



# Memo

**To:** City Council  
**CC:** Bea Meeks, City Clerk  
**From:** Sandy Riffle, Deputy City Clerk  
**Date:** October 14, 2021  
**Re:** Suncoast Building Materials Commercial Review

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During the September 21, 2021 City Council Meeting, Suncoast Building Materials was given 30 days to show options to City Council. Attached are a revised site geometry plan and site photos that were documented by Suncoast's engineer, Sam Sebaali, P.E.



**◆ SITE STRIPING & SIGNAGE KEYNOTES**

S1. PARCEL BOUNDARY.

**Ⓢ SITE CONSTRUCTION KEYNOTES**

C1. ASPHALT PAVEMENT, HEAVY DUTY IN DRIVE AISLES.

**KEYNOTES**

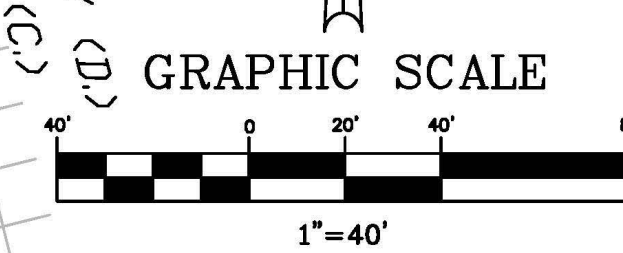
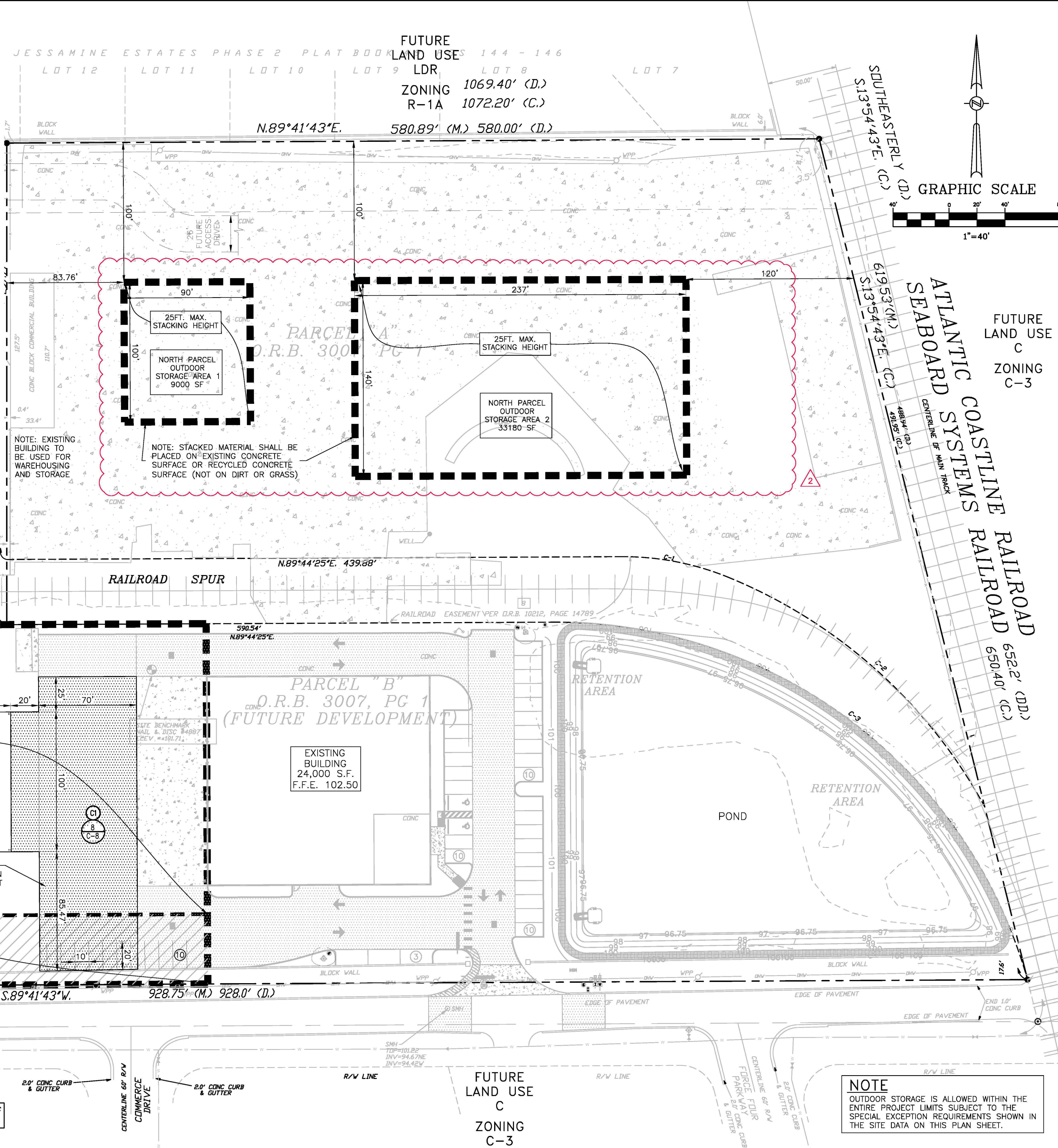
- 2-1/2" MINIMUM, TYPE SP-12.5 ASPHALTIC CONCRETE WEARING SURFACE COMPACTED TO 95% OF LAB DENSITY (MINIMUM MARSHALL STABILITY OF 1,500 LBS.)
- 8" CRUSHED CONCRETE BASE COURSE WITH MINIMUM LBR OF 120, COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557, AASHTO T-180) AND GRADATION TO MEET F.D.O.T. STANDARD SPECIFICATIONS OF ROAD & BRIDGE CONSTRUCTION.
- 12" SUBGRADE TO A MINIMUM FBV OF 75 PSI, ENTIRE 12" DEPTH TO BE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (ASTM D-1557, AASHTO T-180).

**ASPHALT PAVING HEAVY DUTY SECTION**  
NOT TO SCALE

**PLAN LEGEND**

- CONCRETE PAVEMENT
- OUTDOOR STORAGE AREA LIMITS
- MAX. 10FT. STACKING HEIGHT WITHIN 50FT. OF PROPERTY BOUNDARY
- PROPERTY LINE

FUTURE LAND USE C  
ZONING C-3



**SITE DATA**  
PROPERTY LOCATION: 101 MARY JESS ROAD, ORLANDO, FL 32839  
PROPERTY ZONING: C-3 WHOLESALE COMMERCIAL DISTRICT WITH SPECIAL EXCEPTION APPROVAL: 2016-SE-03; 2016-SE-04; 2016-SE-05  
PROPERTY FUTURE LAND USE DESIGNATION: COMMERCIAL

EXISTING USE:  
PARCEL "A" MINERAL PROCESSING  
RAILROAD SPUR (OWNED BY ATLANTIC LAND AND IMPROVEMENT CO.) RAIL ROAD R.O.W.  
PARCEL "B" OUTDOOR STORAGE OF MERCHANDISE, BUILDING MATERIAL STORAGE AND SALES & STORAGE AND WHOLESALE DISTRIBUTION WAREHOUSE

PROPOSED USE:  
PARCEL "A" FUTURE DEVELOPMENT  
RAILROAD SPUR RAILROAD R.O.W.  
PARCEL "B" OUTDOOR STORAGE OF MERCHANDISE, BUILDING MATERIAL STORAGE AND SALES & STORAGE AND WHOLESALE DISTRIBUTION WAREHOUSE

SITE AREA (PARCEL B): 4.97 ACRES  
PROJECT AREA: 1.80 ACRES

PARCEL "B"  
ALLOWABLE FLOOR AREA: MINIMUM 500 S.F.  
EXISTING FLOOR AREA: 24,000 S.F.  
PROPOSED FLOOR AREA: 9,000 S.F.  
TOTAL FLOOR AREA: 33,000 S.F.

BUILDING SETBACKS (REQUIRED)		BUILDING SETBACKS (PROPOSED)	
FRONT (SOUTH)	25'	FRONT (SOUTH)	70' (EXISTING)
SIDE (EAST)	5'	SIDE (EAST)	245' (EXISTING)
SIDE (WEST)	5'	SIDE (WEST)	112' (PROPOSED)
REAR (NORTH)	30'	REAR (NORTH)	37' (EXISTING)

MAXIMUM ALLOWABLE HEIGHTS PER 2016-SE-03; 2016-SE-04; 2016-SE-05:  
BUILDING HEIGHT: 35' SINGLE STORY  
STACKED MATERIALS AND EQUIPMENT: 25'  
STACKED MATERIALS AND EQUIPMENT WITHIN 50' OF PROPERTY BOUNDARY: 10'

**BUFFER YARDS**

PROPOSED USE	ABUTTING USE	REQUIRED BUFFER	PROPOSED BUFFER
BUILDING MATERIAL STORAGE FRONT (SOUTH)	COMMERCIAL	0'	7'
BUILDING MATERIAL STORAGE SIDE (EAST)	RAILROAD	0'	7'
BUILDING MATERIAL STORAGE SIDE (WEST)	WAREHOUSING	7'	7'
BUILDING MATERIAL STORAGE REAR (NORTH)	RAILROAD SPUR	0'	N/A

**PARKING**

PARKING REQUIRED (EXISTING AND PROPOSED)

WAREHOUSE	31,000 S.F. x (1 SPACE PER 1,000 S.F.)	31 SPACES
OFFICE	2,000 S.F. x (1 SPACE PER 200 S.F.)	10 SPACES
TOTAL PARKING REQUIRED		41 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		2 SPACES

PARKING PROVIDED

STANDARD PARKING SPACES	41 SPACES
HANDICAP PARKING	2 SPACES
TOTAL PARKING PROVIDED	43 SPACES

**SITE AREA CALCULATIONS:**

PROPOSED BUILDING FOOTPRINT	9,000 S.F.		
PROPOSED PAVING	2,000 S.F.		
EXISTING BUILDING FOOTPRINT	24,000 S.F.		
EXISTING PAVING	58,121 S.F.		
EXISTING SIDEWALK	370 S.F.		
IMPERVIOUS AREA	93,491 S.F.	2.15 AC.	43.19 %
PERVIOUS AREA	122,996 S.F.	2.82 AC.	56.81 %
TOTAL SITE AREA	216,487 S.F.	4.97 AC.	100.00 %

MINIMUM OPEN SPACE REQUIRED  
OPEN SPACE PROVIDED 20 %

**OPEN SPACE:**

TOTAL AREA LEFT FOR OPEN SPACE NOT COUNTING POND AREA BELOW 25-YEAR, 24-HOUR PEAK STAGE:  
4.97 - 2.15 (TOTAL IMPERVIOUS) - 0.78 (FUTURE DEVELOPMENT) - 1.05 (POND AREA) = 0.99 (20%)

**FLOOD ZONE**

FLOOD ZONE X PER FEMA F.I.R.M. PANEL 12095C0430F DATED: 09/25/2009.

**SOILS**

22 - LOCHLOOSA FINE SAND  
55 - ZOLFO - URBAN LAND COMPLEX

**WETLAND STATEMENT**

THERE ARE NO JURISDICTIONAL WETLANDS WITHIN THE PROJECT SITE.

**SITE NOTES**

1. ALL DIMENSIONS ARE PARALLEL & PERPENDICULAR TO A BEARING OF N 89°44'25" E. UNLESS OTHERWISE INDICATED WITH A "\*" OR BEARING.

**NOTE**  
OUTDOOR STORAGE IS ALLOWED WITHIN THE ENTIRE PROJECT LIMITS SUBJECT TO THE SPECIAL EXCEPTION REQUIREMENTS SHOWN IN THE SITE DATA ON THIS PLAN SHEET.

DATE	REVISIONS	BY	CHECKED
12/11/2020	PER CITY COMMENTS DATED 09/08/2020	JT	SJS
9/24/2021	PER CITY COUNCIL COMMENTS DATED 09/21/2021	TJ	SJS

CONSTRUCTION PLANS  
SUNCOAST BUILDING MATERIALS  
BUILDING ADDITION  
101 MARY JESS ROAD, ORLANDO, FLORIDA

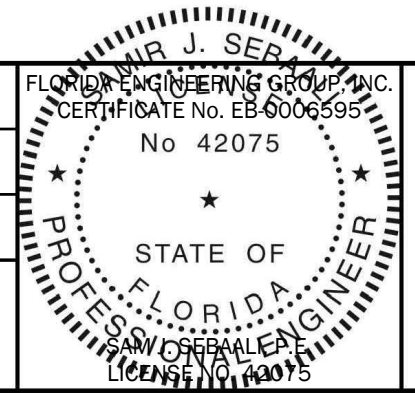
**FEG** FLORIDA ENGINEERING GROUP  
Engineering the Future

5127 S. Orange Avenue, Suite 200  
Orlando, FL 32809  
Phone: 407-895-0324  
Fax: 407-895-0325  
www.feg-inc.us

**SITE GEOMETRY PLAN**

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

PROJECT NO.	16-008
SCALE	1"=40'
DATE	AUGUST 17, 2020
SHEET NO.	C-5
SHEET	7 OF 11



RECEIVED  
10/4/2021  
CITY OF EDGEWOOD

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY (ENGINEER), P.E. ON (DATE) USING A DIGITAL SIGNATURE.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



## Suncoast Building Materials – Site Photographs taken October 14, 2021



Photo 1: Looking northwest property corner at area where debris has been cleared. A small area of debris remained and was removed while present on-site, see Photo 8.



Photo 2: Looking north at landscape buffer and buffer wall. Area has been cleaned of debris.





Photo 3: Looking east along the northern landscape buffer area where debris has been cleared.



Photo 4: Looking southeast towards area where debris has been cleared.





Photo 5: Looking southeast towards existing construction materials which have been stored on-site. Grass overgrowth is to be removed by the Owner.



Photo 6: Looking southwest toward existing storage building where debris has been cleared.





Photo 7: Looking south toward existing crushed concrete pile which is planned to be spread over the northern parcel for outside storage staging areas once receiving City Council approval.



Photo 8: Looking northwest property corner at area where debris has been cleared.