

ORDINANCE NO. 2025-01

AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA, TO AMEND THE EDGEWOOD COMPREHENSIVE PLAN INCLUDING AMENDING THE FUTURE LAND USE DESIGNATION FROM COMMERCIAL AND MEDIUM DENSITY RESIDENTIAL TO SITE SPECIFIC PLAN ON APPROXIMATELY 41.43 ACRES LOCATED AT 4881 SOUTH ORANGE BLOSSOM TRAIL AND A TEXT CHANGE CREATING POLICY 1.1.6(a) RELATING TO THE SITE SPECIFIC PLAN DESIGNATION FOR THE PROPERTY; FINDING THAT SUCH AMENDMENTS ARE A SMALL SCALE AMENDMENT UNDER SECTION 163.3187, *FLORIDA STATUTES*;

PROVIDING FOR FINDINGS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

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

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

WHEREAS, the City Council of Edgewood desires to adopt an amendment to the Comprehensive Plan by amending the Future Land Use Map and establishing a new policy correlated with the Future Land Use Map amendment, to guide and control the future development of the City and to preserve, promote and protect the public's health, safety and welfare; and

WHEREAS, the proposed amendments satisfy the criteria for a small-scale amendment under Section 163.3187, Florida Statutes; and

WHEREAS, the amendment to the Comprehensive Plan, Future Land Use Map contemplated herein involves fewer than fifty acres; and

WHEREAS, the text change relates directly to, and will be adopted simultaneously with the small-scale future land use map amendment; and,

WHEREAS, the City of Edgewood's Planning and Zoning Board, as the City's local planning agency, held a public hearing to consider the amendments to the Future Land Use Map and text of the Future Land Use Plan Element of the City of Edgewood Comprehensive Plan; and

WHEREAS, the City Council, as the City's governing body, held a public hearing for adoption to consider the amendments to the City of Edgewood Comprehensive Plan in accordance with the controlling provisions of State law; and

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

WHEREAS, the City Council of the City of Edgewood hereby finds and determines that this Ordinance is internally consistent with the goals, objectives and policies of the City of Edgewood Comprehensive Plan and other controlling law to include, but not limited to, Chapter 163, Florida Statutes, and the provisions of the State Comprehensive Plan as codified at Chapter 187, Florida Statutes.

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

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

Section 2: Small Scale Comprehensive Plan Amendment – Future Land Use Map: Ordinances adopting and amending the Comprehensive Plan of the City of Edgewood, Florida, are hereby amended to designate that property located at 4881 South Orange Blossom Trail, with current Tax Parcel Identification Numbers 15-23-29-0000-00-031 and 14-23-29-0000-00-013, and more particularly legally described as

Parcel 1:

That portion of the Southeast 1/4 of the Northeast 1/4, of Section 15, Township 23 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

Begin at the Northeast corner of the Southeast 1/4 of the Northeast 1/4, of Section 15, Township 23 South, Range 29 East; thence run West 1276.17 feet, more or less, to the East right-of-way line of US Highway 441; thence, along said East right-of-way line, South 350 feet; thence East 150 feet; thence South 561.82 feet, more or less, to the North boundary of lands described in Official Records Book 2236, Page 985, Public Records of Orange County, Florida; thence East 1126.17 feet, more or less, along the North boundary of lands described in Official Records Book 2236, Page 985, to the East line of the Southeast 1/4 of the Northeast 1/4, of Section 15, Township 23 South, Range 29 East; thence North, along said East line of the Southeast 1/4 of the Northeast 1/4, to the Point of Beginning.

Parcel 2:

That portion of the Southwest 1/4 of the Northwest 1/4, of Section 14, Township 23 South, Range 29 East, Orange County, Florida, lying North of lands described Official Records Book 2236, Page 985, Public Records of Orange County, Florida and West of the Plat of LEGACY, a subdivision, according to the plat thereof, recorded in Plat Book 62, Page 76 through 83, inclusive.

Less and Except: Lands described in Official Records Book 7032, Page 1785, Public Records of Orange County, Florida.

as Site Specific Plan on the Future Land Map in accordance with the Amended Future Land Map attached hereto as Exhibit “A” and incorporated herein.

Section 3: Small Scale Comprehensive Plan Amendment – Text Amendment: Ordinances adopting and amending the Comprehensive Plan of the City of Edgewood, Florida, are hereby amended to add a new policy specifically correlated with the Site Specific Future Land Use designation as follows:

Proposed Policy: Policy 1.1.6(a) Site Specific Plan Edgewood Park of Commerce

The property comprised of approximately 41.43 acres with frontage on South Orange Blossom Trail (as identified on the Future Land Use Map), to be known as the Edgewood Park of Commerce, is designated Site-Specific Plan (SSP).

The Edgewood Park of Commerce shall have a maximum development program of 0.31 FAR/565,600 square feet of building area for uses described below.

Development of the property shall only be facilitated using the Comprehensive Plan Planned Development (CP PD) District and be developed consistent with the Site Plan and corresponding Development Agreement as approved by City Council.

Specific mitigative measures to minimize visual and operational impacts are required to be incorporated into the Site Plan and Development Agreement. These shall include, but not necessarily be limited to, provision of open space, landscape buffers, and building setbacks that exceed the standards of development within conventional zoning districts, with the minimums for the development as listed below.

Open Space:

A minimum of 30% of the site will be provided as Open Space. Land Use Compatibility Open Space, as required within the CP PD zoning district will be provided at a rate of 50 percent of the required open space (minimum 12.5 percent of the total land area).

Landscape Buffers*:

North 30 feet minimum depth with 2 tiers of evergreen trees consistent with approved landscape plan; a continuous row of hostile plants along the perimeter adjacent to the single family lots; and a 7 feet high pre-cast architectural/wall manufactured with imprinted texture/pattern to mimic brick, stone or cultured stone patterns with matte finish of any earth tone color(s) shall be constructed where a wall is currently non-existent along the

northern perimeter One of the tiers of evergreen trees, except where adjacent to Haven Oaks, shall consist of Leyland Cypress trees, each with a minimum 4-inch caliper, root ball diameter greater than 40" and container volume greater than or equal to 100 gallons, and 10-foot height at planting, spaced 10 feet apart on center. The Leyland Cypress tier shall be along the north property line. Adjacent to Haven Oaks, the tier closest to the north property line shall be Live Oaks, minimum 200 gallon containers, 6" dbh spaced 40 feet on center.

South 25 feet minimum depth with 2 tiers of evergreen trees consistent with approved landscape plan. Additionally, a 5.85-acre stormwater pond and a minimum 6 feet high, strong, long lasting, "no climb" security fence shall be constructed along the southern property perimeter with a continuous row of hostile plants along the fence line consistent with the approved landscape plan

East 140 feet minimum depth. To maximize screening, this buffer shall feature at least three tiers of trees, carefully aligned in consultation with the City's Landscape Architect and Planner in a manner to preserve and incorporate existing trees to the greatest extent possible. At a minimum,

- The easternmost tier shall consist of Leyland Cypress trees, each with a minimum 4-inch caliper, root ball diameter greater than 40" and container volume greater than or equal to 100 gallons, and 10-foot height at planting, spaced 10 feet apart on center.
- The second tier shall be composed of Bracken's Beauty Southern Magnolia trees, each with a minimum 4-inch caliper, and 10-foot height at planting, spaced 20 feet apart on center.

The trees in the westernmost tier (proximate the parking lot) shall be a minimum 3-inch caliper evergreen canopy trees with species as approved by City Planner or City Landscape Architect. Trees shall be spaced 35 feet on center. Tree installation in the east buffer must be conducted with utmost care to avoid damage to the root systems of existing trees designated for preservation on the site.

In addition, a 6 feet high pre-cast architectural wall manufactured with imprinted texture/pattern to mimic brick, stone or cultured stone patterns with matte finish of any earth tone color(s) shall be constructed where currently non-existent along the eastern perimeter. A continuous row of hostile plants shall be planted along all wall segments along the east property line consistent with the approved landscape plan.

West The 1± acre open space tract adjacent to Orange Blossom Trail (OBT) shall be maintained in accordance with Crime Prevention Through Environmental Design (CPTED) standards. This requires routine tree trimming and

removal of underbrush, with the initial trimming/removal prior to approval of the first building permit and coordinated with the City's Landscape Architect. The applicant shall make every effort to preserve and maintain the existing healthy, non-invasive trees.

A six feet high no-climb black fence shall be installed on the OBT side of the open space area. The fence's placement and integration method are subject to the approval of the City's Landscape Architect but shall be situated at least 25 feet from the Orange Blossom Trail (OBT) right-of-way line. The existing chain link fence parallel to OBT shall be removed prior to Certificate of Occupancy

A continuous hedge shall be installed along the road-facing side of the new fence. The hedge plants shall be native or adapted non-invasive species that are durable and drought tolerant. The irrigation for the hedge shall be integrated into the property's central automatic irrigation system with the use of rain sensors. The plants shall be at least 7 gallon in size, 30" tall, 24" wide at planting,

Where existing trees are not present or are less than three inches dbh within 15 feet east of the fence line, a variety of native trees, including a mix of understory, canopy, deciduous and evergreen, with a minimum diameter at breast height (dbh) of three inches shall be planted at 35-foot intervals, measured center-to-center. Trees at the owners' discretion can be planted on the west side of the fence.

The applicant shall make every effort to preserve and maintain the existing healthy, non-invasive trees along the western edge of the proposed parking lot west of Building A.

Trees planted near the proposed force main must be at least 10 feet away from the proposed force main.

*The only use permitted in the buffer areas shall be vegetation pursuant to the approved landscape plan. No outdoor storage, parking or structures, including, but not limited to, accessory structures, or outdoor eating areas are permitted in the buffer areas.

*All trees and hedge plants on site shall be Florida #1 or better per Florida Grades and Standards for Nursery Stock.

Landscaping Adjacent to North Side of Buildings: A landscaped area at least 25 feet in width shall be provided between the north and south sides of the buildings, with landscaping (trees, shrubs, and ground cover) as approved by the City's Landscape Architect.

The landscape plan shall be revised after the tree survey is completed and tree preservation incorporated into the plan. Said review shall be a staff-level review, unless staff deems it necessary to bring the updated landscape plan back before the Planning & Zoning Board and the City Council.

No Certificate of Occupancy (CO) shall be issued until the City's Landscape Architect conducts an inspection and verifies the installed landscaping meets the standards of the Development Agreement and is installed to the satisfaction of the City.

Minimum Building Setbacks:

Minimum Setbacks from Property Lines				
Building ¹	North(ft)	South(ft)	East(ft)	West(ft)
A	90	175	n/a	95/245 ²
B	95	175	n/a	n/a
C	95	175	n/a	n/a
D	98	175	n/a	n/a
E	98	185	n/a	n/a
F	98	190	213	n/a
¹ as situated on the approved site plan				
² corresponds to the shift in the west property line				

Maximum Building* Heights:

A	43 ft.
B	43 ft.
C	39 ft.
D	39 ft.
E	29 ft. (32 ft. at entrance)**
F	29 ft. (32 ft. at entrance)**

*Buildings A-F correlate to CP PD Development Plan

** Entrance dimensions are restricted as follows:

- Corner Entrances: The maximum width of the entrance area cannot exceed 35 feet, measured from each side of the corner.

- Mid-Building Entrances: The maximum width of the entrance area cannot exceed 50 feet.

Maximum Building Stories:

One (1) story with no mezzanine construction allowed.

Additional Measures:

1. Prohibition of Truck Traffic in the parking lot/drive aisles: Only two axle vehicles are allowed in the parking lots (drive aisles and parking spaces) outside of truck courts. Signs shall be strategically placed at the entrances of parking lot drive aisles (excluding truck courts) to indicate that only two-axle vehicles are permitted within the parking lot (including drive aisles and parking spaces).
2. The buildings shall be muted white or gray. Only City approved muted colors will be allowed as accents on the buildings, with those accents/colors to be shown on elevation drawings to be submitted with the construction plans. The intent of regulating the building colors is to minimize the visual dominance of the buildings. Bright or highly contrasting colors will be unacceptable. Equipment on exterior walls shall be painted to match the adjacent wall.
3. No illuminated signage allowed on the buildings.
4. All signage on the building sides facing residential homes shall be located below a line extending horizontally 12 feet above ground level adjacent to the building.
5. Dark sky lighting fixtures shall be utilized within the development.
6. Vehicular Access from/to Holden Avenue from development on the subject property is prohibited. An easement shall be recorded granting ingress/egress to the Randallmade Knives Property LLC-owned property to the east (current tax parcels 14-23-29-0000-00-058, 14-23-29-0000-00-069, and 14-23-29-0000-00-006). The recorded easement shall include provisions for its automatic termination or expiration upon the occurrence of any of the following: a change in use of the Randallmade Knives Property LLC property; the subdivision or redevelopment of said property; or a transfer of title of said property. The access point into that property shall remain gated and access controlled in a manner to prohibit any access from/to Holden Avenue from the subject property.
7. The site design shall incorporate truck courts formed by bracketing the buildings around loading bays to internalize truck operations and thereby minimizing potential noise and other operational impacts upon neighboring residents.
8. All dumpsters shall be within, but not in the central drive aisles of the truck courts and fully enclosed. No dumpsters shall be located within 335 ft. of the east or north property lines. Wherever a dumpster is provided, a second dumpster specifically designed to collect and store recyclable materials shall be provided.
9. Contracted security personnel will be provided to ensure surveillance and monitoring during the hours of 8:00pm an 6:00am.

Permitted Uses*:

- Distribution/Logistic Center
- Storage/Warehousing
- Light Assembly/Fabricating operating completely indoors within a building shown on the site plan
- Wholesale Trade Establishments
- Showrooms ancillary to the above listed businesses provided the showroom does not exceed more than 25% of the leased space in any one location.
- Offices ancillary to the above listed businesses limited to no more than 25 percent of leased space in any one location.
- Any other uses which are similar or compatible to the listed permitted uses as determined by authority and directive of City Council which shall be without public notice or public hearing. Approval of a similar or compatible use shall take into consideration land use compatibility, available parking, and traffic impacts.

* All business activities and storage of materials related to any Permitted Use must occur entirely within the enclosed building.

Conditional Uses:

- Training and vocational school as approved by City Council based on demonstration that safe and adequate parking is available, traffic impacts are mitigated, and there are no adverse impacts to the public as determined by authority and directive of City Council. The approval process shall be as specified in Code Section 134.105.

Prohibited Uses:

- Automotive sales or repair
- Tattoo parlors
- Outdoor display
- Outdoor storage
- Fleet vehicle parking east of Building F or west of Building A
- Adult entertainment
- gyms or fitness centers.
- Retail sales except those ancillaries to showrooms where allowed on site.
- Any use that could emit smoke, odor, or objectionable waste materials, and/or produce noise levels beyond that permitted by the city noise control ordinance, including but not limited to processing, recycling, and/or transport of liquid waste.

- Storage, handling, or distribution of noxious or hazardous chemicals, flammable liquids, or other materials deemed hazardous by applicable local, state, and/or federal regulations.

Section 4: The City Clerk is hereby directed to transmit a copy of this amendment of the Comprehensive Plan to the State Land Planning Agency.

Section 5: All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 6: If any Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 7: This Ordinance and small scale amendment shall become effective 31 days after adoption. If challenged within 30 days after adoption, said amendment shall not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a final order determining the adopted small-scale amendment is in compliance, pursuant to *Florida Statute* 163.3187(3)(c).

PASSED AND ADOPTED this 18th day of February, 2025, by the City Council of the City of Edgewood, Florida.

CITY OF EDGEWOOD, FLORIDA
CITY COUNCIL


Richard A. Horn, Council President

ATTEST:


Sandra Riffle, City Clerk