



200 W. PARK AVENUE, EDGEWATER, FL
 PIDs #7452-01-00-0413, #7452-01-00-0414, & #7452-01-00-425
 Location Map



200 W. PARK AVENUE, EDGEWATER, FL
 PIDs #7452-01-00-0413, #7452-01-00-0414, & #7452-01-00-425
 ZONING MAP



I-2 - Heavy Industrial



October 15, 2025

ZONING DATA	
Client:	MERRITT BOAT & ENGINE WORKS, INC
ADDRESS:	200 W. PARK AVE Edgewater, FL 32141
TERRITORY:	City of Edgewater
Zoning Classification:	I-2 (HEAVY INDUSTRIAL)
Zoning Setbacks:	
Min Lot Sqft (13):	NA
Min Lot Width Ft	NA
Min Lot Dept Ft	NA
Min Front Yard Ft	25 Ft (North, East)
(1) (4) (15)	
Min Rear Yard Ft	0 Ft (West)
(1) (4) (7) (17)	
Min Side Yard Ft	10 Ft (South) 0 Ft (West)
(1) (3) (4) (8) (10) (11) (15)	
Max Height Ft	45 Ft
Max % Bldg Cov	60% LANDSCAPE BUFFER
Max % Imp. Cov	80% Front (North): 20 Ft
Min Floor Area Sqft	NA Front (East): 25 Ft
	NA South Side: 15 Ft
	NA Rear (West): 15 Ft
Corner Lot (Y,N)	YES
Major Road	NO
Comments:	
Parking for Warehouse:	1 space per 1000 SFGA
Parking for Gen Manufact:	1 space per 2 employees on largest shift
Loading:	Located behind or to the rear of buildings & will be screened w/ wall & landscaping. Materials, roofline, colors to be consistent with bldg.
Loading Space:	14' x 40' & min overhead clearance 14'.
Rear Setback:	Zero setback abutting RR

DATE:
10-27-25

ANDERSON DIXON
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CONCEPTUAL SITE PLAN EXHIBIT FOR:
MERRITT BOATS
 PARK AVE. & OLD COUNTRY RD.
 EDGEWATER, FL.

REV.	DATE:	NOTES:
DRAFTER: DBA	CHECKED BY: RD	CLIENT: CALIC GROUP
PROJECT NO. 25-1468		

SHEET NO.
EX-1

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