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**ORDINANCE NO. 2023-04**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES GENERALLY LOCATED ON THE EAST SIDE OF HANSEL AVENUE NORTHEAST OF CITY HALL AND WHICH WERE PREVIOUSLY ANNEXED INTO THE CITY OF EDGEWOOD BUT WHICH HAVE NOT YET BEEN ASSIGNED A CITY OF EDGEWOOD ZONING DISTRICT DESIGNATION; REPLACING THE ORANGE COUNTY ZONING DESIGNATION FOR SUCH PROPERTIES WITH THE MOST CONSISTENT EXISTING CITY OF EDGEWOOD ZONING DESIGNATION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, over a period of years, the City of Edgewood has annexed certain properties described herein located in Orange County; and

**WHEREAS**, the properties designated herein have not yet been assigned a City of Edgewood zoning designation; and

**WHEREAS**, in the interest of clarity and efficiency, as well as compliance with the City of Edgewood’s Comprehensive Development Plan, the City Council finds this Ordinance assigning City of Edgewood zoning designations to said properties to be reasonable and appropriate and in the best interest of the City; and

**WHEREAS**, by this Ordinance, the City assigns the City of Edgewood zoning district designation that most closely resembles the Orange County zoning designation being replaced; and

**WHEREAS**, the Planning and Zoning Board, sitting as the Local Planning Agency, has determined the zoning designation amendments contemplated herein to be consistent with the City of Edgewood Comprehensive Development Plan and has made a recommendation of approval to the City Council; and

**WHEREAS**, the City Council finds the zoning designation amendments provided for herein to be consistent with the City of Edgewood Comprehensive Development Plan; and

**WHEREAS**, attached hereto as composite Exhibit “A” which identifies by parcel and/or map those parcels rezoned hereby, the Orange County designation being replaced and the City of Edgewood designation being assigned.

**NOW THEREFORE, BE IT ENACTED BY THE EDGEWOOD CITY COUNCIL AS FOLLOWS:**

**Section 1. Rezoning.** Upon the enactment of this Ordinance, the following described real property shall be rezoned from Orange County zoning designation P-O to City of Edgewood

48 zoning designation P-O:  
49

50 PART OF LOTS 1, 2, AND 3 OF JJ. REAVES SUBDIVISION AS  
51 RECORDED IN PLAT BOOK F PAGE 66 OF THE PUBLIC  
52 RECORDS OF ORANGE COUNTY, FLORIDA, LYING EAST  
53 OF STATE ROAD 527, BEING MORE PARTICULARLY  
54 DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION  
55 OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE  
56 ROAD 527 AND THE SOUTHERLY LINE OF THE NORTH  
57 190.00 FEET OF SAID LOT 3; THENCE RUN NORTH 89  
58 DEGREES 46' 46" EAST, ALONG SAID SOUTHERLY LINE, A  
59 DISTANCE OF 229.00 FEET; THENCE DEPARTING SAID  
60 SOUTHERLY LINE RUN SOUTH 00 DEGREES 13' 14" EAST  
61 A DISTANCE OF 100.00 FEET; THENCE NORTH 89 DEGREES  
62 46'46" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH  
63 00 DEGREES 13' 14" EAST, A DISTANCE OF 74.10 FEET;  
64 THENCE SOUTH 77 DEGREES 35' 27" WEST, A DISTANCE  
65 OF 122.65 FEET TO A POINT ON THE EASTERLY RIGHT-OF-  
66 WAY LINE OF SAID STATE ROAD 527; THENCE NORTH 34  
67 DEGREES 17' 47" WEST, ALONG SAID RIGHT-OF-WAY  
68 LINE, A DISTANCE OF 41.26 FEET TO THE POINT OF  
69 CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY,  
70 HAVING A CENTRAL ANGLE OF 02 DEGREES 58' 33" AND  
71 A RADIUS OF 3,789.83 FEET; THENCE RUN  
72 NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A  
73 DISTANCE OF 196.83 FEET TO THE POINT OF BEGINNING.  
74

75 **Section 2. Zoning Map Amendment.** Upon the effective date of this Ordinance, the  
76 City Clerk or designee shall amend the Official Zoning Map of the City of Edgewood in  
77 accordance with this Ordinance and shall execute any other documents and take any other action  
78 as necessary to effectuate this change.  
79

80 **Section 3. Severability Clause.** In the event that any term, provision, clause, sentence,  
81 or section, or Exhibit of this Ordinance shall be held by a court of competent jurisdiction to be  
82 partially or wholly unenforceable or invalid for any reason whatsoever, any such invalidity,  
83 illegality, or unenforceability shall not affect any of the other or remaining terms, provisions,  
84 clauses, sentences, or sections of this Ordinance, and this Ordinance shall be read and/or applied  
85 as if the invalid, illegal, or unenforceable term, provision, clause, sentence or section did not exist.  
86

87 **Section 4. Ordinances in Conflict.** All ordinances or parts thereof, which may be  
88 determined to be in conflict herewith, are hereby repealed and superseded by this Ordinance, to  
89 the extent of such conflict.

90 **Section 5. Effective Date.** This Ordinance shall become effective on the date adopted by  
91 City Council.  
92

93 PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

94

95 PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

96

97

CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL

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\_\_\_\_\_  
Richard A. Horn, Council President

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102 ATTEST:

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\_\_\_\_\_  
Sandra Riffle, City Clerk

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