



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:  
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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.

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

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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.

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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.

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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).

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

121 The density/intensity maximums listed in this policy are not an entitlement and are  
122 not achievable in all situations. Many factors may limit the permitted use and/or

123 density and/or intensity including, but not necessarily limited to, physical limitations  
124 imposed by property dimensions and onsite natural resources and environmental  
125 systems; necessary land use compatibility design standards; *compliance with smart*  
126 *growth development design including, but not limited to, the need to accommodate*  
127 *innovative technology for the provision of infrastructure needs such as electric*  
128 *charging stations and alternative energy sources, and green building design; the need*  
129 *to provide recreation space in employment as well as residential areas; as well as*  
130 compliance with applicable code requirements such as, but not limited to parking,  
131 open space, setbacks, and impervious surface maximums.

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

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

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

149  
150 **FIRST READING** on the \_\_\_\_ day of \_\_\_\_\_, 2022.

151 **ADOPTED** by the City Council of the City of Edgewood, Florida, this \_\_\_\_ day of  
152 \_\_\_\_\_, 2022.

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

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158 *ATTEST:*  
159 \_\_\_\_\_  
160  
161 Sandra Riffle, City Clerk

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