

Prepared by: Sara Geiger, City Clerk  
City of Edgewater  
104 N. Riverside Drive  
Edgewater, FL 32132

**ORDINANCE NO. 2026-O-01**

**AN ORDINANCE OF THE CITY OF EDGEWATER AMENDING THE COMPREHENSIVE PLAN, AS AMENDED, BY AMENDING THE OFFICIAL FUTURE LAND USE MAP FROM COUNTY RELATED ZONING URBAN MEDIUM DENSITY TO LOW DENSITY RESIDENTIAL FOR 41.9± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED AT 4401 S RIDGEWOOD AVENUE (PARCEL IDENTIFICATION NUMBER 8538-01-00-0071), EDGEWATER, FLORIDA; PROVIDING FOR PUBLIC HEARINGS, FINDINGS OF CONSISTENCY; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY AND APPLICABILITY AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Edgewater Waterfront Park, LLC, owner, has applied for an amendment to the Comprehensive Plan Future Land Use Map to include property located property generally located at 4401 S Ridgewood Avenue (Tax Parcel No. 8538-01-00-0071) within Volusia County, Florida as Low Density Residential. Subject property contains approximately 41.9± acres.

**WHEREAS**, the Planning and Zoning Board, sitting as the City’s Local Planning Agency, held a Public Hearing pursuant to 163.3174, Fla. Stat., on Wednesday, January 14<sup>th</sup>, 2026, and recommended that the City Council approve the proposed Plan Amendment; and

**WHEREAS**, the City Council feels it is in the best interests of the citizens of the City of Edgewater to amend its Comprehensive Plan as more particularly set forth hereinafter.

**NOW, THEREFORE**, be it enacted by the City Council of the City of Edgewater, Florida:

**PART A. AMENDMENT.**

Ordinance No. 2026-O-01, as amended and supplemented, adopting the Comprehensive Plan of the City of Edgewater, Florida, regulating and restricting the use of lands located within the City of Edgewater, Florida, shall be amended to include property described in **Exhibits**

“A” and “B” on the Future Land Use Map as Low Density Residential.

**PART B. PUBLIC HEARINGS.**

It is hereby found that a public hearing held by the City Council to consider adoption of this ordinance on February, at 6:00 p.m. in the City Council Chambers at City Hall, 104 N. Riverside Drive, Florida, after notice published at least 10 days prior to hearing is deemed to comply with 163.3184, Fla. Stat.

**PART C. CONFLICTING PROVISIONS.**

All ordinances and resolutions, or parts thereof that are in conflict with this ordinance, are hereby superseded by this ordinance to the extent of such conflict.

**PART D. SEVERABILITY AND APPLICABILITY.**

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative, or void, such holding shall not affect the remaining portions of this ordinance. If this ordinance or any provisions thereof shall be held to be inapplicable to any person, property, or circumstance, such holding shall not affect its applicability to any other person, with property, or circumstance.

**PART E. EFFECTIVE DATE.**

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission,

this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency. The amendment shall also not be effective until certification is received from the Volusia Growth Management Commission.

**PASSED AND DULY ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Diezel DePew, Mayor

**ATTEST:**

\_\_\_\_\_  
Sara Geiger, City Clerk

Passed on first reading on the \_\_\_\_ day of \_\_\_\_\_, 2026

**REVIEWED AND APPROVED:** \_\_\_\_\_  
Anthony Sabatini, Esq., City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

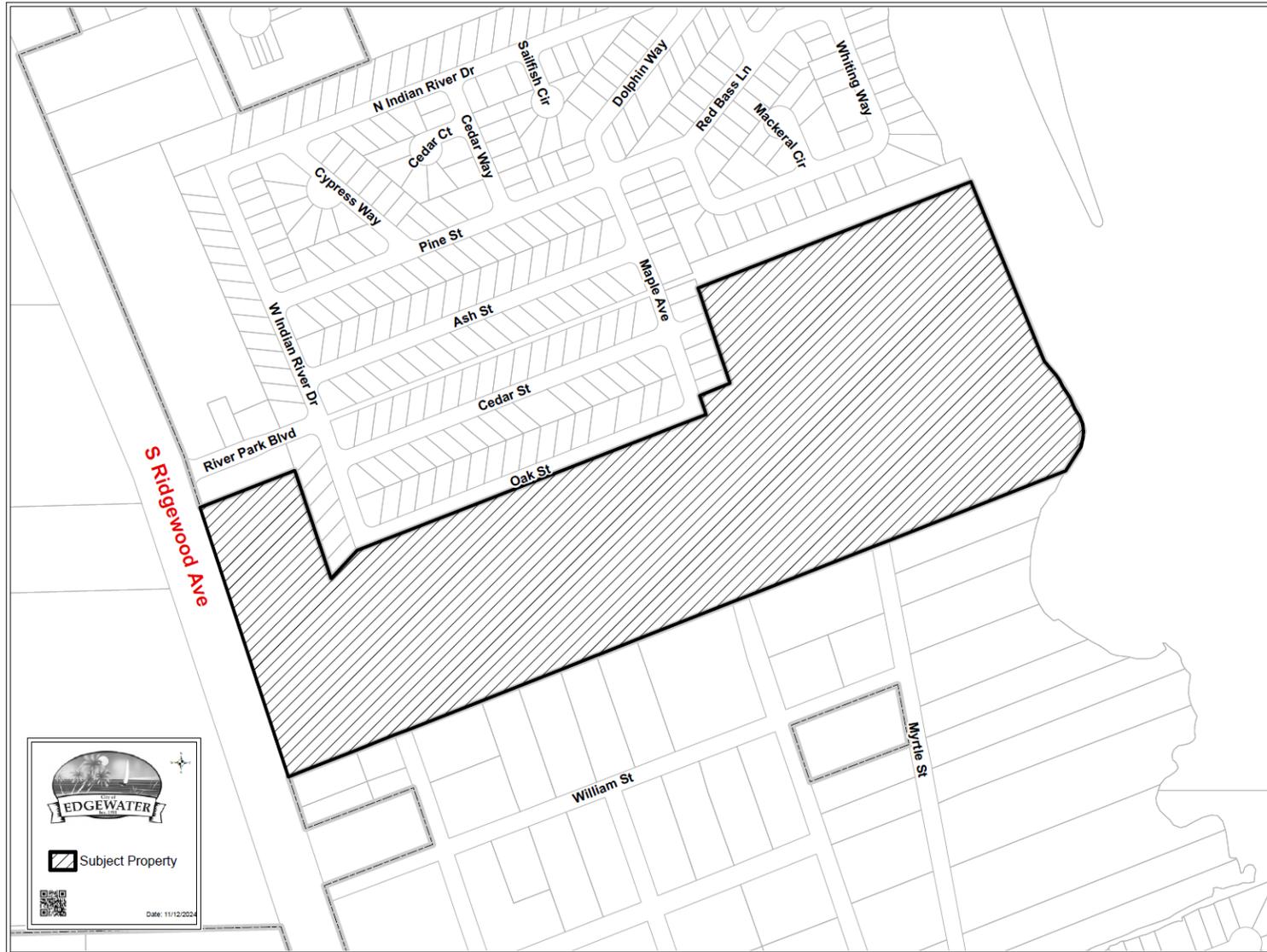
PARCEL 1:

A portion of the South 970.0 feet of the North 2872.6 feet of Lot 3, and a portion of the South 970.0 feet of the North 1940.0 feet of Lot 7, and a portion of the South 970.0 feet of the North 2090.0 feet of Lot 11, Assessor's Subdivision of C.E. McHardy Grant, in according to Plat thereof recorded in Map Book 3, Page 152 of the Public Records of Volusia County, Florida.

More particularly described as follows:

Beginning at the Northwest corner of Lot 3, Block 1 (one) of Water Front Park as recorded in Map Book 11, Page 251 Public Records of Volusia County, Florida, said point being the POINT OF BEGINNING; thence North 18°34'40" West along the East Right of Way of U.S. Highway #1, a distance of 854.01 feet to the point of curvature of a curve concave Westerly having a radius of 5827.65 feet, and a central angle of 00°08'12"; thence run along the arc of said curve a distance of 13.90 feet to a point 100.00 feet South of the centerline of River Park Boulevard as shown on the Corrected Plat of River Park Mobile Home Colony Section 1 (one) as recorded in Map Book 28, Page 4 of the Public Records of Volusia County, Florida; thence North 68°44'20" East along a line parallel to said Boulevard a distance of 300.25 feet to the West line of Lot 1-C as shown on said Corrected Plat of River Park Mobile Home Colony Section 1; thence South 18°34'40" East along the rear line of Lots 1-C, 119, 120, 121, 122 and a prolongation of said line for a distance of 361.91 feet; thence North 42°43'20" East, a distance of 114.00 feet; thence North 18°34'40" West, a distance of 1.53 feet to the South Right of Way line of Oak Street as recorded in said plat of River Park Mobile Home Colony Section 1; thence North 68°44'20" East along said South Right of Way line and a prolongation thereof for a distance of 1,250.14 feet; thence North 18°34'40" West, a distance of 150.28 feet to the Southwest corner of the Sewer Treatment Plant Site as shown on said plat of River Park Mobile Home Colony Section 1; thence continue North 18°34'40" West along the West line of said Sewer Treatment Plant Site 220.24 feet to the South line of the Drainage Canal Right of Way as shown on said plat of River Park Mobile Home Colony Section 1; thence North 68°44'20" East along said South line, a distance of 827.85 feet to the Westerly bank of the Indian River North; thence Southerly along said Westerly bank the following courses and distances; South 50°46'50" East, a distance of 42.21 feet; thence South 13°08'00" East, a distance of 36.19 feet; thence South 11°47'30" West, a distance of 68.22 feet; thence South 18°56'41" East, a distance of 165.46 feet; thence South 34°46'41" East, a distance of 107.15 feet; thence South 77°35'49" East, a distance of 28.05 feet; thence South 39°25'19" East, a distance of 77.83 feet; thence South 32°59'18" East, a distance of 150.02 feet; thence South 24°34'01" East, a distance of 154.23 feet; thence South 00°40'25" West, a distance of 88.54 feet; thence South 13°06'28" West, a distance of 66.18 feet; thence continue South 13°06'28" West for a distance of 2.35 feet to a point on the North line of Lot 1 (one) of Water Front Park Unit No. 2 as recorded in Map Book 8, Page 228 of Public Records of Volusia County, Florida; thence South 68°45'58" West along the North line of said Water Front Park Unit No. 2 and the aforesaid Water Front Park a distance of 2,533.85 feet to the POINT OF BEGINNING.

# EXHIBIT "B"



~~Strike through~~ passages are deleted.  
Underlined passages are added.