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2
3 **ORDINANCE NO 2022-09**

4 **AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY,**
5 **FLORIDA, TO AMEND THE FUTURE LAND USE MAP OF THE EDGEWOOD**
6 **COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE**
7 **DESIGNATION ON TWO PARCELS: 1) FROM COUNTY COMMERCIAL AND**
8 **OFFICE TO CITY COMMERCIAL ON THE APPROXIMATELY 8.79 ACRE**
9 **OAKWATER PROFESSIONAL PARK AND 2) FROM HIGH DENSITY**
10 **RESIDENTIAL TO COMMERCIAL ON APPROXIMATELY 0.78 ACRE**
11 **LOCATED AT 5517 HANSEL AVENUE; FINDING THAT SUCH CHANGE IN**
12 **THE FUTURE LAND USE MAP ARE SMALL SCALE AMENDMENTS UNDER**
13 **SECTION 163.3187, *FLORIDA STATUTES*; PROVIDING FOR FINDINGS;**
14 **PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

15 **WHEREAS,** the City of Edgewood is committed to planning and managing the
16 future growth and redevelopment of the City; and

17
18 **WHEREAS,** the City of Edgewood has the authority to amend its Comprehensive
19 Plan pursuant to Chapter 163, Part II, Florida Statutes; and

20
21 **WHEREAS,** the City Council of Edgewood desires to adopt an amendment to the
22 Comprehensive Plan, Future Land Use Map, to guide and control the future development
23 of the City and to preserve, promote and protect the public’s health, safety and welfare;
24 and

25
26 **WHEREAS,** the property satisfies the criteria for a small scale amendment under
27 Section 163.3187, Florida Statutes; and

28
29 **WHEREAS,** each proposed amendment to the Comprehensive Plan, Future Land
30 Use Map contemplated herein involves fewer than fifty acres; and

31
32 **WHEREAS,** the City of Edgewood’s Planning and Zoning Board, as the City’s
33 local planning agency, held a public hearing to consider this amendment to the Future
34 Land Use Map of the Future Land Use Plan Element of the City of Edgewood
35 Comprehensive Plan; and

36
37 **WHEREAS,** the City Council as the City’s governing body, held a public hearing
38 for adoption to consider the amendment to the City of Edgewood Comprehensive Plan in
39 accordance with the controlling provisions of State law; and

40
41 **WHEREAS,** the City of Edgewood has complied with all requirements and
42 procedures of Florida law in processing this small scale amendment to the City of
43 Edgewood Comprehensive Plan.

44
45 **WHEREAS,** the City Council of the City of Edgewood hereby finds and
46 determines that this Ordinance is internally consistent with the goals, objectives and

47 policies of the City of Edgewood Comprehensive Plan and other controlling law to
48 include, but not limited to, Chapter 163, Florida Statutes, and the provisions of the State
49 Comprehensive Plan as codified at Chapter 187, Florida Statutes.

50
51 **NOW THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF**
52 **THE CITY OF EDGEWOOD, FLORIDA, AS FOLLOWS:**

53
54 **Section 1:** The recitals set forth above are hereby adopted as legislative
55 findings of the City Council of the City of Edgewood.

56
57 **Section 2:** Small Scale Comprehensive Plan Amendments – Future Land Use
58 Map:

59
60 Ordinances adopting and amending the Comprehensive Plan of the City of
61 Edgewood, Florida, be, are hereby amended to designate the property legally described as
62
63 The Oakwater Professional Park, Units 1-11, as described in Orange County Official
64 Records Book 3633, Page 1930, less the area below the normal high water elevation of
65 Lake Jennie Jewel; and

66
67 Part of Lots 1, 2, and 3 of 3 J.J. REAVES SUBDIVISION as recorded in Plat Book "F",
68 Page 66 of the Public Records of Orange County, Florida, lying East of State Road 527,
69 being more particularly described as follows: Begin at the intersection of the Easterly
70 Right-of-Way line of said State Road 527 and the Southerly line of the North 190.00 feet
71 of said Lot 3; thence run North 89 degrees 46' 46" East, along said Southerly line, a
72 distance of 229.00 feet; thence departing said Southerly line run South 00 degrees 13' 14"
73 East a distance of 100.00 feet; thence North 89 degrees 46' 46" East, a distance of 20.00
74 feet; thence South 00 degrees 13' 14" East, a distance of 74.10 feet; thence South 77
75 degrees 35' 27" West, a distance of 122.65 feet to a point on the Easterly Right-of-Way
76 line of said State Road 527; thence North 34 degrees 17' 47" West, along said Right-of-
77 Way line, a distance of 41.26 feet to the point of curvature of a curve, concave
78 Northeasterly, having a central angle of 02 degrees 58' 33" and a radius of 3,789.83 feet;
79 thence run Northwesterly along the arc of said curve, a distance of 196.83 feet to the
80 Point of Beginning as Commercial on the Future Land Map; in accordance with the
81 Amended Future Land Map attached hereto as Exhibit "A" and incorporated herein.

82
83 **Section 3:** The City Clerk is hereby directed to transmit a copy of this
84 amendment of the Comprehensive Plan to the State Land Planning Agency.

85
86 **Section 4:** All Ordinances or parts of Ordinances in conflict with any of the
87 provisions of this Ordinance are hereby repealed to the extent of such conflict.

88
89 **Section 5:** If any Section or portion of a Section of this Ordinance proves to
90 be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the
91 validity, force, or effect of any other Section or part of this Ordinance, it being the

92 legislative intent that this Ordinance shall stand notwithstanding the invalidity of any
93 part.

94
95 **Section 6:** This Ordinance and small scale amendment shall become effective
96 31 days after adoption. If challenged within 30 days after adoption, said amendment
97 shall not become effective until the State Land Planning Agency or the Administration
98 Commission, respectively, issues a final order determining the adopted small scale
99 amendment is in compliance, pursuant to *Florida Statute* 163.3187(3)(c).

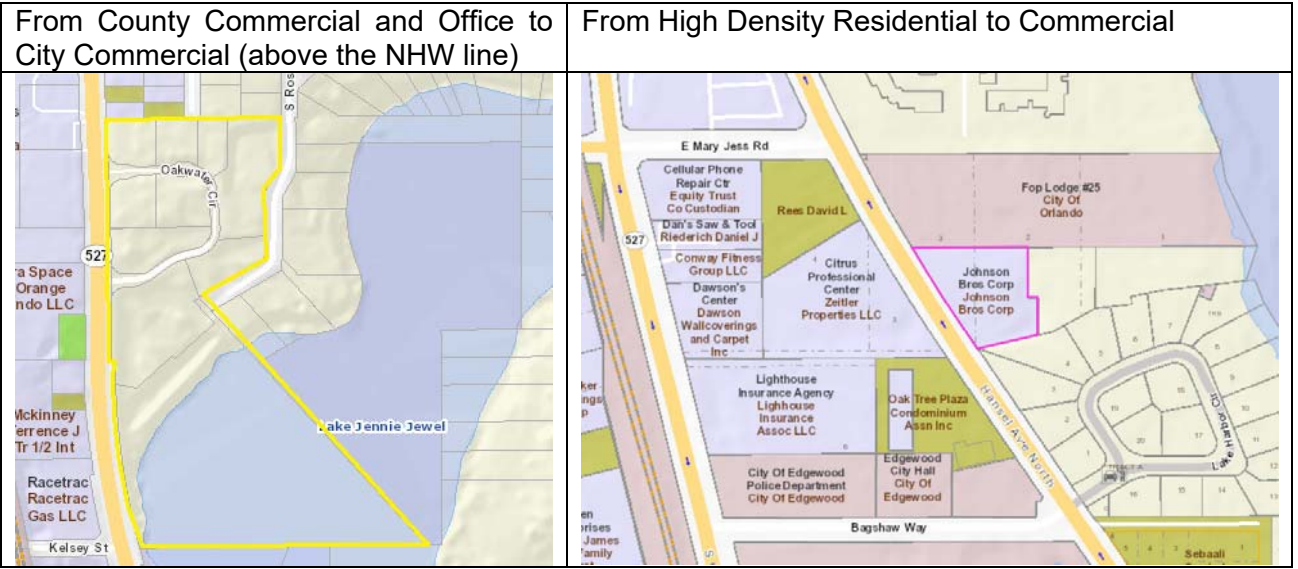
100
101 PASSED AND ADOPTED this ____ day of _____, 2022, by the City
102 Council of the City of Edgewood, Florida.

103
104
105 _____
106 John Dowless, Mayor
107 City of Edgewood

108 Attest:
109
110 _____
111 Sandra Riffle, City Clerk
112 City of Edgewood
113

114
115

Exhibit A



116