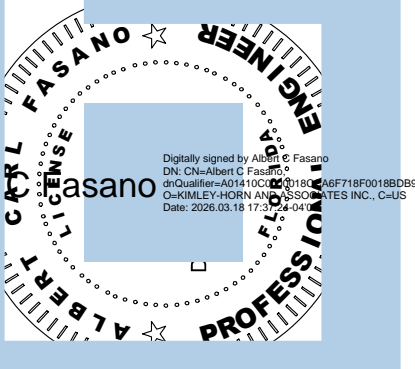
- (A) 6" WHITE
- (B) 6" BLUE
- (C) 4" WHITE
- (D) 6" WHITE @ 60" (EQUALLY SPACED)



RECOMMENDATIONS BASED ON:
 A) STABILIZED SUBGRADE COMPACTED TO 98% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557)
 B) MODULUS OF SUBGRADE REACTION (K) EQUAL TO 90 POUNDS PER CUBIC INCH
 C) 20 YEAR DESIGN LIFE

NOTE: SEE SIDEWALK DETAIL FOR ADDITIONAL INFORMATION REGARDING EXPANSION JOINTS AND REINFORCEMENT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
 MACKENZIE PERMAN ON THE DATE ADJACENT TO THE SEAL
 COPIES



Kimley»Horn
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 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT	247016004
DATE	03/09/2026
SCALE	AS SHOWN
DESIGNED BY	A
DRAWN BY	A
CHECKED BY	A

SITE DETAILS

ABC EDGEWOOD
 PREPARED FOR
 ABC SUPPLY INTERIORS

SHEET NUMBER
C-150

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.



Ordinance 2026-02

Noise Violations

1
2 **ORDINANCE 2026-02**
3

4 **AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA,**
5 **AMENDING SECTION 134-919 OF THE CODE OF ORDINANCES**
6 **RELATING TO NOISE VIOLATIONS; AMENDING THE TABLE OF**
7 **MEASURED SOUND LEVEL LIMITS; ADDING A PROHIBITION AND**
8 **MEASURING STANDARDS FOR NON-MEASURED PLAINLY AUDIBLE**
9 **SOUNDS AND PROVIDING FOR DETECTION AND ENFORCEMENT OF**
10 **SAME; PROVIDING FOR SEVERABILITY, CONFLICTS,**
11 **CODIFICATION, AND AN EFFECTIVE DATE.**
12

13 **WHEREAS,** the City of Edgewood City Council has determined it to be in the best interest
14 of the City to review and update certain standards related to noise and enforcement of noise
15 violations; and
16

17 **WHEREAS,** the City Council recognizes that certain sounds and certain circumstances
18 impair the practicality of measurement by noise level meters; and
19

20 **WHEREAS,** “plainly audible” standards provide additional protection to the public from
21 excessive noise by providing for standards that may be enforced without the need for measurement
22 by a sound level meter; and
23

24 **WHEREAS,** in order to implement plainly audible standards, the City Council recognizes
25 the importance of establishing observation criteria for determining when “plainly audible” noise
26 rises to the level of a violation.
27

28 **NOTE:** Underlined words constitute the original text of the City of Edgewood Code of
29 Ordinances, asterisks (***) indicate a deletion from the original text of the Code of Ordinances
30 which is intended to remain unchanged, and ~~strike through~~ constitutes deletions from the original
31 Code of Ordinances.
32

33 **NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY**
34 **OF EDGEWOOD, FLORIDA, AS FOLLOWS:**
35

36 **Section 1.** Section 134-919, “Noise,” is hereby amended as follows:
37

- 38 * * *
- 39 (g) *Maximum permissible sound levels; receiving land use categories; times; adjustment for*
40 *character of sound.*
- 41 (1) ~~Subject to subsections (g)(2) and (3) of this section, the following applicable sound~~
42 ~~level limits are established for the following applicable times when measured at or~~
43 ~~inside the property lines of the following applicable land use categories~~

44 No person shall create sound that, when measured with a sound level meter, shall
 45 exceed the applicable sound levels set forth below when measured from within a
 46 property located in the following land use zoning categories:

<u>Receiving Land Use Zoning Category</u>	<u>Time of Day</u>	<u>Sound Level Limit</u>
<u>Residential</u>	<u>7:00 a.m.10:00 p.m.</u>	<u>60 dBA</u>
	<u>10:01 p.m.6:59 a.m.</u>	<u>55 dBA</u>
<u>Non-Residential</u>	<u>7:00 a.m.9:00 p.m.</u>	<u>65 dBA</u>
	<u>9:01 p.m.6:59 a.m.</u>	<u>55 dBA</u>

<u>Receiving Land Use Category</u>	<u>Time</u>	<u>Sound Level Limit (dB(A))</u>
<u>Single family</u>	<u>7:00 a.m. 9:00 p.m.</u>	<u>60</u>
<u>Residential dwelling lot, any other lot zoned for residential use, or noise sensitive zone</u>	<u>9:00 p.m. 7:00 a.m.</u>	<u>55</u>
<u>Multifamily</u>	<u>7:00 a.m. 9:00 p.m.</u>	<u>55</u>
<u>Residential</u>	<u>9:00 p.m. 7:00 a.m.</u>	<u>45</u>

- 48
- 49 ~~(2) a.~~ For any source of sound which emits a pure tone, the sound level limits set forth in
 50 subsection (g)(1) of this section shall be reduced by five dB(A).
- 51 ~~(3) b.~~ The land use categories set forth in subsection (g)(1) of this section shall be subject
 52 to existing special exceptions, nonconforming uses and variances.
- 53 ~~(4) The measurement of sound shall be made with a sound level meter. Recorded~~
 54 ~~measurements shall be taken so as to secure and ensure an accurate representation of~~
 55 ~~the sound.~~
- 56 (2) No person shall create a sound that is plainly audible at the time and distance limits set
 57 forth below:

<u>Receiving Land Use Zoning Category</u>	<u>Time of Day</u>	<u>Distance</u>
<u>Residential</u>	<u>All days 7:00 a.m.—10:00 p.m.</u>	<u>100 feet or more</u>
	<u>All days 10:01 p.m.—6:59 a.m.</u>	<u>50 feet or more</u>
<u>Non-Residential</u>	<u>All days 7:00 a.m.—10:00 p.m.</u>	<u>200 feet or more</u>
	<u>All days 10:01 p.m.—6:59 a.m.</u>	<u>100 feet or more</u>

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

64 1. The primary means of detection shall be the investigating officer's normal
65 hearing faculties, provided the investigating officer's hearing is not enhanced by
66 any mechanical or medical device, such as a hearing aid.

67
68 2. The investigating officer shall have a direct line of sight and hearing to the real
69 property that is the source of the sound so that the investigating officer can
70 identify the offending source of such sound and the distance involved.

71
72 3. The investigating officer shall use a distance measuring device to measure the
73 distances in subsection 15-183(b)(1).

74
75 * * *

76 **Section 2. Severability.** It is the intent of the City Council of the City of Edgewood, and is hereby
77 provided, that if any section, subsection, sentence, clause, phrase or provision of this Ordinance is
78 held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or
79 unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining
80 provisions of this Ordinance.

81
82 **Section 3. Ordinances and Resolutions in Conflict.** All ordinances or resolutions or parts thereof,
83 which may be determined to be in conflict herewith, are hereby repealed.

84
85 **Section 4. Codification.** The provisions of this Ordinance shall be codified as and become and be
86 made a part of the *Code of Ordinances of the City of Edgewood*. The Sections of this Ordinance
87 may be renumbered or relettered to accomplish such intention and the word "Ordinance", or
88 similar words, may be changed to "Section," "Article", or other appropriate word. The Code
89 codifier is granted liberal authority to codify the provisions of this Ordinance.

90
91 **Section 5. Effective Date.** This Ordinance shall take effect immediately upon approval by the
92 City Council.

93
94 **SECTION SIX.** Effective date. This Ordinance shall take effect immediately upon
95 adoption as provided by the Charter of the City of Edgewood.

96 PASSED ON FIRST READING THIS _____ DAY OF _____ 2026.

97 PASSED AND ADOPTED THIS _____ DAY OF _____ 2026.

CITY OF EDGEWOOD, FLORIDA
CITY COUNCIL

Richard A. Horn, Council President

ATTEST:

Sandra Riffle, City Clerk

UNFINISHED BUSINESS

Proposed Parking Regulations - Continued Discussion



Date: April 1, 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: Continued Review of Off Street Parking Re-Write

At the April meeting, we will continue to discuss the proposed parking regulation. Given the length of the ordinance, this agenda item will be limited to three specific sections: Parking Quantity, Definitions, and Parking Design Standards, with the primary focus on Parking Quantity.

The proposed changes to parking quantity are designed to modernize our standards and streamline the administrative review process. Key updates include:

- Expanded Use Categories: The schedule of uses has been significantly broadened to provide clearer guidance for modern business types and mixed-use developments.
- Standardized Metrics: For greater consistency, most parking ratios are now expressed as spaces per 1,000 gross square feet (GSF). This standardization will allow for a more efficient "comparable use" evaluation during the change of use application process.
- Evidence-Based Adjustments: Several parking ratios have been recalibrated based on a comparative analysis of peer municipalities and updated data from the Institute of Transportation Engineers (ITE).

Exhibit 1 presents the proposed parking quantity ratios with the changes to the existing code requirements highlighted as well as comparisons with a peer city (Maitland) and ITE.

Exhibit 2 shows the proposed parking ratios grouped by rate. This grouping is provided to show the Board how the proposed regulation will be implemented. The proposed regulation requires a parking compliance review when occupancy is changed. A change in occupancy to an identical use (e.g., retail to retail) is allowed. A change to a use with a comparable parking ratio (e.g., retail to professional office) or lower parking ratio (e.g. medical office to retail) may be authorized, subject to an existing parking lot review. Full compliance with current parking lot design standards will be a prerequisite for the issuance of a Zoning Use Permit. The complete table of parking quantity ratios as it appears in the proposed regulation is provided in Exhibit 3.

In the interest of time, staff does not intend to conduct a line-by-line review of the definitions (attached Exhibit 4) or the parking lot design standards (attached Exhibit 5). However, we will be available to address any specific inquiries, requested revisions, or points of clarification on those sections that the Board may wish to discuss.

ESH

Exhibit 1
Comparison of Proposed with Existing, Peer, and ITE (Changes to Existing)

Use	Proposed Edgewood	Current Edgewood	Maitland (Peer)	ITE Suburban Rec.
RESIDENTIAL				
Single-Family / Duplex	2.0 / unit	2.0 / unit	2.0 / unit	2.0 / unit
MF (Studio / 1BR)	1.25 + 0.25 Guest*	1.5 / unit	1.5 / unit	1.2 / unit
MF (2BR)	1.50 + 0.25 Guest*	2.0 / unit	2.0 / unit	1.6 / unit
MF (3BR+)	1.75 + 0.25 Guest*	2.5 / unit	2.25 / unit	1.9 / unit
Live/Work Units	1 (Res) + Use Rate	—	2.0 / unit	2.1 / unit
Assisted Living	Demand Study**	—	1 / 3 beds	0.35 / bed
COMMERCIAL				
STAND-ALONE				
Retail	4.0 / 1k	10.0 (1st Flr)	4.0 / 1k	2.5 — 4.5
Convenience Store	6.0 / 1k	—	5.0 / 1k	7.0 / 1k
Convenience Oriented Service	5.0 / 1k	—	5.0 / 1k	5.0 / 1k
Personal Care / Beauty	5.0 / 1k	10.0 (1st Flr)	5.0 / 1k	4.5 — 5.5
Instructional (Small)	4.5 / 1k	10.0 (1st Flr)	1 / 3 seats	~3.5 / 1k
Instructional (Large)	4.5 / 1k (First 5k)***	10.0 (1st Flr)	1 / 3 seats	~4.0 / 1k
MULTI-TENANT				
Shopping Center, Retail Anchor	4.5 / 1k	5.0-5.5/1K	4.0 / 1k	3.8 / 1k
Shopping Center, High Intensity Anchor	6.0 / 1k			10.0 / 1K
Shopping Center, Convenience Anchor	5.0 / 1k			
Shopping Center (Unanchored)	4.0 / 1k	—	4.0 / 1k	3.4 / 1k
Dual Use/One building	Sum of Uses			
Multi Building Property	Sum of Uses for each building			
Planned Mixed-Use Parcel	Sum of Uses		Sum of Uses	Sum of Uses
OFFICE				
Stand-alone Professional Office	4.0 / 1k	5.0 / 1k	4.0 / 1k	2.4 — 3.5
Stand-alone Medical Office / Clinic	5.0 / 1k	1/Emp+2/exam rm	5.0 / 1k	4.5 / 1k
Multi-Tenant Mixed (≤50% Med)	4.5 / 1k	—	4.0 / 1k	3.5 / 1k
Multi-Tenant Mixed (>50% Med)	5.0 / 1k	—	4.5 / 1k	4.1 / 1k
BANK / FINANCIAL				
Bank (Walk-in Lobby)	3.5 / 1k	10.0 / 1k+ 2/Lobby	4.0 / 1k	3.5 — 4.3
ATM (Walk-up only)	2 per ATM + 1 Acc.	—	2.0 / unit	2.0 / unit
ATM (Drive-up only)	3 Stack + 1 Space	—	3 Stack	3.0 Stack
Drive-up Tellers only	4 Stack + 1/Lane	—	4 Stack	4.0 Stack
EATING / DRINKING				
Indoor Seating	10.0 / 1k	10.0 / 1k	10.0 / 1k	10.0 / 1k
Outdoor Seating	8.0 / 1k (500sf free)	5.0 / 1k	10.0 / 1k	8.0 / 1k
Drive-Thru Only (No Seating)	4.0 / 1k (Min 4)	—	4.0 / 1k	4.0 — 10.0
Micro-brewery / Winery	Mfg + Rest.	—	Mfg + Rest.	—

COMMERCIAL / OTHER				
Automotive Repair	2.0 / 1k + 2 / Bay	—	2.0 / 1k	—
Contractor / Fleet	1.0 / 1k + 0.5/Ext	—	—	—
Heavy Equipment	1.5 / 1k + 1 / 5k Ext	—	—	—
Vehicle Rental	1.0 / 1k + 3 + 1.25/Inv	—	—	—
Wholesale	2 / 1k			
Warehousing / Storage	1.0 / 1k	1.0 / 1k	1.0 / 1k	0.5 — 1.0
PLACES OF ASSEMBLY				
Places of Assembly	1/75 GSF or 1/3 Person	—	1 / 3 seats	1 / 3 seats
ACCOMMODATIONS				
Hotels / Motels	1/rm + 1/200 Admin	—	1.0 / rm	0.8 / rm
ANIMAL CARE				
Animal Grooming	1.25/Tbl or 3.5/1k	—	4.0 / 1k	3.5 / 1k
Animal Day Care	1 / 6 Animals	—	—	—
Veterinarian	4.0 / 1k	—	4.0 / 1k	3.5 / 1k
Overnight Boarding	1.0 / 1k	—	1.0 / 1k	0.6 / 1k
INDUSTRIAL / WHOLESALE				
Industrial / Flex	2.5 / 1k	1.0 / 1k	3.0 / 1k	2.3 / 1k
Distribution / Logistics	1.5 / 1k	1.0 / 1k	1.5 / 1k	0.5 — 1.0
Light Assembly	1.75 / 1k	1.0 / 1k	1.5 / 1k	—
Industry, Technical Creative	2.5 / 1k	—		
Manufacturing	1.5 / 1k	1.0 / 1k + 1/bay	1.5 / 1k	0.7 — 1.3
Mini-warehouses	1 / 100 units (Min 4)	≤200 units = 4 or ≥/200 units 6	1 / 100 units	1 / 100 units
EDUCATION / RECREATION				
Child / Adult Day Care	1 / 6 Clnt + 1 / Stf	2/10 Clnt	1 / 6 clnt + 1 / stf	3.0 / 1k
K—9th Grades	1 / 8 Students	—	1 / staff	0.2 / stud.
10th—12th Grades	1 / 3 Students	—	1 / 3 stud.	0.3 / stud.
Gyms / Fitness / Spas	6 / 1k or 1 / 3 Person	13.3 / 1k	6.0 — 10.0	5.8 / 1k
Gyms, health spas, fitness centers, indoor playgrounds	5 / 1,000 GSF or 1 space per 3 persons of maximum occupancy load as determined by the Fire Marshal, whichever is greater	10.0 / 1k	5.0 / 1k	5.3 / 1k
Batting cages	3 spaces per 1,000 GSF or 2.25 spaces per cage/lane, whichever is greater.	—	3.5 / 1k	2.2 per cage
HEALTH / SERVICES				
Hospital	3 / Bed	—	2 / bed	2.0 — 3.0
Skilled Nursing	1 / 3 Beds	2/Bed+office	1 / 3 beds	0.3 / bed

Exhibit 2: Uses Grouped by Parking Ratios

10.0 Spaces	Indoor Seating (Restaurants/Bars)
8.0 Spaces	Outdoor Seating (Restaurants/Bars) — <i>First 500 GSF exempt</i>
6.0 Spaces	Stand-alone Convenience Oriented Service; Shopping Center (High Intensity Anchor)
5.0 Spaces	Stand-alone Convenience Store; Stand-alone Personal Care/Health & Beauty; Shopping Center (Convenience Store Anchor); Medical Office/Clinic; Multi-tenant Office (>50% Medical); Gyms/Fitness Centers (or by occupancy)
4.5 Spaces	Instructional Services (Small scale & first 5,000 GSF of Large scale); Shopping Center (Retail Anchor); Multi-tenant Office (≤50% Medical)
4.0 Spaces	Stand-alone Retail; Shopping Center (Unanchored); Single-tenant Office (Admin/Professional); Restaurant Drive-Through/Walk-Up Only (No seating); Veterinarian (no boarding)
3.5 Spaces	Banks (with Lobby)
3.0 Spaces	Batting Cages (or by cage)
2.5 Spaces	Industrial Flex Space; Industrial (Technical/Creative)
2.0 Spaces	Commercial Wholesale
1.75 Spaces	Industrial (Light Assembly/Fabrication)
1.5 Spaces	Heavy Equipment Sales/Service; Industrial (Distribution/Logistics); Industrial (General/Heavy Manufacturing)
1.0 Space	Contractor & Fleet Service Shop; Warehousing/Storage; Overnight Animal Boarding

Exhibit 3 – Parking Quantity As It Appears In Proposed Regulation

Table 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	One (1) space for the residential component, plus additional parking consistent with the type of non-residential use based on the GSF of the non-residential component.
Assisted/Group 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 Stand-alone Buildings	
Stand-alone Retail	4.0 spaces per 1,000 GSF
Stand-alone Convenience Oriented Service	6.0 spaces per 1,000 GSF
Stand-alone Convenience Store	5.0 spaces per 1,000 GSF
Stand-alone Personal Care/Health and Beauty	5.0 spaces per 1,000 GSF
Instructional Services, small scale and dog training with a maximum of 12 students (handlers) on-site at any one time and no overnight boarding	4.5 spaces per 1,000 GSF
Instructional Services, large scale	Tiered approach: First 5,000 GSF, 4.5 spaces per 1,000 GSF; the excess above 5,000 GSF shall be considered Place of Assembly rate.
CATEGORY: Commercial Multi-Tenant/Building Parcels	
Shopping Center, Retail Anchor ^{1,2,3,4}	4.5 spaces per 1,000 GSF; Places of Assembly in a shopping center will be calculated separately ¹
Shopping Center, High Intensity Anchor ^{1,2,3}	6.0 spaces per 1,000 GSF
Shopping Center, Convenience Store Anchor ^{1,2,4}	5.0 spaces per 1,000 GSF
Shopping Center, Unanchored ^{1,2,4}	4.0 spaces per 1,000 GSF
Dual-Use/One Building	When a building contains two distinct categories of uses (e.g., a professional office and a retail shop), the total number of required parking spaces shall be the sum of the individual uses calculated separately, unless a Shared Parking Agreement is approved.

Multi Building Property that is not a Shopping Center	When a parcel contains two or more independent buildings, the total number of required parking spaces shall be the sum of the independent uses calculated separately, unless a Shared Parking Agreement is approved.
Planned Mixed-Use Parcel	When a building or parcel contains two or more distinct categories of uses (e.g., a professional office and a retail shop on the same lot), the total number of required parking spaces shall be the sum of the individual uses calculated separately, unless a Shared Parking Agreement is approved.
<p>¹Outdoor Seating Exemption: For any Shopping Center, each individual Eating and Drinking Establishment shall be granted an exemption from parking requirements for the first 500 GSF of outdoor seating area. Any outdoor seating GSF exceeding the 500 GSF threshold per establishment shall be calculated at the Eating and Drinking Establishment (Outdoor) rate and added to the total required parking for the center. All outdoor seating areas must be physically delineated on an approved site plan and separated from parking stalls, drive aisles, and required pedestrian paths by a permanent or semi-permanent barrier (e.g., planters, railings, or bollards). Unused portions of the 500 GSF exemption from one establishment may not be transferred or "stacked" to increase the exemption of another establishment on the same parcel.</p> <p>²Places of Assembly are generally calculated separately from the Shopping Center ratio. However, an applicant may provide documentation, signed by affidavit by the property owner, demonstrating that the assembly's peak hours (e.g., Sunday morning services) do not overlap with the shopping center's peak business hours; this documentation shall be known as an Operational Parking Plan. If the hours are found to be non-conflicting, the assembly use may utilize the parking spaces of the Shopping Center. Any significant change to the approved Operational Parking Plan that creates a parking conflict shall require a re-evaluation of the site's parking requirements, and failure to resolve the conflict may result in code enforcement action.</p> <p>³ Legacy Shopping Center Exemption: Legacy Shopping Centers (as defined in 134-606) are exempt from this re-classification. These centers may maintain their unified Shopping Center parking ratio regardless of the percentage of high-intensity tenants, provided no physical expansion of the building GSF occurs.</p> <p>⁴High Intensity Threshold: If a change of use results in the development meeting the criteria of a High Intensity Anchor Shopping Center—either through a single tenant exceeding 5,000 GSF of high-intensity use or the cumulative occupancy of such uses reaching 40% of the total GSF—the entire site's parking shall be recalculated based on the High Intensity Anchor ratio.</p>	
CATEGORY: Office⁴	
Single-Tenant Office (Professional/Admin and non-medical)	4.0 spaces per 1,000 GSF
Medical Office/Clinic (Single-Tenant or Specialty Clinic):	5.0 spaces per 1,000 GSF
Multi-Tenant Office Building ≤50% of the GSF are medical office suites	4.5 spaces per 1,000 GSF; however, any medical tenant suite exceeding 5,000 GSF shall be calculated at a rate of 5.0 spaces per 1,000 GSF for that specific suite, while the remainder of the building's suites continue to be calculated at the 4.5 spaces/1,000 GSF rate
Multi-Tenant Office Building >50% of the GSF are medical office suites	5.0 spaces per 1,000 GSF
<p>⁴Office buildings are allowed to include ancillary retail, or convenience oriented or personal care services provided such does not occupy more than 15% of the total building GSF. In such situations these ancillary uses are calculated at the corresponding office rate (general or medical). If ancillary uses are ≥15% of the GSF, the total ancillary use shall be calculated at the corresponding parking ratio. The 15% "Ancillary Use" exception for Office buildings does not apply to Restaurants/Eating Drinking Establishments, Places of Assembly, Gyms/Fitness Centers, or Day Care Centers, these must be calculated at their specific high parking demand rates unless they occupy less than 10% of the total building GSF; they have no direct exterior</p>	

customer entrance (access must be through the main lobby or internal corridors); and no exterior signage is permitted for the amenity.

CATEGORY: Bank and Financial Institutions

Banks with Walk-in Lobby/Branch:	3.5 spaces per 1,000 GSF
Stand-alone ATM:	<p>“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.</p> <p>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.</p>
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)

Indoor Seating	10.0 spaces per 1,000 GSF
Outdoor Seating ⁵	8 spaces per 1,000 GSF (<i>First 500 GSF is exempt</i>)
Drive-Through ⁶ /Walk-Up Only (<i>No 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.

⁵Outdoor Seating Delineation: To qualify for the lower "Outdoor Seating" parking ratio, the area must remain open-air. The use of temporary or "roll-down" clear plastic/vinyl curtains is permitted for wind or rain protection, provided they are not used to facilitate permanent climate control. Any outdoor area that is fully enclosed or provided with permanent heating, ventilation, and air conditioning (HVAC) shall be classified as "Indoor Area" for the purpose of parking calculations. All outdoor seating must be physically delineated by a permanent or semi-permanent barrier (e.g., planters, railings, or bollards) to prevent the expansion of the seating area.

⁶Stacking 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. The City’s Planner or Engineer may reduce stacking requirements by up to 30% for sites under 0.5 acre provided no off-site impacts will be generated as documented in a Certified Operational Plan or a Professional Queuing Study. In no case shall vehicle queuing or pedestrian lines be permitted to obstruct public rights-of-way, fire lanes, or internal drive aisles. Failure to maintain the queue on-site may result in the revocation of the Operational Plan and require a re-evaluation of the site's parking and stacking configuration.

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 create an Unsafe Condition (Parking) including, but not necessarily limited to obstruction of public rights-of-way, fire lanes, or internal drive aisles. The City Planner or City Engineer may require a professional stacking study if the site configuration poses a potential safety risk. Failure to maintain the queue on-site may result in the revocation of the Operational Plan.

CATEGORY: Commercial, Other

Automotive repair and services	<p>2.0 spaces per 1,000 square feet of Gross Floor Area (GFA), plus 2.0 spaces for each service bay or work station.</p> <p>Of the provided onsite parking, a minimum of one (1) reserved visitor space for every two (2) service bays or work stations (rounded up to the nearest whole number) shall be clearly signed for</p>
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	<p>visitor parking and shall not be used for the storage of vehicles awaiting service, parts, or customer pickup. In no case shall more than four (4) reserved visitor spaces be required.</p> <p>Service bays (the indoor area where a vehicle is positioned for repair) shall not be counted toward the required parking total.</p> <p>All vehicles awaiting repair or pickup must be parked exclusively within striped parking spaces. The staging or parking of vehicles in drive aisles, fire lanes, landscaped areas, or unpaved surfaces is strictly prohibited. Any repair work conducted outside of an enclosed structure must occur in an area specifically designated for such activity on an approved site plan and shall not interfere with required parking or vehicle circulation.</p>
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 Zoning Use Approval or approved site plan. All vehicles onsite shall be parked in parked in striped parking spaces.
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.
Micro-brewery/winery	Calculated by applying the Manufacturing ratio to the production and storage areas, and the Eating and Drinking Establishment ratio to the tasting room and retail areas. The applicant must provide a floor plan clearly delineating these areas. Any future conversion of production space to tasting/retail space shall be considered a Change in Occupancy and require a parking re-evaluation.
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 listed on the City Zoning Use Approval.
Warehousing/Storage	1 space per 1,000 GSF (includes outdoor storage area which shall be delineated on the site plan)
Commercial, Wholesale (exclusively)	2 spaces per 1,000 GSF
CATEGORY: Places of Assembly	
Places of Assembly	<p>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.</p> <p>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 GSF of the Place of Assembly must be excluded from the remainder of the building for the parking calculation. The final parking total shall be the sum of these two separate calculations. Alternatively, an Operational Parking Plan, approved by the City's Planner or Engineer, can be used to ensure adequate parking spaces are available. The applicant must provide an affidavit signed by the property owner</p>

	demonstrating that the assembly's peak hours do not overlap with the shopping center's peak business hours. Any change to the approved Operational Parking Plan that results in a deficiency of available spaces or an overlap in peak parking demand shall be deemed a parking conflict and require formal administrative review.
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 as recorded on the Zoning Use approval, plus 1 space per 300 GSF of reception/waiting area or 3.5 spaces per 1,000 GSF (whichever is greater)
Animal Day Care:	1 space per 6 animals plus 1 space per staff member on largest shift as recorded on the Zoning Use Approval
Veterinarian (without boarding):	4.0 spaces per 1,000 GSF (with boarding add the overnight boarding requirement)
Overnight Animal 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 ⁷ (see definition)	2.5 spaces per 1,000 GSF
Industrial, Distribution/Logistics	1.5 spaces per 1,000 GSF
Industrial, Light Assembly/Fabrication	1.75 spaces per 1,000 GSF
Industrial, Manufacturing (General/Heavy)	1.5 spaces per 1,000 GSF
Industrial, Technical/Creative	2.5 space per 1,000 GSF
Warehousing/Storage	1 space per 1,000 GSF (includes outdoor storage area which shall be delineated on the site plan)
Mini-warehouses (Personal Self-Storage Facilities)	1/100 units with a minimum of four (4) parking spaces, to be located at the office/entrance.
⁷ Industrial Flex Space may include up to 33% of GSF as showroom or retail space. For the purpose of parking, a weighted calculation shall apply: the showroom/retail area shall be calculated at the Retail rate and the remaining area shall be calculated at the Industrial Flex rate. Commercial Floor Tape or Safety Floor Signs shall be used to mark the internal boundary between the two uses during the CO inspection.	
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 2 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	5 spaces per 1,000 GSF or 1 space per 3 persons of Maximum Occupancy Load as determined by the Fire Marshal, whichever is greater
Batting cages	3 spaces per 1,000 GSF or 2.25 spaces per cage/lane, whichever is greater
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, Skilled Nursing / Extended Care Facility	
Hospital	3 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

Exhibit 4 – Parking Regulation Definitions

Sec. 134-606. Definitions.

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

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

Automotive Repair and Services (Major/Minor): An establishment primarily engaged in the mechanical or electrical repair, maintenance, or finishing of motor vehicles. Primary Examples: General mechanics, transmission shops, body shops, painting, detailing, and quick-lube facilities.

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

Commercial, Dual Use/One Building: This applies to any single existing structure that houses two distinct types of business operations (e.g., a hair salon and a coffee shop).

Commercial, Heavy Equipment Sales, Repairs, Servicing: An establishment primarily engaged in the sale, rental, maintenance, or repair of specialized machinery and vehicles typically used in construction, farming, industrial, or specialized transport operations. This definition excludes Automotive Repair and Services, which is intended for consumer-grade passenger vehicles and light-duty trucks.

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

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

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

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

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

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

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

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

62 **Convenience Store:** A retail establishment primarily engaged in the sale of essential daily
63 goods (such as milk, bread, and snacks) and a general line of pre-packaged food and household
64 items for off-site consumption. The sale of tobacco or nicotine products—limited to pre-packaged
65 commercial cigarettes, cigars, tobacco, and disposable e-cigarettes—is strictly accessory to the
66 primary retail use, shall occupy no more than 10% of the retail floor area (including floor and wall
67 display space) , and must be conducted exclusively as "behind-the-counter" sales. This definition
68 specifically excludes "Smoke Shops," "Vape Shops," or "Tobacco Specialty Stores," and prohibits
69 the sale of smoking paraphernalia such as water pipes, hookahs, or rebuildable atomizers.

70 **Critical Root Zone:** The area of ground included within the drip line (the outermost extent
71 of the tree canopy) or a circular area with a radius of one (1) foot for every one (1) inch of tree
72 diameter (DBH), whichever is greater.

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

77 **Encroachment, Parking:** The situation where a vehicle, when parked within a designated
78 stall, extends any portion of its body, bumper, or load over a property line, into a public right-of-
79 way, or onto a designated pedestrian-friendly path.

80 **Fleet/Company Vehicle:** Any motorized vehicle or trailer, including passenger cars,
81 vans, and trucks, that is owned, leased, or controlled by a single commercial or non-profit entity
82 rather than an individual. For the purposes of these regulations, a "fleet" consists of two or more
83 such vehicles parked or stored on the same property while not in active service. This definition
84 excludes "take-home" company vehicles assigned to a specific employee for residential use.

85 **Group Living Facility:** A residential structure or complex providing shared living
86 accommodations and often, support services, care, or supervision, for a group of individuals not
87 all related by blood, marriage, adoption, or guardianship, who typically live together as a single

88 housekeeping unit. This definition includes, but is not limited to, assisted living facilities, nursing
89 homes, recovery houses, residential treatment centers, and any facility operating as a Community
90 Residential Home (as defined and regulated by Florida Statute § 419.001). This definition
91 specifically excludes transient lodging such as hotels, motels, or short-term vacation rentals.

92 **Gross Square Feet (GSF):** The total area of all floors of a building measured to the exterior
93 faces of exterior walls, enclosed outdoor storage areas, and fenced or designated areas for active
94 inventory, or outdoor work stations. The GSF shall exclude covered sidewalks and architectural
95 transitions intended for weather protection or passenger loading, such as covered entrances, porte-
96 cochères, or drop-off areas at hotels, religious institutions, and medical facilities. However, any
97 such excluded areas shall be included in the GSF calculation if they are utilized for outdoor dining,
98 display of merchandise, or other commercial activities.

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

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

108 **High Intensity Use:** Any commercial or non-residential establishment characterized by
109 high-turnover traffic, concentrated peak-period demand, or "simultaneous occupancy" where a
110 large number of patrons arrive and depart within a condensed timeframe. According to the
111 standards set in this Division, these uses include:

- 112 • Eating and Drinking Establishments: Restaurants, bars, and cafes.
- 113 • Medical Offices/Clinics: Urgent care, diagnostic labs, and high-turnover healthcare providers.
- 114 • Large-Scale Instructional Services: Any facility 5,000 GSF or larger offering scheduled group
115 classes (e.g., martial arts, dance, or gymnastics).
- 116 • Places of Assembly: Religious institutions, event venues, and theaters.

117 **Industrial, Distribution/Logistics:** This category shall mean a specialized warehouse
118 facility that focuses on the efficient storage, management, and distribution of goods. It differs
119 from Wholesale Commercial in that no customers ever visit. This use does not include showrooms.

120 **Industrial, Flex Space:** a versatile light industrial used property where up to 33% of the
121 gross floor area includes commercial uses, most commonly office, showroom, or retail space, all
122 within a single building or group of units.

123 **Industrial, Light Assembly/Fabricating:** This category refers to low-intensity industrial
124 operations focused on the assembly, finishing, or packaging of pre-manufactured components.
125 Processes are primarily manual or utilize light-duty power tools at individual workstations,
126 generating minimal noise or vibration. The end products are typically smaller in size and less
127 intricate than those produced in heavy manufacturing. Primary examples include Electronics
128 assembly, garment sewing/embroidery, medical device packaging, and furniture finishing.
129 Light Assembly/Fabricating may include showrooms provided the showroom area does not exceed
130 25% of the leased space in any one building or location. A showroom is defined as an area for the

131 display and sale of goods, products, or merchandise ancillary to the light assembly/fabrication
132 onsite.

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

- 137 • Primary Characteristics:
 - 138 ○ Raw Material Processing: Involves the handling of bulk raw materials (metals, chemicals,
139 wood, or stone) rather than pre-manufactured components.
 - 140 ○ Complex Tooling: Utilization of heavy-duty machinery, automated production lines,
141 furnaces, large-scale presses, or specialized chemical processing equipment.
 - 142 ○ Infrastructure Intensive: Requires significant power, high-volume water/sewer capacity, or
143 specialized ventilation/waste-handling systems.
 - 144 ○ External Impacts: May produce noise, vibrations, odors, or heat that require specialized
145 building design or significant setbacks from non-industrial uses.
- 146 • Primary Examples: Metal foundry/fabrication, plastic injection molding, commercial food
147 processing/canning, catering, chemical blending, and large-scale vehicle or machinery
148 production.

149 **Industrial, Technical/Creative:** This category encompasses specialized facilities designed
150 for technical, artistic, or scientific production rather than bulk storage or mass manufacturing.
151 Activities are characterized by low-turnover, high-skill project teams and the use of specialized,
152 often sensitive, equipment.

- 153 • Primary Examples: Radio and Television Broadcasting Studios, Film/sound stages, materials
154 testing labs, R&D "maker-spaces," and digital media hubs.
- 155 • Key Distinction: Unlike standard warehouse use, this category involves higher interior build-
156 out for climate control, acoustics, or laboratory standards, resulting in a higher employee-to-
157 square-foot ratio.

158 **Industrial, Wholesale:** See Commercial Wholesale

159 **Instructional Services:** A Place of Assembly that offers recreational, cultural, or personal
160 enrichment classes to the general public.

- 161 • Standard Examples: This category includes, but is not limited to: fine art schools, martial arts
162 studios (dojos), yoga and Pilates studios, dance academies, music schools, gymnastics centers,
163 and dog training facilities.
- 164 • Operational Characteristic: Instructional Services are characterized by Simultaneous
165 Occupancy, where the majority of patrons arrive and depart within a condensed timeframe
166 aligned with a fixed schedule. When such a facility exceeds 5,000 GSF, the concentrated peak
167 demand for parking and the resulting intensity of site circulation are functionally equivalent to
168 a Place of Assembly. Consequently, Large-Scale Instructional Services shall be regulated
169 under the Place of Assembly parking standards to ensure adequate capacity for these peak-
170 period surges.
- 171 • Classification by Scale:
 - 172 ○ Small-Scale Instructional Services: Facilities under 5,000 gross square feet.
 - 173 ○ Large-Scale Instructional Services: Facilities 5,000 gross square feet or larger.

174 ○ Dog Training Facilities. To qualify for the Small Scale Instructional Service rate: Group
175 instruction shall be limited to a maximum of 12 students (handlers) per session. Use must
176 be primarily instructional. Facilities that include overnight boarding or unsupervised
177 "daycare" must be calculated under the Animal Care/Boarding ratio. Facilities designed for
178 larger "show" events or competitions with spectators shall be calculated at the Place of
179 Assembly rate.

180 • Special Exclusions: Any instructional facility that serves alcohol, includes a lounge/bar area,
181 or functions as a for-profit event venue (e.g., renting the hall for parties) shall be classified
182 entirely as a Place of Assembly regardless of square footage.

183 • Gym/Fitness Center Distinction: Facilities providing "open-floor" access to weightlifting or
184 cardio equipment for general use (not exclusively tied to a scheduled class) shall be classified
185 as a Gym/Fitness Center.

186 **Live/Work Unit:** A single integrated space combining both residential and non-residential
187 uses. Unlike a home occupation, a live/work unit is a full-fledged commercial enterprise with a
188 storefront presence, visiting clients, and potential employees.

189 **Multi-building property:** A development consisting of two or more buildings on a single
190 lot or contiguous lots under unified control that share common parking, access, and/or circulation
191 facilities, the total parking requirement is the sum of the requirements for each building use (e.g.,
192 shopping center and restaurant outparcel).

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

198 **Offices, Medical:** Establishments where the primary activity is the diagnosis or treatment
199 of patients by licensed healthcare professionals, regardless of whether retail sales occur within the
200 building. This includes, but is not limited to, offices for physicians, dentists, optometrists, and
201 ophthalmologists; medical and diagnostic laboratories; ambulatory surgery centers; urgent care
202 centers; and offices for physical, occupational, and speech therapists.

203 **Operable Motor Vehicle:** A vehicle that is capable of being legally operated on public
204 streets, characterized by having inflated tires, all major glass components intact, and a current,
205 valid license plate and registration. The vehicle must be capable of moving under its own engine
206 power.

207 **Operational Parking Plan** A site-specific management strategy, prepared by the applicant
208 and approved by the City, that demonstrates how the parking demand for a development will be
209 met without creating a hazardous traffic conditions. The plan must include:

- 210 • A Parking Demand Analysis: Data showing the peak hours of operation for all uses on the site.
- 211 • Circulation & Queuing Logic (if requested by staff): A diagram showing on-site queuing and
212 turning radii that allow vehicles to enter and exit the property without reversing into the street.
- 213 • Shared Parking Agreements: (If applicable) Legal documentation or affidavits ensuring that
214 one use has access to another's stalls during specific time blocks.
- 215 • Enforcement Measures: A description of how the property owner will manage the lot (e.g.,
216 signage or valet) to ensure compliance with the plan.

217 ***Pedestrian-Friendly Path:*** A sidewalk designed and maintained to allow all people of all
218 abilities to travel safely. Unless prohibited by existing right-of-way, this route shall meet ECD,
219 FDOT and ADA standards (as applicable), with the required minimum width free of any
220 permanent or temporary obstructions (e.g. utility poles, signs, street furniture, landscaping,
221 overhanging tree branches below 80 inches vertical clearance). Any path crossing arterials must
222 be at a crosswalk with accessible pedestrian signals or flashing beacons. The entire path on the
223 property shall be lighted consistent with best management practices as determined by the City's
224 engineer to ensure visibility during low-light conditions.

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

- 228 • Standard Examples: Barber shops, hair/nail salons, spas, massage therapy, tanning salons, and
229 tattoo establishments.
- 230 • Individual Enrichment: Tutoring, music lessons, individual personal fitness training, and life
231 coaching.
- 232 • Small-Scale Instructional services (yoga, martial arts, dance, etc.) with a total GSF of less than
233 2,000 square feet, provided they do not serve alcohol.

234 ***Place of Assembly:*** A building or a defined portion of a building where groups of people
235 gather for various purposes, typically involving a large number of individuals concentrating in one
236 area simultaneously. Standard Examples: Examples include, but are not limited to, religious
237 institutions, funeral homes, civic and social organizations, event venues, indoor recreation,
238 bowling alleys, large scale instructional services, and theaters.

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

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

248 ***Retail:*** An establishment primarily engaged in the sale or rental of new or used goods,
249 merchandise, and products directly to the general public for personal or household consumption.

- 250 • Primary Characteristics: This use is characterized by a high degree of "merchandising," including
251 window displays, interior shelving accessible to customers, and shopping carts or baskets.
- 252 • Operational Distinction: Unlike Convenience-Oriented Services, the duration of stay is typically
253 longer than 15 minutes. Unlike Commercial Wholesale, the business is primarily directed toward
254 the general walk-in public rather than licensed contractors or business-to-business transactions.
- 255 • Inclusions: This category includes, but is not limited to: clothing/apparel stores, gift shops,
256 bookstores, florists, hardware stores, pharmacies, and grocery stores.

257 ***Shopping Center:*** A planned and integrated multi-tenant commercial development under
258 unified management, sharing common facilities such as parking, walkways, and drive aisles.
259 Permitted Use Categories within a Shopping Center include: Retail Stores, Eating and Drinking

260 Establishments, Personal Care Services (e.g., hair/nail salons), Health and Beauty Services,
261 Professional Offices, Medical Offices (e.g., dentists, acupuncture), and Instructional Services.
262 Shopping Centers are further classified as follows:

- 263 • **Convenience Store Anchor:** A shopping center consisting of at least three (3) inline tenant
264 spaces where at least one tenant occupies at a convenience store.
- 265 • **High Intensity Anchor:** A shopping center consisting of at least three (3) inline tenant spaces
266 where:
 - 267 1. At least one single tenant occupies 5,000 GSF and engages in uses with high turnover or
268 peak-period demand, including but not limited to Eating and Drinking Establishments,
269 Large Instructional Services, Places of Assembly or Medical Offices/Clinics **OR**
 - 270 2. Collectively High-Intensity uses (including Eating and Drinking Establishments, Medical
271 Offices/Clinics, and Large-Scale Instructional Services) occupy 40% or more of the
272 development's total GSF.
- 273 • **Legacy:** A commercial site with associated parking lot constructed prior to November 5, 1974
274 and a minimum of 150 existing parking spaces on site: Edgewood Isle at 5601 S Orange Ave,
275 South Orange Shop Center at 5416 Hansel Ave, and Fort Gatlin Shopping Center at 75 Gatlin
276 Ave.
- 277 • **Outparcels:** All outparcels or standalone buildings within a Shopping Center development are
278 included in the overall GSF for calculating parking and use thresholds, except in the following
279 cases where the outparcel must be calculated as a Standalone Use:
280 Dissimilar Use: Any outparcel containing a use not explicitly listed in the Shopping Center
281 definition (e.g., Auto Repair, Industrial, or Residential).
282 Threshold Disruption: Any outparcel use that, if included, would cause the total development
283 to exceed the 65%, 50%, or 40% caps defined above.
284 When an outparcel meets these exceptions, it shall be calculated as a Standalone Use based on
285 its specific use-rate.
- 286 • **Retail Anchor:** A shopping center consisting of at least three (3) inline tenant spaces where a
287 business engaging primarily in the sale of general merchandise, soft goods, or groceries
288 occupies at least 10,000 GSF.
- 289 • **Unanchored:** A shopping center consisting of at least three (3) inline tenant spaces which is
290 not otherwise classified as a one of the Anchor Shopping Centers. Should a change in
291 occupancy or use result in the development meeting the threshold of an Anchor Shopping
292 Center, the parking requirement for the entire site shall be recalculated based on the new
293 classification.

294 **Showroom:** A finished, climate-controlled interior area dedicated to the display of goods,
295 samples, or merchandise for the purpose of soliciting orders or sales. A showroom is distinguished
296 from a warehouse by the presence of high-quality flooring, enhanced lighting, and architectural
297 finishes consistent with retail or office environments.

298 **Stand-alone Use:** A building containing a single tenant space that occupies its own
299 independent tax parcel or is located on a site where it does not share common parking facilities
300 with other principal buildings. Additionally, a building or outparcel shall be considered "Stand-
301 alone" for calculation purposes if its primary use is not an included use category of a Shopping
302 Center (as defined herein), or if it is specifically excluded from a Shopping Center's aggregate

303 parking calculation. A building shall be considered "Stand-alone" if its parking demand is met
304 entirely within its own dedicated parking area or if it is required to be calculated independently
305 due to the nature of the use.

306 **Unsafe Condition (Parking):** Any site configuration that fails to meet minimum City or
307 Florida Department of Transportation (FDOT) standards for sight distance, creates a direct conflict
308 between vehicles and pedestrians on a dedicated path, or obstructs the clear zone required for
309 emergency vehicle access (Fire Lanes).

310 **Vocational/Trade and Technical Training:** A post-secondary institution or center that
311 provides specialized, hands-on instruction to prepare students for professional certification or
312 direct employment in a specific career or trade with the program leading to a diploma, license, or
313 industry-recognized credential. (e.g., HVAC, plumbing, electrical, nursing, coding, cosmetology,
314 or bartending).

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

- 317 • Storage of goods for subsequent sale or distribution.
- 318 • Warehousing of raw materials, finished products, or equipment.

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

322 Warehousing/Storage excludes:

- 323 • Retail sales establishments except as specified for showroom above.
- 324 • Manufacturing facilities.
- 325 • Repair or service facilities.

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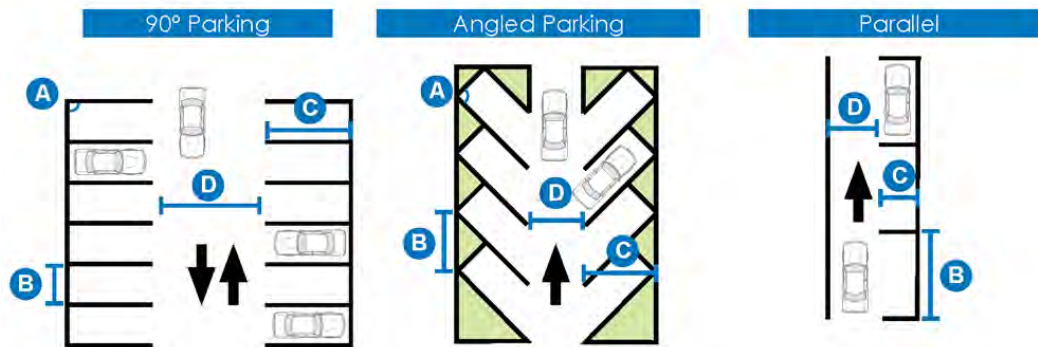
Exhibit 5 – Parking Lot Design Standards

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

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

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

Figure 1. Off-Street Parking Design Standards



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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

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337 (b) Paved surface.

338 1. Except where allowed in this code section, all parking areas shall have durable all-weather surfaces for vehicle use areas, shall be properly drained and shall be designed with regard to pedestrian safety. For purposes of this article, a durable, all-weather surface shall consist of an improved surface, including concrete, asphalt, and other permanent surfaces.

342 2. No structure or impervious paving shall be located within the Critical Root Zone (CRZ) of any tree. The CRZ is defined as the area of ground included within the drip line (the outermost extent of the tree canopy) or a circular area with a radius of one (1) foot for every one (1) inch of tree diameter (DBH), whichever is greater. For trees twelve (12) inches or more in diameter, or where site constraints make full CRZ protection infeasible, the City's Landscape Architect or Certified Arborist may approve the use of permeable paving systems or alternative protection measures, provided an Operational Tree Protection Plan is submitted and approved.

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

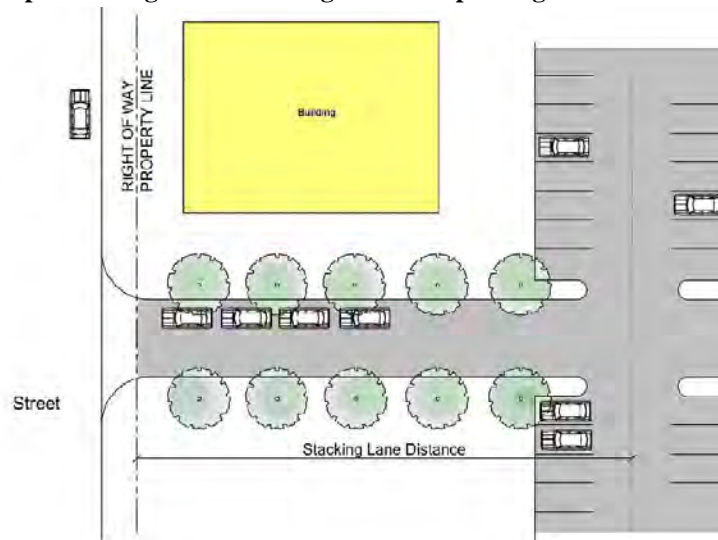
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353 (d) Access Management.

- 354 1. Driveway Spacing. Driveway connection spacing shall be consistent with the Florida
355 Department of Transportation's (FDOT) Design Manual. The City Engineer may waive the
356 required driveway spacing from an intersection on a road that is not under State or County
357 jurisdiction when compliance with the standards is not feasible. For waivers regarding State
358 and County roads, approval must be obtained directly from the FDOT or Orange County,
359 as applicable.
- 360 2. Minimum Stacking. Driveways of nonresidential and multi-family residential
361 developments connecting to the street rights-of-way shall provide a minimum of 37 feet
362 between the edge of the street right-of-way and entrances into off-street parking areas (aka
363 throat distance). Additional stacking length may result due to other Code requirements.
364 Stacking lane distance is measured from the intersection of the driveway with the street
365 right-of-way, along the centerline of the stacking lane, to its intersection with the centerline
366 of the first entrance into a parking area or other internal intersecting driveway (See Exhibit
367 134-610-3). For parallel parking spaces, the minimum distance from the first parallel space
368 on road to the stop sign/intersection driveway shall be 25 feet.
- 369 3. Redevelopment. Upon redevelopment of a parcel, driveways shall be reconstructed to meet
370 the access management requirements to the extent determined feasible by the City
371 Engineer. Such reconstruction may include, but is not limited to, reducing the width of
372 existing driveways or consolidating multiple driveways.
- 373 4. Safe Onsite Maneuvering. Parking lot design must provide sufficient off-street turning and
374 maneuvering space so that no vehicle is required to back onto or from any public street.
375 This standard applies to all lots, including those being redeveloped.
- 376 5. A bypass lane is required for any use designed with a drive-up window.

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



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381 (e) Cross Access Required.

- 382 1) Vehicular cross access. Vehicular cross-access shall be provided between adjacent
383 commercial properties, consistent with sound engineering principles. This connection must
384 consist of a 22-foot wide paved drive aisle extending to the property line. A recorded

385 easement, granting the right of vehicular cross-access, must be recorded in the official
386 county public records.

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

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

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

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

393

COMMENTS & ANNOUNCEMENTS

ADJOURNMENT