

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

April 11, 2023

AGENDA

6:30 PM

REGULAR PLANNING AND ZONING COMMISSION MEETING

• CALL TO ORDER

Invocation

Pledge of Allegiance

Roll Call and Determination of Quorum

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting

• OLD BUSINESS

• NEW BUSINESS

1. Siri Office Building Market Street ROW - Annexation & Rezoning to PUD (AX-03-23-03 & RZ-23-03-03) **Zoning Manager Whitfield**
2. 608 E. Silver Star Road - Maravilla Holdings Property - Annexation & Rezoning to R-1A (AX-03-23-04 & RZ-23-03-04) **Zoning Manager Whitfield**
RESCHEDULED TO A FUTURE DATE TO BE DETERMINED
3. Heartland Dental - Colonial Drive Preventative & Comprehensive Dentistry - Sign Variance (VR-23-01) **Zoning Manager Whitfield**

• MISCELLANEOUS

1. Project Status Report

• ADJOURNMENT

Notice: Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office 48 hours in advance of the meeting.

MORE THAN ONE COMMISSIONER MAY PARTICIPATE OR HEAR DISCUSSIONS REGARDING A MATTER WHICH WILL COME BEFORE THE COMMISSION FOR ACTION.

**MINUTES
CITY OF OCOEE
PLANNING AND ZONING COMMISSION
(Acting as the Local Planning Agency)
REGULAR MEETING**

FEBRUARY 14, 2023

• CALL TO ORDER

Chair Lomneck called the regular session to order at 6:30 PM in the Commission Chambers of City Hall. The invocation was led by **Chair Lomneck**, followed by the Pledge of Allegiance to the Flag. **Recording Clerk Heard** called the roll and declared a quorum present.

Present: Chair Lomneck, Member Forges, Member Mellen, Member Williams, Alternate Member Keller

Absent: None

Also Present: Development Services Director Rumer, Zoning Manager Whitfield, Assistant City Attorney Drage, Recording Clerk Heard

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on December 13, 2022

Motion for Approval of the Consent Agenda: Moved by Member Keller, Seconded by Member Mellen; Motion carried unanimously.

• OLD BUSINESS - None

• NEW BUSINESS

2. **413 Whittier Avenue, Phat An Temple Inc. Property - Annexation & Rezoning; Project No(s). AX-01-23-02 & RZ-23-01-02. (Zoning Manager Whitfield)**

Zoning Manager Whitfield presented a brief overview of the subject property which is located in District 2 on the east side of Whittier Avenue, beginning approximately 325 feet north of State Road 438, and is approximately 0.16 acres and currently vacant. The current zoning is Orange County R-1 (Single Family Residential District) with a proposed rezoning to City of Ocoee R-1 (Single Family Dwelling District). The subject property is contiguous to the City on the east and south and does not create an enclave. Instead, it furthers the City's efforts to reduce existing enclaves within the city limits. The applicant is requesting to annex into the city for water services.

Zoning Manager Whitfield stated the Development Review Committee (DRC) reviewed this item and had no comments for staff; and further, staff recommends approval of this annexation and rezoning.

The Board had no questions for staff.

The applicant was present for questions.

The Public hearing was opened. As no speaker forms were received, the public hearing was closed.

(6:33 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Annexation of 413 Whittier Avenue, Phat An Temple Inc. Property; Project No. AX-01-23-02, subject to resolution of the remaining staff comments before the City Commission meeting; Moved by Member Williams, Seconded by Member Keller; motion carried unanimously.

(6:34 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Rezoning of 413 Whittier Avenue, Phat An Temple Inc. Property; Project No. RZ-23-01-02, subject to resolution of the remaining staff comments before the City Commission meeting; Moved by Member Mellen, Seconded by Member Williams; motion carried unanimously.

3. **474 S. Bluford Avenue Condominiums - Comprehensive Plan Future Land Use Map Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) & Rezoning from R-1AA to PUD; Project No(s). CPA-2022-005 & RZ-22-12-45. (Zoning Manager Whitfield)**

Zoning Manager Whitfield presented a brief overview of the subject property which is vacant and wooded, approximately 0.94 acres and located in District 2 on the east side of South Bluford Avenue. The applicant is requesting to revise the Comprehensive Plan from Low Density Residential (LDR) to Medium Density Residential (MDR) and rezone the property from R-1AA to PUD in order to build six (6) multifamily residential units at three stories and two (2) car garages attached per each unit along with eight (8) guests parking spaces. The property is located within the Downtown Redevelopment Area (DRA), which is intended to attract reinvestment in the downtown area of Ocoee through flexible development regulations and innovative designs. Development of the downtown should include mixed uses and various forms of residential uses. Access will continue to be on South Bluford Avenue and will be limited to a right-in/right-out driveway to ensure safe traffic movement.

Zoning Manager Whitfield explained the Development Review Committee (DRC) recommended approval subject to the following conditions:

- I. Revision of the Land Use Plan (LUP) to indicate a maximum impervious surface area (ISA) of 50% of the lot or parcel area and to include a note that the landscape buffer along South Bluford Avenue will complement the street landscaping from

- the Bluford Avenue Streetscape Plan,
- II. Resolution of all outstanding Utilities Department comments regarding water and sewer connections and Public Work comments regarding limited access (right-in/right-out) design and garbage dumpster location and
 - III. Execution of a Development Agreement for infrastructure improvements and modifications as needed.

Zoning Manager Whitfield stated the applicant has provided a revised Land Use Plan (LUP), which addressed two out of the three DRC comments. Subject to the remaining outstanding condition of the execution of the development agreement, staff recommends approval.

Member Keller asked if the two homes on the south end have enough room for maneuverability. **Zoning Manager Whitfield** stated code requirements for two-way traffic is 22 feet and it currently is at 30 feet, which is an extra eight (8) feet.

Chair Lomneck commented that in his opinion this area is not ready for this type of construction. He believes this area and the downtown infrastructure needs more work.

Constance Silver, *Applicant, Tri3 Civil Engineering Design Studio, Inc., 611 Stone Oak Drive, Sanford*, stated if there are any questions on the design, she is the civil engineer on this project.

Chair Lomneck opened the public hearing.

Darryl Braland, *Ocoee Resident*, stated he has lived in this area for 40 years, and he is not in favor of this project, because this area already has congestion because of the nearby school.

David Blackwell, *Ocoee Resident*, stated he lives across the street from this property and mentioned a similar project was presented a few months ago and asked what has changed from then to bring this project forward. He believes this project is in conflict with the downtown redevelopment plan because this project is proposed as medium density residential, but surrounded by single-family residential.

Larry Kline, *Ocoee Resident*, stated he is opposed to this proposed project, which is similar to the project that was brought forth last year. He explained townhouses with five-foot setbacks do not belong in a neighborhood next to single-family homes with approximately 25-foot setbacks. He is in favor of single-family homes being built in this area.

Dan Bright, *Ocoee Resident*, stated he lives a block from this area and is concerned about the surrounding areas rezoning to high density or medium density if this parcel is rezoned to medium density. He is concerned about the height of the homes at 44 feet, because he does not believe there is anything that tall in the downtown area.

Zoning Manager Whitfield explained the adopted downtown redevelopment area allows mixed and multi-uses including vertical and horizontal mixed uses and allows for a variety of housing types.

Chair Lomneck stated in his personal opinion this area will be converted some day, but today is not the day. He believes the downtown needs to be addressed first, and he personally does not feel this fits in because of the height of the homes.

Member Mellen said he agreed with Chair Lomneck and the speakers that this area is not ready for this until the downtown is more complete. He explained he believes this project does not fit the surrounding area; and further, he is not a fan of the front being so close to the roadway.

Member Williams stated the infrastructure is not in place yet to support this type of development.

Member Forges stated this project is medium density, and the last project brought before them within this area was asking to rezone to high density. He asked if there is Plan B.

Constance Silver, Applicant, stated they do not have a Plan B.

David Blackwell, Ocoee Resident, read some of Scott Lougheed's email. *(Email scanned as supporting documents)*

Chair Lomneck closed the public hearing.

Member Keller explained he does not feel this area is ready for this; and further, he believes the right-in/right-out only access is proof of that.

Zoning Manager Whitfield commented that requirements of Section 6-15C and Table 5-2 do not apply, because it is a PUD zoning which requires a Land Use Plan (LUP) and the LUP establishes the standards.

Chair Lomneck commented that there are condos and townhomes within the city that are directly next to single-family homes.

(7:04 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Denial of the Comprehensive Plan Future Land Use Map Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) of 474 S. Bluford Avenue Condominiums; Project No. CPA-2022-005; Moved by Member Mellen, Seconded by Member Williams; motion carried unanimously.

(7:05 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Denial of the Rezoning from R-1AA to PUD of 474 S. Bluford Avenue Condominiums; Project No. RZ-22-12-45; Moved by Member Mellen, Seconded by Member Keller; motion carried unanimously.

4. 911 Marshall Farms Road, Surujlall Property - Annexation & Rezoning; Project No(s). AX-01-23-01 & RZ-23-01-01. (Zoning Manager Whitfield)

Zoning Manager Whitfield presented a brief overview of the subject property which is vacant, contains approximately 2.22 acres, and is located in District 3 on the east side of Marshall Farms Road. This property is currently zoned Orange County A-1 (Citrus Rural District) with a proposed rezoning to City of Ocoee C-2 (Community Commercial). The subject property is bordered on the west and east by the City's jurisdictional limits and, as such, is contiguous to the City. Annexation of the property does not create an enclave; instead, it furthers the City's efforts to reduce existing enclaves within the city limits. The property is located within the Ocoee-Orange County Joint Planning Area (JPA) Agreement boundary, and the proposed annexation is consistent with the terms of the JPA Agreement. However, the requested C-2 zoning on the entire property is inconsistent with the JPA Future Land Use Map which designates greater than half (50%) of the eastern portion of the property as Conservation. The applicant is requesting to annex into the City for the home office for her truck hauling business with one (1) private service bay. Staff and the DRC recommended approval subject to the condition that the C-2 zoning only applies to the front/western 325 feet of the property in order to maintain the Conservation designation on the east consistent with the JPA FLUM and Wekiva Study Area requirements.

The applicant was present for questions.

Member Mellen asked whether any mitigation is required for a split lot that is adjacent to a conservation lot. **Zoning Manager Whitfield** answered that this is only one (1) lot with two (2) future land use designations and that development is proposed for the upland portion which would not touch the conservation area.

The public hearing was opened. As no speaker forms were received, the public hearing was closed.

Member Forges asked if the structure is a warehouse or an office with a warehouse and what the bay is intended to be used for. **Zoning Manager Whitfield** stated the structure is an office/warehouse with one (1) bay to service their fleet trucks and not open to the general public.

Emma Surujlall, *Applicant/owner, 720 Belle Terre Court*, explained the bay will be used to maintain the trucks and keep fleet maintenance work in-house.

Member Forges asked whether the office portion is larger than the bay area to which **Zoning Manager Whitfield** replied in the affirmative.

(7:15 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Annexation of 911 Marshall Farms Road, Surujlall Property; Project No. AX-01-23-01, subject to resolution of the remaining staff comments before the City Commission meeting; Moved by Member Williams, Seconded by Member Forges; motion carried unanimously.

(7:16 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Rezoning of 911 Marshall Farms Road, Surujlall Property; Project No. RZ-23-01-01, subject to the condition recommended by staff and the DRC to only apply the C-2 zoning to the western 325 feet of the property and retain the remainder as Conservation; Moved by Member Mellen, Seconded by Member Keller; motion carried unanimously.

• MISCELLANEOUS

5. Project Status Report

Development Services Director Rumer updated the Board with the following:

- Invited the members to visit the new location of RusTeak located in the Inspiration PUD off of Tomyon Boulevard.
- The Grand Opening of Wellness Park was held today.
- The Unity Park ribbon cutting will be coming up soon in the following months.
- A new subdivision was submitted for a parcel off of A.D. Mims Road adjacent to Prairie Lake.
- Two mixed-use centers are currently under final review.

Chair Lomneck announced Scott Kennedy has resigned from the board, and there is a vacancy.

• ADJOURNMENT - 7:25 p.m.

ATTEST:

APPROVED:

Kathy Heard, Recording Clerk

Brad Lomneck, Chair



CITY OF OCOEE
PLANNING & ZONING COMMISSION
(Local Planning Agency)

STAFF REPORT

Meeting Date: April 11, 2023
Item #: 1

Contact Name: Anoch Whitfield, Zoning Manager

Department Director: Michael Rumer

Subject: Siri Office Building Market Street ROW - Annexation & Rezoning to PUD (AX-03-23-03 & RZ-23-03-03)
Zoning Manager Whitfield

ISSUE:

Should the Planning and Zoning Commission (PZC) recommend approval of the Annexation and assignment of the PUD (Planned Unit Development) Zoning classification to the vacated Market Street and Arlington Avenue rights-of-way, which have been aggregated into parcel number 28-22-28-0000-00-019 and which are part of the Siri Office Building PUD, fka 3872 Old Winter Garden Road PUD?

BACKGROUND SUMMARY:

The subject site is approximately .372 acres in size and is comprised of the Market Street right-of-way (ROW) and Arlington Avenue ROW. The Market Street ROW is approximately 30 feet wide by 225 feet long, and the Arlington Avenue ROW is approximately 30 feet wide by 291 feet long, based on the survey provided by the applicant.

The subject site is adjacent to and has been included as part of the design for the Siri Office Building PUD Land Use Plan (LUP), fka 3872 Old Winter Garden Road PUD LUP, since its original approval in 2019 for a medical office building. In mid-2022, the PUD underwent a Non-substantial Amendment to shift the driveway westward to avoid a large transmission pole, which resulted in reducing the building size from 33,200 SF to 28,000 SF and moving the driveway from the easternmost corner of the site to being through the center of the building. During site plan review, the City approved the Preliminary/Final Small-Scale Site Plan contingent upon the vacation of the Orange County right-of-way and annexation/rezoning of the vacated ROW into the development parcel. The County approved the applicant's petition to vacate on February 7, 2023, by a Resolution Granting Petition to Vacate # 18-01-002.

Thus, the applicant has submitted this request for annexation and classification of the vacated ROW site to PUD. This application does not propose any new development, but rather, per the approved Amended Siri Office Building LUP, the vacated ROWs will be developed with parking spaces, landscaped buffer, a garbage dumpster, a small stormwater pond, and vehicular interconnect to the property immediately to the west.

Staff identified no issues with the requested annexation/zoning. However, an Annexation and Rezoning Feasibility Report was not prepared for this annexation since the land area and proposed office building project were evaluated as part of the original 3872 Old Winter Garden Road PUD in 2019.

RECOMMENDATIONS:

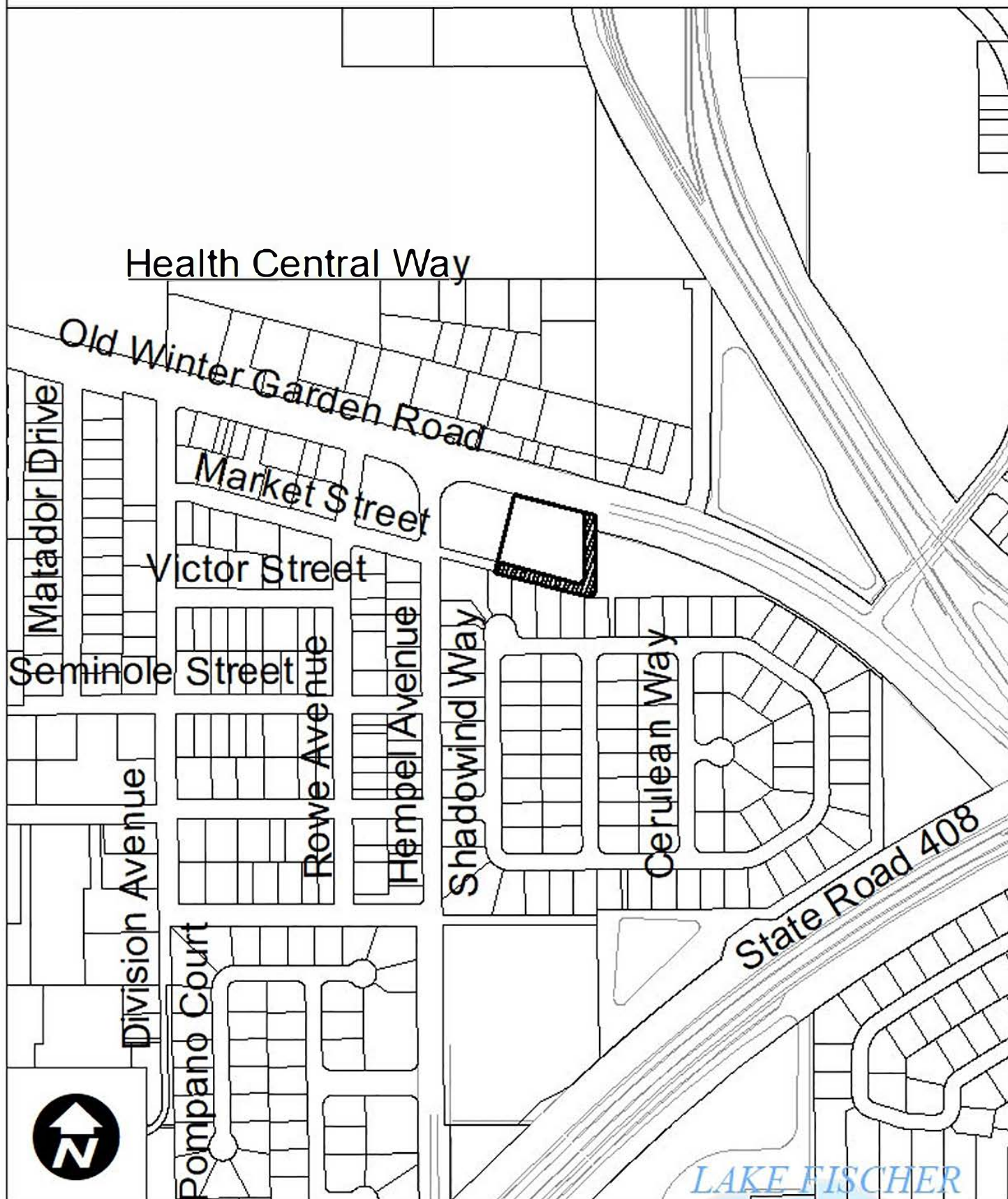
The DRC met on Wednesday, April 5, 2023, to consider the request for annexation and rezoning to PUD to incorporate the vacated Market Street and Arlington Avenue rights-of-way into the Siri Office Building PUD and Land Use Plan. The DRC did not identify any concerns and recommended approval of the annexation and rezoning to Siri Office Building PUD for the vacated Market Street and Arlington Avenue rights-of-way, now incorporated into Parcel ID 28-22-28-0000-00-019.

Staff recommends that the Planning and Zoning Commission make a recommendation of approval of the Annexation and assignment of the PUD (Planned Unit Development) Zoning classification to the vacated Market Street and Arlington Avenue rights-of-way, which have been aggregated into parcel number 28-22-28-0000-00-019 and which are part of the Siri Office Building PUD, fka 3872 Old Winter Garden Road PUD.

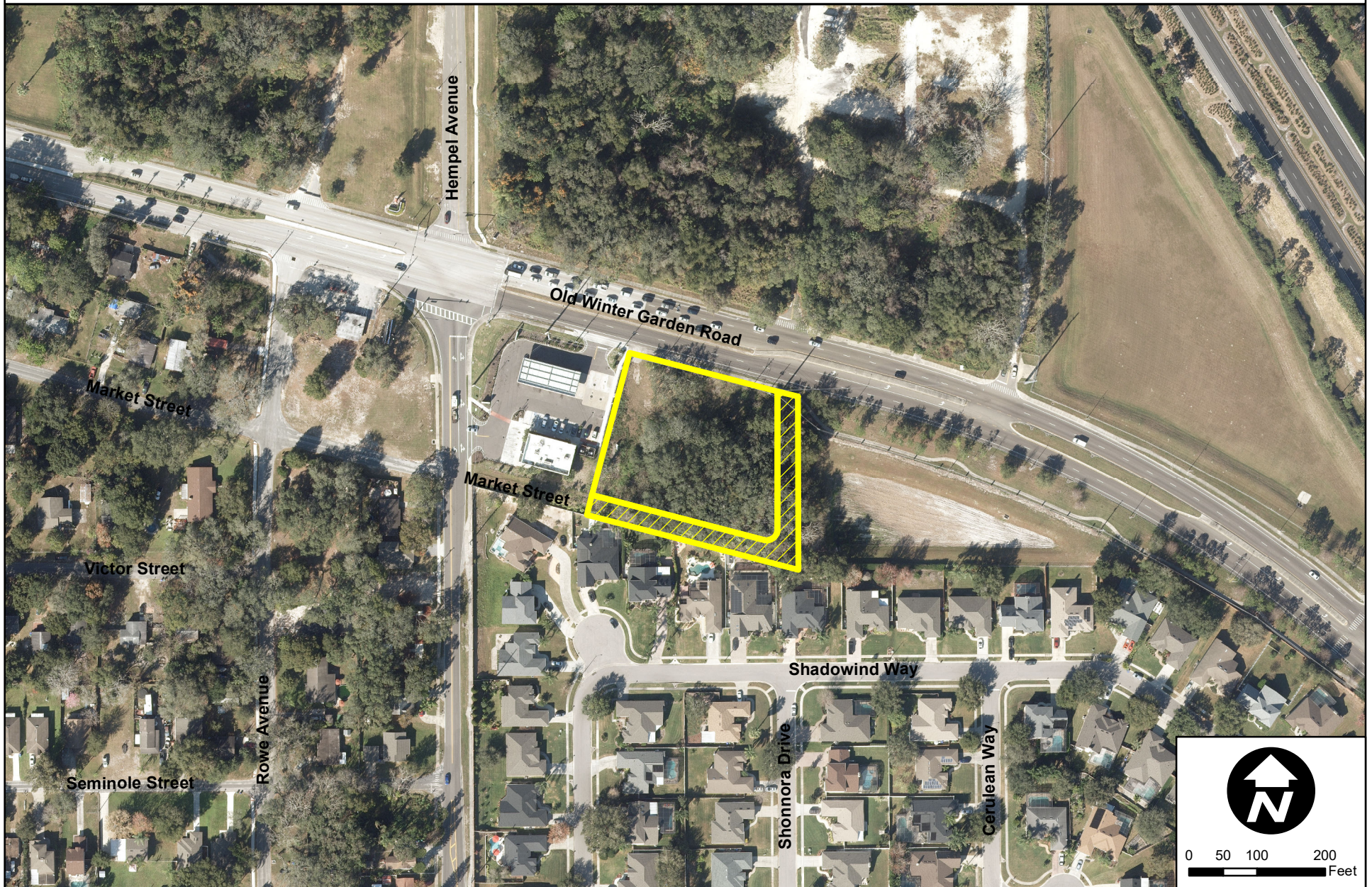
ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Annexation Ordinance
6. Rezoning Ordinance
7. Advertisement

Siri Office Building - Market St/Arlington Ave Vacated ROW Annexation/Rezoning to PUD Location Map



Siri Office Building - Market St/Arlington Ave Vacated ROW Annexation/ Rezoning to PUD - Aerial Map



Siri Office Building - Market St/Arlington Ave Vacated ROW Annexation/ Rezoning to PUD Surrounding Zoning Map



Development Services
Department

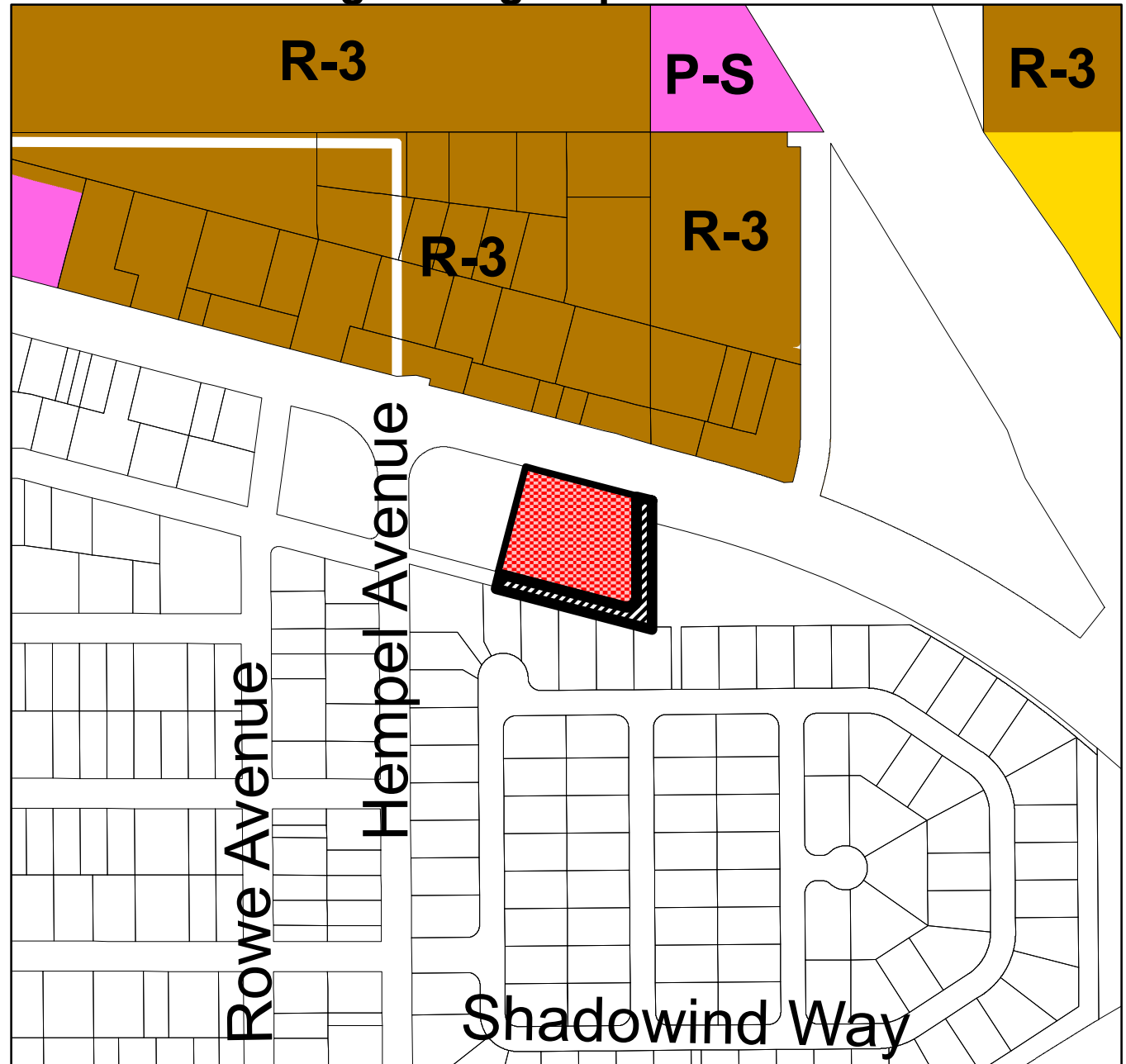
0 75 150 300
Feet

Created: April 2023

 Subject Property

Zoning Classification:

-  General Agricultural (A-1)
-  Suburban (A-2)
-  Single-Family Dwelling (R-1AAA)
-  Single-Family Dwelling (R-1AA)
-  Single-Family Dwelling (R-1A)
-  Single-Family Dwelling (R-1)
-  One- & Two-Family Dwelling (R-2)
-  Multiple-Family Dwelling (R-3)
-  Mobile Home Subdivision (RT-1)
-  Professional Offices & Services (P-S)
-  Neighborhood Shopping (C-1)
-  Community Commercial (C-2)
-  General Commercial (C-3)
-  Restricted Manufacturing & Warehousing (I-1)
-  General Industrial (I-2)
-  Commercial (PUD)
-  Low Density (PUD)
-  Medium Density (PUD)
-  High Density (PUD)
-  Public Use (PUD)
-  Unclassified



Siri Office Building - Market St/Arlington Ave Vacated ROW Annexation/Rezoning to PUD

Surrounding Future Land Use Map



Development Services
Department

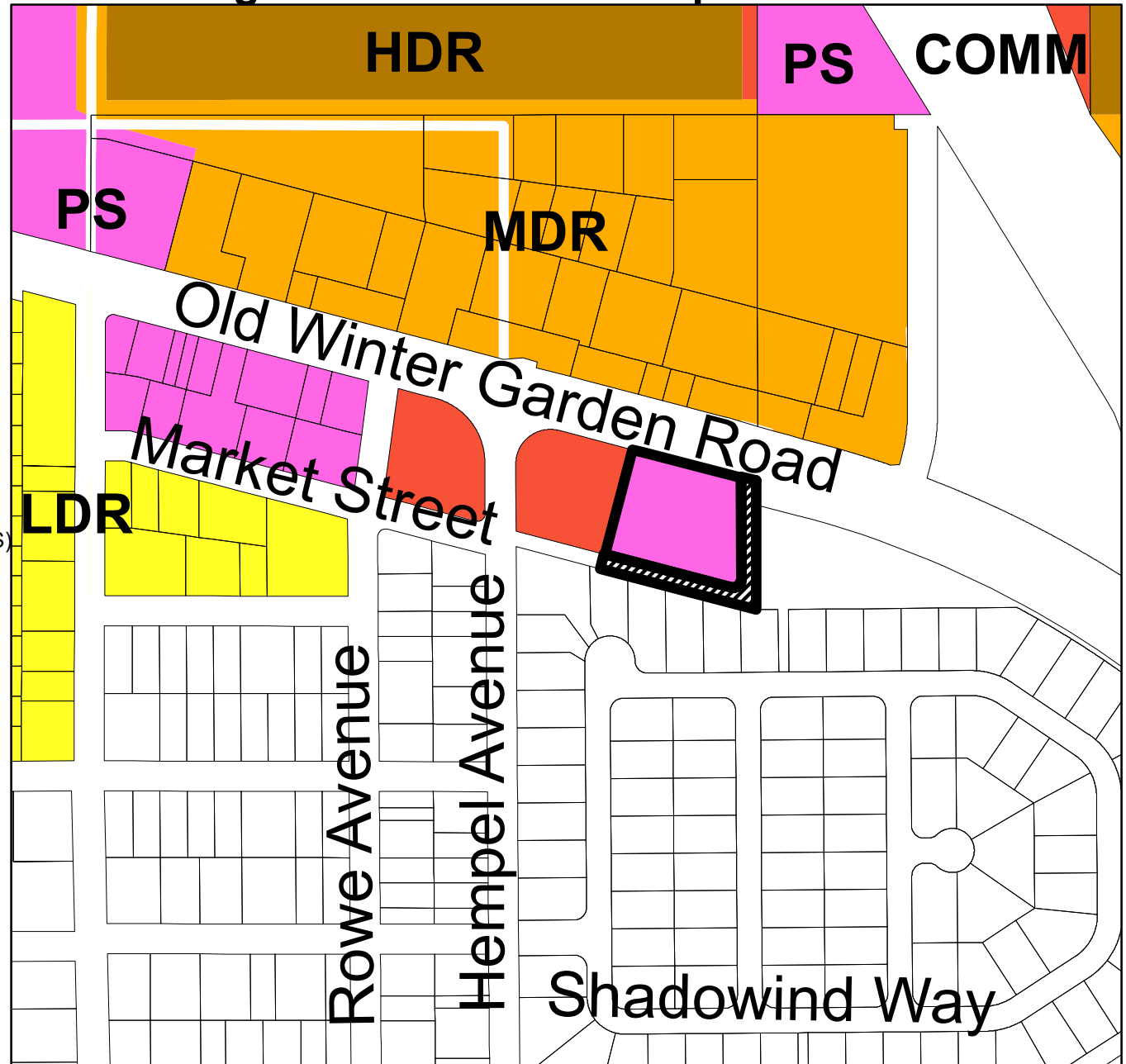
0 75 150 300
Feet

Created: April 2023

 Subject Property

Future Land Use Classification:

-  Low Density Residential (LDR)
-  Medium Density Residential (MDR)
-  High Density Residential (HDR)
-  Professional Offices and Services (PS)
-  Commercial (COMM)
-  Light Industrial (LI)
-  Heavy Industrial (HI)
-  Conservation/Floodplains (CONS)
-  Recreation and Open Space (REC)
-  Public Facilities/Institutional (INST)



**ORDINANCE NO. 2023-
(Annexation Ordinance for Siri Office Building Property)**

TAX PARCEL ID: 28-22-28-0000-00-019

CASE NO. AX-03-23-03: Siri Office Building – Market Street ROW Annexation

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF OCOEE, FLORIDA, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.372 ACRES OF VACATED PUBLIC RIGHT-OF-WAY, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; FINDING SAID ANNEXATION TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN, THE OCOEE CITY CODE AND THE JOINT PLANNING AREA AGREEMENT; PROVIDING FOR AND AUTHORIZING THE UPDATE OF OFFICIAL CITY MAPS; PROVIDING DIRECTION TO THE CITY CLERK; PROVIDING FOR SEVERABILITY; REPEALING INCONSISTENT ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 171.044, Florida Statutes, the owner of certain real property located in unincorporated Orange County, Florida, as hereinafter described, has petitioned the City Commission of the City of Ocoee, Florida (the “Ocoee City Commission”) to annex approximately 0.372 acres of property, as more particularly described in Exhibit “A” attached hereto, into the corporate limits of the City of Ocoee, Florida; and

WHEREAS, the Ocoee City Commission has determined that said petition bears the signatures of all owners of the real property proposed to be annexed into the corporate limits of the City of Ocoee, Florida; and

WHEREAS, notice of the proposed annexation has been published pursuant to the requirements of Section 171.044(2), Florida Statutes, and Section 5-9(E), Article V, Land Development Code of the City of Ocoee (the “Code”); and

WHEREAS, on April 11, 2023, the Planning and Zoning Commission of the City of Ocoee, Florida, reviewed the proposed annexation and found it to be consistent with the Ocoee Comprehensive Plan, to comply with all applicable requirements of the Ocoee City Code, and to be in the best interest of the City of Ocoee and has recommended to the Ocoee City Commission that it approve said annexation petition; and

WHEREAS, the Ocoee City Commission has the authority, pursuant to Section 171.044, Florida Statutes, to annex said real property into its corporate limits upon petition of the owners of said real property; and

WHEREAS, the Ocoee City Commission is desirous of annexing and redefining the boundary lines of the City of Ocoee, Florida, to include said real property.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF OCOEE, FLORIDA, AS FOLLOWS:

Section 1. AUTHORITY. The Ocoee City Commission has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida, Chapters 166 and 171, Florida Statutes, and Section C-7 of Article 1 of the Charter of the City of Ocoee, Florida.

Section 2. PETITION. The Ocoee City Commission hereby finds that the petition to annex certain lands, as hereinafter described, into the corporate limits of the City of Ocoee, Florida, bears the signatures of all owners of the real property proposed to be annexed into the corporate limits of the City of Ocoee, Florida.

Section 3. ANNEXATION. The following described real property located in unincorporated Orange County, Florida, is hereby annexed into the corporate limits of the City of Ocoee, Florida:

SEE EXHIBIT “A” ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Section 4. MAP. A map of said land herein described, which clearly shows the annexed area, is attached hereto as **EXHIBIT “B”** and by this reference is made a part hereof.

Section 5. CONSISTENCY FINDING. The Ocoee City Commission hereby finds that the annexation of said land herein described is consistent with the Ocoee Comprehensive Plan, as amended, and meets all of the requirements for annexation set forth in the Ocoee Comprehensive Plan and the Ocoee City Code.

Section 6. CORPORATE LIMITS. The corporate territorial limits of the City of Ocoee, Florida, are hereby redefined to include said land herein described and annexed.

Section 7. OFFICIAL MAPS. The City Clerk is hereby authorized to update and supplement official City maps of the City of Ocoee, Florida, to include said land herein described and annexed.

Section 8. LIABILITY. The land herein described and future inhabitants of said land herein described shall be liable for all debts and obligations and be subject to all species of taxation, laws, ordinances, and regulations of the City of Ocoee, Florida, and be entitled to the same privileges and benefits as other areas of the City of Ocoee, Florida.

Section 9. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portion hereto.

Section 10. CONFLICTING ORDINANCES. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 11. EFFECTIVE DATE. This Ordinance shall become effective upon passage and adoption. Thereafter, the City Clerk is hereby directed to file a certified copy of this Ordinance with the Clerk of the Circuit Court for Orange County, Florida, the Chief Administrative Officer of Orange County, Florida, and with the Florida Department of State within seven (7) days from the effective date.

PASSED AND ADOPTED this _____ day of _____, 2023.

APPROVED:

ATTEST:

CITY OF OCOEE, FLORIDA

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

FOR USE AND RELIANCE ONLY BY THE
CITY OF OCOEE, FLORIDA APPROVED AS
TO FORM AND LEGALITY THIS ____ DAY
OF _____, 2023

ADVERTISED _____ AND _____
READ FIRST TIME _____, 2023
READ SECOND TIME AND ADOPTED
_____, 2023, UNDER AGENDA
ITEM NO. ____

SHUFFIELD, LOWMAN & WILSON, P.A.

By: _____
City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

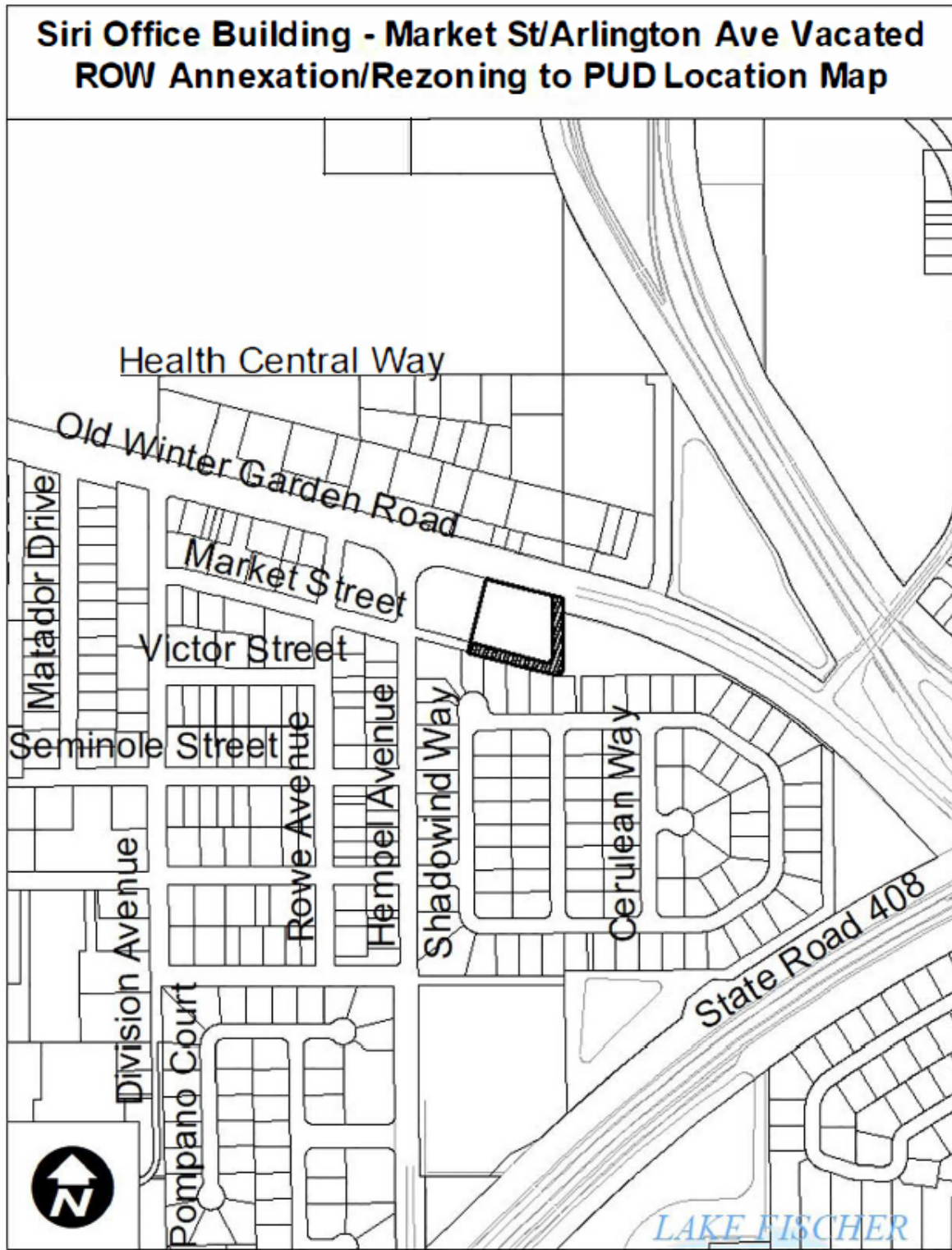
THAT PORTION OF MARKET STREET AND ARLINGTON AVENUE, PARK RIDGE, AS RECORDED IN PLAT BOOK 0, PAGE 100, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 15 OF SAID PARK RIDGE, SAID POINT BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF MARKET STREET AND THE EAST RIGHT OF WAY LINE OF HEMPLE AVENUE ACCORDING TO SAID PARK RIDGE; THENCE RUN S75°23'21"E ALONG THE SOUTH LINE OF SAID BLOCK 15, 184.07 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 27, SAID BLOCK 15, FOR THE POINT OF BEGINNING; THENCE CONTINUE S75°23'21"E ALONG THE SOUTH LINE OF SAID BLOCK 15, 261.33 FEET TO A CURVE CONCAVE TO THE NORTHWEST; THEN RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 104°22'16", A RADIUS OF 16.00 FEET, AN ARC LENGTH OF 29.15 FEET, A CHORD BEARING OF N51°58'48"E AND A CHORD DISTANCE OF 25.28 FEET; THENCE RUN N00°05'39"W ALONG THE EAST LINE OF SAID BLOCK 15, 199.53 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF OLD WINTER GARDEN ROAD, A VARIABLE WIDTH RIGHT OF WAY; THENCE RUN S75°22'18"E ALONG THE SOUTH RIGHT OF WAY LINE OF OLD WINTER GARDEN ROAD, 31.02 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF AFORESAID ARLINGTON AVENUE, ALSO BEING THE NORTHERLY EXTENSION OF THE WEST LINE OF TRACT B, FALCON POINTE, AS RECORDED IN PLAT BOOK 39, PAGES 98-99, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S00°05'39"E ASLONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF TRACT B, 251.31 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID TRACT B; THENCE RUN N75°23'21"W ALONG THE NORTHERLY LINE OF SAID FALCON POINTE, 320.84 FEET TO A POINT 30.00 FEET SOUTH OF THE AFORESAID SOUTHWEST CORNER OF LOT 27, WHEN MEASURED PERPENDICULAR TO THE AFORESAID SOUTH LINE OF BLOCK 15; THENCE RUN N14°36'39"E, 30.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.372 ACRES MORE OR LESS.

EXHIBIT "B"

LOCATION MAP



**ORDINANCE NO. 2023-
(Rezoning Ordinance for Siri Office Building
– Market St/Arlington Ave Vacated ROW)**

TAX PARCEL ID: 28-22-28-0000-00-019

**CASE NO. RZ-23-03-03: Siri Office Building – Market St/Arlington Ave Vacated ROW
Rezoning**

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, ASSIGNING THE ZONING CLASSIFICATION OF CITY OF OCOEE PUD (PLANNED UNIT DEVELOPMENT) ON CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.372 ACRES OF VACATED PUBLIC RIGHT-OF-WAY, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; FINDING SUCH ZONING TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY ZONING MAP; REPEALING INCONSISTENT ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner (the “Applicant”) of certain real property located within the corporate limits of the City of Ocoee, Florida, as hereinafter described, has submitted an application to the City Commission of the City of Ocoee, Florida (the “Ocoee City Commission”) to rezone said real property (the “Rezoning”); and

WHEREAS, the Applicant requests the City to assign certain real property containing approximately 0.372 acres of vacated public right-of-way, more particularly described in **Exhibit “A”** attached hereto and by this reference made a part hereof, a City of Ocoee PUD zoning classification, more specifically the Siri Office Building PUD; and

WHEREAS, pursuant to Section 5-9(B), Article V of the Land Development Code of the City of Ocoee, Florida (the “Ocoee City Code”), the City Development Services Director has reviewed said Rezoning application and determined that the Rezoning is consistent with the City of Ocoee Comprehensive Plan as set forth in Ordinance No. 91-28, adopted September 18, 1991, as amended (the “Ocoee Comprehensive Plan”); and

WHEREAS, said Rezoning application was scheduled for review and recommendation by the Planning and Zoning Commission of the City of Ocoee, Florida (the “Planning and Zoning Commission”), acting as the Local Planning Agency; and

WHEREAS, on April 11, 2023, the Planning and Zoning Commission held a public hearing and reviewed said Rezoning application for consistency with the Ocoee Comprehensive Plan and determined that the Rezoning is consistent with the Ocoee Comprehensive Plan and is in the best interest of the City, and recommended to the Ocoee City Commission that the zoning classification of said real property be rezoned as requested by the Applicant and that the Ocoee

City Commission find the Rezoning requested by the Applicant to be consistent with the Ocoee Comprehensive Plan; and

WHEREAS, on May 16, 2023, the Ocoee City Commission held a de novo advertised public hearing with respect to the proposed Rezoning of said real property and determined that the Rezoning is consistent with the Ocoee Comprehensive Plan; and

WHEREAS, this Ordinance has been considered by the Ocoee City Commission in accordance with the procedures set forth in Section 166.041(3)(a), Florida Statutes.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF OCOEE, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. The Ocoee City Commission has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapters 163 and 166, Florida Statutes.

SECTION 2. REZONING. The zoning classification, as defined in the Ocoee City Code, of the Property described in **Exhibit “A”** containing approximately 0.372 acres located within the corporate limits of the City of Ocoee, Florida, is hereby changed from Orange County right-of-way to City of Ocoee PUD. A map of said land herein described, which clearly shows the area of the Rezoning, is attached hereto as **Exhibit “B”** and by this reference is made a part hereof.

SECTION 3. COMPREHENSIVE PLAN. The Ocoee City Commission hereby finds the Rezoning of the land described in this Ordinance to be consistent with the Ocoee Comprehensive Plan.

SECTION 4. ZONING MAP. The City Clerk is hereby authorized and directed to revise the Official Zoning Map of the City of Ocoee in order to incorporate the Rezoning enacted by this Ordinance, and the Mayor and City Clerk are hereby authorized to execute said revised Official Zoning Map in accordance with the provisions of Section 5-1(G) of Article V of the Ocoee City Code.

SECTION 5. CONFLICTING ORDINANCES. All ordinances or parts of ordinances in conflict herewith are hereby repealed and rescinded.

SECTION 6. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portion hereto.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective ten (10) days after its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2023.

ATTEST:

**APPROVED:
CITY OF OCOEE, FLORIDA**

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

ADVERTISED _____, 2023
READ FIRST TIME _____, 2023.
READ SECOND TIME AND ADOPTED
_____, 2023.
UNDER AGENDA ITEM NO. _____

**FOR USE AND RELIANCE ONLY BY THE
CITY OF OCOEE, FLORIDA; APPROVED AS
TO FORM AND LEGALITY**

this _____ day of _____, 2023.

SHUFFIELD LOWMAN & WILSON, P.A.

By: _____
City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

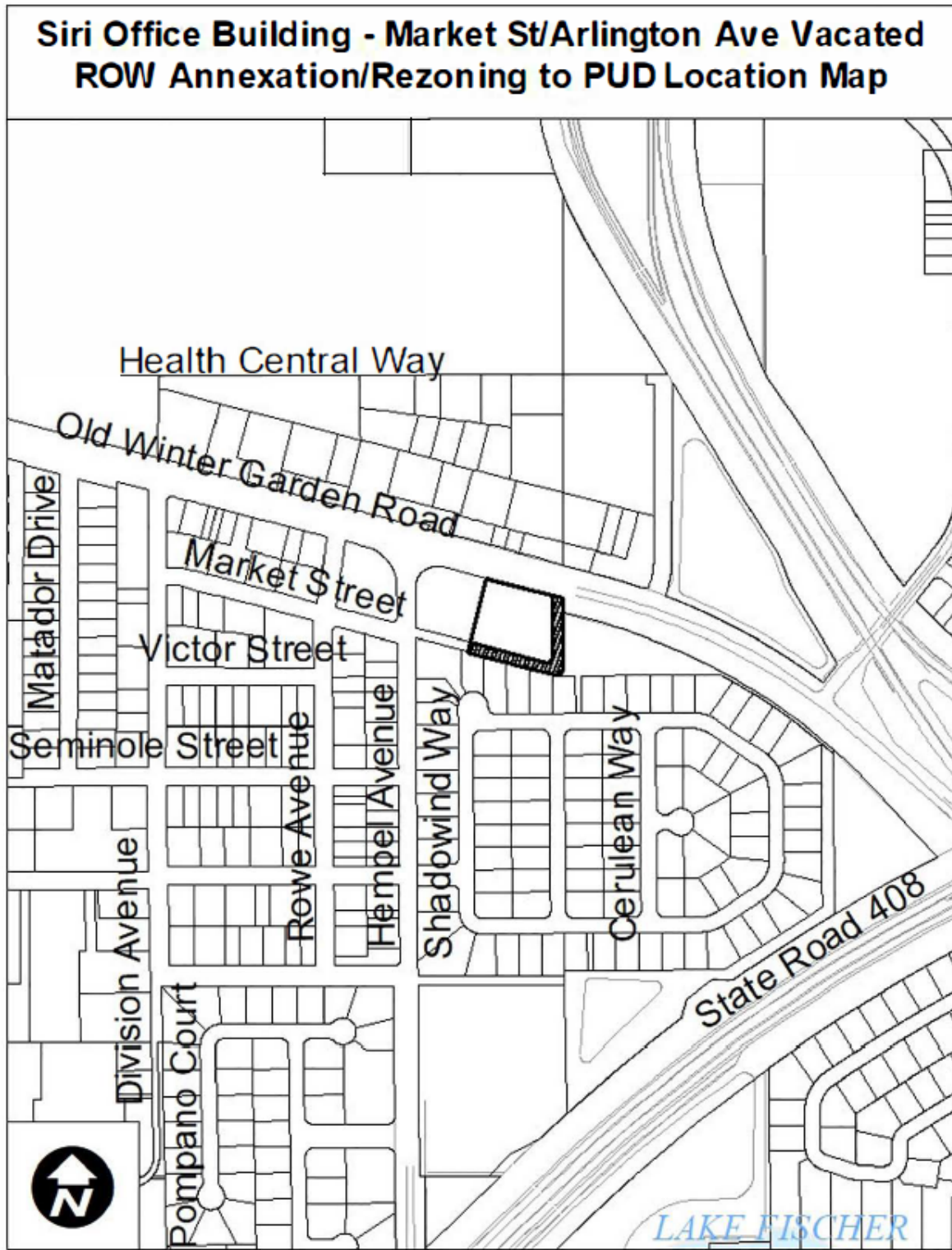
THAT PORTION OF MARKET STREET AND ARLINGTON AVENUE, PARK RIDGE, AS RECORDED IN PLAT BOOK 0, PAGE 100, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 15 OF SAID PARK RIDGE, SAID POINT BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF MARKET STREET AND THE EAST RIGHT OF WAY LINE OF HEMPLE AVENUE ACCORDING TO SAID PARK RIDGE; THENCE RUN S75°23'21"E ALONG THE SOUTH LINE OF SAID BLOCK 15, 184.07 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 27, SAID BLOCK 15, FOR THE POINT OF BEGINNING; THENCE CONTINUE S75°23'21"E ALONG THE SOUTH LINE OF SAID BLOCK 15, 261.33 FEET TO A CURVE CONCAVE TO THE NORTHWEST; THEN RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 104°22'16", A RADIUS OF 16.00 FEET, AN ARC LENGTH OF 29.15 FEET, A CHORD BEARING OF N51°58'48"E AND A CHORD DISTANCE OF 25.28 FEET; THENCE RUN N00°05'39"W ALONG THE EAST LINE OF SAID BLOCK 15, 199.53 FEET MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF OLD WINTER GARDEN ROAD, A VARIABLE WIDTH RIGHT OF WAY; THENCE RUN S75°22'18"E ALONG THE SOUTH RIGHT OF WAY LINE OF OLD WINTER GARDEN ROAD, 31.02 FEET MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF AFORESAID ARLINGTON AVENUE, ALSO BEING THE NORTHERLY EXTENSION OF THE WEST LINE OF TRACT B, FALCON POINTE, AS RECORDED IN PLAT BOOK 39, PAGES 98-99, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S00°05'39"E ASLONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF TRACT B, 251.31 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID TRACT B; THENCE RUN N75°23'21"W ALONG THE NORTHERLY LINE OF SAID FALCON POINTE, 320.84 FEET TO A POINT 30.00 FEET SOUTH OF THE AFORESAID SOUTHWEST CORNER OF LOT 27, WHEN MEASURED PERPENDICULAR TO THE AFORESAID SOUTH LINE OF BLOCK 15; THENCE RUN N14°36'39"E, 30.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.372 ACRES MORE OR LESS.

EXHIBIT "B"

LOCATION MAP



Serial Number
23-01212W

WEST ORANGE Times

West Orange Times
Published Weekly
Winter Garden, Orange County, Florida

COUNTY OF ORANGE

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the West Orange Times a weekly newspaper published at Winter Garden, Orange County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Public Hearing on April 11, 2023
Siri Office Bldg

in the Court, was published in said newspaper by print in the

issues of 3/30/2023

Affiant further says that the West Orange Times complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE
SIRI OFFICE BUILDING - MARKET STREET ROW
ANNEXATION & REZONING TO PUD

CASE NUMBERS: AX-03-23-03 & RZ-23-03-03

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-9 and 1-10, Article IV, Section 4-5, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on **TUESDAY, APRIL 11, 2023, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Annexation of the recently vacated Orange County Market Street and Arlington Avenue rights-of-way (ROWs) into the City and a corresponding Rezoning to assign the City of Ocoee PUD (Planned Unit Development District) zoning classification to the vacated ROWs as they are part of the Siri Office Building Land Use Plan. The subject property is located on the south side of Old Winter Garden Road, approximately 152 feet from the intersection of Hempel Avenue and Old Winter Garden Road and has been aggregated into Parcel ID # 28-22-28-0000-00-019.

Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file may be inspected at the Ocoee Development Services Department located at 1 North Bluford Avenue, Ocoee, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays. You are advised that any person who desires to appeal any decision made at the public hearings will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.

March 30, 2023

23-01212W


Lindsey Padgett

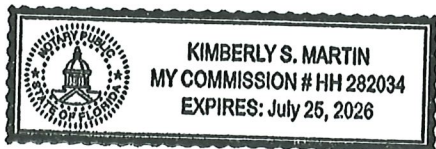
Sworn to and subscribed, and personally appeared by physical presence before me,

30th day of March, 2023 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)





**NEW BUSINESS ITEM NUMBER 2 IS RESCHEDULED
TO A FUTURE DATE**

PUBLIC HEARING

- 16. Public Hearing for 608 E. Silver Star Road – Maravilla Holdings Property – Annexation & Rezoning to R-1A, Project No(s): AX-03-23-04 & RZ-23-03-04. (Advertised in the West Orange Times on Thursday, March 30, 2023, and continued to a future date to be determined.) (Zoning Manager Whitfield)**

At the request of staff, this item is being rescheduled to a future date due to required documentation not received.

RESCHEDULED

West Orange Times c/o Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

CITY OF OCOEE

NOTICE OF PUBLIC HEARING TO CONSIDER THE 608 E SILVER STAR RD - MARAVILLA HOLDINGS ANNEXATION & REZONING TO R-1A

CASE NUMBERS: AX-03-23-04 & RZ-23-03-04

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-9 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on **TUESDAY, APRIL 11, 2023, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Annexation and Rezoning from Orange County R-1 (Single Family Dwelling District) to City of Ocoee R-1A (Single Family Dwelling District) for the property located at 608 East Silver Star Road. The property is assigned Parcel ID # 17-22-28-0000-00-030 and consists of two (2) portions totaling .318 acres. With the larger portion north of E. Silver Star Road, being .294 acres, and the smaller southern portion south of E. Silver Star Road, being .024 acres in size. The property is located on the north and south sides of State Road 438/Silver Star Road, beginning approximately 230 feet east of Orange Avenue. A single-family home currently occupies the property, and the applicant is requesting to annex into the City in order to obtain central water services.

Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file may be inspected at the Ocoee Development Services Department located at 1 North Bluford Avenue, Ocoee, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays. You are advised that any person who desires to appeal any decision made at the public hearings will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.

March 30, 2023

23-01226W

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



CITY OF OCOEE
PLANNING & ZONING COMMISSION
(Local Planning Agency)

STAFF REPORT

Meeting Date: April 11, 2023
Item #: 3

Contact Name: Anoch Whitfield, Zoning Manager

Department Director: Michael Rumer

Subject: Heartland Dental - Colonial Drive Preventative & Comprehensive Dentistry - Sign Variance (VR-23-01)
Zoning Manager Whitfield

ISSUE:

Should the Planning and Zoning Commission (PZC) recommend approval of a variance request to Section 8-6A(1) and (2), Article VIII, to allow a sign height of six (6) feet in lieu of three (3) feet, representing a 100% height increase, for the west sign elevation and to allow a sign size of 70 SF in lieu of 36 SF, representing a 94% increase in sign size, for the north elevation for the dental office building located at 1110 Blackwood Avenue?

BACKGROUND SUMMARY:

The subject property is located at 1110 Blackwood Avenue and is zoned PUD, specifically the Ocoee Commons Planned Unit Development. Per Section 8-6A in Article VIII of the Land Development Code (LDC), a building of 10,000 SF or smaller has a maximum sign size of 36 square feet (SF) and maximum sign height of three (3) feet. For corner lots, a maximum of two (2) wall signs would be permitted, one (1) per building elevation adjacent to a road right-of-way at a maximum size of 36 SF and maximum height of three (3) feet each.

The applicant is requesting two (2) variances to Section 8-6A, Article VIII, as follows.

Variance # 1: A sign height of six (6) feet, in lieu of the maximum three (3) feet, representing a 100% increase in sign height for the west elevation sign. Given the overall height of the building where the sign is proposed to be located and the fact that the west elevation wall sign is below the maximum 36 SF sign size (at 28.26 SF), staff supports the 100% increase in sign height.

Variance # 2: A sign size of 70 SF, in lieu of the maximum 36 SF, representing a 94% increase in sign size for the north elevation sign. The north elevation sign also exceeds the maximum sign height by 1.67 feet. However, as this increase is less than 5% above the 3-foot maximum and considering the scale and varying roof lines of the building, staff does not identify an issue with the additional 1.67 feet as the City has provided similar consideration for other signs when the overall sign size meets the Code.

According to Article IV, Section 4-9A, approval of a variance requires that the applicant demonstrate compliance with four (4) criteria. The analysis below is relative to the proposed 70 SF north elevation wall sign.

(1) That special conditions and circumstances exist which are peculiar to the land, structures, or required subdivision improvements involved and which are not applicable to other lands, structures, or required subdivision improvements.

Applicant Response: The site is an irregularly shaped lot and adjacent to Montgomery Avenue to the north, Bentrige Street to the east, and Blackwood Avenue to the west. The development design includes building placement along the west boundary of a 75-foot setback from the furthest side of the divided Montgomery Avenue to allow for adequate and safe traffic flow, leaving the need for more sign visibility. By virtue of the property's unique shape and location at the busy intersection of Blackwood Avenue and Montgomery Avenue, visibility of the property's signage is of particular importance to the operation of the dental office and the safety of motorists seeking to locate it. Accordingly, these special conditions and circumstances necessitate adequate signage to minimize the potential risk presented to guests and visitors.

Staff Analysis: The land area for the dental office based on the recent PUD Amendment is approximately 1.15 acres in size. The minimum building setback established by the original Ocoee Commons PUD is 35 feet. At the time of site plan review for the Heartland Dental Site Plan, the developer provided a building setback of 72 feet (measured at the closest point to the Montgomery Avenue ROW) in order to provide parking in front of the building along the ROW. The Heartland Dental Office site plan provided 17 more parking spaces than the minimum 30 spaces required by Code. Additionally, staff does not concur or find that there is a traffic safety and signage visibility concern based on the following: (1) Montgomery Avenue, which is a Secondary Road (per Section 6-14C(1)(d), LDC), has a posted speed of 25 miles per hour, (2) motorists traveling southwesterly towards this site will have come out of a round-about and navigated a slight curve in the road prior to approaching the Blackwood Avenue/Montgomery Avenue intersection, which is planned to be converted into a round-about, and (3) the distance from the existing round-about to the Blackwood Ave/Montgomery Ave intersection is less than 950 feet. Motorists will not be traveling at speeds that would warrant a 15-ft x 4.67-ft sign on a 6,000 SF building. Therefore, staff identifies no special conditions or circumstances unique to this property that supports the requested 94% increase in sign size.

(2) That a literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties with similar conditions.

Applicant Response: The denial of the requested variance would deprive the tenant and motorist visibility for business.

Staff Analysis: Staff does not concur with the applicant. Instead, staff finds that the literal interpretation of the Sign Code does not deprive the applicant of rights commonly enjoyed by other properties of similar conditions. The property owner, via a separate sign company, has previously submitted and has been issued a 12-foot tall monument sign permit with a copy area of 36 SF to house the dental office business name. The rendering for the permitted monument sign, with a copy area cabinet of 5-ft height and 7.17-ft width, is attached. This demonstrates that there is no justification for the requested wall sign size. Staff recommends that the north elevation wall sign be reduced from 15-ft x 4.67-ft to 7.67-ft x 4.67-ft in order to comply with the 36 SF sign size maximum.

(3) That the special conditions and circumstances do not result from the actions of the applicant.

Applicant Response: The property's irregularly shaped lot did not result from the tenant's action but does necessitate the need for enhanced signage to direct guests and visitors and the property as efficiently and safely as possible and avoid potentially hazardous vehicular movements.

Staff Analysis: Staff finds that the circumstances of this variance request are the result of the tenant wanting to have a larger sign for the business. There is no identified need for the additional 34 SF (94% increase) in sign area as the size of the letters can be reduced.

(4) That the granting of the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, structures, or required subdivision improvements under similar conditions.

Applicant Response: Approval of the requested variance will not confer on the tenant as a special privilege that is denied to other buildings with irregular lot shapes or in a PD zoning district.

Staff Analysis: Based on the findings stated herein, staff finds that the approval of the requested variance will confer special privileges to this property that has been denied to other buildings, including buildings and businesses that are larger in size and that are located on Primary Designated Roads such as State Road 438. If the signs are constructed to meet Code, this building/tenant will have a 36 SF monument sign along Blackwood Avenue approximately 80 feet from the building (west side), the 6-ft tall x 6-ft wide (28.26 SF) round sign on the building's west elevation and a 36 SF wall sign on the north elevation. Staff finds that sign copy area square footage designed in conformance with the Sign Code will provide sufficient signage for this property.

Thus, staff finds that there is not sufficient justification to support the requested variance.

RECOMMENDATIONS:

Development Review Committee Recommendations:

Not applicable. The DRC does not take act on variance requests.

Staff Recommendations:

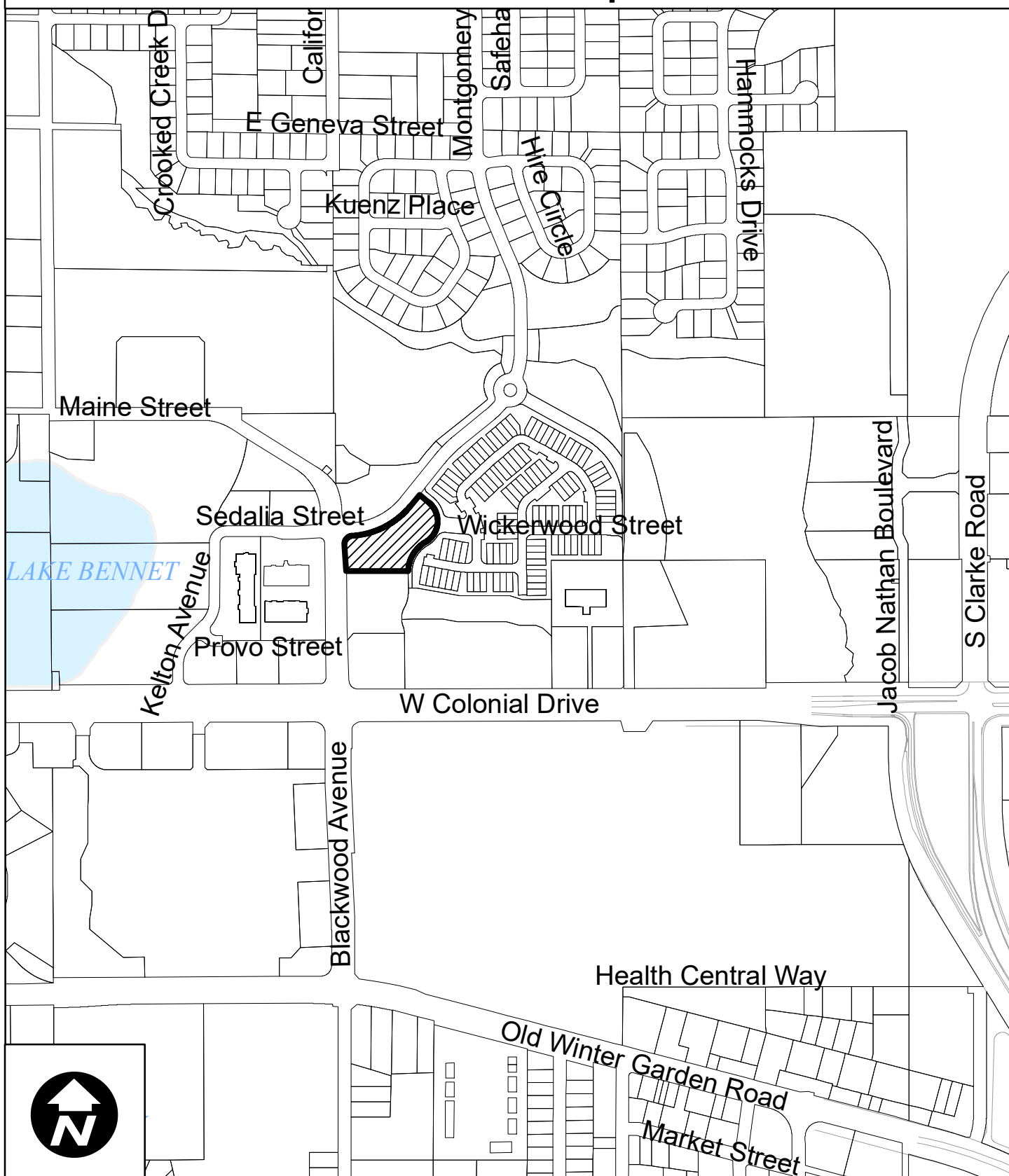
Staff recommends that the Planning and Zoning Commission (PZC) make the following recommendations for the Heartland Dental - Colonial Drive Preventative & Comprehensive Dentistry office located at 1110 Blackwood Avenue:

- APPROVAL of the variance request to Section 8-6A(1) and (2), Article VIII, for the west elevation wall sign and allow the 28.26 SF sign at a height of six (6) feet in lieu of three (3) feet, representing a 100% height increase, and
- DENIAL of the variance request to Section 8-6A(1) and (2), Article VIII, for the north elevation wall sign and NOT allow a sign size of 70 SF in lieu of 36 SF, representing a 94% increase in sign size, for the north elevation wall sign

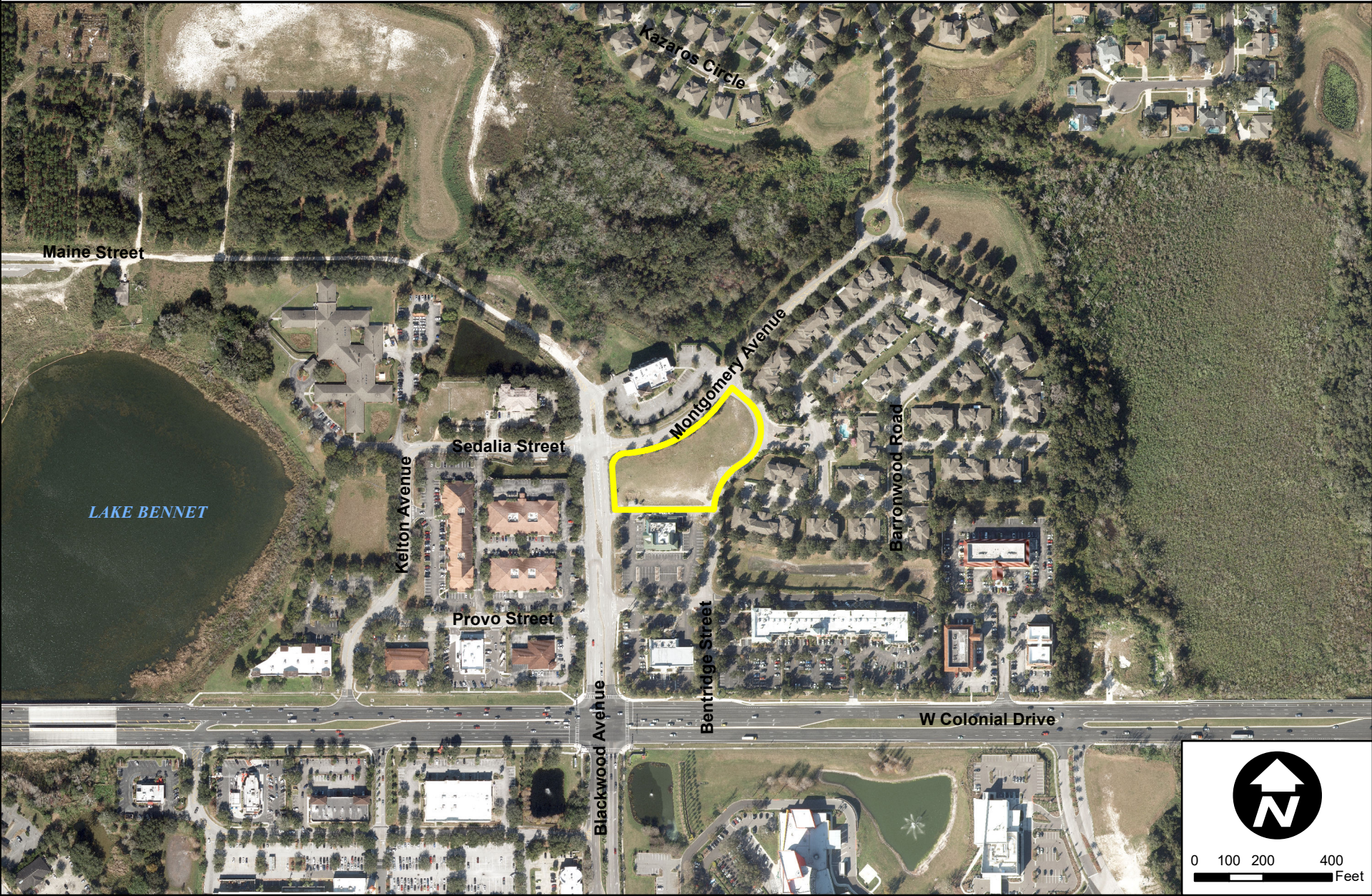
ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Zoning Map
4. FLU Map
5. Variance Application
6. Site Plan
7. West Elevation
8. West Size
9. North Elevation
10. North Size
11. Monument Sign-Permitted
12. Advertisement

Heartland Dental - Colonial Drive Preventative & Comprehensive Dentistry Location Map



Heartland Dental - Colonial Drive Preventative & Comprehensive Dentistry Aerial Map



Heartland Dental - Colonial Drive Preventative & Comprehensive Dentistry Surrounding Zoning Map



Development Services
Department

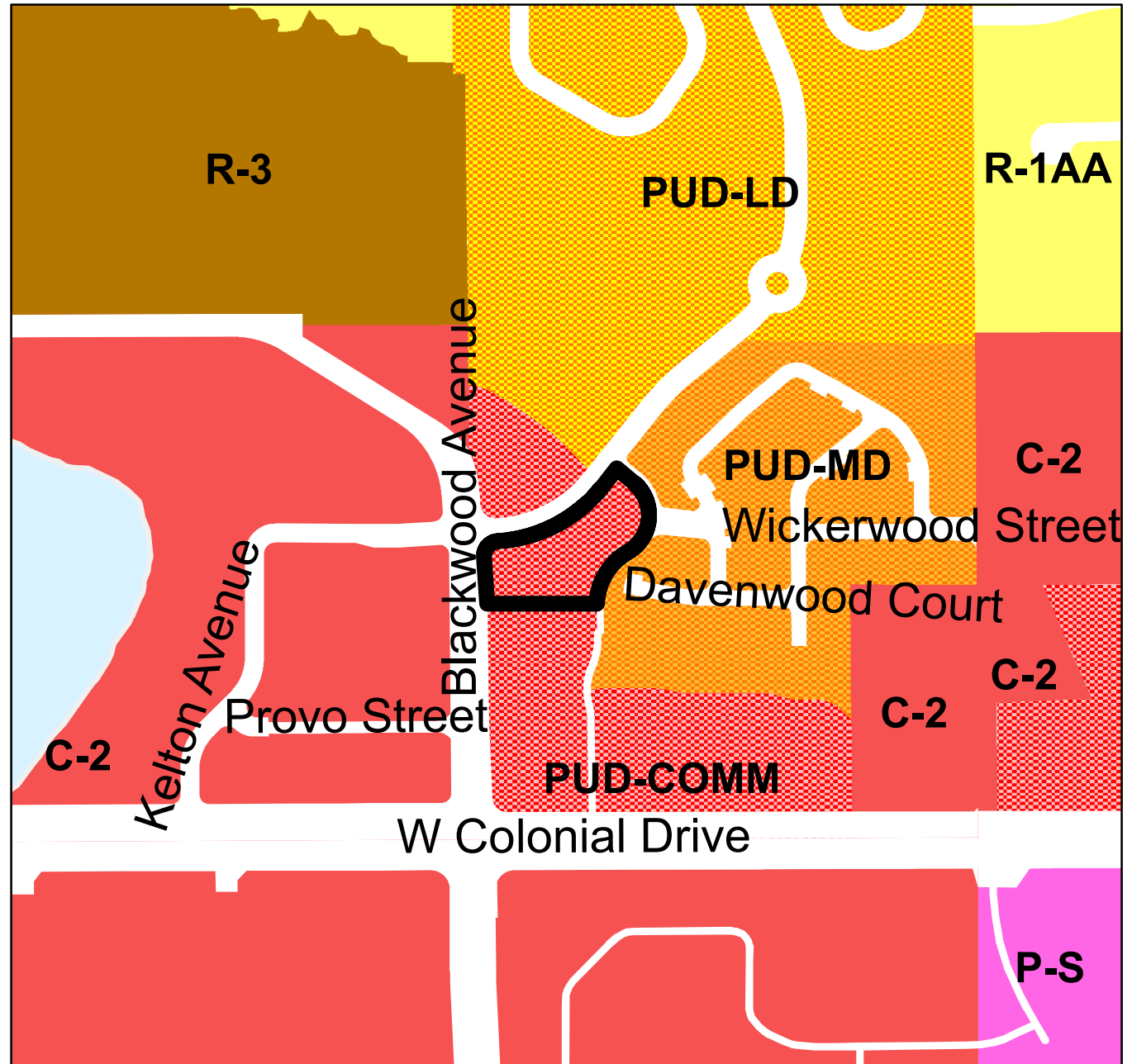
0 100 200 400
Feet

Created: April 2023

 Subject Property

Zoning Classification:

-  General Agricultural (A-1)
-  Suburban (A-2)
-  Single-Family Dwelling (R-1AAA)
-  Single-Family Dwelling (R-1AA)
-  Single-Family Dwelling (R-1A)
-  Single-Family Dwelling (R-1)
-  One- & Two-Family Dwelling (R-2)
-  Multiple-Family Dwelling (R-3)
-  Mobile Home Subdivision (RT-1)
-  Professional Offices & Services (P-S)
-  Neighborhood Shopping (C-1)
-  Community Commercial (C-2)
-  General Commercial (C-3)
-  Restricted Manufacturing & Warehousing (I-1)
-  General Industrial (I-2)
-  Commercial (PUD)
-  Low Density (PUD)
-  Medium Density (PUD)
-  High Density (PUD)
-  Public Use (PUD)
-  Unclassified



Heartland Dental - Colonial Drive Preventative & Comprehensive Dentistry Surrounding Future Land Use Map



OCOEE
florida
Development Services
Department

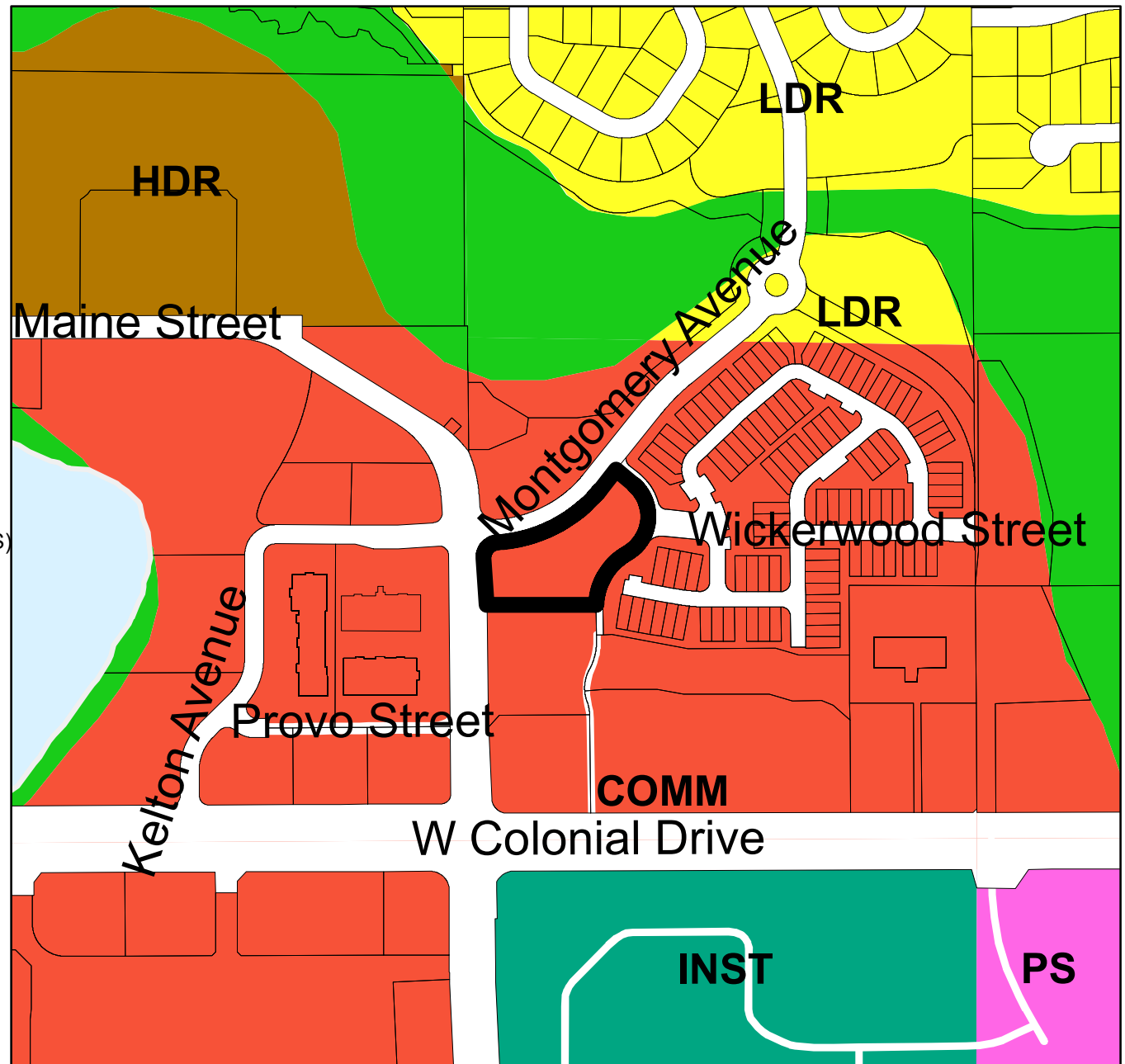
0 100 200 400
Feet

Created: April 2023

 Subject Property

Future Land Use Classification:

-  Low Density Residential (LDR)
-  Medium Density Residential (MDR)
-  High Density Residential (HDR)
-  Professional Offices and Services (PS)
-  Commercial (COMM)
-  Light Industrial (LI)
-  Heavy Industrial (HI)
-  Conservation/Floodplains (CONS)
-  Recreation and Open Space (REC)
-  Public Facilities/Institutional (INST)



Re: Application for Sign Variance

Planning and Zoning Commission:

Please accept this letter as a written statement to accompany the zoning variance application made on behalf of Heartland Dental to deviate from the Code, specifically the allowed MAX SF 36" signage. Aside from the requested variance, all other proposed signage, would be developed in conformity with applicable performance standards established in the City of Ocoee's Code.

Heartland Dental is proposing to have illuminated logo & letters on a 4' 8" x 15' non-illuminated backer panel on the storefront (square footage equaling 70') and an illuminated logo and letters on a 6' x6' non illuminated backer panel (square footage equaling 36') on the side of the building. Heartland Dental is asking for a variance for additional square footage on the exterior storefront signs "A" & "F".

The dental office is an existing practice that is moving to this location as a tenant for the building. Current code allows a 36" tall sign on the front of the building; however, this is not enough height for the sign to be legibly read from the roadway.

The dental office has a longer than typical business name (Colonial Drive Preventative & Comprehensive Dentistry). Since this is an existing business moving to a new location, the dental office has changed their name to be more inclusive to the community and services offered and performed. Having a smaller, non-legible sign would also affect foot traffic for the business.

The signs are tastefully designed and will in no way be a detriment to the public good or character of the existing environment. We are proposing a non-illuminated backer panel to limit the amount of wall penetrations to comply with the landlord's regulations and also to house the electrical for the halo-illuminated letters. The backer panel will be a stone look to match & blend in with the wall façade color and texture.

Section 4-9 of the Ocoee Code details the specific criteria that must be met for all variance requests. In this case, all of the criteria have been met, as is discussed in more detail below.

(1) Special Conditions and Circumstances.

Special conditions and circumstances exist which are peculiar to the property and not applicable to other lands. The site is an irregular shaped lot and adjacent to the following roads: Montgomery Avenue to the north, Bentrige Street to the east, and Blackwood Avenue to the west. The development design includes building placement along the west boundary line with a 75' foot setback from the furthest side of the divided Montgomery Parkway to allow for adequate and safe traffic flow, leaving the need for more sign visibility. By virtue of the property's unique shape and location at the busy intersection of Blackwood and Montgomery Avenue, visibility of the property's signage is of particular importance to the operation of the dental office and the safety of motorist seeking to locate it. Accordingly, these special conditions and circumstances necessitate adequate signage to minimize the potential risk presented to guests and visitors.

(2) Deprivation of Rights.

The denial of the requested variance would deprive the Tenant and motorist visibility for the business.

(3) Not Self-Created.

The property's irregular shaped lot did not result from the Tenant's action but does necessitate the need for enhanced signage to direct guest and visitors and the property as efficiently and safely as possible and avoid potentially hazardous vehicular movements.

(4) No Special Privilege Conferred.

Approval of the requested variance will not confer on the Tenant as a special privilege that is denied to other buildings with irregular lot shapes or in a PD zoning district.

We appreciate the opportunity to request this variance. Please let us know if you have any questions or require any further information.

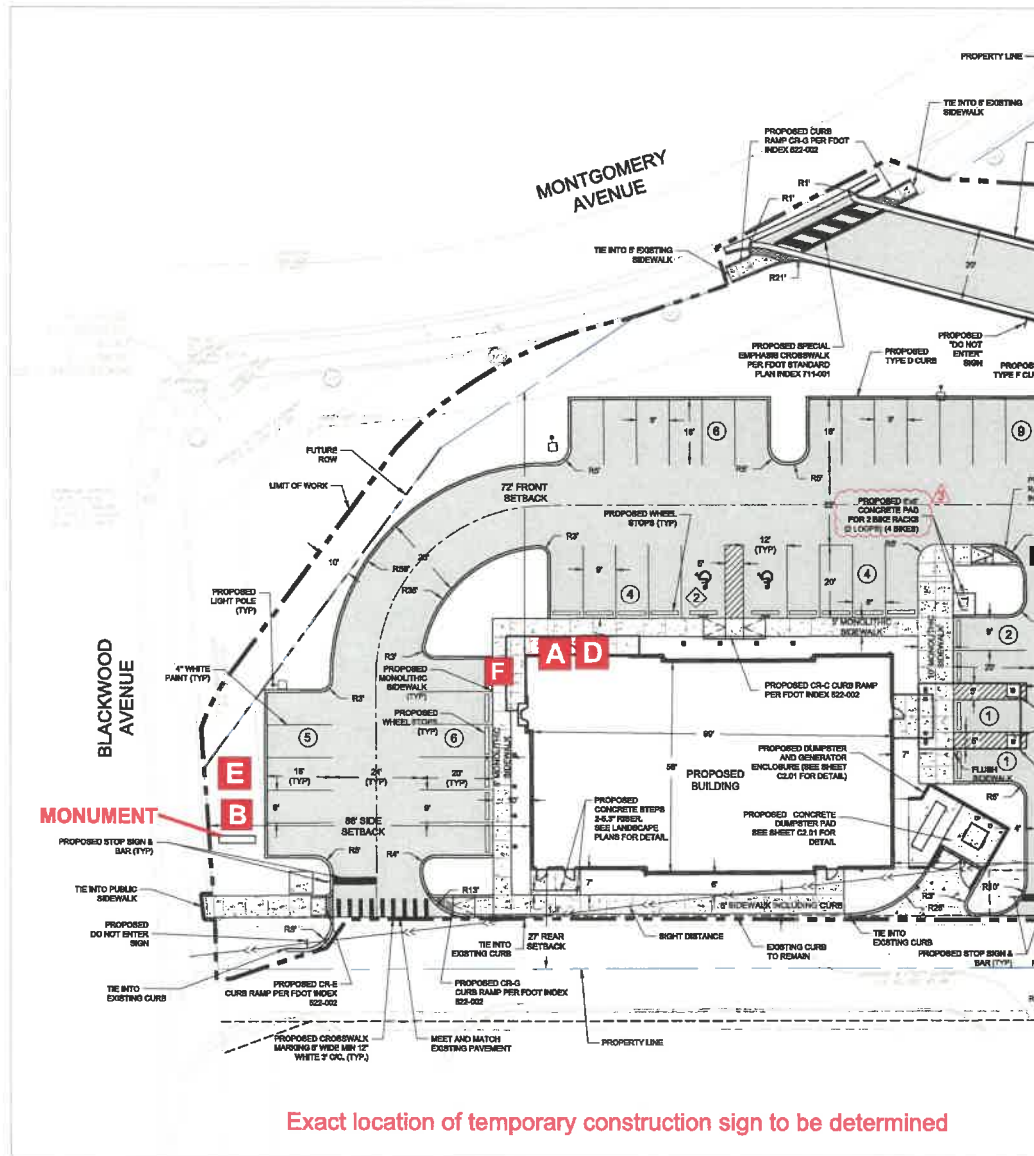
Sincerely,

A handwritten signature in blue ink that reads "Megan Schimmelpfenning". The signature is written in a cursive, flowing style.

Megan Schimmelpfenning
Sr. Design Manager
Heartland Dental
1200 Network Centre Drive
Effingham, IL 62401
217-240-2033
mschimmelpfenning@heartland.com

SITE PLAN

- A** FRONT ENTRANCE SIGNAGE
- B** MONUMENT
- C** INT. LETTERS
- D** DOOR VINYL
- E** TEMP. CONSTRUCTION SIGN
- F** SIDE BUILDING SIGNAGE



HILTONDISPLAYS
 125 HILLSIDE DRIVE • GREENVILLE SC 29607
 P 800 353 9132 • F 864 242 2204
 www.hiltondisplays.com

QID 23-64674

JOB NAME

Heartland Dental

LOCATION

1100 Blackwood Avenue
 Ocoee, FL 34761

CUSTOMER CONTACT

SALESMAN / PM

Christie Wheeler

DESIGNER

Chad Wike

DWG. DATE

1-26-23

REV. DATE / REVISION

SCALE

FILE

2023/Heartland Dental/Locations/
 Ocoee FL/23-64674/
 HD Ocoee FL 23-64674

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLSPM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



ELEVATION(S) VARIANCE OPTION - SIDE OF BUILDING

- A FRONT ENTRANCE SIGNAGE
- B MONUMENT
- C INT. LETTERS
- D DOOR VINYL
- E TEMP. CONSTRUCTION SIGN
- F SIDE BUILDING SIGNAGE



HILTONDISPLAYS
 125 HILLSIDE DRIVE • GREENVILLE SC 29607
 P 800 353 9132 • F 864 242 2204
 www.hiltondisplays.com

QID 23-64674

JOB NAME

Heartland Dental

LOCATION

1100 Blackwood Avenue
 Ocoee, FL 34761

CUSTOMER CONTACT

SALESMAN / PM

Christie Wheeler

DESIGNER

Chad Wike

DWG. DATE

1-26-23

REV. DATE / REVISION

SCALE

FILE

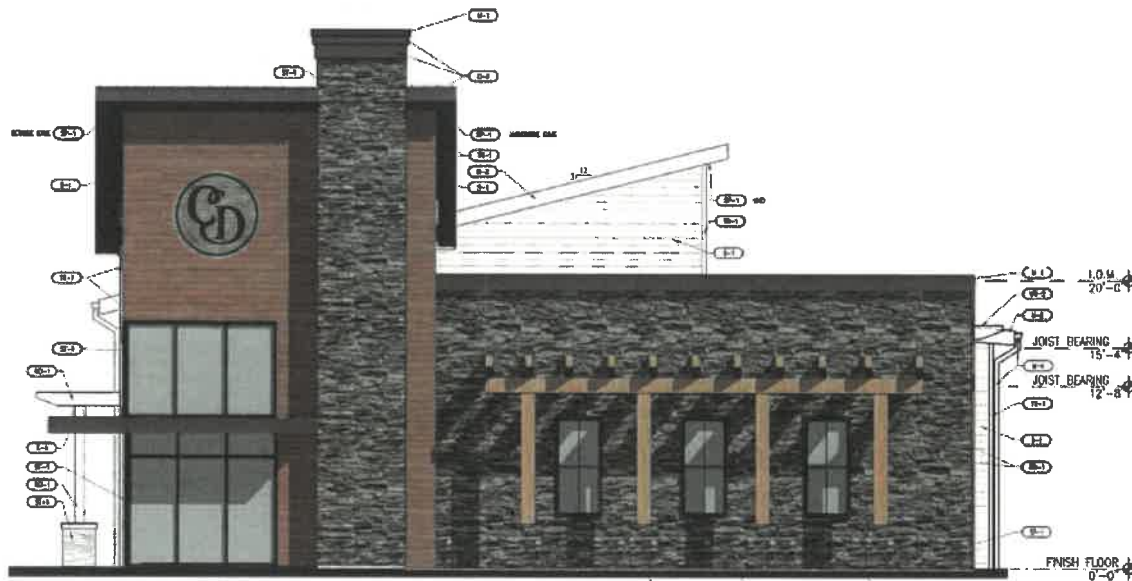
2023/Heartland Dental/Locations/
 Ocoee FL/23-64674/
 HD Ocoee FL 23-64674

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

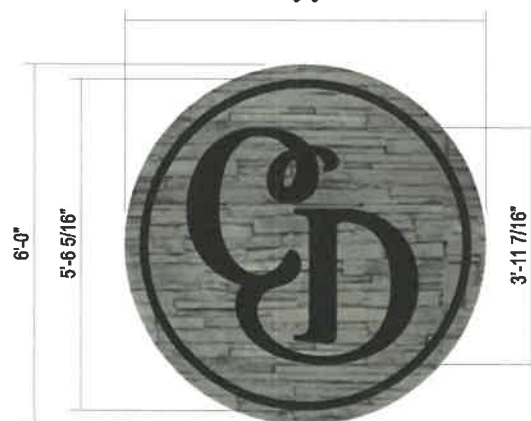


WEST ELEVATION

Scale: 1/8" = 1' (11x17 Paper)

SQ. FT. ALLOWED: MAX HEIGHT OF 2'-0" TALL WITH A MAX LENGTH OF 12'-0"
 SQ. FT. PROPOSED: 36

6'-0"



ILLUMINATED WALL SIGN VARIANCE OPTION - SIDE OF BUILDING - BLACK LETTERS ON BACKER PANEL

HLD-23-64674-3

Qty. 1

F



HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 23-64674

JOB NAME

Heartland Dental

LOCATION

1100 Blackwood Avenue
Ocoee, FL 34781

CUSTOMER CONTACT

SALESMAN / PM

Christie Wheeler

DESIGNER

Chad Wike

DWG. DATE

1-26-23

REV. DATE / REVISION

SCALE

FILE

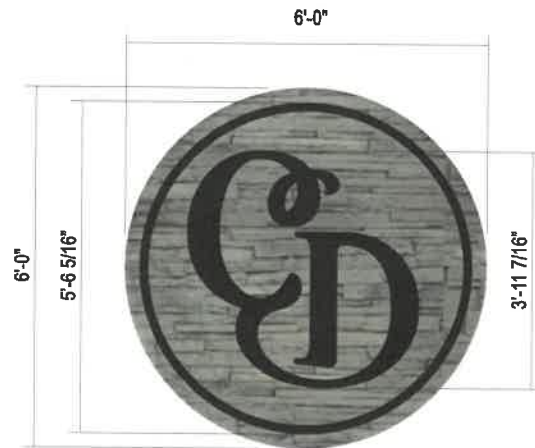
2023/Heartland Dental/Locations/
Ocoee FL/23-64674/
HD Ocoee FL 23-64674

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



FRONT VIEW (WEST ELEVATION)

Scale: 1/2" = 1' (11x17 Paper)

SQ. FT. 36

SPECIFICATIONS

CHANNEL LOGO

RETURNS: .040 pre-finished Medium Gray

Interior painted White

FACES: Painted Matte Black

Interior painted White

Backs to be Clear polycarb w/ 1 1/2" standoffs

ILLUMINATION: Halo Illumination with Sloan White LEDs / 120V

NOTES:

- All wiring UL approved and bare label

1 1/2" thick Aluminum panel with Texture Plus Cliff Stone Faux Wall Panel in Natural Gray.

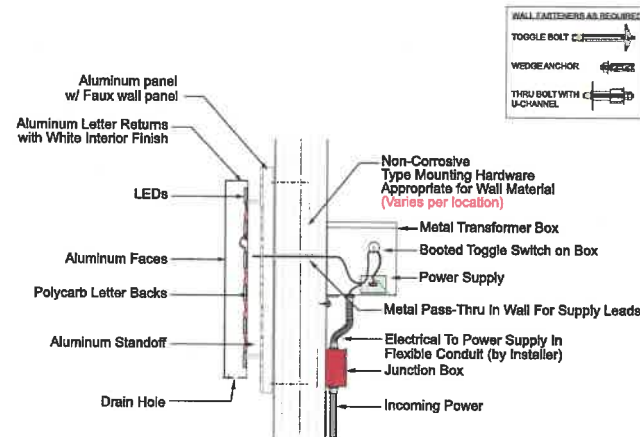
NIGHT VIEW



CLIFF STONE SATIN BLACK MEDIUM GRAY



SIDE VIEW



HALO LIT CHANNEL LETTER - REMOTE (EXTERIOR)

THIS DESIGN IS THE ORIGINAL AND UNPUBLISHED WORK OF HILTON DISPLAYS AND MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AN AUTHORIZED OFFICER OF THE COMPANY. © HILTON DISPLAYS 2022

ELEVATION(S) VARIANCE ART WORK- FRONT ENTRANCE SIGN

- A** FRONT ENTRANCE SIGNAGE
- B** MONUMENT
- C** INT. LETTERS
- D** DOOR VINYL
- E** TEMP. CONSTRUCTION SIGN
- F** SIDE BUILDING SIGNAGE



HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 23-64674

JOB NAME

Heartland Dental

LOCATION

1100 Blackwood Avenue
Ocoee, FL 34761

CUSTOMER CONTACT

SALESMAN / PM

Christie Wheeler

DESIGNER

Chad Wike

DWG. DATE

1-26-23

REV. DATE / REVISION

SCALE

FILE

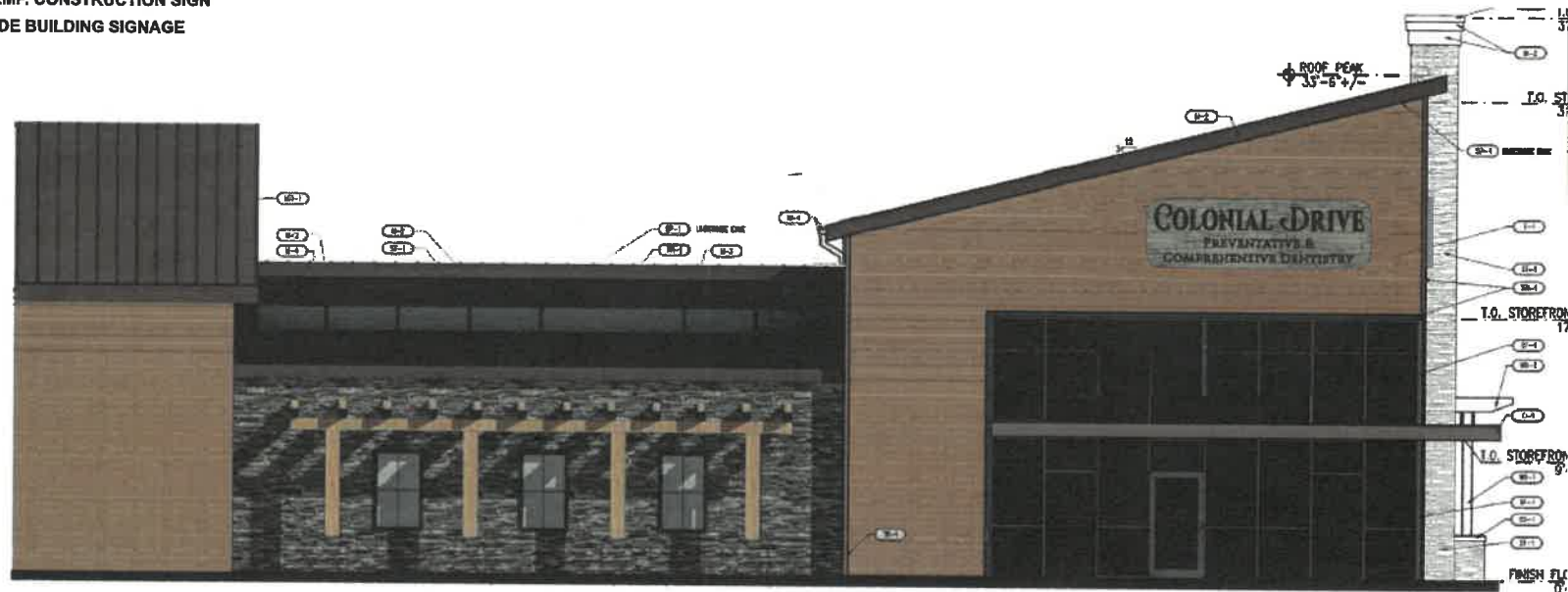
2023/Heartland Dental/Locations/
Ocoee FL/23-64674/
HD Ocoee FL 23-64674

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



NORTH ELEVATION

Scale: 1/8" = 1' (11x17 Paper)

SQ. FT. ALLOWED: 1 SF/LF OF THE BUILDING UP TO 36 SF - MAX SIGN HEIGHT 3.0 FT.
SQ. FT. PROPOSED: 70



THIS DESIGN IS THE ORIGINAL AND UNPUBLISHED WORK OF HILTON DISPLAYS AND MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AN AUTHORIZED OFFICER OF THE COMPANY. © HILTON DISPLAYS 2022

ILLUMINATED WALL SIGN VARIANCE ART WORK- FRONT ENTRANCE SIGN

HLD-23-64674-2

Qty. 1

A



12" RADIUS CORNERS

FRONT VIEW (NORTH ELEVATION)

Scale: 3/8" = 1' (11x17 Paper)

SQ. FT. 70

SPECIFICATIONS

CHANNEL LETTERS

RETURNS: .040 pre-finished Medium Gray

Interior painted White

FACES: Painted Matte Black

Backs to be Clear polycarb w/ 1 1/2" standoffs

ILLUMINATION: Halo Illumination with Sloan White LEDs / 120V

NOTES:

- All wiring UL approved and bare label

1 1/2" thick Aluminum panel with Texture Plus Cliff Stone Faux Wall Panel in Natural Gray.

NIGHT VIEW



CLIFF STONE SATIN BLACK MEDIUM GRAY



HILTON DISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 23-64674

JOB NAME

Heartland Dental

LOCATION

1100 Blackwood Avenue
Ocoee, FL 34761

CUSTOMER CONTACT

SALESMAN / PM

Christie Wheeler

DESIGNER

Chad Wike

DWG. DATE

1-26-23

REV. DATE / REVISION

SCALE

FILE

2023/Heartland Dental/Locations/
Ocoee FL/23-64674/
HD Ocoee FL 23-64674

DESIGN SPECIFICATIONS ACCEPTED BY:

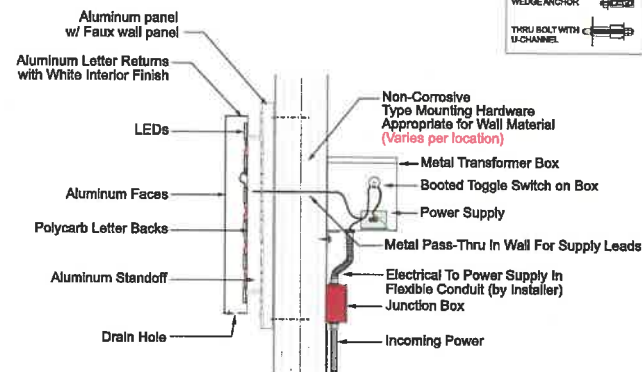
EST: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



SIDE VIEW



HALO LIT CHANNEL LETTER - REMOTE (EXTERIOR)

THIS DESIGN IS THE ORIGINAL AND UNPUBLISHED WORK OF HILTON DISPLAYS AND MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AN AUTHORIZED OFFICER OF THE COMPANY. © HILTON DISPLAYS 2022

MONUMENT - TENANT PANELS

HLD-23-64674-4

Qty. 2

B



HILTONDISPLAYS
125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 23-64674

JOB NAME

Heartland Dental

LOCATION

1100 Blackwood Avenue
Ocoee, FL 34761

CUSTOMER CONTACT

SALESMAN / PM

Christie Wheeler

DESIGNER

Chad Wike

DWG. DATE

1-26-23

REV. DATE / REVISION

SCALE

FILE

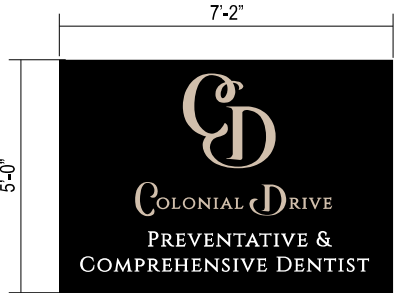
2023/Heartland Dental/Locations/
Ocoee FL/23-64674/
HD Ocoee FL 23-64674

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



Scale: 3/8" = 1'-0"

WHITE POLYCARB W/ 1ST SURFACE VINYL

NIGHT VIEW



West Orange Times c/o Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

**CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE
HEARTLAND DENTAL - COLONIAL DRIVE PREVENTIVE &
COMPREHENSIVE DENTISTRY
SIGN VARIANCE**

CASE NUMBER: VR-23-01

NOTICE IS HEREBY GIVEN, that the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** on **TUESDAY, APRIL 11, 2023, at 6:30 P.M.** or as soon thereafter as possible, at the Ocoee City Commission Chambers, 1 North Bluford Avenue, Ocoee, Florida, in order to consider the petition of Samantha Gensler-Breuer, on behalf of WMG Acquisitions, property owner, for a sign variance for the Heartland Dental - Colonial Drive Preventive & Comprehensive Dentistry dental office according to the provisions of Article IV, Subsection 4-9 of the City of Ocoee Land Development Code.

Action Requested: The parcel is located at 1110 Blackwood Avenue and is assigned Parcel ID Number 20-22-28-0742-02-000. Section 8-6A in Article VIII of the Land Development Code (LDC) establishes, for a building of 10,000 SF or smaller, a maximum sign area of 36 SF and a sign height of three (3) feet. For corner lots, a maximum of two (2) wall signs would be permitted, one (1) per elevation adjacent to a right-of-way at a maximum size of 36 SF and a maximum height of 3 feet. The applicant is requesting two (2) variances to Section 8-6A, LDC, to allow a sign height of six (6) feet, representing a 100% height increase, for the west sign elevation and a sign copy area of 70 SF, representing a 94% sign size increase, for the north sign elevation.

Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file may be inspected at the Ocoee Development Services Department located at 1 North Bluford Avenue, Ocoee, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays. You are advised that any person who desires to appeal any decision made at the public hearings will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.

March 30, 2023

23-01227W

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



April 2023 Development Services New Development Update

The following information is respectfully submitted to the Honorable Mayor and City Commission in order to provide general information about public and private development in the City of Ocoee. Please feel free to contact City Planner Rumer at ext. 1018 for additional information or questions.

District 1– Scott R. Kennedy		
Project Name & General Location	Project Description	Status
THE BACKYARD 2100 West Road Parcel # 06-22-28-0000-00-048 3.08 acres Commission District 1 – Scott R. Kennedy	Small Scale Site Plan for a 1,500SF indoor and outdoor restaurant	Application withdrawn
COMMERCE 429 FKA BELTWAY 429 FKA PROGRESS COMMERCE PARK 1290 Ocoee Apopka Road Parcel # 07-22-28-0000-026 24.95 acres Pine St Parcel # 07-22-28-0000-00-096 13.01 acres Commission District 1 – Scott R. Kennedy	Large Scale Final Site Plan for up to 480,500 SF of Light Industrial/Warehouse uses located within six (6) buildings.	Under Construction 
GREENS AT FOREST LAKE PHASE 1 & 2 2291 West Road Parcel # 05-22-28-0000-00-017 14.10 acres West Road Parcel # 05-22-28-0000-00-043 14.97 acres Commission District 1 – Scott R. Kennedy	Large Scale Preliminary/Final Subdivision Plan is proposing a 198-unit two-story Townhome with a max living area of 1,500 SF	Under Construction 
INNOVATION MONTESSORI SCHOOL PHASE 3 1610 N Lakewood Ave. Parcel # 07-22-28-0000-00-054 20.16 acres Commission District 1 – Scott R. Kennedy	Small-Scale Site Plan for Innovation Montessori from a Pre-K through 8 th grade, with a student capacity of 800 students to a Pre-K through High School with a school capacity of 1088 students.	Approved for Construction on June 16, 2022

MIXED-USE @ FULLERS CROSS RD & OCOEE APOPKA RD <i>Fullers Cross Road</i> <i>Parcel # 06-22-28-0000-00-056</i> <i>17.96 acres</i> <i>Commission District 1 – Scott R. Kennedy</i>	Large Scale Preliminary Site Plan for mixed-use consisting of Apartments and Commercial	Planning & Zoning Meeting: July 12, 2022 City Commission Meeting: TBD 1st Review comments sent May 11, 2022
OCOEE VILLAGE CENTER ALLURE <i>Clarcona Ocoee Road</i> <i>Parcel # 05-22-28-0000-00-040</i> <i>15.63 acres</i> <i>Commission District 1 Scott R. Kennedy</i>	Large Scale Preliminary/Final Subdivision Plan for 320 Unit Apartments, four (4) – 101,000 SF, four-story Residential Buildings and one (1) – 10,000 SF, single-story Pool/Clubhouse	Under Construction 
OCOEE VILLAGE CENTER SOUTHEAST COMMERCIAL <i>10711 N Lakewood Ave</i> <i>Parcel # 05-22-28-0000-00-004</i> <i>4.7 acres</i> <i>Commission District 1 Scott R. Kennedy</i>	Preliminary/Final Subdivision Plan for a 4,650 SF Gas Station/Convenience Store, a 14,000 SF Retail/Restaurant Building, and a 4000 SF Quick Service Restaurant	Under Construction 
OCOEE VILLAGE CENTER TOWNHOMES <i>10711 N Lakewood Ave</i> <i>Parcel # 05-22-28-0000-00-004</i> <i>34.48 acres</i> <i>Commission District 1 – Scott R. Kennedy</i>	Large Scale Preliminary/Final Subdivision Plan for 232 – 2 story Townhome units	Under Construction 
OCOEE VILLAGE CENTER TOWNHOMES <i>10711 N Lakewood Ave</i> <i>Parcel # 05-22-28-0000-00-004</i> <i>34.48 acres</i> <i>Commission District 1 – Scott R. Kennedy</i>	Plat for 232 – 2 story Townhome units	Under Construction 
STARBUCKS <i>2443 Ocoee Apopka Road</i> <i>Parcel # 06-22-28-2856-03-000</i> <i>Commission District 1 – Scott R. Kennedy</i>	Small Scale Site Plan for a 2,500 SF Starbucks Building	Under Construction 

District 2 – Rosemary Wilsen

Project Name & General Location	Project Description	Status
*NEW PROJECT 413 WHITTIER AVENUE - PHAT AN TEMPLE INC PROPERTY <i>413 Whittier Avenue</i> <i>Parcel # 17-22-28-3624-01-150</i> <i>0.15 acres</i> <i>Commission District 2 – Rosemary Wilsen</i>	Annexation and Rezoning from Orange County R-1 to City of Ocoee R-1	Planning & Zoning meeting: February 14, 2023 City Commission 1st Reading: March 7, 2023 City Commission 2nd Reading: March 21, 2023

606 SOUTH BLUFORD AVE. WAREHOUSE AND OFFICE 606 South Bluford Ave. Parcel # 17-22-28-6144-04-401 1.1 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan, 10,000 SF Building	Under Construction 
CITY CENTER WEST ORANGE, PARCEL 1, PHASE IV, LOT 4A 251 Main Street Parcel # 20-22-28-0000-00-015 11.92 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan, two-story 20,000 SF office/retail building	2nd Review Comments sent on June 18th, 2019 - Awaiting resubmittal for 3rd Review
DARREN CENTER 9961 W Colonial Drive Parcel # 21-22-28-0000-00-012 7.06 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan 18,302 SF Medical & Professional Office	Under Construction 
HEARTLAND DENTAL 1100 Blackwood Avenue Parcel # 20-22-28-0742-02-000 1.96 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 5,984 SF Dental Office Building	Under Construction 
INNOVATION MONTESSORI 1475 E. Silver Star Road Parcel # 16-22-28-4763-00-020 4.32 acres Commission District 2 – Rosemary Wilsen	Special Exception to approve C-2 zoned land for a High School use	APPROVED at the April 5, 2022, City Commission meeting
OCOEE LANDINGS PUD E. Silver Star Road Parcel # 16-22-28-4532-00-140 1.77 acres Commission District 2 – Rosemary Wilsen	Substantial amendment to Lot 4, Phase 1B of the PUD/LUP to allow a 3-store 51,680SF mixed-use building consisting of commercial/retail and 46 apartments combined as an approved use for the PUD.	- Planning & Zoning Meeting: August 30, 2022 - City Commission meeting 1st Reading: September 20, 2022 - City Commission meeting 2nd Reading: October 4, 2022
OCOEE LANDINGS PUD E. Silver Star Road Parcel # 16-22-28-4532-00-140 1.77 acres Commission District 2 – Rosemary Wilsen	Large Scale Site Plan consisting of commercial/retail and 46 apartments combined as an approved use for the PUD	- Planning & Zoning Meeting: August 30, 2022 - City Commission meeting: October 4, 2022
OCOEE OAKS JOINT VENTURE 201 S. Clark Rd. Parcel # 21-22-28-0000-00-027 12.59 acres Commission District 2 – Rosemary Wilsen	rezone approximately 5.71 acres along White Road to R-1A in order to develop a residential subdivision.	- Planning & Zoning Meeting: August 30, 2022 - City Commission Meeting 1st Reading: September 20, 2022 - City Commission 2nd Reading: October 4, 2022

OCOE OAKS UMC 201 S. Clark Rd. Parcel # 21-22-28-0000-00-027 12.59 acres Commission District 2 – Rosemary Wilsen	Special Exception was requested to allow a monopine style communication tower on a parcel zoned A-1	- Planning & Zoning Meeting: TBD - City Commission Meeting: TBD 1st Review comments sent July 6, 2022 - Pending resubmittal for 2nd review
OCOE OAKS UMC 201 S. Clark Rd. Parcel # 21-22-28-0000-00-027 12.59 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 135-foot communication tower	1st Review comments sent July 6, 2022 - Pending resubmittal for 2nd review
*NEW PROJECT OCOE TOWN SHOPS 9729 W. Colonial Dr. Parcel # 21-22-28-0000-00-070 3.39 acres Commission District 2 – Rosemary Wilsen	Rezoning to PUD to allow Gas Station Use	- Planning & Zoning Meeting: TBD - City Commission Meeting 1st Reading: TBD - City Commission Meeting 2nd Reading TBD: 1st Review comments sent on 08/26/2022 - Under 2nd review
O'REILLY'S OCOEE 1891 E. Silver Star Road Parcel # 16-2-28-8049-00-003 5.06 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 7,453 SF O'Reillys Auto Parts store	- Approved for construction - Pending Pre-Construction Meeting
O'REILLY'S OCOEE 1891 E. Silver Star Road Parcel # 16-2-28-8049-00-003 5.06 acres Commission District 2 – Rosemary Wilsen	Plat	City Commission Meeting (Consent Item): TBD 4th review comment sent on September 20th - Awaiting resubmittal
SIRI OFFICE BUILDING 3872 Old Winter Garden Road Parcel # 28-22-28-0000-00-019 1.25 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for 28,000 SF Office Building	2nd review comment sent on September 21st - Pending 3rd review submittal
SIRI OFFICE BUILDING 3872 Old Winter Garden Road Parcel # 28-22-28-0000-00-019 1.25 acres Commission District 2 – Rosemary Wilsen	Non-Substantial Amendment to the PUD	City Commission (Consent Item): June 21, 2022
VMG OFFICE BUILDING FKA 4 LOCOS TACO REVISIONS 101 W. Silver Star Road Parcel # 18-22-28-4100-00-171 0.61 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan, two-story 6,300 SF Office Building	Under Construction 

WENDYLYN'S BEAUTY SALON, FKA 54 REWIS STREET 54 Rewis Street Parcel # 18-22-28-7900-05-051 0.25 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 1275 SF Building, Mixed-use of Beauty Salon, and Residence	APPROVED for construction - Pending Pre-Construction Meeting
WEST OAKS SELF-STORAGE AND OFFICE / SHOPPES AT WEST OAKS PD 9000 W. Colonial Drive Parcel # 27-22-28-8005-00-040 4.1 acres Commission District 2 – Rosemary Wilsen	Rezoning from Community Commercial to Planned Development	Under Construction 
WEST ORANGE SURGERY CENTER 3422 Old Winter Garden Road 3432 Old Winter Garden Road Parcel # 29-22-28-0000-00-030 Parcel# 29-22-28-0000-00-029 1.26 acres combined Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for an 11,500 SF Surgery Center	2nd review DRC comments sent on August 9, 2022 - Pending resubmittal for 3rd review
District 3 – Richard Firstner		
Project Name & General Location	Project Description	Status
409 OCOEE APOPKA ROAD PUD 409 Ocoee Apopka Road Parcel # 18-22-28-0000-00-056 4.76 acres Commission District 3 – Richard Firstner	Large Scale Preliminary/ Final Site Plan for two Industrial Warehouse Buildings totaling 61,797 SF	Approved for Construction
*NEW PROJECT 429 BUSINESS CENTER PHASE II EAST 450 Ocoee Apopka Road Parcel # 18-22-28-0000-00-006 11.21 acres combined Commission District 3 – Richard Firstner	Large Scale Preliminary Site Plan for three (3) one-story buildings totaling 126,402 SF	- Planning & Zoning Meeting: September 13, 2022 - City Commission Meeting: TBD - DRC Comments for 1st Review sent on 08/31/2022.
*NEW PROJECT 429 BUSINESS CENTER PHASE II WEST 701 Pine Street 707 Pine Street 711 Pine Street Parcel # 18-22-28-0000-00-005 Parcel # 18-22-28-0000-00-106 Parcel # 18-22-28-0000-00-105 5.90 acres combined Commission District 3 – Richard Firstner	Large Scale Preliminary Site Plan for a one-story building consisting of 70,720 SF	- Planning & Zoning Meeting: September 13, 2022 - City Commission Meeting: TBD

*NEW PROJECT ALL STAR CORPORATE HEADQUATERS 606 Ocoee Apopka Road. Parcel # 18-22-28-0000-00-001 5.27 acres Commission District 3 – Richard Firstner	Large Scale Preliminary Site Plan to construct two (2) buildings. Building one will be a two-story building on the east side of the property totaling 42,932 SF for Commercial, and building two will be a one-story building on the west side of the property totaling 23,652 SF for industrial.	- Planning & Zoning Meeting: TBD - City Commission Meeting: TBD - Under 1st Review
ANDY'S OCOEE Maguire Rd. Parcel # 30-22-28-0000-00-020 2.09 acres Commission District 3 – Richard Firstner	Small Scale Site Plan to construct 1,919 SF building for a Drive-Through Frozen Custard Shop	Approved for Construction Pending pre-construction meeting
CHRISTIAN BROTHERS AUTOMOTIVE West Colonial Dr. Parcel # 20-22-28-9138-03-000 .62 acres Commission District 3 – Richard Firstner	Small Scale Site Plan for a 5000 SF Automotive Service Building	Plan APPROVED for construction on November 24, 2021
DANIEL/RAY COMMERCIAL DEVELOPMENT DANIELS VETERINARY SERVICES 11700 W Colonial Drive Parcel# 30-22-28-0000-00-074 Parcel # 30-22-28-0000-00-002 Parcel # 30-22-28-0000-00-035 6.95 acres combined Commission District 3 – Richard Firstner	Preliminary/Final Site Plan 10,806 SF Veterinary Clinic on lot 1 Commercial Development on lots 2 & 3	APPROVED for Construction on June 22, 2022
EXPRESS SIGNS BUILDING ADDITION 637 Palm Drive Parcel# 13-22-27-6649-02-000 4.23 acres Commission District 3 – Richard Firstner	Small Scale Plan for a 22,042 S.F., one-story warehouse building	Site Plan APPROVED
FIRST CHOICE DOOR AND MILLWORK 393 Enterprise Street Parcel# 19-22-28-9153-02-601 1.26 acres Commission District 3 – Richard Firstner	Small Scale Site Plan for a 4,000 SF detached storage building and associated parking and utility improvements	Under Construction 
HAMPTON INN BY HILTON AKA COMFORT INN – MAINSTAY SUITES 11405 W. Colonial Dr. Parcel # 19-22-28-0000-00-007 945 Marshall farms Rd. Parcel# 19-22-28-0000-00-008 Commission District 3 – Richard Firstner	Preliminary/Final Large-Scale Site Plan for a six-story 74,657 SF hotel with 120 rooms	Approved for Construction on April 4, 2022 Pre-Construction meeting: April 4, 2022

HUDSON FURNITURE 10401 W. Colonial Dr. Parcel # 20-22-28-4238-00-030 Commission District 3 – Richard Firstner	Small Scale Site Plan to add an additional 13,866 SF to the existing 15,615 SF Building	1st Review comments sent on 08/29/2022 - Pending resubmittal for 2nd review
INLAND GROUP OFFICE East Crown Point Road Parcel # 13-22-27-0004-01-002 1.46 acres Commission District 3 – Richard Firstner	Small Scale Site Plan for a 14,710 SF, two-story, Office Building	Under Construction 
INSPIRATION TOWN CENTER AND LUXURY HOMES 820 Tomyon Blvd Parcel # 30-22-28-0000-00-017 Maguire Road Parcel # 30-22-28-0000-00-004 16.87 acres Commission District 3 – Richard Firstner	Large Scale Preliminary/Final Site plan, 90 luxury townhouses, with four commercial buildings consisting of a preschool, with office and retail space Building 1 (one-story pre-school) = 13,681 SF Building 2 (one-story office/retail = 12,600 SF Building 3 (two-story office/retail = 42,350 SF Building 4 (one-story retail) = 3,591 SF	Under Construction 
LAKE LILLY 2802 Old Winter Garden Road Parcel # 29-22-28-0000-00-007 16.61 acres Commission District 3 – Richard Firstner	Large Scale Final Site Plan for 410 Luxury Multifamily Rental Units	APPROVED for Construction on January 6, 2022
LOVE MOTORSPORTS 11953 W. Colonial Drive Parcel # 19-22-28-0000-00-073 2.54 acres Commission District 3 – Richard Firstner	Small Scale Site Plan for building renovations and addition of 5,338 SF for a showroom of new vehicles and sales	APPROVED for Construction on November 24, 2021 - Pre-Construction meeting scheduled for January 11, 2021
O2B KIDS 880 Bluford Avenue Parcel # 20-22-28-0000-00-059 Parcel# 20-22-28-0000-00-055 2.48 acres combined Commission District 3 – Richard Firstner	Small Scale Site Plan for a 10,970 SF Day Care Facility and a 6,000 SF Medical Office Building	1st Review comments sent on July 12, 2022 - Under 2nd review
OCOE CORNERS COMMERCIAL DEVELOPMENT PHASE 2 AND SONNY'S BBQ AKA MAGUIRE AND HWY 50 RETAIL 11030 w Colonial Dr Parcel# 30-22-28-0000-00-020 7.33 acres 1535 Maguire Rd Parcel# 30-22-28-0000-00-030 4.50 acres W Colonial Dr Parcel# 30-22-28-0000-00-061 .01 acres Commission District 3 – Richard Firstner	Small Scale Site Plan creating four lots, Lot one (1) to include a proposed 4,994 SF Sonny's BBQ standalone restaurant and future building, Lot 2 has two (2) existing buildings that were constructed under the Maguire and HWY 50 Retail Site plan; Lot 3 & 4 will create open lots.	Under Construction 

OCOE MEDICAL OFFICE – ADVENT HEALTH 11001 West Colonial Dr. Parcel # 19-22-28-0000-00-024 .61 acres Commission District 3 – Richard Firstner	Small Scale Site Plan for a single story, 7,232 SF Medical Office Building	Under Construction 
OCOE-TOMYN SELF STORAGE FACILITY AKA BARKERITAVILLE PUD AKA PET PARADISE Parcel # 31-22-28-0000-00-050 8.13 acres Commission District 3 – Richard Firstner	Preliminary/Final Large-Scale Site Plan	Site Plan APPROVED on March 25, 2022
OCOE VILLAGE Franklin Street Parcel # 18-22-28-0000-00-025 5.77 acres Commission District 3 – Richard Firstner	Large Scale Preliminary Site Plan, for two (2) two-story buildings with 72,712 sf for office/retail.	Planning & Zoning Meeting: September 14, 2021 City Commission meeting: October 5, 2021 1st Review comments sent on August 31, 2021 - awaiting resubmittal for 2nd review
OCOE VILLAGE GREEN Maguire Rd. Parcel # 30-22-28-0000-00-020 2.09 acres Commission District 3 – Richard Firstner	Small Scale Site Plan to construct hardscape common areas	2nd Review comments sent on 08/26/2022 - Pending resubmittal for 3rd review.
PRUITT HEALTH 870 Tomin Blvd Parcel# 30-22-28-2861-01-0000 10.73 acres Commission District 3 – Richard Firstner	Substantial Amendment to the PUD for a Nursing Facility	Under Construction 
WAYNE AUTOMATIC FIRE SPRINKLER 222 Capitol Court Parcel# 19-22-28-9153-01-800 3.389 acres Commission District 3 – Richard Firstner	Expansion of existing Office Building and associated parking lot	Under Construction 
District 4		
Project Name & General Location	Project Description	Status

COVINGTON OAKS 8667 Parcel # 10-22-28-0000-00-004 9.94 acres Commission District 4	Rezoning from A-1 (General Agriculture) to R-1A (Single Family Dwelling)	• Planning & Zoning Meeting: August 30, 2022 • City Commission meeting 1st Reading: September 20, 2022 • City Commission 2nd Reading: October 4, 2022
EVEREST REHABILITATION HOSPITAL AKA OCOEE LANDINGS COMMERCIAL 1842 E. Silver Star Road Parcel # 16-22-28-4532-00-040 5.12 acres Commission District 4	Large Scale Site Plan for a 39,817 SF, single-story, Rehabilitation Hospital	• APPROVED for Construction • Pre-Construction meeting scheduled for May 17, 2022
LAKE MEADOW LANDING (F.K.A ARDEN LANDING; CIARA PLACE / F.K.A. VILLA ROMA) 2121 North Clarke Road Parcel # 04-22-28-0000-00-048 21.05 acres Commission District 4	Large Scale Preliminary/Final Subdivision Plan, 88-unit 1,391 SF (per unit) residential townhomes with a 2,400-SF clubhouse	Under Construction 
MEMORY CARE COTTAGES OF OCOEE 1900 E. Silver Star Rd. Parcel # 15-22-28-4716-00-130 6.92 acres Commission District 4	Large Scale Preliminary/Final Site Plan for a Memory / Health Care Facility; proposed site plan will construct four (4) One-Story buildings, each building to be around 14,743 SF	• Plan Approved • Awaiting Pre-Construction Meeting
ORCHARD PARK ALF 2755 Grapevine Crest Parcel # 04-22-28-6276-00-510 .2 acres Commission District 4	Special Exception request for the use of R-1AA property for the operation of an assisted living facility (ALF) serving ten (10) residents	• Planning & Zoning Meeting: August 30, 2022 • City Commission Meeting: September 20, 2022
PRAIRIE LAKE SUBDIVISION Ocoee Vista Parkway/AD Mims Road Parcel # 09-22-28-0000-00-056 11.99 acres Commission District 4	Preliminary Final Subdivision Plan to construct 78 lots, each containing a two-story townhome	Under Construction 
RESERVE AT LAKE MEADOWS 2149 Lauren Beth Avenue Parcel # 04-22-28-0000-00-024 18.58 acres Commission District 4	A Large-Scale Final Subdivision plan for 210 single-family homes	• City Commission meeting (Consent Item): November 16, 2021 • 6th review comments sent on September 22nd.
WYNWOOD PHASE 1 & 2 FKA CLRM 44 W. McCormick Road Parcel # 33-21-28-0000-00-007 100 E McCormick Road Parcel # 34-21-28-0000-00-022 3201 Trout Lake Road Parcel # 33-21-28-0000-00-020 212.30 acres Commission District 4	Large Scale Preliminary/Final Subdivision to construct 190 single-family residential lots in Phases 1 & 2 with stormwater ponds, open space, and a park/recreation area and 187 lots for Mass Grading in Phases 3 & 4	Under Construction 

WYNWOOD PHASE 1 & 2 FKA CLRM 44 W. McCormick Road Parcel # 33-21-28-0000-00-007 100 E McCormick Road Parcel # 34-21-28-0000-00-022 3201 Trout Lake Road Parcel # 33-21-28-0000-00-020 212.30 acres Commission District 4	Plat for Wynwood Phase 1 & 2 for 190 lots	• Approved & Recorded
WYNWOOD PHASE 1 AMENITY CENTER 44 W. McCormick Road Parcel # 34-21-28-0000-00-022 212.30 acres Commission District 4	Large Scale Final Site Plan for a 2,718SF amenity center	• First Review comments sent on September 22nd