

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
51 a 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
57 meeting the following design components, implemented through the land
58 development 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
65 design elements so that there are no blank walls on the exterior, incorporating
66 a variety of rooflines, windows, and visual relief through changes in building
67 material, 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

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

84
85 Low Density Residential: Low density residential land uses shall be at a density
86 not 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
98 uses. 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
102 level of review to ensure land use compatibility. To be compatible means, a
103 development, building and/or land use is designed to be able to exist or occur
104 without conflict with its surroundings in terms of its uses, scale, height, massing,
105 and location on its site, as well as to avoid negative impacts to public services and
106 facilities. The permitted uses on property with a Site Specific Plan designation
107 shall be those allowed in any of the other City future land use designations;
108 however, the ability to develop any use on the property shall be conditioned on
109 demonstration of adjacent land use compatibility. The maximum density allowed
110 shall be 16 units per acre for residential and 1.0 floor area ratio for nonresidential.
111 Simultaneously with establishing this designation on the Future Land Use Map, a
112 policy amendment shall be approved that details the development program for the
113 property including, at a minimum, specific permitted uses and maximum
114 density/intensity. Any change to such policy directives shall require a
115 comprehensive plan amendment. Development on properties with this designation
116 shall be required to be rezoned to the Site Specific Plan District to ensure a well-
117 planned development program compatible with adjacent uses through consistency
118 with site specific design standards and architectural controls.

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

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