

**ORDINANCE NO. 2023-09**

**AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, REZONING AND CHANGING THE OFFICIAL ZONING MAP CLASSIFICATION OF PROPERTIES CURRENTLY ZONED COUNTY R1AA 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 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 has determined the zoning designation amendments contemplated herein to be consistent with the City of Edgewood Comprehensive 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 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 mapped real property in Exhibit A as further described in Exhibit B shall be rezoned from Orange County zoning designation R1AA to City of Edgewood zoning designation R1AA-CA:

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

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

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in Conflict.** All ordinances or parts thereof, which may be determined to be in conflict herewith, are hereby repealed and superseded by this Ordinance, to the extent of such conflict.

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

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

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

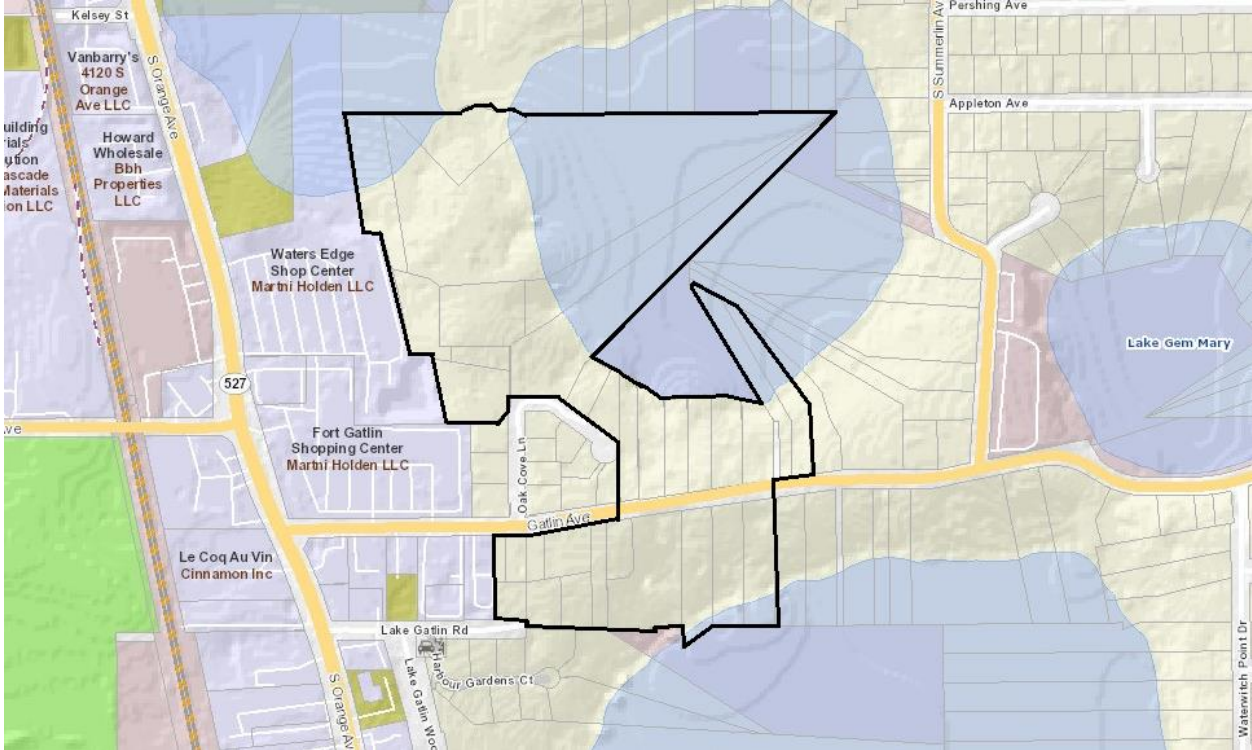
CITY OF EDGEWOOD, FLORIDA  
CITY COUNCIL

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

ATTEST:

\_\_\_\_\_  
Sandy Riffle, City Clerk

Exhibit A



### Exhibit B

LEGAL DESCRIPTION	CURRENT TAX ID	ACREAGE	CURRENT PROPERTY OWNER
PARCELS NORTH OF OAK COVE			
COMM AT SE COR OF S1/4 OF S1/4 W 100 FT FOR POB CONT W 161.98 FT N 11 DEG W 214.76 FT S 81 DEG E 257.71 FT TO W LINE OF OAK COVE 6/118 S 120.16 FT S 45 DEG W 70.70 FT TO POB IN SEC 12-23-29 SEE 5540/4799	12-23-29-0000-00-026	0.95	Machuca Timothy Homan
COMM AT SE COR OF SW1/4 OF SW1/4 W 50 FT N 175 FT FOR POB N 81 DEG W 190 FT N 50 FT E 226.1 FT S 80 FT TO POB IN SEC 12-23-29	12-23-29-0000-00-034	0.28	Vaughan Robert Clair Vaughan Dawn Michelle
COMM AT SE COR OF SW1/4 OF SW1/4 W 263.40 FT N 11 DEG W 215 FT FOR POB CONT N 14 FT W 66.26 FT N 11 DEG W 212.62 FT N 15 DEG W 70.52 FT S 75 DEG E 134.51 FT S 49 DEG E 37.55 FT S 191.53 FT E 41 FT S 50 FT N 81 DEG W 69 FT TO POB IN SEC 12-23-29	12-23-29-0000-00-012	0.73	Vaughan Robert Clair Vaughan Dawn Michelle
BEG 279.5 FT N OF SE COR OF SW1/4 OF SW1/4 S 59 DEG W 58 FT W 226.1 FT N 191.53 FT N 86 DEG E TO E LINE OF 40 ACRES S TO POB IN SEC 12-23-29	12-23-29-0000-00-035	1.27	Vaughan Robert Clair Vaughan Dawn Michelle
RANDOLPHS PLAT C/58 BEG 279.5 FT N OF SW COR OF LOT 15 N 59 DEG E 93 FT TO MONUMENT TH NELY TO NE COR LOT 15 RETURN TO POB TH RUN N 180 FT E TO MONUMENT TH NELY TO END OF 1ST COURSE AT NE COR SAID LOT 15	12-23-29-7312-00-152	1.80	Vaughan Robert Clair Vaughan Dawn Michelle
FROM SE COR OF SW1/4 OF SW1/4 RUN W 235 FT N 251.32 FT W 41 FT N 191.53 FT N 49 DEG W 37.55 FT N 75 DEG W 78.06 FT FOR A POB TH RUN N 75 DEG W 56.45 FT N 15 DEG W 116.18 FT W 62.7 FT N 9 DEG W 390.7 FT E 132.26 FT S 8 DEG E 518.5 FT TO POB SEC 12-23-29 SEE 4036/3638	12-23-29-0000-00-011	1.30	Vaughan Thomas A II
BEG 235 FT W OF SE COR OF SW1/4 OF SW1/4 RUN N 251.32 FT W 41 FT N 191.53 FT N 86 DEG E TO E LINE OF SW 1/4 OF SW1/4 RETURN TO POB RUN W 20 FT N 221.32 FT W 51 FT N 246.53 FT N 75 DEG W 78 FT N 30 DEG E TO E LINE OF SW1/4 OF SW1/4 S TO INTERSEC 1ST COURSE & FROM SE COR OF SW1/4 OF SW1/4 RUN W 255 FT N 221.32 FT W 51 FT N 246.53 FT N 75 DEG W 78 FT TO POB TH W TO POINT W OF CTR OF W END OF CANAL RETURN TO POB RUN N 30 DEG E 324.8 FT N 43 DEG W TO POINT OF CENTER OF CANAL W TO INTERSECT 1ST COURSE & RANDOLPHS PLAT C/58 LOT 15 (LESS BEG SW COR RUN N 459.5 FT N 86 DEG E TO PRESENT SHORE LINE OF LAKE JENNIE JEWEL TH NELY TO NE COR LOT 15 S 45 DEG W TO POB) IN SEC 12-23-29	12-23-29-0000-00-043	10.44	Vaughan Thomas A II
FROM SE COR OF SW1/4 OF SW1/4 RUN W 255 FT N 221.32 FT W 51 FT N 246.53 FT N 75 DEG W 78 FT N 30 DEG E 324.8 FT FOR POB TH N 43 DEG W TO POINT W OF CTR OF CANAL E TO CTR OF W END OF CANAL ELY ALONG CANAL TO E END OF CANAL E TO E LINE OF SW1/4 OF SW1/4 RETURN TO POB RUN N 47 DEG E LINE OF SW1/4 OF SW1/4 N TO INTERSEC 1ST COURSE IN SEC 12-23-29	12-23-29-0000-00-044	1.29	Vaughan Thomas A II

OAK COVE PARCELS			
OAK COVE 6/118 LOTS 1, 2 & 3	12-23-29-6010-00-020	3.30	Schneider William A Wenta Elizabeth A
OAK COVE 6/118 LOT 4	12-23-29-6010-00-040	0.34	Ronald James Bonner Trust
OAK COVE 6/118 LOT 5	12-23-29-6010-00-050	0.33	Mcfarlin David R Mcfarlin Wynne E
RANDOLPHS PLAT C/58 (South of Gatlin)			
THE W 32 FT OF N 180 FT OF E 100 FT OF S1/2 LOT 17 (LESS N 30 FT FOR ST)	12-23-29-7312-00-170	0.11	Campos Rosa Liliana
THE N 180 FT OF E 100 FT OF S1/2 LOT 17 (LESS N 30 FT FOR ST & LESS W 32 FT THEREOF)	12-23-29-7312-00-172	0.23	Cornell Richard H
THE E 100 FT OF S1/2 OF LOT 17 (LESS N 180 FT & LESS S 30 FT FOR R/W)	12-23-29-7312-00-171	0.28	Jackson Susan Ellen
ASHLEY C VOORHEES SUB G/9 (South of Gatlin)			
BEG NW COR OF LOT 2 RUN N 80 DEG E 81.47 FT S 02 DEG E 166.13 FT S 41 DEG W 29.33 FT S 79 DEG W 23.44 FT S 85 DEG W 46.50 FT TH N 183.07 FT TO POB	13-23-29-8916-00-020	0.36	Smith Ryan C Smith Jamie
LOT 3 & THAT PART OF LOT 8 LYING S OF LOT 3 & THE E 1 FT OF THAT PART OF LOT 8 DESC AS THE E 100 FT OF LOT 8 LYING S OF LOTS 4 5 6 & 7	13-23-29-8916-00-030	0.39	Enzfelder David B Enzfelder Suzanne P
LOTS 4 5 & 6	13-23-29-8916-00-040	0.52	Costantini Vincent B Costantini Paula P
LOT 7	13-23-29-8916-00-070	0.21	Mccarthy Zane Phillips Katherine Charles
THAT PART OF LOT 8 S OF LOTS 6 & 7	13-23-29-8916-00-080	0.40	Costantini Vincent B Costantini Paula P
THAT PART OF LOT 8 LYING S OF LOTS 4 & 5 (LESS E 1 FT THEREOF)	13-23-29-8916-00-081	0.41	Costantini Vincent B Costantini Paula P
LOT 9 & IN VOORHEES A C SUB G/9 ALL OF LOT 1 2 & 8 (LESS BEG NW COR LOT 2 RUN N 80 DEG E 81.47 FT S 02 DEG E 166.13 FT S 41 DEG W 29.33 FT S 79 DEG W 23.44 FT S 85 DEG W 46.50 FT N 183.07 FT TO POB) & ALL THAT PART OF N1/2 OF NE1/4 OF NW1/4 LYING S OF THE ABOVE DESC LOTS 1 2 8 & 9	12-23-29-3096-00-090	2.07	Smith Ryan C Smith Jamie
GORES SUB F/41 (South of Gatlin)			
LOT 11 & THAT PART LYING DIRECTLY SOUTH OF LOT 9 OF OF NE1/4 OF NW1/4 ON S SEC 13 23 29	12-23-29-3096-00-110	0.96	Chapkis Marc R Chapkis Jill M
LOT 13 & THAT PART OF N1/2 OF NE1/4 OF NW1/4 ON S SEC 13 23 29	12-23-29-3096-00-130	0.90	Peters Kathryn
LOT 15 & THAT PT OF N1/2 OF NE1/4 OF NW1/4 ON S SEC 13 23 29	12-23-29-3096-00-150	0.93	Voelpel John Albert IV Devito Heather Lynn

<b>GORES SUB F/41 (North of Gatlin)</b>			
THE W 60 FT OF LOT 8	<b>12-23-29-3096-00-081</b>	0.55	Guillen David Guillen Ellen
THE W1/2 OF LOT 10 & LOT 8 (LESS W 60 FT)	<b>12-23-29-3096-00-102</b>	0.71	Koroshetz John E
THE E1/2 OF LOT 10 & W 25.45 FT OF LOT 12	<b>12-23-29-3096-00-101</b>	0.53	Overchuck Kathleen J
LOTS 12 & 14 (LESS ELY 85 FT OF LOT 14) & (LESS W 25.45 FT LOT 12)	<b>12-23-29-3096-00-120</b>	0.52	Hearn Lynn D Hoover Mark E
THE ELY 85 FT OF LOT 14	<b>12-23-29-3096-00-140</b>	0.66	Powell Linda C Estate
LOT 16	<b>12-23-29-3096-00-160</b>	0.58	Ickes Gregory S Ickes Nicole K
THE W 40 FT OF LOT 18 & CHANCERY ORDER BOOK 145/628 TH PT OF TRACT H LYING SWLY OF FOLLOWING DESC LINE: BEG 60 FT W OF NE COR LOT 18 OF GORES SUB F/41 TH RUN N30-58-00W TO N LINE OF SAID TRACT H	<b>12-23-29-3096-00-182</b>	0.84	Kwaterski Katherine M Kwaterski Jared L
LOT 18 (LESS W 40 FT), ROBINSON O S SUB G/136 LOT 10 & CHANDERY ORDER BOOK 145/628 TRACT H (LESS PART LYING SWLY OF FOLLOWING DESC LINE: BEG 60 FT W OF NE COR LOT 18 OF GORES SUB PB F/41 RUN N30-58-00W TO N LINE OF SAID TRACT H)	<b>12-23-29-3096-00-181</b>	0.78	Trombly Claude A Trombly Barbara S