

1 **ORDINANCE NO. 2022-03**

2
3 **AN ORDINANCE AMENDING THE CITY OF EDGEWOOD**
4 **COMPREHENSIVE PLAN RELATED TO THE CREATION**
5 **OF A SITE SPECIFIC FUTURE LAND USE**
6 **DESIGNATION; PROVIDING FOR CODIFICATION;**
7 **PROVIDING FOR CONFLICT AND SEVERABILITY; AND**
8 **PROVIDING AN EFFECTIVE DATE**
9

10 **WHEREAS**, the City Council of the City of Edgewood adopted the City of Edgewood
11 Comprehensive Plan by Ordinance No. 91-378 on December 17, 1991, pursuant to Chapter
12 163.3184, Florida Statutes; and

13 **WHEREAS**, the City Council of the City of Edgewood amended the City of Edgewood
14 Comprehensive Plan by Ordinance No. 2013-04 on November 19, 2013, pursuant to Chapter
15 163.3184, Florida Statutes; and

16 **WHEREAS**, the City Council of the City of Edgewood amended the City of Edgewood
17 Comprehensive Plan by Ordinance No. 2021-02 on December 21, 2021 pursuant to Chapter
18 163.3184, Florida Statutes; and

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

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

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

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

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

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

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

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

36 **SECTION 1. LEGISLATIVE FINDINGS.** The Recitals set forth above are
37 hereby adopted as legislative findings of the City Council of the City of Edgewood.
38

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

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

42
43 Commercial: Activities within land areas that are predominantly connected with
44 the sale, rental and distribution of products, or performance of services.
45 Commercial uses will be at a relatively low to moderate intensity, consistent with
46 existing uses. Maximum commercial intensity shall be 0.50 F.A.R. (floor area
47 ratio), unless as set forth below.

48
49 Properties with a Commercial Future Land Use designation that have frontage on
50 a roadway designated as "principal arterial", may have a mixed-use development
51 pattern not exceeding 3.0 F.A.R. and up to 80 dwelling units per acre, when
52 adequate public facilities and services are demonstrated to be available and land
53 use compatibility demonstrated. This mixed-use pattern will promote infill and
54 redevelopment, while also promoting a reduction in vehicle trips and promoting
55 mobility. Properties developing under the mixed-use concept may develop
56 meeting the following design components, implemented through the land
57 development regulations:

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

81 so as to minimize impact to the residential neighborhood, unless approved
82 by City Council in a public hearing as part of a Planned Development
83 Zoning or 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 adjacent land use and/or environmental compatibility.
103 The permitted uses on property with a Site Specific Plan designation shall be
104 those allowed in any of the other City future land use designations; however, the
105 ability to develop any use on the property shall be conditioned on demonstration
106 of adjacent land use and environmental compatibility. To be compatible means, a
107 development, building and/or land use is designed to be able to exist or occur
108 without conflict with its surroundings in terms of its uses, scale, height, massing,
109 and location on its site. The maximum density allowed shall be 16 units per acre
110 for residential and 1.0 floor area ratio for nonresidential. Simultaneously with
111 establishing this designation on the Future Land Use Map, a policy amendment
112 shall be approved that details the development program for the property including,
113 at a minimum, specific permitted uses and maximum density/intensity. Any
114 change to such policy directives shall require a comprehensive plan amendment.
115 Development on properties with this designation shall be required to be rezoned
116 to the Site Specific Plan District to ensure a well-planned development program
117 compatible with adjacent uses through consistency with site specific design
118 standards and architectural controls.

119 The density/intensity maximums listed in this policy are not an entitlement and
120 are not achievable in all situations. Many factors may limit the permitted use
121 and/or density and/or intensity including, but not necessarily limited to, physical

122 limitations imposed by property dimensions and onsite natural resources and
123 environmental systems, necessary land use compatibility design standards, as well
124 as compliance with applicable code requirements such as, but not limited to
125 parking, open space, setbacks, and impervious surface maximums.

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

128
129 **SECTION 4.** After the first public hearing, this amendment was transmitted to the
130 Department of Economic Opportunity, and a copy was submitted to each of: the East Central
131 Florida Regional Planning Council, the St. Johns River Water Management District, the
132 Department of Environmental Protection, the Department of State, the Department of
133 Transportation, Orange County, and any other unit of local government or governmental agency
134 in the State of Florida that has filed a written request with the Clerk of the City of Edgewood,
135 Florida.

136
137 **SECTION 5.** This Ordinance shall become effective 31 days after the Department of
138 Economic Opportunity notifies the City that the Plan Amendment package is complete, or on the
139 date a final order is issued by the Department of Economic Opportunity or Administration
140 Commission finding the amendment in compliance, whichever occurs sooner. No development
141 permits or land uses dependent on this amendment may be issued or commence before it has
142 become effective.

143
144 **FIRST READING** on the ____ day of _____, 2022.

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

147
148 _____
149 Richard A. Horn, Council President

150
151
152 *ATTEST:*

153
154 _____
155 Sandra Riffle, City Clerk
156