

ORDINANCE NO. 2022-08

**AN ORDINANCE AMENDING THE CITY OF EDGEWOOD
COMPREHENSIVE PLAN RELATED TO THE CREATION
OF A SITE SPECIFIC FUTURE LAND USE DESIGNATION;
PROVIDING FOR CODIFICATION; PROVIDING FOR
CONFLICT AND SEVERABILITY; AND PROVIDING AN
EFFECTIVE DATE**

WHEREAS, the City Council of the City of Edgewood adopted the City of Edgewood Comprehensive Plan by Ordinance No. 91-378 on December 17, 1991, pursuant to Chapter 163.3184, Florida Statutes; and

WHEREAS, the City Council of the City of Edgewood amended the City of Edgewood Comprehensive Plan by Ordinance No. 2013-04 on November 19, 2013, pursuant to Chapter 163.3184, Florida Statutes; and

WHEREAS, the City Council of the City of Edgewood amended the City of Edgewood Comprehensive Plan by Ordinance No. 2021-02 on December 21, 2021 pursuant to Chapter 163.3184, Florida Statutes; and

WHEREAS, the City of Edgewood Comprehensive Plan, is the product of an ongoing planning process; and

WHEREAS, an updated and current City of Edgewood Comprehensive Plan is essential to direct the City's future planning programs; and

WHEREAS, in some circumstances, certain future land uses require a more detailed level of review to ensure adjacent land use compatibility and/or coordination with the limited availability public infrastructure; and

WHEREAS, the Local Planning Agency for the City of Edgewood received input and advice from its planners and staff; and

WHEREAS, the City Council of the City of Edgewood deems it necessary to make such revisions to the City of Edgewood Comprehensive Plan, as contained in this Ordinance; and

WHEREAS, all required public notices and public hearings for such amendment to the City of Edgewood Comprehensive Plan have been properly given and held; and

WHEREAS, amendments to the Comprehensive Plan as contained in this Ordinance are identified by underlined text.

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

SECTION 1. LEGISLATIVE FINDINGS. The Recitals set forth above are hereby adopted as legislative findings of the City Council of the City of Edgewood.

40 **SECTION 2. COMPREHENSIVE PLAN AMENDMENT TEXT. .**

41 Policy 1.1.6 Development orders shall only be approved consistent with the adopted
42 Future Land Use Map. The Future Land Use Map classifications are defined below:

43
44 Commercial: Activities within land areas that are predominantly connected with
45 the sale, rental and distribution of products, or performance of services.
46 Commercial uses will be at a relatively low to moderate intensity, consistent with
47 existing uses. Maximum commercial intensity shall be 0.50 F.A.R. (floor area
48 ratio), unless as set forth below.

49
50 Properties with a Commercial Future Land Use designation that have frontage on a
51 roadway designated as "principal arterial", may have a mixed-use development
52 pattern not exceeding 3.0 F.A.R. and up to 80 dwelling units per acre, when
53 adequate public facilities and services are demonstrated to be available and land
54 use compatibility demonstrated. This mixed-use pattern will promote infill and
55 redevelopment, while also promoting a reduction in vehicle trips and promoting
56 mobility. Properties developing under the mixed- use concept may develop meeting
57 the following design components, implemented through the land development
58 regulations:

- 59 1. Massing and scale building heights shall be permitted by land development
60 regulations; however, floors over the first may be required to be stepped back
61 to provide massing relief from adjacent properties with a residential
62 designation.
- 63
64 2. All sides of mixed use buildings shall incorporate architectural detail and design
65 elements so that there are no blank walls on the exterior, incorporating a variety
66 of rooflines, windows, and visual relief through changes in building material,
67 as well as horizontal and vertical changes in the building facades.
- 68
69 3. Active uses within mixed-use buildings, including parking areas, recreational
70 facilities, and mechanical equipment shall be appropriately buffered to reduce
71 impact on existing residential uses.
- 72
73 4. Lighting and signage shall be appropriately designed, scaled and shielded to
74 reduce impact on surrounding residential areas.
- 75
76 5. Other compatibility measures and development standards as may be defined
77 through the Planned Development and site plan review process.
- 78
79 6. Any site with a property line adjacent to a street that provides access to a
80 residential neighborhood shall have no curb cuts onto the residential street, so
81 as to minimize impact to the residential neighborhood, unless approved by City

82 Council in a public hearing as part of a Planned Development Zoning or a
83 conditional use process.

84
85 Low Density Residential: Low density residential land uses shall be at a density not
86 exceeding 4 dwelling units per acre.

87
88 Medium Density Residential: Medium density residential land uses shall be at a
89 density greater than 4 dwellings units per acre and not exceeding 7 dwelling units
90 per acre.

91
92 High Density Residential: High density residential land uses shall be at a density
93 exceeding 7 dwelling units per acre but not greater than 16 units per acre.

94
95 Institutional: Activities within land areas that are predominantly connected with
96 government, schools, hospitals, and medically related facilities. Institutional land
97 uses will be at a relatively low to moderate intensity, consistent with existing uses.
98 Maximum institutional intensity will be 0.50 F.A.R. (floor area ratio).

99
100 Site Specific Plan: The Site Specific Plan designation is used for parcels that, due
101 to the proposed use, residential and/or nonresidential, require a more detailed level
102 of review to ensure land use compatibility. To be compatible means, a development,
103 building and/or land use is designed to be able to exist or occur without conflict
104 with its surroundings in terms of its uses, scale, height, massing, and location on its
105 site, as well as to avoid negative impacts to public services and facilities. The
106 permitted uses on property with a Site Specific Plan designation shall be those
107 allowed in any of the other City future land use designations; however, the ability
108 to develop any use on the property shall be conditioned on demonstration of
109 adjacent land use compatibility. Simultaneously with establishing this designation
110 on the Future Land Use Map, a policy amendment shall be approved that details
111 the development program for the property including, at a minimum, specific
112 permitted uses and maximum density/intensity. Any change to such policy
113 directives shall require a comprehensive plan amendment. Development on
114 properties with this designation shall be required to be rezoned to a Planned
115 Development District to ensure a well-planned development program compatible
116 with adjacent uses through consistency with site specific design standards and
117 architectural controls.

118
119 The density/intensity maximums listed in this policy are not an entitlement and are not
120 achievable in all situations. Many factors may limit the permitted use and/or density
121 and/or intensity including, but not necessarily limited to, physical limitations imposed
122 by property dimensions and onsite natural resources and environmental systems;

123 necessary land use compatibility design standards; compliance with smart growth
124 development design including, but not limited to, the need to accommodate innovative
125 technology for the provision of infrastructure needs such as electric charging stations
126 and alternative energy sources, and green building design; the need to provide
127 recreation space in employment as well as residential areas; as well as compliance with
128 applicable code requirements such as, but not limited to parking, open space, setbacks,
129 and impervious surface maximums.

130 **SECTION 3.** All ordinances or parts of ordinances in conflict with this Ordinance are
131 hereby repealed.

132
133 **SECTION 4.** After the first public hearing, this amendment was transmitted to the
134 Department of Economic Opportunity, and a copy was submitted to each of the following: the East
135 Central Florida Regional Planning Council, the St. Johns River Water Management District, the
136 Department of Environmental Protection, the Department of State, the Department of
137 Transportation, Orange County, and any other unit of local government or governmental agency
138 in the State of Florida that has filed a written request with the Clerk of the City of Edgewood,
139 Florida.

140
141 **SECTION 5.** This Ordinance shall become effective 31 days after the Department of
142 Economic Opportunity notifies the City that the Plan Amendment package is complete, or on the
143 date a final order is issued by the Department of Economic Opportunity or Administration
144 Commission finding the amendment in compliance, whichever occurs sooner. No development
145 permits or land uses dependent on this amendment may be issued or commence before it has
146 become effective.

147
148 **FIRST READING** on the 20th day of December 2022.

149 **ADOPTED** by the City Council of the City of Edgewood, Florida, this ____ day of
150 _____, 2022.

151
152 _____
153 Richard A. Horn, Council President

154
155
156 *ATTEST:*
157
158 _____
159 Sandra Riffle, City Clerk

