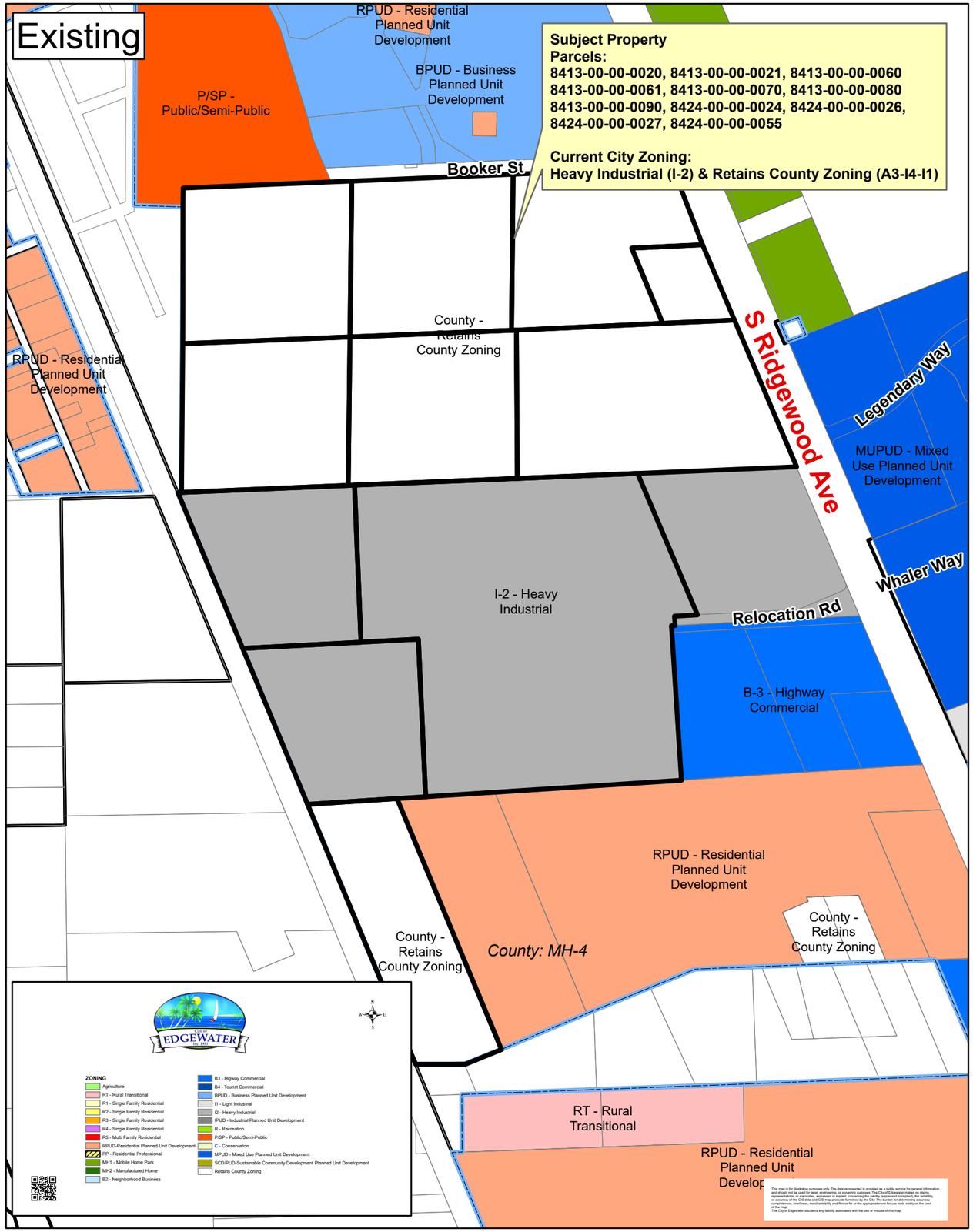
Existing
Subject Property
Parcels:
8413-00-00-0020, 8413-00-00-0021, 8413-00-00-0060
8413-00-00-0061, 8413-00-00-0070, 8413-00-00-0080
8413-00-00-0090, 8424-00-00-0024, 8424-00-00-0026,
8424-00-00-0027, 8424-00-00-0055
Current City Zoning:
Heavy Industrial (I-2) & Retains County Zoning (A3-I4-I1)
RPUD - Residential Planned Unit Development
BPUD - Business Planned Unit Development
P/SP - Public/Semi-Public
Booker St
County - Retains County Zoning
RPUD - Residential Planned Unit Development
S Ridgewood Ave
Legendary Way
MUPUD - Mixed Use Planned Unit Development
Whaler Way
I-2 - Heavy Industrial
Relocation Rd
B-3 - Highway Commercial
RPUD - Residential Planned Unit Development
County - Retains County Zoning
County: MH-4
County - Retains County Zoning
RT - Rural Transitional
RPUD - Residential Planned Unit Develop
CITY OF EDGEWATER
ZONING
Agriculture
RT - Rural Transitional
R1 - Single Family Residential
R2 - Single Family Residential
R3 - Single Family Residential
R4 - Single Family Residential
R5 - Multi Family Residential
RPUD-Residential Planned Unit Development
RP - Residential Professional
MH1 - Mobile Home Park
MH2 - Manufactured Home
B2 - Neighborhood Business
B3 - Higway Commercial
B4 - Tourist Commercial
BPUD - Business Planned Unit Development
I1 - Light Industrial
I2 - Heavy Industrial
IPUD - Industrial Planned Unit Development
R - Recreation
P/SP - Public/Semi-Public
C - Conservation
MPUD - Mixed Use Planned Unit Development
SCD/PUD-Sustainable Community Development Planned Unit Development
Retains County Zoning
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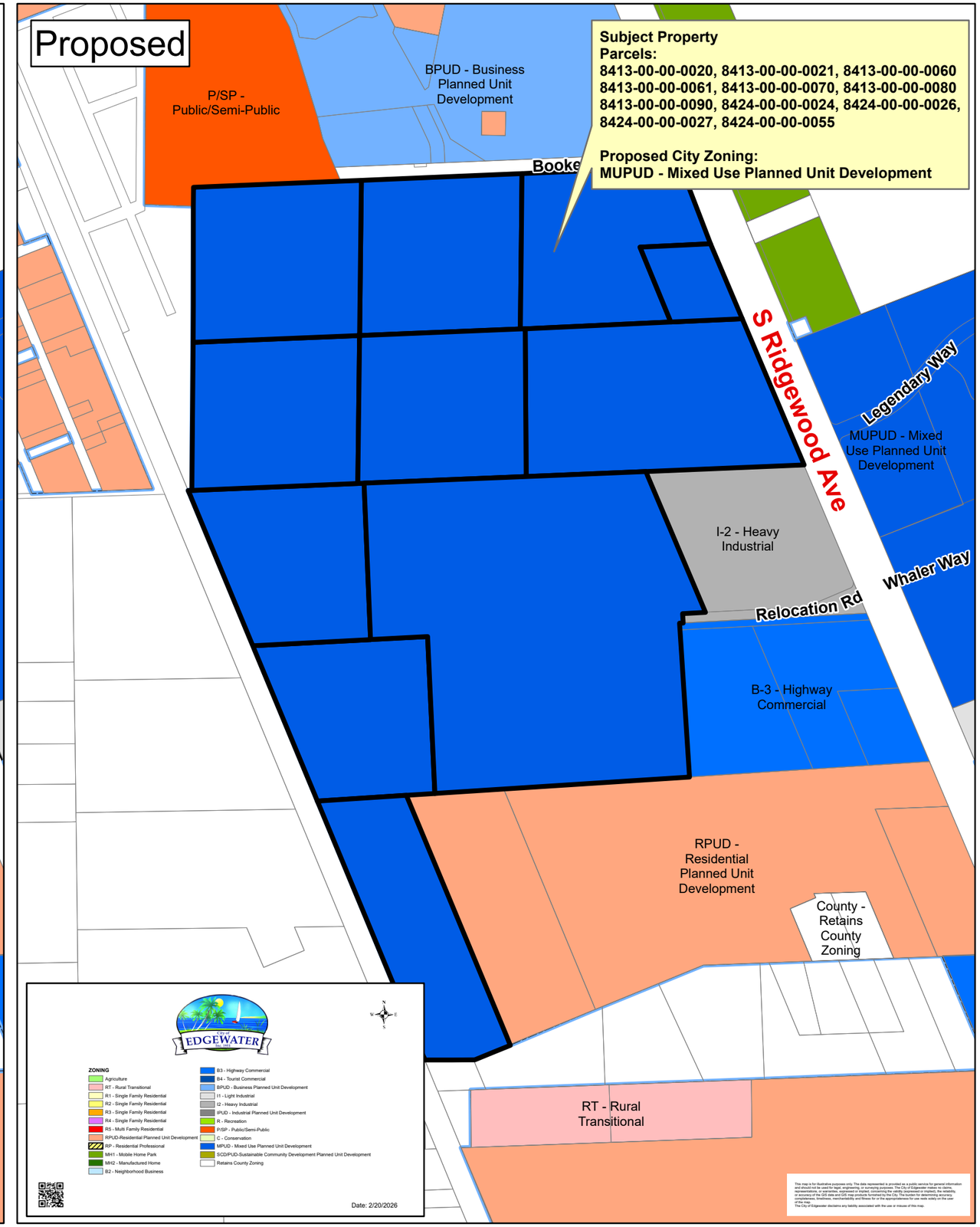
Proposed
Subject Property
Parcels:
8413-00-00-0020, 8413-00-00-0021, 8413-00-00-0060
8413-00-00-0061, 8413-00-00-0070, 8413-00-00-0080
8413-00-00-0090, 8424-00-00-0024, 8424-00-00-0026,
8424-00-00-0027, 8424-00-00-0055
Proposed City Zoning:
MUPUD - Mixed Use Planned Unit Development
BPUD - Business Planned Unit Development
P/SP - Public/Semi-Public
S Ridgewood Ave
Legendary Way
MUPUD - Mixed Use Planned Unit Development
I-2 - Heavy Industrial
Whaler Way
Relocation Rd
B-3 - Highway Commercial
RPUD - Residential Planned Unit Development
County - Retains County Zoning
RT - Rural Transitional
CITY OF EDGEWATER
ZONING
Agriculture
RT - Rural Transitional
R1 - Single Family Residential
R2 - Single Family Residential
R3 - Single Family Residential
R4 - Single Family Residential
R5 - Multi Family Residential
RPUD-Residential Planned Unit Development
RP - Residential Professional
MH1 - Mobile Home Park
MH2 - Manufactured Home
B2 - Neighborhood Business
B3 - Highway Commercial
B4 - Tourist Commercial
BPUD - Business Planned Unit Development
I1 - Light Industrial
I2 - Heavy Industrial
IPUD - Industrial Planned Unit Development
R - Recreation
P/SP - Public/Semi-Public
C - Conservation
MPUD - Mixed Use Planned Unit Development
SCD/PUD-Sustainable Community Development Planned Unit Development
Retains County Zoning
Date: 2/20/2026
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