1 ORDINANCE NO. 2025-06 2 3 AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE 4 COUNTY, FLORIDA, TO AMEND THE EDGEWOOD 5 COMPREHENSIVE PLAN INCLUDING AMENDING THE 6 FUTURE LAND USE DESIGNATION FROM MEDIUM 7 DENSITY RESIDENTIAL TO LOW **DENSITY** 8 RESIDENTIAL FOR THE LANDWARD PORTION OF THE WATERWITCH COVE SUBDIVISION, PLAT BOOK 33, 9 10 **COUNTY ORANGE** RECORDS, 11 (APPROXIMATELY 15.6 ACRES); FINDING THAT SUCH 12 AMENDMENT IS A SMALL SCALE AMENDMENT UNDER 13 SECTION 163.3187, FLORIDA STATUTES; PROVIDING FOR 14 **FINDINGS**; **PROVIDING FOR** CONFLICTS, 15 SEVERABILITY, AND AN EFFECTIVE DATE. 16 17 WHEREAS, the City of Edgewood is committed to planning and managing the 18 future growth and redevelopment of the City; and 19 20 WHEREAS, the City of Edgewood has the authority to amend its Comprehensive 21 Plan pursuant to Chapter 163, Part II, Florida Statutes; and 22 23 WHEREAS, the City Council of Edgewood desires to adopt an amendment to the 24 Comprehensive Plan by amending the Future Land Use Map to guide and control the future 25 development of the City and to preserve, promote and protect the public's health, safety and 26 welfare; and 27 28 WHEREAS, the proposed amendments satisfy the criteria for a small scale 29 amendment under Section 163.3187, Florida Statutes; and 30 31 WHEREAS, the amendment to the Comprehensive Plan, Future Land Use Map 32 contemplated herein involves fewer than fifty acres; and 33 34 WHEREAS, the City of Edgewood's Planning and Zoning Board, as the City's 35 local planning agency, held a public hearing to consider the amendment to the Future Land Use Map of the City of Edgewood Comprehensive Plan; and 36 37 38 WHEREAS, the City Council as the City's governing body, held a public hearing 39 for adoption to consider the amendment to the City of Edgewood Comprehensive Plan in 40 accordance with the controlling provisions of State law; and 41

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Edgewood Comprehensive Plan.

WHEREAS, the City Council of the City of Edgewood hereby finds and determines that this Ordinance is internally consistent with the goals, objectives and policies of the City

procedures of Florida law in processing this small scale amendment to the City of

WHEREAS, the City of Edgewood has complied with all requirements and

48 of Edgewood Comprehensive Plan and other controlling law to include, but not limited to, 49 Chapter 163, Florida Statutes, and the provisions of the State Comprehensive Plan as 50 codified at Chapter 187, Florida Statutes. 51 52 NOW THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE 53 CITY OF EDGEWOOD, FLORIDA, AS FOLLOWS: 54 55 **Section 1**: The recitals set forth above are hereby adopted as legislative findings of 56 the City Council of the City of Edgewood. 57 58 Section 2: Small Scale Comprehensive Plan Amendment – Future Land Use Map: 59 Ordinances adopting and amending the Comprehensive Plan of the City of Edgewood, 60 Florida, are hereby amended to designate the landward portion of the Waterwitch Cove 61 subdivision, Plat Book 33, Page 34 Orange County records, as Low Density Residential; 62 63 Section 3: The City Clerk is hereby directed to transmit a copy of this amendment of 64 the Comprehensive Plan to the State Land Planning Agency. 65 66 Section 4: All Ordinances or parts of Ordinances in conflict with any of the 67 provisions of this Ordinance are hereby repealed to the extent of such conflict. 68 69 **Section 5**: If any Section or portion of a Section of this Ordinance proves to be 70 invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, 71 force, or effect of any other Section or part of this Ordinance, it being the legislative intent 72 that this Ordinance shall stand notwithstanding the invalidity of any part. 73 74 This Ordinance and small scale amendment shall become effective 31 75 days after adoption. If challenged within 30 days after adoption, said amendment shall not 76 become effective until the State Land Planning Agency or the Administration Commission, 77 respectively, issues a final order determining the adopted small scale amendment is in 78 compliance, pursuant to *Florida Statute* 163.3187(3)(c). 79 PASSED AND ADOPTED this _____ day of ______, 2025, by the City 80 Council of the City of Edgewood, Florida. 81 82 83 84 John Dowless, Mayor 85 City of Edgewood 86 87 Attest: 88 89 90 Sandra Riffle, City Clerk 91 City of Edgewood 92