OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

April 8, 2025 **AGENDA** **6:30 PM**

REGULAR PLANNING AND ZONING COMMISSION MEETING

- **CALL TO ORDER**

  Invocation

  Pledge of Allegiance

  Roll Call and Determination of Quorum

- **CONSENT**

  1. Approval of Minutes from the Planning & Zoning meeting held on March 20, 2025.

- **OLD BUSINESS**

- **NEW BUSINESS**

  1. 283 10th Avenue - Cox Property Annexation & Rezoning from Orange County R-2 to City of Ocoee R-1; Project No. AX-02-25-01 & RZ-25-02-01 **(Planner I Belizaire)**
  2. Envision 2045 Ocoee Comprehensive Plan Large Scale Update to Replace Ocoee's Comprehensive Plan in its Entirety **(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.

OCOEE PLANNING AND ZONING COMMISSION
Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

March 20, 2025 **MINUTES** **6:30 PM**

REGULAR PLANNING AND ZONING COMMISSION MEETING

- **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 Justice** called the roll and declared a quorum present.

Present: Chair Lomneck, Vice-Chair Forges, Member Keller, Alternate Member Butler

Absent: Member Chacon, Member Galvan

Also present: Zoning Manager Whitfield, Development Services Director Corless, Urban Designer Parish, Planner Belizaire, Commitment and Concurrency Coordinator McFarlane, Utilities Director Bolling, Staff Engineer Burch, Public Works Director Krug, City Attorney Geller, and Recording Clerk Justice

- **CONSENT AGENDA**

1. Minutes of the Planning and Zoning Commission Meeting held on January 14, 2025.

(6:31 pm)
Motion for Approval of the Consent Agenda: Moved by Member Keller, Seconded by Alternate Member Butler; Motion carried unanimously.

- **OLD BUSINESS – None**

- **NEW BUSINESS – None**

- **MISCELLANEOUS**

1. Workshop: Envision 2045 Ocoee Comprehensive Plan & Land Development Code Update **(Zoning Manager Whitfield)**

Zoning Manager Whitfield briefly introduced the Comprehensive Plan team. She presented an overview of Envision 2045, the updated Ocoee Comprehensive Plan, which shall be the governing policy framework for direct growth and development in the City over the next twenty years. Envision 2045 shall establish Goals, Objectives, and Policies to achieve its vision for the future of Ocoee. Development Services is working alongside the multi-department Comprehensive Planning Team to complete Envision 2045 and its supporting Data, Inventory

and Analysis (DIA) document. The City's transportation consultancy firm is providing technical assistance regarding the Transportation Element, which will be renamed as the Mobility Element.

Envision 2045 is organized into the following chapters:

- Introduction
- Vibrant, Attractive & Inclusive Community
- Efficient, Reliable & Well-Maintained Infrastructure
- Safe & Convenient Mobility
- Environment-Friendly, Resilient & Sustainable Community
- Responsible, Accessible & Open Governance
- Appendix

Zoning Manager Whitfield touched on the *Introduction* chapter. She followed by opening the presentation on the elements included within Chapter 2, *Vibrant, Attractive & Inclusive Community*.

Zoning Manager Whitfield explained the policies and objectives of the Future Land Use Element.

Planner Belizaire and **Urban Designer Parish** discussed the policies and objectives of the Housing Element.

Development Services Director Corless addressed the Recreation and Open Space Element policies and objectives.

Zoning Manager Whitfield opened the floor for questions regarding Chapter 2.

Member Keller inquired about multimodal access with respect to the Housing Element and the Lynx bus service. **Zoning Manager Whitfield** responded to his question. He also inquired about citywide WiFi. **Zoning Manager Whitfield** responded to his question. **Member Keller** further inquired about bike lane safety and wide sidewalks. **Zoning Manager Whitfield** and **Development Services Director Corless** responded to his concerns.

Chair Lomneck inquired about the national average ratio of number of parks per number of residents. **Development Services Director Corless** responded to his question.

Vice-Chair Forges inquired about activity centers. **Zoning Manager Whitfield** responded to his question.

Zoning Manager Whitfield introduced Chapter 3, *Efficient, Reliable & Well-Maintained Infrastructure*.

Utilities Director Bolling discussed the policies and objectives of the Utilities Sub-Element.

Zoning Manager Whitfield discussed the policies and objectives of the Drainage Sub-Element. She then opened the floor for questions on Chapter 3.

City Attorney Geller provided the definition of NPDES.

Member Keller inquired about reclaimed water availability. **Assistant City Manager Rumer** and **Utilities Director Bolling** addressed his question. He asked about state or federal funding assistance for removing septic tanks. **Utilities Director Bolling** addressed his question. **Member Keller** further inquired about new developments installing sewer infrastructure even if it is not yet available. **Utilities Director Bolling** responded to his inquiry.

Vice-Chair Forges inquired if developers are required or recommended to utilize reclaimed water, and further inquired about natural gas. **Assistant City Manager Rumer** and **Utilities Director Bolling** responded to his inquiries.

Alternate Member Butler asked about the limited circumstances regarding the requirement to connect new development to central utility services. **Utilities Director Bolling** responded to his question.

A brief recess was called at 7:32 pm. The meeting resumed at 7:43 pm.

Vice-Chair Forges inquired about the goal to minimize the use of retention ponds in development. **Public Works Director Krug** addressed his question. Discussion ensued regarding stormwater and drainage alternatives.

Zoning Manager Whitfield introduced Chapter 4, *Safe & Convenient Mobility* and discussed the policies and objectives of the Mobility Element. She then opened the floor for questions on Chapter 4.

Member Keller opined that the City should take care when planning walkable areas, citing Fowler's Grove [in Winter Garden] as an example. He further suggested that driverless cars should be taken into consideration for the future. **Zoning Manager Whitfield** responded to his comments.

Vice-Chair Forges referenced the Envision 2045 presentation promoting 55 and over communities and projecting a 2045 population of 70,000-plus residents. He further pondered if the City might have an inner-city contract with Lynx [to provide public transit] in the future. **Zoning Manager Whitfield** responded to his inquiry.

Zoning Manager Whitfield introduced Chapter 5, *Environment-Friendly, Resilient & Sustainable Community*.

Staff Engineer Burch and **Zoning Manager Whitfield** discussed the Conservation Element.

Zoning Manager Whitfield opened the floor for questions on Chapter 5.

As there were no questions, **Zoning Manager Whitfield** introduced Chapter 6, *Responsible, Accessible, and Open Governance*.
Concurrency & Commitment Coordinator McFarlane discussed the policies and objectives of the Public School Facilities and Intergovernmental Coordination Elements.

Zoning Manager Whitfield discussed the policies and objectives of the Capital Improvements Element. She then opened the floor for questions on Chapter 6.

Member Keller opined that the City should carefully evaluate allowing any additional charter schools, considering how the existing charter schools have affected the City's relationship with Orange County Public Schools (OCPS). **Zoning Manager Whitfield** responded to his comment, referencing charter schools' curriculum requirements, the interlocal agreement with OCPS, and the Land Use Table zoning districts that allow schools by right versus by special exception.

Member Lomneck noted that the City lacks a mechanism to reclaim impact fees from the school board, despite no new schools being planned for Ocoee within the next ten years. He emphasized the need for the City to establish a policy stating, "If you are not going to build, we are not going to pay." **Zoning Manager Whitfield** responded to his comment, advised that the interlocal agreement can be reviewed, and explained how OCPS determines capacity.

A brief recess was called at 8:29 pm. The meeting resumed at 8:40 pm.

Zoning Manager Whitfield and **Urban Designer Parish** provided an update on the goals and schedule for the Land Development Code (LDC). Concurrently with Envision 2045's preparation, Development Services staff, with technical assistance from the Comprehensive Planning Team, are updating the LDC to create zoning districts, urban design and architectural standards, development policies and procedures, and other regulations to implement the Goals, Objectives, and Policies of Envision 2045. They further explained the document's reorganization and layout, and detailed notable changes to the Code.

Urban Designer Parish and **Zoning Manager Whitfield** discussed new Land Development Code standards, the proposed Design Manual, and incorporating the public realm experience.

Zoning Manager Whitfield summarized the next steps and schedule for adopting the LDC.

City Attorney Geller mentioned that he has led tours of Baldwin Park for planners across Florida and offered the same opportunity to staff and Board Members. He noted that Board Members would need to attend separately to comply with Sunshine Law. [Baldwin Park has successfully implemented design standards like those the City of Ocoee seeks to achieve.] He further complimented the City on their efforts to increase the esthetics and functionality within the City.

Urban Designer Parish noted that Central Florida boasts some of the finest examples of new communities. Drawing from her experience studying and working in Charleston, South Carolina, she emphasized the importance of timeless design principles. She stated that

Ocoee aims to develop enduring buildings that residents will love and benefit from for years to come.

Zoning Manager Whitfield discussed the benefits of intertwining the Comprehensive Plan and Land Development Code.

- **ADJOURNMENT – 9:06 PM**

ATTEST: APPROVED:

_____ _____

Miranda Justice, Recording Clerk Brad Lomneck, Chair

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

STAFF REPORT

Meeting Date: April 8, 2025
Item #: 1

Contact Name: Berenice Belizaire, Planner 1 **Department Director:** Ginger Corless

Subject: 283 10th Avenue - Cox Property Annexation & Rezoning from Orange County R-2 to City of Ocoee R-1; Project No. AX-02-25-01 & RZ-25-02-01 **(Planner I Belizaire)**

BACKGROUND SUMMARY:
Owner/Applicant: Sherry Lee Cox

General Location: The property is in Commission District 2 and is located at the northwest corner of 10th Avenue and Peters Avenue intersection.

Property Size & Parcel Identification Number: The property contains approximately 0.36 acres and is assigned parcel ID number 08-22-28-5960-22-010.

Existing Site Conditions: The table below summarizes the existing site conditions of the property.

Current Future Land Use Map (FLUM) Designation	Current Zoning District	Existing Land Use	Overlay/ Unique Features
Low Density Residential (4 units per acre)	County R-2	Single-family residential dwelling	N/A

The property is surrounded by the following: jurisdictions, Future Land Use Map (FLUM) designations, zoning districts, and land uses.

Direction	Jurisdiction	FLUM Designation	Zoning District	Existing Land Uses
North	City of Ocoee	Recreation and Open Space	R-1	Municipal Park and Recreation
South	Orange County	Low Density Residential	R-2	Single-Family Residential
East	City of Ocoee	Low Density Residential	R-1	Single-Family Residential
West	Orange County	Low Density Residential	R-2	Single-Family Residential

Proposed Site Conditions: The table below summarizes the applicant's request and potential development on the subject property.

Proposed FLUM Designation	Proposed Zoning District	Proposed Use	Proposed Development Standards
N/A (Site remains LDR)	City R-1	Single Family Dwelling	Conventional R-1 standards

Consistency with Florida Statutes: With respect to the proposed annexation, Section 171.044, Florida Statutes (F.S.), grants municipalities the authority to annex contiguous, compact, non-circuitous territory so long as it does not create an enclave. The subject property is bordered on the north and east by the City's jurisdictional limits and,

as such, is contiguous to the City and does not create an enclave. Instead, it furthers the City's efforts to reduce existing enclaves within the city limits.

Consistency with JPA Agreement: The property is located within the Ocoee-Orange County Joint Planning Area (JPA) Agreement, and the proposed annexation and zoning classification are consistent with the terms of the JPA Agreement.

Consistency with the Adopted Comprehensive Plan: The annexation is consistent with Future Land Use Element (FLUE) Policy 2.5, which requires the City to consider requests for voluntary annexation when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's Comprehensive Plan, the JPA Agreement, and the City's Annexation Policy. The proposed R-1 zoning classification is consistent with FLUE Policy 1.15, which stipulates that the City may assign an initial zoning after annexation in a manner that is consistent with both the Future Land Use Map and the JPA Agreement.

Access: Access will continue to be via 10th Avenue.

Utilities: The property owner has requested water service from the City. City water service is available from an existing 12" water main located east of property in Peters Ave right-of-way. After the annexation has been executed and recorded with Orange County, the Utilities Department will begin the design and permitting process to bring water service to the property. The water service installation for this property will require an Orange County right-of-way permit, which will increase the turnaround time. No sewer lines are available, and a private septic system will serve the property.

Transportation: No issues are anticipated as the property is entitled to have one (1) single family dwelling.

Stormwater: N/A

Schools: N/A

Public Safety: Fire service is available within 1.2 miles of the property and can be provided within a five (5) minute response time at a 750 gpm water flow. Police service is available within Patrol Zone 51 within a 3-minute response time for non-emergency services.

An Annexation Feasibility & Public Facilities Analysis Report was completed for this property. See attached document for complete report.

ISSUE:
Should the Planning & Zoning Commission (PZC), acting as the Local Planning Agency (LPA), recommend approval for an Annexation and Rezoning from Orange County R-2 (Residential District) to City of Ocoee R-1 (Single Family Dwelling District) for the Cox property located at 283 10th Avenue?

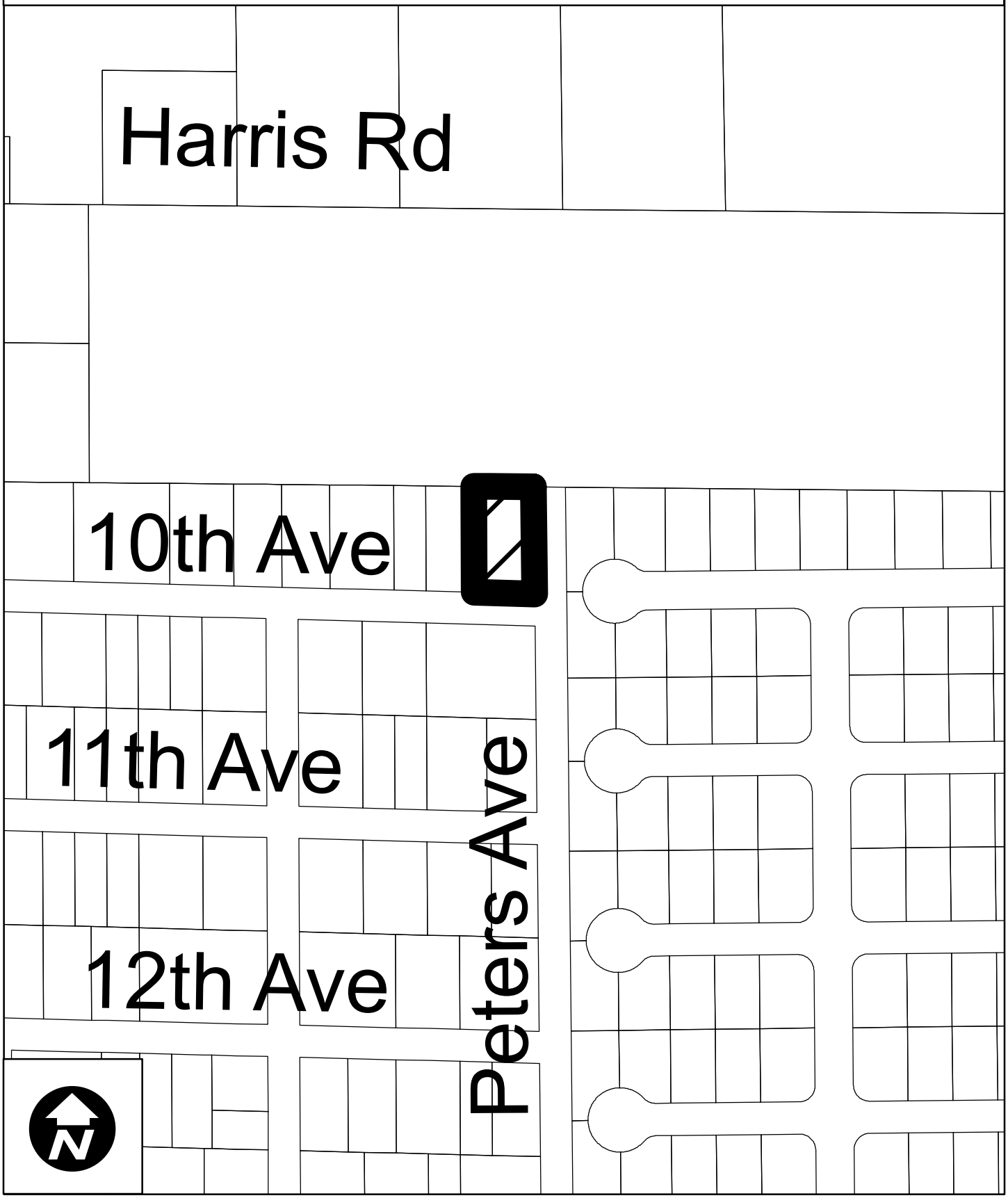
RECOMMENDATIONS:
Development Review Committee (DRC):
The Development Review Committee (DRC) met on Tuesday, April 1, 2025, to consider the application for annexation and rezoning. Upon a finding of consistency with the City's regulations and policies and the terms of the City of Ocoee-Orange County Joint Planning Area (JPA) Agreement, the DRC made a recommendation of approval of the proposed Annexation and Rezoning from Orange County R-2 (Residential District) to City R-1 (Single Family Dwelling District) for the Cox property located at 283 10th Avenue.

Staff Recommendation:
Staff recommends that the Planning & Zoning Commission (PZC), acting as the Local Planning Agency (LPA), make a recommendation of approval of the proposed Annexation and Rezoning from Orange County R-2 (Residential District) to City of Ocoee R-1 (Single Family Dwelling District) for the Cox property located at 283 10th Avenue.

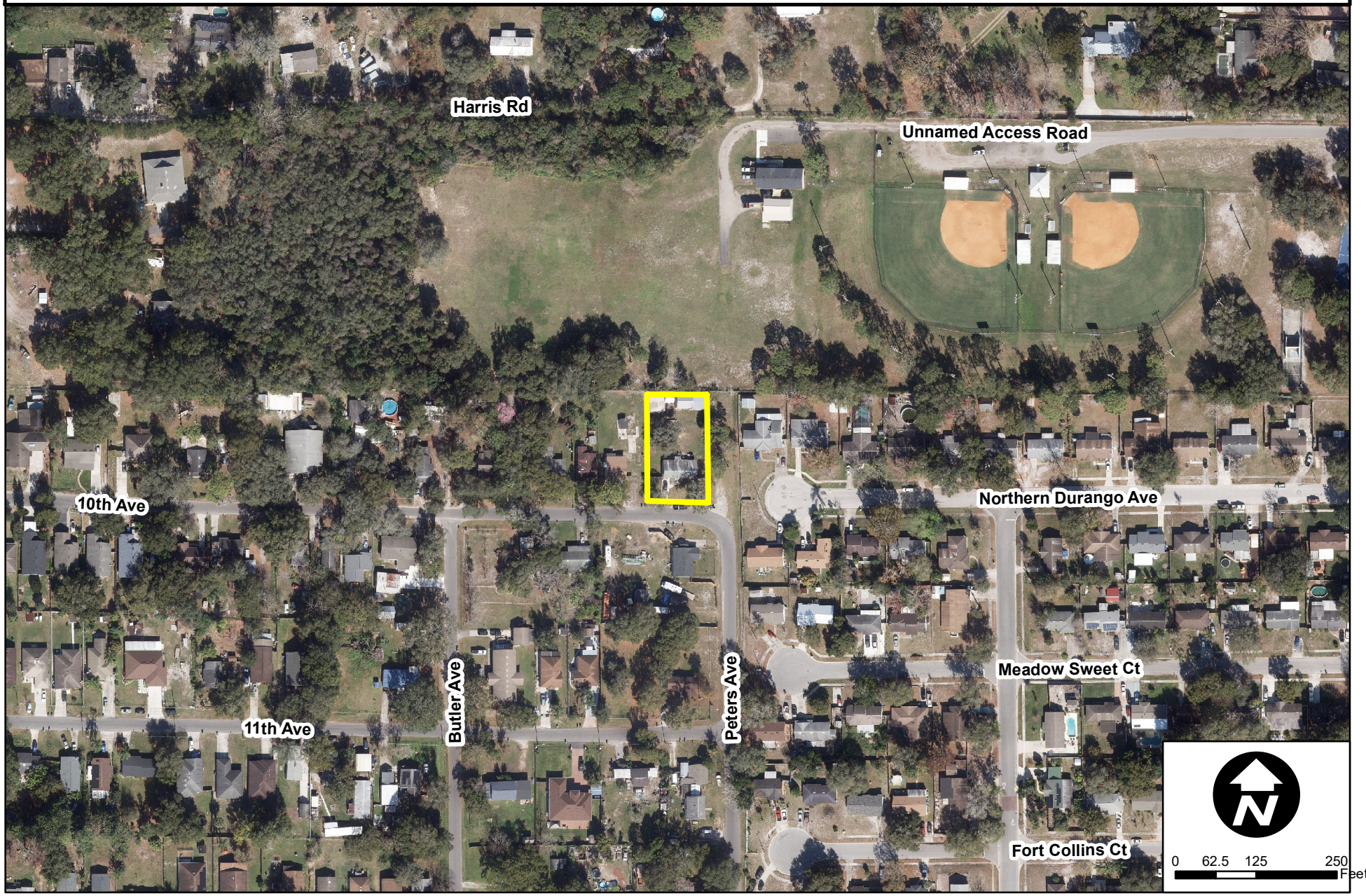
ATTACHMENTS:

1. Location Map
2. Aerial Map
3. FLU Map
4. Zoning Map
5. Annexation and Rezoning Feasibility Report
6. Advertisement

283 10th Avenue
Location Map



283 10th Avenue
Aerial Map

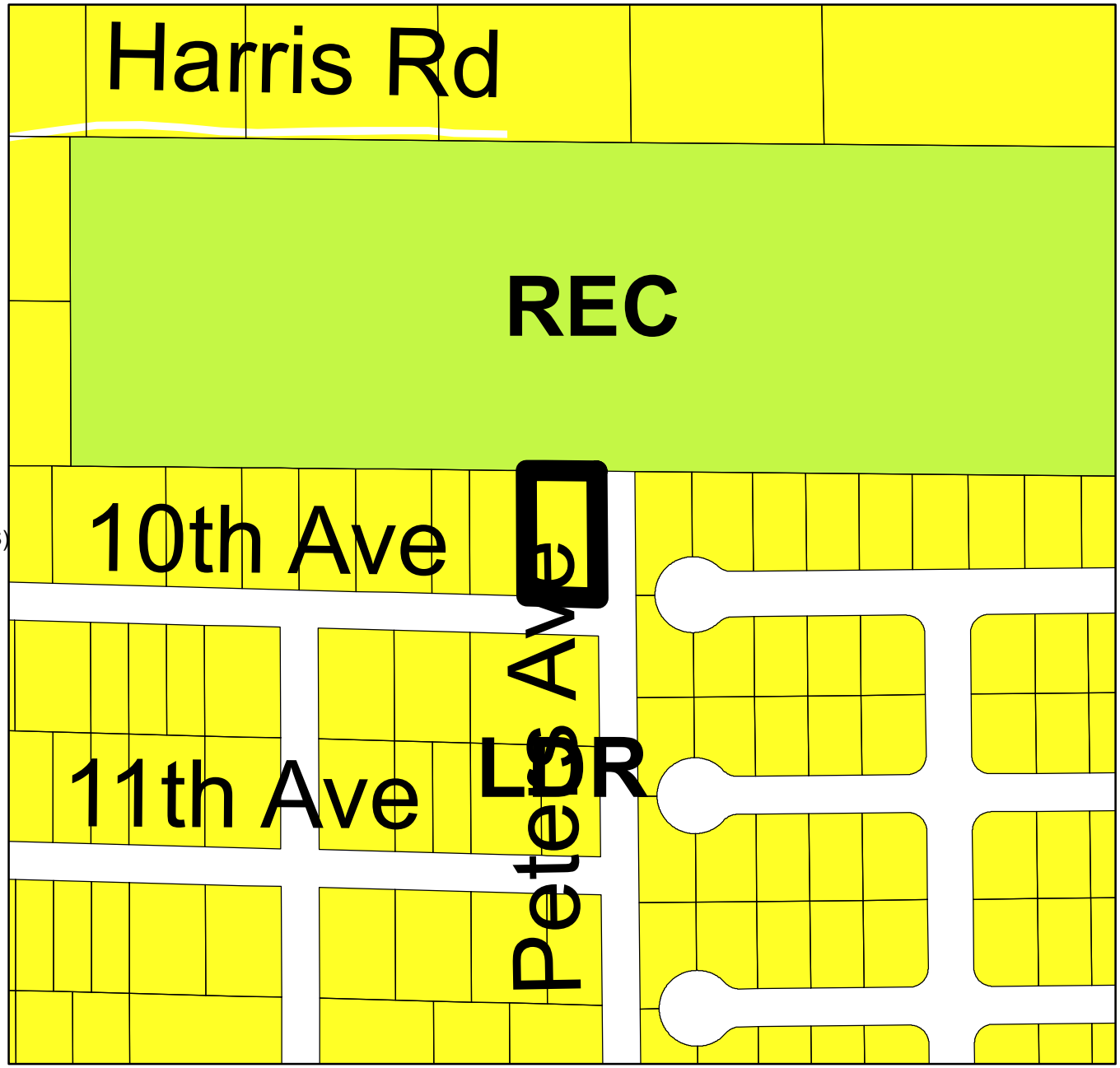


283 10th Avenue
Surrounding Future Land Use Map

Development Services Department

0 50 100 200
Feet

Created: April 2025



Subject Property

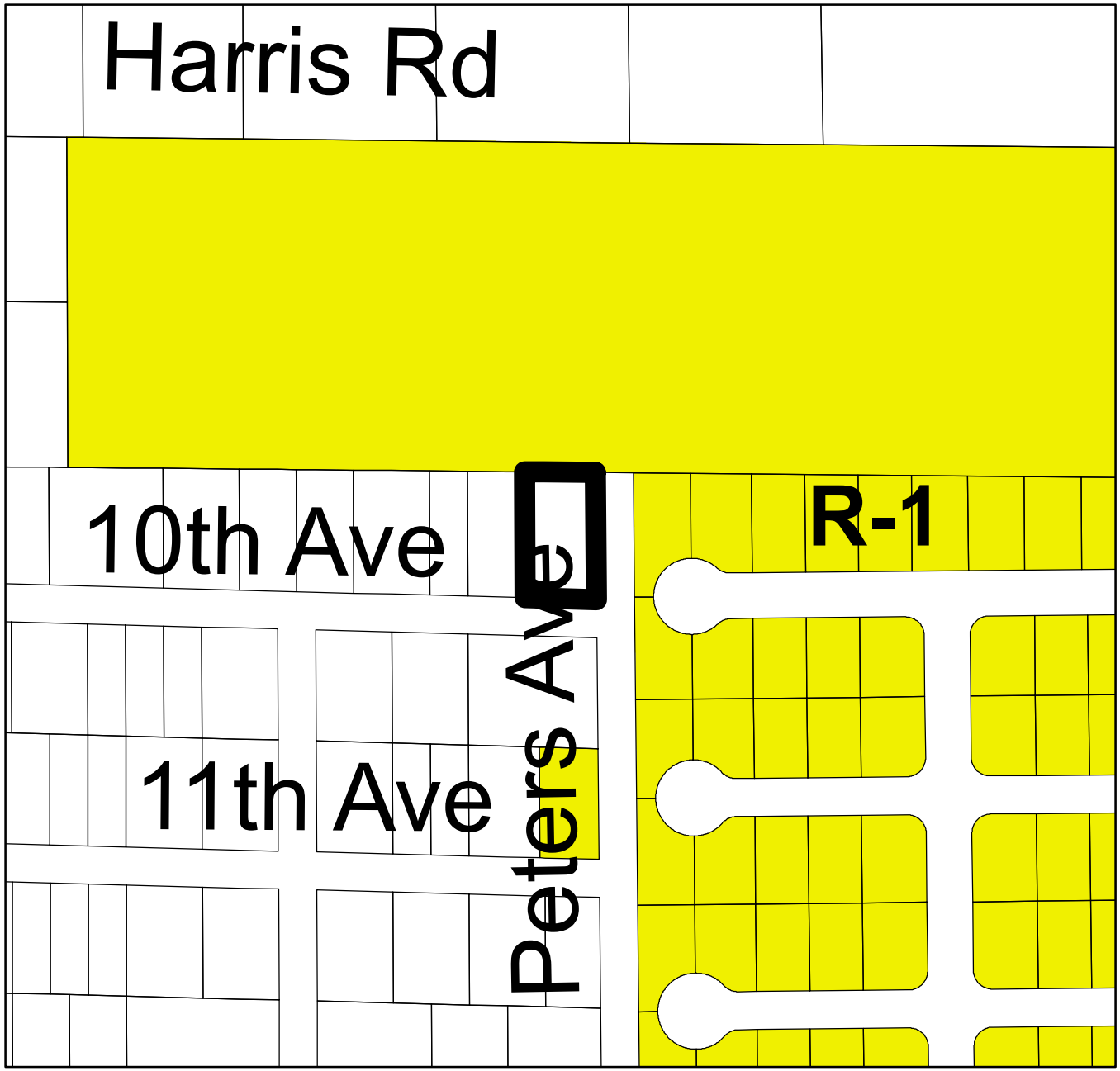
Future Land Use Classification:
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Professional Offices and Services (PS)
- Commercial (COMM)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Conservation/Floodplains (CONS)
- Recreation and Open Space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

283 10th Avenue
Surrounding Zoning Map

Development Services
Department

0 50 100 200
Feet

Created: April 2025



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

CITY OF OCOEE
ANNEXATION FEASIBILITY ANALYSIS

CASE NUMBER: AX-02-25-01 & RZ-25-02-01
APPLICANT NAME: Sherry Lee Cox
PROJECT NAME: 283 10TH AVENUE

This form is used to evaluate annexation requests to determine the feasibility of providing urban services to individual properties. Each department's findings are summarized below.

I. PLANNING DEPARTMENT	Berenice Belizaire, Planner I
A. Applicant/Owner	
1. Owner (if different from Applicant)**:**	Sherry Lee Cox

B. Property Location	
1. General Location:	The property is located at the northwest corner of the 10th Avenue and Peters Avenue intersection.
2. Parcel Identification Number:	08-22-28-5960-22-010
3. Street Addresses:	283 10th Avenue
4. Size and Number of Parcels:	0.36 acres (1 parcel)

C. Use Characteristics	
1. Existing Use:	Single-family dwelling
2. Proposed use:	Single-family dwelling
3. Density / Intensity:	
4. Projected Population:	N/A

D. Zoning and Land Use	
1. Orange County Future Land Use:	Low Density Residential
2. Orange County Zoning:	R-2
3. Existing Ocoee Future Land Use:	Low Density Residential per JPA FLUM
4. Proposed Ocoee Zoning:	R-1

E. Consistency	
1. Joint Planning Area:	Yes
2. Comprehensive Plan:	Yes

II. FIRE DEPARTMENT	
1. Estimated Response Time:	5 minutes or less
2. Distance to Property:	1.2 miles
3. Fire Flow Requirements:	750 gpm

III. POLICE DEPARTMENT	
1. Police Patrol Zone / Grid / Area:	51
2. Estimated Response Time:	3 minutes
3. Distance to Property:	
3. Average Travel Time	

IV. ECONOMIC VALUE	Berenice Belizaire, Planner I
1. Property Appraiser Market Value:	$219,104
2. Property Appraiser Taxable Value	$113,460
3. Estimated City Ad Valorem Taxes:	TBD
4. Anticipated Licenses & Permits:	TBD
5. Potential Impact Fees:	TBD
6. Total Project Revenues:	TBD

V. PUBLIC WORKS DEPARTMENT	
1. Within the 100-year Flood Plain:	No

VI. UTILITIES	T'Jean Tomlinson, P.E., Engineering Manager
A. Potable Water	
1. In Ocoee Service Area:	Yes
2. City Capable of Serving Area:	Yes
3. Extension Needed:	No water main extension needed, only service line installation required.
4. Location and Size of Nearest Water Main:	12" water main located east of property in Peters Ave right-of-way.

B. Sanitary Sewer	
1. In Ocoee Service Area:	Yes
2. City Capable of Serving Area:	No, sewer treatment capacity is available at wastewater treatment facility but sewer connection is not currently available.
3. Extension Needed:	N/A, sewer connection is not currently available and extension is cost-prohibitive.
4. Location and Size of Nearest Force Main:	N/A to this annexation; 8" force main on N Lakewood Ave.
5. Annexation Agreement Needed:	Annexation agreement needed for water service. City sewer service is not being provided at this time.

C. Other	
1. Utility Easement Needed:	No
2. Private Lift Station Needed:	No
3. Well Protection Area Needed:	No

VII. TRANSPORTATION	Berenice Belizaire, Planner I
1. Paved Access:	Yes – 10th Avenue
2. ROW Dedication:	No
3. Traffic Study:	No
4. Traffic Analysis Zone:	No

VIII. PRELIMINARY CONCURRENCY EVALUATION	
A. Transportation:	
B. Parks / Recreation:	
C. Water / Sewer:	
D. Stormwater:	
E. Solid Waste:	
F. Impact Fees:	

IX. SITE SPECIFIC ISSUES All Departments

X. CONSISTENCY WITH STATE ANNEXATION REGULATIONS Berenice Belizaire, Planner I

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
283 10TH AVENUE – COX PROPERTY
ANNEXATION AND REZONING FROM ORANGE COUNTY R-2
TO CITY OF OCOEE R-1
CASE NUMBER: AX-02-25-01 & RZ-25-02-01

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 8, 2025, 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 for the 283 10th Avenue – Cox Property. The property is assigned Parcel ID # 08-22-28-5960-22-010 and consists of approximately 0.36 acres. The property is located at the northwest corner of the 10th Avenue and Peters Avenue intersection. The applicant is seeking annexation into the City in order to connect to City water services.

If the applicant's request is approved, the annexation would incorporate the property into the City of Ocoee, and the rezoning will amend the zoning classification of the subject property from Orange County R-2 (Residential District) to City of Ocoee R-1 (Single-Family Dwelling District).

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. The Planning and Zoning Commission may continue the public hearing to other dates and times, as it deems necessary. Any interested party shall be advised of the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearing. No further notices regarding these matters will be published. 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 27, 2025 25-00879W

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 8, 2025
Item #: 2

Contact Name: Anoch Whitfield, Zoning Manager **Department Director:** Ginger Corless

Subject: Envision 2045 Ocoee Comprehensive Plan Large Scale Update to Replace Ocoee's Comprehensive Plan in its Entirety **(Zoning Manager Whitfield)**

BACKGROUND SUMMARY:
Chapter 163, Part II, Florida Statutes, requires local governments to adopt a comprehensive plan that establishes principles, guidelines, standards, and strategies for the orderly and balanced economic, social, physical, environmental, and fiscal development of the City. Section 163.3177(5)(a), F.S., requires that the Comprehensive Plan include at least two planning periods: one covering at least the first 10-year period occurring after the plan's adoption and the other covering at least a 20-year period.

The current Comprehensive Plan, adopted on October 1, 2002, has reached its long-term planning horizon of 2022. Therefore, "The Comprehensive Plan must be updated to include the statutorily required ten-year and twenty-year planning horizons." In accordance with Section 163.3177(6), F.S., the Comprehensive Plan is based on relevant and appropriate data and analysis including, but not be limited to, surveys, studies, and other data available at the time of the preparation of the plan, as well as data prepared by the City, all of which are included within a Data, Inventory, and Analysis (DIA) document. Ocoee's DIA document contains an evaluation of historical growth and development trends. It also includes the City's 2045 population projections based on several methodologies (including those listed in Florida Statutes), an evaluation of anticipated demands, and an assessment of the City's ability to accommodate these demands on public infrastructure and municipal services, including completion of the 10-Year Water Supply Plan.

Thus, in accordance with Chapter 163, Part II, Florida Statutes, the City developed a Vision Statement and prepared an updated Comprehensive Plan, entitled "Envision 2045 Ocoee Comprehensive Plan" ("Envision 2045"), which consists of two (2) volumes.

Volume one is the Envision 2045 Ocoee Comprehensive Plan policy document, which is Exhibit A of the ordinance proposed for adoption. The policy document will be the governing framework that directs growth and development in the city over the next 10-year and 20-year planning horizons. The Envision 2045 policy document includes a Vision Statement, Goals, Objectives, and Policies to achieve its vision of Ocoee becoming "a vibrant, attractive, and economically sustainable community where businesses thrive and neighborhoods flourish through diverse, compact, and complementary land uses that produce quality developments, enhanced and active public realms, and safe and efficient mobility systems while simultaneously preserving environmental systems and creating parks, trails, and open spaces to promote social engagement, community health, and overall well-being of the City".

Volume two is the Data, Inventory, and Analysis document, which serves as supporting documentation to volume one and which is not proposed for adoption.

Envision 2045 and the supporting DIA document were prepared in-house by a multidisciplinary and multi-department Comprehensive Planning Team comprised of technical staff from the Development Services, Public Works, Utilities, and Parks and Leisure Services Departments, with technical assistance from the City's transportation consultant firm regarding the Transportation Element (which has been renamed the Mobility Element). It reflects the City Commission's direction and public feedback received during the preparation of the City's Evaluation and Appraisal Report (EAR) and Special Area Plans, including the Downtown Master Plan and the SR 429 Overlay District, along with its three Character Area Plans, which the City Commission has adopted within the past 10 years. This Plan update also recognizes the changing trends in the market and development community.

Because this update is a repeal and replacement of the expired 2002 Comprehensive Plan, the goals, objectives, and policies within the proposed Envision 2045 policy document are not presented in strike-through/underline format. Some existing policies were kept but were reworded, combined, or reorganized into updated Objectives. Additionally, the 2002 Comprehensive Plan was organized by Elements, but with this Update, the Elements within the Plan are proposed to be organized by topic-oriented Chapters, as presented below:

Envision 2045 Chapters		
1	**Introduction**	
2	**Vibrant, Attractive & Inclusive Community**	Future Land Use Element
		Housing (Revitalization & Neighborhood Preservation) Element
		Recreation & Open Space Element
3	**Efficient, Reliable, and Well-Maintained Infrastructure**	Infrastructure Element
		Utility Sub-Element
		Drainage Sub-Element
4	**Safe & Convenient Mobility**	Mobility Element
5	**Environment-Friendly, Resilient & Sustainable Community**	Conservation Element
6	**Responsible, Accessible & Open Governance**	Public Schools Facilities Element
		Intergovernmental Coordination Element
		Capital Improvements Element
		Private Property Rights Element
Appendix	**Supporting Resources**	Acronyms
		Placeholder [5-Year Capital Improvements Plan]
		[Placeholder Water Supply Plan]

A summary of the major changes in each element is provided below.

Future Land Use Element (FLUE):

- Creation of two (2) new land use categories: Low Medium Density Residential (LMDR) with a density range of 5 to 8 dwelling units per acre and Mixed Use (MU) with a density of up to 20 units per acre and intensity of up to 3.0 floor area ratio (similar to the FAR for the current Commercial and Industrial categories). Bonus dwelling units per acre may be available for enhancement of architectural and public realm improvements.
- Creation of policies that provide specific locational requirements for the application of the Mixed Use category, as well as urban (site) and architectural requirements for developments within the Mixed Use category.
- Adjustments to the density ranges within the current residential land use categories to (1) accommodate projected population growth, (2) improve the City's competitiveness in the market, and (3) increase flexibility in development patterns, specifically:
    - Low Density Residential from "up to 4 units per acre" to "up to 5 units per acre",
    - Medium Density Residential from "4 to less than 8 units per acre" to "8 to 15 units per acre" (NOTE: The starting density for MDR aligns with the ending density for the proposed new LMDR category.)
    - High Density Residential from "8 to 16 units per acre" to "15 to 20 units per acre", and

    - Allowing residential density within the Commercial and Industrial categories under certain, specific but limited, circumstances.
- Creation of policy and specific criteria for approval of amendments to the Future Land Use Map (FLUM).
- Creation of policies that clearly define the meanings of density and intensity, as well as the calculation method for maximum development potential (transition from gross to net land area) when an application for a FLUM amendment is proposed.
- Creation of new objectives related to managing growth and development patterns that enhance the quality of life, prioritize a safe and connected built environment to promote community health and wellness, and adopt sustainable and innovative development practices. This includes prioritizing projects and strategies that foster economic sustainability and vitality.
- Identification and mapping of the Downtown District and the Community Redevelopment Area (CRA) District on the Future Land Use Map, and amending the Future Land Use Map to apply the new Mixed Use category to the Downtown District and the CRA District.
- Removal of duplicate language from the FLUE that exists in other Elements.

Housing Element:

- Reorganization and rewording of existing priorities within the current Objectives and placement of those policies under clear new objectives.
- Creation of a "Housing For All" program to ensure housing choices for current and future residents through all stages of life.
- Creation of a "Live Here/Grow Here" initiative (developed by staff and not associated with the Live Local Act) that places a priority on the coordination of land use planning, housing, and transportation planning to ensure that the built environment and development patterns within the city create a community environment where people want to move to or stay in Ocoee and thrive.
- Strengthening of policies to protect and help ensure the availability of housing for the elderly and other special populations.
- Creation of policies to guide the preservation, maintenance, and restoration of historically significant properties and resources.

Recreation and Open Space Element:

- Update the level of service for parks from 4 acres of parks and open space per 1,000 residents to 8 acres of parkland and civic open space per 1,000.
- Inclusion of policies geared towards achieving a goal of one (1) park per 2,346 residents.
- Establishing a goal to achieve the National Recreation and Parks Association (NRPA) median level of service, which is 10.2 acres of parkland and civic open space per 1,000 residents, by 2045.
- Reiteration and strengthening of the City's goal of creating a coordinated, comprehensive, diverse, accessible, sustainable, and inclusive parks system to create a healthy and active community for all ages and abilities through neighborhood, community, regional, and nature parks and specialty facilities. A key concept in park performance is creating the 10-minute walk to parks, which translates to a half (1/2) mile distance that most people are willing to walk to reach a destination.
- Objectives and policies regarding park facilities planning, park funding, resource management, sustainability, and stewardship.

Infrastructure Element:

- Updates to the level of service standards for potable water and wastewater.
- Creation of a level of service for drainage and stormwater systems and facilities.
- Strengthening objectives and policies related to water conservation and water quality protection, including protection of surface waters and the aquifer.
- Policies to strengthen flood resiliency.

Mobility Element:

- Development of objectives and policies that shift transportation planning and design from the traditional auto-oriented mode to a context-oriented (or context classification-based) mode.
- Prioritizing safe pedestrian and bicycle travel and mode choices through the creation of a level of service standard for pedestrian and bicycle facilities, as measured by the "level of traffic stress" (from 1 to 4). LTS gauges the comfort levels experienced by pedestrians and bicyclists traveling on roadways (the lower the number, the greater the comfort level).
- Inclusion of objectives and policies to direct greater coordination between land use, transportation planning, and housing and to reduce pressure to widen roadways at a great expense through identifying opportunities for parallel or interconnected roadways and gridded streets, whenever possible.

Conservation Element:

- Strengthening, clarifying, and reorganizing objectives and policies to protect wetlands to meet or exceed Federal, State, and County requirements.
- Strengthening objectives and policies for floodplain protection that exceed the National Flood Insurance Program (NFIP) requirements, thereby increasing the City's classification within the Community Rating System (CRS) to ensure residents are eligible for insurance discounts.
- Establishing objectives and policies that require sustainable and low-impact development, including provisions that encourage:
    1. Expansion of an EV infrastructure within the City,
    2. Protection and expansion of the City's Urban Tree Canopy,
    3. Implementation of a Vegetative Roof Ordinance, and
    4. Implementation of policies that protect community access to the night sky by reducing light pollution.

Capital Improvements Element:

- Updates were relative to updating the level of service standards as provided in each of the above relevant Elements,
- Combined policies regarding the prioritization of capital projects into a single section, and
- Removed duplicate language and tables from the Public School Facilities 10-Year Capital Outlay Plan and other date-specific revenue sources, revenue expenditures, and other financial commitments that have now passed.

Generally, no changes were proposed within the Public School Facilities Element, the Intergovernmental Coordination Element, or the Private Property Rights Element. The only changes are related to the reorganization of existing policies, the removal of outdated or no longer applicable references to the Florida Administrative Code, and policy commitments that have already been fulfilled within the past 20-year planning horizon.

Based on current tracking, the completion of Envision 2045 Comprehensive Plan is as follows:

- Planning and Zoning Commission Hearing - April 8, 2025
- City Commission 1st Reading Transmittal - April 15, 2025
- State Agencies 45-Day Commenting Period - May 30, 2025
- City Commission 2nd Reading/Adoption - June 17, 2025

ISSUE:
Should the Planning and Zoning Commission, acting as the Local Planning Agency, make a recommendation of approval of the proposed Ordinance, which repeals the current 2002 Comprehensive Plan in its entirety and replaces it with an updated comprehensive plan, entitled Envision 2045?

RECOMMENDATIONS:
Staff recommends that the Planning and Zoning Commission, acting as the Local Planning Agency, make a recommendation of approval of the proposed Ordinance, which repeals the current 2002 Comprehensive Plan in its entirety and replaces it with an updated comprehensive plan, entitled Envision 2045.

ATTACHMENTS:
1. Stat Reg Correlation Table
2. Ordinance - Envision 2045 Ocoee Comp Plan
3. GOPs_Full Assembled
4. DIA_Full Assembled
5. Advertisement

Florida Statutory Regulations – Correlations Table

		Florida Statutes	Ocoee Comprehensive Plan Objectives and Policies within them
CHAPTER 2: Vibrant, Attractive & Inclusive Community	Future Land Use Elem. – S. 163.3177(6)(a), FS	(6)(a)1 and 4 (6)(a)10a, b, and c NOTE: (6)(a)10c information is provided in the Conservation Element in more detail	**FLU Objective 1 - Future Land Use Map:** The City of Ocoee shall maintain a Future Land Use Map that complements and protects the residential character of established neighborhoods, creates transitional land uses and a vibrant mix of uses in the City's Downtown, stimulates growth within Target Areas and along Target Corridors, and innovates coordinated and connected development in a manner that maximizes existing and planned public facilities, services and infrastructure.
		(6)(a)7	**FLU Objective 2 - Future Land Use Categories:** Growth and desired development patterns shall be directed by the Future Land Use Map through a future land use category system that regulates density and intensity of development and protects natural resources to achieve the Plan Vision.
		(6)(a)1, 2, and 8	**FLU Objective 3 - Amending the FLUM:** The City shall ensure that land use decisions and development, both public and private, reinforce and improve the identity and quality of life within the City.
		(6)(a)1, 4, and 9	**FLU Objective 4 - Managing Growth:** The City recognizes that enhanced quality of life is essential to retaining residents and attracting visitors to the City. To that end, the City shall develop policies that maintain healthy communities and sustainable neighborhoods, accommodate population growth in a responsible manner, and foster social stability and fiscal responsibility.
		(6)(a)9	**FLU Objective 5 - Growing Sustainably:** The City shall strive for innovation and sustainability in site and building design and shall incentivize Low Impact Development (LID) and International Code Council (ICC) Green Building for Residential and Commercial developments.
		(6)(a)2e, h, i, and j	**FLU Objective 6 - Fostering Economic Vitality:** The City shall develop strategies and incentives that foster and improve the stability and economic well-being of the City and activate the livelihood of Ocoee's Downtown.
		(6)(a)9	**FLU Objective 7 - Maintaining Healthy Environmental Systems:** The City shall develop programs and evaluate land use decisions that support and maintain a healthy environmental system.
			FLU Objective 8 - Innovative Engineering Principles: Through incentives, regulations, and engineering solutions, the City shall ensure that the development and redevelopment of property utilize smart growth policies, resiliency planning, and sustainability principles to reduce flood risk and improve the built environment of the City.
	Housing Elem. – S. 163.3177(6)(f), FS	(6)(b)3 (6)(f)1a	**HSG Objective 1 Attractive City**: The City will develop and implement through the Land Development Code a *Live Here, Grow Here* program to make it more attractive for young people to stay in or move to Ocoee and to thrive through the availability of diverse, quality housing options and safe accessibility to schools, jobs, shopping, entertainment, recreation, and personal services via multimodal transportation choices.
		(6)(f)1c (6)(f)1e	**HSG Objective 2 Protection of Residential Character**: The City will protect the character of existing residential areas throughout the city by diverting or discouraging through-traffic, using active code enforcement, and giving priority consideration of residential infill. The City will biennially assess the condition of the City's housing stock and implement regulations and codes, in coordination with the Future Land Use Map, that prevent or eliminate residential blight along major corridors.
		(6)(f)1b, d, f, and g (6)(f)2 (6)(f)3	**HSG Objective 3 Improve Housing Diversity**: Improve Housing Quality and Diversity: The City will make every effort to ensure that every neighborhood within the city has a stable quality of life.
		(6)(f)(3) (6)(f)(1)(g) (6)(b)3	**HSG Objective 4 Affordable Housing**: The City shall ensure the availability of adequate affordable housing sites through the Future Land Use Map and shall implement, through the Land Development Code, standards to support housing diversity and eliminate barriers to affordable housing.
		(6)(b)3 (6)(f)(d)	**HSG Objective 5 Senior Housing**: Through Vibrant, Attractive and Inclusive Community, the City will provide a variety of lifestyle and housing choices for senior, elderly, disabled, and other special populations, including residents defined in Section 419.001, Florida Statutes, to live with dignity and age in place in a healthy, active and connected built environment.
		(6)(f)(3)	**HSG Objective 6 Protection and Preservation of Historic Structures and Sites:** The City shall ensure the identification, protection, and preservation of its archeological and historic structures and sites for the enjoyment of current and future residents.
	Recreation and Open Space Elem. – S. 163.3177(6)(e)	(6)(e)	**REC Objective 1 Developing A Well-Planned Comprehensive System**: Quality parks, recreational areas, trails, and civic open space that are close to home are essential to the community's overall health and well-being. Recreational activities and programming are vital to childhood development and serve to unite and strengthen the community. Parks and adaptable infrastructure make the city more resilient when confronted by natural disasters and climate impacts. Trails, infrastructure for safe bicycling including bike lanes and cycle tracks, and safe pedestrian-ways connect the community while increasing options for healthy activity. Therefore, the City shall provide a comprehensive system of parks, recreation facilities, trails, bicycling infrastructure, and civic open spaces that meet the demands of current and future residents.
		(6)(e)	**REC Objective 2 Health & Wellbeing**: The City shall promote active and healthy lifestyles of all ages and abilities by offering facilities, programs, and services through the City's Parks and Leisure Services Department and/or through private enterprise or development.
		(6)(e)	**REC Objective 3 Access, Accessibility & Connectivity**: Promote the diversity of recreational participants through developing and maintaining accessible, inclusive, and welcoming facilities, programs, events, and services. This includes optimizing accessibility between trails

Florida Statutory Regulations – Correlations Table

		Florida Statutes	Ocoee Comprehensive Plan Objectives and Policies within them
			and adjacent land uses in a manner that stimulates trail activation and integration while also ensuring privacy, safety, and security between trail users and adjacent land uses.
		(6)(e)	**REC Objective 4 Facility Planning & Development**: Plan, design, build, and maintain attractive, safe, accessible and sustainable parks, recreation facilities, trails, and civic open spaces that are resilient through the integration of green infrastructure and practices.
		(6)(e)	**REC Objective 5 Resource Management, Sustainability & Stewardship**: The City will encourage the conservation, sustainability, and protection of Ocoee's natural, historical, and cultural resources.
		(6)(e)	**REC Objective 6 Financial Planning and Funding**: The City shall provide parks, recreational facilities, trails, and open spaces in an economically efficient manner.
CHAPTER 3: Efficient, Reliable & Well-maintained Infrastructure	Infra. Elem.: Utilities Sub-Elem. – S. 163.3177(6)(c), FS	(6)(c)2	**UTL Objective 1 Expansion of Utility Services:** The City shall expand public utilities systems by requiring connection to potable water, wastewater, and reclaimed water for new development.
		(6)(c)2	**UTL Objective 2 Establishment of User Fees:** The City shall establish user fees to cover the full costs of operating and maintaining the potable water, wastewater, and reclaimed water systems.
		(3)(a) and (b) (6)(c)2 and (6)(d)3	**UTL Objective 3 Provision of Potable Water Service:** The City shall maintain potable water level of service and ensure that adequate capacity is available to support demands generated by existing and future development.
		(6)(c) (6)(d)2b through d	**UTL Objective 4 Promotion of Water Conservation:** The City shall promote water conservation and reuse.
		(4)(a) (6)(c)4, (6)(d)3, and (6)(h)1	**UTL Objective 5 Regional Water Supply Planning:** The City shall participate in regional water supply planning initiatives.
		(3)(a) and (b) (6)(c)2	**UTL Objective 6 Provision of Wastewater Service:** The City shall maintain a wastewater level of service to ensure that adequate capacity is available to support demands generated by existing and future development.
		(3)(a)4b (6)(c)3	**UTL Objective 7 Reduction of Nutrient Loads to Protect Water Basins:** The City shall reduce the nutrient load to impaired basins through eliminating onsite sewer treatment and disposal systems (OSTDS) and reducing effluent nutrient concentrations in wastewater treatment facilities.
		(6)(c) (6)(d)2b	**UTL Objective 8 Provision of Reclaimed Water Service:** The City shall promote the use of lowest quality water sources for landscape irrigation to reduce groundwater withdrawals associated with irrigation.
	Infra. Elem.: Drainage Sub-Element - Section 163.3177(6)(d), FS	(6)(d)(2)(b)	**DRN Objective 1 Stormwater Management:** The City will update its Stormwater Management Master Plan. The Stormwater Management Master Plan shall include recommendations by governmental agencies, including the Federal Emergency Management Agency (FEMA), Environmental Protection Agency (EPA), St John's River Water Management District (SJRWMD), and basin specific Watershed Master Plans. The City shall develop an updated stormwater asset database including all natural and artificial drainage systems within the City. The Stormwater Management Master Plan shall be used to identify stormwater facility deficiencies, opportunities for improvement projects, and stormwater facility maintenance prioritization sufficient to accommodate projected demand through the year 2045.
		(6)(d)(2)(b)	**DRN Objective 2 Water Quality:** The City shall protect the water quality of surface waters, waterways, aquifer recharge areas, and spring sheds through implementation of the Land Development Code, Engineering Standards Manual, and best management practices.
			DRN Objective 3 Flood Resiliency: The City shall increase its flood resiliency through the prevention and elimination of flooding effects from stormwater runoff and inadequate stormwater facilities and ensure that developments comply with the City's Floodplain Management Regulations as well as regional, state and federal regulations.
		(6)(d)(2)(c)	**DRN Objective 4 Agency Coordination:** The City shall continue to work with federal, state, regional, local agencies, and professional organizations on protecting and enhancing waterbodies, waterways, and connections with the aquifer within the City's jurisdictional limits.
CHAPTER 4: Safe & Convenient Mobility	Mobility Elem. Section 163.3177 (6)(b), FS	(6)(b)1, 2 and 3	**MOB Objective 1 Context-sensitive Standards:** The City shall adopt and maintain context-sensitive multi-modal Level of Service (LOS) standards for automobile, bicycle, and pedestrian travel to improve safety and reduce vehicle trips, vehicle miles traveled, and trip lengths while protecting established residential areas, environmentally sensitive areas, and historically significant sites from adverse transportation impacts.
		(6)(b)1 (6)(b)3	**MOB Objective 2 Safety, Efficiency, and Resiliency:** The City shall emphasize safe mobility through transportation planning and design engineering to achieve safer vehicular travel speeds in support of the City's efforts to eliminate and reduce serious injuries and fatalities on its roadways.
		(6)(b)2	**MOB Objective 3 Coordination of Transportation and Land Use:** The City shall coordinate mobility systems with the Future Land Use Map to ensure that existing and proposed population densities, housing and employment patterns and development activities are consistent with the transportation modes and circulation plans proposed to serve these areas.
		(6)(b)4	**MOB Objective 4 Fiscally-Efficient Transportation Investment:** The City shall make fiscally efficient mobility investments and prioritize cost-effective improvements to maximize existing systems and provide alternative travel modes. Develop strategies and incentives that foster economic vitality, particularly in the Downtown and Special Planning Area Overlays and corridors.

Florida Statutory Regulations – Correlations Table

		Florida Statutes	Ocoee Comprehensive Plan Objectives and Policies within them
		(6)(b)1	**MOB Objective 5 Funding for Transportation:** The City shall seek funding opportunities and support major transportation investments that demonstrate an ability to substantially improve vehicular and pedestrian/bicycle mobility, encourage urban infill development, and reduce traffic congestion.
CHAPTER 5: Environment-friendly, Resilient & Sustainable Community	**Conservation Elem. – S. 163.3177(6)(d), FS**	(6)(d)(2)(b) (6)(d)(2)(d) (6)(d)(3)	**CON Objective 1 Minimize Development Impacts:** The City shall promote green development initiatives and Low Impact Development through the implementation of the Land Development Code to conserve energy and protect the City's natural resources through energy-efficient and sustainable construction practices and projects that minimize air, water, noise, and light pollution during the construction process, and for the life of the building or structure.
		(6)(d)(2)(b) (6)(e)	**CON Objective 2 Water Quality Protection:** The City shall protect the availability, accessibility, and the quality of all surface waters, whether publicly or privately owned, and ground water.
		(6)(d)(2)(d) (6)(d)(2)(h) (6)(d)(2)(j)	**CON Objective 3 Wetland and Floodplain Protection:** The City shall protect and conserve its functionally and environmentally significant wetlands, hydric soils, and flood prone areas from physical and hydrological alterations through enforcement of Flood Hazard Avoidance Regulations, directing incompatible land uses away from wetlands, and, where appropriate, creation of one-lot plats and placement of such areas into the Conservation future land use designation.
		(6)(d)(2)(d) (6)(e) (6)(d)(2)(g)	**CON Objective 4 Species and Habitat Protection:** The City of Ocoee shall protect endangered species, species of concern, and species biodiversity by regulating development through the implementation of the Land Development Code, in order to minimize impairments to the functionality of vital natural systems, including the protection and conservation of soils, native wetland and vegetative communities, rare upland areas, urban woodlands, tree canopy, historic trees, and other environmentally sensitive lands.
		(6)(d)(2)(a)	**CON Objective 5 Air Quality Protection:** The City shall support efforts to improve air quality as a means to protect human and environmental health by seeking plans and investments that reduce the release of air toxins, including criteria pollutants, and urban heat island effects, which in turn will help to lessen or mitigate the impacts of changing climate conditions.
CHAPTER 6: Responsible, Accessible & Open Governance	**Public Schools Facilities Elem.**	There is no regulation within S. 167.3177 that references public school facilities. The objectives of the element, however, are still included in the correlation table.	**PSF Objective 1 Conformance with School Concurrency and Interlocal Agreement:** The City will continue to coordinate with Orange County Public Schools (OCPS) to implement school concurrency through the approved Interlocal Agreement (ILA) for public school facility planning, to share information necessary to maintain the adopted Level of Service standard for public schools and to ensure adequate classroom capacity to accommodate the impacts of new residential development throughout the planning process in order to reduce, prevent, or eliminate over-crowded classrooms and school facilities.
			PSF Objective 2 Alternative Mitigation: Where the adopted school level of service cannot be met, the City shall allow for mitigation alternatives, developed in conjunction with OCPS, that are financially feasible and will serve to maintain the adopted level of service standard consistent with the OCPS Work Program. Should adopted LOS not be achieved and an alternative mitigation option is not available, the City may postpone a proposed development until such time that LOS can be achieved, or school capacity is created.
			PSF Objective 3 School Facilities Planning: To maintain a high-quality educational system for current and future residents, the City will coordinate with OCPS, in accordance with the Interlocal Agreement, to identify existing deficiencies and future needs, evaluate the School Board's Ten-Year District Capital Outlay Plan (DCOP) and develop plans, programs and strategies to ensure adopted LOS standards for schools are maintained.
			PSF Objective 4 Continuing Education Facilities: The City shall encourage partnerships that facilitate availability and opportunities for educational facilities which in turn will foster economic growth and provide for a trained and stable labor force to stimulate higher quality of life.
	Intergov. Coordination Elem. – S. 163.3177(6)(h), FS	163.3177(4)(a) (6)(h)1 and 2	**ICE Objective 1 Efficiency of Governance:** The City shall continue to coordinate its Comprehensive Plan with the plans of local government agencies providing services but not having regulatory authority over the use of the land, with the Comprehensive Plans of adjacent municipalities and Orange County to reduce and/or eliminate the duplication of services.
		(6)(h)1	**ICE Objective 2 Coordination of Potential Development Impacts:** The City shall continue to coordinate the impacts of development proposed in the comprehensive plan upon development in adjacent municipalities, the county, the East Central Florida Regional Planning Council and the State.
		163.3177(2) (3)(c) (6)(h)3 (6)(c)	**ICE Objective 3 Coordination of Utility Operation and Maintenance Responsibilities:** The City will continue to coordinate with state, regional, or local entities having operational and maintenance responsibilities for public facilities when establishing Level of Service standards for associated public facilities and the location and extension of public facilities subject to concurrency.
		(6)(h)3	**ICE Objective 4 Requirement to Update Agreements:** Within one year after adoption of the amended Intergovernmental Coordination Element, the City shall establish or update an Interlocal Agreement or other formal agreement to be executed by all parties, including governmental agencies or other service providers.
		(6)(h)2	**ICE Objective 5 Coordination with OCPS:** The City shall, throughout the planning period, coordinate with Orange County Public Schools (OCPS) to ensure that sufficient school capacity is available to support proposed development and that necessary infrastructure is available to accommodate new schools.

	Capital Improvement Elem. – S. 163.3177(3), FS	(3)(a) and (b) 163.3177(4)(a)	**CIE Objective 1 Program of Capital Improvements:** Based on identification of facility needs and level of service standards contained in other elements of this Plan, the City shall develop and annually review and revise a program of capital improvements designed to correct existing deficiencies, replace worn out or obsolete facilities, and accommodate desired future growth.
		(3)(a) and (b)	**CIE Objective 2 Proportionate Cost of Development:** Future development shall bear a proportionate share of the cost of facility improvements necessitated by the development to maintain adopted level of service standards. For capital improvements that will be funded by the developer, financial feasibility shall be demonstrated and guaranteed in an enforceable development agreement, interlocal agreement, or other enforceable agreement.
		(3)(a)	**CIE Objective 3 Fiscal Responsibility:** The City shall coordinate land use decisions with its financial capability to meet level of service standards, manage the land development process so that facility needs created by permitted development do not exceed the financial ability of the City, and identify the extent to which future development will be required to contribute its proportional cost of facilities necessary to meet LOS standards.

ORDINANCE NO. 2025-
(Envision 2045 Ocoee Comprehensive Plan)

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, AMENDING THE CITY OF OCOEE COMPREHENSIVE PLAN AS ADOPTED IN 1991, AS AMENDED, TO REPEAL THE 2002 OCOEE COMPREHENSIVE PLAN IN ITS ENTIRETY AND REPLACE SUCH PLAN WITH A NEW, UPDATED COMPREHENSIVE PLAN ENTITLED ENVISION 2045; PROVIDING FOR TRANSMITTAL TO REVIEWING AGENCIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Ocoee (City) has adopted the City's Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes, the Growth Policy Act (the "Act"); and

WHEREAS, Part II, Chapter 163, Florida Statutes, sets forth procedures and requirements for a local government to adopt a comprehensive plan and amendments to the comprehensive plan; and

WHEREAS, Section 163.3177(5)(a), Florida Statutes, requires each local government comprehensive plan to include at least two (2) planning periods, one covering at least the 10-year period occurring after the plan's adoption and one covering at least a 20-year period; and

WHEREAS, The City's current Comprehensive Plan, which was adopted on October 1, 2002, and which was originally anticipated to cover a 20-year planning period to October 1, 2022, remains in effect pursuant to Section 163.3197, but is overdue for updating; and

WHEREAS, pursuant to the guidance established in Section 163.3177(6), Florida Statutes, the City has gathered data, including population projection data and forecasted utility demands, and has inventoried the character of undeveloped land, other conditions, and natural resources including the availability of water supplies, and analyzed such data and inventory, as well as growth trends, in order to plan for the 10-year and 20-year planning horizons; and

WHEREAS, based on the updated Data, Inventory, and Analysis (DIA), the City has prepared updated goals, objectives, and policies to guide the City's growth as an urban city over the long-term planning horizon and has embodied such Goals, Objectives, and Policies into a new Comprehensive Plan to be known as "Envision 2045 Ocoee Comprehensive Plan," which repeals and replaces the 2002 Comprehensive Plan in its entirety; and

WHEREAS, pursuant to Section 163.3174(4)(a), Florida Statutes, the City's Local Planning Agency (LPA) conducted a public hearing on Tuesday, April 8, 2025, to consider the proposed Envision 2045 Ocoee Comprehensive Plan; and

WHEREAS, pursuant to Section 163.3184(11), Florida Statutes, on Tuesday, April 15, 2025, the City Commission conducted a public hearing to consider the transmittal of the Envision

2045 Ocoee Comprehensive Plan and, after consideration of public comments, authorized its transmittal to reviewing agencies pursuant to Section 163.3184(3), Florida Statutes.

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

SECTION 1. RECITALS. The foregoing recitals are hereby ratified and confirmed as true and correct and incorporated herein by this reference.

SECTION 2. AUTHORITY. The City Commission of the City of Ocoee 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 3. UPDATE OF THE COMPREHENSIVE PLAN. The City Commission hereby repeals in its entirety the adopted 2002 Comprehensive Plan and replaces such plan with a new Comprehensive Plan to be known as Envision 2045 Ocoee Comprehensive Plan and its implementing vision, goals, objectives and policies, as provided in Exhibit "A."

SECTION 4. TRANSMITTAL. The City Clerk is hereby authorized to transmit the required copies of the amendment to the City's Comprehensive Plan to the reviewing agencies as required pursuant to Section 163.3184(3)(b), Florida Statutes, to wit, the state land planning agency, the East Central Florida Regional Planning Council, the South Florida Water Management District, the Department of Environmental Protection, the Department of State, the Department of Transportation and, if applicable, the Department of Education, and any other local government or government agency that has filed a written request for such review. Following transmittal, the Ordinance will be considered for final adoption. Following final adoption, the City Development Services Director is authorized to revise the City of Ocoee Comprehensive Plan in accordance with the provisions of this Ordinance.

SECTION 5. 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 6. EFFECTIVE DATE. This Ordinance shall become effective following adoption and in accordance with the provisions stated in Section 163.3184(3)(c) and (11), Florida Statutes.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

_____
Melanie Sibbitt, City Clerk

APPROVED:
CITY OF OCOEE, FLORIDA

_____
Rusty Johnson, Mayor

(SEAL)

ADVERTISED _____, 2025
READ FIRST TIME _____, 2025.
READ SECOND TIME AND ADOPTED
_____, 2025.
UNDER AGENDA ITEM NO. _____

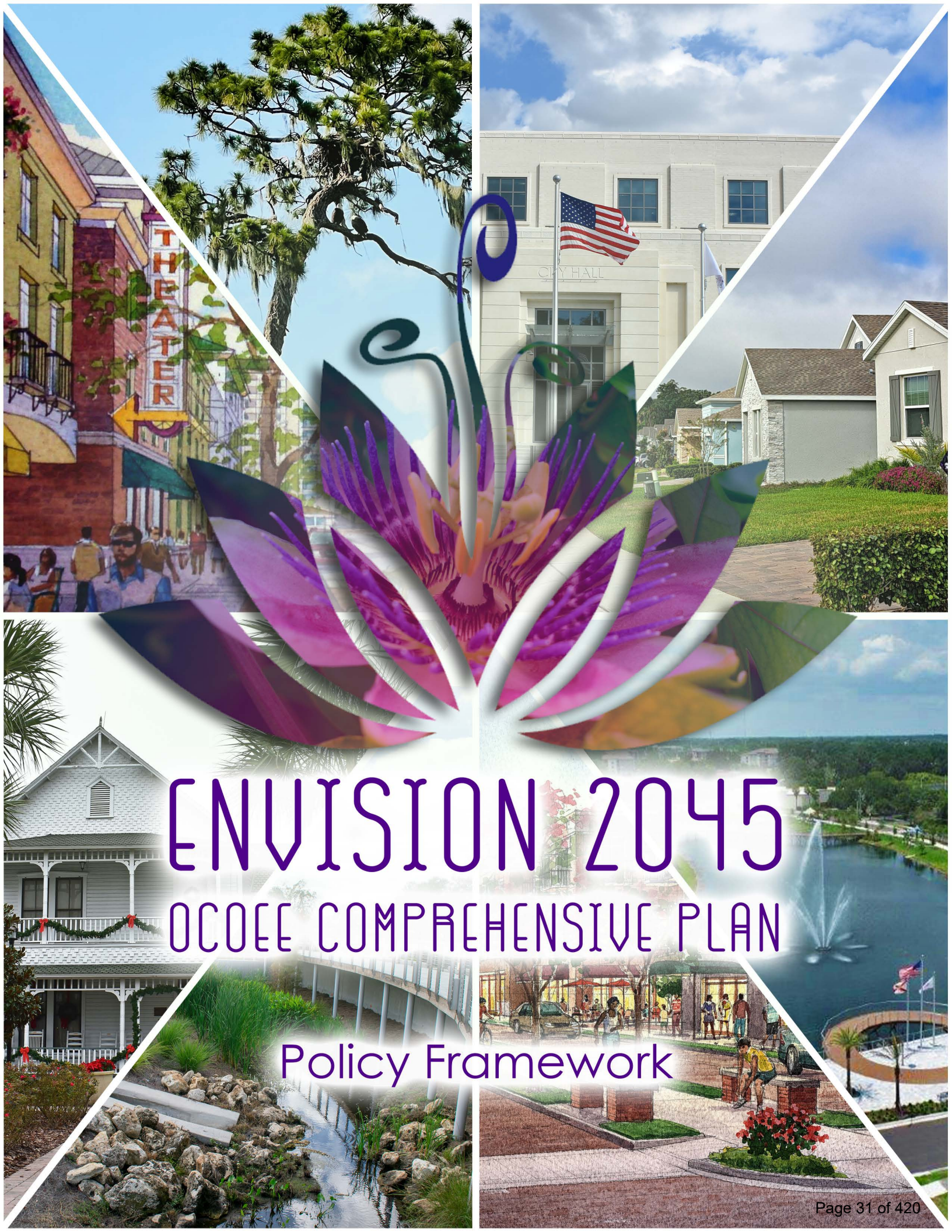
FOR USE AND RELIANCE ONLY BY THE CITY OF OCOEE, FLORIDA; APPROVED AS TO FORM AND LEGALITY
this _____ day of _____, 2025.

FISHBACK DOMINICK

By: _____
City Attorney

EXHIBIT "A"

ENVISION 2045 OCOEE COMPREHENSIVE PLAN



ENVISION 2045

OCOEE COMPREHENSIVE PLAN

Policy Framework

CHAPTERS

Introduction 1

Vibrant, Attractive & Inclusive Community 2

Efficient, Reliable & Well-Maintained Infrastructure 3

Safe & Convenient Mobility 4

Environment-Friendly, Resilient & Sustainable Community 5

Responsible, Accessible & Open Governance 6

Appendix



Vision Statement

The City of Ocoee is a **vibrant, attractive, and economically sustainable community** where **businesses thrive** and **neighborhoods flourish** through **diverse, compact, and complementary land uses** that produce **quality development** and **safe, connected mobility systems** through adequate movement of people and goods while simultaneously **preserving environmental systems** and creating **parks and open spaces** to promote **social engagement** and enhance **community health** leading to the overall wellbeing of the City.

INTRODUCTION

Our Community. Ocoee is a growing and dynamic central Florida community and a great place to call home. Approximately 16 square miles in size, Ocoee is located in west Orange County, nestled between the cities of Apopka to the north, Orlando to the east, Windermere to the south and Winter Garden to the west. Centrally located and with direct access to a regional transportation system that includes the Florida Turnpike, State Road 50/Colonial Drive, State Road 408/the East-West Expressway, and State Road 429/the Western Expressway, the City is a great place to grow a business and is minutes from major employers and entertainment destinations, Walt Disney World, Universal Studios, Sea World and the Orlando Regional Airport.

Historical Perspective. Beginning as a township of 820 residents, Ocoee was first settled adjacent to Starke Lake in the mid-1800s. The Town of Ocoee was the name of a subdivision platted in 1886 by Dr. H.K. Clarke, Charles J. Chunn, and R.B.F. Roper. This name Ocoee came from a river in Tennessee, which means "apricot vine" in the Cherokee language - what is now called the passionflower. The city logo is inspired by this flower. The Town of Ocoee was recognized as a municipality by the Florida legislature in 1923 and became the City of Ocoee in May 1925.

Just as major roadways have played a role in Ocoee's current growth, transportation catalyzed the City's development in the past. Completion of the Florida Midland Railroad in the 1880s brought many settlers to the area. The population boom propagated by the railroad led to the abandonment of crops such as corn, cotton, and sweet potatoes in favor of oranges and vegetables grown and shipped to northern states during the winter.

One prominent citrus grower, General William Temple Withers, built his family home at 16 East Oakland Avenue in 1888. The home still stands today and serves as a museum and event venue. In 1987, it was added to the U.S. National Register of Historic Places, and taking a tour gives visitors a detailed glimpse into the past. The City is also home to another significant building, Ocoee Christian Church. Added to the U.S. National Register of Historic Places in 1997, it is believed to be the oldest church in continuous use in the State of Florida. Scenes from the movie *My Girl* were filmed there, with several other directors utilizing the Ocoee area for their productions. Starke Lake Studios, also known as Gettings Studio, has served as a music recording destination for countless artists, such as Daddy Yankee and Duran Duran. Gloria Estefan even recorded her hit "Reach" for the 1996 Olympic Games at this studio.

While Ocoee has many historical bright spots, a lamentable event from the past cannot be ignored. The 1920 Election Day Massacre fundamentally altered the trajectory of our community. Many African Americans had their land taken from them, were driven out of the town, or were killed. Nothing will erase this past tragedy, nor should it be forgotten. Over the past twenty (20) years, City officials and the community have come together to heal and to embrace and celebrate diversity. The City established a Human Relations Diversity Board, whose objective is to promote understanding, respect, goodwill, and equality among all citizens and businesses of the City of Ocoee. Building on the City's mission of equity, in 2023, the City opened Unity Park and dedicated it to the memory of the African American lives and properties lost.

Current Environment. The City remains focused in our efforts to provide a desirable community in which to live, work and raise a family while maintaining a high standard of living. With input from citizens and property owners, the City of Ocoee is charting a future through this Comprehensive Plan Update, and subsequent Land Development Code Update, to direct growth and redevelopment while protecting its resources in a manner that furthers a sense of community.

INTRODUCTION

The Chapters of this Comprehensive Plan reflect the City's vision and strategies for achieving an attractive, vibrant and inclusive community over the next twenty (20) years.

Vision Statement. The City of Ocoee is a vibrant, attractive, and economically sustainable community where businesses thrive and neighborhoods flourish through diverse, compact, and complementary land uses that produce quality development and safe, connected mobility systems through adequate movement of people and goods while simultaneously preserving environmental systems and creating parks and open spaces to promote social engagement and enhance community health leading to the overall wellbeing of the City.

2045 Comprehensive Plan Update. The Comprehensive Plan Update is divided into two volumes. The first volume is the Goals, Objectives and Policies (GOPs) policy document. The second volume contains the Data, Inventory, and Analysis (DIA) for each element required by the State in Chapter 163, Part II, Florida Statutes (F.S.). Each volume is organized by the following Chapters:

Chapter 2 - Vibrant, Attractive & Inclusive Community

- Future Land Use Element
- Housing Element
- Recreation & Open Space Element

Chapter 3 - Efficient, Reliable & Well-Maintained Infrastructure

- Infrastructure Element
  - Utilities Sub-element
  - Drainage Sub-element

Chapter 4 - Safe & Convenient Mobility

- Mobility Element
  (formerly the Transportation Element)

Chapter 5 - Environment-Friendly, Resilient & Sustainable Community

- Conservation Element

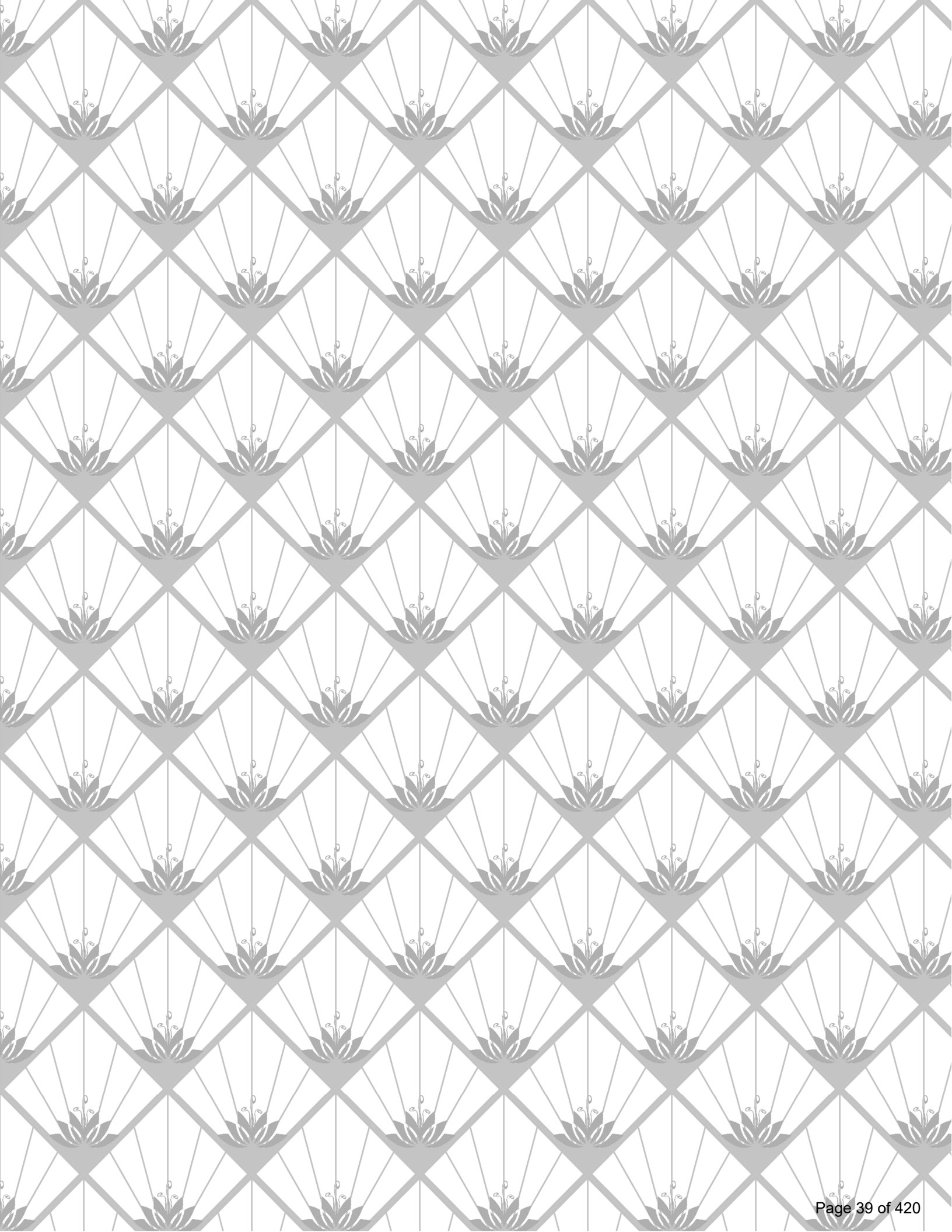
Chapter 6 – Responsible, Accessible & Open Governance

- Public School Facilities Element
- Intergovernmental Coord. Element
- Capital Improvements Element
- Private Property Rights Element

Appendix

- Acronyms List
- Water Supply Plan

In accordance with Chapter 163, F.S., Envision 2045 provides policy direction to accommodate growth over the required 10-year and 20-year planning horizons.







VIBRANT, ATTRACTIVE & INCLUSIVE COMMUNITY

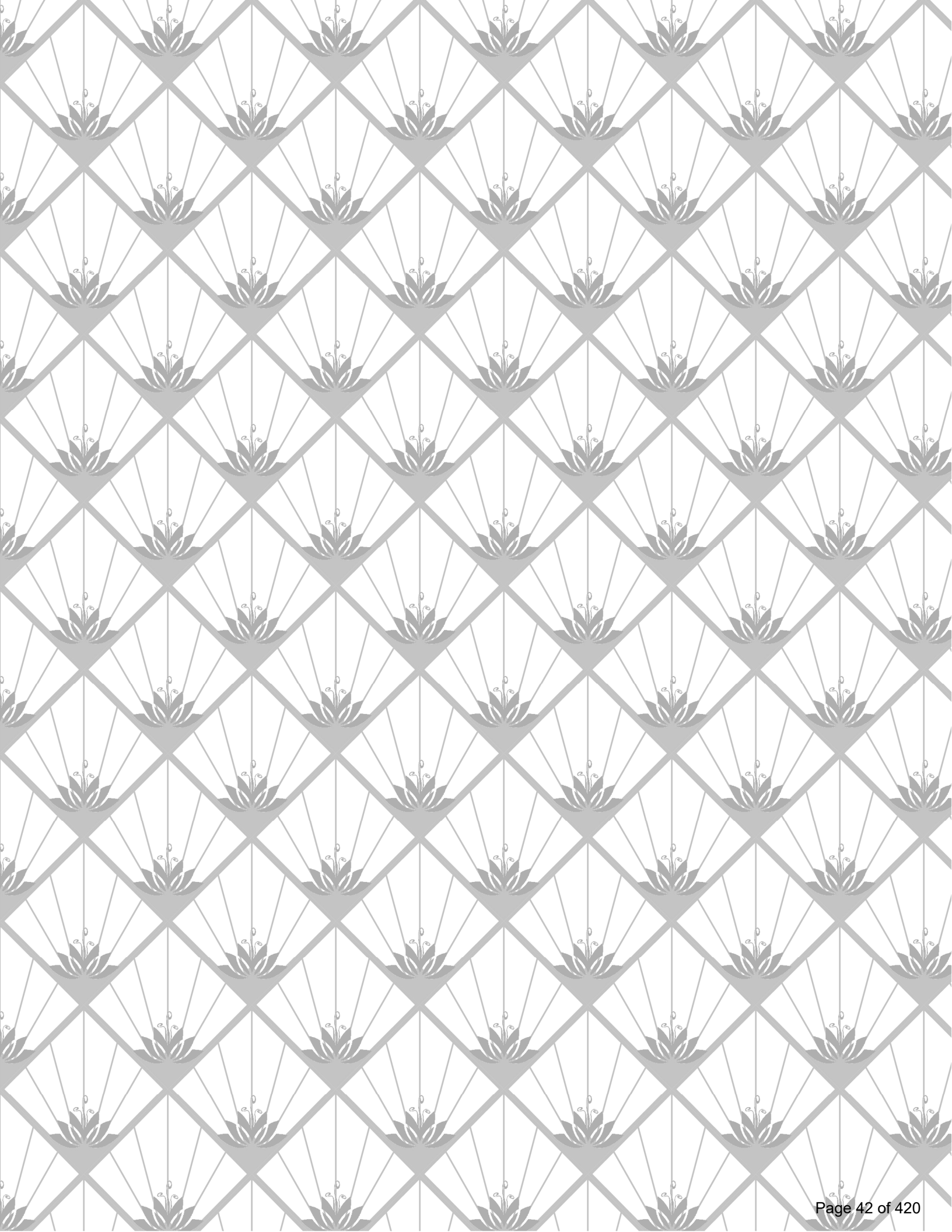
Future Land Use Element

Housing Element

Recreation & Open Space Element

CHAPTER

2



FUTURE LAND USE ELEMENT

FLU GOAL: THE CITY WILL CREATE A HEALTHY, SUSTAINABLE AND BALANCED COMMUNITY WHERE GROWTH OCCURS IN A SUSTAINABLE MANNER THAT PROTECTS AND PRESERVES THE NATURAL ENVIRONMENT AND THE BUILT ENVIRONMENT MEETS THE PHYSICAL, SOCIAL, CULTURAL AND ECONOMIC NEEDS OF PRESENT AND FUTURE RESIDENTS AND PROPERTY OWNERS.

FLU Objective 1 - Future Land Use Map: The City of Ocoee shall maintain a Future Land Use Map that complements and protects the residential character of established neighborhoods, creates transitional land uses and a vibrant mix of uses in the City's Downtown, stimulates growth within Target Areas and along Target Corridors, and innovates coordinated and connected development in a manner that maximizes existing and planned public facilities, services and infrastructure.

FLU Policy 1.1: The official Future Land Use Map (FLUM) shall be embodied in Figure 1, as may be amended from time to time, and shall embody the vision for how the City will grow and shall ensure the complementary blend, transition, and organization of land uses to support a healthy community and vibrant economy.

FLU Policy 1.2: The Future Land Use Map shall regulate the intensity and density of development, as defined herein, in accordance within the future land use categories described in this Element.

FLU Policy 1.3: Intensity shall be established by the maximum floor area ratio (FAR) allowable under the future land use designation, and density shall be established by the number of dwelling units per acre allowable under the future land use designation.

Development intensity shall be calculated by the sum of the horizontal gross floor area of all floors or stories of all buildings, excluding below grade floor areas, such as basements and underground parking, measured from the exterior surface of the walls, whereas density shall be calculated by the total number of dwelling units on a development site divided by the land area of the development site in acres.

FLU Policy 1.4: Maximum non-residential intensity and residential density are not an entitlement and may not be achievable in all situations. Intensity and density, as constructed, will depend on the site's ability to comply with site design and engineering regulations and requirements within the City's Land Development Code and Engineering Standards Manual, as well as relevant regulations of regional and state agencies.

FLU Policy 1.5: For purposes of evaluating impacts on transportation, utilities, and other infrastructure demands, the determination of the maximum development potential of a site shall utilize the FAR and/or density of the gross land area less land areas that are required to be set aside or protected due to their environmentally sensitive nature, such as wetlands, floodplains, water ways, or surface waters and a 25-foot upland buffer, and land areas required by policy to be set aside or preserved for open space and buffers.

FLU Policy 1.6: Upon official vacation and/or abandonment of a public road, street, or alley, the future land use designation applicable to the property to which it is reverted shall apply to such vacated or abandoned road, street, or alley.

FLU Objective 2 - Future Land Use Categories: Growth and desired development patterns shall be directed by the Future Land Use Map through a future land use category system that regulates density and intensity of development and protects natural resources to achieve the Plan Vision.

FLU Policy 2.1: The Future Land Use Map shall

contain the following Future Land Use categories:

- Mixed Use (MU)
- Commercial (COM)
- Professional Offices and Services (POS)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Public Facilities and Institutional (PFI)
- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Low-Medium Density Residential (LMDR)
- Low Density Residential (LDR)
- Recreation and Open Space (ROS)
- Conservation and Preservation (CON)

MIXED USE CATEGORY

FLU Policy 2.2: The **Mixed Use** future land use designation is intended to apply to urban areas targeted for dense and intense urban developments. Development within the MU category shall not exceed a density of 20 dwelling units per acre or an intensity of 3.0 FAR.

Development on lands designated Mixed Use shall contain a mix of two (2) or more land uses, which shall consist of a residential component plus one (1) or more of the following uses: commercial, office, recreation, craft industrial, and assembly uses plus at least one (1) ancillary civic use, such as a plaza, mini-park, community urban garden, or other public gathering space.

For purposes of determining maximum development potential, the percent of land area to be used in the calculation shall be based on the number of proposed uses in a development. Such square footage and number of dwelling units can be spatially located as needed and in accordance with the Land Development Code.

Depending on the context of the surrounding area, the mixture of uses can consist of vertical and horizontal use integration or a combination thereof, with the vertical use integration being the preferred and incentivized option. Under certain, limited circumstances, a single-use development may be permitted within the Mixed Use designation if such use is deemed by the Land Use Administrator to be a use that complements or functionally completes the character of the surrounding area or the use is a significant economic generator for the City.

FLU Policy 2.3: Application of the MU designation shall be limited to lands meeting at least one (1) of the below locational criteria:

- Land is located within the Downtown District as depicted on the Future Land Use Map;
- Land is located along a Target Corridor as described in the Land Development Code or a roadway designated a Context Class of T3 or T4 as depicted on the Future Transportation Map within the Mobility Element;
- Land is within a one-quarter (1/4) mile radius of a designated City Gateway, Trailhead, or major transit stop; or
- Land is located along a roadway segment that meets the pedestrian or bike level of stress standard.

In all situations, lands designated Mixed Use shall be fully served or planned to be fully served by public facilities and other municipal services, except that, if utility improvements are needed to serve the development, the costs associated with such improvements shall

be the responsibility of the developer or property owner. Except in limited instances in the Downtown District, in no case shall this designation be permitted on land served by septic systems or water wells. In the Downtown District, Mixed Use designated land shall require connections to utilities to provide connections for potable water and sanitary sewers to the extent practicable.

FLU Policy 2.4: Within the Mixed Use future land use designation, a cohesive, compact, and walkable development may be eligible for a density bonus of up to an additional 10 dwelling units per acre, if such development:

- Includes or incorporates vertical use integration;
- Creatively blends residential uses with different yet complementary land uses in a physically and functionally connected and balanced development;
- Is connected to and activates the public realm; and
- Provides a minimum floor area ratio of 0.15 of commercial uses.

FLU Policy 2.5: In the Downtown District, as depicted on the Future Land Use Map, allowable uses shall include commercial, office, craft industrial, and residential uses, to include detached and attached single-family units, duplex, triplex, quadplex, and cluster homes, on parcels primed for urban infill, redevelopment or adaptive-reuse of the existing structure upgraded to current architectural and urban design standards.

FLU Policy 2.6: Within the Downtown District, the design and construction of any new solitary single-story building or a minimum of one-third (1/3) of all single-story buildings of new multiple building development or redevelopment shall be designed, engineered, and constructed to support and accommodate the addition of upper floors even if such floors will not be constructed until a later date.

PROFESSIONAL OFFICES AND SERVICES (POS) AND COMMERCIAL (COM) CATEGORIES

FLU Policy 2.7: The **Professional Offices and Services** and **Commercial** future land use designations are intended to apply to areas served or planned to be served by public utilities and targeted for commercial and office development adjacent to arterial roadways or within one-half (1/2) mile of an intersection of a collector roadway and arterial roadway. Properties with these designations may be developed at a floor area ratio no greater than 3.0.

FLU Policy 2.8: Within the POS and COM future land use designation, mixed use developments, when allowed by the Land Development Code, may be developed at up to 10 dwelling units per acre but must include a residential component at a minimum density of 6 units per acre integrated with commercial and/or office component at a floor area ratio of at least 0.15.

Permissible land uses include commercial, professional office, and personal services in close proximity to residential to help meet for the daily needs of the community and to reduce vehicle miles of travel. For a multi-building development, at least one-quarter (1/4) or twenty-five (25) percent of the total number of buildings shall include vertically integrated uses.

FLU Policy 2.9: Activity Centers are permitted in the Commercial future land use designation. Activity Centers are major nodes of employment which may, by scale and development intensity, become significant economic drivers that would advance the City's Envision 2045 Comprehensive Plan.

Activity Centers generally include a mix of residential and commercial land uses. At the time of their creation, Activity Centers may include site-specific policies within the Comprehensive Plan and standards within the

Land Development Code to direct the growth, development pattern, and urban scale and form within the Activity Center Areas. Mix of uses, an attractive public realm, pedestrian and bicycle travel, and transit are emphasized in the planning and design of Activity Centers.

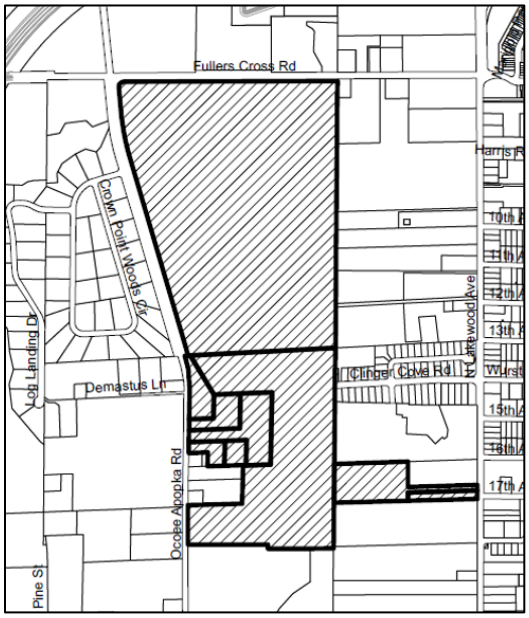
FLU Policy 2.9.a: Activity Centers should encourage a development pattern that contains a mix of housing types and densities to the extent possible. Retail, service, and recreational facilities shall also be integrated within these areas. Non-residential areas shall define the hub and focus of the area. Retail and service establishments, including government buildings and cultural centers, may also be included within the Centers. Activity Centers should be within walking or bicycling distance to local residents. Sidewalks should be placed on both sides of the roadways and shall connect to sidewalks within residential developments. All parking areas shall be heavily landscaped and setbacks may be reduced for any parking located behind the buildings.

FLU Policy 2.9.b: The Activity Centers identified by the City include:

- Good Homes Road Activity Center at Good Homes Road and State Road 50
- West Oaks Activity Center at Clarke Road and State Road 50
- Minorville Activity Center at Bluford Avenue and State Road 50
- Lake Bennet Activity Center at Blackwood Avenue and State Road 50
- Silver Star Activity Center at Clarke Road and Silver Star Road
- Northwest Activity Center at Ocoee-Apopka Road and Fullers Cross Road.

FLU Policy 2.9.c: Development of lands within the Northwest Activity Center shall comply with sub-policies (1) through (8) as established herein.

FLU Policy 2.9.c(1): The Northwest Activity Center boundary shall be comprised of parcels numbers: 07-22-28-0000-00-001, 07-22-28-0000-00-023, 07-22-28-0000-00-057, 07-22-28-0000-00-041, 07-22-28-0000-00-039, 07-22-28-0000-00-043, 07-22-28-0000-00-105, 07-22-28-0000-00-060, and 07-22-28-0000-00-074, totaling 150 acres generally located in the southeast corner of the Ocoee Apopka Road and Fullers Cross Road intersection, and as depicted below.



FLU Policy 2.9.c(2): Certain protective covenants and restrictions are applied to Parcel 07-22-28-0000-00-001 (Chevron Parcel), in accordance with Special Warranty Deed # 20230735916, dated December 27, 2023. More specifically, these restrictions limit allowable land uses and utilization of groundwater on said parcel.

FLU Policy 2.9.c(3): To achieve consistency with adopted policies of the Conservation Element and to mitigate approximately 21.94 acres of wetland impacts, prior to site plan approval of any lands within the Northwest Activity Center, the owner/developer shall, to the satisfaction of the City:

- Provide a plan, as part of the site plan review and approval, for the completion of all required environmental remediation of the Northwest Ocoee Brownfield Area, including excavation and disposal of contaminated soils and/or relocation of contaminated soils under buildings or permanent hardscape and monitoring requirements during construction. The environmental remediation plan shall include provisions for the handling of contaminants during construction to preclude off-site contamination through soil transport, disturbance of dust, stormwater entrainment, and vehicular tracking.
- Establish a comprehensive stormwater and floodplain management system to treat, retain, and enhance stormwater and provide for flood-carrying and flood storage capacity for the site with remediation plans, consistent with SJRWMD permit requirements.
- Conserve and develop a management plan covering approximately 287 acres of Conservation lands located within the limits of the City of Ocoee.
- Submit a mitigation plan consistent with permit(s) issued by the SJRWMD for the Northwest Activity Center that offsets the loss of low-quality wetlands on the site with conservation activities that benefit the Lake Apopka and/or Upper Ocklawaha Basin.

FLU Policy 2.9.c(4): Development of the Northwest Activity Center area, including the Ocoee Regional Sports Complex (the "ORSC"), shall comply with any applicable provisions of Florida's Wekiva Parkway Protection Act, 2004.

FLU Policy 2.9.c(5): Development shall be regulated by the ORSC Planned Unit Development (PUD) Land Use Plan and related documents, as approved by the Ocoee City Commission. These may include any recorded easements, conditions of approval and development agreement(s), as deemed necessary.

FLU Policy 2.9.c(6): Irrespective of any other limitations or conditions, maximum development intensity shall not exceed any of the following parameters:

- Maximum floor-to-area Ratio (FAR) of 0.4. For purposes of this policy, maximum FAR shall be calculated using the Ocoee Regional Sports Complex PUD's net developable acreage.
- Maximum 42 acres of sports fields area, with no more than 17 multi-purpose-fields.
- Maximum 1.33 million gross leasable square feet of mixed and multi-use commercial development, including sports & recreational facilities (including indoor and outdoor venues); commercial uses (including restaurants, retail stores, indoor & outdoor entertainment), hotels, offices, and ancillary or related uses. Parking shall be provided via a combination of surface, podium and structured

parking facilities. This square footage shall be in addition to the area described in sub-policy 2 as sports field area.
- Maximum of 1,250 hotel keys.
- Maximum of 17,960 net new external daily trips.

FLU Policy 2.9.c(7): Owner/developer shall be responsible for improvements to transportation, utilities, or any other infrastructure associated with the project's development, as specified in applicable Land Use Plan(s), Development Agreement(s), Conditions or Approval, or equivalent legal instruments

INDUSTRIAL CATEGORIES

FLU Policy 2.10: Developments within the Industrial future land use designation may include a variety of manufacturing, warehousing, distribution, production, product assembly, and freight, trucking or other logistical uses. Uses requiring outdoor storage, including but not limited to the storage of vehicles, equipment, or goods and merchandise, and industrial activity occurring outdoors shall be classified as Heavy Industrial. Uses involving sheltered or very limited outdoor storage of non-noxious or otherwise unpleasant materials but where the conduct of business activity occurs indoors shall be classified as Light Industrial.

FLU Policy 2.11: Industrial uses must have access from roadways that can support heavy vehicles, machinery, and shipping trucks, and site design shall assure that on-site turning movements allow ingress/egress without vehicles backing into or out of the site or parking on road rights-of-way

FLU Policy 2.12: Properties designated **Heavy Industrial** or **Light Industrial** are allowed to be developed at a floor area ratio no greater than 3.0. When developed as a mixed use development, properties may be developed at a maximum density of 15 dwelling units per acre so long as such development:

- Includes a residential component at a minimum density of 6 dwelling units per acre;
- Includes supportive non-residential use at a minimum floor area ratio of 0.15; and
- Is within one-half (1/2) mile of shopping, dining and entertainment, medical services, recreation, and other commonly enjoyed activities and resources which are accessible by safe, multi-modal transportation options that meet the standards established in MOB Policy 1.1.

FLU Policy 2.13: A mixed use development in the Industrial land use designation that complies with FLU Policy 2.12 and that incorporates vertical integration of residential and non-residential uses in half (1/2) of all buildings may be eligible for a density bonus of up to an additional 10 dwelling units per acre.

RESIDENTIAL CATEGORIES

FLU Policy 2.13: The City shall encourage the availability of housing types for the various stages of life and manage residential land uses in a manner which ensures adequate quantity, affordability, and typologies of housing and land use compatibility. To this end, the City designates sites and residential densities in accordance with the following land use designations. Calculations for density shall be rounded to the nearest whole number.

FLU Policy 2.14: **Low Density Residential**. Properties designated Low Density Residential shall be developed at a density not to exceed 5 dwelling units per acre. Low Density Residential areas shall be intended for development of detached single-family and two-family housing, including accessory

dwelling units. New development, redevelopment and infill development shall ensure that residential developments are served by sidewalks and bikeways, internal and local streets engineered for slow, safe motorist travel, have reasonable access to recreation, shopping, dining, schools, and public services, and be buffered from the nuisance effects of higher intensity uses.

FLU Policy 2.15: **Low-Medium Density Residential**. Properties designated Low-Medium Density Residential shall be developed at a density between 5 to 8 dwelling units per acre. Developments in this designation may include single-family detached, townhome, two-family or duplex, triplex, quadplex, cottage courts, courtyard buildings, and, under limited circumstances, live-work unit housing typologies. New development, redevelopment and infill development shall ensure that residential developments are served by sidewalks, bikeways, connect to trails, engineer internal and local streets for slow, safe motorist travel, and should have convenient access to recreation, shopping, dining, entertainment, schools, and public services.

FLU Policy 2.16: **Medium Density Residential**. Properties designated Medium Density Residential shall be developed at a density between 8 to 15 dwelling units per acre. Medium Density Residential areas shall be regarded as areas of moderate density of detached and attached housing. Permitted uses may include single-family units, townhomes, cottage courts, courtyard buildings, zero lot line, cluster homes, multiplex and modular housing and under limited circumstances, small-scale multi-family housing and live-work units. Medium Density Residential areas shall be accessed primarily by collector streets and secondarily by local streets with pedestrian and bicycle paths engineered for slow, safe motorist travel. Developments within this designation shall plan for access to transit, and new developments shall provide amenities including recreation and functional open and civic space and, when appropriate, be scaled for compatibility with existing, adjacent Low Density Residential areas.

FLU Policy 2.17: **High Density Residential**. Properties designated High Density Residential shall be developed at a density between 15 to 20 dwelling units per acre. In High Density Residential areas, it is the City's intent to facilitate urban building layouts that front on and address internal and external streets, including the use of innovative site and multi-modal-oriented designs, varied housing typologies, and sustainable construction techniques, including those described in the Conservation Element and Drainage Sub-Element.

PUBLIC/SEMI-PUBLIC CATEGORIES

FLU Policy 2.18: **Public/Semi-Public Facilities**. The Public/Semi-Public Facilities land use designation is intended for recreational (passive and active), cultural, civic, and non-residential auxiliary uses, such as small restaurants, limited retail, community centers, government buildings, public/private utilities, and similar uses. Development shall not exceed a floor area ratio of 2.0.

FLU Policy 2.19: **Recreation and Open Space**. The Recreation and Open Space designation shall emphasize access and opportunities for passive and active open spaces and facilities that promote healthy active lifestyles for residents and visitors to the community. Development activity shall not exceed a floor area ratio of 0.5.

FLU Policy 2.20: **Conservation and Preservation**. The City recognizes the value of its natural lands in providing wildlife, tree and plant habitats regulating climate, providing recreational and aesthetic amenities, including multi-use trails, and maintaining the balance of natural systems. The City shall

ensure that land with a Conservation and Preservation designation, and other natural resources are protected to the greatest extent practicable through the implementation of the land development regulations and processes. Therefore, this designation shall be used for the long-term preservation of environmentally sensitive lands and natural resources. Development within this designation shall be limited to a floor area ratio of 0.1.

FLU Objective 3 - Amending the FLUM: The City shall ensure that land use decisions and development, both public and private, reinforce and improve the identity and quality of life within the City.

FLU Policy 3.1: Amendments to the Future Land Use Map shall be evaluated based on the maximum development potential of the proposed future land use designation and shall demonstrate consistency with the following criteria.

FLU Policy 3.1.a: Adequate transportation and public facilities and services are available to accommodate the projected demand consistent with the adopted level of service standards. If capacity is not available, development agreements shall be executed to ensure that infrastructure facilities and services will be available to accommodate the proposed amendment by or before the build-out of the development.

FLU Policy 3.1.b: The amendment will maximize existing and planned public infrastructure investments. The City shall discourage future land use map amendments that result in land use designations in locations unsuitable or not ready to support the proposed density and/or intensity of development.

FLU Policy 3.1.c: The proposed amendment encourages infill and redevelopment within special areas.

FLU Policy 3.1.d: The proposed future land use designation is compatible with adjacent future land use designations and surrounding land uses, including development intensity, off-site odor, noise, visual, and motorist traffic impacts, and shall consider the character of the undeveloped land, soils, topography, natural resources, and historic resources on site as well as the vision of the City for the area in which the proposed amendment is located.

FLU Policy 3.1.e: The proposed amendment furthers the City's economic diversity and fosters the Live Here/Grow Here vision in the Housing Element.

FLU Policy 3.2: Prior to approval of a future land use map amendment, capacity analyses based on the maximum development of the proposed future land use designation shall be provided to evaluate impacts on transportation, utilities and other infrastructure. The determination of the maximum development potential of a site shall utilize the density on the gross land area less land areas that are required to be set aside or protected due to their environmentally sensitive nature, such as wetlands, floodplains, water ways or surface waters and 25-foot upland buffer, and land areas required by policy to be set aside or preserved for open space and buffers.

FLU Policy 3.3: No amendment to the Future Land Use Map shall be approved that encourages, expands or in any way promote the proliferation of urban sprawl, as described by indicators established in Section 163.3177(6)(a)9, Florida Statutes.

FLU Objective 4 - Managing Growth: The City recognizes that enhanced quality of life is essential to retaining residents and attracting visitors to the City. To that end, the City shall

develop policies that maintain healthy communities and sustainable neighborhoods, accommodate population growth in a responsible manner, and foster social stability and fiscal responsibility.

FLU Policy 4.1: Development and redevelopment shall be directed to areas where a full range of municipal facilities and services are provided or planned to be provided to effectively and efficiently meet physical, social, and economic needs of the City.

FLU Policy 4.2: The City will update the Land Development Code to provide regulations that achieve quality community development, including provisions for sound urban form and scale, attractive building architecture with pedestrian-oriented building façades and orientation, safe and efficient movement of people and goods, protection of the public realm, and environmental stewardship.

FLU Policy 4.3: Priority shall be given to innovative developments and site designs that provide multi-modal transportation and to street design options that create an attractive public realm, connect the site to the surrounding area, and integrate different yet complementary land uses to reduce vehicle miles traveled and allow residents to live, work and shop in close proximity.

FLU Policy 4.4: To bolster the ability of residents to age in place and live in dignity, the City will provide for the geographic distribution of land uses and municipal facilities, services, programs, and resources in a manner that meets the needs of a growing and diverse population while ensuring that benefits and burdens of growth are shared across the community, including housing, healthy food options, and access to health and community services, shopping, entertainment, and education.

FLU Policy 4.5: The City recognizes the need and importance of lively, inclusive, and safe public spaces. The City will support facilities and programs that make recreational opportunities, pedestrian and bicycle facilities, and gathering spaces accessible for all citizens to enjoy regardless of age and abilities.

FLU Policy 4.6: Recognizing that population growth results in increased transportation demand, the City will develop an Anticipated Right-of-Way Needs Map to clearly depict existing right-of-way and areas where additional right-of-way is needed. New developments along such right-of-way shall be required to dedicate needed right-of-way to the City. When sufficient right-of-way is accumulated, the City shall plan for road improvements that improve transportation capacity, including modern roundabouts and connecting streets as alternatives to road widening, as well as multi-modal transportation options.

FLU Objective 5 - Growing Sustainably: The City shall strive for innovation and sustainability in site and building design and shall incentivize Low Impact Development (LID) and International Code Council (ICC) Green Building for Residential and Commercial developments.

FLU Policy 5.1: Land use and development decisions shall promote high density, diverse land uses, proximity of essential services, walkability, context-sensitive multimodal transportation, and community programs to ensure residents can access most daily needs, such as food/ groceries, healthcare, schools, parks, and employment within a 15-minute walk or bike ride from their homes.

FLU Policy 5.2: The City shall achieve and maintain an integrated system of connected lakes, wetlands, parks, and trail facilities to encourage the use of alternative transportation options for commuting,

shopping, or recreating.

FLU Policy 5.3: The City shall support innovative thinking, planning and engineering principles and practices that are flexible to react to changing market conditions.

FLU Policy 5.4: Development nodes/clusters within one-quarter (¼) mile of arterial or collector corridors shall contain a mix of land uses and verticality.

FLU Policy 5.5: The City shall identify strategies to combat or minimize urban heat island effects and surface level pollutants in order to protect the general health, welfare and safety of residents and visitors.

FLU Objective 6 - Fostering Economic Vitality: The City shall develop strategies and incentives that foster and improve the stability and economic well-being of the City and activate the livelihood of Ocoee's Downtown.

FLU Policy 6.1: The City shall initiate community planning, urban development, and redevelopment strategies that prepare businesses, production facilities, trades, and related activities to withstand negative changes and challenges in the economy and to continue to provide jobs and income to support the community.

FLU Policy 6.2: The City shall provide land uses in sufficient quantities and diversities and in appropriate locations that allow for entrepreneurship and job creation through technology, traditional and craft industries, cooperatives, office/trade hubs, and similar activities.

FLU Policy 6.3: The City shall seek opportunities to increase its economic strength by leveraging programs, land uses, utilities and transportation facilities across the City.

FLU Policy 6.4: The City will provide community amenities and benefits, including but not limited to:

- Public park and recreation improvements, public plazas, benches, pedestrian-scale lighting, wayfinding for motorists and bicyclists, and usable open space;
- Public art or amenities;
- Public parking for motorists and bicycle parking;
- Lockers and showers for employees,
- Community gardens, urban agriculture, etc.; and
- Contributions toward community identity.

FLU Objective 7 - Maintaining Healthy Environmental Systems: The City shall develop programs and evaluate land use decisions that support and maintain a healthy environmental system.

FLU Policy 7.1: The City shall discourage the proliferation of urban sprawl by directing or locating growth and development to urban areas, implement cost-effective provision or extension of public facilities and services, and promote walkable, bikeable, and connected communities and compact development with a mix of uses at densities and intensities that support a range of housing choices.

FLU Policy 7.2: The City shall implement through the Land Development Code a Floodplain Management Ordinance that diverts growth away from floodplain areas and promote flood resiliency within the City.

FLU Policy 7.3: The City shall prioritize projects that meet green building standards. The City shall also prioritize and encourage the use of low impact development and other green infrastructure practices to enhance sustainability and implement stormwater management strategies emphasizing use of natural site features and engineering facilities

to replicate natural hydrologic patterns and reduce the need for stormwater ponds.

FLU Policy 7.4: The City shall continue to enforce and implement the goals and principles of the Wekiva Study Area Requirements.

FLU Policy 7.5: The City shall identify environmentally sensitive natural resources and ecosystems suitable for protection and actively direct development away from such resources and ecosystems, including aquifer recharge areas, drainage ways, rivers, lakes, riparian zones, wetlands, floodplains, watershed basins, and wellhead protection areas.

FLU Policy 7.6: The City shall strive to reconnect wildlife corridors, migration routes and nesting areas and create opportunities for sanctuaries for species listed as threatened or endangered.

FLU Objective 8 - Innovative Engineering Principles: Through incentives, regulations, and engineering solutions, the City shall ensure that the development and redevelopment of property utilize smart growth policies, resiliency planning, and sustainability principles to reduce flood risk and improve the built environment of the City.

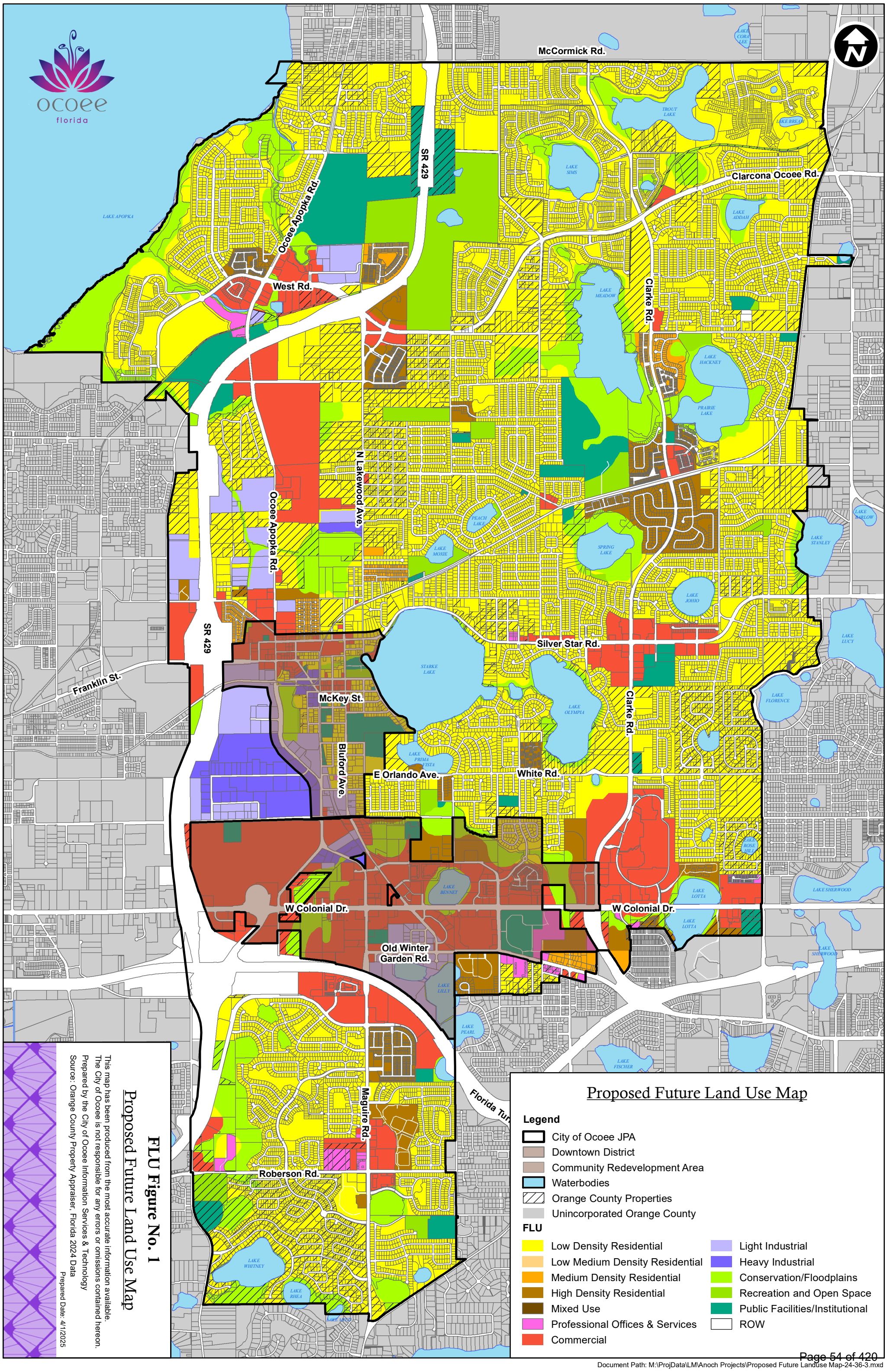
FLU Policy 8.1: The City shall evaluate regulations which ensure that new development minimizes the exposure of population, particularly vulnerable populations, and property to storm and flood damage through implementation of the Floodplain Management Ordinance.

FLU Policy 8.2: City-funded public facilities shall not be built in Special Flood Hazard Areas (SFHA), and the City shall adopt and implement regulations which align with the Florida Building Code to ensure that design and construction ensure the structural integrity of new, existing, and redeveloped buildings.

FLU Policy 8.3: The City shall identify opportunities to reduce density and intensity of existing development in flood zones.

FLU Policy 8.4: The City shall ensure that drainage swales, ditches, stormwater retention areas, and urban conveyance systems are maintained to achieve maximum design capacity and flow, including the conduct of periodic inspections of private drainage systems.

FLU Policy 8.5: The City shall incorporate flood mitigation strategies into landscaping and development standards of the Land Development Code, including providing incentives for elevating the first floor of structures on pilings to allow for parking beneath the structure in locations prone to flooding.



FLU Figure No. 1

Proposed Future Land Use Map

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Proposed Future Land Use Map

Legend

- City of Ocoee JPA
- Downtown District
- Community Redevelopment Area
- Waterbodies
- Orange County Properties
- Unincorporated Orange County

FLU

- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Professional Offices & Services
- Commercial
- Light Industrial
- Heavy Industrial
- Conservation/Floodplains
- Recreation and Open Space
- Public Facilities/Institutional
- ROW

Document Path: M:\ProjData\LM\Anoch Projects\Proposed Future Landuse Map-24-36-3.mxd

Existing FLU with
Proposed Downtown District Boundary

Proposed Downtown Mixed Use District Boundary

FLU Figure No. 1a

Downtown Mixed Use District

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Downtown Mixed Use District

Legend

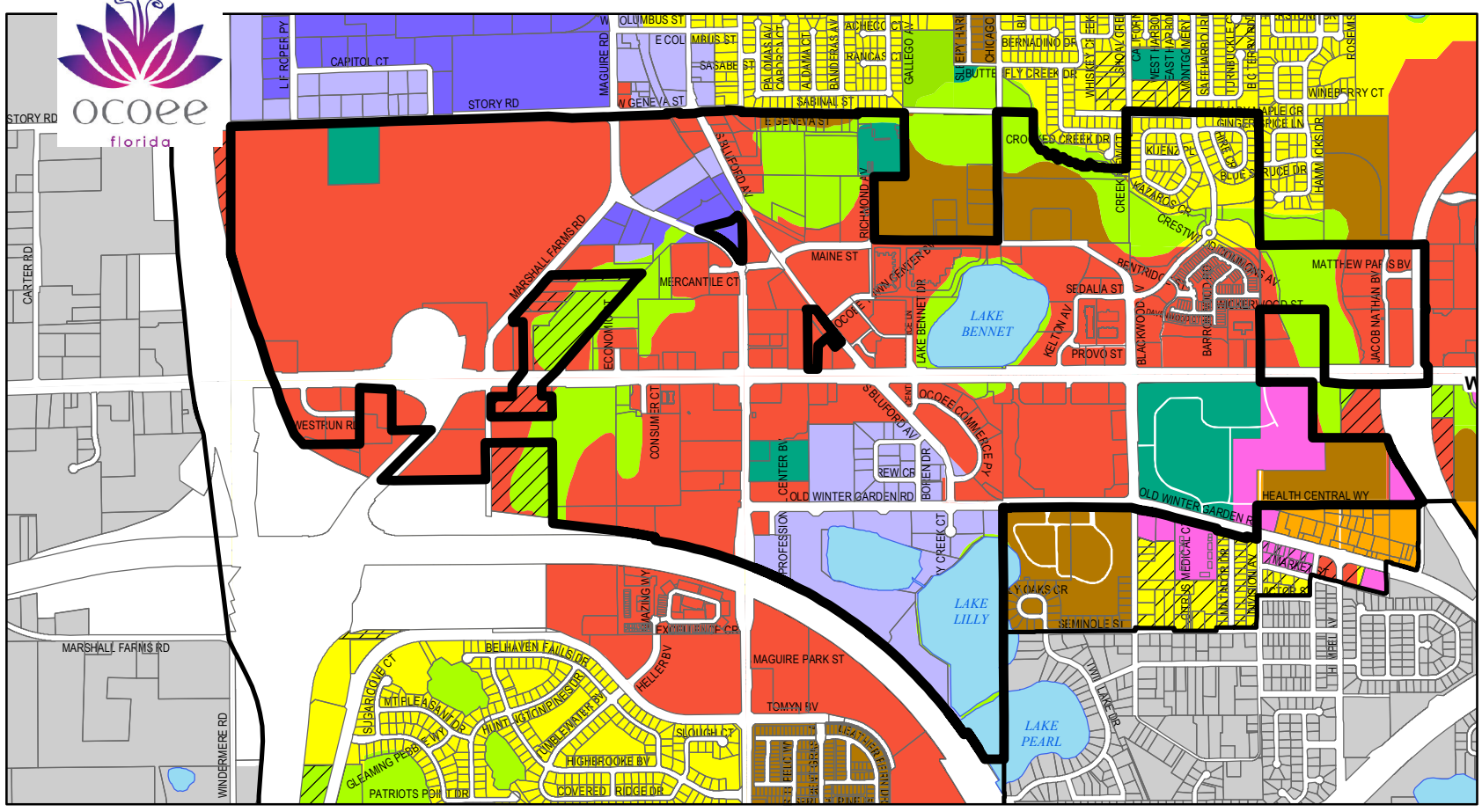
- City of Ocoee JPA
- Orange County Properties
- Downtown District
- Waterbodies
- Unincorporated Orange County

FLU

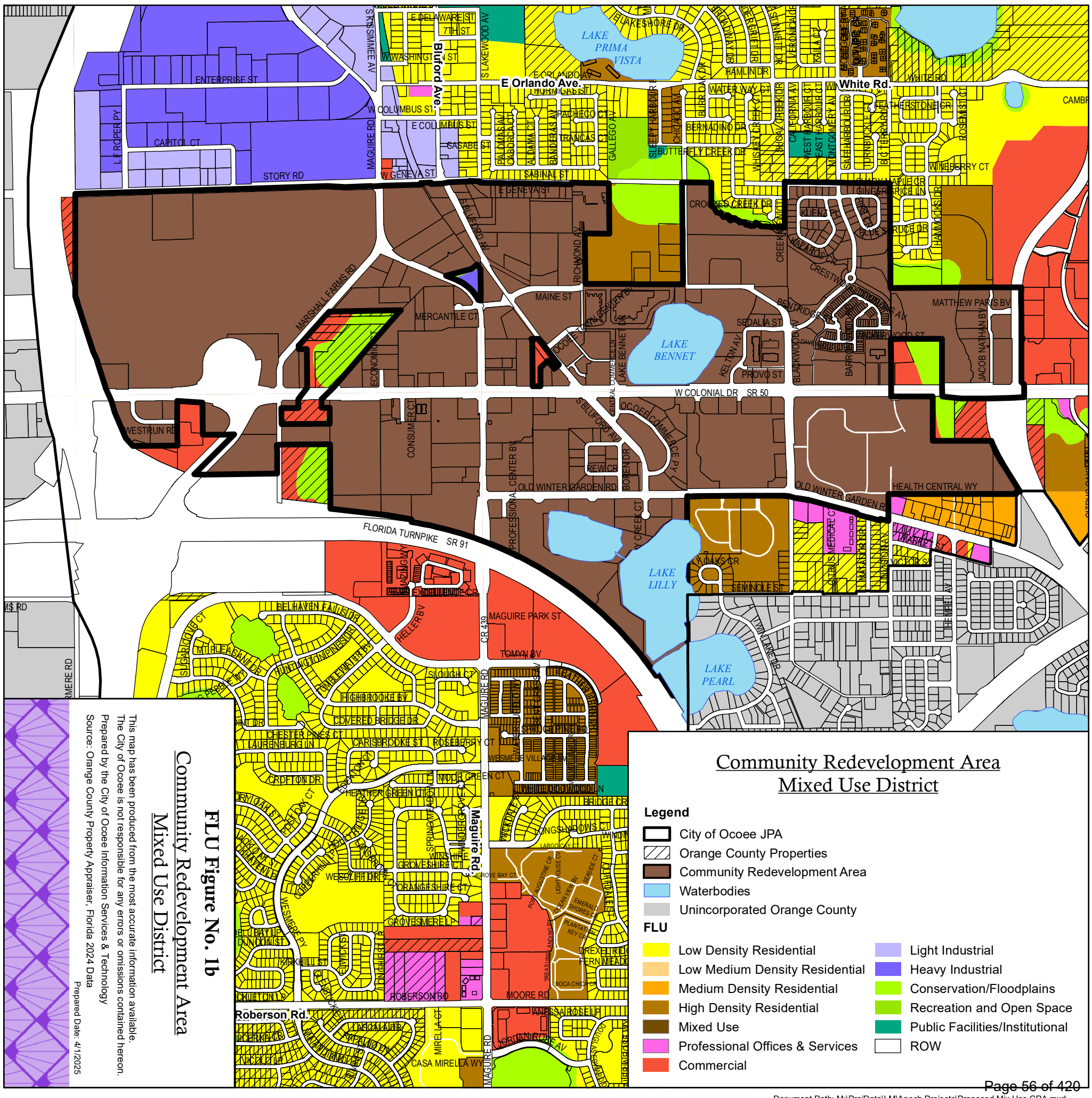
- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Professional Offices & Services
- Commercial
- Light Industrial
- Heavy Industrial
- Conservation/Floodplains
- Recreation and Open Space
- Public Facilities/Institutional
- ROW

Document Path: M:\ProjData\LM\Anoch Projects\Proposed Mix Use Downtown.mxd

Existing FLU with
Proposed Community Redevelopment Area Boundary



Proposed Community Redevelopment Area Boundary



FLU Figure No. 1b

Community Redevelopment Area
Mixed Use District

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

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Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Community Redevelopment Area
Mixed Use District

Legend

- City of Ocoee JPA
- Orange County Properties
- Community Redevelopment Area
- Waterbodies
- Unincorporated Orange County

FLU

- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Professional Offices & Services
- Commercial
- Light Industrial
- Heavy Industrial
- Conservation/Floodplains
- Recreation and Open Space
- Public Facilities/Institutional
- ROW

Document Path: M:\ProjData\LM\Anoch Projects\Proposed Mix Use CRA.mxd

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N

N.T.S.

McCormick Rd.

Ocoee Apopka Rd.

West Rd.

Clarcona Ocoee Rd.

Clarke Rd.

N Lakewood Ave.

Ocoee Apopka Rd.

SR 429

Franklin St.

McKey St.

Bluford Ave.

E Orlando Ave.

White Rd.

Silver Star Rd.

Clarke Rd.

W Colonial Dr.

W Colonial Dr.

Old Winter Garden Rd.

SR 408

Florida Turnpike

Maguire Rd.

Roberson Rd.

LAKE APOPKA
LAKE CORA LEE
TROUT LAKE
LAKE BRED
LAKE SIMS
LAKE ADDAH
LAKE MEADOW
LAKE HACKNEY
PRAIRIE LAKE
PEACH LAKE
LAKE MOXIE
SPRING LAKE
LAKE JOHIO
LAKE BARLOW
LAKE STANLEY
LAKE LUCY
STARKE LAKE
LAKE OLYMPIA
LAKE FLORENCE
LAKE PRIMA VISTA
LAKE ROSE HILL
LAKE BENNET
LAKE LOTTA
LAKE SHERWOOD
LAKE LILLY
LAKE PEARL
LAKE FISCHER
LAKE HUGH
LAKE NALLY
LAKE ROSE
LAKE GEM
LAKE WHITNEY
LAKE RHEA

FLU Figure No. 2

Existing Land Uses Map

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Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Existing Land Uses Map

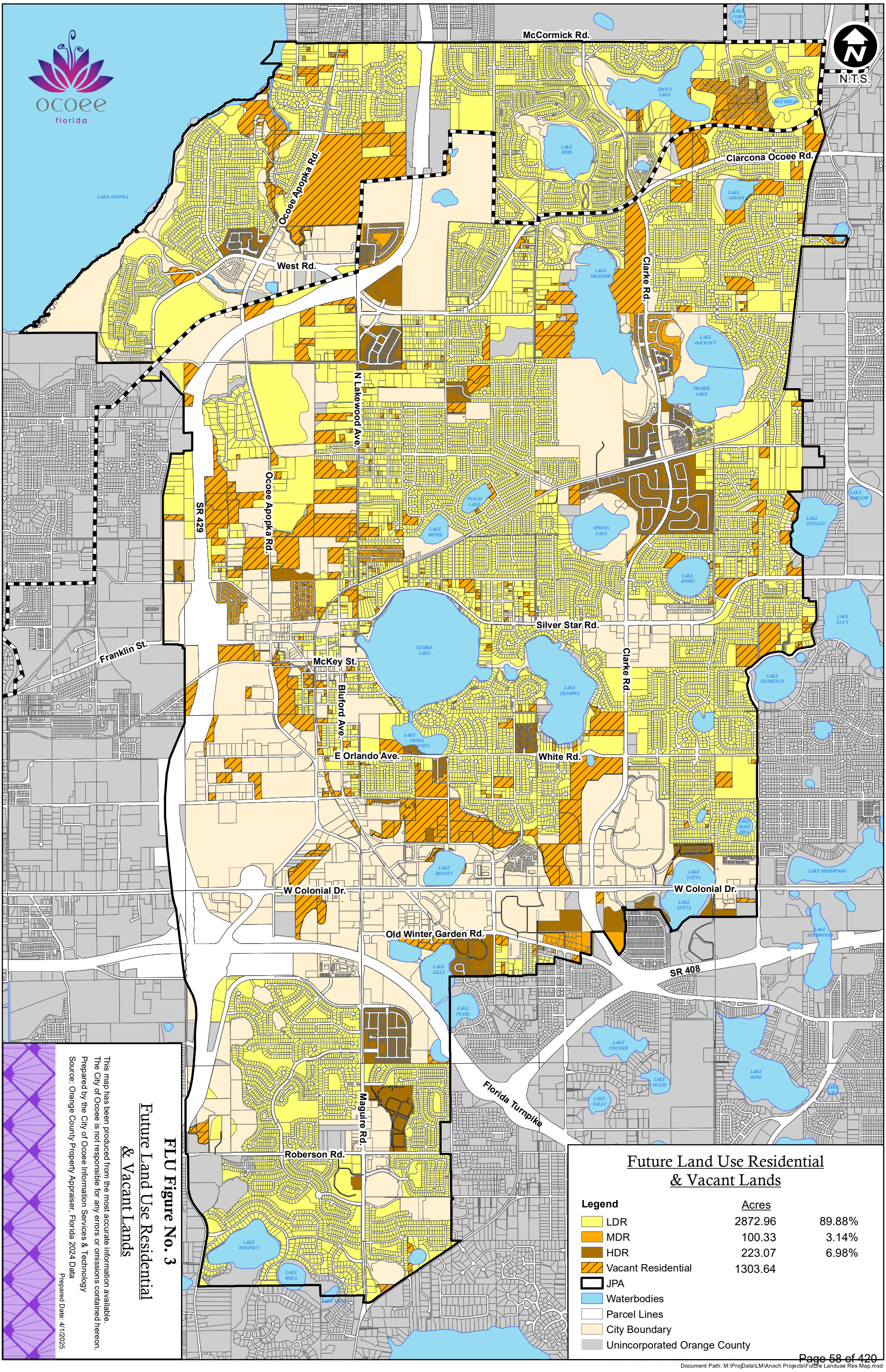
Legend

- JPA
- Parcel Lines
- Waterbodies
- City Boundary
- Unincorporated Orange County

ELU

- Agricultural
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Professional Offices and Services
- Light Industrial
- Institutional/Public Facilities
- Recreation and Open Space
- Stormwater Facilities
- Vacant

Document Path: M:\ProjData\LM\Anoch Projects\Existing Landuse Map.mxd



FLU Figure No. 3

Future Land Use Residential & Vacant Lands

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Future Land Use Residential & Vacant Lands

Legend	Acres	
LDR	2872.96	89.88%
MDR	100.33	3.14%
HDR	223.07	6.98%
Vacant Residential	1303.64	
JPA		
Waterbodies		
Parcel Lines		
City Boundary		
Unincorporated Orange County		

Document Path: M:\ProjData\LM\Anoch Projects\Future Landuse Res Map.mxd

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florida

N.T.S.

McCormick Rd.
SR 429
Ocoee Apopka Rd.
Clarcona Ocoee Rd.
West Rd.
Clarke Rd.
N Lakewood Ave.
Silver Star Rd.
Franklin St.
McKey St.
Bluford Ave.
E Orlando Ave.
White Rd.
W Colonial Dr.
Old Winter Garden Rd.
SR 408
Maguire Rd.
Florida Turnpike
Roberson Rd.

LAKE APOPKA
LAKE CORA LEE
TROUT LAKE
LAKE BREAM
LAKE SIMS
LAKE ADDAH
LAKE MEADOW
LAKE HACKNEY
PRAIRIE LAKE
PEACH LAKE
LAKE MOXIE
SPRING LAKE
LAKE JOHIO
LAKE BARLOW
LAKE STANLEY
LAKE LUCY
STARKE LAKE
LAKE OLYMPIA
LAKE FLORENCE
LAKE PRIMA VISTA
LAKE ROSE HILL
LAKE BENNET
LAKE LOTTA
LAKE SHERWOOD
LAKE LILLY
LAKE PEARL
LAKE FISCHER
LAKE HUGH
LAKE ROSE
LAKE WHITNEY
LAKE RHEA

FLU Figure No. 4

Future Land Use Non-Residential & Vacant Lands

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Prepared by the City of Ocoee Information Services & Technology

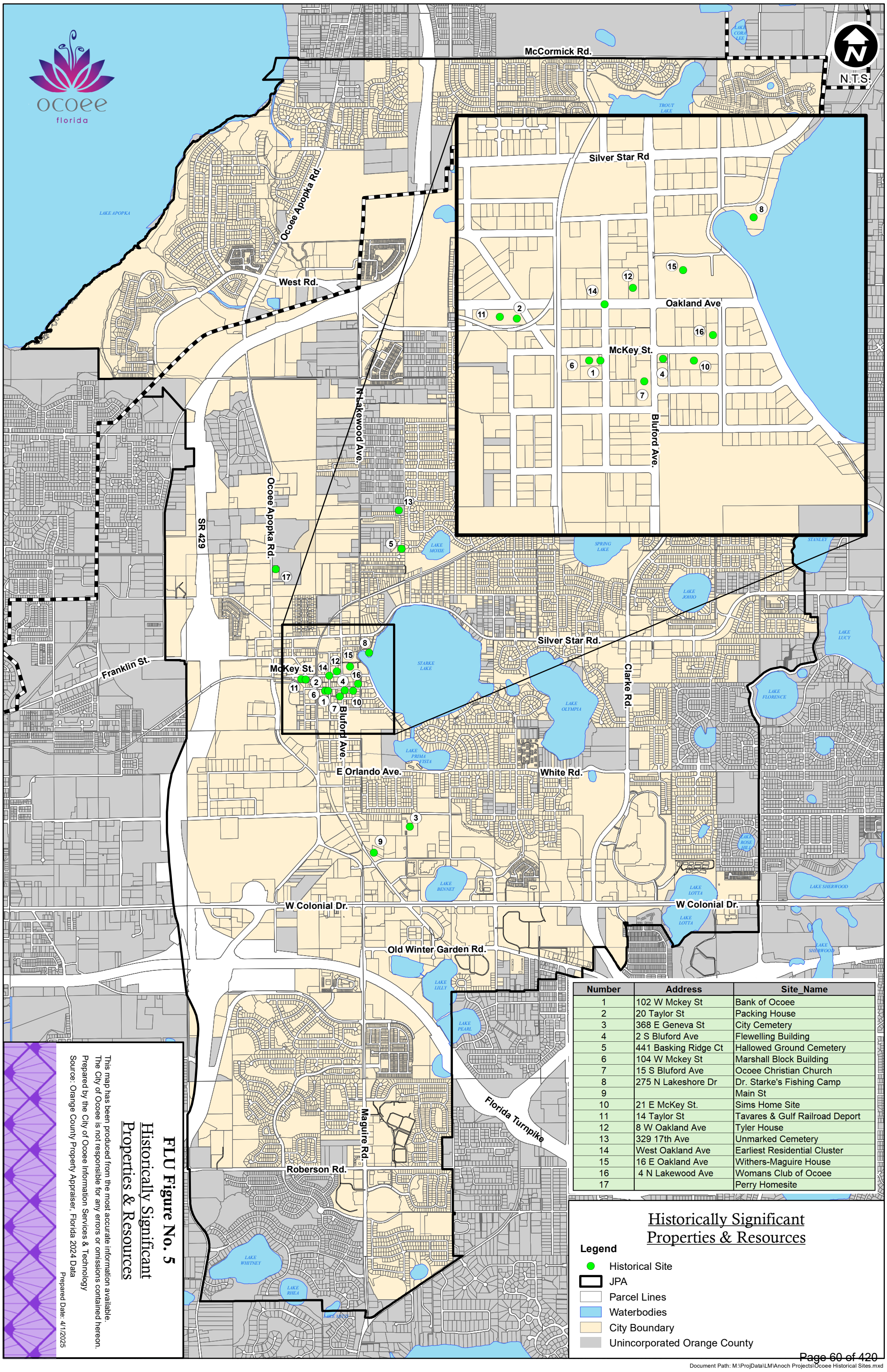
Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Future Land Use Non-Residential & Vacant Lands

Legend	Acres	
COMM	1513.16	68.66%
LI	403.70	18.32%
HI	208.10	9.44%
ProfOffice Services	78.86	3.58%
Vacant Commercial	357.35	
JPA		
Waterbodies		
Parcel Lines		
City Boundary		
Unincorporated Orange County		

Document Path: M:\ProjData\LM\Anoch Projects\Future Landuse Comm Map.mxd



Number	Address	Site_Name
1	102 W Mckey St	Bank of Ocoee
2	20 Taylor St	Packing House
3	368 E Geneva St	City Cemetery
4	2 S Bluford Ave	Flewelling Building
5	441 Basking Ridge Ct	Hallowed Ground Cemetery
6	104 W Mckey St	Marshall Block Building
7	15 S Bluford Ave	Ocoee Christian Church
8	275 N Lakeshore Dr	Dr. Starke's Fishing Camp
9		Main St
10	21 E McKey St.	Sims Home Site
11	14 Taylor St	Tavares & Gulf Railroad Deport
12	8 W Oakland Ave	Tyler House
13	329 17th Ave	Unmarked Cemetery
14	West Oakland Ave	Earliest Residential Cluster
15	16 E Oakland Ave	Withers-Maguire House
16	4 N Lakewood Ave	Womans Club of Ocoee
17		Perry Homesite

Historically Significant Properties & Resources

Legend

- Historical Site
- JPA
- Parcel Lines
- Waterbodies
- City Boundary
- Unincorporated Orange County

FLU Figure No. 5

Historically Significant Properties & Resources

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Document Path: M:\ProjData\LM\Anoch Projects\Ocoee Historical Sites.mxd

HOUSING ELEMENT

HSG GOAL: THE CITY SHALL CREATE OPPORTUNITIES AND PROGRAMS AND PROVIDE GUIDANCE ON HOUSING RESOURCES IN ORDER TO PROVIDE AN ADEQUATE SUPPLY OF SAFE, AFFORDABLE, AND QUALITY HOUSING TO MEET THE DIVERSE HOUSING NEEDS OF CURRENT AND FUTURE POPULATIONS, INCLUDING THOSE WITH SPECIAL HOUSING NEEDS.

HSG Objective 1 - Attractive City: The City will develop and implement through the Land Development Code a *Live Here, Grow Here* program to make it more attractive for young people to stay in or move to Ocoee and to thrive through the availability of diverse, quality housing options and safe accessibility to schools, jobs, shopping, entertainment, recreation, and personal services via multimodal transportation choices.

HSG Policy 1.1: To ensure the adequate supply of housing to meet diverse housing needs of current and anticipated populations, the City shall conduct biennial assessments of housing demand and housing availability by type, age, value, and monthly cost, and shall map the distribution or location of these housing units in relation to needed facilities, services, and resources.

HSG Policy 1.2: The City will incentivize new, infill, and redevelopment projects that provide quality and diverse housing typologies within one-quarter (1/4) mile of shopping, jobs, entertainment, recreation, personal services, and schools, and where such accessibility is via existing and planned multi-modal transportation options or facilities that meet the adopted level of service standard for such facility.

HSG Policy 1.3: New residential developments shall be designed and constructed in a manner that prioritizes an attractive public realm and that is well-balanced and integrated with the surrounding neighborhood or area.

HSG Policy 1.4: Land use decisions shall consider existing and proposed population demographics and the availability of quality and diverse housing stock to accommodate such demographics.

HSG Policy 1.5: The City shall update the Land Development Code to adopt standards and regulations that promote, support, or stimulate quality communities through sound, time-tested urban and site design principles.

HSG Objective 2 - Protection of Residential Character: The City will protect the character of existing residential areas throughout the city by diverting or discouraging through-traffic, using active code enforcement, and giving priority consideration of residential infill. The City will biennially assess the condition of the City's housing stock and implement regulations and codes, in coordination with the Future Land Use Map, that prevent or eliminate residential blight along major corridors.

HSG Policy 2.1: The City shall eliminate substandard housing units or conditions by developing and implementing regulations and standards within the Land Development Code to address housing quality, aesthetics, and structural soundness as well as lot/parcel aesthetics and upkeep, particularly along key corridors as defined in the Mobility Element and Code.

HSG Policy 2.2: The City shall discourage redevelopment and demolition practices that significantly reduce existing housing stock or result in the displacement of very low-, low-, and moderate-income households, as well as housing for seniors or special populations. Developments that result in the displacement of the elderly or other special populations shall implement a relocation assistance program, approved by the City, before receiving final site plan approval.

HSG Policy 2.3: Whenever possible, the City shall coordinate with the private sector and non-profit organizations to pursue adequate means and methods of upgrading or renovating existing substandard housing to City and Florida Building Code standards when the individual housing owner does not have reasonable capacity to improve the physical condition and aesthetics of such housing.

HSG Policy 2.4: Should the City's Code Enforcement and Fire Division, through inspections and monitoring, identify structures with substandard conditions, the City shall require renovations to correct the substandard conditions to protect public health, safety, and welfare.

HSG Policy 2.5: To minimize impacts to transportation capacity and operations, new residential units shall not have direct vehicular connection and access to arterial roadways and shall instead be accessed by collector or local roadways or grid networks or be accessed by a service road.

HSG Policy 2.6: New residential developments shall utilize grid patterns and shall provide for multiple points of access and connectivity to not focus or direct through-traffic through existing neighborhoods.

HSG Policy 2.7: Dead-end streets shall be avoided wherever possible. When a dead-end street cannot be avoided in order to protect environmentally sensitive natural resources, such street shall be designed as a loop lane around a usable vegetated common area, which features a combination of seating, shade, and open scape, or shall be designed to include an attractive termination within the center of the dead-end, such as a vegetated island park with consideration for a vertical feature such as an obelisk, trellis, or substantial tree.

HSG Objective 3 - Improve Housing Quality and Diversity: The City will make every effort to ensure that every neighborhood within the city has a stable quality of life.

HSG Policy 3.1: The City shall evaluate its existing housing stock and land areas designated for residential developments within the Future Land Use Map and work towards improving housing quality and diversity of housing typologies throughout the city that accommodate the housing needs of residents at every stage of life, including young professionals, first time buyers/renters, newly married/divorced, small/large families, empty nesters, retirees, etc.

HSG Policy 3.1.a: The City will support development of infill on vacant lots for new residential developments that provide quality housing options that blend into the fabric of the community.

HSG Policy 3.1.b: The City will support and promote innovative housing and mixed-use developments that incorporate clustered, zero lot line, and multiplex housing unit types (including stacked and side-by-side duplexes, triplexes, quadplexes, courtyard buildings, cottage courts, townhouses, and live-work units) where such units can be part of an appropriately scaled project, whether new, infill, or redevelopment, can be clustered to generate vibrant and neighborly nodes within the community, or can accommodate a mix of income levels and varying sizes and bedroom compositions. The various unit mixes shall be well-blended within the development, in terms of architectural style, scale, form, accessibility, and distribution, without a visible distinction between the exteriors of market rate units and affordable housing units.

HSG Policy 3.2: The City will incentivize developments, projects, and programs that

serve to revitalize communities and neighborhoods in a manner that enables residents to live active, healthy lives by providing safe and convenient access to multi-modal transportation options, recreation, nutritious food choices, and aging-in-place opportunities through the following strategies.

HSG Policy 3.2.a: The City shall ensure multi-use trails and sidewalks have amenities, such as benches, water, shade trees, and shelter from heat and weather within reasonable walking distances in order to promote walking and bicycling for recreation, commuting to work and school, and as an alternative to driving for short trips near home or work.

HSG Policy 3.2.b: The City shall enhance the safe walkability and ability to ride bicycles throughout the city within both the public realm and private developments, including safe and effective sidewalk systems, multi-use trails, cycle tracks, and other bicycling infrastructure, age- and ability-friendly crosswalks, and standards to bring building entrances close to streets, parking lots, and transit stops.

HSG Objective 4 - Quality Affordable Housing: The City shall ensure the availability of adequate affordable housing sites through the Future Land Use Map and shall implement, through the Land Development Code, standards to support housing diversity and eliminate barriers to affordable housing.

HSG Policy 4.1: The City shall support the provision of adequate housing sites for all residents, including housing for very low-, low- and moderate-income households, through the following policies.

HSG Policy 4.1.a: In addition to the areas designated Medium and High Density Residential on the Future Land Use Map, medium and high-density residential developments shall be permitted within the Downtown Mixed Use, Activity Center, and other Special Planning Areas when such development meets the criteria below.

(1) The development is located on a Complete Street or is on a roadway where the operating bicycle and pedestrian level of stress standard, as defined in the Mobility Element, is currently met.

(2) If the site does not comply with HSG Policy 4.1.a(1), development of the site for affordable or attainable housing shall require or include improvements to the transportation system to bring the bicycle and pedestrian level of stress to the adopted standard. Such improvements shall be the responsibility of the developer.

(3) The scale, form, and design of the development will be well-integrated and balanced with surrounding neighborhoods and areas and will protect the character of existing residential uses. Locations where density is planned to transition to a more intense or dense land use shall be seamless, using strategies such as parking and garages hidden from the street and consistency in setbacks, landscaping, sidewalks, and other infrastructure.

HSG Policy 4.2: To eliminate barriers to affordable or attainable housing, the City will provide development incentive programs and an expedited development review process within the Land Development Code and Permitting Process for qualifying affordable or attainable housing projects.

HSG Policy 4.2.a: The City shall provide specific programs and actions when state or federal funding become available, to partner with private or non-profit sectors to provide opportunities to close gaps in quality housing supply.

HSG Policy 4.2.b: Incentive programs shall include expedited review, approval, and permitting processes to minimize costs and delays.

HSG Policy 4.2.c: The City shall partner with County, private, or non-profit agencies as needed to provide for housing relocation when housing displacement occurs because of City action.

HSG Policy 4.3: The City will prioritize funding of public infrastructure and facilities installation or improvements in areas providing housing to very-low-, low-, and moderate-income households as well as areas providing sites for mobile homes, group home facilities, foster care facilities, or other alternative housing options.

HSG Policy 4.4: Residential developments shall comply with the architectural and site design requirements of the Land Development Code, and affordable housing developments shall be designed in a manner consistent with HSG Objective 3.

HSG Objective 5 - Senior and Special Population Housing: Through Vibrant, Attractive and Inclusive Community, the City will provide a variety of lifestyle and housing choices for senior, elderly, disabled, and other special populations, including residents defined in Section 419.001, Florida Statutes, to live with dignity and age in place in a healthy, active and connected built environment.

HSG Policy 5.1: Residential developments that provide housing for senior, elderly, and other special populations shall be located near shopping, dining and entertainment, medical services, recreation, and other commonly enjoyed activities and services which are accessible by safe, multi-modal transportation options that meet the standards established in MOB Policy 1.1.

HSG Policy 5.1.a: The City shall work with LYNX, Orange County, and MetroPlan Orlando, whenever possible, to identify opportunities to provide affordable, reliable, and efficient public transportation options to service seniors and special population groups.

HSG Policy 5.2: The City shall permit high density developments serving seniors and other special populations in areas where adequate services, facilities, resources, and infrastructure are available to meet the special needs of the elderly and more vulnerable populations.

HSG Objective 6 - Protection and Preservation of Historic Structures and Sites: The City shall ensure the identification, protection, and preservation of its archeological and historic structures and sites for the enjoyment of current and future residents.

HSG Policy 6.1: The City will identify and inventory historically significant housing, buildings, and sites for purposes of preservation, conservation, rehabilitation, and replacement. Treatments shall be performed in a manner that prioritizes the contributing and character-defining features of the historical architecture.

HSG Policy 6.2: Historically significant structures and sites identified by the City at the time of adoption of this Comprehensive Plan include:

- Tyler House at 8 W. Oakland Avenue (parcel 17-22-28-6144-02-080)
- Withers-Maguire House at 16 E. Oakland Avenue (parcel 17-22-28-6144-02-061)

- Ocoee Christian Church at 15 S. Bluford Avenue (parcel 17-22-28-6144-03-840)
- Tavares & Gulf Railroad Depot at 14 Taylor Street (southern part of parcel 17-22-28-6144-01-060)
- Bank of Ocoee at 102 W. McKey Street (parcel 18-22-28-0744-00-011)
- Marshall Block Building at 104 W. McKey Street (addressed as 104-114 W. McKey Street) (parcel 18-22-28-0744-00-020)
- Flewelling Building at 2 S. Bluford Avenue (addressed as 6,8,10 S. Bluford Avenue) (parcel 17-22-28-5504-03-091)
- Packing House at 14 or 20 Taylor Street (northern portion of parcel 17-22-28-6144-01-060)
- Women's Club of Ocoee at 4 N. Lakewood Avenue (parcel 17-22-28-5504-04-130)
- Site of Dr. Starke's Fishing Camp at 275 N. Lakeshore Drive (the southern peninsular portion of 17-22-28-5468-00-051)
- Sims Homesite at 21 E. McKey Street (western portion of parcel 17-22-28-5504-03-190)
- Maine Street between S. Bluford Avenue and existing Maine Street (existing right-of-way)
- West Oakland Avenue – one and a half blocks west of North Bluford Avenue (parcels 17-22-28-6144-02-080, 17-22-28-6144-02-090, 17-22-28-2873-00-030, 17-22-28-6144-03-070, 17-22-28-6144-03-050, 17-22-28-6144-03-030)
- Perry Homesite at approximately 450/529 Ocoee Apopka Road (at or close to parcel 18-22-28-0000-00-083)
- City Cemetery at 368 E. Geneva Street (parcel 20-22-28-6141-01-000)
- Cemetery "Hallowed Ground" at 441 Basking Ridge Court (parcel 08-22-28-0000-00-035)
- Unmarked Cemetery at 329 17th Street (parcel 08-22-28-0000-00-036)

HSG Policy 6.3: The City shall endeavor to promote the protection of historically significant structures and sites and to encourage proper care and maintenance of such structures and sites.

HSG Policy 6.3.a: The City shall ensure that repair, restoration, expansion, rehabilitation, and preservation of historically significant structures follow best practices, such as The Secretary of the Interior's Standards for the Treatment of Historic Properties, and are conducted in a manner that do no harm or cause a loss of integrity to such structures, including protection of character-defining features and in-kind replacement of any non-salvageable historic building fabric.

HSG Policy 6.3.b: The City shall ensure that development activity adjacent to historically significant properties shall utilize measures to protect and to leave undisturbed archaeological remains, such as cemeteries, or underground building elements, including foundations. Such protections shall include limiting the use of pile driving activities that cause sub-surface vibrations and avoiding alteration of grading that causes erosion and drainage on or to the historic property.

HSG Policy 6.3.c: The City shall include in the Land Development Code standards and regulations to protect the exteriors of historic structures and sites and to establish

procedures for the redevelopment and change of use of the property.

HSG Policy 6.4: The City shall promote the protection of historically significant structures and sites as a means of educating about Ocoee's history.

HSG Policy 6.4.a: The City will maintain, periodically update as needed, and make public the inventory of historically significant properties as a publicly accessible repository.

HSG Policy 6.4.b: The City will endeavor to work with property owners and with public or private funds to plan and install historic markers as part of a program identifying historically significant properties or to replace missing markers from an earlier marker program. Such marker program shall provide information on key figures, events, and associations that deem the properties significant.

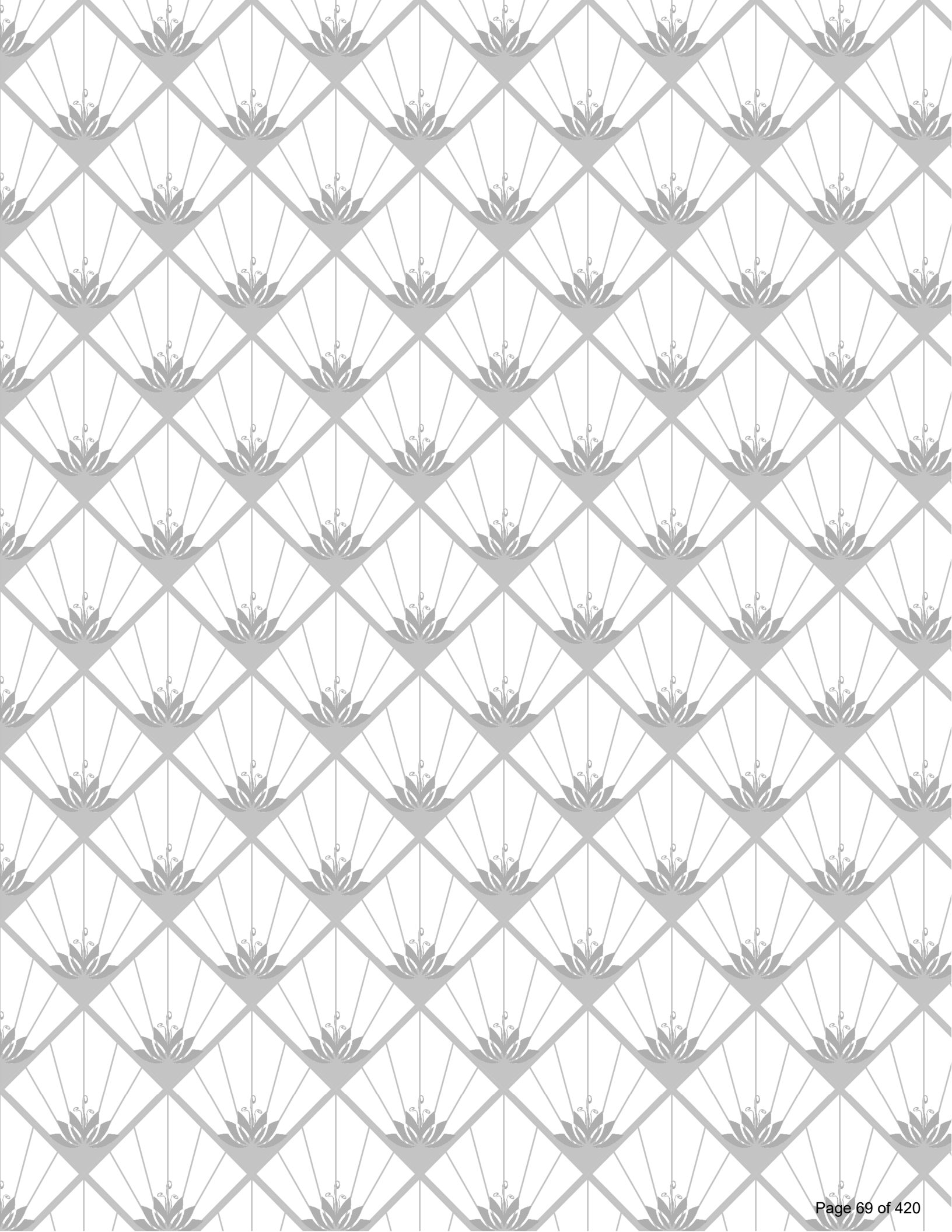
HSG Policy 6.5: The City shall endeavor to assist owners of historically significant properties by providing information and resources for funding preservation-related restoration, rehabilitation, and repair projects.

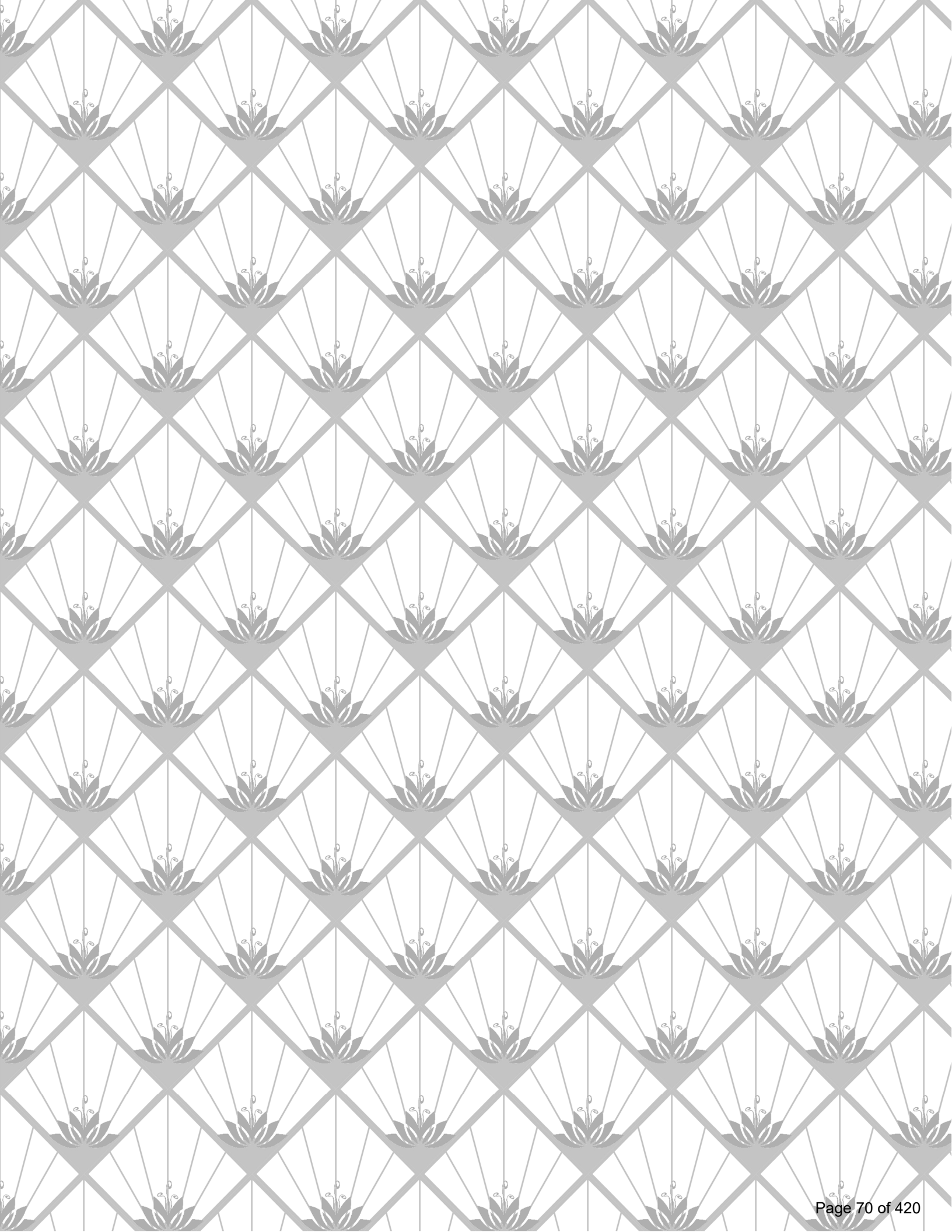
HSG Policy 6.5.a: The City will aid in or encourage the utilization of state or federal tax relief initiatives or grant programs for property owners who preserve, restore, or rehabilitate historically significant properties and cultural resources.

HSG Policy 6.5.b: The City will encourage public and private investment in Ocoee's historically significant properties and cultural resources.

HSG Policy 6.6: The City shall continue to make available or to endeavor to make available to the public any city-owned historically significant properties, when feasible and safe, such as for event rental space or open park space.

HSG Policy 6.7: The City will promote the preservation, rehabilitation, and restoration of historically significant structures as a sustainable practice of development.





RECREATION AND OPEN SPACE ELEMENT

REC GOAL: THE CITY SHALL ENSURE THE COORDINATED PROVISION OF A COMPREHENSIVE, ACCESSIBLE, INCLUSIVE, AND SUSTAINABLE PARK, AND RECREATION SYSTEM THAT ENHANCES THE HEALTH, WELLNESS, AND OVERALL WELLBEING OF PEOPLE OF ALL AGES AND ABILITIES.

REC Objective 1 - Developing A Well-Planned Comprehensive System: Quality parks, recreational areas, trails, and civic open space that are close to home are essential to the community's overall health and well-being. Recreational activities and programming are vital to childhood development and serve to unite and strengthen the community. Parks and adaptable infrastructure make the city more resilient when confronted by natural disasters and climate impacts. Trails, infrastructure for safe bicycling including bike lanes and cycle tracks, and safe pedestrian-ways connect the community while increasing options for healthy activity. Therefore, the City shall provide a *comprehensive system* of parks, recreation facilities, trails, bicycling infrastructure, and civic open spaces that meet the demands of current and future residents.

REC Policy 1.1: The City will use the National Recreation and Parks Association's (NRPA) Park Metrics tool to evaluate the City's performance as it relates to parks per population, acres of parkland per 1,000 population, and the number of specific recreational facilities per population. The information is presented in NRPA's Annual Agency Performance Review.

REC Policy 1.1.a: The City will participate in NRPA's Park Metric Program by annually entering and updating information about the City's Parks, Recreation, Trails, and Civic Open Space System.

REC Policy 1.1.b: The City of Ocoee's adopted level of service (LOS) shall be 8 acres of parkland, civic open space per 1,000 residents. The City will strive to meet NRPA's median level of service for parkland per 1,000 residents by 2045. This is currently 10.2 acres per every 1,000 residents.

REC Policy 1.1.c: The City shall strive to meet the median number of parks per population as presented in NRPA's Annual Agency Performance Review. This is currently one (1) park for every 2,062 residents for municipalities between the population range of 20,000 and 49,999. This number changes to one (1) park per every 2,346 residents for the projected population of 74,000 in 2045.

REC Policy 1.2: The City shall update Ocoee's 2001 Parks and Recreation Master Plan, to include trails and civic open space as well as meet contemporary recreational standards no later than three (3) years from this Comprehensive Plan adoption. This document should be updated every five (5) years.

REC Policy 1.2.a: Each Parks, Recreation, Multi-Use Trails, and Open Space Master Plan Update (the "Master Plan Update") shall include an assessment of city facilities, as well as private parks, civic open spaces, and recreation facilities located in Planned Unit Developments (PUD) and multifamily complexes. This assessment should include the quality of experience and overall condition of existing facilities.

REC Policy 1.2.b: Existing number of public recreation facilities by type (baseball fields, sport courts, community centers, swimming pools, etc.) will be compared to national standards for the median population served.

REC Policy 1.2.c: Include an updated site plan (if applicable) for every existing site/facility. If deemed appropriate, a new

concept plan should be prepared to show the redevelopment of the site, including costs and phasing to be incorporated into the Parks and Leisure Services Department's capital budgeting.

REC Policy 1.2.d: Provide prototypical designs for each park classification; including civic space, which may consist of pocket parks, squares, natural areas, greenbelts, plazas, and playgrounds, as well as neighborhood parks, community parks, regional parks, and nature parks to guide future park development. Specialty parks do not need a prototypical design since each specialty park is unique based on a single activity or resource.

REC Policy 1.2.d(1): Perform an assessment of recreation programming and activities and include recommendations regarding the future provision and evaluation of recreational programming and activities.

REC Policy 1.2.d(2): Complete an assessment and include recommendations for ensuring there are safe routes to parks from surrounding neighborhoods.

REC Policy 1.2.d(3): Perform an assessment of the Trust for Public Land's (TPL) "10-minute Walk for Park Equity Policy Framework" and its applicability within the city.

REC Policy 1.2.d(4): Recommend language to be incorporated into the City's Land Development Code regarding the quality and level of parks, recreation, trails, civic open spaces, and open spaces within private residential developments.

REC Policy 1.2.d(5): Prepare funding strategies including but not limited to grants, foundations, increment revenue, impacts fees, and general fund.

REC Policy 1.3: Based on the 2020 "Building Community with Parks, Recreation & Trails Community Engagement Report," the City will employ a similar community survey instrument to assess and gauge community recreational needs every five (5) years concurrently with updating the Parks, Recreation, Trails, Civic Open Space Master Plan. Furthermore, when redeveloping existing parks and planning new parks, the City should meet with residents and the Recreation Advisory Board for their input. Meetings could include workshops, pop-up events, presentations to Homeowner Associations and other involvement or outreach activities.

REC Policy 1.4: The City shall actively pursue the acquisition of available land for future parks and trails in concert with the standards and priorities established in the Ocoee Parks, Recreation, Trails and Civic Open Space Master Plan Update, including the adopted level-of-service standard(s). The following issues should be considered before acquiring parkland and trail corridors:

- The distribution of parks and trails;
- Locations near other public facilities, where possible;
- The ability to maximize access and safety, including opportunities to expand, connect to, and close gaps in trail networks;
- Compatibility of adjacent land uses.

REC Policy 1.5: Implementing green infrastructure is key to creating new parks, trails, and open spaces. Parks and civic open spaces can be incorporated into municipal infrastructure such as stormwater ponds. Trails, bike lanes, and cycle tracks can be

integrated into roadway projects, and pocket parks can be nestled within rights-of-way and/or common areas. The Parks and Leisure Services Director will work closely with other departments, including Public Works and Utilities, as well as other agencies and organizations, to pursue the addition of parks, recreation, trails, and civic open spaces as an element of infrastructure projects.

REC Policy 1.6: Park and open space sites shall not be converted to non-park uses except where the City Commission finds such conversion essential to protect public health, safety, and welfare. Where there is a reduction in area or facility capacity because of a conversion, additional facilities necessary to restore and exceed lost park capacity shall be provided within one (1) year. Should a conversion be unavoidable in a conservation area within the parks system, the mitigation will follow the standards set forth in the Conservation Element and the Land Development Code.

REC Policy 1.7: The City will offer a variety of recreational activities in connection with parks and civic open space sites, by providing for (but not limited to) passive recreation, active recreation, supervised recreational activities, drop-in recreation, organized youth and adult sports, and special organized events and festivals.

REC Policy 1.8: The City shall avoid duplication when providing services and take into consideration the availability of other resources before developing new facilities, including private, county, and state parks, and open space facilities.

REC Policy 1.9: The City cannot fiscally or administratively supply all of the recreation, trails, and civic open spaces to meet future demands and, therefore, will require private development to continue to provide and/or fund the development and construction of recreational amenities, trails, and civic open spaces as prescribed by this Comprehensive Plan and the City's Land Development Code.

REC Policy 1.9.a: The City will continue to require residential developments to provide and/or maintain private neighborhood and community recreational facilities and civic open spaces, which are safely accessible to their residents.

REC Policy 1.9.b: Private development, including commercial and mixed-use developments, should integrate civic open spaces. Civic open spaces are defined as a space usually between 0 and 2.5 acres that has public access and may contain such facilities as landscaped areas, pocket parks, plazas, squares, areas to sit, community gardens, small playgrounds, green infrastructure like rain gardens, bioswales, tree boxes, ponds, and natural areas.

REC Policy 1.9.c: The City's Land Development Code requires residential development to provide and maintain common open space. No area shall be accepted as common open space unless it satisfies the following standards.

- Common open space shall be dedicated to and be accessible to and usable by all residents of the residential development or specific phase thereof.

- Common open space shall be suitably improved so that it is an amenity for its intended use. Such use may include aesthetic (*i.e.*, gardens, plazas, squares, enhanced landscape areas, and fountains with public access), trails and pathways, greenbelt buffering, or recreational facilities (i.e., swimming pools, splashparks, field and sport courts, playgrounds, fit-trails or exercise equipment).

- No building should be constructed on lands defined as common open space unless it is for recreational purposes or supports maintenance or user comfort (*i.e.*, pavilions, restrooms, bathhouse, gazebos).

- When practicable, stormwater ponds should be treated as an amenity within open space, with adjacent trails, bridges, and water features.

- Common open space shall be maintained by the Homeowners Association (HOA) or Property Owners Association (POA) for that specific development.

REC Policy 1.9.d: Provide for the protection of open space and conservation areas while protecting these areas from incompatible land use and wherever possible allowing these areas to remain functionally intact. The City shall use the Land Development Code to address the protection of conservation areas, native vegetation, and buffers in accordance with the provisions in the Conservation Element.

REC Policy 1.10: The City will encourage public participation in park and recreational planning through the Recreation Advisory Board and at public forums, special events, and workshops.

REC Objective 2 - Health and Wellbeing: The City shall promote active and healthy lifestyles of all ages and abilities by offering facilities, programs, and services through the City's Parks and Leisure Services Department and/or through private enterprise or development.

REC Policy 2.1: The City will use tools such as a Health Impact Assessment (HIA) to evaluate localized health trends when planning facilities, programs, activities, and special events offered by the Parks and Leisure Services Department. Such data can be acquired through organizations like Healthy West Orange, Orlando Health, Advent Health, MetroPlan Orlando, and the Florida Department of Health-Orange County.

REC Policy 2.2: The City will work with appropriate agencies and organizations to deliver effective programming and special events that boost physical activity, promote family-centric health and wellness, and expose residents and visitors to nature.

REC Policy 2.3: The City will look for opportunities to increase indoor and outdoor intergenerational play opportunities in a manner that stimulates childhood development while keying into an adult's idea of health and wellness.

REC Policy 2.4: The City will strive to help reduce obesity and the incidence of chronic disease by providing opportunities to increase rigorous physical activity in a variety of forms, and address the needs of different age groups, as dictated by local health trends.

REC Policy 2.5: The City will provide opportunities for its residents to connect with nature in a way that increases the sense of well-being, improves mental health, and elevates a person's environmental awareness and appreciation.

REC Policy 2.6: The City will aid in reducing childhood hunger by increasing access to nutritious food through before school, after school, and summer programs.

REC Policy 2.7: The City will work with local health organizations to offer nutritional and wellness educational classes at City facilities and special events.

REC Policy 2.8: The City will, in partnership with residents, identify "food deserts" within the city, where access to healthy food options,

especially fresh fruits and vegetables, is limited or non-existent due to the absence of a grocery store within a convenient traveling distance. The City will evaluate and help establish, if interest and available land exists, a community gardens program in any food deserts.

REC Objective 3 - Access, Accessibility & Connectivity: Promote the diversity of recreational participants through developing and maintaining accessible, inclusive, and welcoming facilities, programs, events, and services. This includes optimizing accessibility between trails and adjacent land uses in a manner that stimulates trail activation and integration while also ensuring privacy, safety, and security between trail users and adjacent land uses.

REC Policy 3.1: The City shall strive to meet the standard set forth by the Trust for Public Land that every resident shall have access to a quality park or green space within a 10-minute walk from their home. The City shall assess the locations of parks and green space in relation to residences and determine whether the City meets the standard. If not, then the City shall strive to meet this standard no later than 2045. To achieve this standard, the City may count private and not-for-profit providers of parks, civic open space, and recreational facilities.

REC Policy 3.2: Handicap parking facilities and bicycle racks shall be provided at all parks, recreation, trailheads, and open space sites. Priority for bicycle racks shall be given to locations sheltered from the rain and elements.

REC Policy 3.3: Recreation, parks, trails, and civic open space programs, activities, facilities, and services shall be reasonably accessible to the elderly, handicapped, and economically disadvantaged.

REC Policy 3.4: The City shall optimize access between trails and compatible, adjacent land uses while minimizing and addressing potential conflict points caused by trail crossings and connections. For example, stop signs, Rapid Rectangular Flashing Beacons ("RRFBs"), and HAWK signals can be directed to oncoming motorists

REC Policy 3.5: The City shall route future trails adjacent to or through existing and planned parkland and other appropriate public spaces. Parks adjacent to trail corridors shall include internal multipurpose path networks.

REC Policy 3.6: The City shall preserve or establish a natural canopy to improve the trail user experience by planting shade trees.

REC Policy 3.7: The City shall work closely with the Healthy West Orange Trails Connection to implement the regional trails activation plan. This includes participating as a voting member of the Healthy West Orange Trails Connection Steering Committee and providing support to one or more of the technical committees.

REC Policy 3.8: New multipurpose paved trails should be developed to serve the needs of pedestrians, cyclists, and skaters within the City.

REC Policy 3.9: Working with the County, the City should promote and develop connections to the West Orange Trail from neighborhoods, parks, and civic open space sites.

REC Policy 3.10: The City, where possible, shall provide for a system of off-road connections between historic, recreational, and residential areas.

REC Policy 3.11: The City shall work to establish Downtown trails as shown in the Ocoee Downtown Master Plan and MetroPlan Orlando's Silver Star Complete Streets Plan.

REC Policy 3.12: The City shall prioritize sidewalk improvements that create or

improve pedestrian access and safety, as well as those that connect City parks and civic open spaces to neighborhoods, schools, institutional uses, and commercial areas.

REC Policy 3.13: Employ complete streets strategies to enable safe access for all users, including bicyclists and pedestrians, on roadways leading to parks, recreation, and civic open space locations.

REC Objective 4 - Facility Planning & Development: Plan, design, build, and maintain attractive, safe, accessible and sustainable parks, recreation facilities, trails, and civic open spaces that are resilient through the integration of green infrastructure and practices.

REC Policy 4.1: The City shall create a coordinated and consistent appearance of parks, recreation, and trail facilities, including wayfinding and park signage. Bicycle wayfinding signs are appropriate on multi-use trails, bike lanes, and cycle tracks at decision points and trailheads. Such signs should emulate the Portland format of showing distance and estimated time to destination at a 10-mph recreational speed.

REC Policy 4.2: To the extent possible, the City should eliminate architectural and cultural barriers in existing parks and recreation facilities; and employ universal design and green building techniques in the planning, design, and implementation of the City's new and redeveloping parks, recreational facilities, trails, and civic and open spaces.

REC Policy 4.3: The City shall employ nature-based solutions in park development and management to include such things as; conserving and restoring natural systems, increasing and integrating biodiversity adjacent to recreation facilities, planting native plants as pollinators, using low impact development (LID) and green stormwater techniques including, rain gardens, bioswales, the removal of invasive fauna and flora, and restoration of natural areas.

REC Policy 4.4: Parks shall be located near or collocated with public elementary and middle schools, libraries, community centers, and similar public facilities where the needs of such other facilities are compatible and permittable.

REC Policy 4.5: The City shall ensure that all park and recreational facilities meet the most current Consumer Product Safety Commission Park Safety guidelines and Americans with Disabilities Act accessibility standards.

REC Policy 4.6: Crime Prevention through Environmental Design (CPTED) techniques and assessments should be employed when evaluating existing recreational and trail facilities and planning new ones.

REC Policy 4.7: Parks, recreational facilities, trails, and civic open spaces shall be maintained in a manner which promotes a safe, clean, orderly, and aesthetically pleasing environment.

REC Policy 4.8: The City shall build and maintain nature trails within City parks and conservation areas. Nature trails can be paved or unpaved. They should be built to accommodate pedestrians in a manner that heightens environmental sensitivity but not to the detriment of the natural resource. Interpretative signage and programs should be employed to increase the public's environmental awareness and sensitivity.

REC Objective 5 - Resource Management, Sustainability & Stewardship: The City will encourage the conservation, sustainability, and protection of Ocoee's natural, historical, and cultural resources.

REC Policy 5.1: Staff will be trained to manage and maintain the different park types and facilities. Training will include developing and

maintaining a manual of best practices. Staff will be encouraged to enhance their training through such sources as the Florida Recreation and Parks Association, National Recreation and Parks Association, irrigation and ground management workshops, and other training opportunities, as needed.

REC Policy 5.2: A Management Plan will be prepared for each City Park, trail, and recreational facility. The Management Plan will address standard maintenance activities and management methods for the natural resources on site.

REC Policy 5.3: The City shall employ efficient resource management techniques in order to conserve water and energy at parks, recreation facilities, multi-use trails and civic open spaces. The City may offer and facilitate educational activities, events, and information to increase energy conservation practices by residents.

REC Policy 5.4: The City shall ensure that historic sites located in parks, recreational, civic open spaces are preserved, restored, and held inviolate against diversion to other uses except in instances of overriding public need, such as natural disasters.

REC Policy 5.5: Public access to City parks shall be strategically located to protect and ensure the integrity of existing natural features.

REC Policy 5.6: The City may acquire, preserve, and maintain natural areas to protect open space, wetlands, sensitive natural habitats, effective aquifer recharge areas, lakes, floodplains, special flood hazard areas, and natural vegetation from development and incompatible land uses. If natural resources can accommodate the public without greatly disturbing the natural system, the sites can be developed and managed as a Nature Park.

REC Policy 5.7: The City may offer environmental education activities, events, and information at City parks and at other facilities to increase the community's environmental awareness.

REC Policy 5.8: Open space in parks shall be maintained to protect and preserve natural features, aquifer recharge areas, and sensitive natural habitats, and to provide passive recreation opportunities and public access to lakes and water bodies.

REC Policy 5.9: The City shall enhance the recreational potential and aesthetic appeal of lakes, creeks, floodways, utility easements, stormwater ponds, and wetlands, where possible.

REC Policy 5.10: Community access to shorelines shall be required for all shoreline or adjacent development. The City shall encourage public access and exposure to lakes, significant physical features, and natural open space.

REC Objective 6 - Financial Planning and Funding: The City shall provide parks, recreational facilities, trails, and open spaces in an economically efficient manner.

REC Policy 6.1: The City shall, on an annual basis and prior to preparation of the annual budget and capital improvement program, review the need for new recreation sites and facilities and the need for improvements, repairs, and general preventative maintenance at existing City parks, recreational facilities, trails, and civic and open space facilities. The analysis shall be directed toward maintaining a system of recreational sites and facilities, which is responsive to user needs, serves all areas of the City, and is accessible to residents and visitors.

REC Policy 6.2: The City shall include funds for the acquisition, development, and maintenance for City parks, recreational

facilities, trails, and civic open space in its annual Capital Improvement Program and Operating Budget.

REC Policy 6.3: The Parks and Leisure Services Department will use available tools, such as the Florida Recreation and Parks Association's Impact Calculator to demonstrate the City's economic benefit in providing a quality and comprehensive parks and recreation system.

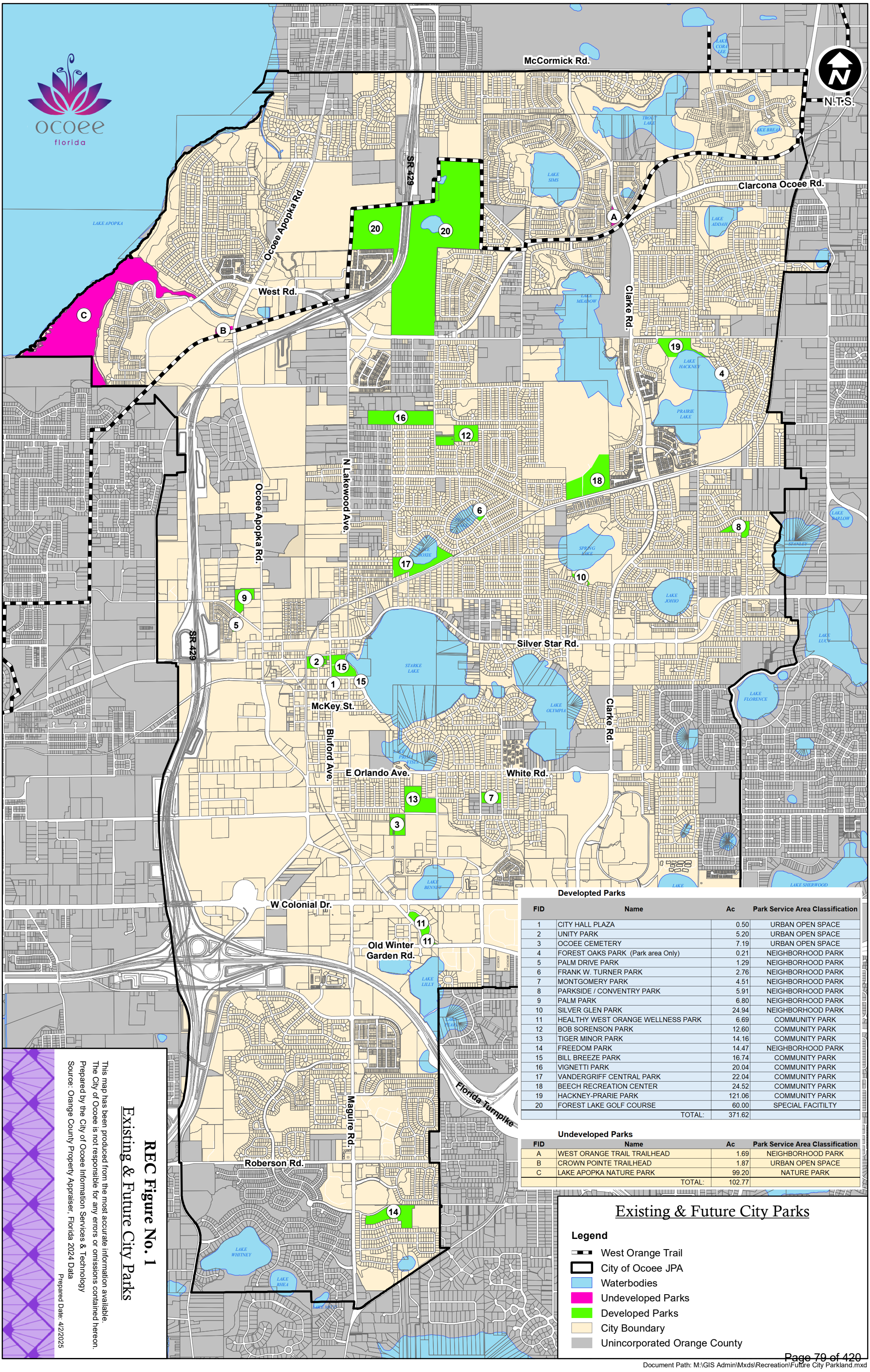
REC Policy 6.4: The City shall pursue funding assistance for parks, recreation, multi-use trail, and open space facilities through local, County, State, and Federal assistance programs and grants.

REC Policy 6.5: The City shall work to obtain funding to identify and preserve historical/cultural sites throughout the city.

REC Policy 6.6: The City shall pursue adequate funding to preserve, maintain, and enhance existing parks, recreation facilities, trails, and open spaces.

REC Policy 6.7: The City shall continue to administer the Recreational Parks Facilities Impact Fee to provide for the elimination of future parks recreation, trails and open space deficiencies. The recreation impact fee assessment shall be conducted at least every five (5) years to coincide with the Master Plan Update.

REC Policy 6.8: Developer incentives, impact fee credits, density transfers, and tax incentives shall be used to facilitate the acquisition and development of City parks, recreational facilities, trails, and civic open spaces identified in the updated Parks, Recreation, Trails and Civic Open Space Master Plan.



Developed Parks

FID	Name	Ac	Park Service Area Classification
1	CITY HALL PLAZA	0.50	URBAN OPEN SPACE
2	UNITY PARK	5.20	URBAN OPEN SPACE
3	OCOEE CEMETERY	7.19	URBAN OPEN SPACE
4	FOREST OAKS PARK (Park area Only)	0.21	NEIGHBORHOOD PARK
5	PALM DRIVE PARK	1.29	NEIGHBORHOOD PARK
6	FRANK W. TURNER PARK	2.76	NEIGHBORHOOD PARK
7	MONTGOMERY PARK	4.51	NEIGHBORHOOD PARK
8	PARKSIDE / CONVENTRY PARK	5.91	NEIGHBORHOOD PARK
9	PALM PARK	6.80	NEIGHBORHOOD PARK
10	SILVER GLEN PARK	24.94	NEIGHBORHOOD PARK
11	HEALTHY WEST ORANGE WELLNESS PARK	6.69	COMMUNITY PARK
12	BOB SORENSON PARK	12.60	COMMUNITY PARK
13	TIGER MINOR PARK	14.16	COMMUNITY PARK
14	FREEDOM PARK	14.47	NEIGHBORHOOD PARK
15	BILL BREEZE PARK	16.74	COMMUNITY PARK
16	VIGNETTI PARK	20.04	COMMUNITY PARK
17	VANDERGRIFF CENTRAL PARK	22.04	COMMUNITY PARK
18	BEECH RECREATION CENTER	24.52	COMMUNITY PARK
19	HACKNEY-PRARIE PARK	121.06	COMMUNITY PARK
20	FOREST LAKE GOLF COURSE	60.00	SPECIAL FACITILTY
	TOTAL:	371.62	

Undeveloped Parks

FID	Name	Ac	Park Service Area Classification
A	WEST ORANGE TRAIL TRAILHEAD	1.69	NEIGHBORHOOD PARK
B	CROWN POINTE TRAILHEAD	1.87	URBAN OPEN SPACE
C	LAKE APOPKA NATURE PARK	99.20	NATURE PARK
	TOTAL:	102.77	

REC Figure No. 1

Existing & Future City Parks

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

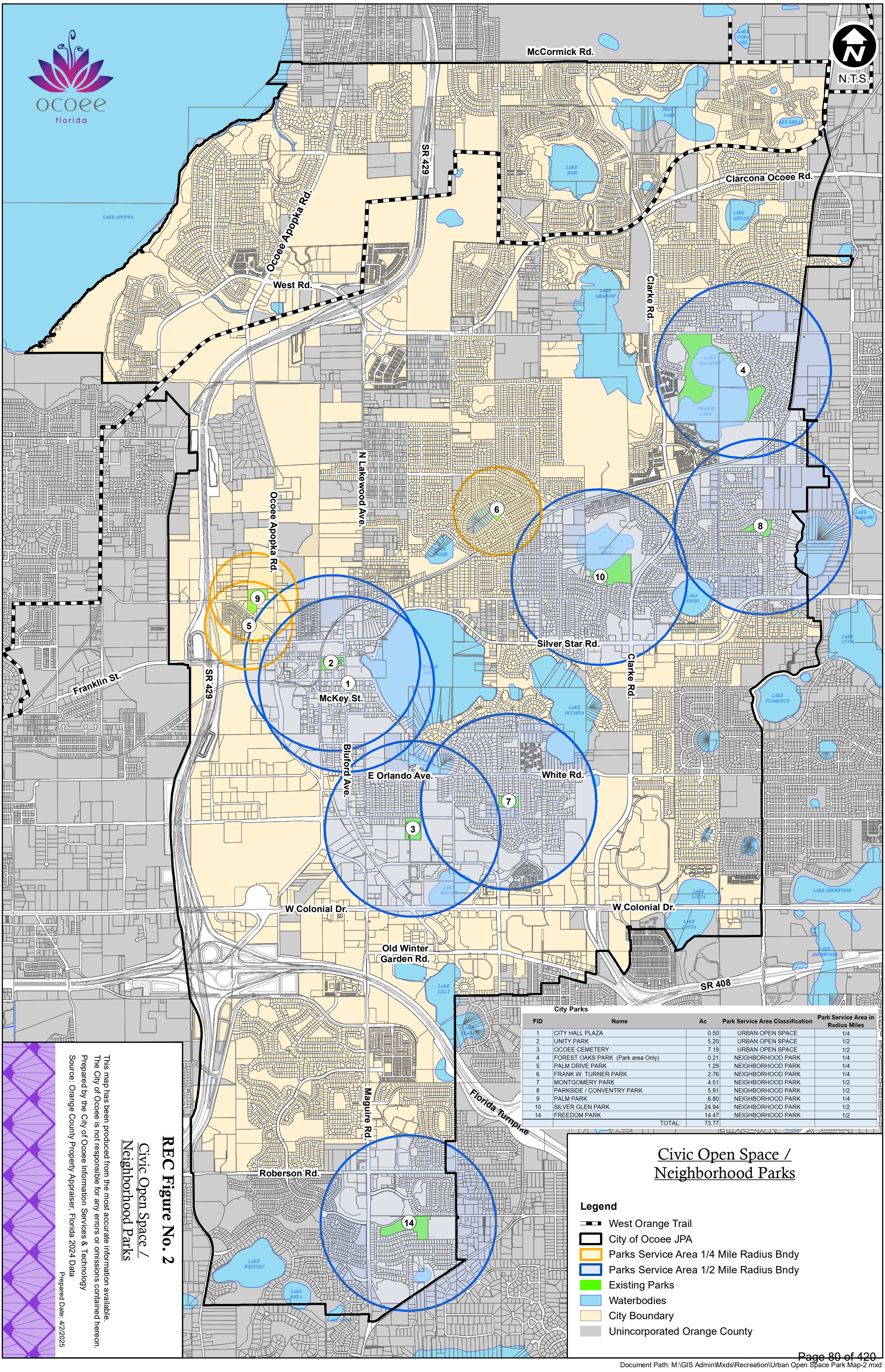
Prepared Date: 4/2/2025

Existing & Future City Parks

Legend

- West Orange Trail
- City of Ocoee JPA
- Waterbodies
- Undeveloped Parks
- Developed Parks
- City Boundary
- Unincorporated Orange County

Document Path: M:\GIS Admin\Mxds\Recreation\Future City Parkland.mxd



City Parks

FID	Name	Ac	Park Service Area Classification	Park Service Area in Radius Miles
1	CITY HALL PLAZA	0.50	URBAN OPEN SPACE	1/4
2	UNITY PARK	5.20	URBAN OPEN SPACE	1/2
3	OCOEE CEMETERY	7.19	URBAN OPEN SPACE	1/2
4	FOREST OAKS PARK (Park area Only)	0.21	NEIGHBORHOOD PARK	1/4
5	PALM DRIVE PARK	1.29	NEIGHBORHOOD PARK	1/4
6	FRANK W. TURNER PARK	2.76	NEIGHBORHOOD PARK	1/4
7	MONTGOMERY PARK	4.51	NEIGHBORHOOD PARK	1/2
8	PARKSIDE / CONVENTRY PARK	5.91	NEIGHBORHOOD PARK	1/2
9	PALM PARK	6.80	NEIGHBORHOOD PARK	1/4
10	SILVER GLEN PARK	24.94	NEIGHBORHOOD PARK	1/2
14	FREEDOM PARK	14.47	NEIGHBORHOOD PARK	1/2
	TOTAL:	73.77		

Civic Open Space / Neighborhood Parks

Legend

- West Orange Trail
- City of Ocoee JPA
- Parks Service Area 1/4 Mile Radius Bndy
- Parks Service Area 1/2 Mile Radius Bndy
- Existing Parks
- Waterbodies
- City Boundary
- Unincorporated Orange County

REC Figure No. 2

Civic Open Space / Neighborhood Parks

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/2/2025

Document Path: M:\GIS Admin\Mxds\Recreation\Urban Open Space Park Map-2.mxd

ocoee
florida

N.T.S.

McCormick Rd.

SR 429

Ocoee Apopka Rd.

Clarcona Ocoee Rd.

West Rd.

Clarke Rd.

N Lakewood Ave.

Silver Star Rd.

McKey St.

Bluford Ave.

E Orlando Ave.

White Rd.

W Colonial Dr.

Old Winter Garden Rd.

SR 408

Florida Turnpike

Maguire Rd.

Roberson Rd.

20 20 16 12 18 17 15 15 13 11 11 19

TROUT LAKE · LAKE BREAM · LAKE SIMS · LAKE ADDAH · LAKE MEADOW · PRAIRIE LAKE · PEACH LAKE · LAKE MOXIE · SPRING LAKE · LAKE JOHIO · LAKE BARLOW · LAKE LANLEY · STARKE LAKE · LAKE OLYMPIA · LAKE FLORENCE · LAKE LUCY · LAKE SHERWOOD · LAKE BENNET · LAKE LOTTA · LAKE LILLY · LAKE PEARL · LAKE WHITNEY · LAKE RHEA

City Parks

FID	Name	Ac	Park Service Area Classification	Park Service Area in Radius Miles
11	HEALTHY WEST ORANGE WELLNESS PARK	6.69	COMMUNITY PARK	1
12	BOB SORENSON PARK	12.60	COMMUNITY PARK	1
13	TIGER MINOR PARK	14.16	COMMUNITY PARK	2
15	BILL BREEZE PARK	16.74	COMMUNITY PARK	2
16	VIGNETTI PARK	20.04	COMMUNITY PARK	1
17	VANDERGRIFF CENTRAL PARK	22.04	COMMUNITY PARK	2
18	BEECH RECREATION CENTER	24.52	COMMUNITY PARK	2
19	HACKNEY-PRARIE PARK	121.06	COMMUNITY PARK	2
20	FOREST LAKE GOLF COURSE	60.00	SPECIAL FACITILTY	Citywide
	TOTAL:	297.85		

REC Figure No. 3

Existing City Parks

(Community Parks)

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/2/2025

Community Parks & Special Facilities

Legend

- West Orange Trail
- City of Ocoee JPA
- Parks Service Area 1 Mile Radius Bndy
- Parks Service Area 2 Mile Radius Bndy
- Waterbodies
- Existing Parks
- City Boundary
- Unincorporated Orange County

Document Path: M:\GIS Admin\Mxds\Recreation\Community Park Map-2.mxd

REC Figure No. 4

Existing City Parks Service Areas

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/2/2025

City Parks

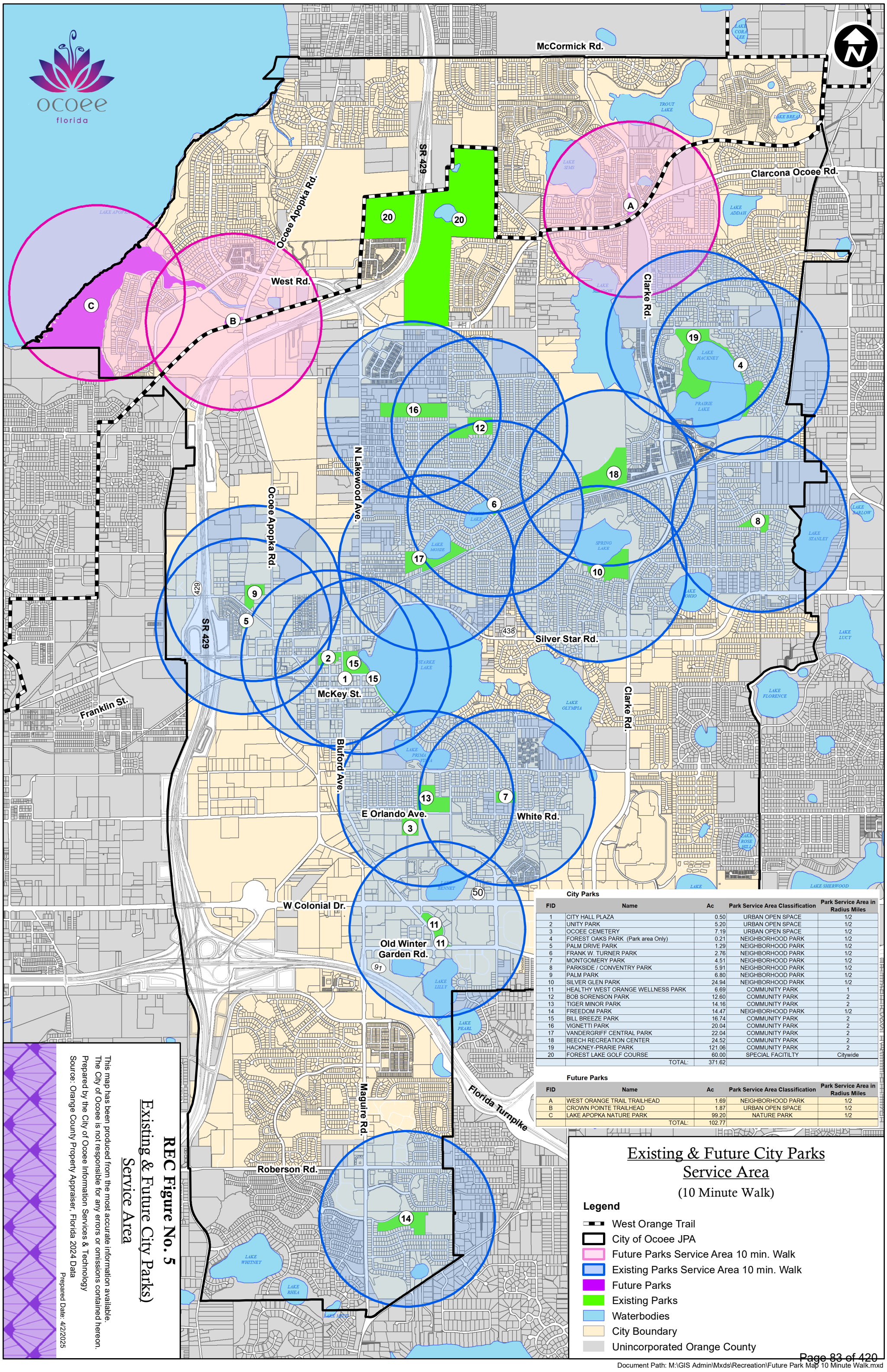
FID	Name	Ac	Park Service Area Classification	Park Service Area in Radius Miles
1	CITY HALL PLAZA	0.50	URBAN OPEN SPACE	1/4
2	UNITY PARK	5.20	URBAN OPEN SPACE	1/2
3	OCOEE CEMETERY	7.19	URBAN OPEN SPACE	1/2
4	FOREST OAKS PARK (Park area Only)	0.21	NEIGHBORHOOD PARK	1/2
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7	MONTGOMERY PARK	4.51	NEIGHBORHOOD PARK	1/2
8	PARKSIDE / CONVENTRY PARK	5.91	NEIGHBORHOOD PARK	1/2
9	PALM PARK	6.80	NEIGHBORHOOD PARK	1/2
10	SILVER GLEN PARK	24.94	NEIGHBORHOOD PARK	1/2
11	HEALTHY WEST ORANGE WELLNESS PARK	6.69	COMMUNITY PARK	1
12	BOB SORENSON PARK	12.60	COMMUNITY PARK	2
13	TIGER MINOR PARK	14.16	COMMUNITY PARK	2
14	FREEDOM PARK	14.47	NEIGHBORHOOD PARK	1/2
15	BILL BREEZE PARK	16.74	COMMUNITY PARK	2
16	VIGNETTI PARK	20.04	COMMUNITY PARK	2
17	VANDERGRIFF CENTRAL PARK	22.04	COMMUNITY PARK	2
18	BEECH RECREATION CENTER	24.52	COMMUNITY PARK	2
19	HACKNEY-PRARIE PARK	121.06	COMMUNITY PARK	2
20	FOREST LAKE GOLF COURSE	60.00	SPECIAL FACITILTY	Citywide
	TOTAL:	371.62		

Composite Map of City Parks

Legend

- West Orange Trail
- City of Ocoee JPA
- Community Parks Service Area 1 Mile Radius
- Community Parks Service Area 1/4 Mile Radius
- Community Parks Service Area 2 Mile Dissolve
- Waterbodies
- Existing City Parks
- City Boundary
- Unincorporated Orange County

Document Path: M:\GIS Admin\Mxds\Recreation\Park Map 2mil - 2.mxd



City Parks

FID	Name	Ac	Park Service Area Classification	Park Service Area in Radius Miles
1	CITY HALL PLAZA	0.50	URBAN OPEN SPACE	1/2
2	UNITY PARK	5.20	URBAN OPEN SPACE	1/2
3	OCOEE CEMETERY	7.19	URBAN OPEN SPACE	1/2
4	FOREST OAKS PARK (Park area Only)	0.21	NEIGHBORHOOD PARK	1/2
5	PALM DRIVE PARK	1.29	NEIGHBORHOOD PARK	1/2
6	FRANK W. TURNER PARK	2.76	NEIGHBORHOOD PARK	1/2
7	MONTGOMERY PARK	4.51	NEIGHBORHOOD PARK	1/2
8	PARKSIDE / CONVENTRY PARK	5.91	NEIGHBORHOOD PARK	1/2
9	PALM PARK	6.80	NEIGHBORHOOD PARK	1/2
10	SILVER GLEN PARK	24.94	NEIGHBORHOOD PARK	1/2
11	HEALTHY WEST ORANGE WELLNESS PARK	6.69	COMMUNITY PARK	1
12	BOB SORENSON PARK	12.60	COMMUNITY PARK	2
13	TIGER MINOR PARK	14.16	COMMUNITY PARK	2
14	FREEDOM PARK	14.47	NEIGHBORHOOD PARK	1/2
15	BILL BREEZE PARK	16.74	COMMUNITY PARK	2
16	VIGNETTI PARK	20.04	COMMUNITY PARK	2
17	VANDERGRIFF CENTRAL PARK	22.04	COMMUNITY PARK	2
18	BEECH RECREATION CENTER	24.52	COMMUNITY PARK	2
19	HACKNEY-PRARIE PARK	121.06	COMMUNITY PARK	2
20	FOREST LAKE GOLF COURSE	60.00	SPECIAL FACITILTY	Citywide
	TOTAL:	371.62		

Future Parks

FID	Name	Ac	Park Service Area Classification	Park Service Area in Radius Miles
A	WEST ORANGE TRAIL TRAILHEAD	1.69	NEIGHBORHOOD PARK	1/2
B	CROWN POINTE TRAILHEAD	1.87	URBAN OPEN SPACE	1/2
C	LAKE APOPKA NATURE PARK	99.20	NATURE PARK	1/2
	TOTAL:	102.77		

REC Figure No. 5
Existing & Future City Parks) Service Area

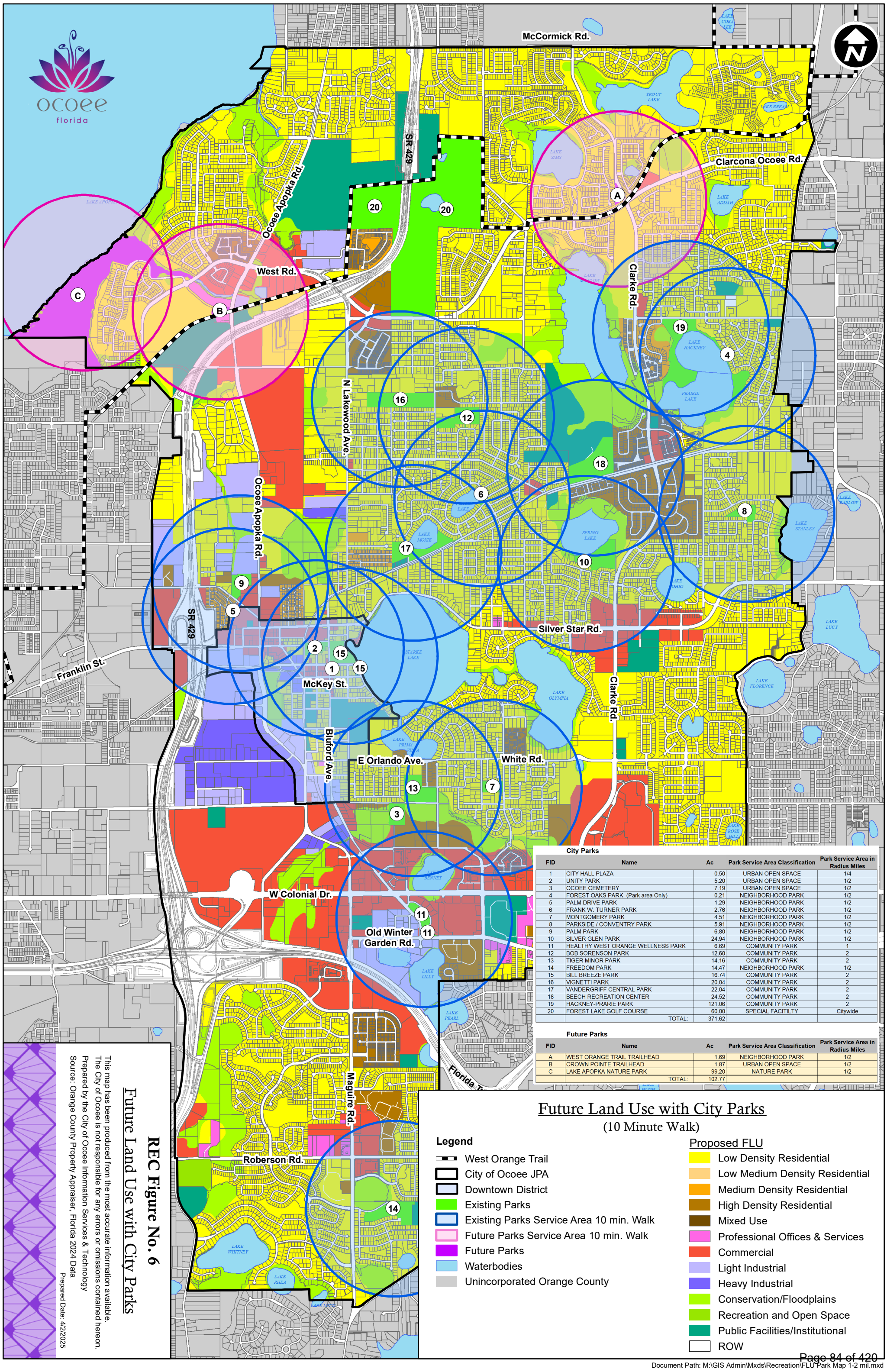
This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.
Prepared by the City of Ocoee Information Services & Technology
Source: Orange County Property Appraiser, Florida 2024 Data
Prepared Date: 4/2/2025

Existing & Future City Parks Service Area
(10 Minute Walk)

Legend

- West Orange Trail
- City of Ocoee JPA
- Future Parks Service Area 10 min. Walk
- Existing Parks Service Area 10 min. Walk
- Future Parks
- Existing Parks
- Waterbodies
- City Boundary
- Unincorporated Orange County

Document Path: M:\GIS Admin\Mxds\Recreation\Future Park Map 10 Minute Walk.mxd



City Parks

FID	Name	Ac	Park Service Area Classification	Park Service Area in Radius Miles
1	CITY HALL PLAZA	0.50	URBAN OPEN SPACE	1/4
2	UNITY PARK	5.20	URBAN OPEN SPACE	1/2
3	OCOEE CEMETERY	7.19	URBAN OPEN SPACE	1/2
4	FOREST OAKS PARK (Park area Only)	0.21	NEIGHBORHOOD PARK	1/2
5	PALM DRIVE PARK	1.29	NEIGHBORHOOD PARK	1/2
6	FRANK W. TURNER PARK	2.76	NEIGHBORHOOD PARK	1/2
7	MONTGOMERY PARK	4.51	NEIGHBORHOOD PARK	1/2
8	PARKSIDE / CONVENTRY PARK	5.91	NEIGHBORHOOD PARK	1/2
9	PALM PARK	6.80	NEIGHBORHOOD PARK	1/2
10	SILVER GLEN PARK	24.94	NEIGHBORHOOD PARK	1/2
11	HEALTHY WEST ORANGE WELLNESS PARK	6.69	COMMUNITY PARK	1
12	BOB SORENSON PARK	12.60	COMMUNITY PARK	2
13	TIGER MINOR PARK	14.16	COMMUNITY PARK	2
14	FREEDOM PARK	14.47	NEIGHBORHOOD PARK	1/2
15	BILL BREEZE PARK	16.74	COMMUNITY PARK	2
16	VIGNETTI PARK	20.04	COMMUNITY PARK	2
17	VANDERGRIFF CENTRAL PARK	22.04	COMMUNITY PARK	2
18	BEECH RECREATION CENTER	24.52	COMMUNITY PARK	2
19	HACKNEY-PRARIE PARK	121.06	COMMUNITY PARK	2
20	FOREST LAKE GOLF COURSE	60.00	SPECIAL FACITILTY	Citywide
	TOTAL:	371.62		

Future Parks

FID	Name	Ac	Park Service Area Classification	Park Service Area in Radius Miles
A	WEST ORANGE TRAIL TRAILHEAD	1.69	NEIGHBORHOOD PARK	1/2
B	CROWN POINTE TRAILHEAD	1.87	URBAN OPEN SPACE	1/2
C	LAKE APOPKA NATURE PARK	99.20	NATURE PARK	1/2
	TOTAL:	102.77		

Future Land Use with City Parks

(10 Minute Walk)

Legend

- West Orange Trail
- City of Ocoee JPA
- Downtown District
- Existing Parks
- Existing Parks Service Area 10 min. Walk
- Future Parks Service Area 10 min. Walk
- Future Parks
- Waterbodies
- Unincorporated Orange County

Proposed FLU

- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Professional Offices & Services
- Commercial
- Light Industrial
- Heavy Industrial
- Conservation/Floodplains
- Recreation and Open Space
- Public Facilities/Institutional
- ROW

REC Figure No. 6

Future Land Use with City Parks

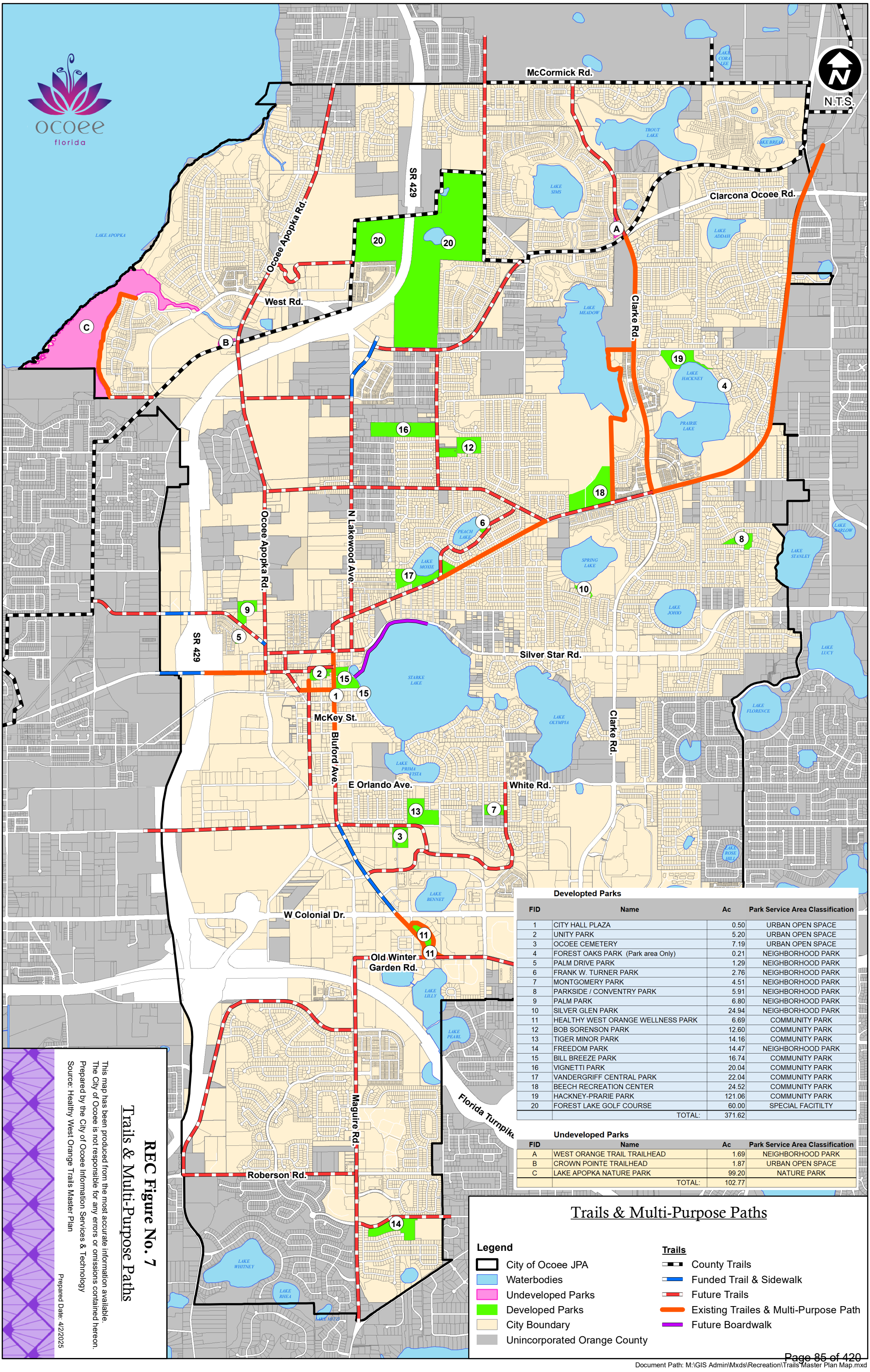
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Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/2/2025

Document Path: M:\GIS Admin\Mxds\Recreation\FLU Park Map 1-2 mil.mxd



Developed Parks

FID	Name	Ac	Park Service Area Classification
1	CITY HALL PLAZA	0.50	URBAN OPEN SPACE
2	UNITY PARK	5.20	URBAN OPEN SPACE
3	OCOEE CEMETERY	7.19	URBAN OPEN SPACE
4	FOREST OAKS PARK (Park area Only)	0.21	NEIGHBORHOOD PARK
5	PALM DRIVE PARK	1.29	NEIGHBORHOOD PARK
6	FRANK W. TURNER PARK	2.76	NEIGHBORHOOD PARK
7	MONTGOMERY PARK	4.51	NEIGHBORHOOD PARK
8	PARKSIDE / CONVENTRY PARK	5.91	NEIGHBORHOOD PARK
9	PALM PARK	6.80	NEIGHBORHOOD PARK
10	SILVER GLEN PARK	24.94	NEIGHBORHOOD PARK
11	HEALTHY WEST ORANGE WELLNESS PARK	6.69	COMMUNITY PARK
12	BOB SORENSON PARK	12.60	COMMUNITY PARK
13	TIGER MINOR PARK	14.16	COMMUNITY PARK
14	FREEDOM PARK	14.47	NEIGHBORHOOD PARK
15	BILL BREEZE PARK	16.74	COMMUNITY PARK
16	VIGNETTI PARK	20.04	COMMUNITY PARK
17	VANDERGRIFF CENTRAL PARK	22.04	COMMUNITY PARK
18	BEECH RECREATION CENTER	24.52	COMMUNITY PARK
19	HACKNEY-PRARIE PARK	121.06	COMMUNITY PARK
20	FOREST LAKE GOLF COURSE	60.00	SPECIAL FACITILTY
	TOTAL:	371.62	

Undeveloped Parks

FID	Name	Ac	Park Service Area Classification
A	WEST ORANGE TRAIL TRAILHEAD	1.69	NEIGHBORHOOD PARK
B	CROWN POINTE TRAILHEAD	1.87	URBAN OPEN SPACE
C	LAKE APOPKA NATURE PARK	99.20	NATURE PARK
	TOTAL:	102.77	

Trails & Multi-Purpose Paths

Legend

- City of Ocoee JPA
- Waterbodies
- Undeveloped Parks
- Developed Parks
- City Boundary
- Unincorporated Orange County

Trails

- County Trails
- Funded Trail & Sidewalk
- Future Trails
- Existing Trailes & Multi-Purpose Path
- Future Boardwalk

REC Figure No. 7

Trails & Multi-Purpose Paths

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Healthy West Orange Trails Master Plan

Prepared Date: 4/2/2025

Document Path: M:\GIS Admin\Mxds\Recreation\Trails Master Plan Map.mxd



Efficient, Reliable & Well-Maintained Infrastructure



Infrastructure Element as:

Utilities Sub-Element

Drainage Sub-Element

Chapter

3

UTILITIES SUB-ELEMENT

UTL GOAL: THE CITY SHALL PLAN FOR AND PROVIDE HIGH QUALITY POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SERVICE WHILE PROTECTING THE ENVIRONMENT AND ENSURING PUBLIC HEALTH AND SAFETY.

UTL Objective 1 - Expansion of Utility Services: The City shall expand public utilities systems by requiring connection to potable water, wastewater, and reclaimed water for new development.

UTL Policy 1.1: All new development and redevelopment shall connect to central potable water, wastewater, and reclaimed water systems. On a very limited basis, water and wastewater service of individual single-family lots by private wells and septic tanks shall be considered in accordance with Florida Statutes, the requirements of the Land Development Code, and UTL Policy 7.3.

UTL Policy 1.2: Upsizing and extension of potable water, wastewater, and reclaimed water infrastructure to accommodate new development shall be at the developer's expense. Utilities extensions and upsizing shall be in accordance with the utilities master plan.

UTL Policy 1.3: The hydraulic modeling analysis shall be the basis of the utilities master plan to prioritize and coordinate the expansion and upgrade of facilities to meet existing and future needs.

UTL Policy 1.4: The extension of potable water, wastewater, and reclaimed water mains shall be consistent with land use allocations delineated on the Future Land Use Map.

UTL Objective 2 - Establishment of User Fees: The City shall establish user fees to cover the full costs of operating and maintaining the potable water, wastewater, and reclaimed water systems.

UTL Policy 2.1: Water and wastewater connection fees shall cover the cost of the needed water, wastewater, and reclaimed water system expansions. User fees shall cover the full cost of operating and maintaining the water, wastewater, and reclaimed water systems, including debt service.

UTL Policy 2.2: The City shall maintain an inclined block potable water rate structure, where the price per unit increases as consumption rises, to promote water conservation, cover all costs to maintain the potable water system, and meet the established potable water level of service established in UTL Policy 3.1.

UTL Policy 2.3: The City shall maintain a wastewater rate structure to cover all costs to maintain the wastewater system and meet the established wastewater level of service established in UTL Policy 6.1.

UTL Policy 2.4: The City shall maintain an inclined block reclaimed water rate structure, where the price per unit increases as consumption rises, to promote water conservation and cover all costs to maintain the reclaimed water system.

UTL Policy 2.5: The City shall comply with all bond covenants to ensure the maintenance and operation of facilities and required connections to public utilities obligations.

UTL Objective 3 - Provision of Potable Water Service: The City shall maintain potable water level of service and ensure that adequate capacity is available to support demands generated by existing and future development.

UTL Policy 3.1: The City's adopted level of service standard for potable water shall be 270 gallons per day/equivalent residential unit (ERU).

UTL Policy 3.2: The City shall provide potable water service in compliance with or exceeding the minimum Environmental Protection Agency (EPA) and Florida Department of Environmental Protection (FDEP) water quality standards.

UTL Policy 3.3: The City shall comply with St. Johns River Water Management District (SJRWMD) Consumptive Use Permit (CUP) No. 3216.

UTL Policy 3.4: The City shall maximize use of existing potable water facilities by implementing management techniques that can enhance the supply source, sustain water resources and related natural systems, and optimize water supply yield. These techniques may include, but are not limited to well field optimization, providing reclaimed water for landscape irrigation, demand side management, and water conservation.

UTL Policy 3.5: The City shall maintain a ten-year Water Facilities Capital Improvements Program to correct existing deficiencies and replace existing infrastructure as required. A Capital Improvements Program consistent with hydraulic modeling studies, the Master Plan, and Work Plan, shall be prepared annually in order to provide improvements and expansion to the existing water, wastewater, and reclaimed water systems to meet existing and future demands.

UTL Policy 3.6: The City shall annually assess the potable water treatment and storage capacity based on future anticipated growth demands for the current fiscal year and at least the next ten fiscal years. Should the analysis indicate that future demands will exceed the design capacity of the potable water system, the City shall plan and schedule improvements to expand the system's capacity.

UTL Policy 3.7: All improvements and additions to potable water facilities to correct deficiencies and meet future water demands shall be compatible and adequate to meet the adopted level of service standards. These improvements shall comply, at a minimum, with standards recognized and approved by FDEP and SJRWMD.

UTL Policy 3.8: The City shall continue to maintain and update its Cross-Connection Control Manual and Program as necessary to comply with federal, state, and local regulations.

UTL Objective 4 - Promotion of Water Conservation: The City shall promote water conservation and reuse.

UTL Policy 4.1: The City shall encourage water conservation to promote the efficient use of water resources and prevent waste.

UTL Policy 4.2: The City shall maintain a Water Conservation Program that meets the requirements of the St. Johns River Water Management District (SJRWMD) Consumptive Use Permit (CUP). The Water Conservation Program shall also be consistent with the Central Florida Water Initiative (CFWI) goals and be updated as needed to address customer water use habits. The program shall at a minimum include:

- Customer education and outreach;
- High water user notification program;
- Employee education;
- Advanced Meter Infrastructure (AMI);
- SJRWMD irrigation restrictions and water shortage orders enforcement;
- Irrigation system design standards;
- Florida WaterStar℠ and Florida-Friendly Landscaping™ Promotion;
- Water loss control;
- Water reuse; and
- High-efficiency plumbing fixture and appliance requirements.

UTL Policy 4.3: The City shall adhere to SJRWMD emergency water shortage restrictions when mandated.

UTL Policy 4.4: Lowest quality sources of water shall be used in place of higher quality sources for landscape irrigation when technically, economically, and environmentally feasible.

UTL Policy 4.5: The City shall encourage the use of low impact development (LID) principles to minimize impacts to the natural environment and facilitate water conservation.

UTL Policy 4.6: All service connections to the potable and reclaimed water distribution systems shall be metered and the City shall maintain a meter replacement program.

UTL Policy 4.7: The City will complete projects listed in the CFWI Regional Water Supply Plan and as described in the 10-Year Water Supply Facilities Work Plan (WSFWP) based on need and economic, technical, and environmental feasibility.

UTL Policy 4.8: The City shall identify additional potable, non-potable, and alternative water supply sources and facilities required to provide adequate services to existing and future development consistent with the Future Land Use Element.

UTL Objective 5 - Regional Water Supply Planning: The City shall participate in regional water supply planning initiatives.

UTL Policy 5.1: The City shall update and adopt its 10-Year Water Supply Facilities Work Plan and amend the Comprehensive Plan within eighteen months following the adoption of the updated Regional Water Supply Plan by St. Johns River Water Management District.

UTL Policy 5.2: The City shall coordinate with SJRWMD, Orange County, and the Florida Department of Environmental Protection to develop efficient, cost-effective, and technically feasible water sources to supplement existing groundwater supplies to meet future water supply demands, while minimizing impacts to water quality, wetlands, and aquatic systems.

UTL Policy 5.3: The City shall participate in Central Florida Water Initiative, SJRWMD, and FDEP water supply planning efforts.

UTL Objective 6 - Provision of Wastewater Service: The City shall maintain a wastewater level of service to ensure that adequate capacity is available to support demands generated by existing and future development.

UTL Policy 6.1: The City's adopted level of service standard for wastewater shall be 250 gallons per day/equivalent residential unit (ERU).

UTL Policy 6.2: The City shall maintain compliance with the FDEP Wastewater Permit FLA010815.

UTL Policy 6.3: The City shall continue to monitor and reduce the influence, collection, and treatment of undesired water entering the wastewater system from infiltration and inflow.

UTL Policy 6.4: The City shall maintain a ten-year Wastewater Facilities Capital Improvements Program for capital improvements of wastewater facilities to correct existing facility deficiencies, replace existing facilities as required, and provide for future facility needs.

UTL Policy 6.5: The City shall annually assess the capacity of the wastewater transmission and treatment system to accommodate future wastewater demand generated by anticipated growth and development for the current fiscal year and at least the following four fiscal years. Should the analysis indicate future demands will exceed the design

capacity of the wastewater system, the City shall plan and schedule improvements to expand system capacity.

UTL Policy 6.6: All improvements and/or additions to wastewater facilities to correct deficiencies shall be compatible and adequate to meet the adopted level of service standards. These improvements and/or additions to wastewater facilities shall comply, at a minimum, with standards recognized and approved by the Florida Department of Environmental Protection.

UTL Objective 7 - Reduction of Nutrient Loads to Protect Water Basins: The City shall reduce the nutrient load to impaired basins through eliminating onsite sewer treatment and disposal systems (OSTDS) and reducing effluent nutrient concentrations in wastewater treatment facilities.

UTL Policy 7.1: The City shall update its OSTDS Remediation Plan every five years to identify projects to convert existing OSTDS to the City's wastewater system.

UTL Policy 7.2: The City shall evaluate programs and grant funding opportunities for eliminating existing OSTDS or upgrading existing OSTDS to higher treatment levels.

UTL Policy 7.3: The temporary use of OSTDS to serve individual residential lots outside of a development may be allowed until a City wastewater connection becomes available, provided that the requirements of the Florida Statutes, the City's Comprehensive Plan, the City's Land Development Code, Engineering Standards Manual, and other Ordinances of the City are met or exceeded. Specific OSTDS criteria shall be governed by the Orange County Department of Health.

UTL Policy 7.4: The owner of a properly functioning onsite sewage treatment and disposal system, excluding an approved onsite graywater system, must connect the system or the building's plumbing to an available publicly owned or investor-owned sewerage system within 365 days after written notification by the owner of the publicly owned or investor-owned sewerage system that the system is available for connection. (Section 381.00655 (1)(a), F.S.)

UTL Policy 7.5: The Ocoee Wastewater Treatment Facility shall meet the effluent total nitrogen annual average limit adopted in the Wekiwa and Rock Springs Basin Management Action Plan Priority Focus Area, Ocklawaha Basin Management Action Plan (the "BMAP"), and in accordance with the requirements of FDEP Wastewater Permit FLA010815.

UTL Policy 7.6: The City shall maintain a Wastewater Facility Plan in accordance with Section 369.320, F.S.

UTL Policy 7.7: The City of Ocoee Wastewater Facility Plan, dated June 2010 and prepared by Reiss Engineering, Inc., adopted on July 19, 2011 pursuant to the Wekiva Parkway and Protection Act, is hereby adopted and incorporated into the Comprehensive Plan and is on file in the Planning Department. The City will utilize the Wastewater Facility Plan as the basis for prioritizing the Capital Improvement Program to provide central wastewater service to properties within the City wastewater service area to minimize on-site wastewater treatment and disposal systems. [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

UTL Policy 7.8: The City shall participate in the Wekiva BMAP and the Ocklawaha BMAP by identifying projects, exploring partnership and funding opportunities, and implementing projects when economically feasible.

UTL Objective 8 - Provision of Reclaimed Water Service: The City shall promote the use of lowest quality water sources for landscape irrigation to reduce groundwater withdrawals associated with irrigation.

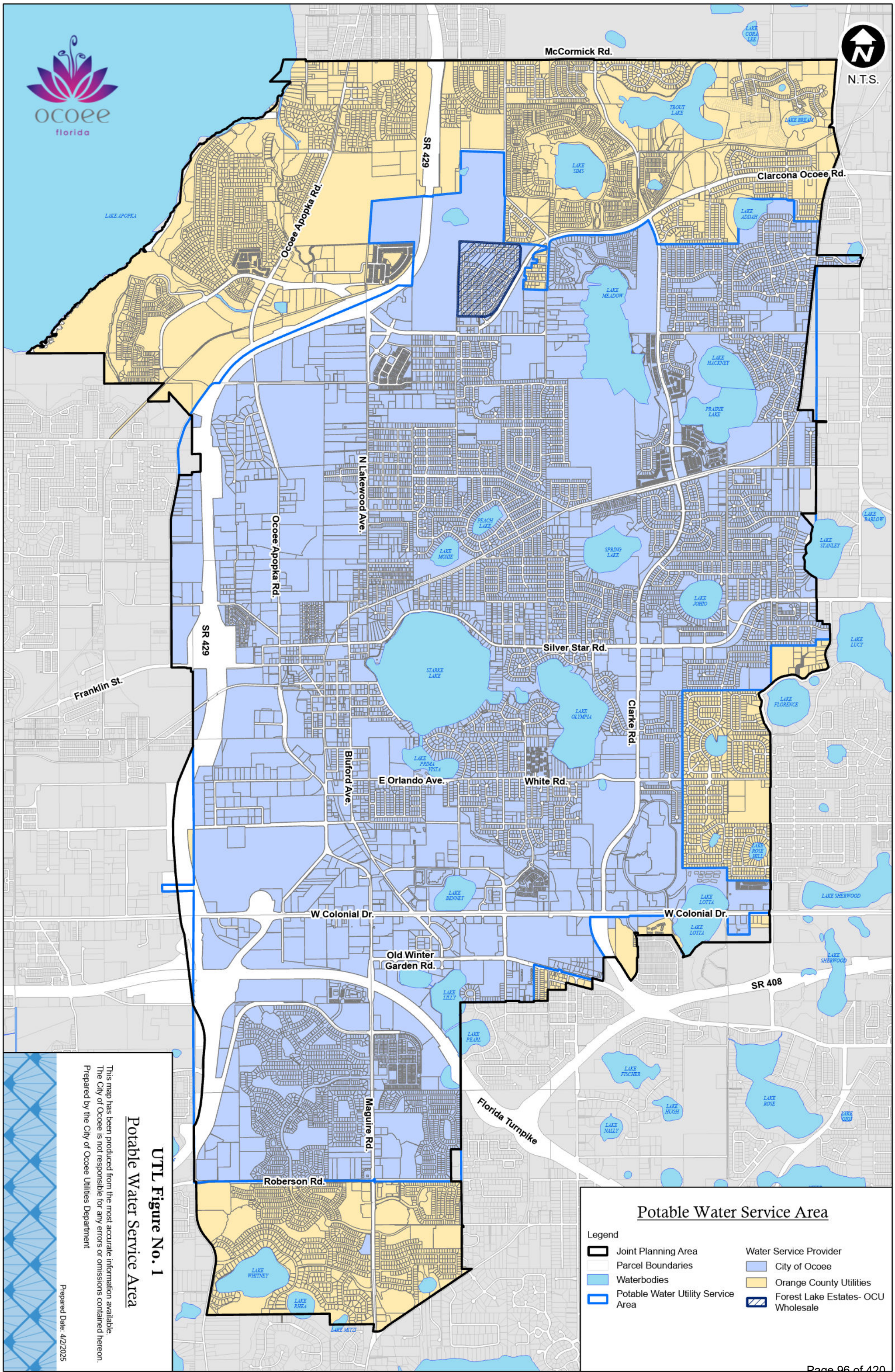
UTILITIES SUB-ELEMENT

UTL Policy 8.1: The City shall require the installation of reclaimed water lines for landscape irrigation for all new developments.

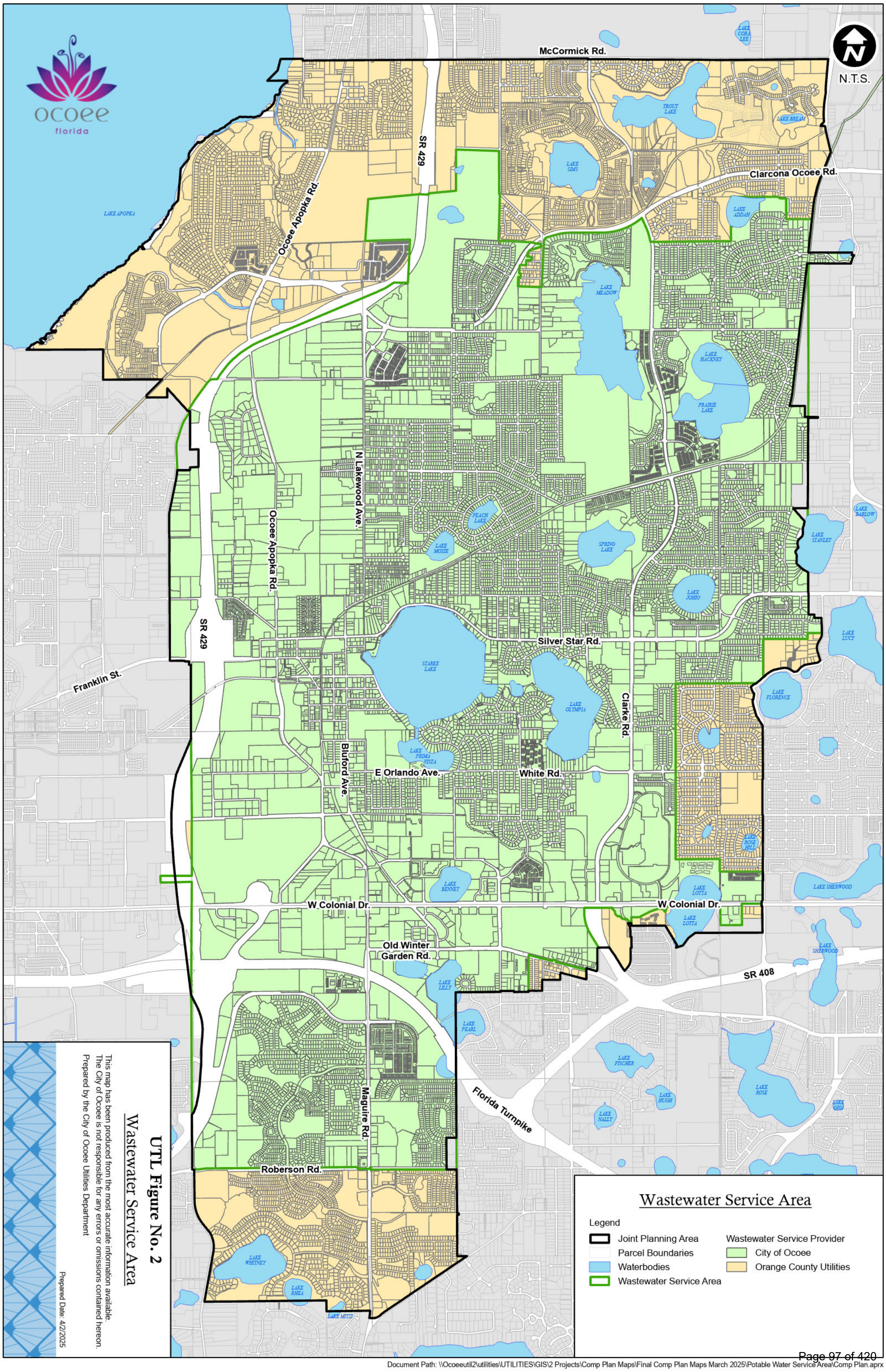
UTL Policy 8.2: The City shall maintain agreements for the wholesale purchase of reclaimed water and pursue additional alternative water supply sources to offset groundwater irrigation demands.

UTL Policy 8.3: The City shall develop efficient, cost-effective, and technically feasible water sources to supplement existing groundwater supplies to meet future water demands while minimizing impacts to water quality, wetlands, and aquatic systems.

UTL Policy 8.4: The City shall continue to expand its reclaimed water system where feasible to increase availability of reclaimed water and to conserve potable water.



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ocoee
florida

N.T.S.

McCormick Rd.

Clarcona Ocoee Rd.

Silver Star Rd.

E Orlando Ave.

White Rd.

W Colonial Dr.

W Colonial Dr.

Old Winter Garden Rd.

SR 408

Florida Turnpike

Roberson Rd.

Franklin St.

SR 429

SR 429

Ocoee Apopka Rd.

Ocoee Apopka Rd.

N Lakewood Ave.

Bluford Ave.

Clarke Rd.

Maguire Rd.

LAKE APOPKA

LAKE CORA LEE

TROUT LAKE

LAKE BREAM

LAKE SIMS

LAKE ADDAH

LAKE MEADOW

LAKE HACKNEY

PRAIRIE LAKE

PEACH LAKE

LAKE MOUIE

SPRING LAKE

LAKE JOHIO

LAKE BARLOW

LAKE STANLEY

LAKE LUCY

STARKE LAKE

LAKE OLYMPIA

LAKE PRIMA VISTA

LAKE FLORENCE

LAKE BENNET

LAKE LOTTA

LAKE SHERWOOD

LAKE LILLY

LAKE PEARL

LAKE FISCHER

LAKE HUGH

LAKE ROSE

LAKE NALLY

LAKE GIGI

LAKE ROSE HILL

LAKE WHITNEY

LAKE RHEA

LAKE MITZI

UTL Figure No. 3
BMAP Boundaries

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Prepared by the City of Ocoee Utilities Department

Prepared Date: 4/2/2025

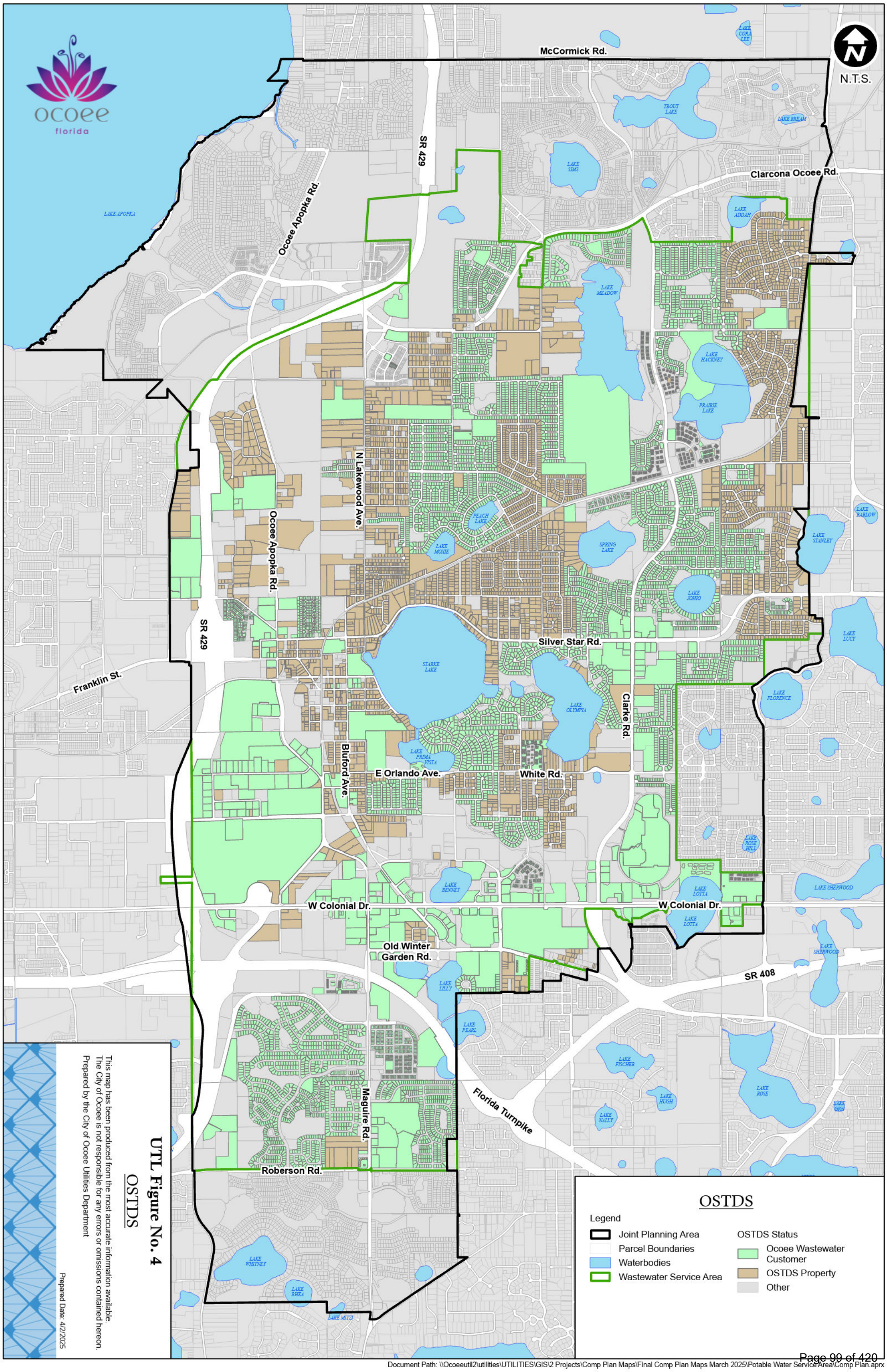
BMAP Boundaries

Legend

- Joint Planning Area
- Parcel Boundaries
- Waterbodies
- Wekiwa and Rock Springs Priority Focus Area
- Upper Ocklawaha BMAP Boundary

All of Ocoee Joint Planning Area is within Wekiva River BMAP and Wekiwa and Rock Springs BMAP.

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N.T.S.

McCormick Rd.

Clarcona Ocoee Rd.

Silver Star Rd.

W Colonial Dr.

Old Winter Garden Rd.

SR 429

Ocoee Apopka Rd.

Lakewood Ave.

Bluford Ave.

Clarke Rd.

Maguire Rd.

Florida Turnpike

SR 408

Franklin St.

E Orlando Ave.

White Rd.

Roberson Rd.

North Service Area

Central Service Area

LAKE APOPKA
TROUT LAKE
LAKE CORA LEE
LAKE BREAM
LAKE SIMS
LAKE ADDAH
LAKE MEADOW
LAKE HACKNEY
PRAIRIE LAKE
PEACH LAKE
LAKE MOXIE
SPRING LAKE
LAKE JOHIO
LAKE STANLEY
LAKE BARLOW
LAKE LUCY
STARKE LAKE
LAKE OLYMPIA
LAKE PRIMA VISTA
LAKE FLORENCE
LAKE ROSE HILL
LAKE BENNET
LAKE LOITA
LAKE SHERWOOD
LAKE LILLY
LAKE PEARL
LAKE FISCHER
LAKE HUGH
LAKE NALLY
LAKE ROSE
LAKE GIGI
LAKE WHITNEY
LAKE RHEA
LAKE MITZI

UTL Figure No. 5

Reclaimed Water Service Area

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Prepared by the City of Ocoee Utilities Department

Prepared Date: 4/2/2025

Reclaimed Water Service Area

Legend

- Joint Planning Area
- Parcel Boundaries
- Waterbodies
- Reclaimed Water Utility Service Area
- Reclaimed Utility North Service Area Boundary

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DRAINAGE SUB-ELEMENT

DRN GOAL: THE CITY SHALL PROTECT THE WATER QUALITY OF WATER BODIES, WATERWAYS, AND THE AQUIFER, INCREASE FLOOD RESILIENCY, PROMOTE AQUIFER RECHARGE, AND MANAGE STORMWATER INFRASTRUCTURE WITHIN THE CITY'S JURISDICTIONAL LIMITS TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE.

DRN Objective 1 - Stormwater Management: The City will update its Stormwater Management Master Plan. The Stormwater Management Master Plan shall include recommendations by governmental agencies, including the Federal Emergency Management Agency (FEMA), Environmental Protection Agency (EPA), St John's River Water Management District (SJRWMD), and basin specific Watershed Master Plans. The City shall develop an updated stormwater asset database including all natural and artificial drainage systems within the City. The Stormwater Management Master Plan shall be used to identify stormwater facility deficiencies, opportunities for improvement projects, and stormwater facility maintenance prioritization sufficient to accommodate projected demand through the year 2045.

DRN Policy 1.1: By 2035, the City shall create a stormwater geographic information system (GIS) database mapping all drainage infrastructure and facilities within the City. The stormwater GIS database shall contain information on all inlets, manholes, pipes, swales, ditches, ponds, lakes, drainwells, and any other feature or facility that captures or conveys stormwater within the corporate City limits. Deficiencies identified as part of the stormwater database creation shall be added to the Stormwater Management Master Plan.

DRN Policy 1.2: The City shall update the existing sixteen drainage basin studies and develop new basin specific Watershed Master Plans for all basins within the City by 2045. The updated Watershed Master Plans shall identify deficiencies with the basins and provide recommendations for improvements. Once a Watershed Master Plan is completed for a basin, the plan will be reviewed by the City every five years. The deficiencies identified in the existing drainage basin studies and their recommended improvements shall be reviewed and updated within the new basin specific Watershed Master Plans.

DRN Policy 1.3: Deficiencies identified in the Stormwater Management Master Plan shall be corrected on a priority basis. Stormwater improvements shall prioritize the following considerations in their design: Water Quality, Flood Resiliency, and Aquifer Recharge & Protection.

DRN Policy 1.4: The City shall provide adequate stormwater management services to maintain the adopted level of service standards factoring in the following considerations:

- The protection and maintenance of the lives and safety of City residents;
- The protection and maintenance of the property within the City;
- The protection of existing public investment;
- The protection and due consideration of water quality;
- The reduction of operating and maintenance costs; and
- The achievement and satisfaction of Regional, State and Federal regulations.

DRN Policy 1.5: Major improvements and projects identified within Stormwater Management Master Plan shall be added to the City's Capital Improvement Program (the "CIP"). The CIP shall be revised annually to update any changes to the program and to report any changes as part of the National Pollutant Discharge Elimination System ("NPDES") Annual Report.

DRAINAGE SUB-ELEMENT

DRN Policy 1.6: The City shall continue to fund the implementation of drainage and stormwater related improvements recommended within the Capital Improvement Program with the City's Stormwater Utility Fee.

DRN Policy 1.7: The City shall establish a program for the acquisition of drainage rights-of-way as recommended by the existing drainage basin studies. The City shall pursue this to comply with the mandates of legal access to drainage and stormwater management facilities by the City's maintenance staff. This is an important consideration because the level of service protection is directly attributed to the performance and functionality of the City's drainage and stormwater management system. The execution and schedule of some maintenance projects identified in the Regional Master Stormwater Management Plan and the Capital Improvement Plan Element may depend on the acquisition of certain drainage easements and rights-of-way.

DRN Policy 1.8: The City shall properly manage systems to ensure that they are correctly designed, constructed; and maintained by doing the following:

- Provide annual inspections of installed stormwater systems;
- Provide inspection and evaluation of new stormwater systems; and
- Provide proactive illicit discharge inspections of the City's storm sewer system.

DRN Policy 1.9: The stormwater drainage regulations contained in the City's Land Development Code shall provide for protection of natural drainage features and ensure that future development utilizes stormwater management systems compatible with the current and updated Stormwater Management Master Plan.

DRN Objective 2 - Water Quality: The City shall protect the water quality of surface waters, waterways, aquifer recharge areas, and spring sheds through implementation of the Land Development Code, Engineering Standards Manual, and best management practices.

DRN Policy 2.1: The City shall continue to monitor water levels and water quality for City lakes and surface waters associated with natural drainage features.

DRN Policy 2.2: The City shall employ aquatic plant management practices that reduce the emergence of non-native, undesirable aquatic plants and improve conditions for safe recreational boating and fishing activities. The City shall continue to implement management plans that include physical, biological and chemical controls for its aquatic plant management program to protect water quality while also controlling undesirable and non-native aquatic plants.

DRN Policy 2.3: The City shall continue to retrofit stormwater infrastructure that discharges directly to surface waters. The City shall utilize baffle boxes with nutrient reducing media or other advanced nutrient reducing Best Management Practices to enhance water quality.

DRN Policy 2.4: The City shall review commercial site plans and subdivision regulations on an annual basis to ensure that regulations are adequate to protect surface water quality. The City shall require all new development to comply with Best Management Practices and the drainage criteria set forth in the City's *Engineering Standards Manual*.

DRN Policy 2.5: The City shall require all new development or redevelopment to comply with the National Pollutant Discharge Elimination System ("NPDES") stormwater permitting program. In accordance with Rule

62-621.300(4), F.A.C. developments must submit a Notice of Intent ("NOI") at least two (2) days prior to beginning construction activities. In addition, a Storm Water Pollution Prevention Plan ("SWPPP") shall be required to be submitted and approved by the City before commencing construction activities. Upon completion of construction, a Notice of Termination ("NOT") shall be submitted to transfer NPDES permit coverage to the City's MS4 permit.

DRN Policy 2.6: New development shall, at a minimum, maintain surface and groundwater flow rates and volumes at pre-development levels, or enhance recharge so that the natural function of groundwater recharge areas is maintained, or improved. New development projects or expansion of existing development within the Wekiva Study Area shall be required to follow Best Management Practices for stormwater design and treatment.

DRN Policy 2.7: Redevelopment projects that result in an increase in impervious surface area shall be considered substantial and comply with all stormwater requirements for new development.

DRN Policy 2.8: The City will prioritize and encourage the incorporation of green stormwater management infrastructure, including bioswales, rain gardens, and permeable pavements, into all new construction and redevelopment efforts—both public and private—to enhance the quality of stormwater runoff wherever feasible.

DRN Policy 2.9: City shall encourage efforts to incorporate nature into the design of stormwater systems. All efforts shall be made to include elements of Florida-friendly flora and fauna to filter stormwater, and citizen recreation and civic spaces within stormwater design.

DRN Policy 2.10: Vegetated infiltration (bioswale) areas shall be used to provide stormwater treatment and management on all sites except when soil, topography, or seasonal high-water conditions are inappropriate for infiltration as determined by a professional engineer licensed in the State of Florida. Design of the stormwater systems for non-urban development shall use bioretention areas (below grade vegetated areas) to increase stormwater treatment and reduce stormwater volume. Downspouts for non-urban development shall be directed from the roof to vegetated swales, where possible, or directed to the stormwater management system for treatment.

DRN Policy 2.11: Sensitive karst features, including sinkholes with a direct connection to the aquifer and stream-to-sink features, shall not be utilized as stormwater management facilities. Karst features with a direct connection to the aquifer will be identified and placed in a conservation easement. Prior to development approval, all depressions will be investigated by a licensed professional geotechnical engineer to identify any potential connections to the aquifer. If connections are determined to exist, the area draining to the karst feature under pre-development conditions shall be preserved through a conservation easement.

DRN Policy 2.12: All components of the stormwater treatment and management system shall be owned and maintained by the responsible legal entity identified in the SJRWMD or DEP stormwater permit, typically a homeowner or property owners association.

DRN Policy 2.13: Development shall use joint or shared access to the maximum extent feasible in order to minimize impervious surfaces.

DRN Policy 2.14: Multifamily residential and non-residential development shall use shared parking to the maximum extent possible to

minimize impervious surfaces. The City shall research and consider shared parking formulas between disparate uses for inclusion in the Land Development Code and allow development applicants to submit parking studies that would support a reduction in paved parking. Overflow parking may be allowed on grass or gravel areas, as delineated on a site plan. All parking lots with 100 or more spaces shall be evaluated for utilizing up to twenty (20) percent of the parking spaces in pervious areas.

DRN Policy 2.15: Design of parking lots, sidewalks, buildings and other impervious surfaces shall minimize connections between impervious surfaces through techniques shown on a site plan such as:

- Directing flows from roof drains to vegetated areas or to rain barrels or cisterns for reuse of water;
- Directing flows from paved areas to vegetated areas;
- Locating impervious surfaces so that they drain to vegetated buffers or natural areas; and,
- Breaking up flow directions from large paved surfaces.

DRN Policy 2.16: Pervious pavement materials and techniques should be used to minimize the amount of impervious surface within new development and redevelopment.

DRN Policy 2.17: Commercial and industrial development shall be designed to minimize site disturbance by limiting clearing to the minimum area necessary to accomplish development by adhering the following requirements:

- Avoid or minimize the removal of existing trees and vegetation;
- Minimize soil compaction by delineating the smallest disturbance areas feasible; and
- Maximize disconnection of impervious surfaces to reduce stormwater runoff flows and increase opportunities for infiltration.

DRN Policy 2.18: In addition to requiring minimum level of service standards established by the Comprehensive Plan Drainage Sub-element, the City shall ensure that post-development recharge volume conditions approximate predevelopment recharge volume conditions within the Wekiva Study Area protection zone, as indicated on the CON Figure 2: Drainage and Aquifer Recharge Drainage and Aquifer Recharge. This shall be accomplished in the Land Development Code by requiring that the first three (3) inches of stormwater be retained on site within Type A soil areas in the Wekiva Protection Zone for basins that have a positive outfall. A development applicant may conduct a hydrological survey and site analysis to demonstrate that post-development recharge will be equal to or greater than pre-development recharge.

DRN Objective 3 - Flood Resiliency: The City shall increase its flood resiliency through the prevention and elimination of flooding effects from stormwater runoff and inadequate stormwater facilities and ensure that developments comply with the City's Floodplain Management Regulations as well as regional, state and federal regulations.

DRN Policy 3.1: The City shall cooperate and coordinate with all appropriate water management agencies, including the Florida Department of Environmental Protection (DEP), St. John's River Water Management District (SJRWMD), and Orange County. The City shall require all new development and redevelopment to follow the recommendations and requirements set forth with respect to peak discharge rates reduction and/or control of runoff volumes.

DRN Policy 3.2: The City shall maintain a level of service standard based on performance

standards as defined in 44 CFR, Parts 59-78 - National Flood Insurance Program; Chapter 62-302, F.A.C; and the City's published design standards. The performance standards for water quality shall be in accordance with Class III recreational waters, as specified in Surface Water Quality Standards Chapter 62-302, FAC. Secondary drainage collection and conveyance systems shall adhere to the 10-year frequency storm event, as specified by the City Codes.

Open basins/waterways and roadway culvert crossings shall provide flood protection for a 100-year frequency, 24-hour duration storm event without overtopping of stormwater management ponds and/or roadways. Closed or landlocked basins will be required to retain the volume generated by a 100-year, 24-hour storm event, with the retained volume recovered within a 14-day period following a storm event.

Open basins will be required to retain the volume generated by a 25-year, 24-hour storm event, with the retained volume recovered within a 14-day period following a storm event. The lowest floor elevation for a habitable and/or insurable structure shall be established a minimum of two (2) foot above the base (100-year) flood elevation. Natural terrain or landscape barriers to flooding shall be preserved during the land development process.

DRN Policy 3.3: The City shall not permit structures to be constructed under the flood elevation resulting from a 100-year, 24-hour storm event of the nearest water body plus two feet.

DRN Policy 3.4: The City shall not permit encroachment within the 100-year floodplain without compensating storage. The City shall require compensating flood storage where proposed development will impact existing floodplains.

DRN Policy 3.5: The City shall limit post-development runoff rates to that of predevelopment in all watershed basins and the retention of the volume generated by the 100-year, 24-hour storm event in closed or landlocked basins and the 25-year, 24-hour storm event in open basins.

DRN Policy 3.6: All stormwater management systems within a subdivision shall be designed and constructed in order to provide adequate flood protection for all structures and to protect the structural integrity of all roadways.

DRN Policy 3.7: All stormwater management systems shall provide for the safe handling of all stormwater runoff that flows into, across, and is discharged from a development without creating any additional flooding to adjacent property owners.

DRN Policy 3.8: The City shall continue to implement land development regulations meet the following criteria:

- Where economically feasible and physically possible, a non-structural approach shall be utilized to meet the City's surface water quantity and quality needs;
- No greater quantity of runoff will be allowed off-site than occurs under natural conditions;
- Each phase of any development in question shall exist as an independent unit capable of having its surface water management needs met by the drainage system design;
- Development shall not adversely impact flood elevations or degrade the water quality of a water body.

DRN Policy 3.9: All stormwater management devices constructed and dedicated to the City shall be designed so that they can be maintained at a minimal cost to the taxpayer, as determined by the City.

DRAINAGE SUB-ELEMENT

DRN Policy 3.10: The City shall not accept for dedication any road, street, or facility constructed within a designated flood hazard area, unless mitigating measures as identified in the City's Subdivision Regulations have been installed by the developer to overcome any identified flood hazard. All measures installed by the developer must be certified as acceptable by the City prior to project completion.

DRN Policy 3.11: The City shall enforce the published 100-year flood elevations for depressions, lowland areas, lakes, streams and waterways within its jurisdictional limits pursuant to Flood Insurance Rate Maps (FIRM) for the City of Ocoee and Orange County effective September 27th 2021.

DRN Objective 4 - Agency Coordination: The City shall continue to work with federal, state, regional, local agencies, and professional organizations on protecting and enhancing waterbodies, waterways, and connections with the aquifer within the City's jurisdictional limits.

DRN Policy 4.1: The City shall cooperate and coordinate with all appropriate water management agencies including the Florida Department of Environmental Protection (DEP), St. John's River Water Management District (SJRWMD), and Orange County. The City shall require all new development and redevelopment to follow the recommendations and requirements set forth relating to water quality, flood resiliency, and groundwater aquifer recharge from these agencies.

DRN Policy 4.2: The City shall in cooperate with and enforce all appropriate recommendations and requirements enumerated in the Florida Administrative Code and Florida Statutes pertaining to stormwater management.

DRN Policy 4.3: The City shall cooperate with and enforce all appropriate recommendations and requirements associated with Basin Management Action Plans (BMAP) for watersheds of which the City is a part. This includes, but is not limited to, recommendations for the Upper Ocklawaha River and Wekiva and Rock Springs BMAPs.

DRN Policy 4.4: The City shall support the recommendations of the Wekiva Parkway and Protection Act Regional Master Stormwater Management Plan.

DRN Policy 4.5: The maintenance and flooding projects identified in the Wekiva Parkway and Protection Act Regional Master Stormwater Management Plan (the "Parkway Plan") from the City's basin studies shall serve as the basis of an annual budgetary allocation as a regular component of the City's stormwater management system and Capital Improvements Program.

The City shall also continue to focus on the water quality projects identified in the Parkway Plan within its efforts to comply with the regulations of the NPDES, the Lake Apopka Basin Rule, and the United States Environmental Protection Agency's 303(d) program providing guidance and technical assistance with respect to determining Total Maximum Daily Loads ("TMDLs"), as well as the Wekiva Parkway and Protection Act.

DRN Policy 4.6: Additional funding for city-wide surface water management programs shall be sought from Federal and State sources, new revenue sources will be considered, such as FDEP TMDL Non-Point Source Reduction Grants and SJRWMD Cost-Share Grants and any other sources of funding that may be applicable.

DRN Policy 4.7: The City shall continue a dedicated funding source, such as the stormwater utility fee, that can be used for planning, implementation, and operations

and maintenance of regional projects within the Wekiva Study Area. The City shall continue to fund regional stormwater projects for the benefit to Lake Apopka, as well as stormwater maintenance projects identified in the Wekiva Parkway and Protection Act Master Stormwater Management Plan.

ocoee
florida

N.T.S.

McCormick Rd.

EAST MCCORMICK ROAD

WEST MCCORMICK ROAD

SR 429

Ocoee Apopka Rd.

Clarcona Ocoee Rd.

LAKE ADDAH

LAKE MEADOW

PRARIE LAKE

NORTHWEST DITCH

N Lakewood Ave.

SPRING LAKE

LAKE STANLEY

LAKE JOHIO

Silver Star Rd.

STARKE LAKE

LAKE OLYMPIA

Clarke Rd.

LAKE FLORENCE

Franklin St.

Bluford Ave.

E Orlando Ave.

White Rd.

LAKE GOOD HOMES/ROSE HILL LAKE

LAKE LOTTA

W Colonial Dr.

LAKE BENNET

Old Winter Garden Rd.

SR 408

LAKE LILLY

SOUTH MAGUIRE

Maguire Rd.

Roberson Rd.

LAKE APOPKA

LAKE CORA LEE

TROUT LAKE

LAKE BREAM

LAKE SIMS

LAKE ADDAH

LAKE MEADOW

LAKE HACKNEY

PRAIRIE LAKE

PEACH LAKE

LAKE MOXIE

SPRING LAKE

LAKE BARLOW

LAKE STANLEY

LAKE JOHIO

LAKE LUCY

STARKE LAKE

LAKE OLYMPIA

LAKE FLORENCE

LAKE PRIMA VISTA

LAKE BENNET

LAKE LOTTA

LAKE SHERWOOD

LAKE ROSE HILL

LAKE LILLY

LAKE PEARL

LAKE FISCHER

LAKE WHITNEY

LAKE RHEA

LAKE WATO

DRN Figure No. 1

Sub-Basin Map

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Sub-Basin Map

Legend

- JPA
- Parcel Lines
- Waterbodies
- City Boundary
- Unincorporated Territory

Basin

- EAST MCCORMICK ROAD
- LAKE ADDAH
- LAKE BENNET
- LAKE FLORENCE
- LAKE GOOD HOMES/ROSE HILL LAKE
- LAKE JOHIO
- LAKE LILLY
- LAKE LOTTA
- LAKE MEADOW
- LAKE OLYMPIA
- LAKE STANLEY
- NORTHWEST DITCH
- PRARIE LAKE
- SOUTH MAGUIRE
- SPRING LAKE
- STARKE LAKE
- WEST MCCORMICK ROAD

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DRN Figure No. 2

Floodplain Base Map

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Floodplain Base Map

Legend

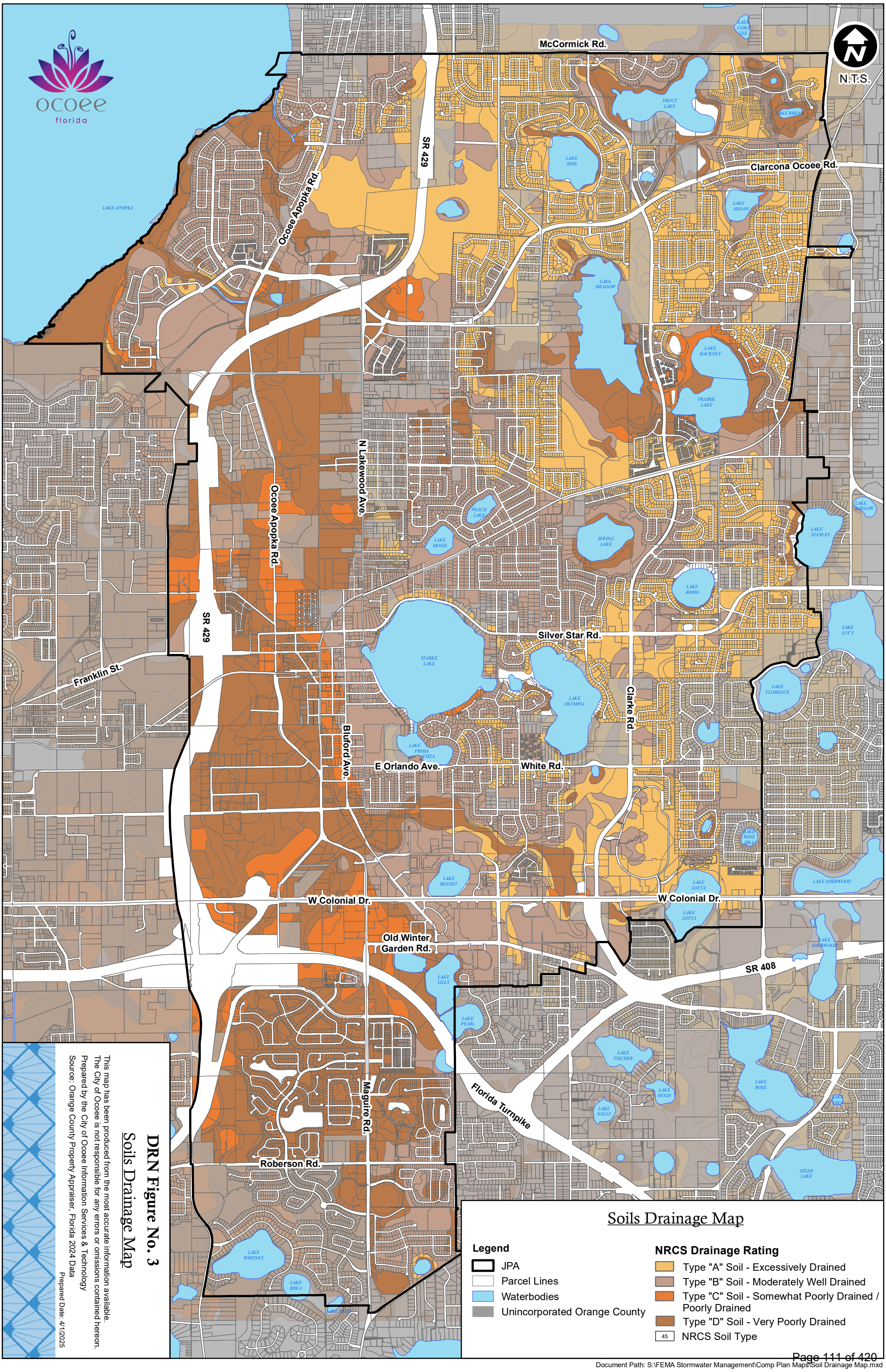
- JPA
- Waterbodies
- Parcel Lines
- Zone 'AE' BFE
- Unincorporated Territory
- City Boundary

SFHA

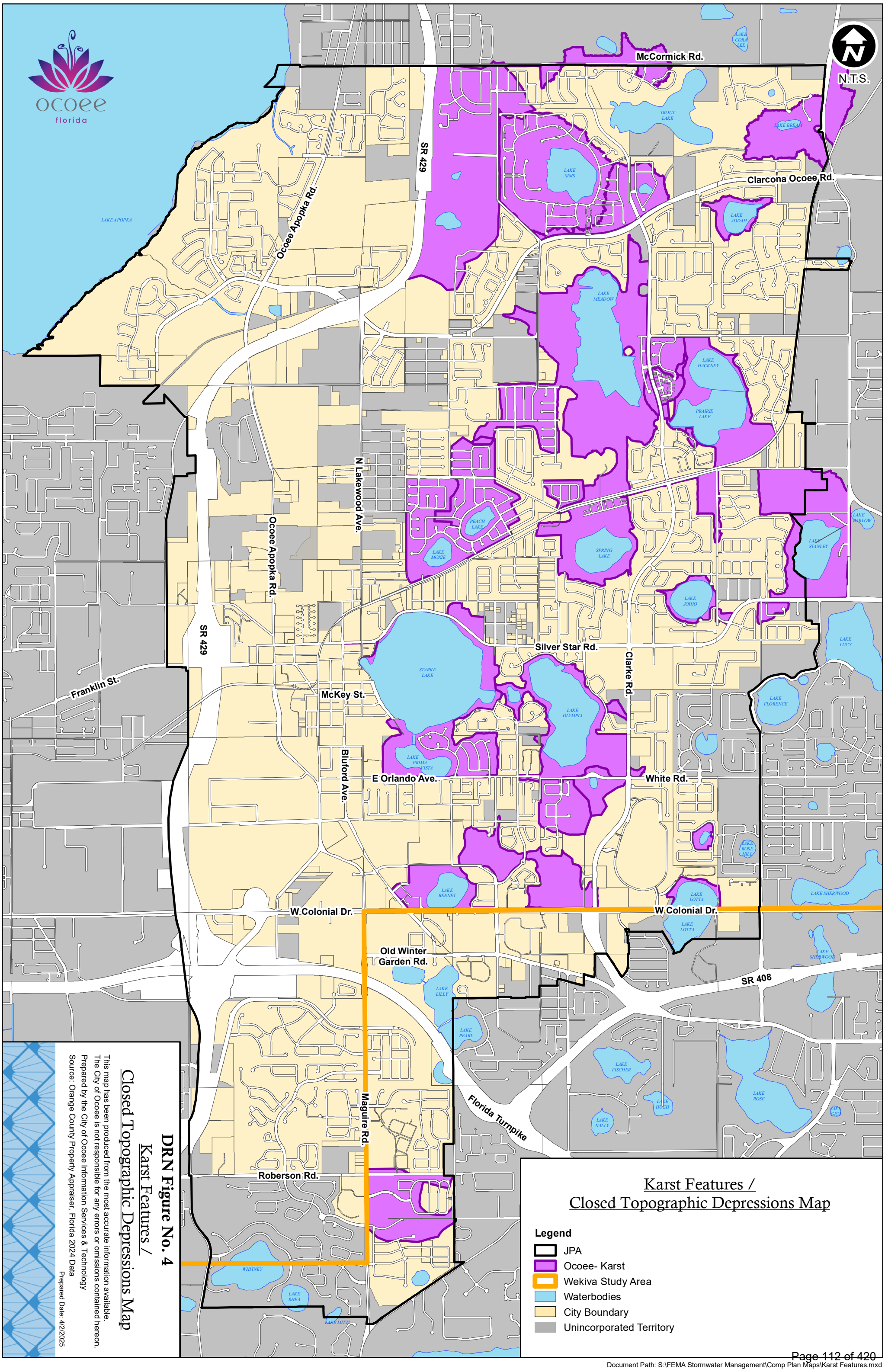
Flood Zone Type

- 0.2% Flood Hazard
- 1% Flood Harard (A)
- 1% Flood Harzard (AE EL.)
- Floodway
- Ditch Stream
- Cross Section-BFE
- 101.6 Zone 'AE' BFE

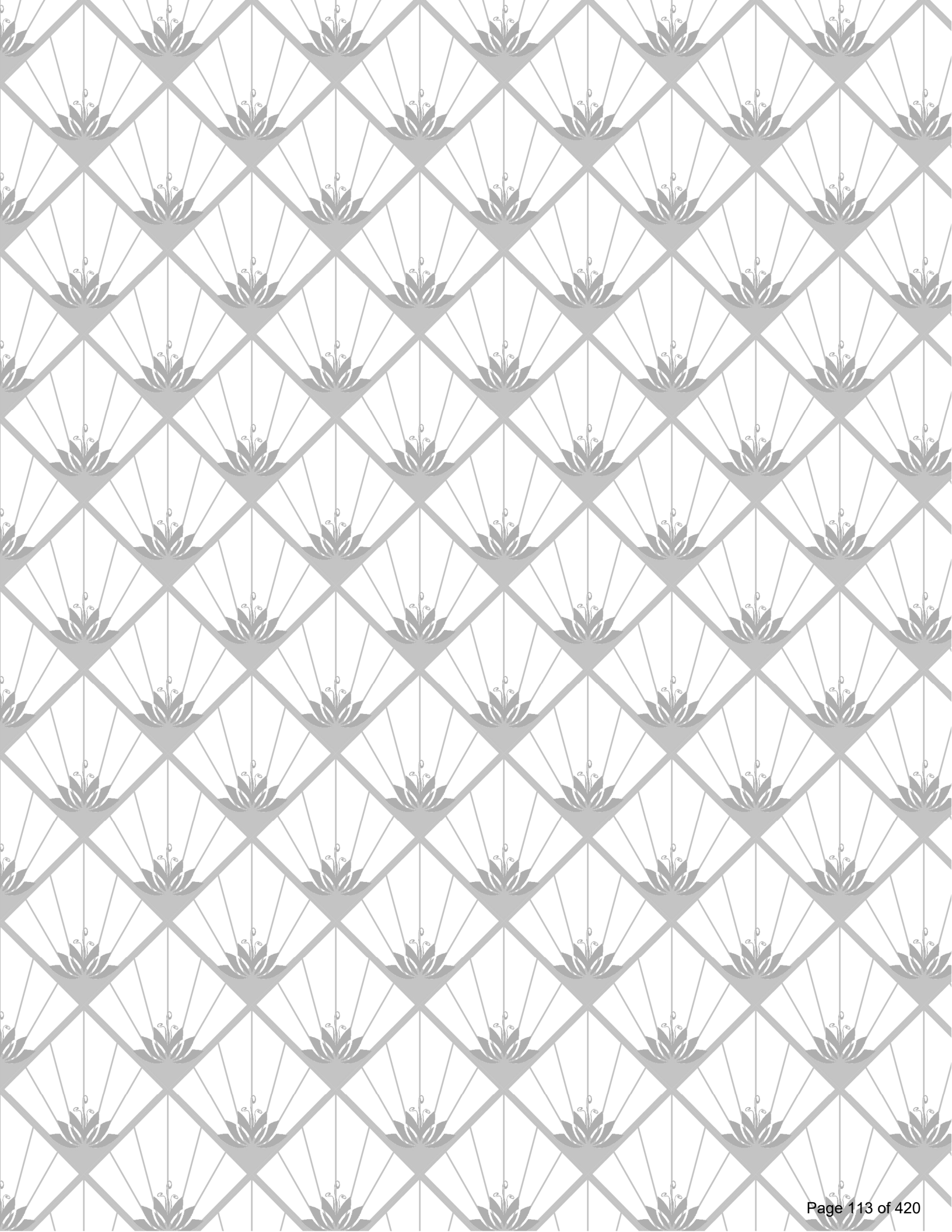
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Document Path: S:\FEMA Stormwater Management\Comp Plan Maps\Karst Features.mxd





Safe & Convenient Mobility



Mobility Element

Chapter

4

MOBILITY ELEMENT

MOB GOAL: THE CITY SHALL PROVIDE A RESILIENT AND LOGICALLY CONNECTED MULTIMODAL TRANSPORTATION SYSTEM THAT PROVIDES FOR THE SAFE AND EFFICIENT MOVEMENT OF PEOPLE AND GOODS.

MOB Objective 1 - Context-sensitive Standards: The City shall adopt and maintain context-sensitive multi-modal Level of Service (LOS) standards for automobile, bicycle, and pedestrian travel to improve safety and reduce vehicle trips, vehicle miles traveled, and trip lengths while protecting established residential areas, environmentally sensitive areas, and historically significant sites from adverse transportation impacts.

MOB Policy 1.1: The City shall adopt context-sensitive, multi-modal Level of Service standards, as provided below, and shall provide for the safe movement of people and goods, with a focus on pedestrian and bicyclist safety.

MOB Policy 1.1.a: Roadway Facility Level of Service Standard (Arterial, Collector, Local) – Context Classification E

MOB Policy 1.1.b: Bicycle Facility Level of Stress Standard – Level 2

MOB Policy 1.1.c: Pedestrian Facility Level of Stress Standard – Level 2

MOB Policy 1.2: The City's projected transportation system standards and needs shall be based on, coordinated. and well-balanced with the existing and future land uses as shown on the Future Land Use Map. Roadways shall be designed based on their desired future land use context classification and shall be connected to increase interconnectivity and accessibility, particularly on Target Urban Corridors and within the Downtown Area.

MOB Policy 1.3: The City shall apply context-sensitive solutions which integrate land use, environmental, and social considerations into project development, site design, and transportation design and treatment. Context-sensitive solutions shall address motorist traffic issues, protect the character of existing residential neighborhoods, improve safety, and enhance the quality of life. Standards to achieve context-sensitive solutions and complete streets shall be adopted into the Land Development Code and shall be implemented as new development, redevelopment, infill development or adaptive reuse occurs.

MOB Policy 1.4: The City shall continually seek opportunities to increase the percentage of households that are within a one-quarter (¼) walkable mile (or five-minute walk) of LYNX service, trail, or alternative mode of travel for work commutes.

MOB Policy 1.5: The City will work with the Florida Department of Transportation, MetroPlan Orlando, and LYNX to integrate transit facility improvements into site development and roadway projects in the City, where appropriate, and plan for the transportation needs of transportation-disadvantaged persons who reside, work, and/or visit the City.

MOB Policy 1.6: The City shall implement strategies to reduce pressure to widen roadways at great expense and make them less safe for pedestrians and bicyclists. Such strategies include identifying opportunities to develop parallel and interconnecting roadways to create alternative connections and routes of travel, which lessen the use of and reliance on principal arterials and collectors for direct access, and the construction of modern roundabouts. New developments should be developed with an interconnected network of gridded streets, whenever practicable.

MOB Policy 1.7: Based on the context of the land uses of the surrounding area of a

development, shared driveways and cross access easements shall be required to be planned and/or installed for new developments or projects to reduce the number of driveways on arterial and collector roadways.

MOB Objective 2 - Safety, Efficiency, and Resiliency: The City shall emphasize safe mobility through transportation planning and design engineering to achieve safer vehicular travel speeds in support of the City's efforts to eliminate and reduce serious injuries and fatalities on its roadways.

MOB Policy 2.1: The City shall emphasize safety, prioritize projects that promote alternative modes of travel, and continually seek opportunities to correct existing system facility deficiencies and reduce the number and severity of vehicular crashes, particularly those involving bicyclists and pedestrians.

MOB Policy 2.2: The City shall coordinate with the Florida Department of Transportation, MetroPlan Orlando, LYNX, Orange County, neighboring jurisdictions and other agencies as needed to facilitate transportation projects that avoid disruptions in local conditions, meet identified needs, or improve access and safety on the multi-modal network.

MOB Policy 2.3: Development and redevelopment within the City shall mitigate adverse transportation impacts to the multimodal transportation system.

MOB Policy 2.4: The City shall regularly evaluate and be prepared for emerging transportation technologies including, but not limited to, micro-mobility such as bike share, autonomous vehicles, traffic signal coordination, and artificial intelligence, in relation to the impacts these advancements will have on mobility.

MOB Policy 2.5: The City shall support the use of micro-mobility, such as bike share, as a first/last mile access to other available transportation alternatives.

MOB Policy 2.6: The City will support the use of electric vehicles by adopting electric vehicle charging station requirements for new residential and non-residential development in the Land Development Code.

MOB Policy 2.7: The City shall support Intelligent Transportation Systems (ITS) that integrate communication, sensing, and control technologies in vehicles and infrastructure, transportation systems management (TSM) and other access management techniques to encourage the most coordinated and efficient use of its transportation infrastructure.

MOB Policy 2.8: Transportation plans shall integrate motorist needs with those of non-motorists, including bicycle facilities (multi-use trails, bike lanes, and cycle tracks), exercise trails, wide-walk pathways, non-motorized bicycling/walking corridors and, when possible, connections to such facilities.

The City shall coordinate with adjacent jurisdictions to ensure that trails that cross jurisdictional lines provide a safe and seamless travel path. Such transportation plans shall include educational materials for all mode users to understand their respective rights, responsibilities, and roles in ensuring and achieving safe mobility for all.

MOB Objective 3 - Coordination of Transportation and Land Use: The City shall coordinate mobility systems with the Future Land Use Map to ensure that existing and proposed population densities, housing and employment patterns and development activities are consistent with the transportation modes and circulation plans proposed to serve these areas.

MOB Policy 3.1: The City shall ensure that a new development, Future Land Use map

amendment, or rezoning does not cause the City's transportation system and network to operate below the adopted Levels of Service standards for roadway, bicycle, or pedestrian facilities or cause system operational failures. To this end, the City shall ensure that development pays its proportionate share of transportation impacts or construct needed mobility improvements for motorists and non-motorists.

MOB Policy 3.2: The City shall ensure that population growth trends, employment patterns, and travel demands are coordinated with the availability of multi-modal transportation facilities and services needed to accommodate them.

MOB Policy 3.3: Safe and interconnected pedestrian and bicycle access ways shall be provided, whenever possible, to connect residential and commercial developments to public uses and spaces, such as plazas, schools, libraries, parks, museums, intermodal transit stops, etc.

MOB Policy 3.4: The City shall promote connected, cohesive, and logical developments and development patterns that prioritize pedestrian/bicycle movements and the creation of successful 15-minute neighborhoods where core services and amenities are easily accessible by residents by walking or cycling. These services and amenities include community-scale education and healthcare, essential retail such grocery store/market and pharmacy, parks and civic spaces for recreation and socialization, employment, and similar daily needs.

MOB Policy 3.5: Higher density and intensity development nodes/clusters, mixed use and verticality shall be prioritized along or within one-quarter (¼) mile of the centerline of arterial/collector roadways.

MOB Objective 4 - Fiscally-Efficient Transportation Investment: The City shall make fiscally efficient mobility investments and prioritize cost-effective improvements to maximize existing systems and provide alternative travel modes. Develop strategies and incentives that foster economic vitality, particularly in the Downtown and Special Planning Area Overlays and corridors.

MOB Policy 4.1: The City shall identify and map needed right-of-way to ensure that adequate right-of-way for future transportation improvements including roadway, transit, and bicycle and pedestrian-dedicated facilities are secured as new projects and development occurs. Such maps shall be incorporated into the Mobility Map Series.

MOB Policy 4.2: The City shall facilitate the development of compact, mixed-use neighborhoods to help reduce Vehicle Miles of Travel (VMT) and increase use of non-automotive travel modes.

MOB Policy 4.3: The City will identify, prioritize and make operational improvements to increase efficiency of existing systems or identify alternative means or strategies to reduce travel demand before committing funding towards additional lanes to add capacity.

MOB Policy 4.3.a: Traffic signals and other traffic control/traffic management devices shall be kept in good working order.

MOB Policy 4.3.b: Gaps in pedestrian/bicycle paths on existing roadways shall be identified and bridged or addressed in order to increase use of alternative modes and help reduce vehicular travel demands on roadways. Separation of pedestrian and bicycle infrastructure from motorists, by curbing, bollards, or otherwise providing a separate and protected lane of travel shall be

considered on higher volume and higher speed roads.

MOB Policy 4.3.3: Through coordination with LYNX, the City shall identify opportunities to add to, improve upon or maintain transit facilities and amenities at bus stops to improve rider first/last mile experience and help increase transit ridership.

MOB Policy 4.3.4: Through inter-departmental coordination, intersection improvements, traffic calming measures, bicycle and pedestrian-designated facilities, access management strategies, and public transportation shelters and connections shall be identified and incorporated into the City's roadway maintenance program.

MOB Policy 4.4: The City shall maximize opportunities to include multi-modal design treatments, such as through the innovative use of pavement markings and restriping, as a part of regular maintenance and resurfacing of roadway facilities.

MOB Policy 4.5: City multi-modal transportation facilities shall be monitored and maintained regularly and shall be free of hazards or impediments to mobility to ensure a safe and comfortable travel experience for all mode users.

MOB Policy 4.6: The City will establish project priorities for transportation construction funding that improve the accessibility and visibility of the existing and planned economic activity centers in the city.

MOB Policy 4.7: In cooperation with LYNX, the City will encourage employers and developers to implement strategies, such as pedestrian-oriented site development, reduced on-site parking, bus pass programs, guaranteed ride home programs, and other demand management efforts, to help improve use of alternative modes and increase transit ridership.

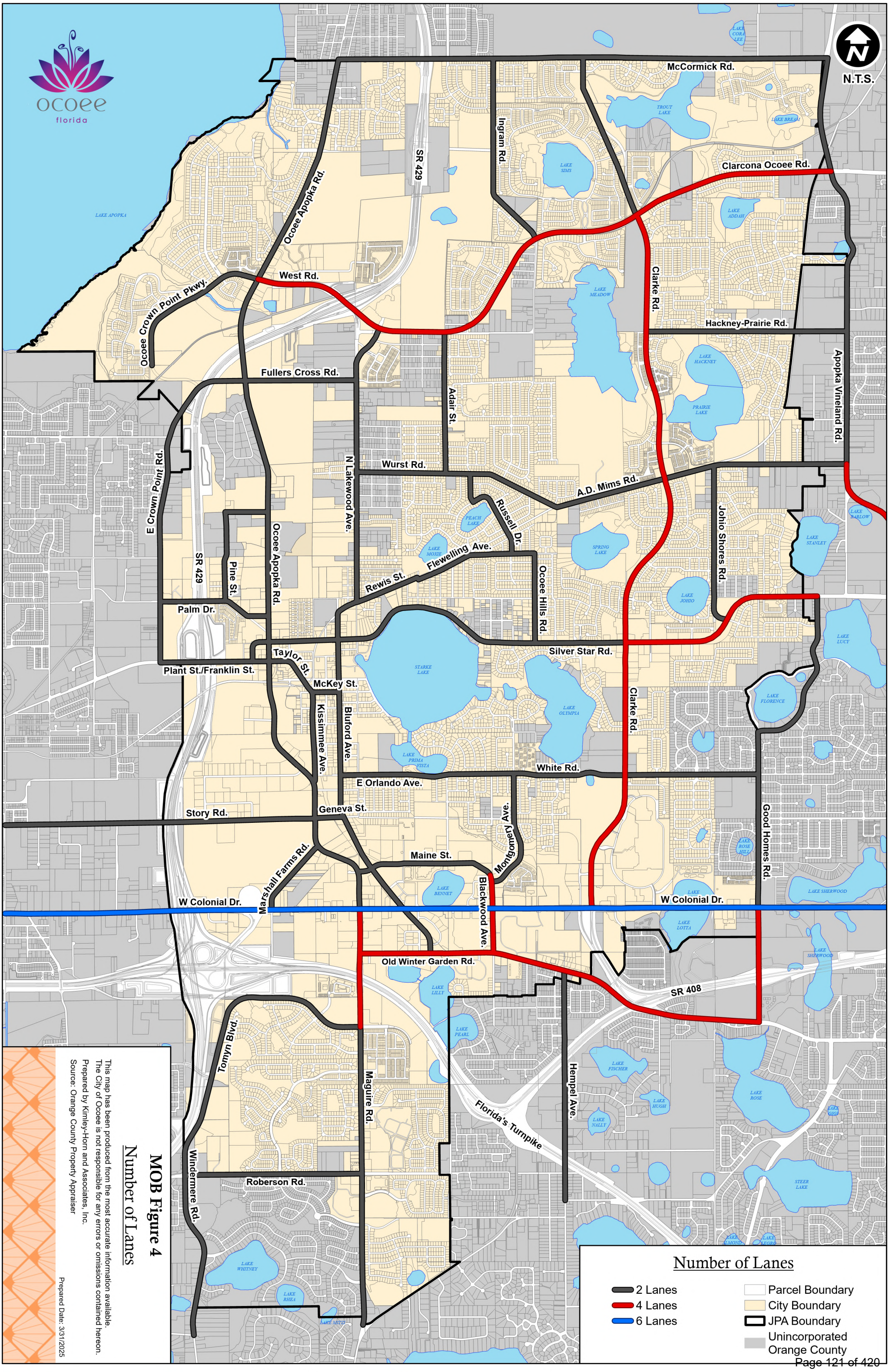
MOB Objective 5 - Funding for Transportation: The City shall seek funding opportunities and support major transportation investments that demonstrate an ability to substantially improve vehicular and pedestrian/bicycle mobility, encourage urban infill development, and reduce traffic congestion.

MOB Policy 5.1: The City shall pursue grants, programs, and funding partnerships whenever possible and shall maintain dedicated funding source(s) to advance multi-modal transportation projects and network improvements in order to address long-term mobility needs.

MOB Policy 5.2: The City shall use a combination of dedicated local funding and federal, state, and regional level grants or partnerships to improve the multi-modal transportation network.

MOB Policy 5.3: The City shall identify and update annually a list of short-term (5-year) and long-term (plan horizon) multi-modal transportation improvements needed to achieve and maintain levels of service so that such improvements can be planned and programmed in a timely manner.

MOB Policy 5.4: The City shall consider the list of short-term and long-term mobility needs for possible inclusion on the MetroPlan Orlando Priority Projects List (PPL) to secure funding and to advance city and those regional transportation projects that improve or support motorist, bicycle, and pedestrian levels of service standards within the City and surrounding areas.


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N.T.S.
McCormick Rd.
Clarcona Ocoee Rd.
Ingram Rd.
SR 429
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West Rd.
Ocoee Crown Point Pkwy.
Clarke Rd.
Hackney-Prairie Rd.
Apopka Vineland Rd.
Fullers Cross Rd.
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Wurst Rd.
A.D. Mims Rd.
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Silver Star Rd.
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Bluford Ave.
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Story Rd.
Geneva St.
Montgomery Ave.
Good Homes Rd.
Maine St.
Marshall Farms Rd.
W Colonial Dr.
Blackwood Ave.
Old Winter Garden Rd.
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Tomyn Blvd.
Maguire Rd.
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Florida's Turnpike
Windermere Rd.
Roberson Rd.
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TROUT LAKE
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LAKE HUGH
LAKE NALLY
LAKE ROSE
STEER LAKE
LAKE WHITNEY
LAKE RHEA
LAKE MITZI
MOB Figure 4
Number of Lanes
This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.
Prepared by Kimley-Horn and Associates, Inc.
Source: Orange County Property Appraiser
Prepared Date: 3/31/2025
Number of Lanes
2 Lanes
4 Lanes
6 Lanes
Parcel Boundary
City Boundary
JPA Boundary
Unincorporated Orange County

ocoee
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MOB Figure 5
Jurisdiction

This map has been produced from the most accurate information available.
The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by Kimley-Horn and Associates, Inc.

Source: Orange County Property Appraiser

Prepared Date: 3/31/2025

Jurisdiction

- FDOT
- Orange County
- City of Ocoee
- City of Winter Garden
- Parcel Boundary
- City Boundary
- JPA Boundary
- Unincorporated Orange County

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N.T.S.

McCormick Rd.
Clarcona Ocoee Rd.
Hackney-Prairie Rd.
Apopka Vineland Rd.
Ocoee Apopka Rd.
SR 429
Ingram Rd.
Clarke Rd.
West Rd.
Ocoee Crown Point Pkwy.
Fullers Cross Rd.
Adair St.
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Wurst Rd.
A.D. Mims Rd.
Russell Dr.
Johio Shores Rd.
Pine St.
Flewelling Ave.
Rewis St.
Ocoee Hills Rd.
Palm Dr.
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Taylor St.
Plant St./Franklin St.
McKey St.
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Montgomery Ave.
Good Homes Rd.
Maine St.
Marshall Farms Rd.
Blackwood Ave.
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Old Winter Garden Rd.
SR 408
Tomyn Blvd.
Maguire Rd.
Hempel Ave.
Florida's Turnpike
Windermere Rd.
Roberson Rd.

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LAKE ROSE
LAKE NALLY
LAKE GIGI
STEER LAKE
LAKE WHITNEY
LAKE RHEA
LAKE MITZI

MOB Figure 6

Existing Functional Classification

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by Kimley-Horn and Associates, Inc.

Source: Orange County Property Appraiser, FDOT

Prepared Date: 3/31/2025

Existing Functional Classification

- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Parcel Boundary
- City Boundary
- JPA Boundary
- Unincorporated Orange County

MOB Figure 7

Context Classification

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by Kimley-Horn and Associates, Inc.

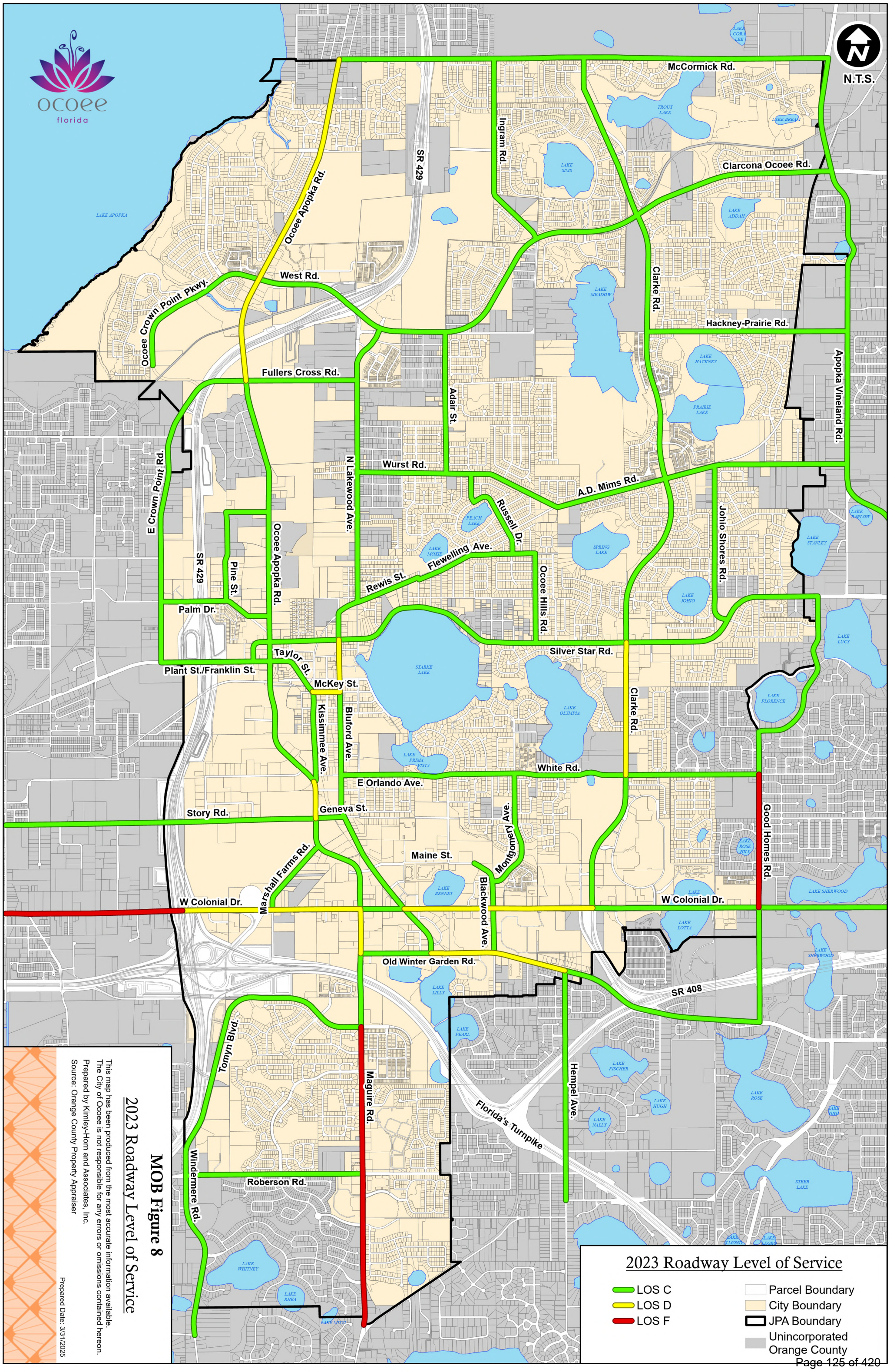
Source: Orange County Property Appraiser

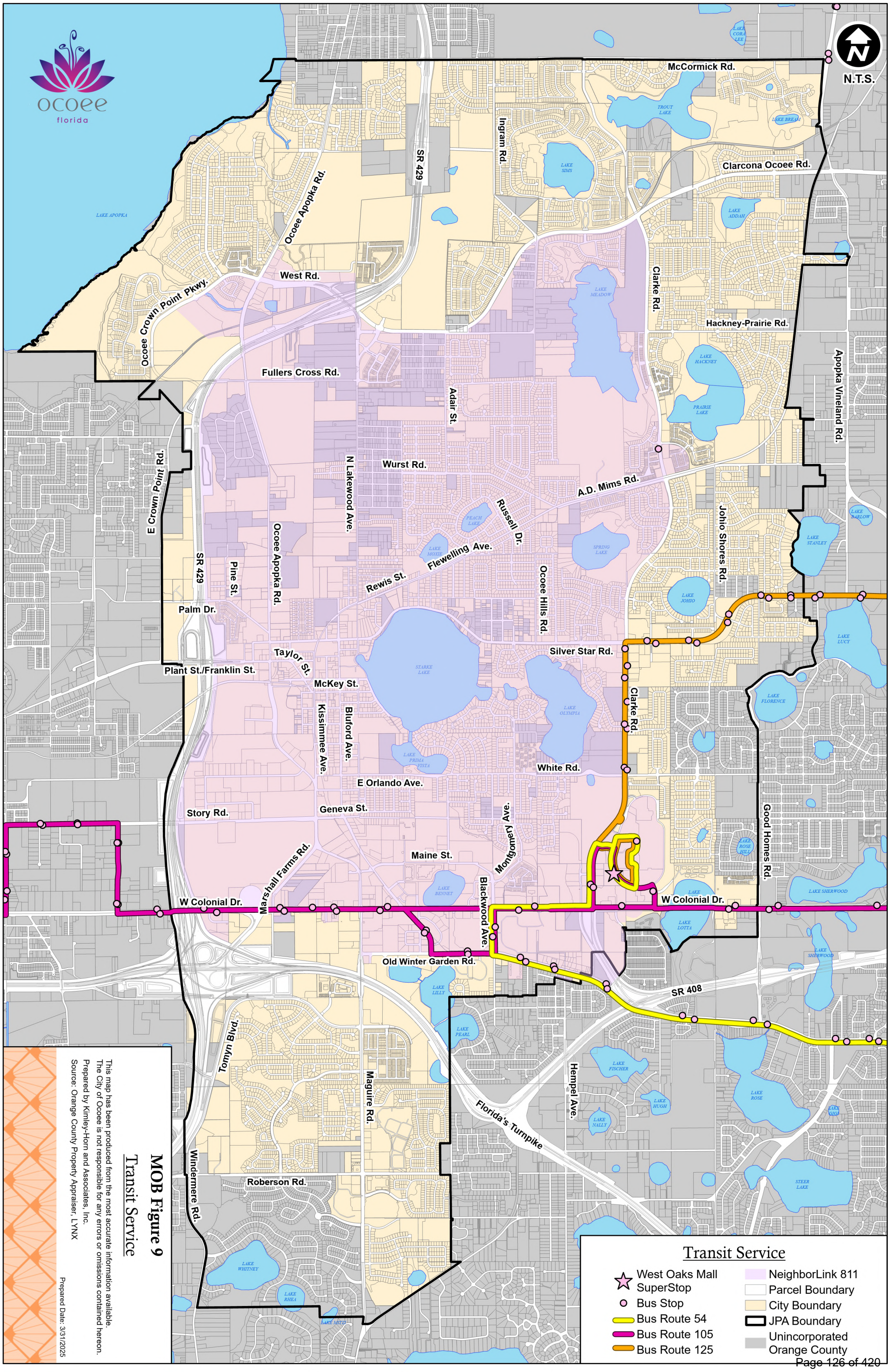
Prepared Date: 3/31/2025

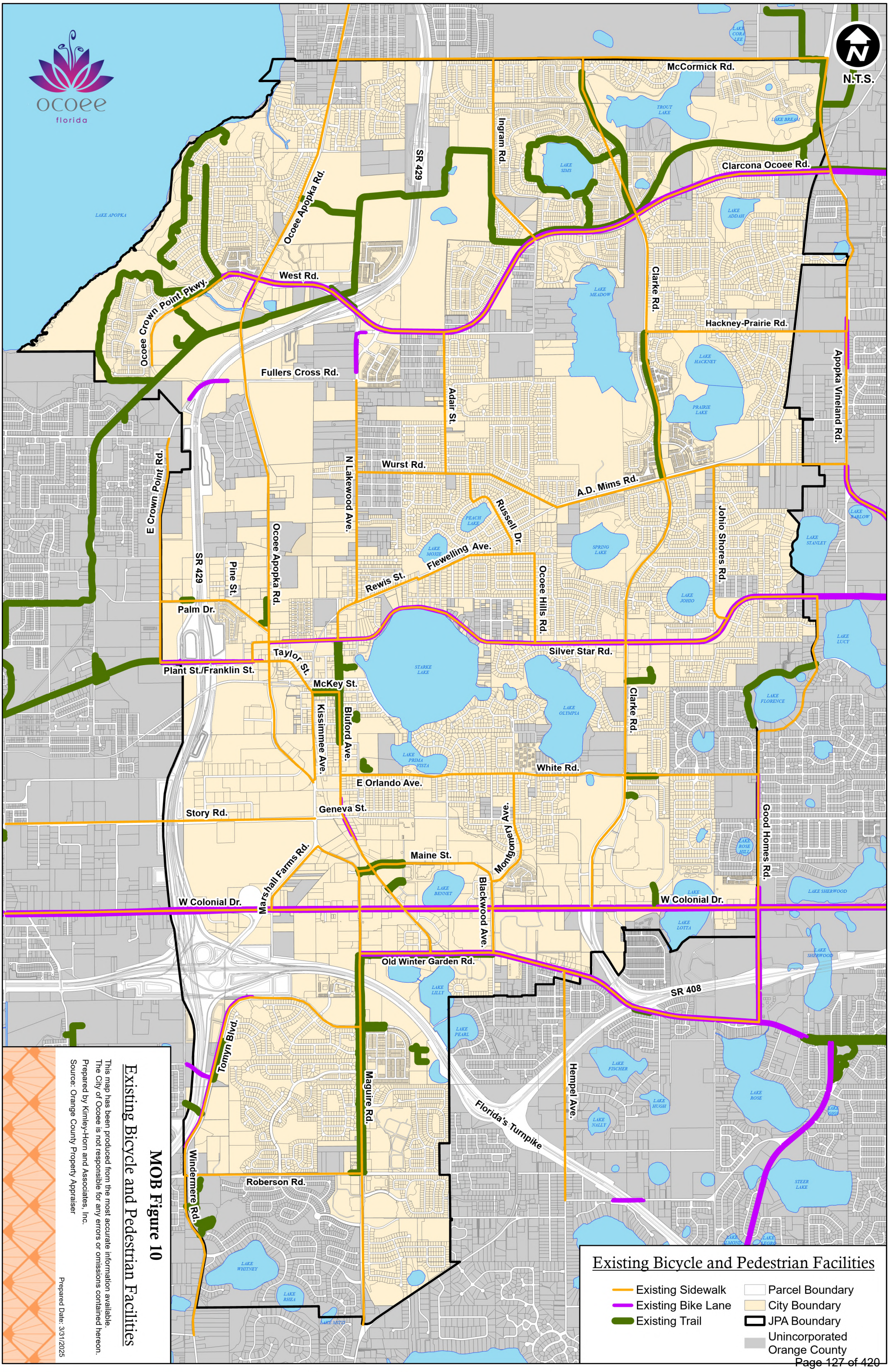
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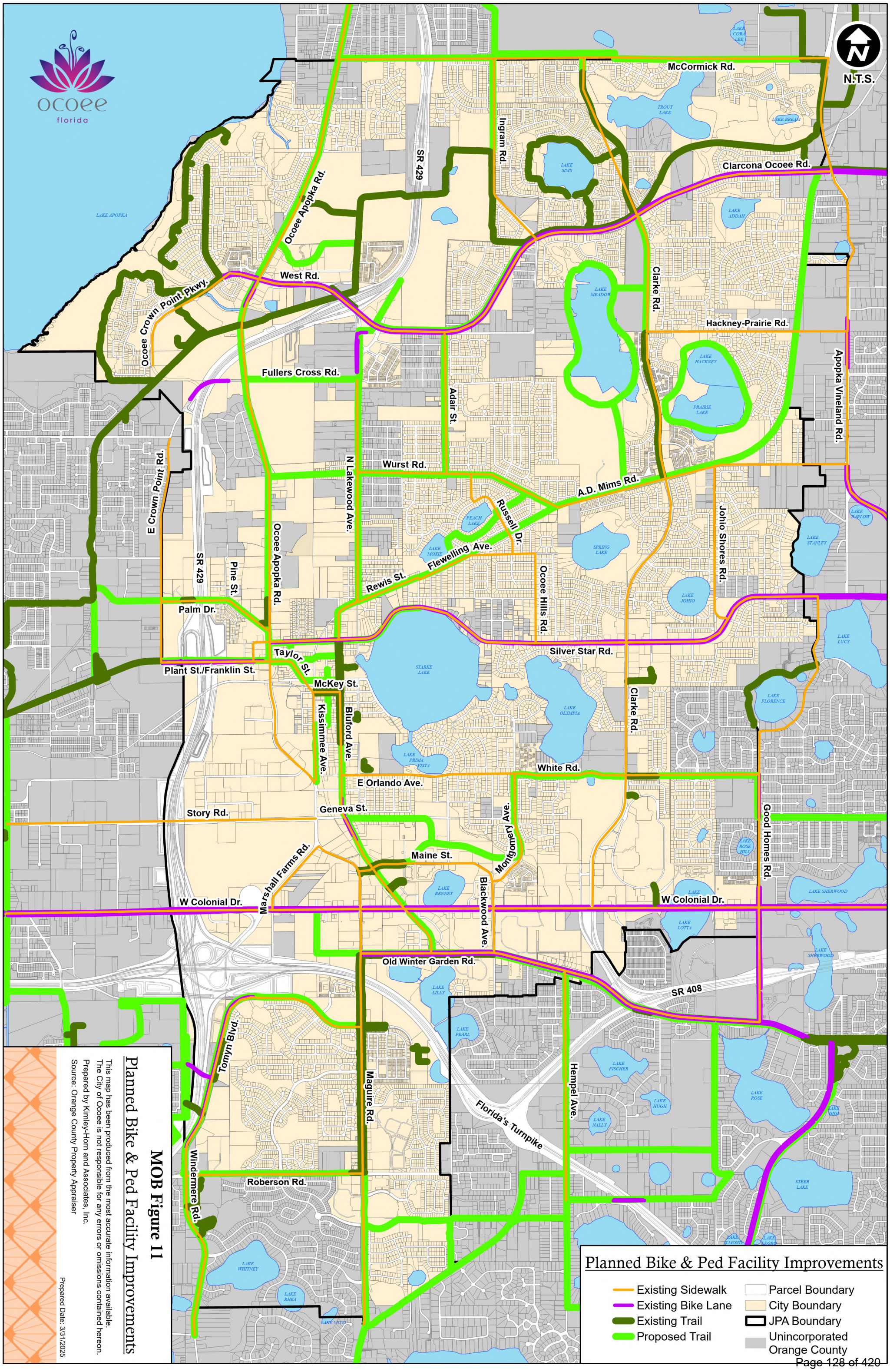
Context Classification

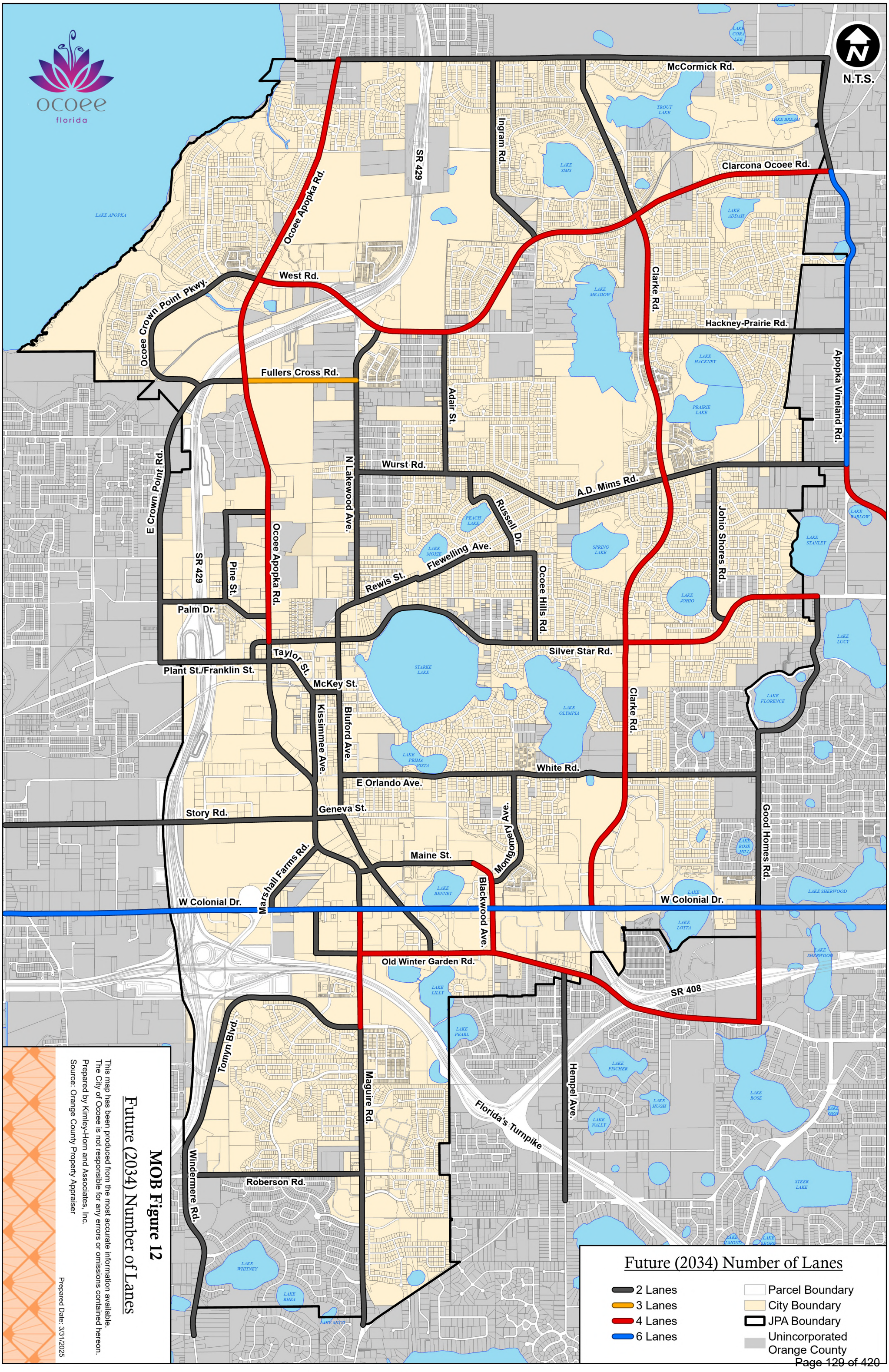
- C4: Urban General
- C3C: Suburban Commercial
- C3R: Suburban Residential
- Parcel Boundary
- City Boundary
- JPA Boundary
- Unincorporated Orange County

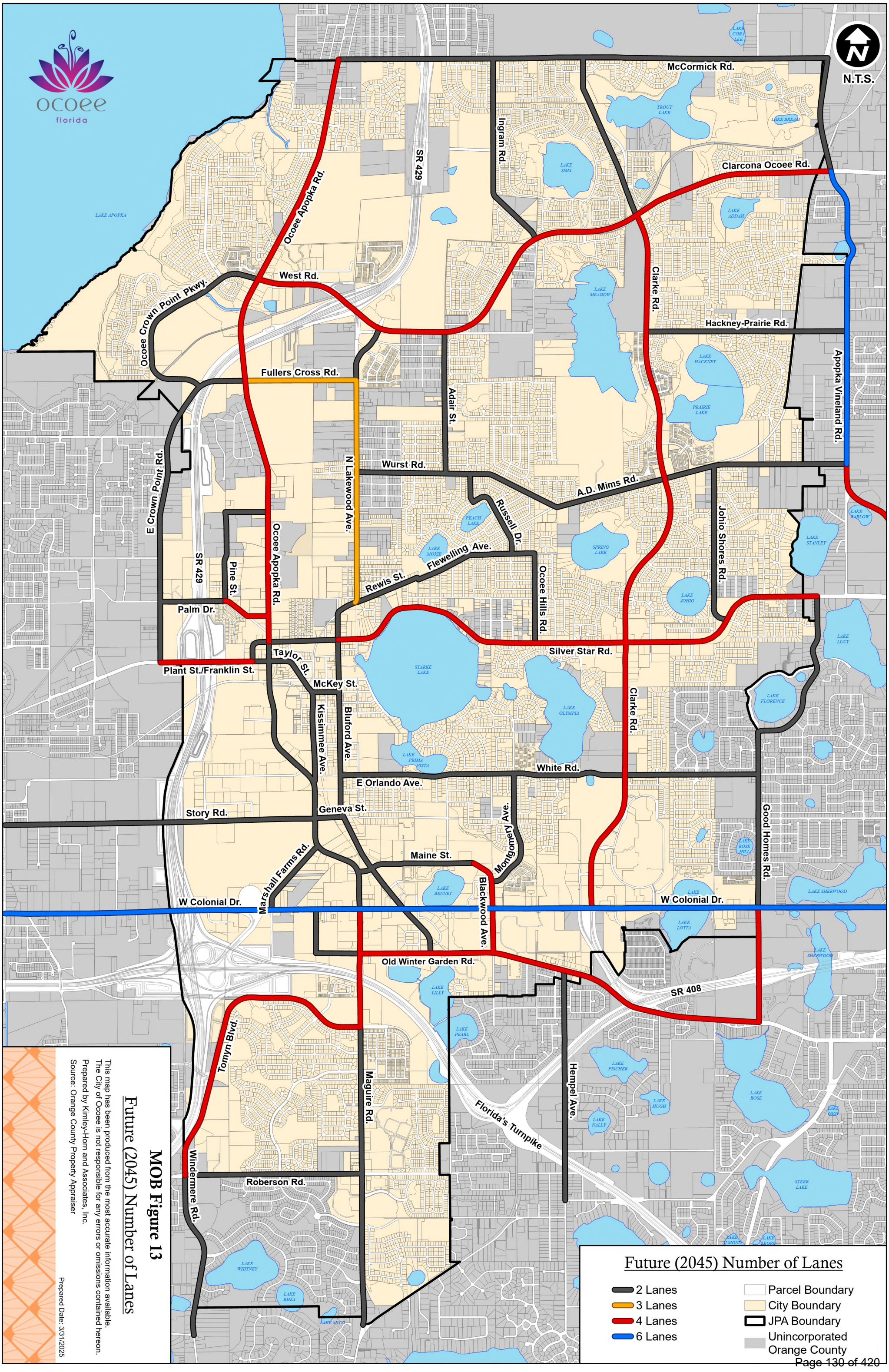

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Maguire Rd.
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LAKE NALLY
Florida's Turnpike
Windermere Rd.
Roberson Rd.
STEER LAKE
LAKE WHITNEY
LAKE RHEA
LAKE MITZI
MOB Figure 8
2023 Roadway Level of Service
This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.
Prepared by Kimley-Horn and Associates, Inc.
Source: Orange County Property Appraiser
Prepared Date: 3/31/2025
2023 Roadway Level of Service
LOS C
LOS D
LOS F
Parcel Boundary
City Boundary
JPA Boundary
Unincorporated Orange County


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N.T.S.
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West Rd.
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Hempel Ave.
Florida's Turnpike
Windermere Rd.
Roberson Rd.
LAKE WHITNEY
LAKE RHEA
LAKE MITZI
STEER LAKE
MOB Figure 9
Transit Service
This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.
Prepared by Kimley-Horn and Associates, Inc.
Source: Orange County Property Appraiser, LYNX
Prepared Date: 3/31/2025
Transit Service
West Oaks Mall SuperStop
Bus Stop
Bus Route 54
Bus Route 105
Bus Route 125
NeighborLink 811
Parcel Boundary
City Boundary
JPA Boundary
Unincorporated Orange County


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N.T.S.
McCormick Rd.
Clarcona Ocoee Rd.
Hackney-Prairie Rd.
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Windermere Rd.
Roberson Rd.
LAKE WHITNEY
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LAKE ALMOND
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MOB Figure 10
Existing Bicycle and Pedestrian Facilities
This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.
Prepared by Kimley-Horn and Associates, Inc.
Source: Orange County Property Appraiser
Prepared Date: 3/31/2025
Existing Bicycle and Pedestrian Facilities
Existing Sidewalk
Existing Bike Lane
Existing Trail
Parcel Boundary
City Boundary
JPA Boundary
Unincorporated Orange County


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N.T.S.
McCormick Rd.
Clarcona Ocoee Rd.
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LAKE HUGH
LAKE NALLY
LAKE ROSE
STEER LAKE
LAKE WHITNEY
LAKE RHEA
LAKE MITZI
MOB Figure 11
Planned Bike & Ped Facility Improvements
This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.
Prepared by Kimley-Horn and Associates, Inc.
Source: Orange County Property Appraiser
Prepared Date: 3/31/2025
Planned Bike & Ped Facility Improvements
Existing Sidewalk
Existing Bike Lane
Existing Trail
Proposed Trail
Parcel Boundary
City Boundary
JPA Boundary
Unincorporated Orange County


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McCormick Rd.
Clarcona Ocoee Rd.
Hackney-Prairie Rd.
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Hempel Ave.
Florida's Turnpike
LAKE FISCHER
LAKE HUGH
LAKE NALLY
LAKE ROSE
STEER LAKE
Windermere Rd.
Roberson Rd.
LAKE WHITNEY
LAKE RHEA
LAKE MITZI
MOB Figure 12
Future (2034) Number of Lanes
This map has been produced from the most accurate information available.
The City of Ocoee is not responsible for any errors or omissions contained hereon.
Prepared by Kimley-Horn and Associates, Inc.
Source: Orange County Property Appraiser
Prepared Date: 3/31/2025
Future (2034) Number of Lanes
2 Lanes
3 Lanes
4 Lanes
6 Lanes
Parcel Boundary
City Boundary
JPA Boundary
Unincorporated Orange County



MOB Figure 13

Future (2045) Number of Lanes

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

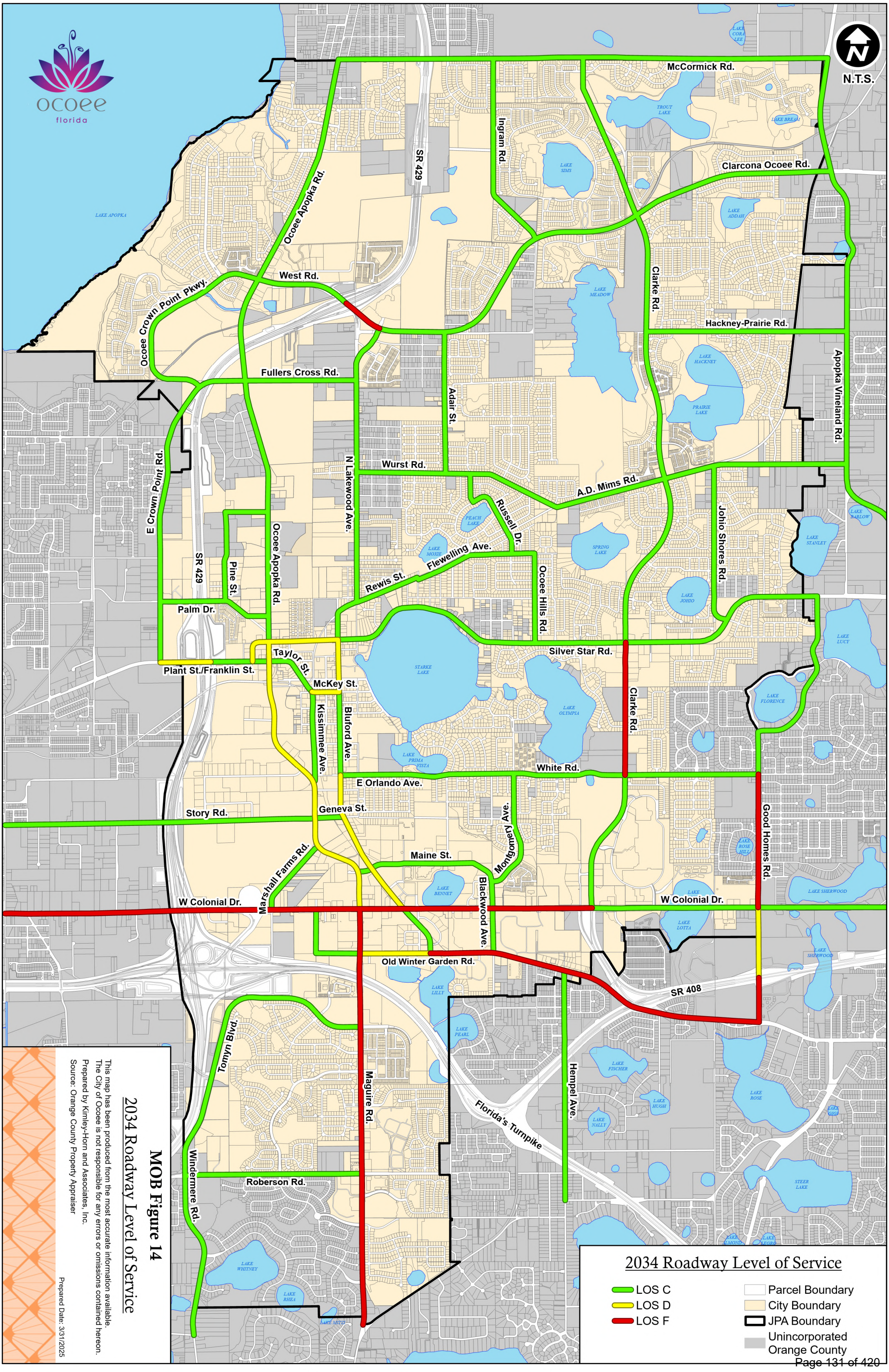
Prepared by Kimley-Horn and Associates, Inc.

Source: Orange County Property Appraiser

Prepared Date: 3/31/2025

Future (2045) Number of Lanes

- 2 Lanes
- 3 Lanes
- 4 Lanes
- 6 Lanes
- Parcel Boundary
- City Boundary
- JPA Boundary
- Unincorporated Orange County



MOB Figure 14

2034 Roadway Level of Service

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

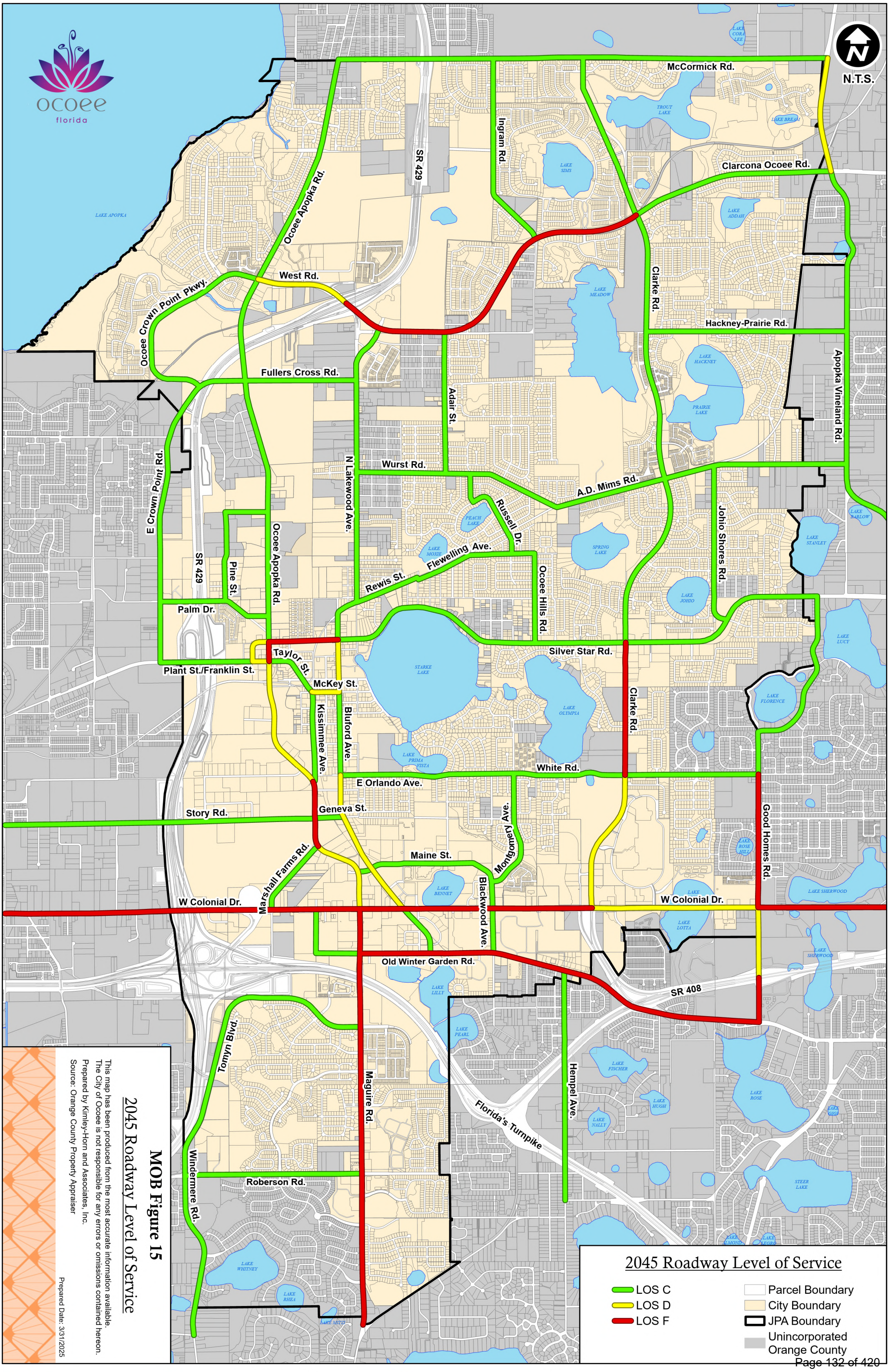
Prepared by Kimley-Horn and Associates, Inc.

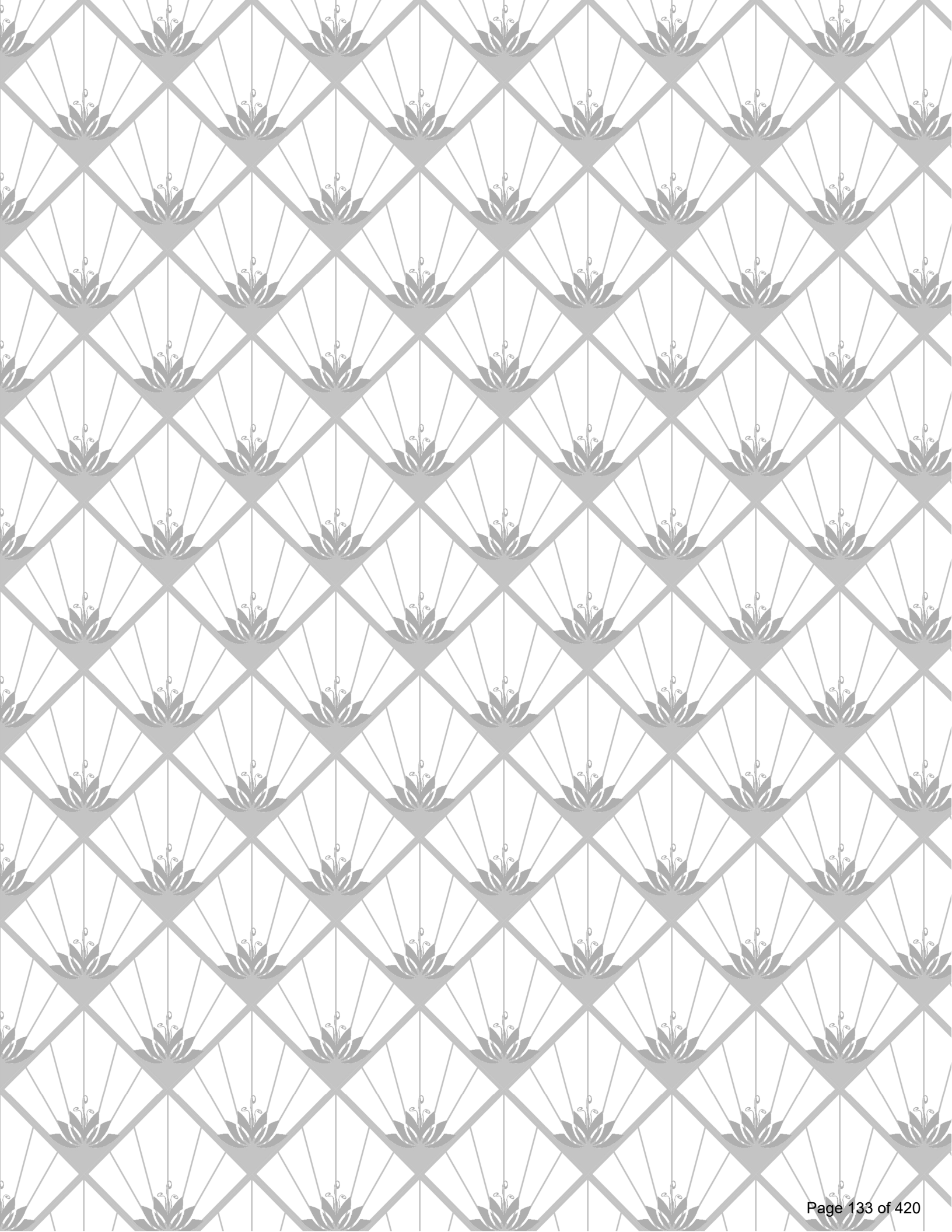
Source: Orange County Property Appraiser

Prepared Date: 3/31/2025

2034 Roadway Level of Service

- LOS C
- LOS D
- LOS F
- Parcel Boundary
- City Boundary
- JPA Boundary
- Unincorporated Orange County


ocoee
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N.T.S.
McCormick Rd.
Clarcona Ocoee Rd.
Hackney-Prairie Rd.
Apopka Vineland Rd.
Ingram Rd.
SR 429
Ocoee Apopka Rd.
West Rd.
Ocoee Crown Point Pkwy.
Fullers Cross Rd.
Adair St.
Clarke Rd.
LAKE APOPKA
LAKE CORA LEE
TROUT LAKE
LAKE BREAM
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Wurst Rd.
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LAKE HUGH
LAKE NALLY
LAKE ROSE
Florida's Turnpike
Hempel Ave.
Tomyn Blvd.
Maguire Rd.
Windermere Rd.
Roberson Rd.
STEER LAKE
LAKE WHITNEY
LAKE RHEA
LAKE MITZI
MOB Figure 15
2045 Roadway Level of Service
This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.
Prepared by Kimley-Horn and Associates, Inc.
Source: Orange County Property Appraiser
Prepared Date: 3/31/2025
2045 Roadway Level of Service
LOS C
LOS D
LOS F
Parcel Boundary
City Boundary
JPA Boundary
Unincorporated Orange County







Environment-Friendly, Resilient & Sustainable

Conservation Element

Chapter

5

CONSERVATION ELEMENT

CON GOAL: CONSERVE THE CITY'S NATURAL RESOURCES. THE CITY SHALL PROTECT ITS NATURAL RESOURCES THROUGH THE PRESERVATION, REHABILITATION, AND CONSTRUCTION OF NATURAL AND ARTIFICIAL ECOSYSTEMS THAT WILL PROTECT HUMAN AND ENVIRONMENTAL HEALTH, SURFACE WATER, GROUNDWATER, AND AMBIENT AIR QUALITY, SURFACE WATER AND GROUND WATER AVAILABILITY AND ACCESS, SENSITIVE LANDS, ENDANGERED SPECIES, SPECIES OF CONCERN, AND SPECIES BIODIVERSITY, AND SUPPORT A SAFE, HEALTHY, AND THRIVING COMMUNITY.

CON Objective 1 - Minimize Development Impacts: The City shall promote green development initiatives and Low Impact Development through the implementation of the Land Development Code to conserve energy and protect the City's natural resources through energy-efficient and sustainable construction practices and projects that minimize air, water, noise, and light pollution during the construction process, and for the life of the building or structure.

CON Policy 1.1: The City shall increase night sky access, improve nighttime visibility, and reduce the consequences of development on wildlife and people by limiting backlighting, uplighting, and glare. The Land Development Code shall define and establish guidelines for acceptable lighting based on the Illuminating Engineering Society (IES) TM-15-11, Addendum A.

CON Policy 1.2: The City shall minimize water demand.

CON Policy 1.2.a: The City shall enforce the water conservation measures described in the Infrastructure Element and Chapter 175 - WATER CONSERVATION FOR LANDSCAPE IRRIGATION, IRRIGATION SYSTEM DESIGN AND INSTALLATION STANDARDS, AND EFFICIENT PLUMBING REQUIREMENTS of the City of Ocoee's Code of Ordinances.

CON Policy 1.2.b: Through implementing Best Management Practices described under Chapter 25 of the City's Code of Ordinances, developments shall demonstrate a reduction in outdoor water consumption by a minimum of fifty (50) percent compared to the baseline for a site's peak watering month as calculated by the Environmental Protection Agency (EPA) WaterSense Water Budget Tool. A minimum of thirty (30) percent of the reduction must be achieved through plant species selection and irrigation system efficiency. Additional reductions beyond thirty (30) percent may be achieved using any combination of efficiency, alternative water sources, and smart scheduling technologies.

CON Table 1: Baseline water consumption of fixtures and fittings

Fixture or Fitting	Baseline (IP Units)
Toilet*	1.6 gpf
Urinal*	1.0 gpf
Public lavatory (restroom) faucet	0.5 gpm at 60 psi all others except private applications
Private lavatory faucets	2.2 gpm at 60 psi
Kitchen faucet (excluding faucets used exclusively for filling operation)	2.2 gpm at 60 psi
Showerhead*	2.5 gpm at 80 psi per shower stall

*WaterSense label available for this product type

CON Policy 1.2.c: Through implementing Best Management Practices established under Chapter 25 of the City's Code of Ordinances, developments shall, at a minimum, minimize indoor water consumption by twenty (20) percent from the baseline water consumption of fixtures and fittings listed in CON Table 1. Baseline water consumption of fixtures and fittings.

CON Policy 1.2.d: Through implementing Best Management Practices established under Chapter 25 of the City's Code of Ordinances, developments shall ensure that requirements of appliances listed in CON Table 2 Standards for appliances.

CON Table 2: Standards for Appliances

Kitchen Equipment		**Requirement (IP units)**
Dishwasher	Under-counter	≤ 1.6 gal/rack
	Stationary, single tank, door	≤1.4 gal/rack
	Single tank, conveyor	≤ 1.0 gal/rack
	Multiple tank, conveyor	≤ 0.9 gal/rack
	Flight Machine	≤ 180 gal/hour
Food Steamer	Batch	≤ 6 gal/hour/pan
	Cook-to-order	≤ 10 gal/hour/pan
Combination Oven	Countertop or stand	≤ 3.5 gal/hour/pan
	Roll-in	≤ 3.5 gal/hour/pan

CON Policy 1.2.e: Consumption of water shall be prioritized by water quality as described in the Infrastructure Element.

CON Policy 1.2.f: The City may educate residents on the water metering services provided by the City that can help them reduce their water consumption and save money.

CON Policy 1.3: The City shall adopt and implement energy-efficiency standards within the Land Development Code to support its efforts to reduce excessive energy use and lessen adverse impacts to the City's natural, built, and economic environment.

CON Policy 1.4: Developments and redevelopment are encouraged to reduce reliance on fossil fuel-derived energy sources by incorporating on-site renewable energy systems or grid-source renewable energy technologies and carbon mitigation. Green or renewable energy can be in the form of wind or solar resources, and carbon mitigation options include the purchase of carbon offsets and renewable energy certificates (RECs).

CON Policy 1.5: The City shall minimize the volume or amount of waste that is disposed of in landfills through recycling, salvaging, reuse and donation of debris and other construction materials or byproducts.

CON Policy 1.5.a: The City shall continue providing collection services that pick up and properly dispose of recyclable material for residents within the City.

CON Policy 1.5.b: Development, redevelopment, and infill development activities shall minimize demolition and construction debris and use of virgin materials. Where possible, concrete debris can be reused as the base for roadways, parking lots, and driveways.

CON Policy 1.6: The City will promote the reduction in the release of persistent, bio-accumulative, and toxic chemicals associated with the life cycle of building materials by encouraging developments to:

- Reduce the risk of mercury release, an EPA Priority Pollutants, by reducing the use of mercury-containing products and devices through product substitution, capture, and recycling during the construction phase. Buildings that currently make use of mercury-containing products will be encouraged to develop a plan to safely phase-out and dispose of these products.
- Use products that are a part of a building's permanent installation to have an Environmental Product Declaration (EPD) that conforms to ISO 14025, 14044, 14040

and 21930. If an EPD does not exist, encourage its creation.
- Use of products that are Cradle to Cradle Certified or comply with USGGBC approved building product optimization criteria, or do not contain any GreenScreen Benchmark 1 hazards or ingredients listed on the REACH Authorization or Candidate list or are products that comply with USGGBC approved building product optimization criteria.
- Reduce the risk of lead, copper, and cadmium release by encouraging substitutes for material that are manufactured with these metals when possible.
- Use a minimum of three (3) material categories that are free of volatile organic compounds (VOCs) by content based on General Emissions Evaluations.

CON Policy 1.7: To protect and preserve natural resources that extend beyond jurisdictional boundaries, the City shall coordinate with Orange County, neighboring jurisdictions and regional, state, and federal agencies to cooperatively support the protection of these natural resources.

CON Policy 1.8: The City shall require all developments to perform, or if already available provide, a Phase I Environmental Site Assessment (ESA) conducted by a qualified professional, such as a professional engineer or professional geologist. The ESA results shall be submitted to the City as part of the site plan application packet.

CON Policy 1.9: The City shall require, at a minimum, all developments to perform a Phase II Environmental Site Assessment on brownfields, and sites that have Recognized Environmental Conditions (RECs) identified by a Phase I ESA, prior to development.

CON Policy 1.10: The City shall establish an Urban Forest Management Plan (UFMP) which shall include a Canopy Action Plan and Urban Forest Maintenance Plan and shall include the following strategies:

CON Policy 1.10.a: The City shall continue the preservation of existing woodlands and encourage the renewal of Urban woodlands.

CON Policy 1.10.b: The City shall work towards increasing the urban tree canopy coverage to 50% within the City by 2045. The City shall utilize the i-Tree Canopy Cover Assessment and Tree Benefits Report 2024 to establish a baseline for tree canopy coverage within the City, which shall be updated every five (5) years to measure progress towards this goal.

CON Policy 1.10.c: The City shall prioritize the use of suitable native trees and native vegetation within degraded streams, wetlands, and lake buffers, and on steep slopes.

CON Policy 1.10.d: The City shall continue its commitment to meeting the requirements for the honorary designation of "Tree City, USA."

CON Policy 1.10.e: Whenever possible the City shall plant street trees in planter strips and tree boxes located along sidewalks within the City right-of-way and City-owned properties to create an aesthetically appealing public realm, provide an effective tree canopy, avoid sidewalk and utility damage, and minimize water consumption.

CON Policy 1.11: The City shall develop and implement land development regulations that include options for natural and artificial urban green spaces, including but not limited to, the use of vegetated roofs to minimize the ecological and environmental losses that accompany development.

CON Policy 1.12: The City shall utilize the soil association classifications within the National Resource Conservation Service in order to determine the development potential of proposed construction sites within the City's corporate limits.

Objective 2 - Water Quality Protection: The City shall protect the availability, accessibility, and the quality of all surface waters, whether publicly or privately owned, and ground water.

CON Policy 2.1: The City shall use the standard of Class III Waters per Rule 62-302.530, F.A.C., as an appropriate index for testing water quality.

CON Policy 2.2: The City shall implement the National Pollution Discharge and Elimination System (NPDES) Outfall and Lake Monitoring programs.

CON Policy 2.3: The City shall participate in the Wekiva Basin Management Action Plan and the Ocklawaha Basin Management Action Plan (BMAP) to identify, and implement when economically feasible, projects that prioritize water quality improvements and protections.

CON Policy 2.4: The City shall regulate development activities in order to protect natural water-cleansing features and reduce or prevent discharge of contaminates from urban and agriculture land uses.

CON Policy 2.4.a: The City shall expand and improve its multiple separate storm sewer system (MS4) as described in the Drainage Element to capture and treat surface water runoff prior to discharging to a water body or infiltrating into a superficial aquifer.

CON Policy 2.4.b: All new development shall be required to meet the stormwater retention and detention requirements set forth in the Drainage Element of this Plan, the City's Land Development Code, and all applicable SJRWMD regulations; the more stringent requirements take precedence.

CON Policy 2.4.c: In order to reduce the pollutant loading into surface waters, the City will promote low impact development stormwater management and the use of natural features in the treatment of stormwater runoff, limit the destruction of native vegetation and/or land clearing with such natural features, provide vegetated open space requirements, and require upland buffers and/or environmental swales surrounding natural features. For the purposes of this policy, natural features shall include City, State, and Federal wetlands and FEMA identified riverine areas.

CON Policy 2.5: The City shall implement measures to reduce the pollution loading to surface waters running into or through the City that discharge to water bodies that are considered to be impaired by the Florida Department of Environmental Protection (FDEP).

CON Policy 2.6: The City shall protect the banks of water bodies and open channel conveyance systems from erosion to prevent the siltation of sediments into water bodies through enforcement of the Land Development Code and Drainage Element.

CON Policy 2.7: The City shall minimize ground water withdrawal through initiatives set forth by the Water and Sewer Sub-Element of the Infrastructure Element, which include, but are not limited to, prioritizing the use of surface waters, stormwaters, and reclaimed waters to reduce the burden of groundwater pumping.

CON Policy 2.8: The City shall restrict fertilizer use and water consumption through the City Code of Ordinances.

CON Policy 2.9: To protect surface waters and groundwaters from contamination that may leach from impacted soils, the City shall require all development sites to conduct a Phase 1 Environmental Site Assessment as described in the ASTM E1527-05. If the site is contaminated, or suspected to be contaminated, the developer shall conduct a Phase II Environmental Site Assessment as described in ASTM E1903-11. If the Phase II soil or groundwater contamination is found to meet or exceed regulatory thresholds, remediation to reduce contamination shall be required consistent with EPA's standards prior to development.

CON Policy 2.10: The City shall protect the aquifer through the adoption and implementation of stringent policies and regulations that function to improve water quality of any waters that naturally or through human action, whether directly or indirectly, infiltrate or discharge into the aquifer.

CON Policy 2.11: The City shall seek opportunities to maximize and protect aquifer recharge by prohibiting land uses in areas of high aquifer recharge area, based on the Florida Forever Needs Analysis Map or newer study, that may negatively impact the aquifer, such as limiting the use and placement of impervious materials in a manner that redirects or modifies the flow of water, or limiting development activities that otherwise significantly limit the natural absorption of water directly into the ground or limiting development activities that pose a high risk of contamination to the aquifer. When development in high recharge areas are unavoidable, such development shall be designed following Best Management Practices that protect the volume and quality of water entering the aquifer, such as clustering or minimizing development footprints away from high recharge areas or placement of passive and active open spaces in these high recharge areas.

CON Objective 3 - Wetland and Floodplain Protection: The City shall protect and conserve its functionally and environmentally significant wetlands, hydric soils, and flood prone areas from physical and hydrological alterations through enforcement of Flood Hazard Avoidance Regulations, directing incompatible land uses away from wetlands, and, where appropriate, creation of one-lot plats and placement of such areas into the Conservation future land use designation.

CON Policy 3.1: The City hereby adopts the CON Figure 1 Designated Wetlands Map, which reflects the summation of those wetlands designated as Conservation on the adopted Future Land Use Map (as of 2023), those wetlands designated as Conservation by Orange County (as of 2023) within the City of Ocoee/Orange County Joint Planning Area (JPA) Agreement, and those properties within the JPA identified by Natural Resource Conservation Service (NRCS) as having soils that exhibit hydric properties. The City shall also evaluate properties that have the potential of containing hydric soils as new developments are submitted for review, to include an environmental site assessment to identify and classify the presence of wetlands, floodplains or hydric soils.

CON Policy 3.2: The City shall coordinate with the U.S Army Corp of Engineers, the Florida Department of Environmental Protections, and the SJRWMD to further the City's efforts towards identifying and protecting wetlands and floodplains located within the city limits, but that are under the jurisdictional authority of these agencies, for the purpose of Identifying conservation areas/corridors where special zoning regulations and performance standards apply.

CON Policy 3.3: Within the Stormwater Master Plan Update as described in the Drainage Element of Chapter 3 of this Comprehensive Plan, the City shall include a section dedicated to the identification, protection,

conservation, and management of areas, such as wetlands, that serve a crucial natural function in managing floods by providing storage areas for excess water during times of high flow.

CON Policy 3.4: Should any portion of the designated wetlands referenced in this Section, and any soil identified by the NRCS as possibly exhibiting hydric qualities, intersect with a developer/applicant, then the City shall require a study of the wetlands by an ecologist, biologist, or similar profession to determine the area and quality of the wetland. If the study indicates the above is valid, then the City will designate the area as a Conservation Area. If it is not found to be a Conservation Area, the land will then be subject to the City's Floodplain regulations.

CON Policy 3.5: The City shall include in the Land Development Code a requirement that any development that contains land meeting the definition of a wetland as defined by the Florida Statues, whether it has been previously identified by the City as such or not, shall conduct a wetland delineation in accordance with current rules and regulations of the Florida Administrative Code. A delineation of the upland wetland boundary shall be established based upon an on-site field survey by a professional biologist, or registered engineer retained by the applicant and coordinated with SJRWMD, the FDEP, and/or the U.S. Army Corps of Engineers. Furthermore, the development shall, through a comprehensive planning process, identify the types, values, function, size, and conditions, and specific locations of the wetlands on the site.

CON Policy 3.5.a: As a habitat protection measure, a nonstructural water quality control measure, and a flood resiliency measure, the City shall continue to utilize standards and guidelines through the Land Development Code to protect wetlands under the regulatory jurisdiction of the City, State, and Federal governments, including:

- Preventing excavation or filling within wetlands unless the City Commission finds, on the basis of reasonable evidence, that there are no alternatives to filling,
- Where disturbance is permitted, requiring a two-for-one (2:1) replacement of area and maintenance of proximal locational relationship and functionality to the maximum extent possible, and enforcement of alternative mitigation requirements, if necessary,
- Where a two-for-one (2:1) replacement of wetland area is required, the priority of replacement location in descending order is:
  (a) within the project boundaries;
  (b) within the hydrologic unit code (HUC) 14 sub watershed;
  (c) within the City;
  (d) within the HUC 12 sub watershed;
  (e) within HUC 10 watershed; and
  (f) within HUC 8 sub-basin,
- Preserving existing native plant communities surrounding a wetland to a minimum of 25 feet. If no existing native plant community exists, the minimum buffer shall be at least 15 feet, but shall average at least 25 feet if supplemented with suitable, native and non-invasive plant species.
- Prohibiting the placement of septic tanks in wetlands and flood prone areas and adhering to all other requirements set forth dictating On-site Sewage Treatment and Disposal Systems (OSTDS) described by the Infrastructure Element and the Engineering Standards Manual (ESM); on-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

- Continuing to direct development away from wetland and wetland transition areas.
- For developments located directly upland of a wetland, ensuring that predevelopment water flow (rate, magnitude, frequency, duration, timing, and quality), to the maximum extent possible, is maintained to preserve a healthy wetland ecosystem during any modification of development,
- Ensuring that managed wetlands conform to standards included in the Comprehensive Plan and Land Development Code, and
- Transferring development rights, where appropriate, to protect Conservation Areas or wetlands.

CON Policy 3.6: The City shall provide opportunities to annex property within the Ocoee Joint Planning Area (JPA) into the City in order to maintain the size and integrity of wetlands and minimize wetland degradation through gradual isolation.

CON Policy 3.7: The City shall protect the natural functions of the 100-year floodplains and flood prone areas prescribed by FEMA, Orange County, and City Floodplain Management Regulations in order to maintain their flood-carrying and flood storage capacities.

CON Policy 3.7.a: The City shall continue to implement the provisions of the Floodplain Management and Natural Resources Ordinances.

CON Policy 3.7.b: Prevention of excavation, fill, construction, substantial improvements, and other development within the Floodway and 100-year Floodplain.

CON Policy 3.7.c: If intrusion into the 100-year Floodplain cannot be avoided, substantial evidence shall be provided that demonstrates:

- That no practical alternatives exist,
- The intrusion shall not increase the flood hazard on other property
- Must meet compensatory storage requirements of the Drainage Element and ESM
- Submittal of a CLOMR-F to be approved by FEMA and submitted to the City prior to development and a LOMR-F approved by FEMA and submitted to the City prior to construction.

CON Policy 3.7.d: The City shall regulate Future Development utilizing the stormwater Level of Service standards identified in the Drainage Element and floodplain management practices as prescribed in the Engineering Standards Manual (ESM). The ESM regulations are consistent with, or better than, the policies and regulations of the NFIP.

CON Policy 3.7.e: Future development, as defined by the Ocoee Land Development Code, shall not occur within 15 feet of an approved 100-year floodplain elevation and the average buffer between development and an approved 100-year floodplain elevation shall not be less than 25 feet except where exempt by State Statute or in cases where offsetting on-site environmental mitigation or enhancement of these areas is demonstrated to improve natural function or to provide low-impact uses or recreational amenities, that are permitted by the NFIP, which encourage enjoyment of such areas.

CON Policy 3.7.f: Limited low-impact and passive recreational development as defined by the Ocoee Land Development Code may be permitted at the City's discretion within portions of the 100-year floodplain, which are situated above the

normal high-water level of lakes, streams, and flood prone areas and are at least 25 feet upland of any jurisdictional wetland area. Types of uses may be permitted on a case-by-case basis include landscaping, passive open space area, park benches, pedestrian/bicycle/multi-use trails, open play fields, covered shelters, picnic tables, play courts, and similar uses where no reduction of flood storage capacity has been demonstrated.

CON Policy 3.7.g: The City shall prohibit channelization in special flood hazard areas without base flood elevations, or in special flood hazard areas with base flood elevations but without floodway designations within the Ocoee JPA and utilize BMPs for top of bank management.

Policy 3.7.h: To the extent practicable, the City shall protect drainageways through minimized disturbance and channelization by adopting standards to protect drainageways, including top of bank setbacks and special piping considerations as detailed in the Floodplain Management Ordinance.

CON Policy 3.8: Developments in the flood prone areas which were built before the City entered into the Federal Emergency Management Agency (FEMA) program are considered legally non-conforming structures. Such developments are exempt from conforming to policy updates until the substantial damage or substantial improvements (SDSI) thresholds are met, as defined in the Floodplain Management Ordinance, at which point compliance to the current Floodplain Ordinance must be met.

CON Policy 3.9: The City will continue to participate in the FEMA program, adhere to regulations set forth by the National Flood Insurance Program (NFIP), and maintain its participation with the Community Rating System (CRS). The City will enforce new floodplain elevations as established by FEMA in the review of proposed development and, for existing development, will enforce the non-conforming uses regulations as described in the Floodplain Management Ordinance.

CON Policy 3.10: The City shall rely upon conservation easements or require dedication of open space areas to the City or other appropriate conservation agency as a tool for preserving floodplain, wetland, and ecologically significant communities. The City shall amend the Land Development Code to provide for the dedication of conservation easements or reservation where the City finds that the dedication is reasonable in order to protect the value and function of the wetland.

CON Policy 3.11: Wetland and floodplain development restrictions shall be administered through the following policies. The City shall adopt land development regulations implementing these policies.

CON Policy 3.11.a: Review Process. The City shall coordinate with the jurisdictional agencies for purposes of rendering legal, equitable, and environmentally sensitive determinations of the development rights to be permitted on such wetlands and/or lands under the jurisdiction of the State or Federal government. The developer of a parcel of environmentally sensitive land shall be responsible for obtaining permits or exemptions of development. In all cases where approval of Federal and/or State Regulatory Agencies is necessary, applicants must provide the City of Ocoee with a complete copy of all permits or permit applications submitted to the Water Management Districts, Florida Department of Environmental Protection, or Army Corps of Engineers, or a statement from the applicant's environmental consultant explaining why no permit is required, before the City can complete its review. Regardless of permitting by the

Federal or State permitting agencies, the City shall reserve the right to determine the appropriate land use, density/intensity, and special mitigation measures including but not limited to, the constriction of culverts or other means.

CON Policy 3.11.b: Burden on the Applicant. The applicant shall bear the burden of proof in determining that development shall not adversely impact wetlands, transitional wetlands, floodplains, and other environmentally fragile natural systems. The applicant shall prove that the type, value, function, size, and condition of the wetland or flood prone area will not be adversely impacted. Such determinations shall be based on physical and biological data obtained from specific site investigations by a biologist, and engineer, or by another professional competent in producing data and analysis necessary to support impact assessments.

CON Policy 3.11.c: Coordination with other Agencies. Orange County as well as representatives of the FDEP, U.S. Army Corps of Engineers, the SJRWMD, or the U.S. Fish and Wildlife Service may be included during the development review process to assist in identifying and delineating wetlands and flood prone areas. Applicants shall have an opportunity to demonstrate that any wetland or floodplain designations within the confines of their property no longer function as defined wetlands or floodplain.

CON Policy 3.11.d: Waiver for Marginal Wetlands if Mitigated. For small, isolated wetlands and floodplains that the developer is providing viable compensatory preserve areas which mitigate against a loss of viable wetland system and/or flood storage, the City may waive the preservation requirements, in and only in, the case of an overriding public interest.

CON Policy 3.11.e: The City of Ocoee shall penalize those responsible for the unauthorized destruction or substantial degradation of wetlands, as identified by the City. All City building permits shall be withheld until the damage is repaired or applicable permits are issued by the appropriate agency. Any violation shall be punishable as described in City Code of Ordinances, including by the assessment of code enforcement fines and recorded liens.

CON Objective 4 - Species and Habitat Protection: The City of Ocoee shall protect endangered species, species of concern, and species biodiversity by regulating development through the implementation of the Land Development Code, in order to minimize impairments to the functionality of vital natural systems, including the protection and conservation of soils, native wetland and vegetative communities, rare upland areas, urban woodlands, tree canopy, historic trees, and other environmentally sensitive lands.

CON Policy 4.1: Within the City of Ocoee, all endangered and threatened species shall be afforded protection by the City through the regulatory authority of the U.S. Fish and Wildlife Service, the Florida Game and Freshwater Fish Commission and the Florida Department of Environmental Protection, as mandated by the federal Endangered Species Act of 1973 and the Florida Endangered and Threatened Species Act of 1977 (s. 372.072, F.S.)

CON Policy 4.2: The City shall require, where appropriate, the utilization of wildlife corridors to provide connectivity between protected wetland systems through transitional uplands. The wildlife corridor shall be defined as during project master plan review and shall be clearly represented on the final approved master plan. The extent (width and

configuration) of such wildlife corridors shall be established on a case-by-case basis, depending on the recommendations of the applicable wildlife agencies, vegetative communities, soil associations, and the likely occurrence of endangered and threatened species and species of special concern and their habitat. The wildlife corridors shall be buffered from the developed portions of the development site using Best Management Practices, and a conservation easement shall be applied to the wildlife corridors, pursuant to Section 704.06, F.S.

CON Policy 4.3: If an Environmental Site Assessment, as described in Policy (above) indicates that Endangered or Threatened Species, or Species of Special Concern are found on site, the City shall require that the applicant work with the appropriate wildlife agencies on appropriate protection measures. Such measures may include preservation, habitat management, species relocation, or incidental taking as authorized by the wildlife agencies. The City shall issue no development approvals that are inconsistent with Federal, State, or local Management Plans.

CON Policy 4.4: The City shall conserve the biologically diverse communities of freshwater wetlands as detailed in this Plan, the Land Development Code, and the Engineering Standards Manual.

CON Policy 4.5: The City's preservation efforts for upland habitats, including threatened and endangered species of plants and animals, and plant and animal species of special concern, shall apply to proposed developments on vacant (undeveloped) sites. The City shall require a tree survey and encourage the preservation of native trees, especially specimen trees, and require the preservation of any protected trees in accordance with its Arbor Code. The site shall be inspected by an ecologist, biologist, or a similar professional for the presence of state and federally protected plant and animal species. Site Surveys shall address the size and distribution of native habitat, wildlife and listed species populations within a proposed development site, and the feasibility and viability of off-site protection and management. The survey shall also address the appropriateness of migration to an acceptable off-site location in the event that on-site migration is shown to be ineffective. Protection of any wildlife and protected habitat will be required as part of the overall development plan submitted for development approval.

CON Policy 4.6: The City shall maintain a GIS record of areas within the City where endangered species, or species of concern, are known to have taken up residence or frequently visit along migratory routes. This record shall be updated annually through cross references with the Florida Department of Environmental Protection Agency, the Fish and Wildlife Services, Audubon Florida, and field surveys.

CON Policy 4.7: The City shall make efforts to preserve and include pollinator friendly landscaping in the natural and built environments throughout the City.

CON Policy 4.8: The City shall use, where appropriate, the planning tool known as "transfer of development rights" to protect or preserve uplands serving as known habitat for endangered and threatened species.

Police CON 4.9: The City shall maintain, throughout the planning period, the most appropriate means of protecting environmentally sensitive lands. Alternative methods shall include acquisition, regulation, and maintenance of City-owned lands, or any combination of the above.

Policy Con 4.10: The City shall collaborate with community leaders to plan education and outreach actives that help residents identify

and understand the unique species and habitats around them, teach residents BMPs that protect and conserve their natural environment, and empower residents to take action at home and as part of their daily routine measures to protect the natural environment.

CON Objective 5 - Air Quality Protection: The City shall support efforts to improve air quality as a means to protect human and environmental health by seeking plans and investments that reduce the release of air toxins, including criteria pollutants, and urban heat island effects, which in turn will help to lessen or mitigate the impacts of changing climate conditions.

CON Policy 5.1: The City shall coordinate with the Environmental Protection Agency, Florida Department of Environmental Protection, Orange County, and Orlando Metroplan to incorporate up-to-date air quality information and best management practices into planning and investment decisions.

CON Policy 5.2: The City shall support federal, state, regional, and local policies intended to protect clean air.

CON Policy 5.3: The City shall pursue strategies to reduce surface level pollution sources, such as reducing the quantity of pollutants released by motor vehicles and development activity.

CON Policy 5.3.a: The City shall prepare a Fleet Management Plan to evaluate the transition of gas and diesel fueled vehicles to electric and alternative fueled vehicles and work towards achieving a fifty (50) percent fleet conversion by 2045.

CON Policy 5.3.b: The City shall prioritize developments that provide electric charging stations and alternative fuel infrastructure within the City to increase public accessibility to electric vehicles and alternative fuel sources.

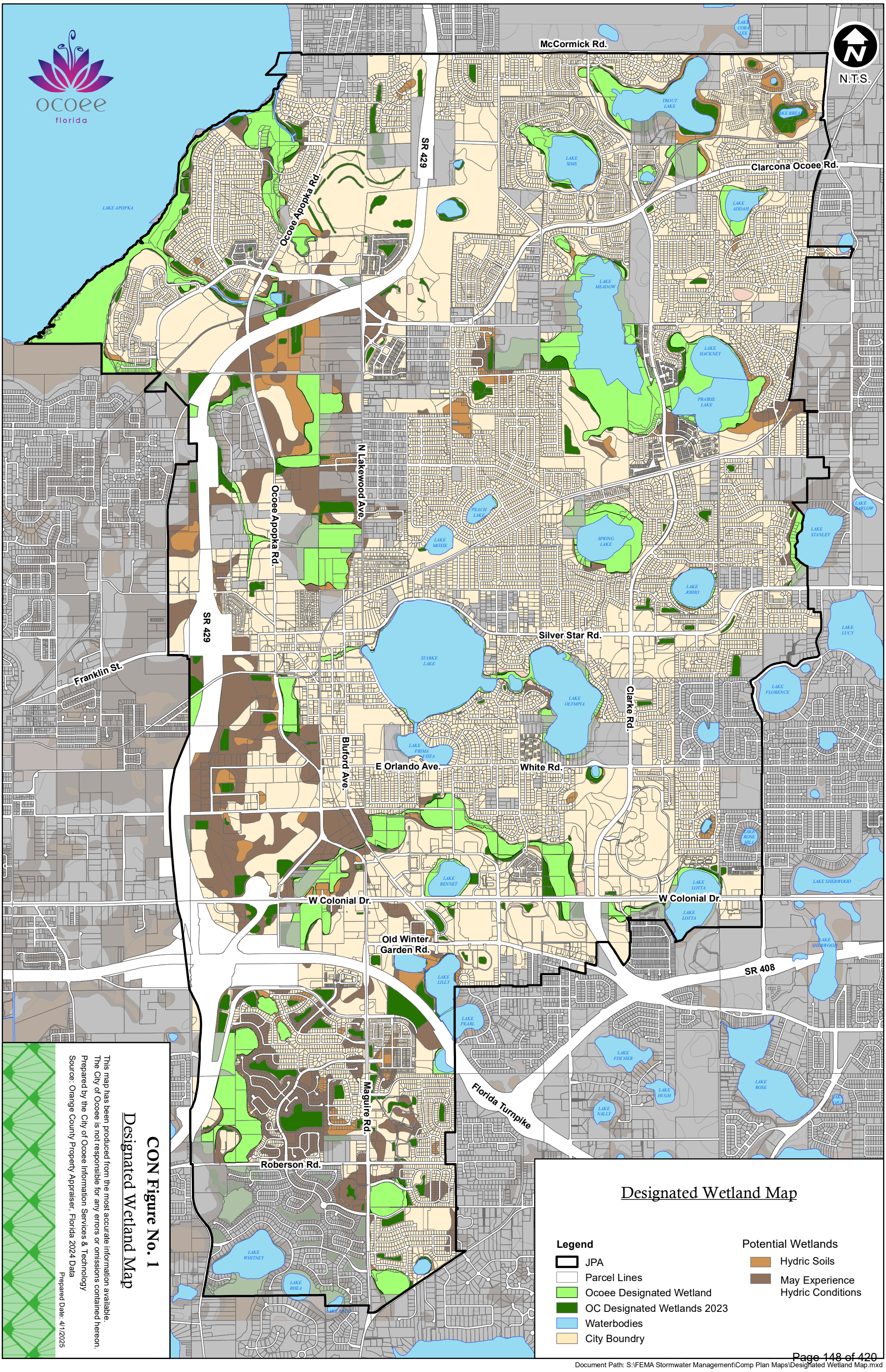
CON Policy 5.3.c: The City shall adopt an EV Vehicle Readiness Ordinance to expand electric vehicle charging abilities throughout the City to serve public mobility needs, serve electric vehicle technologies, improve air quality, and achieve City sustainability goals.

CON Policy 5.3.d: The City shall continue its efforts to improve economic and environmental sustainability and reduce its reliance on gas combustion vehicles.

CON Policy 5.3.e: The City shall reduce air-borne particulate matter by street-sweeping, requiring developments to perform dust abatement activities during construction, requiring hauled material to be covered, prohibiting the burning of solid and yard waste, and implementing other methods that reduce the release of particulate matter.

CON Policy 5.3.f: When a development submits a phased development plan to clear and grub, such clearing and grubbing activities shall occur in sequential order as a means of preventing premature soil erosion and dust entrainment, unless the applicant can demonstrate that clearing and grubbing of later phases, or a portion thereof, is required in order for site work to be performed that is directly related to the independent functionality of earlier phases. All cleared areas with no activity for seven (7) days or more, shall be stabilized, to prevent soil erosion and dust entrainment.

CON Policy 5.4: The City shall protect surface level air quality from degradation and increase the opportunity for surface level pollution removal and heat island reduction.



Document Path: S:\FEMA Stormwater Management\Comp Plan Maps\Designated Wetland Map.mxd

ocoee
florida

N.T.S.

McCormick Rd.
SR 429
Ocoee Apopka Rd.
Clarcona Ocoee Rd.
Clarke Rd.
N Lakewood Ave.
Silver Star Rd.
Franklin St.
Bluford Ave.
E Orlando Ave.
White Rd.
W Colonial Dr.
Old Winter Garden Rd.
SR 408
Maguire Rd.
Florida Turnpike
Roberson Rd.

LAKE APOPKA
TROUT LAKE
LAKE SIMS
LAKE ADDAH
LAKE MEADOW
LAKE HACKNEY
PEACH LAKE
LAKE MOXIE
LAKE JOHIO
LAKE STANLEY
LAKE BARLOW
LAKE LUCY
LAKE FLORENCE
STARKE LAKE
LAKE OLYMPIA
LAKE SHERWOOD
LAKE LOTTA
LAKE LILLY
LAKE PEARL
LAKE FISCHER
LAKE ROSE
LAKE NALLY
LAKE WHITNEY
LAKE RHEA

CON Figure No. 2

Aquifer Recharge Priority

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Aquifer Recharge Priority

Legend

- JPA
- Waterbodies
- City Parks
- Unincorporated Orange County

Florida Forever Conservation needs Assessment: Aquifer Recharge

- Priority 1 (Highest)
- Priority 2
- Priority 3
- Priority 4
- Priority 5
- Priority 6

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McCormick Rd.

N.T.S.

Ocoee Apopka Rd.

SR 429

Clarcona Ocoee Rd.

Clarke Rd.

N Lakewood Ave.

Ocoee Apopka Rd.

SR 429

Silver Star Rd.

Clarke Rd.

Franklin St.

McKey St.

Bluford Ave.

E Orlando Ave.

White Rd.

W Colonial Dr.

W Colonial Dr.

Old Winter Garden Rd.

SR 408

Maguire Rd.

Florida Turnpike

Roberson Rd.

LAKE APOPKA

TROUT LAKE

LAKE BREAM

LAKE SIMS

LAKE ADDAH

LAKE MEADOW

LAKE HACKNEY

PRAIRIE LAKE

PEACH LAKE

LAKE MOXIE

SPRING LAKE

LAKE JOHIO

LAKE STANLEY

LAKE BARLOW

LAKE LUCY

STARKE LAKE

LAKE OLYMPIA

LAKE PRIMA VISTA

LAKE FLORENCE

LAKE ROSE HILL

LAKE BENNET

LAKE LOTTA

LAKE SHERWOOD

LAKE LILLY

LAKE PEARL

LAKE FISCHER

LAKE ROSE

LAKE HUGH

LAKE NALLY

LAKE WHITNEY

LAKE RHEA

LAKE IRMA

STEER

CON Figure No. 4

Elevation Map

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Elevation Map

LEGEND

- JPA
- Parcel Lines
- Waterbodies
- City Boundry
- Unincorporated Orange County

Elevation

- 60-FT
- 70-FT
- 80-FT
- 90-FT
- 100-FT
- 110-FT
- 120-FT
- 130-FT
- 140-FT
- 150-FT
- 160-FT
- 170-FT

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ocoee
florida

N.T.S.

McCormick Rd.
Clarcona Ocoee Rd.
SR 429
Ocoee Apopka Rd.
N Lakewood Ave.
Silver Star Rd.
Clarke Rd.
E Orlando Ave.
White Rd.
W Colonial Dr.
Old Winter Garden Rd.
Franklin St.
Bluford Ave.
Maguire Rd.
Florida Turnpike
Roberson Rd.
SR 408

LAKE APOPKA
LAKE CORA LEE
TROUT LAKE
LAKE BREAM
LAKE SIMS
LAKE ADDAH
LAKE MEADOW
LAKE HACKNEY
PRAIRIE LAKE
PEACH LAKE
LAKE MOXIE
SPRING LAKE
LAKE JOHO
LAKE STANLEY
LAKE BARLOW
LAKE LUCY
STARKE LAKE
LAKE OLYMPIA
LAKE FLORENCE
LAKE PRIMA VISTA
LAKE ROSE HILL
LAKE SHERWOOD
LAKE BENNET
LAKE LOTTA
LAKE LILLY
LAKE PEARL
LAKE FISCHER
LAKE WHITNEY
LAKE RHEA
LAKE MITZI

CON Figure No. 3
Soils Base Map

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Soils Base Map

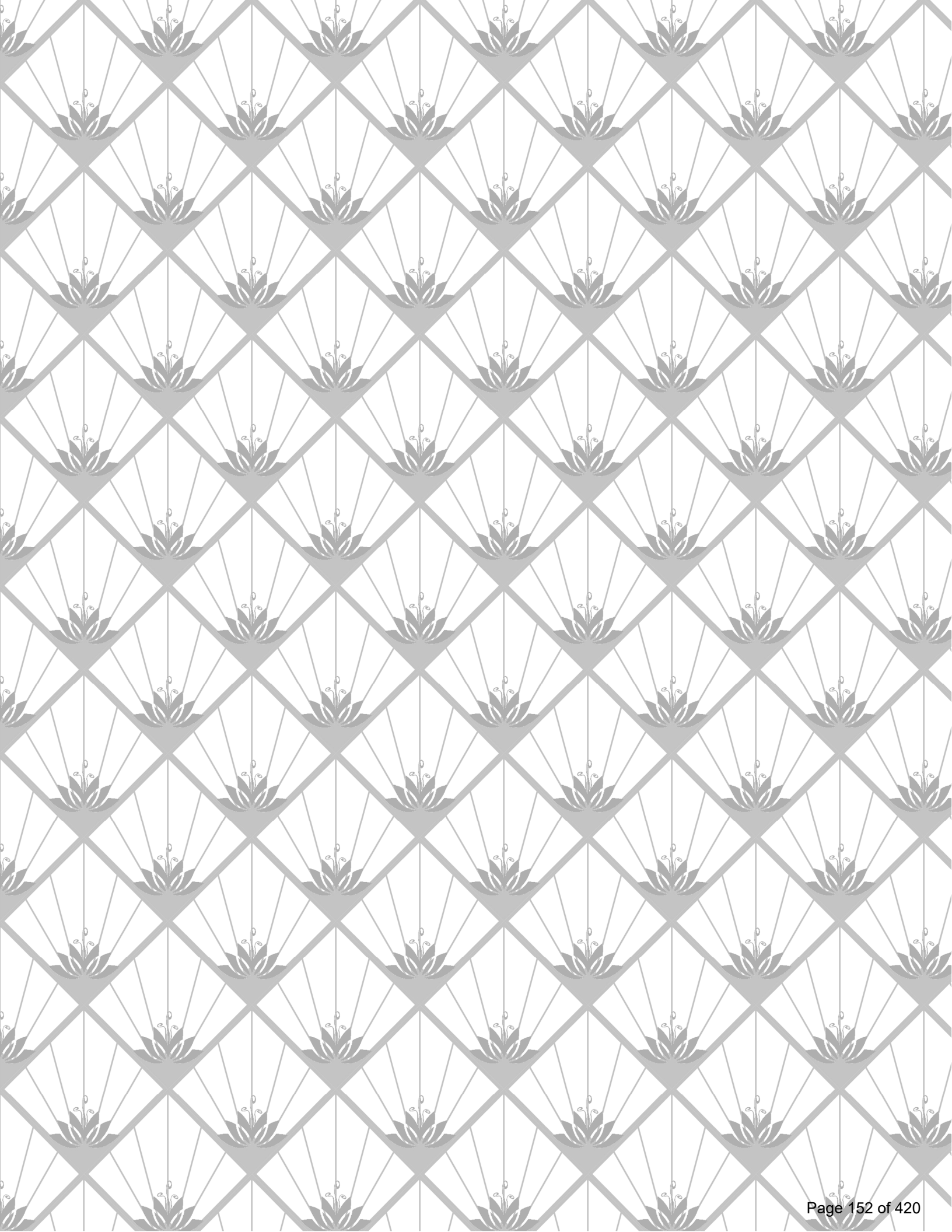
Soils Type

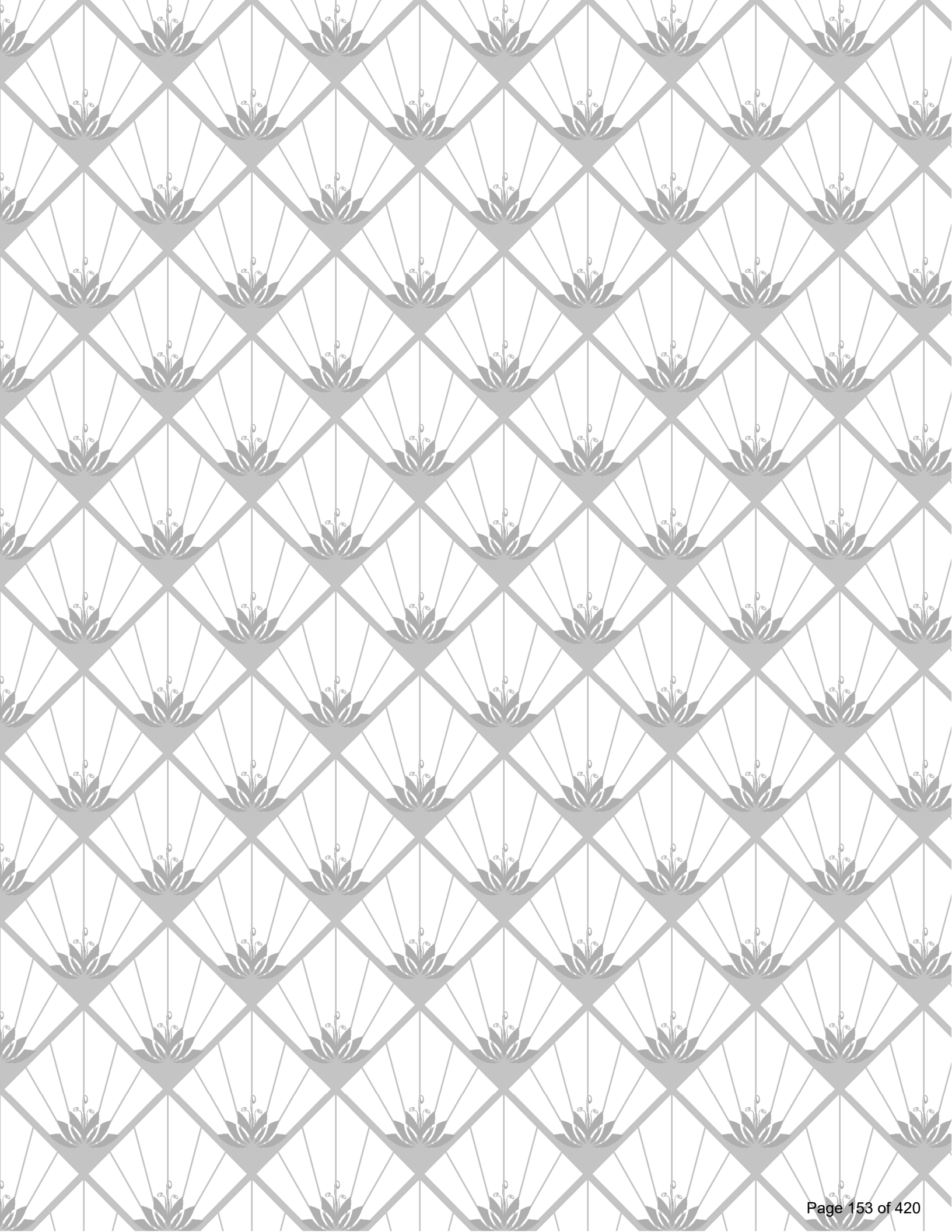
Legend

- JPA
- Waterbodies
- Unincorporated Territory

1, 2, 3, 4, 5, 6, 7, 8, 10, 15, 17, 20, 21, 22, 24, 26, 27, 28, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 50, 51, 52, 53, 54, 55, 99

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CITY HALL
OCOEE
2022



Responsible, Accessible & Open Governance

Public School Facilities Element

Intergovernmental Coord. Element

Capital Improvements Element

Private Property Rights

Chapter

6

PUBLIC SCHOOLS FACILITIES ELEMENT

PSF GOAL: THE CITY SHALL CONTINUE TO COORDINATE WITH ORANGE COUNTY PUBLIC SCHOOLS AND OTHER JURISDICTIONS TO FACILITATE THE QUALITY AND FUTURE AVAILABILITY OF PUBLIC SCHOOL FACILITIES AND ENSURE SUPERIOR EDUCATIONAL OPPORTUNITIES TO SERVE CURRENT AND FUTURE RESIDENTS, WHICH IN TURN ENCOURAGES ECONOMIC GROWTH FOR INDIVIDUALS, FAMILIES AND COMMUNITIES IN OCOEE AND ORANGE COUNTY.

PSF Objective 1 - Conformance with School Concurrency and Interlocal Agreement: The City will continue to coordinate with Orange County Public Schools (OCPS) to implement school concurrency through the approved Interlocal Agreement (ILA) for public school facility planning, to share information necessary to maintain the adopted Level of Service standard for public schools and to ensure adequate classroom capacity to accommodate the impacts of new residential development throughout the planning process in order to reduce, prevent, or eliminate over-crowded classrooms and school facilities.

PSF Policy 1.1 The City shall coordinate with Orange County Public Schools to implement a Concurrency Management System, which shall include standards and procedures to ensure that new residential development complies with the Level of Service (LOS) Standards provided in the interlocal agreement between OCPS and the City. The LOS by school type shall be as follows:

- Elementary and K - 8 School LOS - 110% of Adjusted FISH Capacity
- Middle School and High School LOS – 100% of Adjusted FISH Capacity

PSF Policy 1.2: OCPS, in conjunction with the City, shall adopt and annually update school Concurrency Service Areas (CSAs), which will be used to evaluate the capacity of schools available to accommodate students generated by a proposed development. The adopted LOS must be achieved in all CSAs, except where improvements needed to achieve adequate classroom capacity are specifically identified in the OCPS ten (10) year District Capital Outlay Plan (DCOP). CSA boundary adjustments may be made to ensure that the utilization of school capacity is maximized to the greatest extent possible and shall take into account transportation costs, court approved desegregation plans, and other factors.

PSF Policy 1.3: The City and OCPS shall develop and maintain throughout the planning period a joint process for the implementation of School Concurrency as provided for in the adopted interlocal agreement.

PSF Policy 1.3.a: When reviewing a developer-initiated Comprehensive Plan amendment or rezoning that would increase residential density on property, the City shall seek input from OCPS as to whether sufficient school capacity will exist concurrently with the development. If OCPS indicates there is insufficient capacity in the affected schools, the City may take into consideration the severity of the overcrowding and timing of the availability of the needed capacity to accommodate the proposed development when deciding whether to approve or deny the requested Comprehensive Plan amendment or rezoning.

PSF Policy 1.3.b: The City will determine if a development is vested or exempt from school concurrency. Unless the development is determined to be vested or exempt from concurrency, the City shall not approve a residential site plan, plat, or its functional equivalent,

until a concurrency determination has been conducted by OCPS and a Concurrency Certificate has been issued for the development consistent with the provisions of the adopted interlocal agreement.

PSF Policy 1.3.c: School concurrency shall not apply to property within a development of regional impact (DRI) for which a Development Order was issued prior to July 1, 2005, or for which a DRI application was submitted prior to May 1, 2005, unless the developer elects otherwise or unless the developer files a Notice of Proposed Change (NOPC) and/or Substantial Deviation to increase the total number of residential dwelling units.

PSF Policy 1.3.d: Any residential development that creates an impact of less than one (1) student shall be considered *de minimis* and therefore exempt from school capacity review. For the purposes of school concurrency, a single-family dwelling unit shall be defined as one dwelling unit designed for occupancy by one family and not attached to any surrounding dwelling unit. A multi-family dwelling unit shall be defined as a building containing more than one dwelling unit, a dwelling unit attached to one or more other dwelling units, or a mobile home.

PSF Policy 1.4: Where adequate school facilities will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, or the functional equivalent, the City shall not deny an application for site plan approval, final subdivision approval, or the functional equivalent thereof, for any development, or phase of a development, that includes residential uses, based solely on failure to achieve and maintain the adopted LOS in a CSA.

PSF Objective 2 - Alternative Mitigation: Where the adopted school level of service cannot be met, the City shall allow for mitigation alternatives, developed in conjunction with OCPS, that are financially feasible and will serve to maintain the adopted level of service standard consistent with the OCPS Work Program. Should adopted LOS not be achieved and an alternative mitigation option is not available, the City may postpone a proposed development until such time that LOS can be achieved or school capacity is created.

PSF Policy 2.1: Upon completion of an OCPS Concurrency Review, a development that fails to meet LOS requirements may be postponed until adequate public school capacity is created.

PSF Policy 2.1.a: A development shall be deemed to meet concurrency if there is sufficient capacity in the Concurrency Service Area ("CSA") where the development is located or where sufficient capacity exists in one or more contiguous CSAs, so long as the LOS in the adjacent zone does not exceed 95% of the adopted LOS, and when the LOS for the specific school type, when considered district-wide, does not exceed 100% of capacity on a district-wide basis for the school type, and approval of the development does not result in a violation of a court ordered desegregation order.

PSF Policy 2.1.b: Proportionate share, when used for mitigation, shall be calculated based on the number of elementary, middle and high school students generated by the development at build out. As provided for in the adopted interlocal agreement, proportionate share shall be calculated based on reasonable methods of estimating cost of school construction, including the cost of land, equipment,

school buses, and where appropriate, temporary classroom space needed to house students generated by the development while permanent space is being constructed. A Proportionate Share contribution toward the construction of schools must be identified in the adopted ten (10) year District Capital Outlay Plan (the "DCOP").

PSF Policy 2.1.c: Proportionate Share Mitigation may include payments of money, construction of schools, donations of land, expansion of permanent capacity of existing school campuses, payment of funds necessary to advance schools contained in the ten (10) year DCOP, establishment of charter schools that meet State Requirements for Educational Facilities (SREF) standards, payments into mitigation banks, establishment of an Educational Facilities Benefit District, Community Development District, or other methods as may be negotiated between the developer and OCPS and, as appropriate, the City.

PSF Policy 2.1.d: Any of the Proportionate Share options that are utilized by developers as mitigation are eligible for school impact fee credits as provided for in Florida law.

PSF Policy 2.2: Prior to June 1st of each year, OCPS shall coordinate with the City to develop a financially feasible Ten (10) Year District Capital Outlay Plan (DCOP) for review and approval by the OCPS Board and adoption into the Capital Improvements Element for the City.

PSF Policy 2.2.a: The 10-Year DCOP shall include all capital projects which increase the capacity of public schools within the City and address the deficiencies necessary to maintain or improve LOS and shall be reviewed annually, by OCPS in conjunction with the City, to determine the projected capacity, projected enrollment, and LOS for each school and CSA within the City.

PSF Policy 2.2.b: The City shall review and incorporate the OCPS adopted CSAs, adopted LOS and enrollment projections into the annual update of the City's CIE to ensure that the CIE continues to be financially feasible and that the LOS will be achieved.

PSF Policy 2.2.c: In accordance with F.S. 163.3180(6), F.S., the City adopts a long-term school concurrency management system for areas where significant backlog exists.

PSF Objective 3 - School Facilities Planning: To maintain a high-quality educational system for current and future residents, the City will coordinate with OCPS, in accordance with the Interlocal Agreement, to identify existing deficiencies and future needs, evaluate the School Board's Ten-Year District Capital Outlay Plan (DCOP) and develop plans, programs and strategies to ensure adopted LOS standards for schools are maintained.

PSF Policy 3.1: Pursuant to the adopted Interlocal Agreement, a Technical Planning Committee comprised of representatives from the City, other Orange County Municipalities, OCPS, and the East Central Florida Regional Planning Council shall be established to discuss issues of mutual concern. OCPS shall be responsible for making meeting arrangements, providing notification and maintaining a written summary of meeting actions.

PSF Policy 3.2: The OCPS Technical Planning Committee shall meet quarterly, or as needed, to discuss issues and formulate recommendations regarding coordination of land use and school facilities. Specific areas

addressed by the committee shall include:

- Short and long-range planning, population and student projections, and future development trends,
- Co-location and joint-use opportunities, and ancillary infrastructure improvements needed to support the school facilities and ensure safe student access to schools, including embedding schools in residential neighborhoods so that children may safely walk and ride bicycles to and from school, which reduces motorist traffic,
- Planning for needed supporting infrastructure for schools such as utilities, roads, sidewalks, and other supporting infrastructure,
- The need for new schools to meet the adopted LOS within the adopted CSAs and the coordination of annual revisions to the five (5) year and ten (10) year District Capital Outlay Plan, and
- Update of the City Capital Improvements Element for inclusion in the City's Comprehensive Plan.

PSF Policy 3.3: The City shall provide an update of approved developments, phases of development and estimated build out by phase to the OCPS Planning Department twice per year.

PSF Policy 3.4: The City shall review OCPS generated future enrollment and growth projections on an annual basis and provide input to the OCPS Planning Department.

PSF Policy 3.5: Throughout the planning period, the City and OCPS shall coordinate the siting of new public schools to ensure public school facilities are located to address the needs of future residential development, are coordinated with necessary services and infrastructure development, provide for safe learning environments, and are consistent with the City's adopted Future Land Use Map and with the other provisions of the Comprehensive Plan.

PSF Policy 3.5.a: Applications for Future Land Use Map amendments, rezonings, conditional use/special exceptions and site plans for schools shall be given priority status. OCPS shall not be required to pay application fees or impact fees for the development of public school facilities, provided, however, OCPS shall not be exempt from payment of capital connection fees for water and wastewater.

PSF Policy 3.5.b: The City shall protect existing schools from the intrusion of incompatible land uses through the development review process. Conversely, the City shall provide protection to existing residential neighborhoods through the development review process as new schools or school renovations and/or expansions are proposed.

PSF Policy 3.5.c: In an effort to enhance local communities and neighborhoods, the City will participate with OCPS in the school siting, design, and development process so that the school serves as a focal point for the community and is compatible with the Future Land Use Map and with land uses surrounding proposed school sites.

PSF Policy 3.5.d: Where feasible, OCPS and the City shall work jointly to co-locate public facilities such as parks, libraries, and community centers with public schools. Where such co-location occurs, both entities shall establish an

ongoing management relationship via written agreement that permits the school's use of the public facilities and the public's use of school facilities for community meetings and sports activities.

PSF Policy 3.5.e: In accordance with Section 1006.23, Florida Statutes, and as funding permits, the City shall provide construction of sidewalks along roadways and trails connecting neighborhoods that are within two (2) miles of schools to the school facility. OCPS shall be responsible for the construction of sidewalks and trails on school property and shall provide connections to existing and future sidewalks and trails identified by the City.

Policy 3.5.f: Turn lanes and signalization shall be provided at school entrances and at other locations near schools, where warranted, to provide safe access to students and the public. Responsibility for construction of school-related signalization and road construction at school entrances shall be the responsibility of OCPS.

PSF Policy 3.6: OCPS shall coordinate with the City in the construction of new public school facilities and in rehabilitation of existing public school facilities to serve as emergency shelters as required by Section 1013.372, Florida Statutes.

PSF Objective 4 - Continuing Education Facilities: The City shall encourage partnerships that facilitate availability and opportunities for educational facilities which in turn will foster economic growth and provide for a trained and stable labor force to stimulate higher quality of life.

PSF Policy 4.1: The City will strive to have quality educational opportunities for all residents through collaboration and partnerships among schools, businesses, and other institutions in the community as well as colleges and universities.

PSF Policy 4.2: Working in partnerships with schools and other institutions, the City will support quality curriculum, teaching, mentoring, and hands-on experiences to prepare students to succeed in college, vocations, the ever-changing job market, and in life.

PSF Policy 4.3: The City will update the Land Development Code to include provisions that allow for the logical siting of vocational, trade, industry, and other technical schools near public facilities, services and resources to support reasonable access to these continuing educational opportunities by residents.

INTERGOVERNMENTAL COORDINATION ELEMENT

ICE GOAL: CONTINUE TO IMPROVE INTERGOVERNMENTAL COORDINATION THROUGH THE IMPLEMENTATION OF INTERLOCAL AGREEMENTS AND OTHER FORMAL AND INFORMAL AGREEMENTS TO RESOLVE CONFLICTS REGARDING SCHOOL AND PUBLIC FACILITY SITING, PROBLEM LAND USES, AND ANNEXATION.

ICE Objective 1 - Efficiency of Governance: The City shall continue to coordinate its Comprehensive Plan with the plans of local government agencies providing services but not having regulatory authority over the use of the land, with the Comprehensive Plans of adjacent municipalities and Orange County to reduce and/or eliminate the duplication of services.

ICE Policy 1.1: The Joint Planning Area (JPA) Agreement, as amended, is hereby incorporated, by reference, into the Intergovernmental Coordination Element.

ICE Policy 1.2: The future growth and development patterns of unincorporated properties located within the boundaries of the Joint Planning Area, upon annexation, will be guided by the JPA Agreement and JPA Future Land Use Map (FLUM), unless the JPA FLUM is otherwise amended through a JPA FLUM Amendment approved by both the City and Orange County.

ICE Policy 1.3: The City shall notify Orange County on all annexation, rezoning, de-annexation, Developments of Regional Impact, and Comprehensive Plan text and map and Land Use amendments within ten (10) business days of receipt of the applications or initiation of such action by the City per Section 12, Notices of Certain Applications, of the Joint Planning Area Agreement.

ICE Policy 1.4: The City shall consider requests for voluntary annexation into the City when those lands are contiguous to the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's Comprehensive Plan and the Joint Planning Area (JPA) Agreement. For the purpose of this ICE Policy, an annexation shall be considered a logical extension if it is within the limits of the JPA and meets the requirements of Chapter 171, Florida Statutes. The boundaries of the JPA are illustrated on the Future Land Use Map. Services shall be considered as being properly provided if the existing or planned public facilities can support the land uses and densities proposed in the area to be annexed consistent with the level of service standards set forth in this plan.

ICE Policy 1.5: The City shall continue to coordinate the planning activities mandated by the comprehensive plan with adjacent local governments, school boards, other units of local government providing services but not having regulatory authority over the use of land, the region, and the state.

ICE Policy 1.6: The City will continue to coordinate with the Orange County School Board, the East Central Florida Regional Planning Council, the St. Johns River Water Management District, and State or Federal agencies and any other special districts on projects that fall within their "jurisdictions" or are multi-jurisdictional in nature to identify and resolve any conflicts with the City's Comprehensive Plan, and in turn, amend the plan as needed to ensure coordination.

ICE Policy 1.7: The City shall maintain and revise as necessary the following agreements, including as amended thereto:

- Joint Planning Area Agreement;
- Orange County/City of Ocoee Water Service Territorial Agreement;
- Orange County/City of Ocoee Sewer Territorial Agreement;
- Orange County Utilities/City of Ocoee Reclaimed Water Territorial Agreement;

- Conserv II Agreement for the Delivery of Reclaimed Water;
- Water Conserv II Agreement for the Delivery of Water;
- City of Winter Garden Interlocal Agreement;
- City of Ocoee/Forest Lake Golf Course Agreement, unless terminated;
- Ocoee Pines Potable Water Service Agreement.

ICE Policy 1.8: The City shall pursue dialogue with adjacent municipalities with an interlocal agreement being the expected outcome to accomplish recognition of the City's established Utility Service Area boundary.

ICE Policy 1.9: The City shall maintain a Water Supply Facilities Work Plan for at least a ten (10) year planning period to address water supply facilities and infrastructure requirements to serve existing and future development within the City's potable water service area.

ICE Policy 1.10: The Water Supply Facilities Work Plan shall be prepared in accordance with Florida Statutes.

ICE Policy 1.11: The Water Supply Facilities Work Plan shall be reviewed bi-annually and shall be updated within 18 months of an update to the CFWI Regional Water Supply Plan that affects the City.

ICE Policy 1.12: The City shall work with the Water Management Districts during updates to their regional water supply plans and water supply assessments as well as other water-supply related initiatives facilitated by the Districts that affect the City.

Objective 2 - Coordination of Potential Development Impacts: The City shall continue to coordinate the impacts of development proposed in the comprehensive plan upon development in adjacent municipalities, the county, the East Central Florida Regional Planning Council and the State.

ICE Policy 2.1: The City will initiate informal mediation by filing with the East Central Florida Regional Planning Council a written request for mediation assistance in instances where the resolution of issues requiring intergovernmental concurrence has not been achieved pursuant to Section 186.509, Florida Statutes.

ICE Policy 2.2: The City will continue to coordinate with adjacent local governments with the provision of services, information, and in resolving annexation issues.

ICE Policy 2.3: The City will review the relationship of the proposed development to the existing comprehensive plans of adjacent local governments.

ICE Policy 2.4: The City will conduct a review of its local standards with regard to problematic land uses to determine whether any conflicts exist between its regulations and those of neighboring jurisdictions and evaluate strategies to resolve any conflicts that may arise or be found.

ICE Policy 2.5: The City will continue to coordinate with the County to minimizing the external effects of problematic land uses, including, but not limited to, the generation of excessive noise, odor, light, and motorist traffic, within and along the boundaries of the Joint Planning Area.

ICE Policy 2.6: The City will coordinate with the Florida Department of Environmental Protection and the Florida Department of Health in Orange County, and Orange County regarding the Wastewater Facility Plan as it relates to Wekiva Act compliance.

Objective 3 - Coordination of Utility Operation and Maintenance Responsibilities: The City will continue to coordinate with state, regional, or

local entities having operational and maintenance responsibilities for public facilities when establishing Level of Service standards for associated public facilities and the location and extension of public facilities subject to concurrency.

ICE Policy 3.1: The City will coordinate the planning and decision-making process relative to the extension and location of public facilities subject to concurrency with state, regional, or local entities providing facilities and services but not having regulatory authority over the use of land.

ICE Policy 3.2: The City will continue to notify Orange County of annexations in an effort to coordinate the development of countywide population projections, which include expected growth within the Joint Planning Area.

ICE Policy 3.3: The City will coordinate annually with Orange County to determine the need to extend water and sewer within each respective unincorporated area of Orange County served by the City.

ICE Policy 3.4: The City will forward updated population projections, as they become available, from the Comprehensive Plan to the School Board so they can consider projected growth and development as it relates to the future need for schools in Orange County Public School's 5-, 10- and 20-year facility plans.

ICE Policy 3.5: The City will continue to work with Orange County Public Schools (OCPS) in planning for public school sites within the City's jurisdiction to ensure consistency with the Comprehensive Plan. Such coordination involves the City reviewing the OCPS 5-, 10-, and 20-year facility plans and responding, as needed, to site specific plans for the location of new schools or expansion of existing schools.

ICE Policy 3.6: The City shall utilize the countywide planning process, or other appropriate mitigation process, in the review and recommendation of any necessary modification to the agreed upon school siting process to resolve intergovernmental conflicts or to address any needed refinements to reflect current statutory requirements.

ICE Policy 3.7: The City will review Orange County Public Schools' annually updated 5-year work program and the 10- and 20-year facility work programs to coordinate those plans with the Ocoee Comprehensive Plan.

ICE Policy 3.8: To remain current on water supply planning, operations, and maintenance, the City will continue to attend regional water planning seminars, committee meetings, and conferences in support of regional water planning initiatives.

Objective 4 - Requirement to Update Agreements: Within one year after adoption of the amended Intergovernmental Coordination Element, the City shall establish or update an Interlocal Agreement or other formal agreement to be executed by all parties, including governmental agencies or other service providers.

ICE Policy 4.1: The City will amend the Intergovernmental Coordination Element to include joint processes for collaborative planning and decision-making regarding, population projections, school siting, and the location and extension of facilities subject to concurrency. The process will be outlined in a formally executed agreement pursuant to the requirements of Section 163.3177(6)(h)2, F.S.

Objective 5 - Coordination with OCPS: The City shall, throughout the planning period, coordinate with Orange County Public Schools (OCPS) to ensure that sufficient school capacity is available to support proposed development and that necessary

infrastructure is available to accommodate new schools.

ICE Policy 5.1: The City shall designate a representative to serve on the OCPS Technical Planning Committee to discuss issues and formulate recommendations regarding the coordination of land use and schools.

ICE Policy 5.2: The City shall provide projected development data to OCPS on a regular basis to assist in development of a long-range planning model to project student enrollment.

ICE Policy 5.3: As a member of the OCPS Technical Planning Committee, the City shall review OCPS model projections for consistency with the City's projections and, if necessary, shall recommend additions or modifications to the model results.

CAPITAL IMPROVEMENTS ELEMENT

CIE GOAL: THE CITY SHALL TAKE ACTIONS NECESSARY TO ADEQUATELY PROVIDE AND MANAGE NEEDED PUBLIC FACIITIES, SERVICES AND INFRASTRUCTURE CONCURRENT WITH THE IMPACTS OF DEVELOPMENT THROUGH SOUND FISCAL POLICIES AND MINDFUL DECISION-MAKING WHICH PROTECT INVESTMENTS AND MAXIMIZE THE USE OF EXISTING FACILITIES, WHILE PROMOTING ORDERLY, COMPACT GROWTH SO AS TO MEET THE NEEDS OF EXISTING AND FUTURE RESIDENTS AND BUSINESSES AND TO IMPLEMENT THE COMPREHENSIVE PLAN.

CIE Objective 1 – Program of Capital Improvements: Based on identification of facility needs and level of service standards contained in other elements of this Plan, the City shall develop and annually review and revise a program of capital improvements designed to correct existing deficiencies, replace worn out or obsolete facilities, and accommodate desired future growth.

CIE Policy 1.1: The City shall adopt a Five-Year Capital Improvements Plan (5-Year CIP) which shall include necessary projects, publicly funded projects, and privately funded projects for which the City has no fiscal responsibility, to ensure that the adopted level of service standards are achieved and maintained for the 5-year planning period, including projects in the corresponding five (5) years of the City's Water Supply Facilities Work Plan for improving or increasing potable water facility capacities.

CIE Policy 1.2: The 5-Year CIP must be coordinated with the MetroPlan Orlando Long Range Transportation Plan and must include:

- Applicable transportation improvements included in MetroPlan Orlando's Transportation Improvement Plan to the extent that such improvements are relied upon to ensure concurrency and financial feasibility,
- A list of projects necessary to achieve the pollutant load reductions attributable to the City, as established in a basin management action plan pursuant to Section 403.067(7), F.S., if applicable,
- Estimated public facility costs,
- The expected delineation of when facilities will be needed,
- General location of the facilities,
- Projected revenue sources to fund the facilities,
- Identification of whether project is funded or unfunded, and
- Identification of project level of priority for funding.

CIE Policy 1.3: The 5-Year CIP and any corresponding Capital Improvements Element text amendment shall be adopted and transmitted to the State Land Planning Agency annually following adoption of the City Budget.

CIE Policy 1.4: Proposed capital improvement projects shall be evaluated and ranked for adequate contribution to the maintenance of established Levels of Service according to the following priority level guidelines:

a. Identified Need — Whether the project is needed to:
    - Protect public health and safety or eliminate an imminent threat to public health and safety,
    - Fulfill the City's legal commitment to provide facilities and services,
    - Eliminate an identified or projected deficiency,
    - Replace worn-out or obsolete facilities, and/or

- Preserve or achieve maximum use of existing facilities.

b. Project Intent — Whether project implementation will accomplish the following:

- Increase efficiency of existing facilities,
- Prevent or reduce future improvement costs or expenditures, or
- Provide service to developed areas lacking full service.

c. Consistency with the Comprehensive Plan — Whether project implementation:

- Represents a logical extension of facilities and services in a manner consistent with the management of growth and development within the Comprehensive Plan,
- Maintains environmental quality of the City's natural resources, as promoted within the City's Comprehensive Plan, and/or
- Achieves consistency with Section 163.3177(3)(a), Florida Statutes.

d. Financial Feasibility — Whether project implementation creates excessive debt obligations which exceed the City's debt capacity

CIE POLICY 1.5: In the event deficiencies should develop in the provision of public facilities, the City shall grant existing deficiencies priority among capital improvements scheduled within the Capital Improvement Program.

CIE Policy 1.6: Levels of service standards for public facilities and services shall be established as follows:

- Park and Recreation Facilities: 8 acres of parkland, including civic space, and urban open space per 1,000 residents. The City shall strive to meet NRPA's current 10.2 acres of parkland per 1,000 residents by 2045. This is currently 10.2 acres per every 1,000 residents.
- Mobility Facilities: Roadway Facility Level of Service Standard (Arterial, Collector, Local) – Context Classification E Bicycle Facility Level of Stress Standard – Level 2 Pedestrian Facility Level of Stress Standard – Level 2
- Sanitary Sewer: 250 gallons per day per equivalent residential unit (ERU).
- Potable Water: 270 gallons per day per equivalent residential unit (ERU).
- Solid Waste: 6.0 pounds per capita per day.
- Drainage: 100-year/24-hour duration storm event (with recovery within 14 days), without exemptions.

CIE Policy 1.7: The City adopts by reference the Orange County Public School Board's Five-Year District Facilities Work Program, as approved and amended annually by the School Board, that includes capacity sufficient to meet anticipated student demands.

CIE Policy 1.8: Pursuant to Section 163.3177(3)(b), F.S., amendments to the Five-Year Schedule of Capital Improvements may be accomplished by ordinance and may not be deemed to be amendments to the Comprehensive Plan. The adopted Five-Year Schedule of Capital Improvements shall include capacity projects necessary to

maintain the adopted levels of service standards for parks and recreation, stormwater, transportation and water and sewer utilities.

CIE Policy 1.9: The City shall provide public facilities to development for which development orders were issued prior to the adoption of this comprehensive plan when the planning for the provision of public facilities for such development were evaluated and established at the time of development approval.

CIE Objective 2 - Proportionate Cost of Development: Future development shall bear a proportionate share of the cost of facility improvements necessitated by the development to maintain adopted level of service standards. For capital improvements that will be funded by the developer, financial feasibility shall be demonstrated and guaranteed in an enforceable development agreement, interlocal agreement, or other enforceable agreement.

CIE Policy 2.1: The City shall continue to implement its impact fee ordinance and amend such ordinance as allowable by State law as a funding mechanism towards the provision of capacity improvements.

CIE Policy 2.2: The City will negotiate with private developers for the provision of capital facilities to serve proposed development. The City will develop a Proportionate Fair-Share Program to provide a methodology by which impacts of development on transportation facilities can be mitigated by the cooperative efforts of public and private sectors and a methodology by which proportionate fair-share mitigation costs and options can be assessed.

CIE Policy 2.3: In coordination with Orange County Public Schools, school facility concurrency shall be evaluated as new residential applications are received by the City, and mitigation options shall be identified and addressed when such applications cause the applicable elementary, middle and high schools to which the development is assigned or distributed by the School Board to exceed adopted level of service standards.

CIE Objective 3 - Fiscal Responsibility: The City shall coordinate land use decisions with its financial capability to meet level of service standards, manage the land development process so that facility needs created by permitted development do not exceed the financial ability of the City, and identify the extent to which future development will be required to contribute its proportional cost of facilities necessary to meet LOS standards.

CIE Policy 3.1: The City shall maintain a Concurrency Management System (CMS) as a monitoring mechanism to ensure that transportation, potable water, wastewater, reclaimed water, solid waste, and recreational facilities meet their established levels of service identified in each Element and listed this Element. The City shall issue no development orders or permits without first determining whether adequate facilities to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent. The City will also ensure that adequate services and facilities are available and in place before issuing a certificate of occupancy or its functional equivalent.

CIE Policy 3.1.a: The City shall evaluate the following facilities for infrastructure capacity: roadways, potable water facilities, sanitary sewer facilities, schools, drainage facilities, solid waste facilities, and parks and urban open space.

CIE Policy 3.1.b: A proposed map shall be prepared by July each year showing all areas in the City in which the infrastructure

is inadequate to meet the adopted level of service standards.

CIE Policy 3.1.c: The map shall be reviewed annually (in conjunction with the annual update of the CIP) to determine if additional areas shall be added or to determine if areas on the map shall be deleted because they are no longer deficient with respect to level of service standards.

CIE Policy 3.1.d: In addition to annual review, the City shall maintain an ongoing summary of capacity and demand changes within the area served by each facility and shall review the map when it appears that a facility has reached 90 percent of capacity; and shall thereafter undertake periodic reviews on a quarterly basis rather than annually.

CIE Policy 3.1.e: The map may be reviewed more frequently upon a finding by the Board of City Commissioners that there is reason to suspect that areas shown as having adequate levels of service do not and/or that areas shown as having inadequate levels of service in fact are not deficient.

CIE Policy 3.1.f: The map shall be adopted prior to October 1 each year, and shall be effective for the subsequent fiscal year or until amended.

CIE Policy 3.1.g: The map shall be based on an evaluation of the total capacity of each relevant facility component and the total actual demand placed on that facility (total capacity of the facility shall include existing capacity as well as additional capacity from planned projects) subject to the limitations of applicable state regulations; total demand shall include actual current use as well as the potential use of properties which have not been developed but which are considered as "vested" under the terms of the plan adoption ordinance.

CIE Policy 3.1.h: The following standards shall apply to the use of the infrastructure deficiency map when reviewing development applications:

- All applications for change in land use, zoning, preliminary subdivision approval, and preliminary approval of any development shall be reviewed to determine if the facilities serving the area in which the development is located would meet the level of service standards herein. The results of this review shall be presented to the applicant and, when applicable, to the Planning Commission and to the City Commission at the time of their consideration of the application for preliminary approval or rezoning.

- When review by the Planning Commission and/or City Commission is not required, the results of the concurrency review shall be presented to the applicant and to the reviewing/approving authority at the time of review. The purpose of the concurrency review and report at the preliminary review stage shall be to explicitly place the applicant and (when applicable) the reviewing/ approving authority on notice (1) as to the status of the proposed development vis-a-vis concurrency, and (2) as the restriction against final approval where the concurrency requirement is not met.

- All applications for final approval (including any applications for final subdivision approval, final site plan approval which involves approval of density and intensity, any change of zoning where a specific enforceable plan of development is included,

and/or a final development order for a development of regional impact) shall be reviewed to determine if the facilities serving the area in which the development is located meet the level of service standards herein. No such application may be approved unless the infrastructure is found to be adequate.

- Where no change of zoning, subdivision approval, site plan approval, or other approval is required, the concurrency determination shall be made at the time of building permit review. No building permit shall be issued unless the facilities serving the area in which the development is located meet the level of service standards herein.

CIE Policy 3.1.i: In the event that the property in question is within an area in which the infrastructure is inadequate to meet the established level of service standards, approval may be issued conditioned on the provision of adequate infrastructure prior to any occupancy of the development (such conditional approval shall identify the specific facilities which are deficient and the specific actions which must be taken before the development may be occupied).

CIE Policy 3.2: The City shall continue programming and funding for necessary maintenance of facilities and for replacement and/or renewal of capital facilities to ensure that level of service standards do not deteriorate or that operating costs do not increase due to deterioration.

CIE Policy 3.3: The City shall limit the maximum ratio of total debt service and outstanding capital indebtedness to total revenue and property tax base. The City will manage its outstanding debt by limiting outstanding capital debt to a 1:10 ratio of total annual debt service to total annual City revenues.

CIE Policy 3.4: Grants and private funding shall be secured, whenever available, to assist in the provision of capital improvements, including grants to assist in emergency preparedness and emergency response/recovery and hazard mitigation efforts.

PRIVATE PROPERTY RIGHTS ELEMENT

PPR GOAL: THE CITY SHALL PROVIDE FOR THE EQUITABLE CONSIDERATION OF PRIVATE PROPERTY RIGHTS FOR OWNERS OF PROPERTY LOCATED WITHIN THE MUNICIPAL LIMITS OF THE CITY OF OCOEE IN THE CITY'S LOCAL DECISION-MAKING PROCESS IN A MANNER WHICH ENSURES THE PROMOTION, PROTECTION AND IMPROVEMENT OF THE PUBLIC HEALTH, SAFETY, GENERAL WELFARE AND AESTHETICS OF THE CITY.

PPR Objective 1 - Responsibility to Protect Private Property Rights: In accordance with the legislative intent expressed in Section 163.3161(10), Florida Statutes, that all governmental entities in the State of Florida recognize and respect judicially acknowledged and constitutionally protected private property rights and the City's obligation to protect the general health and welfare of the residents of the City of Ocoee, the City shall consider the rights of property owners in its local decision-making process.

PPR Policy 1.1: The City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

PPR Policy 1.2: The City shall consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

PPR Policy 1.3: The City shall consider the right of a property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

PPR Policy 1.4: The City shall consider the right of a property owner to dispose of his or her property through sale or gift.

PPR Policy 1.5: The City shall update the intent language of the Private Property Regulations Code in Section 6-14.C within Article VI of the Land development Code to include language which recognizes and considers private property rights in accordance with the City's goal and objective to ensure that regulations do not create an inordinate burden on property owners and to ensure that property owners are free from actions by others which would harm their property or which would constitute an inordinate burden on property rights as those terms are defined in Section 70.001(3)(e) and (f), Florida Statutes.

PPR Policy 1.6: The City shall amend Article II of its Land Development Code to add the following definition of terms and renumber the Article as appropriate.

> PPR Policy 1.6.a: Inordinate Burden and Inordinately Burdened (s. 70.001(3)(e), F.S.) shall mean an action of one or more governmental entities has directly restricted or limited the use of real property such that the property owner is permanently unable to attain the reasonable, investment-backed expectation for the existing use of the real property or a vested right to a specific use of the real property with respect to the real property as a whole, or that the property owner is left with existing or vested uses that are unreasonable such that the property owner bears permanently a disproportionate share of a burden imposed for the good of the public, which in fairness should be borne by the public at large.
>
> Inordinate Burden and Inordinately Burdened do not include temporary impacts to real property; impacts to real property occasioned by governmental abatement, prohibition, prevention, or remediation of a public nuisance at common law or a noxious use of private property; or impacts to real property caused by an action of a governmental entity taken to grant relief to a property owner under this section. However, a temporary impact on development, as

defined in s. 380.04, that is in effect for longer than 1 year may, depending upon the circumstances, constitute an "inordinate burden" as provided in this paragraph.

In determining whether reasonable, investment-backed expectations are inordinately burdened, consideration may be given to the factual circumstances leading to the time elapsed between enactment of the law or regulation and its first application to the subject property.

PPR Policy 1.6.b: Property Owner (s. 70.001(3)(f), F.S.) shall mean the person who holds legal title to the real property that is the subject of and directly impacted by the action of a governmental entity. The term does not include a governmental entity.

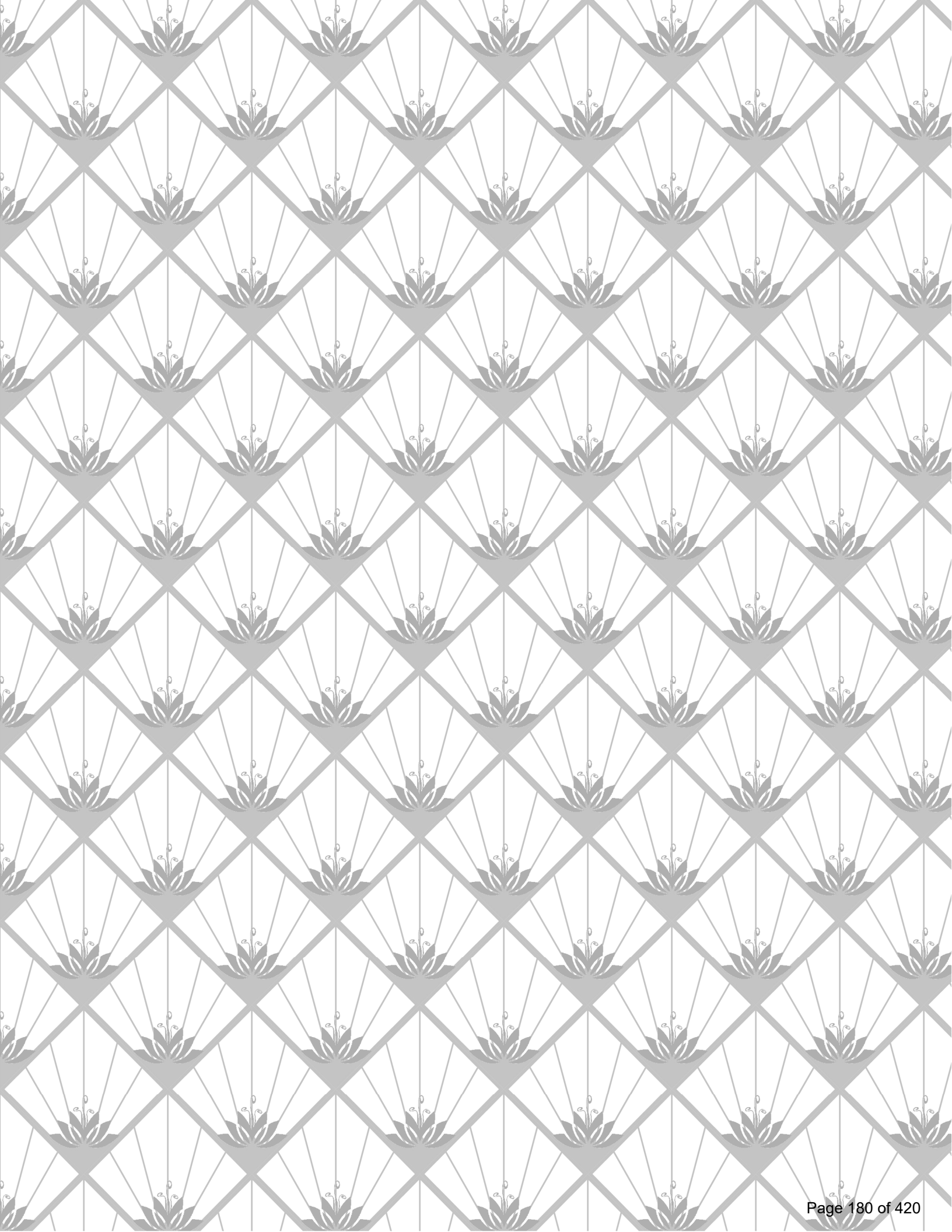

1821
ORANGE COUNTY LIBRARY SYSTEM
100 YEARS
Proud Past. Bright Future.
WEST OAKS LIBRA
& GENEALOGY CENTER

APPENDIX



Acronyms

Water Supply Plan (In Progress)

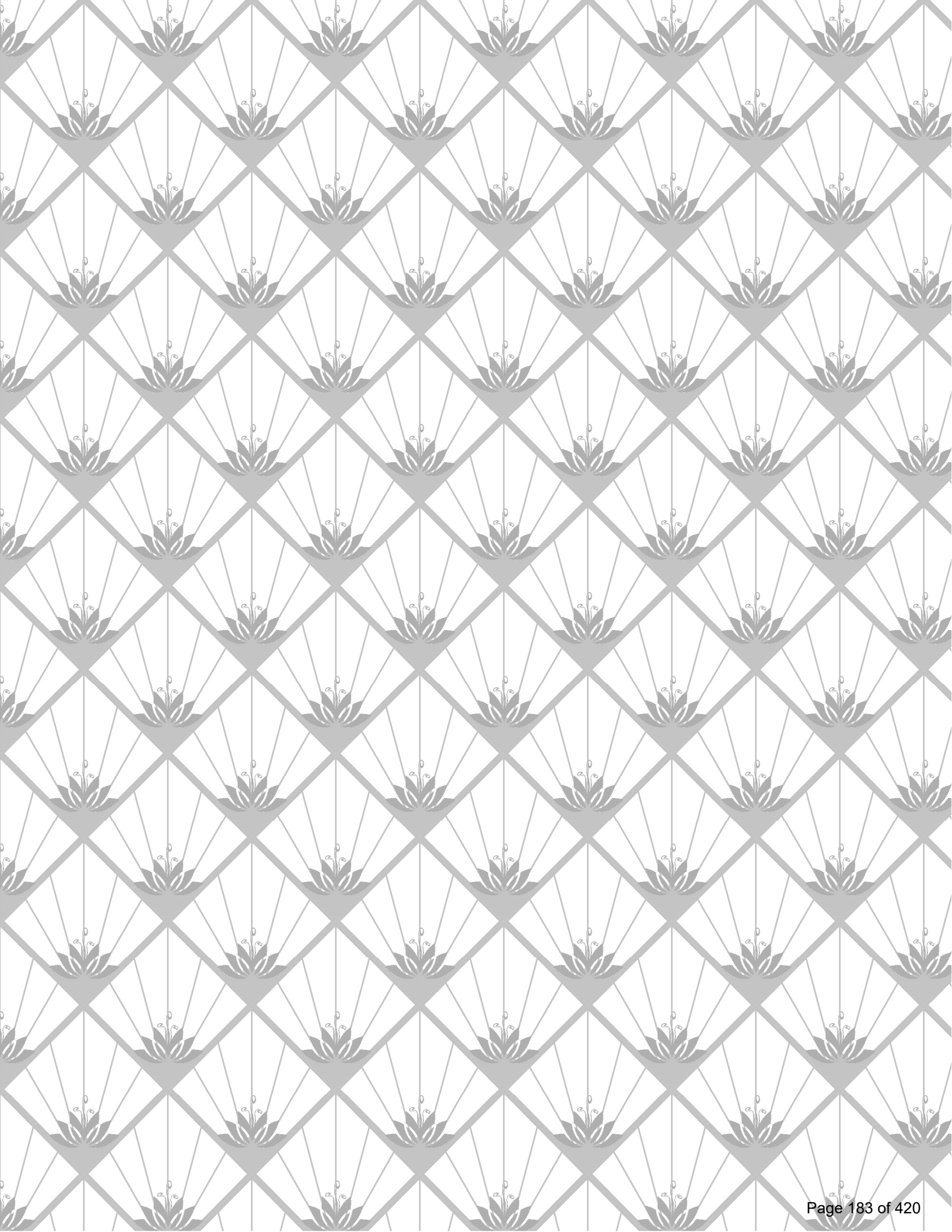


APPENDIX

AMI	Advanced Metering Infrastructure
APA	American Planning Association
BMAP	Basin Management Action Plan
CDC	Centers for Disease Control
CFWI	Central Florida Water Initiative
CFX	Central Florida Expressway
CUP	Consumptive Use Permit
DIA	Data, Inventory, and Analysis
DHRS	Department of Health and Rehabilitation Services
ECFRPC	East Central Florida Regional Planning Council
EPA	Environmental Protection Agency
ERU	Equivalent Residential Unit
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FIS	Flood Insurance Study
F.A.C.	Florida Administrative Code
FBC	Florida Building Code
FDEP	Florida Department of Environmental Protection
FHSAA	Florida High School Athletic Association
F.S.	Florida Statutes
HWOTC	Healthy West Orange Trails Connection
JPA	Joint Planning Area
LOS	Level of Service
LTS	Level of Traffic Stress
LID	Low Impact Development
MSL	Mean Sea Level
MS4	Multiple Storm Sewer System
NPDES	National Pollution Discharge and Elimination System
NRPA	National Recreation and Parks Association
NRCS	National Resource Conservation Service
NHWE	Normal High Water Elevation
ORSC	Ocoee Regional Sports Complex
OSTDS	Onsite Sewage Treatment and Disposal Systems

INTRODUCTION

OCPS	Orange County Public Schools
OFS	Outstanding Florida Springs
PFA	Priority Focus Area
RWSP	Regional Water Supply Plan
SFWMD	South Florida Water Management District
SWFWMD	Southwest Florida Water Management District
SFHA	Special Flood Hazard Area
SJRWMD	St. Johns River Water Management District
TPL	Trust for Public Land
WWTF	Wastewater Treatment Facility
WSFWP	Water Supply Facilities Work Plan
WPPA	Wekiva Parkway and Protection Act



APPENDIX

(In Progress)


florida





ENVISION 2045

OCOEE COMPREHENSIVE PLAN

Data, Inventory, & Analysis

CHAPTERS

Introduction 1

Vibrant, Attractive & Inclusive Community 2

Efficient, Reliable & Well-Maintained Infrastructure 3

Safe & Convenient Mobility 4

Environment-Friendly, Resilient & Sustainable Community 5

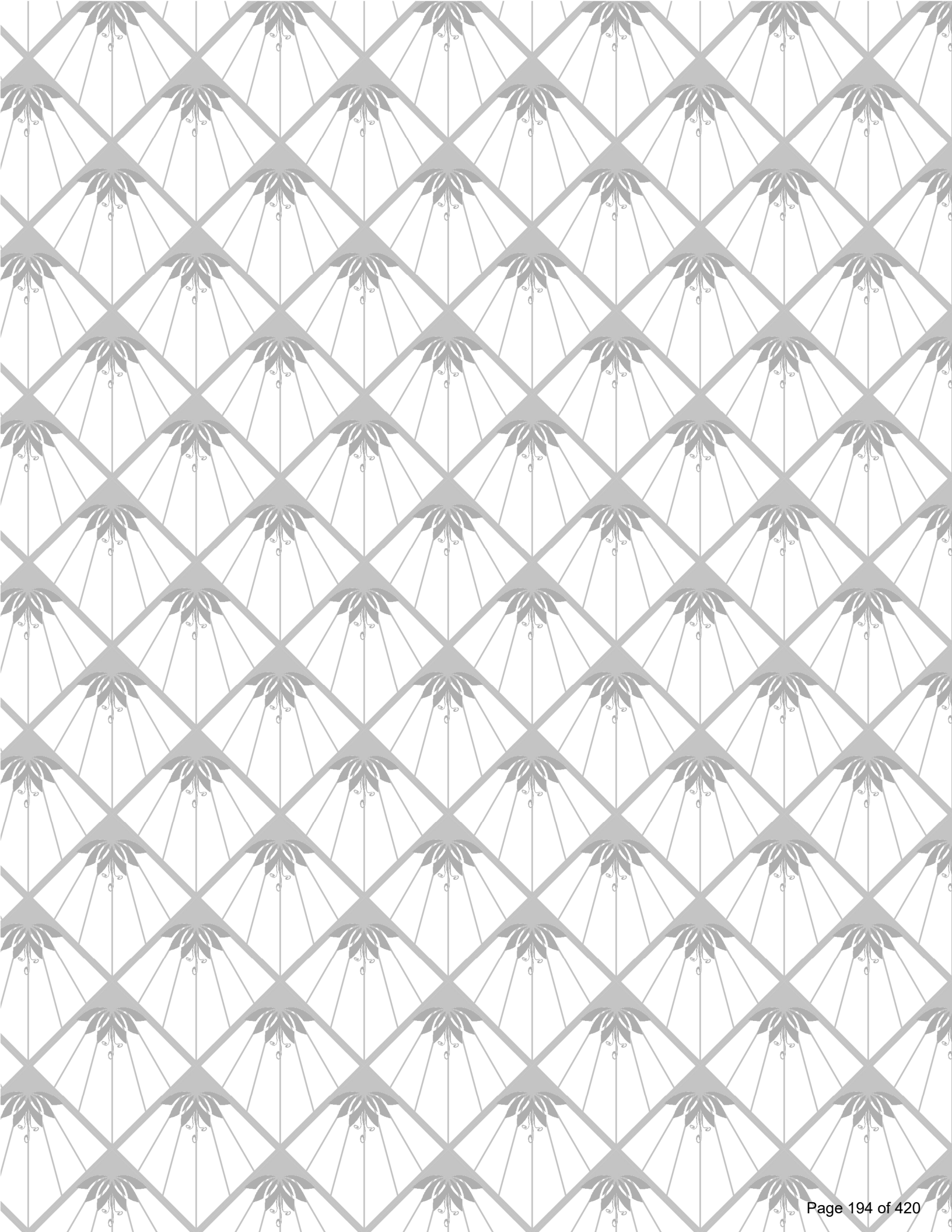
Responsible, Accessible & Open Governance 6

Appendix



Vision Statement

The City of Ocoee is a **vibrant, attractive, and economically sustainable community** where **businesses thrive** and **neighborhoods flourish** through **diverse, compact, and complementary land uses** that produce **quality development** and **safe, connected mobility systems** through adequate movement of people and goods while simultaneously **preserving environmental systems** and creating **parks and open spaces** to promote **social engagement** and enhance **community health** leading to the overall wellbeing of the City.



INTRODUCTION

Our Community. Ocoee is a growing and dynamic central Florida community and a great place to call home. Approximately 16 square miles in size, Ocoee is located in west Orange County, nestled between the cities of Apopka to the north, Orlando to the east, Windermere to the south and Winter Garden to the west. Centrally located and with direct access to a regional transportation system that includes the Florida Turnpike, State Road 50/Colonial Drive, State Road 408/the East-West Expressway, and State Road 429/the Western Expressway, the City is a great place to grow a business and is minutes from major employers and entertainment destinations, Walt Disney World, Universal Studios, Sea World and the Orlando Regional Airport.

Historical Perspective. Beginning as a township of 820 residents, Ocoee was first settled adjacent to Starke Lake in the mid-1800s. The Town of Ocoee was the name of a subdivision platted in 1886 by Dr. H.K. Clarke, Charles J. Chunn, and R.B.F. Roper. This name Ocoee came from a river in Tennessee, which means "apricot vine" in the Cherokee language - what is now called the passionflower. The city logo is inspired by this flower. The Town of Ocoee was recognized as a municipality by the Florida legislature in 1923 and became the City of Ocoee in May 1925.

Just as major roadways have played a role in Ocoee's current growth, transportation catalyzed the City's development in the past. Completion of the Florida Midland Railroad in the 1880s brought many settlers to the area. The population boom propagated by the railroad led to the abandonment of crops such as corn, cotton, and sweet potatoes in favor of oranges and vegetables grown and shipped to northern states during the winter.

One prominent citrus grower, General William Temple Withers, built his family home at 16 East Oakland Avenue in 1888. The home still stands today and serves as a museum and event venue. In 1987, it was added to the U.S. National Register of Historic Places, and taking a tour gives visitors a detailed glimpse into the past. The City is also home to another significant building, Ocoee Christian Church. Added to the U.S. National Register of Historic Places in 1997, it is believed to be the oldest church in continuous use in the State of Florida. Scenes from the movie *My Girl* were filmed there, with several other directors utilizing the Ocoee area for their productions. Starke Lake Studios, also known as Gettings Studio, has served as a music recording destination for countless artists, such as Daddy Yankee and Duran Duran. Gloria Estefan even recorded her hit "Reach" for the 1996 Olympic Games at this studio.

While Ocoee has many historical bright spots, a lamentable event from the past cannot be ignored. The 1920 Election Day Massacre fundamentally altered the trajectory of our community. Many African Americans had their land taken from them, were driven out of the town, or were killed. Nothing will erase this past tragedy, nor should it be forgotten. Over the past twenty (20) years, City officials and the community have come together to heal and to embrace and celebrate diversity. The City established a Human Relations Diversity Board, whose objective is to promote understanding, respect, goodwill, and equality among all citizens and businesses of the City of Ocoee. Building on the City's mission of equity, in 2023, the City opened Unity Park and dedicated it to the memory of the African American lives and properties lost.

Current Environment. The City remains focused in our efforts to provide a desirable community in which to live, work and raise a family while maintaining a high standard of living. With input from citizens and property owners, the City of Ocoee is charting a future through this Comprehensive Plan Update, and subsequent Land Development Code Update, to direct growth and redevelopment while protecting its resources in a manner that furthers a sense of community.

INTRODUCTION

The Chapters of this Comprehensive Plan reflect the City's vision and strategies for achieving an attractive, vibrant and inclusive community over the next twenty (20) years.

Vision Statement. The City of Ocoee is a vibrant, attractive, and economically sustainable community where businesses thrive and neighborhoods flourish through diverse, compact, and complementary land uses that produce quality development and safe, connected mobility systems through adequate movement of people and goods while simultaneously preserving environmental systems and creating parks and open spaces to promote social engagement and enhance community health leading to the overall wellbeing of the City.

2045 Comprehensive Plan Update. The Comprehensive Plan Update is divided into two volumes. The first volume is the Goals, Objectives and Policies (GOPs) policy document. The second volume contains the Data, Inventory, and Analysis (DIA) for each element required by the State in Chapter 163, Part II, Florida Statutes (F.S.). Each volume is organized by the following Chapters:

Chapter 2 - Vibrant, Attractive & Inclusive Community

- Future Land Use Element
- Housing Element
- Recreation & Open Space Element

Chapter 3 - Efficient, Reliable & Well-Maintained Infrastructure

- Infrastructure Element
  - Utilities Sub-element
  - Drainage Sub-element

Chapter 4 - Safe & Convenient Mobility

- Mobility Element
  (formerly the Transportation Element)

Chapter 5 - Environment-Friendly, Resilient & Sustainable Community

- Conservation Element

Chapter 6 – Responsible, Accessible & Open Governance

- Public School Facilities Element
- Intergovernmental Coord. Element
- Capital Improvements Element
- Private Property Rights Element (no data)

Appendix

- Acronyms List
- Water Supply Plan

In accordance with Chapter 163, F.S., Envision 2045 provides policy direction to accommodate growth over the required 10-year and 20-year planning horizons.





Vibrant, Attractive & Inclusive Community

Future Land Use Element

Housing Element

Recreation & Open Space Element

Chapter

2

FUTURE LAND USE ELEMENT

I. INTRODUCTION

The Future Land Use Element is an integral part of the City's goal of creating a vibrant, attractive, and economically sustainable community where businesses thrive and neighborhoods flourish through diverse, compact, and complementary land uses.

This document analyzes the relevant data, inventory, and analysis of land use and development patterns that have occurred over the past 20 years and provides a long-term strategy and plan for how the City will accommodate the demands of projected populations, as described in Section 163.3177(6)(a), Florida Statutes (F.S.). This information forms the basis on which the Goals, Objectives and Policies in the City's Future Land Use Element were developed.

Comprehensive Planning Requirements. All local governments, both cities and counties, within the State of Florida are required by Section 163.3177, F.S., to adopt a comprehensive plan that "provides the principles, guidelines, standards and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area". By law, the Comprehensive Plan principles and strategies shall reflect community commitments and guide future decisions in a consistent manner and shall describe how the City's land development regulations will be developed and carried out in order to implement the Comprehensive Plan. Comprehensive planning regulations and guidelines are established and set forth in Section 163.3177, F.S.



Ocoee's Past and Future Trends. At the time of adoption of the 2002 Comprehensive Plan, 2000 Census data showed a population of 24,391 residents in Ocoee, with an average household size of 3.0 persons per household for single family and 2.96 persons per household for multi-family households. Since that time, the City's population grew to 35,579 in 2010, representing a 45.8% increase, and 47,356 in 2020, representing a 94% increase (based on US Census 2010 and 2020 data). This growth reflects an average of 1,145 persons per year. As of 2024, the City has an estimated population of nearly 50,000 residents. When compared to Orange County and neighboring communities, the City is growing at a comparable average growth rate. Tables 1a and 1b provide a comparison of Ocoee's population growth to the County and other communities in the region for 2000, 2010, 2020 and July 1, 2022 estimates (Census Quick Facts). Tables 1a and 1b also show the percent change and the average annual population growth between census years.



Based on the population numbers in Tables 1a and 1b, Ocoee's population, when evaluated as a percentage of Orange County's population, is approximately 3.3%, and the City's percent growth and average annual growth are comparable to those of the Cities of Winter Garden and Apopka. Between 2000 and 2020, Ocoee experienced an average population growth of approximately 4.7%, or roughly 1,145 persons, annually.

FLU Table 1a: Population Growth Comparison

Year	Ocoee	% Change	Orange County	% Change	Winter Garden	% Change	Maitland	% Change
2000	24,391		896,344		14,351		12,019	
2010	35,579	46%	1,145,956	28%	34,568	141%	15,751	31%
2020	47,295	94%	1,429,908	60%	46,964	227%	19,543	63%
2022 (Estimate)	48,198	98%	1,452,726	62%	47,049	228%	19,356	61%
Ave. Annual Growth (2000-2020)		**1,145**		**26,678**		**1,631**		**376**

FLU Table 1b: Population Growth Comparison

Year	Ocoee	% Change	Apopka	% Change	Oviedo	% Change	Casselberry	% Change
2000	24,391		26,642		26,316		22,629	
2010	35,579	46%	41,542	56%	33,342	27%	26,241	16%
2020	47,295	94%	54,873	106%	40,059	52%	28,794	27%
2022 (Estimate)	48,198	98%	57,017	114%	39,580	50%	29,901	32%
Ave. Annual Growth (2000-2020)		**1,145**		**1,412**		**687**		**308**

Source: American Community Survey, July 2022

Growing the City's 2000 population by this historic average of 1,145 persons per year yields a projected population of 75,991 persons.

II. INVENTORY AND DATA

As part of the inventory and data collection, the City evaluated changes in its land use patterns since the previous 2002 Plan adoption and reviewed studies and population data to evaluate its ability to accommodate growth without promoting the proliferation of urban sprawl.

Changes in Land Uses/Development Patterns. Between 2001 and 2022, the City processed thirty-one (31) amendments to the Future Land Use Map. Of these, eight (8) were, at the time, considered Large-Scale Comprehensive Plan Future Land Use Map (FLUM) amendments. In 2021, the City was in the midst of processing its 8th "large-scale" comprehensive plan future land use map amendment for a 39.96-acre development; however, the Legislature enacted new legislation that increased the acreage of the "small-scale" Comprehensive Plan FLUM amendment from 10 acres to 50 acres. This legislative change had the effect of converting this 39.96-acre Comprehensive Plan Amendment from a large-scale amendment to a small-scale amendment. It also had the effect of changing the classification of many of these "large-scale" amendments to "small-scale" amendments due to their sizes.

In May 2024, the City received an application for a FLUM Amendment and associated text amendment for approximately 150 acres for the Ocoee Regional Sports Complex. This application was completed in February 2025. Based on the new 50-acre size threshold for what constitutes a large-scale, the City had approved four (4) large-scale CPAs. Most of these Large-Scale FLUM amendments converted Low Density Residential or Agricultural lands to Medium or High Density Residential, Commercial and limited Industrial lands.

Even with these amendments, the majority of the city remains predominantly Low Density Residential, with most of the City's Commercial-designated lands being located along the State Road 50/Colonial Drive corridor and State Road 429 interchanges.

The FLUM designation that experienced the largest percent increase was Light Industrial (37%) followed by Medium Density Residential (23%). The City also experienced a decrease in Professional Offices and Services and Conservation designated lands. Table 2 illustrates the extent of the changes in the FLUM categories by acreages and type.

FLU Table 2: Changes in Future Land Uses

Future Land Use Category (within JPA)	2004 Acres	2024 Acres	% Change
Low Density RES (LDR)	5,671.09	5,725.02	1%
Medium Density RES (MDR)	102.93	126.35	23%
High Density RES (HDR)	441.20	470.20	7%
Professional Ofcs & Svcs (PS)	84.89	78.84	-7%
Commercial (COMM)	1,193.05	1,265.08	6%
Light Industrial (LI)	263.72	360.41	37%
Heavy Industrial (HI)	187.02	188.88	1%
Conservation (CONS)	1,221.28	1,144.45	-6%
Institutional (INST)	495.89	509.04	3%
Total Acres:	10,414.78	10,831.06	4%

Character of Undeveloped Land. The City's growth has been and continues to be limited by the boundaries of the City of Ocoee/Orange County Joint Planning Area (JPA) Agreement. Thus, except for a small hand-full of projects, growth has primarily been via infill development and redevelopment. Currently, the City has 1,303.64 acres of vacant residentially designated lands and 357.35 acreage of non-residentially designated lands. FLU Figure No. 3 shows the locations and total acreage of vacant residentially designated lands, and FLU Figure No. 4 provides that same data for vacant non-residentially designated lands. While this research shows that there are approximately 1,660.9 acres of vacant land, there is a limit supply of vacant, developable land within the city limits. The reasons for this are that 1) the City wanted to evaluate land area within the entirety of the JPA boundary, since those are the only areas that the City can annex land, 2) much of the vacant land still remains under unincorporated Orange County's jurisdiction, and 3) much of the land area captured in GIS dataset contain natural resources (including wetlands, floodplains, sensitive habitat, high recharge areas, etc.) or are occupied by stormwater ponds or other infrastructure associated. Tables 3a and 3b summarizes the maximum residential development potential and the potential population absorption from those units. Information regarding the availability of vacant, developable land is provided in the Population Projects discussion.

FLU Table 3a: Vacant Lands Analysis

Designation	No. of Parcels		Acreage		Totals	
	ORG	OCO	ORG	OCO	Parcels	Acrege
LDR	105.00	68.00	170.61	85.94	173.00	256.55
MDR	0.00	12.00	0.00	5.10	12.00	5.10
HDR	0.00	12.00	0.00	61.48	12.00	61.48
TOTAL:	105.00	92.00	170.61	152.52	197.00	323.13

LDR - Low Density Residential
MDR - Medium Density Residential
HDR - High Density Residential

FLU Table 3b: Max Development Potential based on Vacant Lands in Table 3a

Development Potential		Projected Population	
Density[1]	Units	PPH	Pop.
Up to 4	1026.20	3.00	3078.60
4 to less than 8	40.80	3.00	122.40
8 to less than 16	983.68	2.96	2911.69
TOTAL:	2050.68		6112.69

FUTURE LAND USE ELEMENT

Population Projections. Looking forward, the City is expected to grow to approximately 74,500 residents by 2045. Population projections were evaluated using four (4) methodologies and data sources as further described below.

1. Vacant Lands Analysis by Future Land Use

In an effort to develop harmoniously with Orange County, the City entered into a Joint Planning Area Agreement (the JPA) with Orange County in 1994, shortly after the adoption of its 1991 Comprehensive Plan, in order to identify logical candidate parcels for future annexations, establish the Future Land Use Map (FLUM) designations for these properties, and ensure the provision of central water and/or sewer services to these properties. The JPA has been amended eighteen (18) times since its adoption, and in 2019, the City and County agreed to terminate that 1994 Agreement and execute a new JPA Agreement. That 2019 JPA Agreement expired in November 2024 and has been, per the terms of the JPA, extended by five (5) years to November 2029. As the City cannot annex lands beyond the boundaries of the JPA, the vacant lands analysis will consider both unincorporated and incorporated properties within the JPA boundaries as it is anticipated that the City shall continue to consider voluntary annexations within the JPA boundary.

FLU Table 3a summarizes the acreage of vacant developable lands within the city limits. Based on parcel data, the City currently has approximately 197 vacant residential parcels within the JPA boundaries, totaling approximately 323.13 acres of residential lands. Table 3 provides the vacant lands, both unincorporated and incorporated parcels, by land use category and the development potential under each category based on historic persons per household ratios used in the 2002 Comprehensive Plan.

Based on Table 3b, if all of the vacant residential lands were developed at the current maximum densities permitted within each future land use category, the current supply of vacant lands could be expected to absorb approximately 6,113 people, yielding a projected population of 54,311 (from July 1, 2022 base year). For comparative purposes, applying the highest density of sixteen (16) dwelling units per acre of the High Density Residential FLUM category to the total vacant lands would yield approximately 5,170 dwelling units, translating to a population absorption of approximately 15,510 people, yielding a projected population of 63,708 (from July 1, 2022 base year).

Thus, the City has limited residential land area available, based on the current Low, Medium, and High Density Residential FLU categories to accommodate the projected growth through the 20-year planning horizon. The Commercial and Industrial FLU designations do not have residential densities written into the FLUE Policies.



2. Utility Service Area Analysis

The City of Ocoee provides water services to both incorporated and unincorporated lands in the Water Utility Service Area within the JPA boundaries. Based on population projections by the University of Florida's Bureau of Economic and Business Research (BEBR), the projected water service populations within the Water Utility Service Area, JPA and City boundary are provided in Table 4.

FLU Table 4: Utilities Population Projections

Service Area	Parcel Count	2020	2025	2030	2035	2040	2045
Water Utility Service Area	12,997	37,400	40,141	43,374	48,542	50,285	53,579
Joint Planning Area	19,359	53,934	58,313	62,476	68,384	70,824	74,372
City Boundary	16,669	46,522	49,651	52,462	56,539	57,894	60,713

The above projections represent parcel-based, small-area population estimates (2015 – 2021) and projections (2025 – 2045) utilizing the County's 2021/2022 parcel GIS layer at its basis. They were created for the Central Florida Water Initiative by the BEBR to assist in planning and water supply issues. This data includes attributes such as number of residential units, year built, and lot size. This data was then combined with other data sources in order to project the maximum development potential or "build-out" at the parcel level, including:

- Population, housing unit occupancy and average,
- Future land use classification and unit densities
- Planned developments
- Surface waters and wetlands
- Political and natural boundaries.

Populations in group quarters, such as nursing homes and assisted living facilities, were also accounted for as necessary. Slight adjustments were also made, when necessary, to mirror the BEBR official 2021 population estimates at the municipal level. Lastly, historic growth trends over the past twenty (20) years were evaluated based on "influences" or "drivers" such as proximity to roads, interchanges, water/sewer services, existing residential and commercial development and planned developments.

3. Traffic Zones

When the 2002 Comprehensive Plan was adopted, the City utilized the best available traffic model at that time, which was the 2020 Orlando Urban Area Transportation Study (OUATS) Regional Model for Traffic Volumes, as a base and then created a highly refined Sub-area Model based on smaller traffic analysis zones (TAZs). This land-use driven Sub-area Model divided the City into 106 TAZs, which included some areas outside of the City's jurisdictional and JPA boundaries. The TAZs served as the foundation for the 2020 population and employment projections.
Since that time, however, the OUATS Regional Model has been replaced with the Central Florida Regional Planning Model (CFRPMv7), which is the officially adopted model for all five (5) metropolitan planning organizations (MPO) located in the Florida Department of Transportation (FDOT) District Five. It has been updated to a 2015 base year and 2045 Horizon Year. The CFRPMv7 model is designed to reflect the conditions demonstrated by the Central Florida Region and generally reflects trip generation, trip distribution, mode choice and traffic assignment as well as household distribution and truck modeling.

For this Comprehensive Plan update, traffic analysis zones that cover the City based on the current CFRPMv7 Model will be used. Based on the CFRPMv7, there are now only 72 traffic analysis zones that cover the City, and Table 5 evaluates the City's population projections through several iterations of the Model. A detailed narrative explaining the Central Florida Regional Planning Mode is provided in the Trends discussion within the Data, Inventory, and Analysis of the Mobility Element.

FLU Table 5: Ocoee Regional Planning Model Population Trends

	1		2		3		4		5		6		7	
Year	Unedited Model		Edited Model (2045) (w Vested Projects)		Edited Model (2045) Application of Standard Model Land Use Conversion PPH		Edited Model (2045) Application of 2002 Comp Plan PPH (TRN, SF 3.03, MF 1.72)		Edited Model (2045) Application of 2002 Comp Plan PPH (FLUE, 2.9)		Edited Model (2045) Application of Shimberg Average PPH		Edited Model (2045) Application of 2002 Comp Plan PPH (FLUE SF 3.0, MF 2.96)	
	CFRPMv7 Total Population	Annual Growth (From 2015)	CFRPMv7 Total Population	Annual Growth (From 2015)	CFRPMv7 Total Population	Annual Growth (From 2015)	CFRPMv7 Total Population	Annual Growth (From 2015)	CFRPMv7 Total Population	Annual Growth (From 2015)	CFRPMv7 Total Population	Annual Growth (From 2015)	CFRPMv7 Total Population	Annual Growth (From 2015)
2015	46,815	-	46,815	-	43,081	-	42,883	-	43,645	-	47,480	-	44,944	-
2020	54,537	3.3%	54,537	3.3%	50,132	3.3%	49,660	3.2%	51,558	3.6%	56,089	3.6%	53,016	3.6%
2025	58,077	2.4%	58,077	2.4%	53,470	2.4%	52,892	2.3%	55,229	2.7%	60,083	2.7%	56,767	2.6%
2030	61,097	2.0%	61,097	2.0%	56,295	2.0%	55,616	2.0%	58,372	2.2%	63,502	2.2%	59,976	2.2%
2035	63,658	1.8%	63,658	1.8%	58,667	1.8%	57,904	1.8%	61,005	2.0%	66,367	2.0%	62,665	2.0%
2040	66,032	1.6%	66,032	1.6%	60,838	1.6%	59,999	1.6%	63,414	1.8%	68,988	1.8%	65,125	1.8%
2045	**68,195**	**1.5%**	**70,567**	**1.7%**	**68,641**	**2.0%**	**67,336**	**1.9%**	**72,690**	**2.2%**	**79,080**	**2.2%**	**74,541**	**2.2%**

Column descriptions:

1. CFRPMv7 with unedited dwelling units (DU)
2. CFRPM7 with edited DUs for 2045, accounting for vested projects
3. Data from Column 2 but applying the standard model land use conversion by persons per household (PPH)
4. Data from Column 2 but applying the 2002 comp plan PPH from the Transportation Element at 3.03 PPH for single-family and 1.72 PPH for multi-family units
5. Data from Column 2 but applying the 2002 comp plan PPH from the FLU Element at average 2.90 PPH for single-family and multi-family to account for vacancies
6. Data from Column 2 but applying Shimberg data (calculated using total population and total households as the data has no distinction between single- and multi-family)
7. Data from Column 2 but applying the 2002 comp plan PPH from the FLU Element at 3.0 PPH for single-family and 2.96 PPH for multi-family, without accounting for vacancies

4. Census, BEBR, and Office of Economic and Demographic Research (EDR) Data

According to the 2020 US Census, the City of Ocoee represents approximately 3.31% of Orange County's total population. Extrapolating the City's population as a percentage of the County's population over the planning horizon yields elevated population projections. Section 163.3177(1)(f)3, F.S., stipulates that "the comprehensive plan shall be based upon permanent and seasonal population estimates and projections which shall either be those published by the Office of Economic and Demographic Research (EDR) or generated by the local government based upon a professional acceptable methodology". The EDR has County and municipality population estimates for April 1, 2023, which for Orange County is 1,492,951 persons and for Ocoee is 49,711 persons. The EDR has population projections, with a 2022 base year, in 5-year increments through 2045 for counties only.

The EDR's population projections for Orange County are nearly identical to the medium population projections for the County by the Bureau of Economic and Business Research (BEBR). Based on application of the 3.31% proportion of the County's population, Table 6 reflects Ocoee's project population as a percentage of Orange County's projected population based on EDR County Projections.

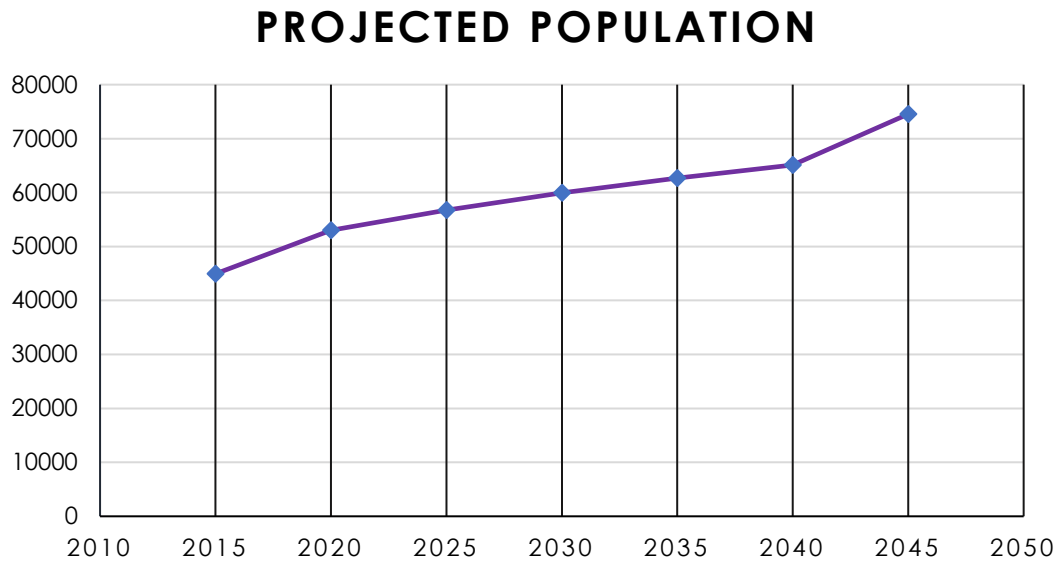
FLU Table 6: EDR Orange County/Ocoee Population Projections

Year	Orange County Population	Ocoee Estimated Population
2025	1,565,569	52,118
2030	1,688,533	56,211
2035	1,785,020	59,423
2040	1,861,522	61,970
2045	1,926,557	64,135

Source: Office of Economic and Demographics Research

the BEBR Medium projections, with BEBR projecting approximately 365 fewer people.

Based on an analysis of the population projections from these methodologies and sources, the population projection is just over 74,000 people. According to the EDR, Ocoee does not have an inmate population, and historically, seasonal populations have averaged 500 persons. Thus, this Comprehensive Plan update will utilize a 2045 population of 74,541 persons (as shown in the Projected Population chart herein), with an estimated seasonal population of 1%, for which the City must plan its public facilities, infrastructure and services.



FLU Table 7: BEBR Population Projections

		2025	2030	2035	2040	2045
	Lo	1,471,600	1,519,700	1,539,600	1,540,400	1,531,600
County	Med	1,656,600	1,688,500	1,785,000	1,861,500	1,926,600
	Hi	1,659,600	185,700	2,030,500	2,182,600	2,321,500
	Lo	48,710	50,302	50,961	50,987	50,696
Ocoee	Med	51,821	55,889	59,084	61,616	63,770
	Hi	54,929	61,480	67,210	72,244	76,842

Table 7 is provided to demonstrate the near consistency between the EDR projections and

Evaluation of Need for Modification of Land Uses and Development Patterns to Foster Job Creation, Support Capital Investment and Support Population Growth

1. Evaluation and Appraisal Report (EAR)

In accordance with Section 163.3177(6)(a)2 and Section 163.3191, F.S., and in an effort to monitor the effectiveness and efficiency of the Comprehensive Plan, the City conduct an Evaluation and Appraisal Report (EAR), which was adopted by Resolution No. 2010-013 on September 21, 2010. As part of that effort, the City conducted a series of community workshops to obtain public input, and the outcome of that public involvement was the identification of six (6) major focus areas:

- Community Character
- Transportation Connectivity
- Utility Infrastructure
- Mixed Use Employment and Commercial Centers
- Neighborhood Revitalization
- Conservation

Achieving the goals of these focus areas necessitate evaluating the current land use patterns and densities and intensities of the current future land use categories and considering adjustments to foster the desire growth and development. Following the adoption of Resolution 2010-013, the subsequent EAR-based Amendments were put on hold due to the economic downturn, and only amendments required by law were updated. This Comprehensive Plan Update will not only address the 2010 EAR major focus areas but also incorporate the vision, goals, and strategies established in the various Special Overlay and Area Plans adopted by the City in the past ten (10) years. This Comprehensive Plan Update will also evaluate the potential impacts that recent Legislative actions, including the Live Local Act (2023) and Orange County's Vision 2050 may have on the City's future growth and vision.



Subsequently, following the adoption of this 2045 Comprehensive Plan, another EAR will be conducted to determine if plan amendments are necessary to improve the effectiveness of this Comprehensive in achieving the City's vision, goals, and objectives.

2. Special Overlay and Area Plans.

Over the past ten (10) years, the City has adopted several Area Plans, including the Downtown Master Plan (2016) and the SR 429 Overlay District (year), which fostered the adoption of three (3) Character Area Plans, as well as several corridor studies, roadway plans and a regional trails master plan. Each of these Area Plans were adopted with public



input through their respective public hearings and can be found on the City's website. These Plans will aid in informing the goals, objectives and policies in the various elements of the Comprehensive Plan.

3. Live Local Act

Senate Bill 102 (SB 102), known as the Live Local Act, was approved by the Governor on March 29, 2023 and codified in Chapter 2023-17 of the Laws of Florida. Effective July 1, 2023, this Legislation placed a significant emphasis on affordable housing, in terms of rent controls, fees and availability of affordable housing stock. More specifically, this Act requires that the City authorize multi-family and mixed-use residential as allowable uses, at the highest allowable density, in any area zoned for commercial, industrial or mixed use if at least forty percent (40%) of the multi-family residential units and sixty-five percent (65%) of the mixed-use development square footage are offered as affordable housing (as defined in Section 420.0004, FS) for a period of at least thirty (30) years. It further stipulates that proposed developments authorized by this Act must be approved administratively with no further action or approval required by the City Commission so long as it satisfies the site design and development regulations within the Land Development Code for multi-family residential developments.

Currently, the highest density in Ocoee is High Density Residential, which permits up to sixteen (16) dwelling units per acre, and the Plan allows residential use within the Commercial and Industrial future land use categories when it is part of a mixed-use development. Because of this existing provision and due to limited availability of sufficiently sized vacant lands and the need



for higher densities to make affordable housing developments more economically enticing to developers, this Act has limited implications for Ocoee. Conversely, the Act supports the City's goal to create opportunities for housing diversity to meet future demands.





4. Orange County Vision 2050

Orange County is nearing completion and adoption of its Vision 2050 Plan that will guide how and where growth will occur in unincorporated areas of the County over the next few decades. Vision 2050 intends to restructure the County's Comprehensive Plan and reorganize County policies with a focus on resiliency, placemaking, affordability, context-driven planning, middle-missing middle housing and performance-based development. Within the Vision 2050 Plan, the County proposes densities in "Neighborhood Areas" and "Corridor Areas" that will impact the City as these densities are higher than the City's maximum density of 16 dwelling units per acre. To remain competitive, adjustments in densities within the City's FLUM will be needed.

III. ANALYSIS

Compliance with Florida Statutes. Consistent with the requirements of Section 163.3177(6)(a)4, F.S., the Future Land Use Element will appropriately designate lands for future planned uses in a manner that provides for balanced and complementary land uses to foster vibrant, viable communities and economic development opportunities, creates beautiful, safe, and pedestrian-oriented public realms, and addresses outdated and non-conforming development patterns and antiquated subdivisions.

Flexibility must be provided in the Goals, Objectives, and Policies to allow and prepare property owners and the development community to react to changing real estate markets and create adequate quality of life choices for current and future residents, both permanent and seasonal.

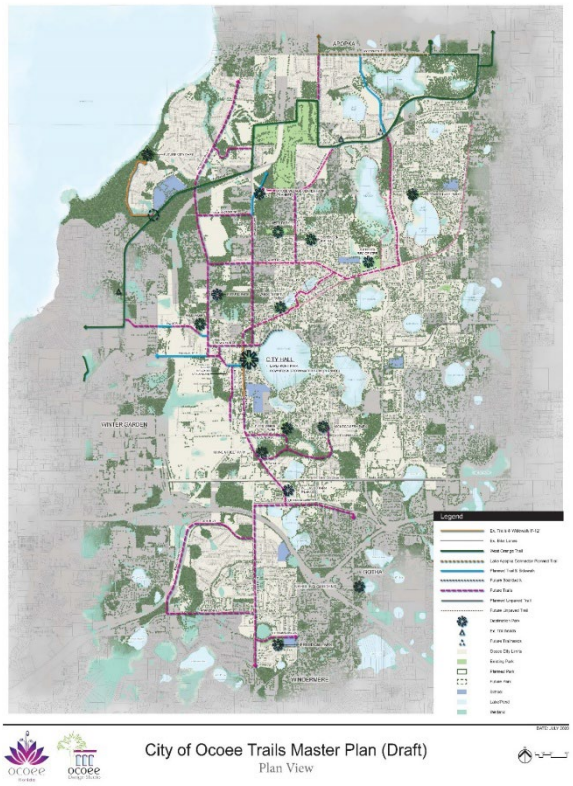
During the development of Envision 2045, the City's multi-disciplinary Comprehensive Planning Team worked together to arrive at the 2045 population projection and to evaluate the City's ability to provide adequate municipal services in the 10-year and 20-year planning horizons.

Our Vision, Our Future. As stated in Envision 2045's Vision, the goal of the City is to become a vibrant, attractive, and economically sustainable community where businesses thrive and neighborhoods flourish through diverse, compact, safe, quality, and connected developments. The Future Land Use Element must provide opportunities for economic development and job creation, preserve culture and history, provide housing choices, develop parks, recreation and urban open spaces, create safe and connected mobility systems, and preserve environment systems to achieve the Plan goal of creating a healthy, active and sustainable quality of life for Ocoee.

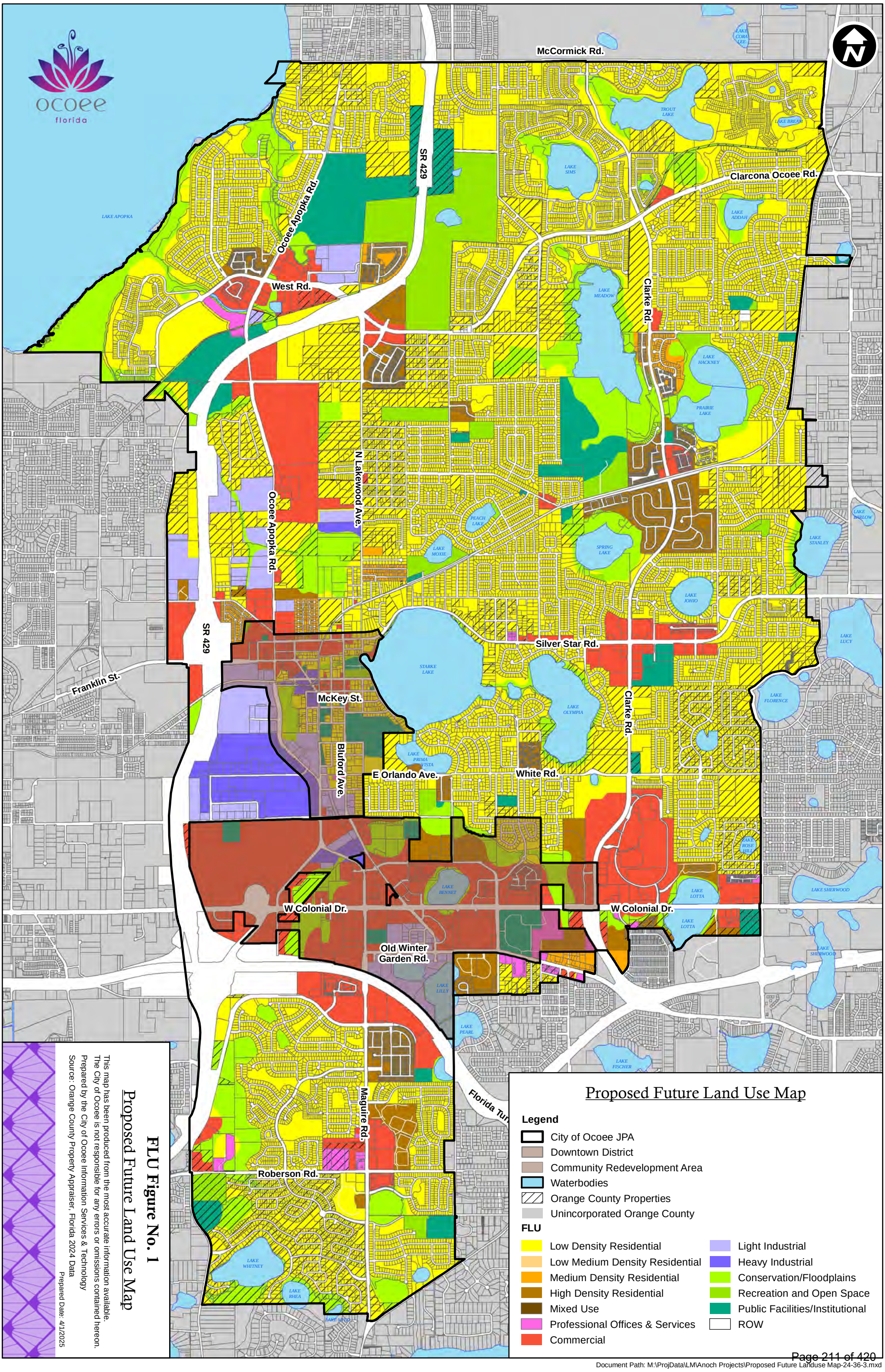


FUTURE LAND USE ELEMENT

Based on the projected population, inventory of vacant lands, and areas designated for conservation in the Conservation Element, the findings of this analysis show that this Future Land Use Element and the Future Land Use Map will need to consider adjustments in the densities and intensities of land uses and to direct the future general distribution, location, and composition of such land uses to accommodate that anticipated growth in a manner that directs higher densities and intensities to the downtown district and areas fully served by public facilities in order to preserve existing neighborhoods and protect the City's natural resources.







FLU Figure No. 1

Proposed Future Land Use Map

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Proposed Future Land Use Map

Legend

- City of Ocoee JPA
- Downtown District
- Community Redevelopment Area
- Waterbodies
- Orange County Properties
- Unincorporated Orange County

FLU

- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Professional Offices & Services
- Commercial
- Light Industrial
- Heavy Industrial
- Conservation/Floodplains
- Recreation and Open Space
- Public Facilities/Institutional
- ROW

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Existing FLU with
Proposed Downtown District Boundary

Proposed Downtown Mixed Use District Boundary

FLU Figure No. 1a

Downtown Mixed Use District

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Downtown Mixed Use District

Legend

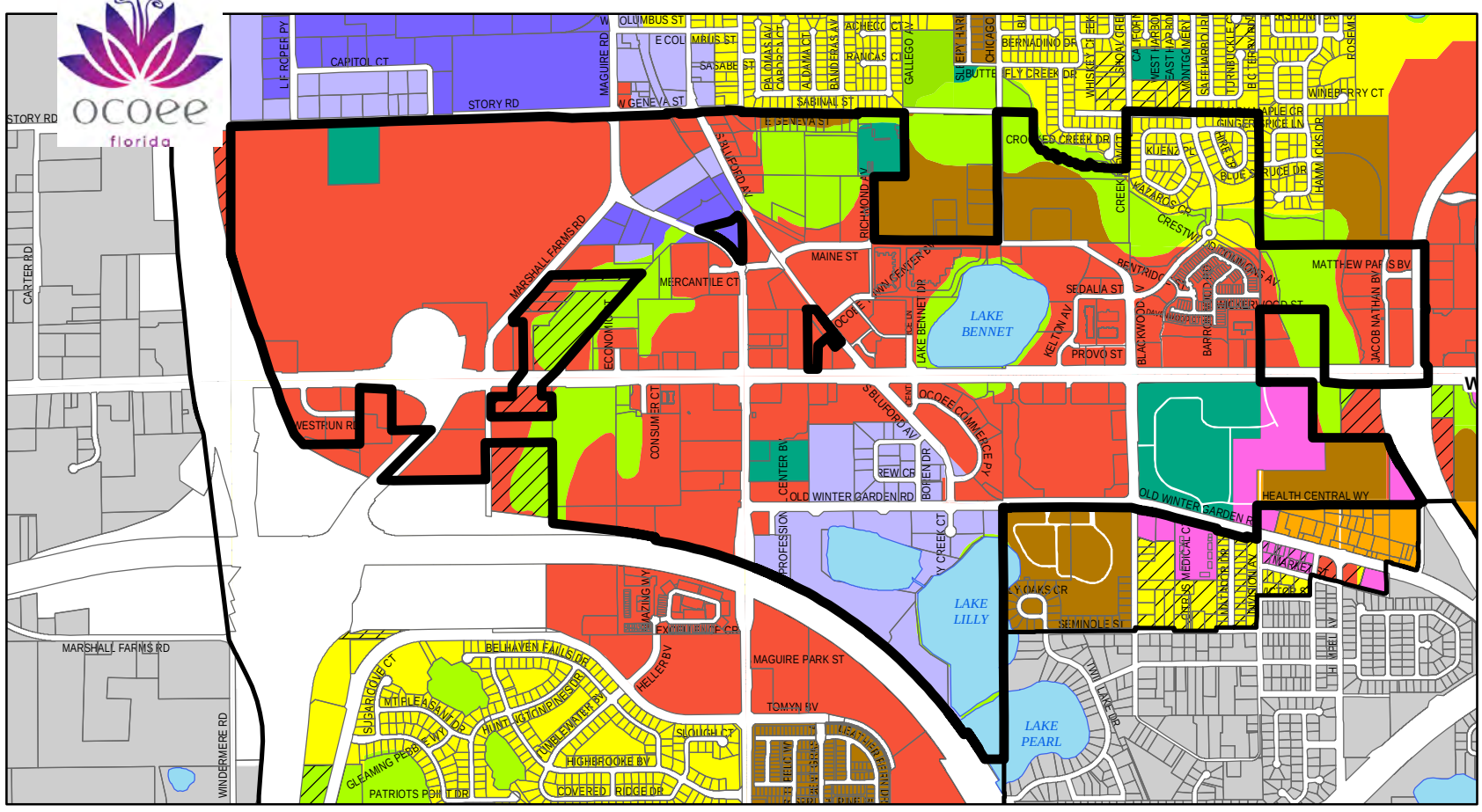
- City of Ocoee JPA
- Orange County Properties
- Downtown District
- Waterbodies
- Unincorporated Orange County

FLU

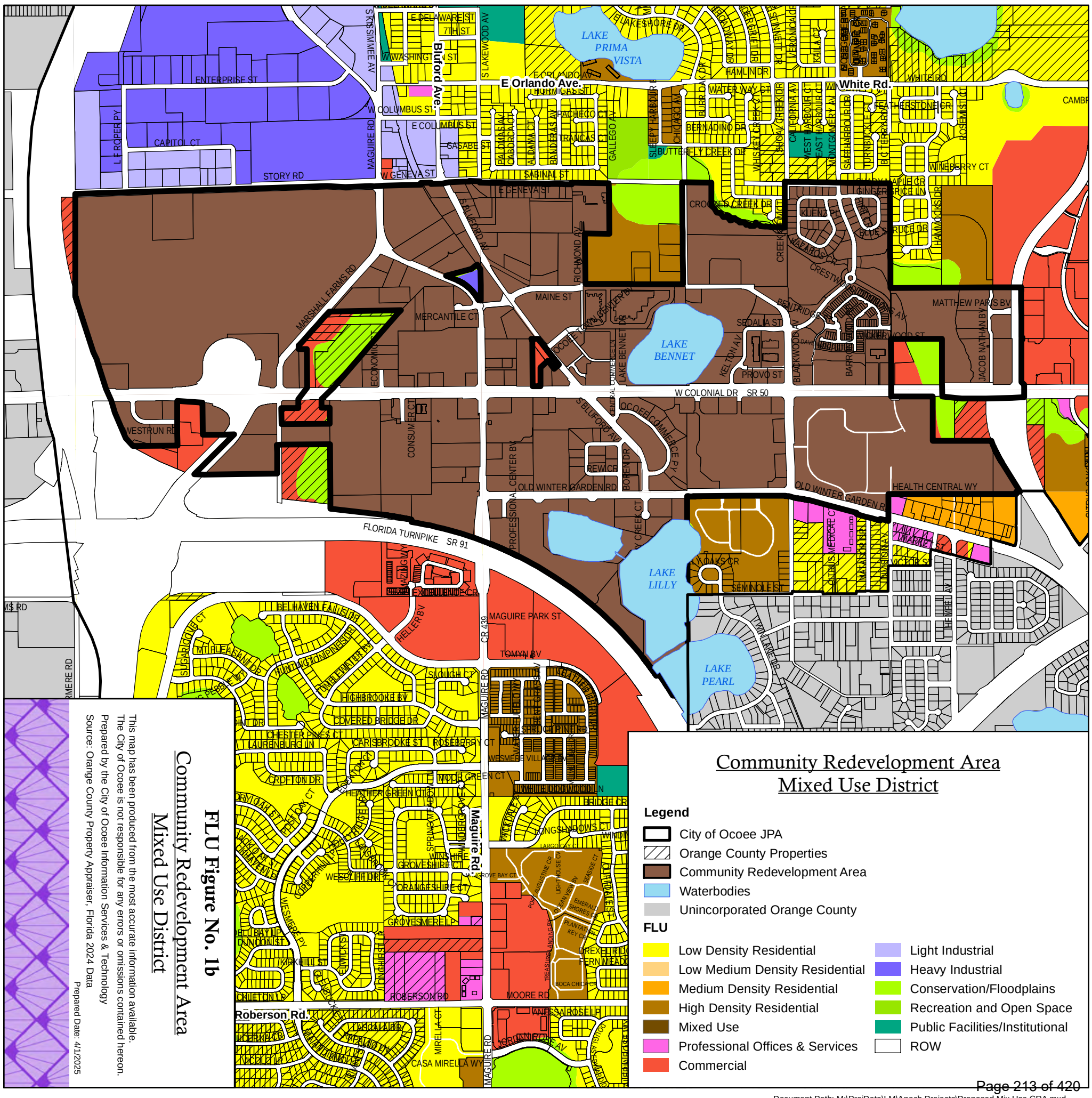
- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Professional Offices & Services
- Commercial
- Light Industrial
- Heavy Industrial
- Conservation/Floodplains
- Recreation and Open Space
- Public Facilities/Institutional
- ROW

Document Path: M:\ProjData\LM\Anoch Projects\Proposed Mix Use Downtown.mxd

Existing FLU with
Proposed Community Redevelopment Area Boundary



Proposed Community Redevelopment Area Boundary



FLU Figure No. 1b

Community Redevelopment Area
Mixed Use District

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Community Redevelopment Area
Mixed Use District

Legend

- City of Ocoee JPA
- Orange County Properties
- Community Redevelopment Area
- Waterbodies
- Unincorporated Orange County

FLU

- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Professional Offices & Services
- Commercial
- Light Industrial
- Heavy Industrial
- Conservation/Floodplains
- Recreation and Open Space
- Public Facilities/Institutional
- ROW

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N.T.S.

McCormick Rd.
Ocoee Apopka Rd.
West Rd.
Clarcona Ocoee Rd.
Clarke Rd.
N Lakewood Ave.
SR 429
Franklin St.
McKey St.
Bluford Ave.
E Orlando Ave.
White Rd.
Silver Star Rd.
W Colonial Dr.
Old Winter Garden Rd.
SR 408
Florida Turnpike
Maguire Rd.
Roberson Rd.

LAKE APOPKA
LAKE CORA LEE
TROUT LAKE
LAKE BREAM
LAKE SIMS
LAKE ADDAH
LAKE MEADOW
LAKE HACKNEY
PRAIRIE LAKE
PEACH LAKE
LAKE MOXIE
SPRING LAKE
LAKE BARLOW
LAKE STANLEY
LAKE JOHIO
LAKE LUCY
STARKE LAKE
LAKE OLYMPIA
LAKE FLORENCE
LAKE PRIMA VISTA
LAKE ROSE HILL
LAKE BENNET
LAKE LOTTA
LAKE SHERWOOD
LAKE LILLY
LAKE PEARL
LAKE FISCHER
LAKE HUGH
LAKE NALLY
LAKE ROSE
LAKE GEM
LAKE WHITNEY
LAKE RHEA
LAKE MINNIE

FLU Figure No. 2

Existing Land Uses Map

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Existing Land Uses Map

Legend

- JPA
- Parcel Lines
- Waterbodies
- City Boundary
- Unincorporated Orange County

ELU

- Agricultural
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Professional Offices and Services
- Light Industrial
- Institutional/Public Facilities
- Recreation and Open Space
- Stormwater Facilities
- Vacant

Document Path: M:\ProjData\LM\Anoch Projects\Existing Landuse Map.mxd

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N

N.T.S.

McCormick Rd.

Ocoee Apopka Rd.

West Rd.

Clarcona Ocoee Rd.

Clarke Rd.

N Lakewood Ave.

Ocoee Apopka Rd.

SR 429

Franklin St.

McKey St.

Bluford Ave.

E Orlando Ave.

Silver Star Rd.

White Rd.

W Colonial Dr.

Old Winter Garden Rd.

SR 408

Florida Turnpike

Maguire Rd.

Roberson Rd.

LAKE APOPKA
LAKE CORA LEE
TROUT LAKE
LAKE BREAM
LAKE SIMS
LAKE ADDAH
LAKE MEADOW
LAKE HACKNEY
PRAIRIE LAKE
PEACH LAKE
LAKE MOXIE
SPRING LAKE
LAKE BARLOW
LAKE STANLEY
LAKE JOHIO
LAKE LUCY
STARKE LAKE
LAKE OLYMPIA
LAKE FLORENCE
LAKE PRIMA VISTA
LAKE ROSE HILL
LAKE BENNET
LAKE LOTTA
LAKE SHERWOOD
LAKE LILLY
LAKE PEARL
LAKE FISCHER
LAKE HUGH
LAKE NALLY
LAKE ROSE
LAKE CIGI
LAKE WHITNEY
LAKE RHEA
LAKE MINNIE

FLU Figure No. 3

Future Land Use Residential & Vacant Lands

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

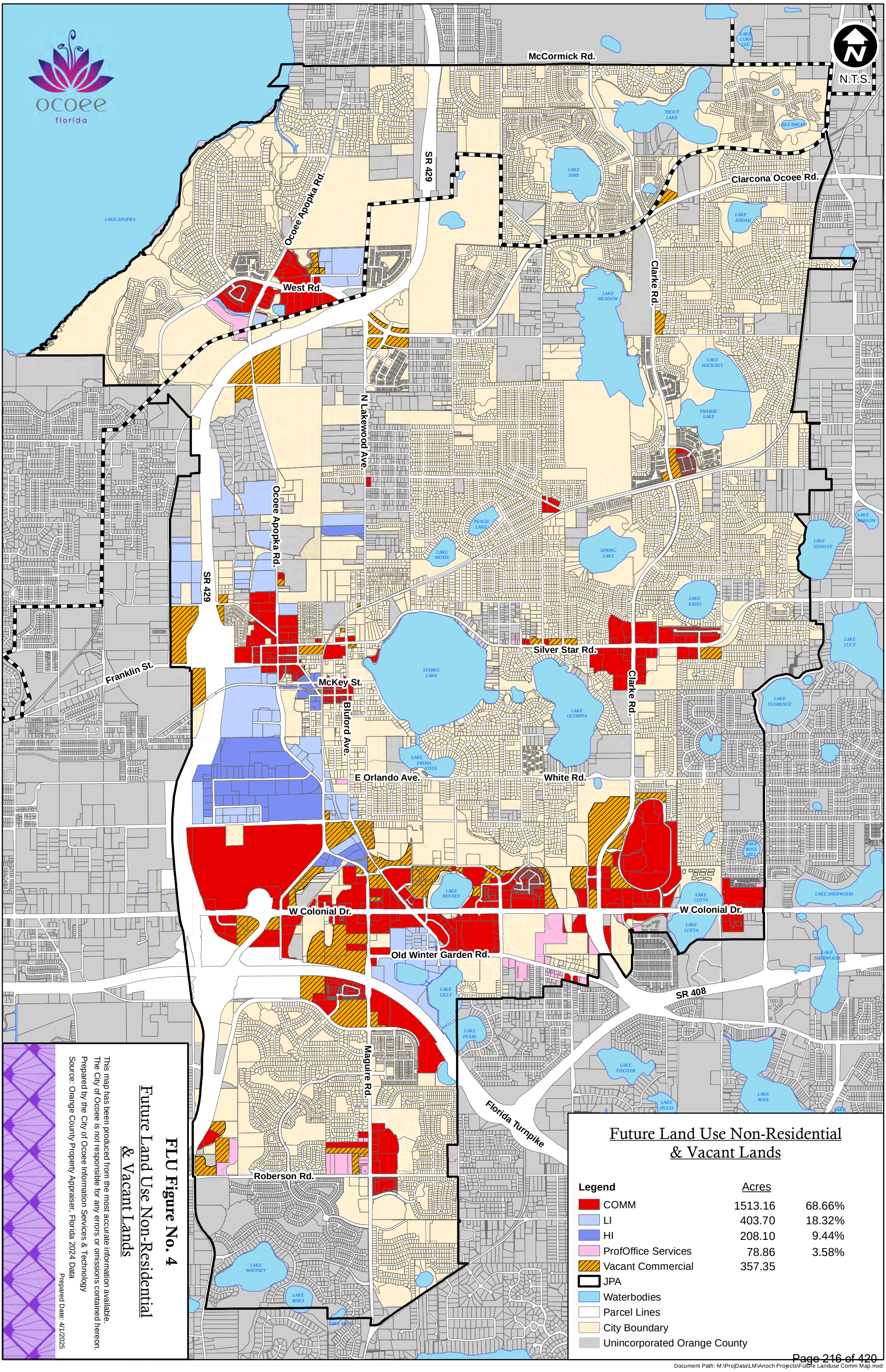
Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Future Land Use Residential & Vacant Lands

Legend	Acres	
LDR	2872.96	89.88%
MDR	100.33	3.14%
HDR	223.07	6.98%
Vacant Residential	1303.64	
JPA		
Waterbodies		
Parcel Lines		
City Boundary		
Unincorporated Orange County		

Document Path: M:\ProjData\LM\Anoch Projects\Future Landuse Res Map.mxd



FLU Figure No. 4

Future Land Use Non-Residential & Vacant Lands

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

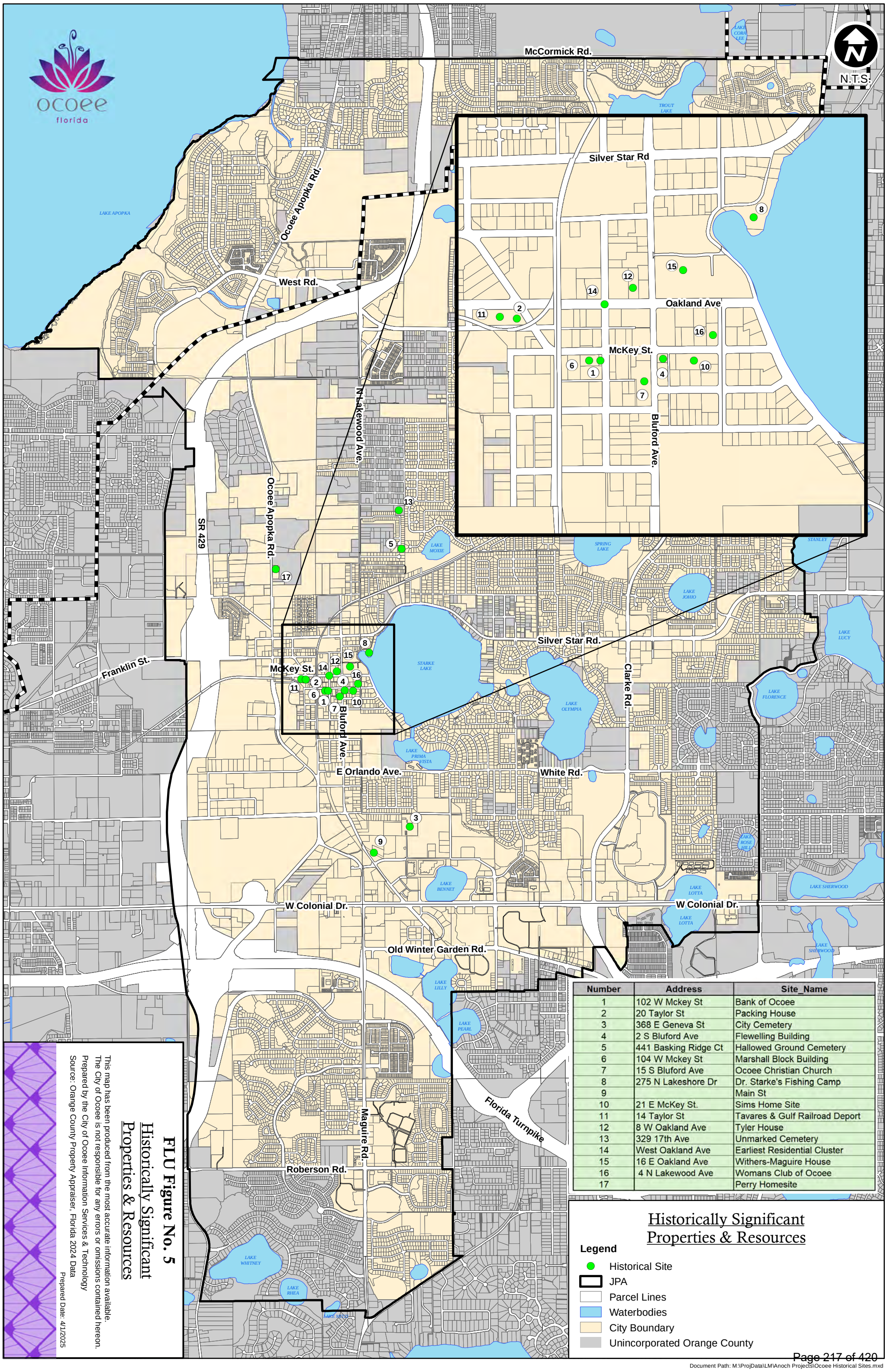
Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Future Land Use Non-Residential & Vacant Lands

Legend	Acres	
COMM	1513.16	68.66%
LI	403.70	18.32%
HI	208.10	9.44%
ProfOffice Services	78.86	3.58%
Vacant Commercial	357.35	
JPA		
Waterbodies		
Parcel Lines		
City Boundary		
Unincorporated Orange County		

Document Path: M:\ProjData\LM\Anoch Projects\Future Landuse Comm Map.mxd



Number	Address	Site_Name
1	102 W Mckey St	Bank of Ocoee
2	20 Taylor St	Packing House
3	368 E Geneva St	City Cemetery
4	2 S Bluford Ave	Flewelling Building
5	441 Basking Ridge Ct	Hallowed Ground Cemetery
6	104 W Mckey St	Marshall Block Building
7	15 S Bluford Ave	Ocoee Christian Church
8	275 N Lakeshore Dr	Dr. Starke's Fishing Camp
9		Main St
10	21 E McKey St.	Sims Home Site
11	14 Taylor St	Tavares & Gulf Railroad Deport
12	8 W Oakland Ave	Tyler House
13	329 17th Ave	Unmarked Cemetery
14	West Oakland Ave	Earliest Residential Cluster
15	16 E Oakland Ave	Withers-Maguire House
16	4 N Lakewood Ave	Womans Club of Ocoee
17		Perry Homesite

Historically Significant Properties & Resources

Legend

- Historical Site
- JPA
- Parcel Lines
- Waterbodies
- City Boundary
- Unincorporated Orange County

FLU Figure No. 5

Historically Significant Properties & Resources

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Document Path: M:\ProjData\LM\Anoch Projects\Ocoee Historical Sites.mxd

HOUSING ELEMENT

I. INTRODUCTION

The following Housing Element is prepared and adopted in accordance with Section 163.3177(6)(f) in Part II, Chapter 163, of the Florida Statutes (F.S.). This portion of the Element provides a summary of the existing housing inventory and characteristics, and an analysis of housing needs based on projected future growth. The section includes comparison of housing conditions between the City of Ocoee and Orange County and utilizes data provided by the US Census 2022 American Community Survey Estimates and the 2023 Shimberg Center for Housing Studies Comprehensive Housing Affordability Strategy (CHAS) datasets.

II. INVENTORY AND DATA

Tables HSG 1 through HSG 6 provide a review and comparison of the existing inventory of housing characteristics for the City of Ocoee and Orange County.

Dwelling Units by Structure Type. Based on data from the 2022 US American Community Survey (ACS), HSG Table 1 and HSG Figure No.1 provide the estimated dwelling units by structure type for the City. According to the 2002 City Comprehensive Plan, which reflected data from the U.S. Census of Population and Housing 2000, there were 8,405 total dwelling units in the City in 2000. In 2022, the number of dwelling units increased to 14,974, representing an increase of 6,569 dwelling units (or 78.2%) from 2000 to 2022.

During this time, the City also experienced a shift in the percentage of different structure types when compared to the total number of dwelling units. Specifically, the percentage of single-family dwelling units increased from 78% in 2000 to 85.3% in 2022. In contrast, the percentage of multi-family dwelling units decreased from 16% in 2000 to 12.1% in 2022. The percentage of mobile homes also decreased from 6% in 2000 to 2.3% in 2022.

HSG Table 1: 2022 Estimate Dwelling Units by Structure Type

Dwelling Units	Number of Units	Percentage
Single-Family, Detached	11,876	79.3
Single-Family, Attached (Townhouses)	905	6.0
Two-Family	11	0.1
Multi-Family	1,815	12.1
Mobile Homes	341	2.3
*Other (Boat, RV, Van, etc.)	26	0.2
Total Dwelling Units	14,974	100.0

Source: U.S. Census Bureau, 2022 American Community Survey 5- Year Estimates Data Summary Profile

In a 22-year period from January 2001 through December 2022, 7,074 detached and attached single-family dwelling units and 615 multi-family dwelling units were constructed. As mentioned above, the number of mobile homes decreased by 103 units. No new duplexes were constructed during this period. These trends show a consistent growth of single-family dwellings within the City, with some construction involving the demolition and reconstruction of units.

Tenure. Tenure, for purposes of this Comprehensive Plan, refers to the legal or financial distinction of whether someone owns the property they live in or rents from someone else. For this Comprehensive Plan, owner-occupied units are single-family units, and non-owner-occupied units are multi-family units and single-family units that are rented/not owner-occupied. According to the adopted 2002 Comprehensive Plan, which was based on 2000 Census data, the City had 8,405 dwelling units, of which 96% were occupied (8,072 units). Of the occupied units, 84.1% (6,778 units) were owner-

occupied while 15.9% (1,294 units) were non-owner occupied.

Over the 20-year planning horizon of the 2002 Comprehensive Plan, the total percentage of occupied units decreased by just under 2% from 96% to 94.3%. Specifically, based on the 2022 US American Community Survey 5- Year Estimates Data Profiles, of the total 14,974 dwelling units, 14,125 units were occupied, of which 72.5% (10,237 units) were owner-occupied and 27.5% (3,888 units) were non-owner occupied. HSG Figure No. 2 further illustrates the distribution dwelling unit tenure throughout the City. These trends are reflected in HSG Table 2 and represent a slight reduction in homeownership with a corresponding slight increase in rentership during this period.

HSG Table 2: 2022 Estimate Dwelling Units by Tenure

Tenure	Number of Units	Unit Percentage of Total	
		Total Housing Units	Occupied Housing Units
Occupied Units	14,125	94.3	100.0
Owner-Occupied	10,237	68.3	72.5
Non-owner-Occupied	3,888	26.0	27.5
Vacant	849	5.7	N/A
Total Dwelling Units	14,974	100.0	N/A

Source: U.S. Census Bureau, 2022 American Community Survey 5- Year Estimates Data Summary Profile

Vacancy Status. According to the 2022 US Census, the City experienced a vacancy rate of 5.7%, a lower rate than the County's 13.0% rate. As shown in HSG Table 3, both the City and County experienced their highest vacancies rates for units that are for rent. The City's second highest percentage of vacancy type was units that were other vacant, whereas the County's second highest percentage of vacancy type was seasonal, recreational, or occasional use.

Since 2000, the City's vacancy rate increased nearly 2% from 4% to 5.7%. This increase in vacancies can be attributed to a surplus in units or a lack of affordable units.

Age of Single and Multi-Family Dwelling Units. HSG Table 4 provides the age of housing units within the City based on the year of construction. From 2000 to 2019, 6,737 dwelling units were constructed, averaging approximately 354.5 units per year. Of the entire housing stock previously described in Section A, 51.5% (7,717 units) were constructed prior to 2000, and 48.5% (7,257 units) were constructed after 2000. Although a greater percentage of housing units were constructed prior to 2000, the number of units constructed since has steadily increased through the years.

HSG Table 4: Estimate Construction Year of Housing Units

Construction Year	Number of Units	Percentage
Built 2020 or later	520	7.2
Built 2010 to 2019	3,599	49.6
Built 2000 to 2009	3,138	43.2
Total Housing Units	7,257	100.0

Source: U.S. Census Bureau, 2022 American Community Survey 5- Year Estimates Data Summary Profile

Dwelling units that are 50 years old or older, constructed in 1975 or prior, are associated with having a lower market value of $250,000 or less. Within the City, there are areas where a greater majority of older housing appears to concentrate. Assuming there is a correlation between housing market value and the income level of the household, lower market value units can be associated with a lower income household. HSG Figure No.3 illustrates

this grouping of residential units by market value. The disproportionate clustering of lower income households within communities can result in residential blight due to less availability of resources, services, and opportunities for lower earning residents.

HSG Table 3: 2022 Estimate Vacancy Status of Housing Units				
Vacancy Types	**Ocoee**		**Orange County**	
	Number of Units	**Percentage**	**Number of Units**	**Percentage**
For rent	392	46.2	26,802	36.4
Rented, not occupied	164	19.3	3,323	4.5
For sale only	60	7.1	9,836	13.3
Sold, not occupied	0	0.0	2,591	3.5
For seasonal, recreational or occasional use	45	5.3	18,177	24.6
For migrant workers	0	0.0	113	0.2
Other vacant	188	22.1	12,889	17.5
Total Vacant Housing Units	849	100.0	73,731	100.0

Source: U.S. Census Bureau, 2022 American Community Survey 5- Year Estimates Data Summary Profile

Household Size. The average household (HH) size increased from 2.99 in 2000 to 3.33 in 2022. More specifically, the average HH size for owner-occupied units increased from 3.0 to 3.34, and the average HH size for non-owner-occupied units increased from 2.96 to 3.29 during this period. The increase in household size can be attributed to changing household characteristics such as growing families, co-living, or multi-generational households. The growth also suggests that the City is seen as a family-oriented community. The greater household size of owner-occupied units compared to non-owner-occupied units indicates a slightly greater demand for housing units of this tenure.

Owner-Occupied versus Non-Owner-Occupied Monthly Costs. HSG Table 5 details the housing costs of owner-occupied and non-owner-occupied housing units. Compared to the 2002 Comprehensive Plan, which utilized 1990 Census data for ownership and rental costs, the median monthly rent has increased from $557 in 1990 to $1,756 in 2022, representing a 215% increase. The median monthly mortgage also increased from $644 to $1,849 during this period, representing an 187% increase. Even when adjusted for inflation using the US Bureau of Statistics CPI Inflation Calculation, the 2022 median costs of monthly rent and mortgage were both significantly higher compared to their 1990 costs.

In 2022, the monthly rent range of $1,500 to $1,999 represents the highest percentage (38.6%) of non-owner-occupied units. This is consistent with and captures the median monthly rent cost of $1,756. The rent range of $1,000 to $1,499 followed closely behind, at 31% of non-owner-occupied units.

The median monthly mortgage in 2022 was 5% higher than the median monthly rent. This slightly higher cost may be a factor in why there are more owner-occupied units. Due to the similar costs in owning and renting, it may become more worthwhile to invest in homeownership, thus gaining an asset. Particularly as young adults get older, this demographic group could transition from renting to being first-time homebuyers and

HSG Table 5: 2022 Owner-Occupied and Non-Owner-Occupied Costs	
Housing Cost	**Ocoee**
Median monthly rent	$1,756
Median monthly payment for housing units with a mortgage	$1,849
Median monthly payment for housing units without a mortgage	$654
Median owner-occupied unit value	$325,100

Source: U.S. Census Bureau, 2022 American Community Survey 5- Year Estimates Data Summary Profile

thus contribute to the increasing percentage of owner-occupied units.

Housing Conditions. Within the City, there is a low overall percentage of housing that is considered substandard. Substandard housing, as defined in Section 420.0004, F.S., is housing that lacks complete plumbing or sanitary facilities for the use of the occupants or is in violation of one or more sections of the housing code in which such violations pose a threat to the health and safety of the occupants.

Since the adoption of the 2002 Comprehensive Plan, the percentage of substandard housing units has fluctuated minimally, with the greatest difference being a 0.9% reduction in overcrowded units from 1990 to 2022. The percentage of all substandard housing conditions decreased during this 20-year period.

HSG Table 6: Housing Selected Characteristics		
Characteristics	**Number of Units**	**Percentage of All Housing**
Lacking Complete Plumbing Facilities	26	0.2
Lacking Complete Kitchen Facilitates	52	0.4
Overcrowded	574	4.1

Source: U.S. Census Bureau, 2022 American Community Survey 5- Year Estimates Data Summary Profile

For all future housing units' construction and reconstruction, the City will continue to ensure that construction and restoration or renovation activities conform to building codes to ensure a continued improvement in the elimination of substandard housing conditions.

Housing Construction as of 2011. HSG Table 7 provides the best available record of the number of completed new construction permits from 2011 to 2022. During this period, 5,337 new residential dwelling units were constructed. Of the different dwelling types, 50% (2,695 units) of units were detached single-family dwellings, 35% (1,860 units) were apartment units, and 15% (782 units) were attached single-family dwellings. This proportion of single-family dwellings is less than the projected need of 68% of newly constructed housing being single-family units, as indicated in the 2002 Comprehensive Plan,

HSG Table 7: Residential Permit Issuance in Ocoee, 2011-2022						
Year Permitted	**Single-Family, Detached**	**Single-Family, Attached**	**Duplexes**	**3&4 Multi-Family Units**	**Apartments**	**Total New Units**
2011	67	37	0	0	0	104
2012	119	82	0	0	180	381
2013	260	77	0	0	36	373
2014	147	138	0	0	290	575
2015	154	31	0	0	240	425
2016	117	23	0	0	302	442
2017	349	1	0	0	0	350
2018	450	0	0	0	0	450
2019	495	0	0	0	0	495
2020	315	158	0	0	0	473
2021	139	183	0	0	402	724
2022	83	52	0	0	410	545
Total	2,695	782	0	0	1,860	5,337
Average Dwelling Units permitted per year	224	65	0	0	155	445

Source: City of Ocoee Development Services

and is consistent with the demand for further construction of this housing typology.

Assisted Housing Development. The Orange County Housing and Community Development Division offers several resources and programs that are available to Ocoee residents. The programs provide a range of assistance, including but not limited to, home repair, rental assistance, down payment assistance, closing cost assistance for first-time homebuyers, and affordable housing options. The purpose of the programs is to provide adequate housing and financial assistance for extremely low-income, very low-income, low-income, and moderate-income households, as well as other households that exhibit housing needs. The following are examples of these programs:

- Community Development Block Grant (CDBG) Program
- Home Investment Partnership Program (HOME)
- Emergency Solutions Grant (ESG)
- Down Payment Assistance Program (DPA)
- Housing Rehabilitation Program
- Housing Choice Voucher Program (Section 8)
- Tenant Based Rental Assistance (TBRA)

Group Homes and Senior Housing. As shown in HSG Figure No.4, within the City, there are numerous Community Residential Homes – Minor, senior housing facilities, and commercial group homes that serve children and adults of varying needs. These facilities are licensed in accordance with their respective agencies and adequately meet the varying needs of their residents.

Mobile Home Parks and Mobile Home Subdivisions. Currently, the City has 341 mobile homes installed on either on an individual lot or a single lot as part of a mobile home park. Thirteen of the mobile homes are located within a mobile home park, specifically the Lakeshore Drive MH Park, on a

single parcel. The remaining 326 mobile homes are installed on individually owned lots as part of mobile home subdivisions.

Historically Significant Structures. The City has several structures and sites that are historically significant. Three of the structures are listed within the National Register of Historic Places:

- Ocoee Christian Church, built 1891
- Withers-Maguire House, built 1888
- Women's Club of Ocoee, built 1938

The following are additional historically significant structures and sites:

- Tyler House, built 1887
- Tavares and Gulf Railroad Depot, built 1914-15
- Bank of Ocoee, built 1919
- Marshall Block Building, built approximately 1925
- Flewelling Building, built approximately 1926
- Packing House
- Sims Homesite
- Maine Street
- West Oakland Avenue
- Perry Homesite
- Dr. Starke's Fishing Camp
- City Cemetery
- Hallowed Ground Cemetery
- Unmarked Cemetery

The City will pursue further protection and preservation of these structures and/or seek opportunities for their safe adaptive reuse. Additionally, the City will identify further locations and sites to commemorate their significance in Ocoee's history.

Unfortunately, since the adoption of the 2002 Comprehensive Plan, three (3) historically significant structures have been demolished. These properties were:

- Pounds-Salisbury House at 102 W. Floral Street
- Maguire House at 2 N. Bluford Avenue
- Dr. Scott's Office on East McKey Street

They were privately owned and demolished to accommodate new uses.

III. ANALYSIS

Projected Population Age Characteristics. The median age in the City has increased from 33.1 years in 2000 to 35.1 in 2022. This increase in median age can be attributed to the disparity between an aging population (as older residents continue to age within the City) and young adults delaying starting families, which translates to a smaller population group in the younger age range. As shown in HSG Table 9, two age ranges, 40 to 49 and 60 years older, are projected to steadily increase through 2045; however, the other age ranges are projected to fluctuate slightly but experience a general decrease overall.

As the proportion of residents within the 60 years and older age range continues to grow, an adequate supply of housing for senior and elderly populations is needed to support an inclusive community that promotes independence and aging in place and improve quality of life.

Similarly, the increasing proportion of residents between the ages of 40 and 49 also necessitates a need for increased housing availability for this age demographic, which could include housing for families likely with school-aged (K-12) children or mature adults ready to upgrade from their starter homes into their second homes. As homeownership continues to increase, specifically within the young adult and mid-life age range, starter homes are needed to accommodate such housing demand. Starter homes include single-family residences, townhouses, a unit within a duplex, and condominiums, which are traditionally smaller and more economically feasible for first-time buyers.

Factors that contribute to the decline of young adult residents are a lack of job opportunities, inadequate amenities and entertainment, and insufficient third places, such as community centers and lively downtowns with various businesses and public spaces. Both attracting and retaining young professionals to a city provides a talented workforce that improves the local economy and character of the community through the reinvestment of skills, expertise, and innovative ideas. Developing communities that are diverse in housing, amenities, and professional development opportunities can attract young adult residents and further contribute to Ocoee's growth.

Although there is not a projected housing demand for the remaining age ranges within the City, the remaining population would also benefit from diversity in the housing typology as this housing supply will support the varying stages of life and the associated housing needs.

HSG Table 9: Residents Age Projections

Age Range	2025		2030		2035		2040		2045	
	#	%	#	%	#	%	#	%	#	%
19 years or younger	13,575	26.1	14,358	25.3	15,222	25.1	15,862	24.9	16,287	24.6
20 to 29	6,605	12.7	6,892	12.1	6,915	11.4	6,819	10.7	7,139	10.8
30 to 39	8,701	16.8	9,780	17.2	9,783	16.2	9,913	15.6	10,119	15.3
40 to 49	**6,615**	**12.7**	**7,555**	**13.3**	**9,015**	**14.9**	**9,871**	**15.5**	**10,098**	**15.2**
50 to 59	5,951	11.5	5,854	10.3	6,145	10.1	6,829	10.7	7,376	11.1
60 years and older	**10,476**	**20.2**	**12,314**	**21.7**	**13,486**	**22.3**	**14,370**	**22.6**	**15,308**	**23.1**

Source: Shimberg Center for Housing Studies
represents the number of residents in the age range group.

Income Distribution. In 2022, the Shimberg Center for Housing Studies estimated nearly one-third (1/3) of all households were cost burdened. A cost-burdened household refers to a household that spends more than 30% of their income on housing (whether rent or mortgage payments) and utilities. Of the households that are cost-burdened, 37% were severely cost-burdened, spending over 50% of their income on housing/utility costs. This severely cost-burdened group represent approximately 11% of all households.

Of all households, approximately 16% were cost-burdened homeowners, and approximately 13% were cost-burdened non-homeowners. HSG Figures No. 2 and No. 5 illustrate the location of owner and non-owner-occupied single-family residences, and apartment complexes, respectively. Although slightly more owner-occupied households are cost burdened, non-owner households are more severely cost burdened, with 67% of non-owner-occupied households being severely cost burdened compared to 35% of owner-occupied households. Although more owner-occupied units spend over 30% of their income on mortgage payments, more non-owner- occupied units spend over 50% of their income on rent. Evaluating the data in HSG Tables 10 through 12 shows that rent is more cost burdensome than mortgage relative to income, as non-owner-occupants earn less than owner-occupants. The observation is consistent with the 2022 Census

HSG Table10: All Households, Cost Burden by Income, 2022 Estimates

Household Income	Housing Cost Burden					
	</= 30%		30.1- 50%		50%<	
	#	%	#	%	#	%
</= 30% of AMI	156	1.0	**141**	**0.9**	**818**	**5.0**
30.01%- 50% of AMI	396	2.4	**427**	**2.6**	**505**	**3.1**
50.01%- 80% of AMI	964	5.9	**1,240**	**7.6**	**332**	**2.0**
80.01% -100% of AMI	1,365	8.4	**563**	**3.5**	**69**	**0.4**
100% of AMI <	8,677	53.3	**600**	**3.7**	**29**	**0.1**

Source: Shimberg Center for Housing Studies

HSG Table 11: Non-Owner-Occupied Households, Cost Burden by Income, 2022 Estimates

Household Income	Housing Cost Burden					
	</= 30%		30.1- 50%		50%<	
	#	%	#	%	#	%
</= 30% of AMI	69	1.5	**31**	**0.7**	**385**	**8.5**
30.01%- 50% of AMI	33	0.7	**190**	**4.2**	**320**	**7.1**
50.01%- 80% of AMI	265	5.9	**564**	**12.5**	**141**	**3.1**
80.01% -100% of AMI	493	10.9	**217**	**4.8**	**0**	**0.0**
100% of AMI <	1535	34.0	**271**	**6.0**	**0**	**0.0**

Source: Shimberg Center for Housing Studies

HSG Table 12: Owner-Occupied Households, Cost Burden by Income, 2022 Estimates

Household Income	Housing Cost Burden					
	</= 30%		30.1- 50%		50%<	
	#	%	#	%	#	%
</= 30% of AMI	87	0.7	**110**	**0.9**	**433**	**3.7**
30.01%- 50% of AMI	363	3.1	**237**	**2.0**	**185**	**1.6**
50.01%- 80% of AMI	699	5.9	**676**	**5.7**	**191**	**1.6**
80.01% -100% of AMI	872	7.4	**346**	**2.9**	**69**	**0.6**
100% of AMI <	7142	60.7	**329**	**2.8**	**29**	**0.2**

Source: Shimberg Center for Housing Studies

American Community Survey, which stated the median income of owner-occupied households is $99,485 and non-owner households is $67,468.

Projected Housing Demand and Housing Inventory. In 2022, the tenure percentages of occupied units were 72.5% owner-occupied and 27.5% non-owner occupied. With a trend of an increase in owner-occupied units, an 80% and 20% ratio for owner- to non-owner-occupied units will be utilized to calculate projected housing needs. Based on the projected population of 74,541 persons in the Future Land Use Element, HSG Table 14 provides the projected housing demand by tenure.

HSG Table 14:
Estimated Housing Needs for Projected Population Growth by Tenure

	Tenure of Dwelling Units	
	80% Owner-Occupied Units	20% Non-Owner-Occupied Units
Population	59,632.8	14.908.2
Persons Per Household (PPH)	3.0	2.96
Units Demand by Tenure	19,877.6	5,036.6
Total Unit Demand	24,914.2	

Source: City of Ocoee Development Services

Comparing the housing demand in HSG Table 14 and the housing stock in HSG Table 1, the City anticipates a total housing demand of 9,940 housing units.

Land Requirements. In 2022, there was a total of 323.13 acres of vacant residential land between the incorporated areas of the City (152.52 acres) and unincorporated areas within the Joint Planning Area (JPA) (170.61 acres). As indicated in Table HSG-15, these acres are designated on the future land use (FLU) map as 256.55 acres of low-density residential, 5.1 acres of medium-density residential, and 61.48 acres of high-density residential.

When applying the highest density of allowed units for each FLU designation to its available corresponding vacant land, a total of 2,048 dwelling units for 6,791 residents could be constructed. With the projected population growth of 26,343 and a projected need of 9,940 housing units, there is a shortage of residential land to meet the projected housing demand.

The limited availability of residentially designated vacant lands suggests a need for greater density in residential FLU designations. Implementing new FLUs like Low Medium Density Residential (LDMR) and Mixed-Use (MU) and their correlating zoning districts encourages more variation of densities in residential areas and allows more available land to accommodate our housing needs.

Special Needs Housing. Housing for disadvantaged populations such as individuals with disabilities and the elderly requires additional specialized and accessible housing arrangements that support a safe environment for its residents through accommodating physical, emotional and social needs. In accordance with Section 419.001, F.S., the City provides an adequate number of sites for Community Residential Homes-Minor within residential areas to function as assisted living facilities, nursing homes, or group homes to fulfill the necessary care for these populations.

Housing Affordability. HSG Table 15 details household projections by tenure of occupied units, income relative to the average median income (AMI), and cost burden. "Affordable" within Section 420.0004(3), F.S., as it relates to housing, is defined as monthly rents or mortgage payments that include taxes,

insurance, and utilities that do not exceed 30 percent of the AMI of households with

Housing for All. A housing stock that meets the varying stages of life and the associated

HSG Table 15: Household Projections by Tenure, Income (%AMI) and Cost Burden

Tenure	2025		2030		2035		2040		2045	
	#	%	#	%	#	%	#	%	#	%
Total households	17,543		19,306		20,729		21,965		23,127	
Cost Burdened Owner Households	2,420	19.1	2,664	19.1	2,873	19.1	3,049	19.1	3,216	19.1
Cost Burdened Non-owner Households	1,993	41.0	2,190	40.1	2,329	41.0	2,452	40.9	2,570	40.9
Total in comparison to all households	4,413	25.2	4,854	25.1	5,202	25.1	5,501	25.0	5,786	25.0

Source: Shimberg Center for Housing Studies
represents the number of households that are owners or non-owners.
% represents the percentage of households that are owners or non-owners who are cost-burdened (based on AMI)

extremely low-income, very low-income, low-income, and moderate-income persons. The Shimberg Center for Housing Studies projects that from 2025 to 2045, the percentage of cost-burdened households is consistently approximately 25%. Specifically, 19% of owner households and 40% of non-owner households are cost burdened. Nearly half of non-owner households are cost-burdened, although these units represent only 27% of all housing units.

This shortage of affordable rental units for non-owner households and high mortgages for owner households can be attributed to several factors, such as escalating construction costs, less production of affordable units, and an insufficient housing supply. Creating opportunities for affordable housing for current and future generations is imperative to the well-being of the residents to reduce the proportion of cost-burdened households.

housing needs requires the diversification of units to fulfill the needs of all household types. Supplying housing for not only the traditional nuclear family but also single individuals, households with unrelated persons, single-parent families, households with no children, multi-generational households, and so forth requires an assortment of different housing typologies. In addition to the growing need to allow for greater density within the City to accommodate the growing projected population, housing types such as duplexes, triplexes, fourplexes, cluster homes, and courtyard buildings increase affordability for residents and increase density, which then creates diverse and accessible communities.

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McCormick Rd.
Clarcona Ocoee Rd.
Ocoee Apopka Rd.
West Rd.
Clarke Rd.
N Lakewood Ave.
SR 429
Silver Star Rd.
Franklin St.
McKey St.
Bluford Ave.
E Orlando Ave.
White Rd.
W Colonial Dr.
Old Winter Garden Rd.
SR 408
Maguire Rd.
Florida Turnpike
Roberson Rd.

LAKE APOPKA
LAKE CORA LEE
TROUT LAKE
LAKE BREAM
LAKE SIMS
LAKE ADDAH
LAKE MEADOW
LAKE HACKNEY
PRAIRIE LAKE
PEACH LAKE
LAKE MOXIE
SPRING LAKE
LAKE BARLOW
LAKE STANLEY
LAKE JOHIO
LAKE LUCY
STARKE LAKE
LAKE OLYMPIA
LAKE FLORENCE
LAKE PRIMA VISTA
LAKE ROSE HILL
LAKE BENNET
LAKE LOTTA
LAKE SHERWOOD
LAKE LILLY
LAKE PEARL
LAKE FISCHER
LAKE WHITNEY
LAKE RHEA

HSG Figure No. 1

Existing Residential Dwelling Units

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Existing Residential Dwelling Units

Legend	Total Housing Units	
Apartment	3,431	17.55%
Condo	256	1.31%
Mobile Home	354	1.81%
Senior Housing	479	2.45%
Single Family	13,435	68.73%
Townhome	1,593	8.15%
Waterbodies		
JPA		
Parcel Lines		
City Boundary		
Unincorporated Orange County		

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N.T.S!

McCormick Rd.
Clarcona Ocoee Rd.
Ocoee Apopka Rd.
SR 429
West Rd.
Clarke Rd.
N Lakewood Ave.
Silver Star Rd.
Franklin St.
McKey St.
Bluford Ave.
E Orlando Ave.
White Rd.
W Colonial Dr.
Old Winter Garden Rd.
SR 408
Maguire Rd.
Florida Turnpike
Roberson Rd.

LAKE APOPKA
LAKE CORA LEE
TROUT LAKE
LAKE BREAM
LAKE SIMS
LAKE ADDAH
LAKE MEADOW
LAKE HACKNEY
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PEACH LAKE
LAKE MOXIE
SPRING LAKE
LAKE JOHIO
LAKE STANLEY
LAKE BARLOW
LAKE LUCY
STARKE LAKE
LAKE OLYMPIA
LAKE FLORENCE
LAKE PRIMA VISTA
LAKE BENNET
LAKE ROSE HILL
LAKE SHERWOOD
LAKE LOTTA
LAKE LILLY
LAKE PEARL
LAKE FISCHER
LAKE ROSE
LAKE HUGH
LAKE NALLY
LAKE GIGI
LAKE WHITNEY
LAKE RHEA

HSG Figure No. 2

Owner Occupied vs Non-Owner Occupied

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Owner Occupied vs Non-Owner Occupied

Legend

Owner Occupied Properties	10,937	70.90%
Non-Owner Occupied Properties	4,489	29.10%
Waterbodies		
JPA		
Parcel Lines		
City Boundary		
Unincorporated Orange County		

* Occupation status based on wheather the property is Homesteaded.

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N.T.S.

McCormick Rd.
SR 429
Ocoee Apopka Rd.
Clarcona Ocoee Rd.
West Rd.
Clarke Rd.
N Lakewood Ave.
Bluford Ave.
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LAKE MOXIE
SPRING LAKE
LAKE BARLOW
LAKE STANLEY
LAKE JOHIO
LAKE LUCY
STARKE LAKE
LAKE OLYMPIA
LAKE FLORENCE
LAKE PRIMA VISTA
LAKE ROSE HILL
LAKE BENNET
LAKE SHERWOOD
LAKE LOTTA
LAKE LILLY
LAKE PEARL
LAKE FISCHER
LAKE HUGH
LAKE ROSE
LAKE NALLY
LAKE WHITNEY
LAKE RHEA

HSG Figure No. 3

Residential Units Market Value

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Residential Units Market Value

Legend	Residential Units	
0 - $250,000	3,191	21.20%
$250,001 - $500,000	10,522	69.92%
$500,001 - $750,000	1,315	8.74%
$750,001 - Over	21	0.14%
JPA		
Waterbodies		
City Boundary		
Unincorporated Orange County		

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florida

McCormick Rd.
Clarcona Ocoee Rd.
Ocoee Apopka Rd.
West Rd.
Clarke Rd.
N Lakewood Ave.
Ocoee Apopka Rd.
SR 429
Silver Star Rd.
Franklin St.
McKey St.
Bluford Ave.
E Orlando Ave.
White Rd.
W Colonial Dr.
Old Winter Garden Rd.
SR 408
Maguire Rd.
Roberson Rd.
Florida Turnpike

LAKE APOPKA
LAKE CORA LEE
TROUT LAKE
LAKE BREAM
LAKE SIMS
LAKE ADDAH
LAKE MEADOW
LAKE HACKNEY
PRAIRIE LAKE
PEACH LAKE
LAKE MOXIE
SPRING LAKE
LAKE BARLOW
LAKE STANLEY
LAKE JOHIO
LAKE LUCY
STARKE LAKE
LAKE OLYMPIA
LAKE FLORENCE
LAKE PRIMA VISTA
LAKE ROSE HILL
LAKE BENNET
LAKE LOTTA
LAKE SHERWOOD
LAKE LILLY
LAKE PEARL
LAKE FISCHER
LAKE ROSE
LAKE HUGH
LAKE NALLY
LAKE GIGI
STEER LAKE
LAKE WHITNEY
LAKE RHEA
LAKE MINA

HSG Figure No. 4
Group Home Map

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Group Home Map

Legend

- JPA
- Parcel Lines
- Assisted Living-Senior Housing
- Community Resident Home Minor
- Waterbodies
- City Boundary
- Unincorporated Orange County

Document Path: M:\ProjData\LM\Anoch Projects\Group Home Map.mxd

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N.T.S.

McCormick Rd.

Clarcona Ocoee Rd.

Ocoee Apopka Rd.

SR 429

West Rd.

Clarke Rd.

N Lakewood Ave.

Silver Star Rd.

Franklin St.

McKey St.

Bluford Ave.

E Orlando Ave.

White Rd.

W Colonial Dr.

Old Winter Garden Rd.

Maguire Rd.

Florida Turnpike

Roberson Rd.

LAKE APOPKA
LAKE CORA LEE
TROUT LAKE
LAKE BREAM
LAKE SIMS
LAKE ADDAH
LAKE MEADOW
LAKE HACKNEY
PRAIRIE LAKE
PEACH LAKE
LAKE MOXIE
SPRING LAKE
LAKE BARLOW
LAKE STANLEY
LAKE JOHIO
LAKE LUCY
STARKE LAKE
LAKE OLYMPIA
LAKE FLORENCE
LAKE PRIMA VISTA
LAKE ROSE HILL
LAKE BENNET
LAKE LOTTA
LAKE SHERWOOD
LAKE LILLY
LAKE PEARL
LAKE WHITNEY
LAKE RHEA
LAKE MITZI

Ocoee Apartment Complex

		No. of Units
1	Arbours at Crown Point Apartments	276
2	Serenza at Ocoee Village Apartments	320
3	Marlow Apartments	321
4	Ocoee Garden Villas Apartments	36
5	Crown Point Apartments	34
6	Oasis at Lake Bennet Apartments	256
7	The Regency Apartments	300
8	Advenir at the Oaks Apartments	408
9	Alibi Lake Lilly Apartments	410
10	Park Place at Maguire Apartments	242
11	Windermere at Lakes Edge Apartment	447
12	Casa Mirella Way Apartments	276
13	Arya Maguire Apartments	148

Apartments Complex Map

Legend

- wotrail
- JPA
- Apartment Complex ..... 3474 Units
- Waterbodies
- Parcel Lines
- City Boundary
- Unincorporated Orange County

HSG Figure No. 5

Apartments Complex Map

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Document Path: M:\ProjData\LM\Anoch Projects\Apartment Complx.mxd

RECREATION AND OPEN SPACE ELEMENT

The City's Parks and Recreation Department was renamed the Parks and Leisure Services Department in fiscal year 2024-2025.

I. INTRODUCTION

The City offers a wide range of recreational activities and facilities to meet the needs of its citizens. The purpose of the Recreation and Open Space Element is to plan for a comprehensive system of accessible and equitable public recreation and open space opportunities, that enhances the physical, mental, and social wellbeing of the City's residents.

The mission of the Parks and Leisure Services Department is to facilitate the development and management of a sustainable, well-balanced system of parks, recreation facilities, trails, and open spaces that meet the needs of all ages and abilities.

Properly planned recreation facilities create spaces that allow people from different walks of life, abilities, ages, and cultural backgrounds to interact in a safe and comfortable setting; thus, increasing user diversification, community cohesion, and communication. The City seeks to activate its parks, recreation facilities, trails, and open spaces by keying into an adult's idea of health, while creating play experiences that stimulate a child's development. To build community capital the City must plan and implement facilities and programs in a manner that encourages movement and life-long active learning.



Wellness Park Fitness Equipment

II. INVENTORY AND DATA

2001 Parks and Recreation Master Plan. The City adopted its Parks and Recreation Master Plan in 2001. This report hasn't been updated; however, it was the foundation for the last Comprehensive Plan Update. Since the analysis contained in the 2001 Master Plan is over 20 years old and there are now nationally recognized recreational planning standards, this assessment is based on different planning standards and practices. For example, neighborhood planning areas are no longer used to break down the park system. Instead, specific recreational planning data is compared to national standards and service areas based on park typology and community population.



Unity Park Naturalized Stream

Methodology. The National Recreation and Parks Association (NRPA) updated its data collection and benchmarking tool known as *PRORAGIS* in 2020; shifting from a one size fits all approach to highlighting benefits of parks by a jurisdiction's population and number of parks provided. The updated tool, Park Metrics, recommended approach is to evaluate how a municipality, by its' size, location, and like development form (urban,

suburban, or rural) measures against other municipalities within the same population range.

NRPA publishes an *Agency Performance Review* annually. This document evaluates the number of recreational facilities by type a municipality has, compared to other municipalities of a similar size. Caution is given in that each community is different and the residents of one community may seek a facility different than another. City staff gauge recreational demand through such tools as community surveys and other outreach methods.

As recreational professionals, City staff are aware of current and emerging trends. For example, even though invented over 60 years ago, Pickleball was virtually unknown until around the turn of the century (2000). Today Pickleball isn't just the court sport with a funny name, according to NRPA it's one of the fastest growing sports in not just the United States (estimated at 40 million players); but, throughout the globe. Since the pickleball court is about half the size of a tennis court, you can serve twice the number of people in a similar sized area. This popularity resulted in the City constructing six (6) pickleball courts in the last two years. Pickleball is no longer a trend, it's here to stay.



Another trend is pump-tracks. A pump track is a small circular trail of rollers and berms for wheeled sports. In 2023-2024 the City

OCOEE ACTION SPORTS PARK

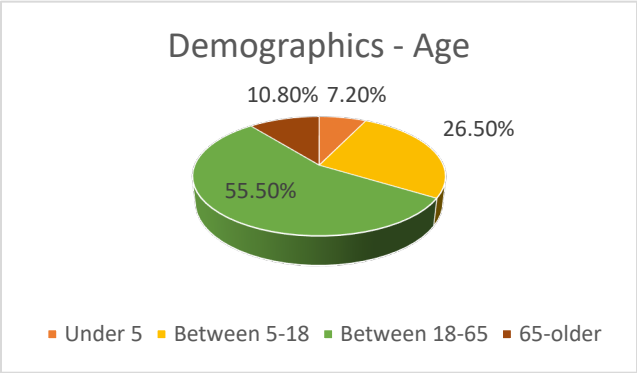
constructed the Action Sports Park at Vandergrift Central Park. The City's youth and young adults have been requesting such a facility for some time.

An example of an emerging trend is E-Sports. This activity requires indoor space and electronic gaming equipment to provide for individual and competitive play. The City is in the process of evaluating whether or when to provide the facilities for E-Sports. This activity is not viewed by some as a public recreation activity; however, agencies throughout the country are providing gaming rooms, understanding the need, especially for teens and young adults. E-sports is already a collegiate sport and in 2024 the Florida High School Athletic Association (FHSAA) surveyed 425 schools finding 54.6% of respondents stated they would be interested in offering E-Sports. Currently, the FHSAA is evaluating whether to test the viability of such a program.

NRPA's Park Metrics. Park Metrics is a tool that provides guidance in determining the level of service (LOS) for parks, recreation, trails, and open space facilities and programming. The tool can be customized to assist the City in determining the recreational demand of the City's residents. It is imperative that the City account for citizen requests, as well as understand the City's demographic characteristics including age, cultural requirements, and income when planning and programming the City's parks, recreation facilities, trails, and open spaces.

RECREATION AND OPEN SPACE ELEMENT

Demographics. According to the American Community Survey (US Census) The 2020 census lists the City's population as 47,295. The age breakdown is 7.2% of the population is under five (5); 26.5% is under eighteen (18) and 10.8% of the population is sixty-five (65) and older. The cultural population is comprised of 45.9% white, 39.9% Hispanic, 22.1% black or African American, two-or-more races 11.6%, and 5.7% Asian.



Existing Park & Facilities Inventory. This subsection presents an inventory of the City's existing parks, recreation facilities, trails, and civic open spaces. The inventory also indicates the type of improvements developed at each park. The City currently doesn't have joint-use agreements with local schools that would allow the public to access recreation facilities at school sites, to be available when classes or after-school activities are not in session; therefore, the acreage nor the facilities located at Orange County Public Schools (OCPS), or charter school locations are included in the City's inventory.

The inventory provides an emphasis on public recreation within the jurisdictional limits of the City. Recreation facilities that are owned and operated by the private sector include private gyms, fitness centers, facilities in multifamily developments and in larger single-family communities, such as swimming pools, playgrounds, court sports, augment public recreation; however, they are not included within the public parkland acreage nor are they included in determining the number of parks per total population. The City will assess private recreational amenities when updating the Ocoee Parks, Recreation, Trails, and Open Space Master Plan.



Parks Classifications. There are numerous ways to classify different park types; however, recreational planning should be based on how an agency chooses to structure their system. Classifications provide guidance on how to plan the way a park is developed, programmed, and managed. The last Comprehensive Plan update contained seven (7) different classifications. Based on existing inventory and community demand, the City's new categories and their definitions are provided below.


Unity Park

- **Civic Open Space** is defined as a space ***usually*** between 0 and 2.5 acres and may contain such facilities as landscaped areas, plazas, squares, areas to sit, community gardens, small playgrounds, green infrastructure like rain gardens, bioswales, tree boxes, ponds, walking paths, and natural areas. The Ocoee Cemetery is also classified as a civic open space, because in addition to paying respect to the departed, some people go to the cemetery to reflect, to rest upon the benches and to recharge their mental and spiritual well-being. Civic Open Spaces have a service radius of ¼ mile – ½ mile. Examples of The City's existing facilities that are categorized as a civic open space include the following:

  1. City Hall Plaza
  2. Ocoee Cemetery
  3. Unity Park

- **Neighborhood Parks** are usually greater than 2.5-acres but less than 10-acres. The neighborhood park is the backbone of any community's park system. The park should preserve natural habitats and enhance landscapes that serve as green infrastructure.

  Facilities found at neighborhood parks are those that usually are not accommodated on residential lots. Typical facilities include play equipment, social space, picnic areas, pavilion(s) or gazebo, and multipurpose open space that can function as a place for pick-up sports such as football and frisbee. Many neighborhood parks provide facilities for unprogrammed play such as a basketball court, tennis/pickleball court, fit trail or even dog park. Support facilities such as bike racks, trash cans, and water fountains should be provided.



Freedom Park



Montgomery Park

When developing a neighborhood park, street frontage should be maximized in a way that promotes visibility. Provide sidewalks or trails, making it easy and safe to ride a bike or walk safely to and from a park. The average service radius for neighborhood parks is ½ mile or a ten (10) minute walk. Neighborhood parks include the following:

1. Freedom Park
2. Forest Oaks Park
3. Frank W. Turner Park
4. Montgomery Park
5. Palm Drive Park
6. Palm Park
7. Parkside Coventry Park
8. Silver Glen Park

- **Community Parks** serve a broader purpose than neighborhood parks or civic open spaces. Community parks serve multiple neighborhoods and normally have a service area of up to 3-miles; however, the City has reduced the service area for

community parks to 2-miles; which, Orange County Public Schools (OCPS) defines as a safe distance to walk or bike to school, if there is a safe route to school. Community parks are usually no smaller than 10-acres but no larger than 50-acres. The average community park size is 25 acres; however, they can be much smaller if they offer a single recreational, environmental, or cultural element that has community draw.

Community parks are usually designed to have recreation facilities in which to offer structured play. Examples include a sports complex with three (3) or more fields, multiple soccer or multipurpose fields, a recreation center, museum, and other amenities. Community parks are usually a drive-to-park; but it is just as important that sidewalks and trails connect the community park to surrounding neighborhoods and bike racks provided throughout the park. Existing community parks include the following:



Jim Beech Recreation Center

1. Jim Beech Recreation Center
2. Bill Breeze Park
3. Bob Sorenson Park (incudes senior center and the ballfields)
4. Healthy West Orange Wellness Park
5. Prairie Lake Park
6. Tiger Minor Park
7. Vandergrift Central Park
8. Vignetti Park


Youth Baseball Programs

- **Regional Parks** usually are over 50-acres in size and have a countywide or regional draw. The City currently ***does not*** have a regional park; however, they are working with a private entity to plan, design, construct and manage the Ocoee Regional Sport Complex (ORSC). ORSC is located on the SE corner of Ocoee Apopka Road and Fullers Cross Road. This private regional sports complex will include a public park site to be developed in partnership with the City. The City park acreage has yet to be determined. The 169.55-acre private facility will include the following elements.

  - Baseball Fields
  - Batting Cages
  - Multipurpose Sports Fields
  - Inclusive Playground
  - Support facilities include a welcome center, promenade, hotels, restaurant/retail buildings, maintenance facilities, parking garages and lots, office/retail buildings

  Since the design of ORSC has not been finalized, the City is not ready to define what acreage from the 169.55-acre Regional Sports Complex will be counted toward public parkland LOS or facility count. When the plans have been

finalized, the City will determine what acreage, and areas will be counted towards public parkland LOS.

- **Nature Parks** are defined as natural areas that provide public access in a manner that immerses the park visitor with nature, while not damaging the natural resources. Facilities found include parking areas (including bike parking) nature trails, environmental interpretative signage, photo-blinds, and where permissible, boardwalks, observation platforms, piers and non-motorized boat launches. Other parks classifications can include natural areas and offer similar facilities and programs; however, the difference between natural areas at parks and nature parks is that other types of active recreation are not provided. Environmental recreation and education are important for numerous reasons. It has been proven that when people walk along a nature trail or simply sit upon the banks of a lake or creek their blood pressure is lowered, stress tends to dissipate, and a sense of mental wellbeing is reached. Of equal importance to nature-based recreation is the management of natural resources.



Lake Apopka Nature Park Concept

The City currently has only one property that would fall under the classification of a Nature Park and that is the 99.2-acre wetland along the banks of Lake Apopka. Since this park has yet to be constructed, it is listed as an undeveloped park.

In the future, the City seeks to acquire and provide additional public access to natural areas along Lake Meadow, Lake Bennet, Prairie Lake, and Shoal Creek by 2045.

- **Special Facility** is a specialized park and recreation facility, often with a single major use. Golf courses, historical sites, community center sites, theme parks, water parks, boat ramps or launches, and other single use facilities fall into this category. These parks may also include neighborhood or community park elements, but with amenities that have a regional appeal to visitors from outside the boundaries of the City. The City currently has only one facility that has been assigned to the special facilities designation.
    - Forest Lake Golf Club – only 60 acres of the 229.40-acre golf course are counted as parkland – or recreational open space.

The park locations are shown on REC Figure 1.0 - Existing & Future City Parks. It is important to note that the City's park classification system is not meant to limit the flexibility of park/facility design or designation. The components that make up parks and recreational facilities should be based on the needs of its users and site compatibility. REC Table 1 - Park Inventory identifies the City's parks, their acreage, their park classification, their service area, and facilities on site as of 2025. The parks/civic open spaces are organized by category then in ascending order by acreage.

RECREATION AND OPEN SPACE ELEMENT

REC Table 1: Park Inventory				
Existing Parks				**Total Acreage 371.62**
	Park Name	**Acreage**	**Classification and Service Area Radius**	**Facilities**
Civic Open Space – 12.89 Acres				
1.	City Hall Plaza	.5	Civic Open Space ¼ mile	❖ Landscape Areas/Plaza ❖ Seating Areas ❖ Plaza
2.	Unity Park	5.20	Civic Open Space ½ mile	❖ Stormwater Pond ❖ Boardwalk ❖ Seating Areas ❖ Small Performance Green ❖ Memorial ❖ Parking
3.	Ocoee Cemetery	7.19	Civic Open Space ½ mile	❖ Seating Areas ❖ Landscape Areas ❖ Parking
Neighborhood Parks – 60.89 Acres				
4.	Forest Oaks Park	.21	Neighborhood Park ¼ mile	❖ ½ Basketball Court ❖ Seating Areas ❖ Nature Observation ❖ Parking
5.	Palm Drive Park	1.29	Neighborhood Park ¼ mile	❖ ½ Basketball Court ❖ Playground ❖ Open Play Area & Seating Areas
6.	Frank W. Turner Park	2.76	Neighborhood Park ¼ mile	❖ Playground ❖ Fishing ❖ Picnic Area ❖ Parking
7.	Montgomery Park	4.51	Neighborhood Park ½ mile	❖ Dog Park ❖ Playground ❖ Open Play ❖ Perimeter Walking Path ❖ Picnic Area ❖ Parking
8.	Parkside Coventry Park	5.91	Neighborhood Park ½ mile	❖ Basketball Court ❖ Tennis Court ❖ Open Play Area ❖ Picnic Area ❖ Pavilion & Seating Areas ❖ Parking
9.	Palm Park	6.80	Neighborhood Park ¼ mile	❖ Walking Path ❖ Parking Area

REC Table 1: Park Inventory				
Existing Parks				**Total Acreage 371.62**
10.	Freedom Park	14.47	Neighborhood Park ½ mile	❖ Baseball/Softball Field ❖ Open Play Area ❖ Picnic Area ❖ Pavilion ❖ Restroom ❖ Playground ❖ Walking/Nature Trail ❖ Parking
11.	Silver Glen Park	24.94	Neighborhood Park ½ mile	❖ Fishing ❖ Picnic Area ❖ Seating Areas ❖ Nature Trail
				Community Parks – 237.85
12.	Healthy West Orange Wellness Park	6.69	Community Park 1 mile	❖ Ceremonial Plaza ❖ Seating Areas ❖ Landscaped Gardens ❖ Multipurpose Path (½ mile loop) ❖ Boardwalk ❖ Fountain ❖ 4-Covered Outdoor Exercise Stations
13.	Bob Sorenson Park	12.60	Community Park 1 mile	❖ Ison Senior Center ❖ Baseball Academy ❖ 2 Senior Baseball Fields
14.	Tiger Minor Park	14.16	Community Park 2 miles	❖ Inclusive Playground ❖ Tennis Courts ❖ Pickleball Courts ❖ Walkways ❖ Pavilion & Picnic Areas ❖ Restroom ❖ Basketball Court ❖ Adjoining Conservation Area ❖ Parking
15.	Bill Breeze Park (Municipal Lakefront Park)	16.74	Community Park 2 miles	❖ Pavilions ❖ Open Performance Green ❖ Boat ramp/2 lanes ❖ Shoreline Fishing ❖ Fishing Pier ❖ Lakeshore Center ❖ Walking Paths ❖ Historic Wither Maguire House ❖ Wedding Garden & Pavilion ❖ War Memorial ❖ 1920 Ocoee Massacre Memorial ❖ Parking

REC Table 1: Park Inventory				
Existing Parks				**Total Acreage 371.62**
16.	Vignetti Park	20.04	Community Park 1 mile	❖ 2 Youth Baseball Fields ❖ Basketball Court ❖ Community/Fitness Center ❖ Playground ❖ Tennis Courts ❖ Picnic Area
17.	Vandergriff Central Park	22.04	Community Park 2 miles	❖ Action Sports Park (Skate/BMX) ❖ Football Field ❖ Little League Fields ❖ Basketball Court ❖ Volleyball Court ❖ Playground ❖ Fishing Pier ❖ Canoe/Kayak Launch ❖ Boardwalk ❖ Parking
18.	Beech Recreation Center	24.52	Community Park 2 miles	❖ Aquatic Center ❖ Recreation Center w/Gym ❖ Soccer Fields ❖ Conservation/Nature Areas
19.	Hackney Prairie Park	121.06	Community Park 2 miles	❖ Playground ❖ Basketball Court ❖ Volleyball ❖ Open Play Area ❖ Picnic Areas ❖ Disc Golf ❖ Fishing Pier ❖ Nature Trails ❖ Conservation Areas
20.	Forest Lake Golf Course	60.00 of 229 acres	Special Facility (fees for use & under management by contract basis) Citywide	❖ 18-hole golf course ❖ Pro-shop ❖ Clubhouse ❖ Restaurant ❖ Driving Range ❖ Putting Green ❖ Civic Open Space

REC Table 1: Park Inventory				
Future Parks				**Total Acreage 102.76Acres**
	Park Name	**Acreage**	**Classification and Service Area Radius**	**Facilities**
1.	Clarke Road Trailside Park	1.69	Neighborhood Park & Trailhead ½ mile	Estimated construction by 2030.
2.	Crown Point Trailside Park	1.87	Civic Open Space ½ mile	Being developed by the developers of the Ocoee Crown Point PUD. The park will include a civic green, picnicking and access to the West Orange Trail. This park should be open to the public in 2026.
3.	Lake Apopka Nature Park	99.20	Nature Park 1 Mile	Will be developed as a nature park with a picnic area, small playground, open play area, observation tower, outdoor educational area, nature trails. Master Plan for this park to adopted in 2025.
Total Parkland Acreage (Existing & Future)		**474.38**		

III. ANALYSIS

Current and Projected Needs, Level of Service (LOS). The establishment of LOS standards helps to determine current and future recreational needs. These standards should comply with the policies of the City and be adequate for existing and future populations. In determining LOS, the City will use NRPA's Park Metrics tool to benchmark overall performance and LOS by number of parks per population and park acreage per 1,000 population. NRPA updates national data annually. Parks and Leisure Services will review this data and modify standards accordingly. REC Table 2 – Residents Per Developed Park for Existing & Future Populations is based on the *2024 NRPA Agency Performance Review*.

REC Table 2: Residents Per Developed Park for Existing & Future Populations (NRPA 2024)			
	Exist. # of Parks	**# of Residents per Park Current Pop. of 47,295 Population Range 20,000-49,999**	**# of Residents per Park if no Additional Parks are Developed With est. population of 74,541 Population Range 50,000-99,999**
Median		**2,062**	**2,346**
Upper Quartile		**1,233**	**1,489**
Lower Quartile		**3,000**	**4,048**
City Info	**20 Parks**	**1 park per every 2,364.75 residents**	**1 park per every 3,727 residents**

RECREATION AND OPEN SPACE ELEMENT

The 2020 Census identified the population for the City as 47,295. This will place the City in NRPA's population category of 20,000-49,999. With 20 developed parks/ public open spaces, the City has one park/open space for every 2,364.75 residents, which means the City has more people per park than the median but has fewer residents per park based on the Lower Quartile score. If the City added no additional parks and the population grew to 74,541 in 2045, there would be one park for every 3,727 residents, placing it less than the lower quartile but greater than the median.

The City's current adopted LOS for parkland is 4.0 acres parkland/open space per every 1,000 residents. With 371.62 acres of developed parkland the City has 7.85 acres per every 1,000 residents. If you add the undeveloped parkland of 102.76 to the developed parkland, the City will have 474.38 total acres of parkland, the City then has 10.03 acres of parkland per every 1,000 residents. As seen in Table 3 - Park Acreage Standard Per 1,000 Residents, this is slightly less than NRPA's median score of 11.2, but greater than the lower quartile of 6.2 acres per 1,000 population. Therefore, if the median score is our target, the City has a deficit of 55.264 acres of parkland.

The population projection for the year 2045 is 74,541. This would place the City in the 50,000-99,999-population range. If the City didn't acquire any additional parkland and/or open space, the LOS in 2045 would be 6.36 acres of parkland per 1,000 population. That's slightly above the lower quartile of 4.8 acres per 1,000 population. To meet the median score of 10.2 for 2045 the City would need to have 760.03 acres of parkland. That means the City would need to acquire an additional 285.65 acres to reach the median score in 2045.

Based on this assessment, the City's recommend LOS for parkland is 8 acres per 1,000 population, doubling the 2002 LOS of 4.0 acres per 1,000 population. The goal, however, is to meet, at least NRPA's median score of 10.2 acres per 1,000 population by 2045.



Hackney Prairie Park Natural Area

REC Table 3: Park Acreage Standard per 1,000 Residents (NRPA 2024)

	Existing Park Acreage	2020 City Pop. of 47,295 Pop. Range 20,000-49,999 *NRPA Standard (2024)*	Est. City Pop. Of 74,541 Pop. Range 50,000-99,999 *NRPA Standard (2024)*
Median		**11.2**	**10.2**
Upper Quartile		**18.0**	**17.4**
Lower Quartile		**6.2**	**4.8**
City of Ocoee	**474.38 Acres**	**10.03 acres per every 1,000 residents**	**6.36 acres per every 1,000 presidents**

Distribution of Parks. In developing a comprehensive parks system, distribution and proximity to neighborhoods is equally important. When service areas are evaluated, physical limitations such as roads or water bodies are taken into consideration. Typically, the bigger the park the more facilities it may have, the larger the service area. Based on national standards, neighborhood parks typically have a service radius of approximately ½ mile and community parks have a service radius of approximately 3-miles.



Tiger Minor Park

When assessing service radius for each City park, staff looked at park size, the type of facilities at the park, as well as if there are access barriers such as roads or water bodies. Based on this assessment, staff assigned service areas for each park. REC Table 1 - Park Inventory identifies the service areas assigned to each City park. The following map series demonstrates park distribution by service areas.

- REC Figure 2 - Civic Open Spaces & Neighborhood Parks
- REC Figure 3 – Community Parks & Special Facilities
- REC Figure 4 – Composite Map of City Parks

The composite map demonstrates that most residential areas within the City are close to a City Park. However, when looking at walkability to the parks from neighborhoods, there are areas that aren't adequately being served. What is not yet known is the location and availability of private recreation sites and facilities. We expect that once these sites are inventoried, the City will be much closer to having a park within a 10-minute walk from one's home.

In 2017, the Trust for Public Land (TPL) launched a national campaign to improve access to parks and open spaces called "10-Minute Walk". Understanding the importance of access to recreation and nature plays in not only creating communities, but also in enhancing community health is critical to building a comprehensive parks system. A 10-minute walk is approximately ½ mile and is the distance most people are willing to walk to reach a destination. Park agencies throughout the nation have committed to meeting this metric. Based on the City's park service areas, meeting this metric is achievable by 2045, and even sooner once private parks and recreation facilities are documented. REC Figure 5 – 10 Minute Walk, and REC Figure 6 - 10-Minute Walk over Future Land Use identify priority areas where additional parks are needed to provide our residents with a park within a quick 10-minute walk.

Trails. Trails within a park include walking paths, fitness paths, and nature trails; however, what is needed to increase connectivity are trails that connect neighborhoods to parks, schools, shopping and other destinations. This connection addresses not only equity, but also health and wellness, and community sustainability. The goal is to make it convenient and safe, so people choose to walk or bike to their

neighborhood and community destinations. Currently the only City trail external of a park is the nearly 1-mile long, 10-foot wide, multipurpose path located along both sides of Bluford Avenue between Silver Star Road and Delaware Street. The continuation of this multipurpose path between Delaware Street and Old Winter Garden Road is expected to be constructed by the end of 2027, making it nearly 2.5 miles in length.



S. Bluford Multipurpose Path

In addition, the City, through an interlocal agreement with the Central Florida Expressway Authority (CFX), a 12' wide, ¼ mile long trail is being constructed between SR 429 and Bowness Avenue. An additional ¼ mile long 12-foot-wide trail is being constructed on West Oakland Avenue between Bluford Avenue and Kissimmee Avenue.

Ocoee's Downtown Master Plan and the Silver Star Road Complete Street Project identified trails and roadway treatments, such as cycle tracks, that enhance overall pedestrian and bicycle mobility. In addition to the City's trails, Orange County's 23-mile West Orange Trail is a segment of the Coast-to-Coast Trail and runs through The City's northern area. The Healthy West Orange Trail Connection has identified the SUN Trail Loops as a priority. The loop includes the Trails in the City's Downtown and the Fifty West Redevelopment District as priority segments. REC Figure 7 – Trails Plan identifies the existing, funded, and future trails/trail corridors. To implement the Trails Plan, it is important to work with developers that are adjacent to trail corridors to build parts of the trail system as development occurs. There are national standards for trail implementation. For municipalities between 20,000 and 49,999 in population the NRPA median score for trails is 8 miles per 1,000 people. The City currently has less than this; however, there are plans to increase this number. Trails were one of the top public requests identified through the 2020 Parks, Recreation, and Trails Community Survey.

The City is a partner with the Healthy West Orange Trails Connection (HWOTC). This is a trail advocacy group facilitated by the Foundation for a Healthier West Orange and Bike Walk Central Florida. The group is comprised of representatives from municipalities in West Orange County in addition to the County, FDOT, MetroPlan Orlando, and other similar interests. HWOTC's mission is to connect healthy communities through trail activation.



Wellness Park Multipurpose Path

Public Recreation Facilities. REC Table 4 – Recreation Facilities – Population and Median Demand Per Facility provides a comparison between the number of recreation facilities provided by the City and the median number of residents per the 2020 population range, as well as the residents per facility based on the projected population in 2045. NRPA's *2023 Agency Performance Review* median standard per facility is used for comparison purposes for 2020 and 2045 populations.

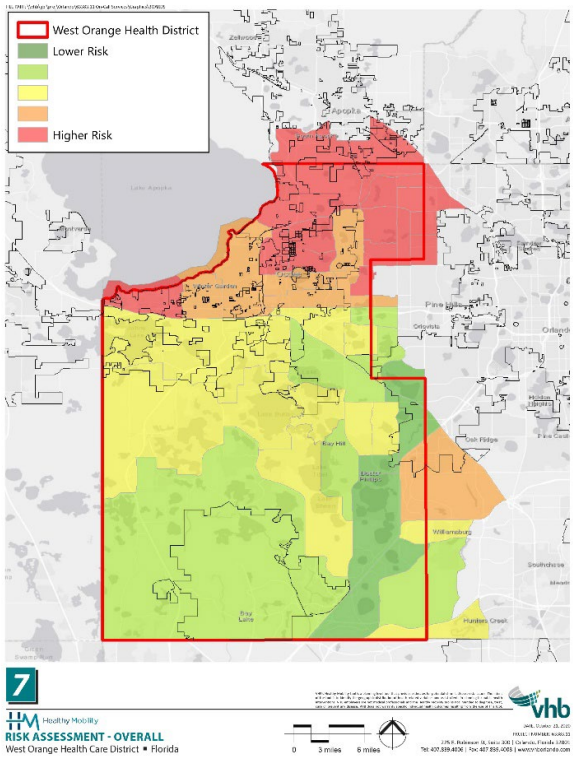
REC Table 4: Recreation Facilities - Population and Median Demand per Facility (City Population 2020 - 47,295; 2045 - 74,541)						
Type of Facility	Exist. # of City Facilities	Exist. # of Residents per Facility Based on Pop. of 47,295	# of Residents Per Facility Pop. Range of 20,000 to 49,999	Additional Facilities Needed to meet demand	# of Residents Per Facility Pop. Range of 50,000 to 99,999	Additional Facilities Needed to meet future demand
OUTDOOR FACILITIES						
Playgrounds	16	2,955.94	3,028	-0.38	3,779	3.58
Baseball Fields - youth	7	6,756.43	5,033	2.40	7,237	3.23
Softball Fields - youth	0	0.00	9,060	5.22	12,176	6.08
Softball Fields - adult	0	0.00	11,802	4.01	17,078	4.33
Multi-purpose Fields	6	7,882.50	7,674	0.16	13,244	-0.41
Football Fields	1	47,295.00	17,785	1.66	29,374	1.52
Soccer Fields	4	11,823.75	10,775	0.39	17,741	0.17
Basketball Courts	6	7,882.50	7,117	0.65	8,790	2.42
Tennis Courts	6	7,882.50	5,815	2.13	5,577	7.27
Pickleball Courts	3	15,765.00	9,257	2.11	11,150	3.64
Volleyball Courts	1	47,295.00	14,800	2.20	22,960	2.22
Mix-use Courts	0	0.00	9,667	4.89	16,556	4.47
Dog Parks	1	47,295.00	28,000	0.69	54,117	0.37
Skate Parks	1	47,295.00	32,000	0.48	62,927	0.18
Swimming Pools	1	47,295.00	25,191	0.88	43,100	0.72
18-hole Golf Course	1	47,295.00	32,990	0.43	69,374	0.07
Community/ Garden	1	47,295.00	26,741	0.77	52,906	0.40
Amphitheater	3	15,765.00	30,283	-1.44	60,495	-1.78
INDOOR FACILITIES						
Recreation Centers	1	47,295.00	24,380	0.94	38,018	0.95
Senior Centers	1	47,295.00	31,199	0.52	37,139	0.99
Community Rooms/Venue	2	23,647.50	30,283	-0.44	60,495	-0.78
History Site	1	47295	no standard	0	no standard	0

RECREATION AND OPEN SPACE ELEMENT

Health & Wellness. There have been numerous studies highlighting the health benefits of increased outdoor physical activity including, but not limited to, reduced obesity, lower blood pressure, improved mental health, and enhanced childhood development. The City of Ocoee Parks and Leisure Services Department recognizes that by activating and providing safe access to facilities, services, and programs they play a very important role in our community's overall health and wellbeing. During COVID, the number of mental illnesses related to isolation skyrocketed; however, people went outdoors, they walked, ran and visited the City's parks and recreation facilities to not just escape the feeling of being enclosed, but also, to have a social experience in a safe place. As the role of our park system shifts from a place to play sports to facilities to improve and advance community health, the City needs to maintain an understanding of the underlying health issues that plague our residents and the health benefits that parks and trails provide. A few of these benefits include:

- Parks provide facilities and activities that lead to healthy lifestyles.
- Being close to nature can help improve one's mental wellbeing.
- Participating in recreation, both active and passive, has been proven to reduce stress.
- Parks play a role in improving social wellness within a community by providing safe places and activities to interact with other people.

Underlying Health Issues. When preparing the Healthy West Orange Trails Activation Initiative Report, staff got information from the Florida Department of Health; however, the most helpful at generating targeted health information was through MetroPlan Orlando. Their consultant, VHB, developed the Healthy Mobility Model and ran it for the West Orange Healthcare District's service area, which includes the City. The Model correlates socioeconomic, demographic, commuting, land use, urban design, and the transportation network to community health. The Model runs two tiers designed to identify areas at risk; they are the built environment and mobility factors such as: demographic and socioeconomic data, mobility network data, location of sidewalks, bike lanes, trails, unmarked parking and destinations including proximity to transit, jobs, grocery stores, shopping areas, dining, parks and healthcare facilities. The assessment is based on addressing six primary health outcomes: asthma, coronary heart disease, high cholesterol, diabetes, high blood pressure and obesity.



Based on this health assessment, the City, north of the Florida Turnpike, is either high or very high for all six of the health outcomes. Of special concern are areas in The City's older areas especially in Downtown, mobile home

parks, and neighborhoods between Silver Star Road and Wurst Road.

To meet the health and wellness needs of the City, NRPA, the American Planning Association (APA), Centers for Disease Control (CDC), and the TPL recommends recreation professionals, park planners, and designers approach park development as wellness hubs, connecting residents with facilities and programs that serve to advance community health. To enhance the health and wellness offerings, the City should consider partnerships with local health and wellness agencies such as Healthy West Orange, Orlando Health, and Advent Health. When updating the Parks, Recreation, Trails, and Open Space Master Plan, the City should perform health impact assessments for specific areas within the community. The National Park Service and the CDC published the *Parks, Trails, and Health Workbook*. This document is a great resource in understanding how the City can be an effective leader in enhancing community health and wellbeing through its parks, recreation, trails and open space facilities, programs, events, and services.

Diversity is the understanding that people are unique, this includes such attributes as race, gender, ethnicity and cultural heritage, age, socioeconomic class, educational background, religion, other closely held beliefs, as well as one's ability or inability to actively play. Understanding that the City's parks, recreation facilities, trails, and even open spaces need to be planned, designed, developed and maintained so to welcome people of all ages, backgrounds and abilities.

Nationally, there is an issue with the inequitable distribution of quality close-to-home parks. As presented in the *Trust for Public Land's Key Park Equity Policies Toward a 10-Minute Walk Park Equity Policy Framework* publication, there is a noticeable divestment in lower income minority neighborhoods when it comes to walk-to quality recreation facilities. TPL created the "10-minute Walk Program" to address equity, as well as, community health initiatives, in that planning professionals have defined walkable as a 10-minute walk or ½ mile.

The City has done a good job when it comes to parkland distribution, especially for community parks. The City is recommending that the service area range for community parks be up to a 2-mile radius. The traditional service area for community parks is 3-miles. The City decreased the range to 2 miles because that's the distance the Orange County Public Schools defined as being walkable, if safe sidewalks and/or trails are available. When the Parks, Recreation, Trails and Open Space Master Plan is updated it should evaluate the City's ability to locate and access a park within ½ mile of every resident.

Increasing diversity not only pertains to park accessibility it speaks to the inclusive nature of our facilities and programs. Active, independent play is important to the development of all residents.



Jolly Jamboree 2024

RECREATION AND OPEN SPACE ELEMENT

Sustainable and Environmental Resilience. Environmental resilience is a complex issue but starts with creating policies and procedures that make our parks, recreation, and trail facilities sustainable through carbon mitigation, addressing energy efficiencies, water conservation, to natural resource management techniques and practices. Some of these practices include the selection of green building materials, tree mitigation, removal programs for invasive fauna and flora, use of rain gardens to treat stormwater, and planting pollinator gardens. Parks and recreation departments across the United States are in the forefront of these issues and work hard to protect precious habitats that benefit community resilience.



Programming. Recreational programming refers to the provision of structured activities that are of interest to the community, Therefore, it is important to know what people want to do, then plan a program that addresses that demand. When programs end, it's important to ask the participants how the program can be improved. Programming currently is provided at the Jim Beech Recreation Center, Tom Ison Senior Center and at Bill Breeze Park. Special Events are also held at these facilities, as well as Downtown. One of the largest events put on by the City is the Ocoee Music Festival when over 25 thousand people come from all over central Florida to our Downtown. Per request, the City has increased the programming through special events such as the Healthy West Orange Block Party at Wellness Park to the Christmas Jamboree. The key to programming is providing an activity people want to participate in and making it age appropriate, safe, and accessible.

Management Plans. Management plans should be prepared for each park and facility. Management Plans identify how many staff are needed to operate and maintain each park, including recreation specialists needed for any programs to be offered at that park or facility. When updating the Parks, Recreation, Trails and Open Space Master Plan, the City should prepare a facility plan for each park, including any updates or replacements needed to maintain safe and accessible facilities. Resource management plans should



be prepared for parks with natural areas. In addition, the Master Plan Update should identify the responsibilities the Parks and Leisure Services Department is responsible for. The management plan should evaluate if the City has adequate staffing assigned to each facility. NRPA identifies that the average parks and recreation agency has 8.9 full time equivalents (FTE) per every 10,000 in population. Therefore, based on a population of 47,295 in 2020, the minimum FTE for the City would be 42.09 FTE and in 2045 with an estimate population of 74,000, the City would need 65.86 FTEs.

RECREATION AND OPEN SPACE ELEMENT

In preparing each management plan, an assessment should determine if the Department has adequate equipment to maintain the facilities, if not identify funding needed to adequately take care of the facilities in addition to what is needed for programming and special events.

Community Demand. It is important to understand community demographics as well as the type of facilities, amenities, programming and services City residents are looking for from the City's Parks and Recreation system. In 2020, the City, with support from the East Central Florida Regional Planning Council (ECFRPC), developed and implemented a community survey to solicit input regarding existing parks, recreation, and trail facilities and programs. The City is committed to implementing similar surveys in the future to maintain an understanding of community demand to help shape the future of the City's Parks and Recreation System.

In the 2020 survey, respondents were requested to provide information about future facilities and programs. The survey was held virtually in a format where respondents were encouraged to use maps to identify the location of future facilities or programs. A total of 475 surveys were completed with 745 additional comments provided throughout the survey.



To garner an accurate assessment of the overall population of The City, the survey sample size needed to be high enough to be statically significant. Statistical significance is how likely it is that the difference between a control version and the test version is not due to error or random chance. The standard for this measure is usually 95%. Generally, the larger the sample size the more statistically significant the results are. In determining the sample size, the City used the 2018 US Census American Survey population of 44,829 and the z-score of 1.96, which is the value to achieve the 95% confidence level. With a population of 44,829 reaching the 95% confidence level required the receipt of 381 responses. With 475 surveys returned, the results for the 2020 Community Survey are statically valid.

The City of Ocoee Parks and Leisure Services Department will use the findings within the "Building Community with Parks, Recreation & Trails Community Engagement Survey" Report when planning improvements to existing facilities and planning new facilities and programs to the City's park system. The following are survey highlights. Input is organized to reflect systemwide generalities, new facilities, and new or improvements to recreational programming. Efforts to identify improvements made since the 2020 Survey are within parentheses.

Systemwide

- Take care of and improve maintenance at existing facilities. (The City's Parks & Leisure Services Department has updated the maintenance standards used to take care of the City parks since the time the survey was conducted).
- Bring parks up to contemporary standards, including ADA compliance. (The City is working on updating existing facilities on an annual basis).
- Preserve, protect, and provide reasonable access to conservation areas, lakes, and open space.

- Increase opportunities to improve wellness, health, and overall wellbeing.
- Improve marketing of programs and facilities. It is noted that across all demographics, respondents were not aware of City park facilities and offerings.
- Increase special events throughout the community.
- 64% of respondents said they would pay additional dollars into a fund if those dollars were directed only to parks and recreation improvements.

New Facilities

- Increase trails and sidewalks throughout the City ranked the highest in need. (In 2021, the City participated with the West Orange Healthcare District to draft a regional trails plan for West Orange County. This included a trails' plan for the City. This Plan is referenced due to the influence it has in trails planning and implementation.)
- Construct a trail that connects Starke Lake to the West Orange Trail. (Portions of this trail have been constructed on Franklin Street between SR 429 and Bowness Avenue and on W. Oakland Avenue between N. Bluford Avenue and Cumberland Avenue.)
- Greater access to lakes and conservation areas,
- Develop the new nature park on Lake Apopka. (The park master concept plan was developed in 2025.)
- Develop a park south of the Turnpike.
- Develop and manage a new multipurpose sports complex to include multipurpose fields, ballfields, court sports such as basketball, tennis and pickleball and other recreational facilities. (The City is partnering with a private entity to create and manage a regional sports complex.)
- Build splash pads in a couple of parks.
- Add playgrounds. (Since the time of the survey, the City has improved many of the playgrounds in existing parks, including an inclusive playground at Tiger Minor Park in 2024.)
- Add dog parks throughout the City. (In 2021 a dog park was built in Montgomery Park.)
- Add more pickleball courts. (Pickleball courts were added to Tiger Minor Park.)
- Skate Park. (The City opened the Ocoee Action Sports Park, at Vandergrift Central Park.)
- Add community gardens throughout the City. (In 2023, a Florida Friendly Landscape Demonstration Garden was installed using funds from the Saint Johns River Water Management District.)



Demonstration Garden at Bill Breeze Park

New Programming or Improvement to Existing Recreational Programs

- Expand drop-in and/or individual adult programming such as arts & crafts, fitness, educational, aquatic and therapeutic recreation.
- Increase programming for Tweens, Teens, Seniors and Disabled populations.
- Add nature-based programing such as birding, interpretative walks and natural resource management.
- Expand swimming lessons and programming, including time for swim teams.

RECREATION AND OPEN SPACE ELEMENT

The Parks, Recreation and Trails Community Survey should be updated at least every five years concurrently when updating the Parks, Recreation and Trails Master Plan.

Future Park Sites. To continue with the adopted level of service, as the population increases, the City should identify and improve additional parks and open spaces. The monitoring and evaluation to meet national and state standards should be continued.

Private Recreation. Private recreation facilities provide a supplement to public facilities for certain segments of the population. Many existing single-family subdivisions and most multi-family residential projects have recreational facilities. Most developments use a combination of active and passive elements such as playgrounds, community pools, nature trails, lakes with boat ramps and docks, dog parks, trails, community centers, sport courts, and open play/multipurpose fields. These private recreation facilities should be assessed when updating the Parks, Recreation, Trails, and Open Space Master Plan.



Unity Park Boardwalk

Increasing Recreational Opportunities. In addition to improving and adding City parks, the City should move forward with coordinating with other agencies to increase and enhance the City's recreational opportunities. Such coordination may include the following:



Summer Camp

A. **Future Use of School Recreation Sites.** The use of school recreation areas for public recreation purposes represents efficient use of these facilities and, ultimately, of public tax expenditures. Once students leave school grounds after daily classes end, recreational facilities are left unused when not made available to the public. The City should continue efforts to secure use agreements with OCPS.

B. **Coordination with Other Agencies**. County parks and trails are easily accessible and used by City residents. In addition, the City should continue their coordination with Winter Garden, Windermere and Apopka as it relates to recreation facilities, services, programs, and special events. In doing so, the goal is to avoid duplication of services provided by all agencies.

Correction of Existing Deficiencies. The City currently collects impact fees from new developments for parks and recreation services to raise revenues for additional park land, recreational facilities and site improvements needed to support the added population. Furthermore, the City is in the

process of updating existing park facilities. The City should continue its practice for applying for local, state, and federally grant programs to leverage City's dollars.

Funding. The Parks and Leisure Services Department currently receives funds through the General Fund, through fees, and through Recreation Impact Fees (capital dollars for new parks and facilities based on new population impacts). Occasionally, state and federal grants are awarded for new facilities; the Department should continue their efforts in acquiring grant funds. In addition, the City should evaluate other funding mechanisms in the Master Plan Update. One of these mechanisms could be a program for smaller developments in that they could pay into a fund in lieu of providing such facilities. The City should include a funding and financing discussion in the Parks, Recreation, Trails and Open Space Master Plan Update.

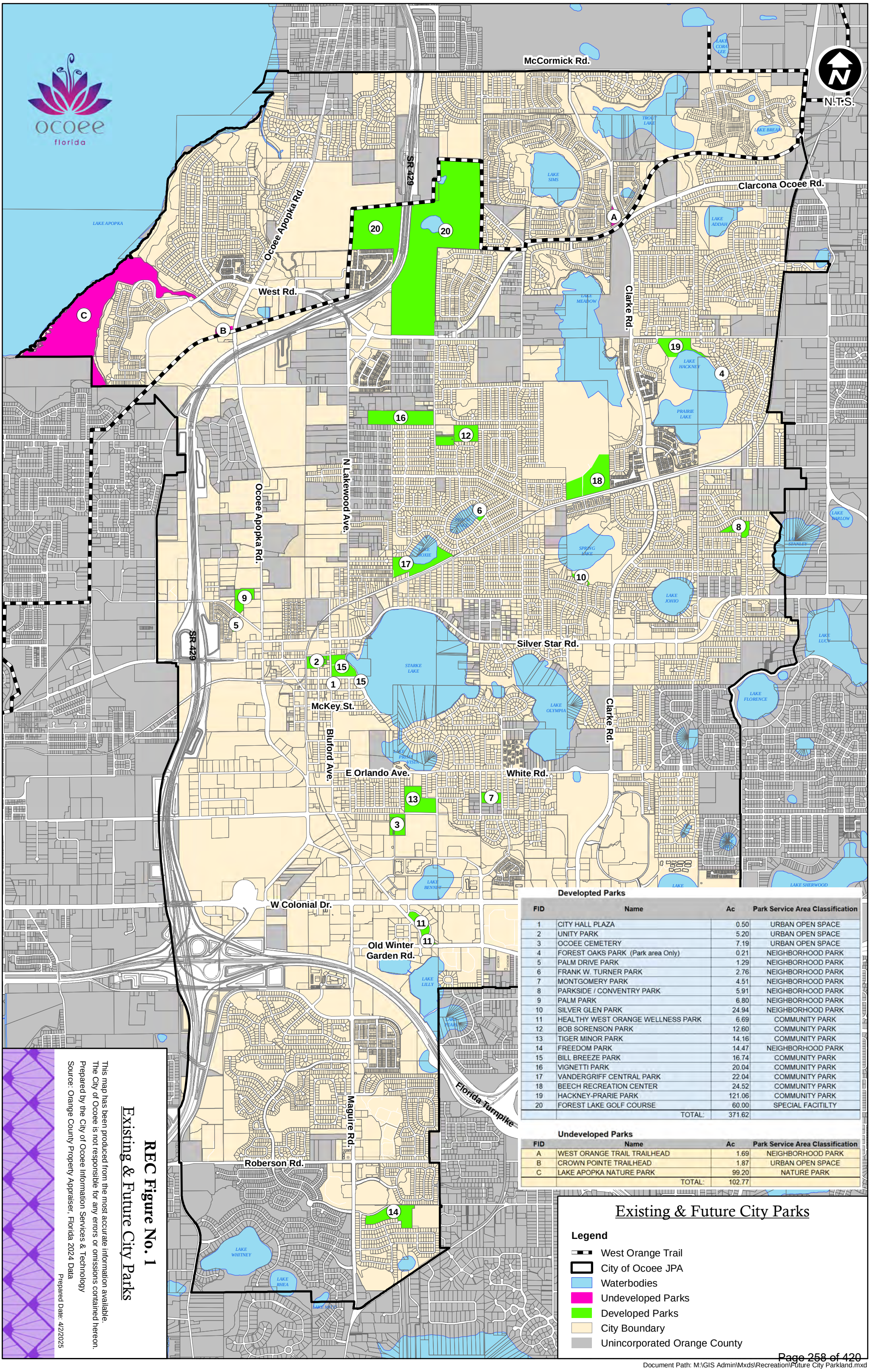
Conclusion. The City has systematically built a park system that addresses the passive, active, indoor, and outdoor recreational needs of its citizens. To satisfy these needs, the City should continue to expand its park system including recreation programs and events. Additionally, the City should work closely with the private sector to further identify and provide facilities to accommodate the special leisure needs of the corporate community. The proposed improvements contained in this document, and to be further detailed by the update of the Parks, Recreation, Trails and Open Space Master Plan, will enhance the quality of life in Ocoee and help the City keep pace with the growing recreational needs of its citizens.



S. Bluford Ave Multipurpose Path



Sunrise at Starke Lake



Developed Parks

FID	Name	Ac	Park Service Area Classification
1	CITY HALL PLAZA	0.50	URBAN OPEN SPACE
2	UNITY PARK	5.20	URBAN OPEN SPACE
3	OCOEE CEMETERY	7.19	URBAN OPEN SPACE
4	FOREST OAKS PARK (Park area Only)	0.21	NEIGHBORHOOD PARK
5	PALM DRIVE PARK	1.29	NEIGHBORHOOD PARK
6	FRANK W. TURNER PARK	2.76	NEIGHBORHOOD PARK
7	MONTGOMERY PARK	4.51	NEIGHBORHOOD PARK
8	PARKSIDE / CONVENTRY PARK	5.91	NEIGHBORHOOD PARK
9	PALM PARK	6.80	NEIGHBORHOOD PARK
10	SILVER GLEN PARK	24.94	NEIGHBORHOOD PARK
11	HEALTHY WEST ORANGE WELLNESS PARK	6.69	COMMUNITY PARK
12	BOB SORENSON PARK	12.60	COMMUNITY PARK
13	TIGER MINOR PARK	14.16	COMMUNITY PARK
14	FREEDOM PARK	14.47	NEIGHBORHOOD PARK
15	BILL BREEZE PARK	16.74	COMMUNITY PARK
16	VIGNETTI PARK	20.04	COMMUNITY PARK
17	VANDERGRIFF CENTRAL PARK	22.04	COMMUNITY PARK
18	BEECH RECREATION CENTER	24.52	COMMUNITY PARK
19	HACKNEY-PRARIE PARK	121.06	COMMUNITY PARK
20	FOREST LAKE GOLF COURSE	60.00	SPECIAL FACITILTY
	TOTAL:	371.62	

Undeveloped Parks

FID	Name	Ac	Park Service Area Classification
A	WEST ORANGE TRAIL TRAILHEAD	1.69	NEIGHBORHOOD PARK
B	CROWN POINTE TRAILHEAD	1.87	URBAN OPEN SPACE
C	LAKE APOPKA NATURE PARK	99.20	NATURE PARK
	TOTAL:	102.77	

Existing & Future City Parks

Legend

- West Orange Trail
- City of Ocoee JPA
- Waterbodies
- Undeveloped Parks
- Developed Parks
- City Boundary
- Unincorporated Orange County

REC Figure No. 1

Existing & Future City Parks

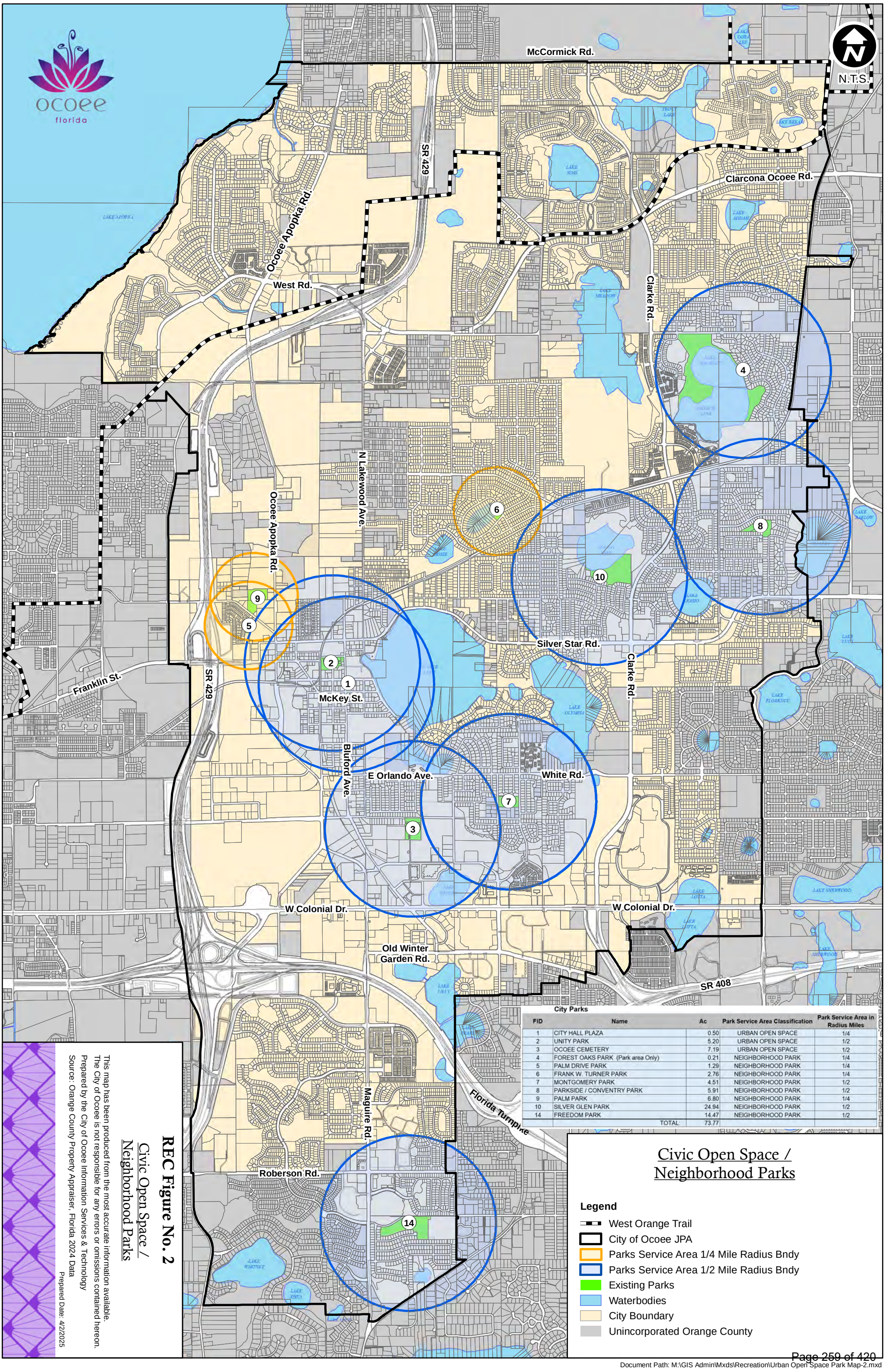
This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/2/2025

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City Parks

FID	Name	Ac	Park Service Area Classification	Park Service Area in Radius Miles
1	CITY HALL PLAZA	0.50	URBAN OPEN SPACE	1/4
2	UNITY PARK	5.20	URBAN OPEN SPACE	1/2
3	OCOEE CEMETERY	7.19	URBAN OPEN SPACE	1/2
4	FOREST OAKS PARK (Park area Only)	0.21	NEIGHBORHOOD PARK	1/4
5	PALM DRIVE PARK	1.29	NEIGHBORHOOD PARK	1/4
6	FRANK W. TURNER PARK	2.76	NEIGHBORHOOD PARK	1/4
7	MONTGOMERY PARK	4.51	NEIGHBORHOOD PARK	1/2
8	PARKSIDE / CONVENTRY PARK	5.91	NEIGHBORHOOD PARK	1/2
9	PALM PARK	6.80	NEIGHBORHOOD PARK	1/4
10	SILVER GLEN PARK	24.94	NEIGHBORHOOD PARK	1/2
14	FREEDOM PARK	14.47	NEIGHBORHOOD PARK	1/2
	TOTAL:	73.77		

Civic Open Space / Neighborhood Parks

Legend

- West Orange Trail
- City of Ocoee JPA
- Parks Service Area 1/4 Mile Radius Bndy
- Parks Service Area 1/2 Mile Radius Bndy
- Existing Parks
- Waterbodies
- City Boundary
- Unincorporated Orange County

REC Figure No. 2

Civic Open Space / Neighborhood Parks

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/2/2025

Document Path: M:\GIS Admin\Mxds\Recreation\Urban Open Space Park Map-2.mxd

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N.T.S.

McCormick Rd.
SR 429
Ocoee Apopka Rd.
Clarcona Ocoee Rd.
West Rd.
Clarke Rd.
N Lakewood Ave.
Silver Star Rd.
McKey St.
Bluford Ave.
E Orlando Ave.
White Rd.
W Colonial Dr.
Old Winter Garden Rd.
SR 408
Florida Turnpike
Maguire Rd.
Roberson Rd.

20 20 19 16 12 18 17 15 15 13 11 11

REC Figure No. 3

Existing City Parks

(Community Parks)

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/2/2025

City Parks

FID	Name	Ac	Park Service Area Classification	Park Service Area in Radius Miles
11	HEALTHY WEST ORANGE WELLNESS PARK	6.69	COMMUNITY PARK	1
12	BOB SORENSON PARK	12.60	COMMUNITY PARK	1
13	TIGER MINOR PARK	14.16	COMMUNITY PARK	2
15	BILL BREEZE PARK	16.74	COMMUNITY PARK	2
16	VIGNETTI PARK	20.04	COMMUNITY PARK	1
17	VANDERGRIFF CENTRAL PARK	22.04	COMMUNITY PARK	2
18	BEECH RECREATION CENTER	24.52	COMMUNITY PARK	2
19	HACKNEY-PRARIE PARK	121.06	COMMUNITY PARK	2
20	FOREST LAKE GOLF COURSE	60.00	SPECIAL FACITILTY	Citywide
	TOTAL:	297.85		

Community Parks & Special Facilities

Legend

- West Orange Trail
- City of Ocoee JPA
- Parks Service Area 1 Mile Radius Bndy
- Parks Service Area 2 Mile Radius Bndy
- Waterbodies
- Existing Parks
- City Boundary
- Unincorporated Orange County

Document Path: M:\GIS Admin\Mxds\Recreation\Community Park Map-2.mxd

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N.T.S.

McCormick Rd.
Clarcona Ocoee Rd.
SR 429
Ocoee Apopka Rd.
West Rd.
Clarke Rd.
N Lakewood Ave.
Silver Star Rd.
Franklin St.
McKey St.
Bluford Ave.
E Orlando Ave.
White Rd.
W Colonial Dr.
Old Winter Garden Rd.
SR 408
Maguire Rd.
Florida Turnpike
Roberson Rd.

City Parks

FID	Name	Ac	Park Service Area Classification	Park Service Area in Radius Miles
1	CITY HALL PLAZA	0.50	URBAN OPEN SPACE	1/4
2	UNITY PARK	5.20	URBAN OPEN SPACE	1/2
3	OCOEE CEMETERY	7.19	URBAN OPEN SPACE	1/2
4	FOREST OAKS PARK (Park area Only)	0.21	NEIGHBORHOOD PARK	1/2
5	PALM DRIVE PARK	1.29	NEIGHBORHOOD PARK	1/2
6	FRANK W. TURNER PARK	2.76	NEIGHBORHOOD PARK	1/2
7	MONTGOMERY PARK	4.51	NEIGHBORHOOD PARK	1/2
8	PARKSIDE / CONVENTRY PARK	5.91	NEIGHBORHOOD PARK	1/2
9	PALM PARK	6.80	NEIGHBORHOOD PARK	1/2
10	SILVER GLEN PARK	24.94	NEIGHBORHOOD PARK	1/2
11	HEALTHY WEST ORANGE WELLNESS PARK	6.69	COMMUNITY PARK	1
12	BOB SORENSON PARK	12.60	COMMUNITY PARK	2
13	TIGER MINOR PARK	14.16	COMMUNITY PARK	2
14	FREEDOM PARK	14.47	NEIGHBORHOOD PARK	1/2
15	BILL BREEZE PARK	16.74	COMMUNITY PARK	2
16	VIGNETTI PARK	20.04	COMMUNITY PARK	2
17	VANDERGRIFF CENTRAL PARK	22.04	COMMUNITY PARK	2
18	BEECH RECREATION CENTER	24.52	COMMUNITY PARK	2
19	HACKNEY-PRARIE PARK	121.06	COMMUNITY PARK	2
20	FOREST LAKE GOLF COURSE	60.00	SPECIAL FACITILTY	Citywide
	TOTAL:	371.62		

Composite Map of City Parks

Legend

- West Orange Trail
- City of Ocoee JPA
- Community Parks Service Area 1 Mile Radius
- Community Parks Service Area 1/4 Mile Radius
- Community Parks Service Area 2 Mile Dissolve
- Waterbodies
- Existing City Parks
- City Boundary
- Unincorporated Orange County

REC Figure No. 4
Existing City Parks
Service Areas

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.
Prepared by the City of Ocoee Information Services & Technology
Source: Orange County Property Appraiser, Florida 2024 Data
Prepared Date: 4/2/2025

Document Path: M:\GIS Admin\Mxds\Recreation\Park Map 2mil - 2.mxd

McCormick Rd.
Clarcona Ocoee Rd.
Ocoee Apopka Rd.
SR 429
West Rd.
Clarke Rd.
N Lakewood Ave.
Silver Star Rd.
McKey St.
Franklin St.
Bluford Ave.
E Orlando Ave.
White Rd.
W Colonial Dr.
Old Winter Garden Rd.
Maguire Rd.
Florida Turnpike
Roberson Rd.

City Parks

FID	Name	Ac	Park Service Area Classification	Park Service Area in Radius Miles
1	CITY HALL PLAZA	0.50	URBAN OPEN SPACE	1/2
2	UNITY PARK	5.20	URBAN OPEN SPACE	1/2
3	OCOEE CEMETERY	7.19	URBAN OPEN SPACE	1/2
4	FOREST OAKS PARK (Park area Only)	0.21	NEIGHBORHOOD PARK	1/2
5	PALM DRIVE PARK	1.29	NEIGHBORHOOD PARK	1/2
6	FRANK W. TURNER PARK	2.76	NEIGHBORHOOD PARK	1/2
7	MONTGOMERY PARK	4.51	NEIGHBORHOOD PARK	1/2
8	PARKSIDE / CONVENTRY PARK	5.91	NEIGHBORHOOD PARK	1/2
9	PALM PARK	6.80	NEIGHBORHOOD PARK	1/2
10	SILVER GLEN PARK	24.94	NEIGHBORHOOD PARK	1/2
11	HEALTHY WEST ORANGE WELLNESS PARK	6.69	COMMUNITY PARK	1
12	BOB SORENSON PARK	12.60	COMMUNITY PARK	2
13	TIGER MINOR PARK	14.16	COMMUNITY PARK	2
14	FREEDOM PARK	14.47	NEIGHBORHOOD PARK	1/2
15	BILL BREEZE PARK	16.74	COMMUNITY PARK	2
16	VIGNETTI PARK	20.04	COMMUNITY PARK	2
17	VANDERGRIFF CENTRAL PARK	22.04	COMMUNITY PARK	2
18	BEECH RECREATION CENTER	24.52	COMMUNITY PARK	2
19	HACKNEY-PRARIE PARK	121.06	COMMUNITY PARK	2
20	FOREST LAKE GOLF COURSE	60.00	SPECIAL FACITILTY	Citywide
	TOTAL:	371.62		

Future Parks

FID	Name	Ac	Park Service Area Classification	Park Service Area in Radius Miles
A	WEST ORANGE TRAIL TRAILHEAD	1.69	NEIGHBORHOOD PARK	1/2
B	CROWN POINTE TRAILHEAD	1.87	URBAN OPEN SPACE	1/2
C	LAKE APOPKA NATURE PARK	99.20	NATURE PARK	1/2
	TOTAL:	102.77		

REC Figure No. 5

Existing & Future City Parks) Service Area

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/2/2025

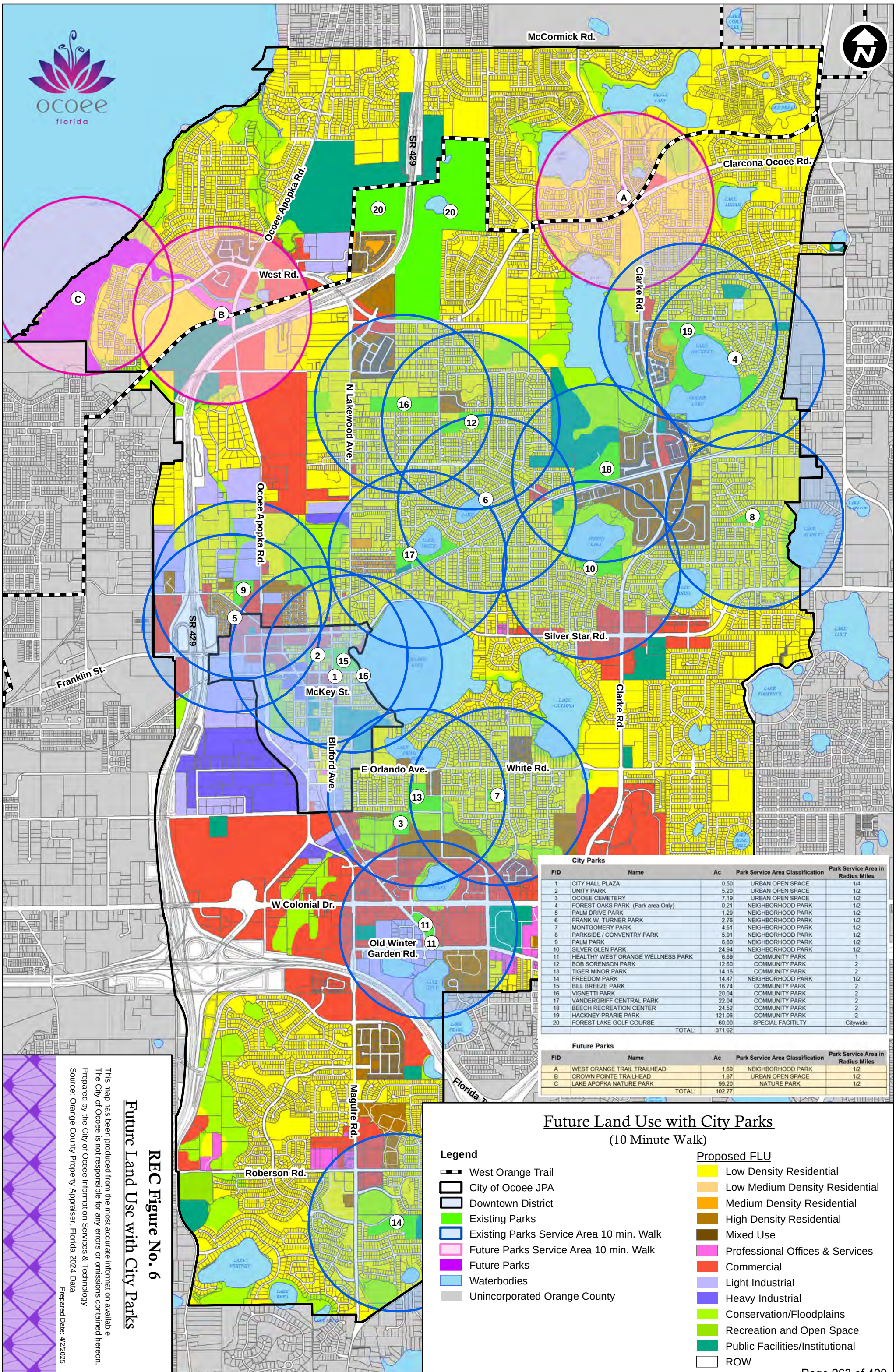
Existing & Future City Parks Service Area

(10 Minute Walk)

Legend

- West Orange Trail
- City of Ocoee JPA
- Future Parks Service Area 10 min. Walk
- Existing Parks Service Area 10 min. Walk
- Future Parks
- Existing Parks
- Waterbodies
- City Boundary
- Unincorporated Orange County

Document Path: M:\GIS Admin\Mxds\Recreation\Future Park Map 10 Minute Walk.mxd



City Parks

FID	Name	Ac	Park Service Area Classification	Park Service Area in Radius Miles
1	CITY HALL PLAZA	0.50	URBAN OPEN SPACE	1/4
2	UNITY PARK	5.20	URBAN OPEN SPACE	1/2
3	OCOEE CEMETERY	7.19	URBAN OPEN SPACE	1/2
4	FOREST OAKS PARK (Park area Only)	0.21	NEIGHBORHOOD PARK	1/2
5	PALM DRIVE PARK	1.29	NEIGHBORHOOD PARK	1/2
6	FRANK W. TURNER PARK	2.76	NEIGHBORHOOD PARK	1/2
7	MONTGOMERY PARK	4.51	NEIGHBORHOOD PARK	1/2
8	PARKSIDE / CONVENTRY PARK	5.91	NEIGHBORHOOD PARK	1/2
9	PALM PARK	6.80	NEIGHBORHOOD PARK	1/2
10	SILVER GLEN PARK	24.94	NEIGHBORHOOD PARK	1/2
11	HEALTHY WEST ORANGE WELLNESS PARK	6.69	COMMUNITY PARK	1
12	BOB SORENSON PARK	12.60	COMMUNITY PARK	2
13	TIGER MINOR PARK	14.16	COMMUNITY PARK	2
14	FREEDOM PARK	14.47	NEIGHBORHOOD PARK	1/2
15	BILL BREEZE PARK	16.74	COMMUNITY PARK	2
16	VIGNETTI PARK	20.04	COMMUNITY PARK	2
17	VANDERGRIFF CENTRAL PARK	22.04	COMMUNITY PARK	2
18	BEECH RECREATION CENTER	24.52	COMMUNITY PARK	2
19	HACKNEY-PRARIE PARK	121.06	COMMUNITY PARK	2
20	FOREST LAKE GOLF COURSE	60.00	SPECIAL FACITILTY	Citywide
	TOTAL:	371.62		

Future Parks

FID	Name	Ac	Park Service Area Classification	Park Service Area in Radius Miles
A	WEST ORANGE TRAIL TRAILHEAD	1.69	NEIGHBORHOOD PARK	1/2
B	CROWN POINTE TRAILHEAD	1.87	URBAN OPEN SPACE	1/2
C	LAKE APOPKA NATURE PARK	99.20	NATURE PARK	1/2
	TOTAL:	102.77		

Future Land Use with City Parks

(10 Minute Walk)

Legend

- West Orange Trail
- City of Ocoee JPA
- Downtown District
- Existing Parks
- Existing Parks Service Area 10 min. Walk
- Future Parks Service Area 10 min. Walk
- Future Parks
- Waterbodies
- Unincorporated Orange County

Proposed FLU

- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Professional Offices & Services
- Commercial
- Light Industrial
- Heavy Industrial
- Conservation/Floodplains
- Recreation and Open Space
- Public Facilities/Institutional
- ROW

REC Figure No. 6

Future Land Use with City Parks

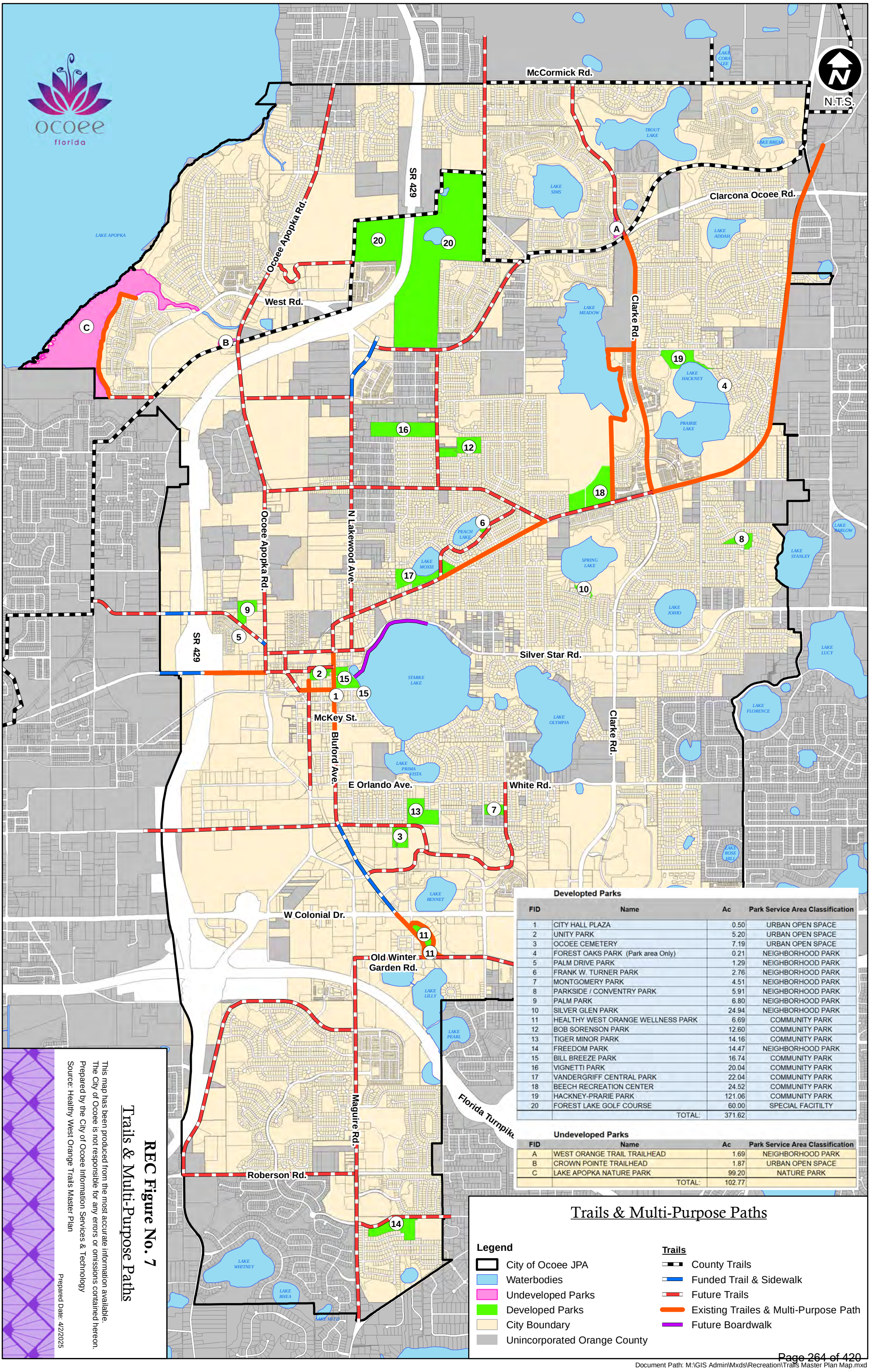
This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/2/2025

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Developed Parks

FID	Name	Ac	Park Service Area Classification
1	CITY HALL PLAZA	0.50	URBAN OPEN SPACE
2	UNITY PARK	5.20	URBAN OPEN SPACE
3	OCOEE CEMETERY	7.19	URBAN OPEN SPACE
4	FOREST OAKS PARK (Park area Only)	0.21	NEIGHBORHOOD PARK
5	PALM DRIVE PARK	1.29	NEIGHBORHOOD PARK
6	FRANK W. TURNER PARK	2.76	NEIGHBORHOOD PARK
7	MONTGOMERY PARK	4.51	NEIGHBORHOOD PARK
8	PARKSIDE / CONVENTRY PARK	5.91	NEIGHBORHOOD PARK
9	PALM PARK	6.80	NEIGHBORHOOD PARK
10	SILVER GLEN PARK	24.94	NEIGHBORHOOD PARK
11	HEALTHY WEST ORANGE WELLNESS PARK	6.69	COMMUNITY PARK
12	BOB SORENSON PARK	12.60	COMMUNITY PARK
13	TIGER MINOR PARK	14.16	COMMUNITY PARK
14	FREEDOM PARK	14.47	NEIGHBORHOOD PARK
15	BILL BREEZE PARK	16.74	COMMUNITY PARK
16	VIGNETTI PARK	20.04	COMMUNITY PARK
17	VANDERGRIFF CENTRAL PARK	22.04	COMMUNITY PARK
18	BEECH RECREATION CENTER	24.52	COMMUNITY PARK
19	HACKNEY-PRARIE PARK	121.06	COMMUNITY PARK
20	FOREST LAKE GOLF COURSE	60.00	SPECIAL FACITILTY
	TOTAL:	371.62	

Undeveloped Parks

FID	Name	Ac	Park Service Area Classification
A	WEST ORANGE TRAIL TRAILHEAD	1.69	NEIGHBORHOOD PARK
B	CROWN POINTE TRAILHEAD	1.87	URBAN OPEN SPACE
C	LAKE APOPKA NATURE PARK	99.20	NATURE PARK
	TOTAL:	102.77	

REC Figure No. 7

Trails & Multi-Purpose Paths

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Healthy West Orange Trails Master Plan

Prepared Date: 4/2/2025

Trails & Multi-Purpose Paths

Legend

- City of Ocoee JPA
- Waterbodies
- Undeveloped Parks
- Developed Parks
- City Boundary
- Unincorporated Orange County

Trails

- County Trails
- Funded Trail & Sidewalk
- Future Trails
- Existing Trailes & Multi-Purpose Path
- Future Boardwalk

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Efficient, Reliable & Well-Maintained Infrastructure



Infrastructure Element as:

Utilities Sub-Element

Drainage Sub-Element

Chapter

3

UTILITIES SUB-ELEMENT

I. INTRODUCTION

Pursuant to the requirements of Chapter 163 of the 2018 Florida Statutes, the Infrastructure Element Data, Inventory, and Analysis (DIA) sets forth the plan for the future infrastructure of the City of Ocoee. This section provides an inventory and analysis of the existing potable water, wastewater, reclaimed water, stormwater, solid waste, pavement, and public safety facilities and services within the City of Ocoee.

II. INVENTORY AND DATA

Utilities Service Areas. Four (4) territorial agreements between the City of Ocoee and Orange County establish the jurisdictional boundaries for Ocoee potable water, wastewater, and reclaimed water service areas. These include the Joint Planning Area Agreement, the Orange County/City of Ocoee Water Service Territorial Agreement, the Orange County/City of Ocoee Sewer Service Territorial Agreement, and the City of Ocoee/Orange County Reclaimed Water Territorial Agreement. A description of each service area boundary is provided in the applicable sections below.

The City maintains one (1) wholesale water and sewer service agreement with Orange County for Forest Lake Estates subdivision (formerly known as Ocoee Pines), the City of Ocoee/Orange County Agreement For The Delivery And Use Of Wholesale Water And Wastewater To Ocoee Pines Development. The City owns, operates, and maintains the Forest Lake Estates utilities system, and potable water supply and wastewater treatment are provided by Orange County.

Potable Water. The Orange County/City of Ocoee Water Service Territorial Agreement establishes the Ocoee potable water territorial boundary shown in UTL Figure 1: Water Service Areas. Parcels located north and south of the Ocoee water service area and within the Ocoee Joint Planning Area (JPA) are supplied by either the Orange County Utilities or private wells.



South Water Treatment Plant

Parcels within the City's service area are supplied potable water from either the Ocoee water system, or private wells, apart from Forest Lake Estates. Within this development, the City maintains the water system and Orange County supplies the potable water through a master meter at Clarcona Ocoee Road development entrance.

Consumptive Use Permit. The Ocoee water service area is wholly located within the boundary of the St. Johns River Water Management District (SJRWMD). Groundwater withdrawals are permitted under SJRWMD Consumptive Use Permit (CUP) 3216, which authorizes a maximum annual groundwater withdrawal of 1,781 million gallons (4.88 MGD annual average) from the Floridian aquifer and expires November 15, 2026.

The CUP includes seven (7) Floridan aquifer wells. In 2023, four (4) Lower Floridan aquifer wells and one (1) Upper Floridan aquifer well were in service. Construction and connection

of any future wells will be developer-driven. UTL Table 1: Public Supply Well Summary summarizes public supply wells included in the Ocoee CUP. In 2023, 1,335 million gallons (3.66 MGD) of groundwater was pumped from the Ocoee wells.

UTL Table 1: Public Supply Well Summary

District ID	Station Name	Casing Diameter (inches)	Casing Depth (in feet)	Total Depth (ft)	Capacity (GPM)	Source	Status
11961	Forest Oaks #1	7.0	610.0	1,140	800	Floridan Aquifer	Active
11962	Forest Oaks #2	16.0	147.0	318.0	2,000	Floridan Aquifer	Active
11965	Forest Oaks #3	24.0	1,192.0	1,450	3,000	Floridan Aquifer	Active
104699	Forest Oaks #4	24.0	800.0	1,450	3,500	Floridan Aquifer	Proposed
11963	South #1	24.0	800.0	1,450	1,500	Floridan Aquifer	Active
11964	South #2	24.0	800.0	1,450	800	Floridan Aquifer	Active
11966	South #3	24.0	811.0	1,452	2,500	Floridan Aquifer	Constructed/ Not Connected

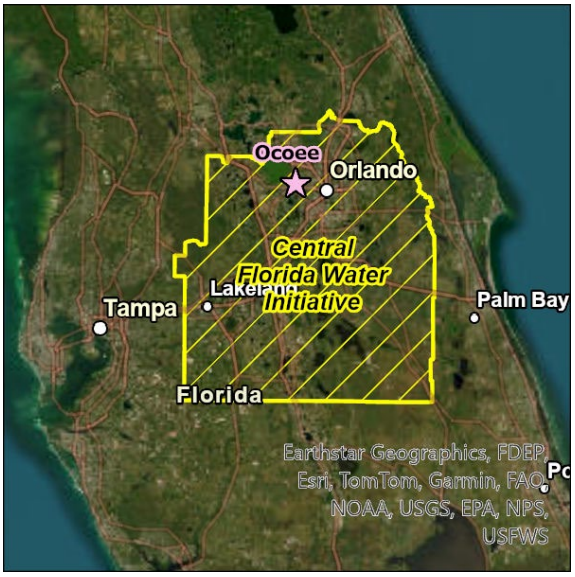
1. Source: SJRWMD CUP

UTILITIES SUB-ELEMENT

Central Florida Water Initiative. The Ocoee water service area is also located within the Central Florida Water Initiative (CFWI) boundary. The CFWI is a collaborative water supply planning initiative for the Central Florida region involving the SJRWMD, the South Florida Water Management District (SFWMD), the Southwest Florida Water Management District (SWFWMD), FDEP, representatives from water utilities, and other interested groups.

The CFWI was created in 2009, and the first joint planning evaluation for population and water demands within the CFWI planning area, the 2015 CFWI Regional Water Supply Plan, was adopted by the SJRWMD, SFWMD, and SWFWMD in November 2015. This water supply plan is updated every five (5) years.

Ocoee and other water providers within the CFWI are also subject to additional consumptive use permit requirements outlined in Chapter 62-41 F.A.C. Furthermore, under F.S. Section 163.3177(6)(c)3, Ocoee must maintain a 10-Year Water Supply Facilities Work Plan. Ocoee maintains an integrated water resource plan for water use efficiency and reuse to support CFWI goals and objectives. The Forest Oaks and South WTPs have a permitted FDEP maximum operating treatment capacity of 5.227 MGD and 5.623 MGD, respectively, for a total permitted maximum operating capacity of 10.85 MGD. In 2023, the City treated 1,388 million gallons (3.80 MGD, annual average) of groundwater for public supply. Potable water



CFWI Boundary

customer population and demands for the City's water service area are summarized in UTL Table 2: Potable Water Demands. This data aligns with the 2025 draft CFWI Regional Water Supply Plan.

The City has several projects underway that will further reduce projected potable water demands, including the construction of a new reclaimed watermain and reclaimed pump station and storage tank to transfer 1.0 MGD of reclaimed water from Orange County. The City will evaluate needed projects and potable water demand reductions associated with these improvements as part of the 2027 Reclaimed Water Master Plan update and findings will be incorporated into the next CFWI Regional Water Supply Plan update.

UTILITIES SUB-ELEMENT

UTL Table 2: Potable Water Demands						
Year	**Existing or Projected**	**Supplied from City's Water Treatment Plants**			**Supplied By Orange County[2]**	
		Population[1]	**Demand (MGD)**	**Percent of Permitted Capacity Remaining**	**Population**	**Demand (MGD)**
2022	Existing	38,496	3.70	66%	834	0.05
2023		39,045	3.80	65%	834	0.05
2024	Projected	39,593	4.00	63%	834	0.05
2025		40,141	4.10	62%	834	0.05
2030		43,374	4.99	54%	834	0.05
2035		48,542	5.58	49%	834	0.05
2040		50,285	5.78	47%	834	0.05
2045		53,579	6.16	43%	834	0.05

Notes:

1. 2025 CFWI BEBR medium population projections
2. Forest Lake Estates development

UTILITIES SUB-ELEMENT

Water Conservation. The City's water conservation plan promotes the efficient use of water resources and the prevention of water waste with technology, partnership, and sustainability as the driving forces.

Technology. Ocoee utilizes several forms of technology to improve water conservation and mitigate water loss. The City was an early adopter of Advanced Metering Infrastructure (AMI), which provides near real-time water use data to proactively identify water leaks and high-water users.



Water Meter

In 2012, the City adopted WaterSense™ requirements for higher efficiency plumbing fixtures and appliances to reduce indoor water consumption. The City also adopted Florida Water Star℠ irrigation criteria for landscape irrigation in 2012 to increase water efficiency for both potable and reclaimed water irrigation. Leading by example, the Utilities Administration Building was constructed to Florida Water Star℠ standards and received Florida Water Star℠ certification.

Partnership. Ocoee's public engagement focuses on providing our residents with proven tools to use water efficiently. The City provides education through social media outreach, educational events, and partnerships with local libraries and schools to help residents of all ages understand the importance of protecting Ocoee's water resources. Customers are encouraged to track their consumption by signing up for the Sensus Customer Portal.

Free irrigation evaluations are provided and a Florida-Friendly Landscape™ Demonstration Garden adjacent to Bill Breeze Park provides examples of Florida-Friendly plants with low maintenance and water needs, as well as an irrigation system designed to provide supplemental water during dry periods.



Demonstration Garden

Ocoee also maintains a continuous water use notification program where customers receive a phone call when continuous water use for greater than 48 hours is detected.

The Ocoee Water Conservation Program is evaluated annually and updated as needed to ensure it stays relevant to customer water use habits, patterns, and interests.

Sustainability. Ocoee's commitment to sustainability is demonstrated in its proactive water conservation plan, which prioritizes the extensive use of reclaimed water to reduce groundwater dependency and utilize available lower-quality water sources. The City has secured supplemental reclaim supply through agreements with adjoining municipalities. Using multiple sources of water to balance needs reduces the demand for

any one source. The City expands its reclaimed water system by retrofitting existing neighborhoods and connecting new neighborhoods. Retrofit priorities for existing neighborhoods are determined by proximity to the existing reclaimed water system, irrigation demand, and cost-effectiveness. The connection of new neighborhoods has been made possible by the early adoption of a policy requiring dual-line water mains. This means that reclaimed water mains were installed in all new neighborhoods, regardless of immediate reclaimed water availability, to facilitate cost-effective future system expansion.

10-Year Water Supply Facilities Work Plan. The Florida Legislature enacted bills in the 2002, 2004, 2005, and 2011 sessions to address the State's water supply needs. These bills, in particular Senate Bills 360 and 444 (the 2005 legislative session), significantly changed Chapters 163 and 373, F.S. by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. Section 373.036 F.S. requires each water management district to develop a Regional Water Supply Plan (RWSP) for a 20-year planning period to ensure that existing water sources are adequate to meet projected water demands. In turn and within 18 months following approval of a regional water supply plan, local governments within a regional water supply planning area are required to develop a Work Plan to ensure that adequate water supplies will be available to meet future demands for a minimum 10-year planning period, under F.S. Section 163.3177(6)(c)3.

According to state guidelines, the Work Plan must address:

- A local government's water demands for at least a 10-year period;
- Development of traditional and alternative water supplies and required facilities to meet those demands;
- Conservation and reuse programs; and
- Capital projects needed for the first five years, including financially feasible revenue sources, in the 5-Year Schedule of Capital Improvements.

In addition to the above Work Plan requirements, local governments are required to revise their comprehensive plan for consistency with the Work Plan and regional water supply planning initiatives. Ocoee maintains a 10-Year Water Supply Facilities Work Plan (Work Plan) in accordance with 163.3177 F.S. and this Work Plan is adopted by reference.



Ocoee Wasterwater Treatment Facility

Sanitary Sewer. The Orange County/City of Ocoee Sewer Service Territorial Agreement establishes the Ocoee territorial boundary for sewer service shown in UTL Figure 2: Wastewater Service Area. Parcels within the Ocoee wastewater service area either connect to the Ocoee wastewater system or use private onsite sewer treatment and disposal systems (OSTDS) for wastewater treatment. Parcels located north and south of the Ocoee sewer service area and within

the Ocoee Joint Planning Area (JPA) are either provided wastewater service by Orange County Utilities wastewater system or using private OSTDS.

The City operates one (1) wastewater treatment facility, the Ocoee Wastewater Treatment Facility (WWTF). This facility receives wastewater from properties located within the Ocoee wastewater service area. In 2023, the Ocoee Wastewater Treatment Facility treated approximately 687 million gallons of wastewater. UTL Table 3: Wastewater System Flow and Treatment Capacity shows the current and projected wastewater flows and permitted wastewater treatment plant surplus.

UTL Table 3: Wastewater System Flow and Treatment Capacity

Year	Existing or Projected	Projected Wastewater Population	WWTF Annual Average Daily Flow (MGD)	Percent of Permitted Capacity
2022	Current	28,093	1.76	41%
2023		28,606	1.88	37%
2024	Projected	30,476	1.92	36%
2025		29,427	1.95	35%
2030		32,491	2.07	31%
2035		35,871	2.21	26%
2040		39,604	2.35	22%
2045		43,512	2.51	16%

UTILITIES SUB-ELEMENT

Several major upgrades to the Ocoee WWTF were initiated in 2022 and will be completed by the end of 2026. These upgrades include:

- New Motor Control Room and electrical upgrade;
- Replacement of four transfer pumps and purchase of one spare pump;
- Replacement of four high service reuse pumps and of purchase one spare;
- Replacement of three existing rotors, add two new rotors, underground Electrical Chases, Associated Gear Boxes, VFD Pumps and Motors; and
- Replacement of three existing rotors and the addition of a new rotor to each Oxidation Ditch, and along with the replacement/upgrade of the underground electrical chases, associated gear boxes, variable frequency drive pumps and motors. A concurrency management system monitors wastewater flows and treatment plant capacity to maintain compliance with the FDEP permitted treatment capacity and effluent water quality requirements.

In 2022, the City completed a Biological Nutrient Removal Improvement Evaluation and in 2024 the City initiated a phased plan to evaluate treatment processes and options to ensure that advanced wastewater treatment will come online before reaching the existing permitted treatment plant capacity, and before the July 1, 2038 advanced wastewater treatment requirement specified in the FDEP permit.

Advanced Wastewater Treatment. The Florida Springs and Aquifer Protection Act (Chapter 373, Part VIII, Florida Statutes [F.S.]) protects and remediates impaired Outstanding Florida Springs (OFS) and their associated spring runs. FDEP has assessed thirty OFS, and twenty-four of these springs were determined to be impaired for the nitrate form of nitrogen. FDEP then delineated priority focus areas (PFAs) for each OFS or group of springs and developed BMAPs with specific water quality protection and remediation provisions. As shown in UTL Figure 3: BMAP Boundaries, the Ocoee wastewater service area is located within the Wekiwa and Rock Springs BMAP, with most of the service area also located within the Priority Focus Area (PFA), a subarea within the BMAP where the aquifer is most vulnerable. The western portion of the Ocoee utility service area is also located within the Upper Ocklawaha BMAP. The majority of the City's utility service area is located within the Wekiwa and Rock Springs BMAP PFA, where the most stringent nutrient load reduction requirements are applied.



New WWTP Electrical Building (Under Construction)

In 2022 FDEP issued a 10-year Ocoee WWTF permit limiting the annual average total nitrogen concentration to 10 mg/L for treated wastewater from the Ocoee WWTF. Unless further rulemaking occurs prior to the next permit renewal, a new total nitrogen effluent limit of 3 mg/L annual average will be written into the next permit in 2032. Advanced wastewater treatment will need to be online by 2038. The City maintains compliance with the current total nitrogen limit and additional treatment and operational changes will need to occur to meet total nitrogen reduction concentrations required by BMAP rulemaking.

UTILITIES SUB-ELEMENT

Onsite Sewer Treatment and Disposal Systems. Where central sewer service is not available, private OSTDS provide wastewater treatment. The Florida Department of Health and Rehabilitation Services (DHRS) permits and regulates OSTDS and drain field installation within the State. Subparagraph 403.067(7)(a)9, Florida Statutes, requires that local governments within a BMAP must develop an onsite sewage treatment and disposal system (OSTDS) remediation plan.

The City completed its remediation plan in 2024, identifying 31 percent of parcels within the wastewater service area that use OSTDS (City of Ocoee OSTDS Remediation Plan, 2024). The City continues to work diligently to pursue opportunities to connect homeowners and businesses to City sewer service and reduce nitrogen loading within its jurisdictional limits. Orange County Health Department has jurisdiction over all OSTDS. All permitting and enforcement continue to be administered through the Orange County Health Department. UTL Figure 4: OSTDS presents parcels using OSTDS for wastewater treatment.

Reclaimed Water. The City of Ocoee/Orange County Reclaimed Water Territorial Agreement establishes the Ocoee territorial boundary for reclaimed water service shown in UTL Figure 5: Reclaimed Water. The City provides reclaimed water service to commercial and residential users by way of two (2) separate service areas, the North Reclaim Service area and Central Reclaim Service area.

Reclaimed water for North Reclaim Service Area, except for the Forest Trails, Orchard Park, and Windstone neighborhoods, is provided by Ocoee through a retail-wholesale agreement with Orange County. The Central Reclaim Service Area supplies reclaimed water from the Ocoee Wastewater Treatment Facility and this supply is supplemented through an interconnect to the south with CONSERV II (Orange County - Orlando cooperative) and an interconnect to the north with Orange County. In 2025 construction of a new 1.5-million-gallon reclaimed storage tank and pump station were initiated. Construction will be completed by Fall 2026. Upon completion, the new pump station will accept 1.0 MGD of reclaimed water available from a wholesale purchase agreement with Orange County. The City also continues exploring additional lowest-quality water sources to further offset groundwater withdrawals.



In 2023, Ocoee provided approximately 1,688 million gallons of reclaim water to residents and commercial businesses within the reclaimed water service area. UTL Table 4: Annual Reclaimed Water Flows by Service Area shows the current and projected reclaimed water flows based on customer demands and the City's reclaimed partnerships. Future reclaimed water customers will primarily be infill from vacant or redeveloped parcels. Reclaimed water retrofit projects will continue to be explored based on available reclaimed water supply.

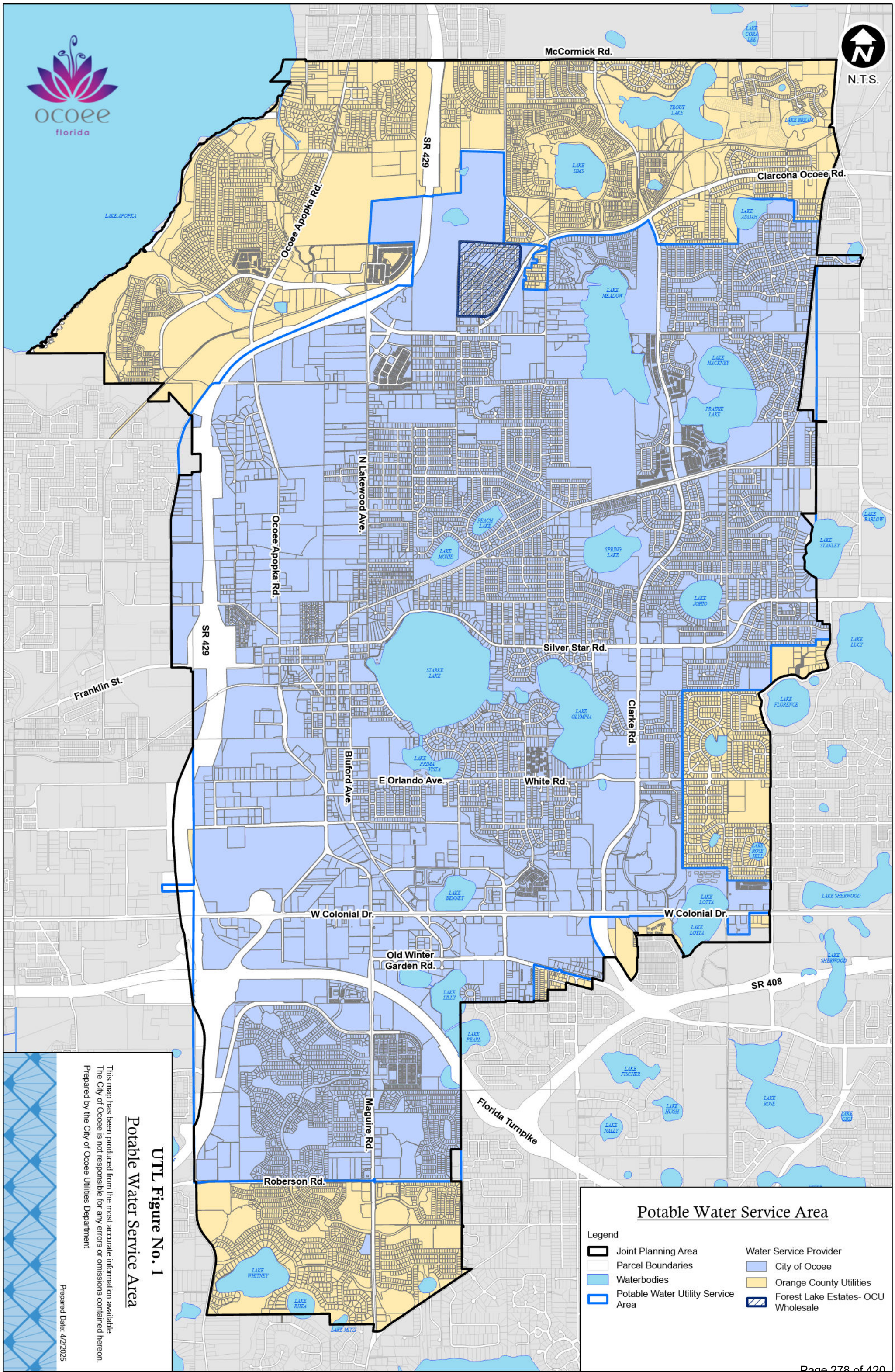
UTL Table 4: Annual Reclaimed Water Flows by Service Area						
Year	**RIBs (MGD)**	**Golf Course[1] (MGD)**	**Ocoee Reclaimed Water[2] (MGD)**	**CONSERV II Wholesale[3] (MGD)**	**Orange County: Central Service Area[4] (MGD)**	**Orange County: North Service Area[5] (MGD)**
2022	0.21	0.01	1.41	0.43	0.04	2.15
2023	0.16	0.03	1.58	0.50	0.01	2.34
2024	0.17	0.03	1.78	0.44	0.05	2.01
2025	0.16	0.05	1.88	0.45	0.10	2.00
2030	0.17	TBD	2.00	0.45	1.00	2.00
2035	0.17	TBD	2.12	0.45	1.00	2.00
2040	0.17	TBD	2.24	0.45	1.00	2.00
2045	0.16	TBD	2.38	0.45	1.00	2.00

Notes:

1. Forest Lake Golf Course currently supplied reclaimed water by the City of Winter Garden. Future demand and supply to be determined (TBA).
2. Reclaimed water generated at the Ocoee WWTP
3. Conserv II whole reclaimed water purchase
4. Orange County Wholesale purchase (1.0 MGD Reservation)
5. Orange County Wholesale purchase directly supplied to North Service Area

III. Analysis

As detailed in the above sections, the City currently maintains and plans for safe, reliable, and economical potable water, wastewater, and reclaimed water supply for its customers. Existing facilities are continually repaired, replaced, or improved as required to maintain level of service. These facilities are maximized through the implementation of the City's Water Conservation plan to reduce customer costs and wasted water. As the City grows over the next 20 years, the growth of its utility system will follow a data-driven approach to ensure that the City continues to thrive, and customer rates are utilized efficiently.



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ocoee
florida

N.T.S.

McCormick Rd.
SR 429
Ocoee Apopka Rd.
Clarcona Ocoee Rd.
N Lakewood Ave.
Silver Star Rd.
Clarke Rd.
Bluford Ave.
E Orlando Ave.
White Rd.
W Colonial Dr.
Old Winter Garden Rd.
SR 408
Florida Turnpike
Maguire Rd.
Roberson Rd.
Franklin St.

LAKE APOPKA
LAKE CORA LEE
TROUT LAKE
LAKE BREAM
LAKE SIMS
LAKE ADDAH
LAKE MEADOW
LAKE HACKNEY
PRAIRIE LAKE
PEACH LAKE
LAKE MOXIE
SPRING LAKE
LAKE JOHIO
LAKE BARLOW
LAKE STANLEY
LAKE LUCY
STARKE LAKE
LAKE OLYMPIA
LAKE PRIMA VISTA
LAKE FLORENCE
LAKE ROSE HILL
LAKE BENNET
LAKE LOTTA
LAKE SHERWOOD
LAKE LILLY
LAKE PEARL
LAKE FISCHER
LAKE HUGH
LAKE ROSE
LAKE NALLY
LAKE GIGI
LAKE WHITNEY
LAKE RHEA
LAKE MITZI

UTL Figure No. 2

Wastewater Service Area

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Utilities Department

Prepared Date: 4/2/2025

Wastewater Service Area

Legend

- Joint Planning Area
- Parcel Boundaries
- Waterbodies
- Wastewater Service Area

Wastewater Service Provider

- City of Ocoee
- Orange County Utilities

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ocoee
florida

N.T.S.

McCormick Rd.

Clarcona Ocoee Rd.

Silver Star Rd.

W Colonial Dr.

Old Winter Garden Rd.

SR 408

Florida Turnpike

SR 429

Ocoee Apopka Rd.

N Lakewood Ave.

Bluford Ave.

E Orlando Ave.

White Rd.

Clarke Rd.

Maguire Rd.

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Franklin St.

LAKE APOPKA
LAKE CORA LEE
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LAKE BREAM
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LAKE ADDAH
LAKE MEADOW
LAKE HACKNEY
PRAIRIE LAKE
PEACH LAKE
LAKE MOUIE
SPRING LAKE
LAKE JOHIO
LAKE BARLOW
LAKE STANLEY
LAKE LUCY
STARKE LAKE
LAKE OLYMPIA
LAKE PRIMA VISTA
LAKE FLORENCE
LAKE ROSE HILL
LAKE BENNET
LAKE LOTTA
LAKE SHERWOOD
LAKE LILLY
LAKE PEARL
LAKE FISCHER
LAKE HUGH
LAKE ROSE
LAKE NALLY
LAKE GIGI
LAKE WHITNEY
LAKE RHEA
LAKE MITZI

UTL Figure No. 3
BMAP Boundaries

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Utilities Department

Prepared Date: 4/2/2025

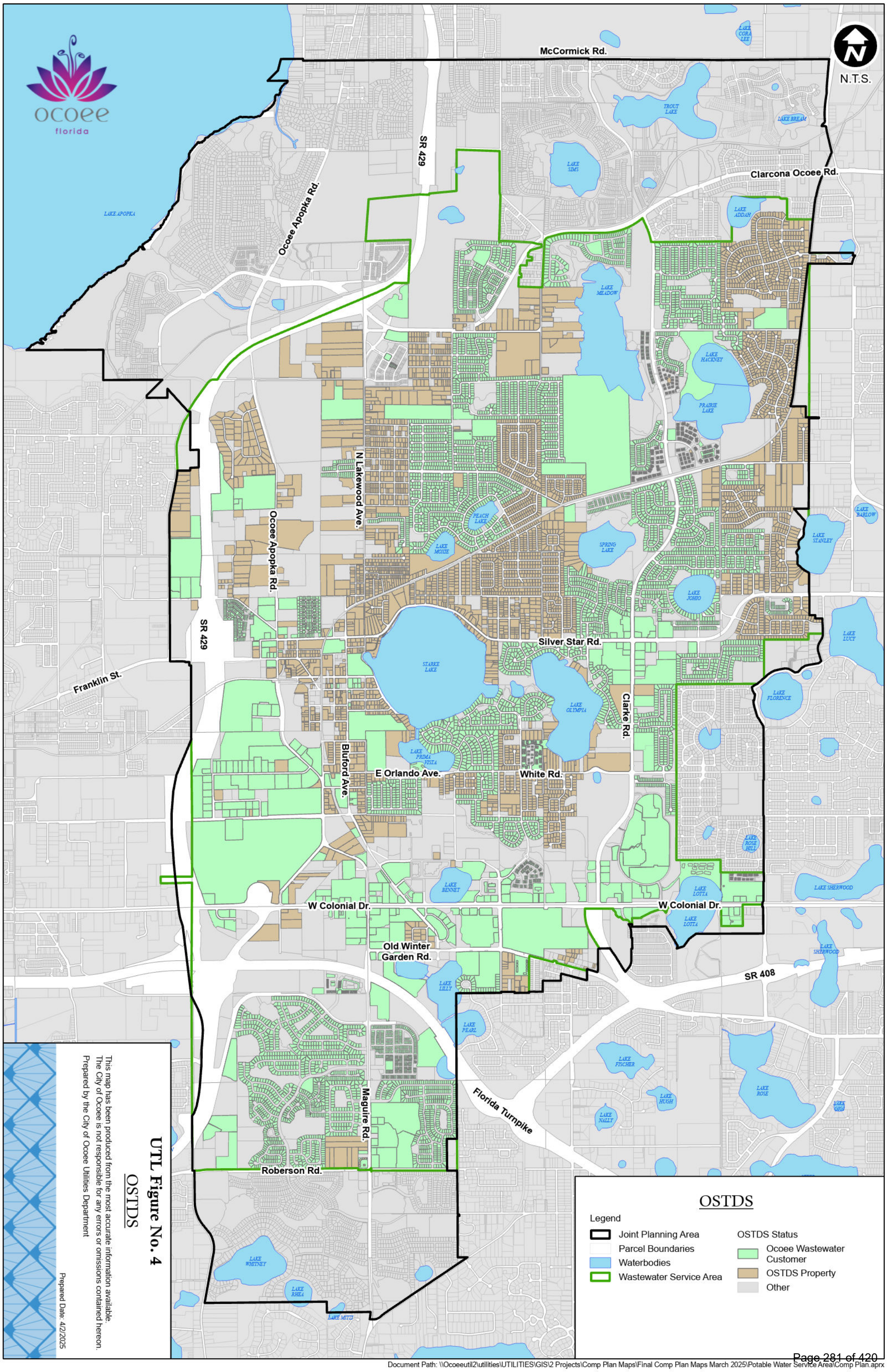
BMAP Boundaries

Legend

- Joint Planning Area
- Parcel Boundaries
- Waterbodies
- Wekiwa and Rock Springs Priority Focus Area
- Upper Ocklawaha BMAP Boundary

All of Ocoee Joint Planning Area is within Wekiva River BMAP and Wekiwa and Rock Springs BMAP.

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ocoee
florida

N.T.S.

McCormick Rd.

Clarcona Ocoee Rd.

W Colonial Dr.

Silver Star Rd.

E Orlando Ave.

White Rd.

Old Winter Garden Rd.

Roberson Rd.

SR 429

Ocoee Apopka Rd.

Lakewood Ave.

Bluford Ave.

Clarke Rd.

Maguire Rd.

Florida Turnpike

SR 408

Franklin St.

North Service Area

Central Service Area

LAKE APOPKA
LAKE CORA LEE
TROUT LAKE
LAKE BREAM
LAKE SIMS
LAKE ADDAH
LAKE MEADOW
LAKE HACKNEY
PRAIRIE LAKE
PEACH LAKE
LAKE MOXIE
SPRING LAKE
LAKE JOHIO
LAKE STANLEY
LAKE BARLOW
LAKE LUCY
STARKE LAKE
LAKE OLYMPIA
LAKE PRIMA VISTA
LAKE FLORENCE
LAKE ROSE HILL
LAKE BENNET
LAKE LOITA
LAKE SHERWOOD
LAKE LILLY
LAKE PEARL
LAKE FISCHER
LAKE HUGH
LAKE NALLY
LAKE ROSE
LAKE GIGI
LAKE WHITNEY
LAKE RHEA
LAKE MITZI

UTL Figure No. 5

Reclaimed Water Service Area

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Utilities Department

Prepared Date: 4/2/2025

Reclaimed Water Service Area

Legend

- Joint Planning Area
- Parcel Boundaries
- Waterbodies
- Reclaimed Water Utility Service Area
- Reclaimed Utility North Service Area Boundary

Document Path: \\Ocoeeutil2\utilities\UTILITIES\GIS\2 Projects\Comp Plan Maps\Final Comp Plan Maps March 2025\Potable Water Service Area\Comp Plan.aprx

DRAINAGE SUB-ELEMENT

I. INTRODUCTION

The purpose of the Drainage and Aquifer Recharge Sub-element is to provide a guide for management and storage of surface waters created by the runoff generated from rainfall events and to manage and regulate groundwater aquifer recharge. The guidelines in this element are intended to protect and enhance the public health, safety and welfare and the quality of the environment within the City as it relates to stormwater management and aquifer recharge. In addition, this element will provide plan and policy direction concerning use of existing drainage criteria for the drainage basins within the City and provide a basis for future modifications to existing development regulations.

Stormwater drainage needs to be managed for flooding and water quality protection as well as regulating stormwater runoff as a potential source for groundwater/aquifer recharge for continued use of the aquifer as a water supply for drinking water. This Drainage and Aquifer Recharge Sub-element is consistent with the Conservation Element as drainage systems need to consider conservation, protection, and sage utilization of natural resources in their design.

The City has proposed an array of maintenance initiatives and Capital Improvement Projects (CIPs) focused on drainage infrastructure. Predominantly, these CIPs originated from extensive basin analyses undertaken by Professional Engineering Consultants (PEC) during the 1990s, which outlined 31 specific stormwater initiatives. These projects were designed to mitigate localized flooding, bolster flood management systems, and enhance water quality throughout the city. Ocoee has demonstrated a committed and proactive approach to executing these critical improvements.

In addition to the projects identified in City's basin studies, the City coordinates with local, regional, and State agencies to identify areas of stormwater improvements, maintenance, and aquifer recharge opportunities. Specifically, the City participates in the Orange County Municipal Separate Storm Sewer Systems (MS4) National Pollutant Dischage Elimination System (NPDES) program and the Federal Emergency Management Agency's Community Rating System (FEMA, CRS). Both of these programs help to drive stormwater policy within the City.

As growth continues in the City, the need for protection, management, and remediation of the City's water resources will increase. The City will continue to work on improvements identified in the existing basin studies and will create a new Stormwater Mangagement Master Plan based on developing new basin specific Watershed Master Plans for all basins within the City.

The City will also continue participation and coordination with the St. Johns River Water Management District (SJRWMD), Upper Ocklawaha Basin Working Group, Wekiva River Basin Commission, Orange County, other adjacent municipalities on joint projects. The City will continue to support the implementation of projects and policies that allow for further identification of deficiencies, maintenance of existing facilities, and improvements stormwater infrastructure.

II. INVENTORY AND DATA

Environmental Setting and Natural Drainage Features. The City occupies the west-central region of Orange County, Florida, characterized as a suburban community with a diverse mix of residential neighborhoods, commercial districts, and light industrial sectors. The terrain is predominantly level, interspersed with gently rolling hills, and elevations span from below 100 feet to roughly 170 feet above mean sea level. Annual precipitation averages approximately 48

inches, with the majority concentrated during the rainy season from June through October.

Stormwater Basins. The City is located within the St. Johns River and the Upper Ocklawaha River drainage basins. Each drainage basin is further divided into sub-basins. The City drains to sixteen (16) drainage sub-basins shown on DRN Figure 1: Sub-Basin Map. Information pertinent to the drainage sub-basins is provided in DRN Table 1: City Sub-Basins.

DRN Table 1: City Sub-Basins

Sub-Basin	Sub-Basin Area (Acres)
Lake Addah ~	387.9
Lake Bennet	124.0
Lake Florence ~	946.5
Lake Good Homes/Rose Hill Lake ~	208.9
Lake Johio*	228.9
Lake Lilly/Lake Pearl*~	335.5
Lake Lotta ~	2485.1
Lake Meadow	1129.4
Lake Olympia	432.5
Lake Stanley ~	467.4
East McCormick Road ~	1213.2
West McCormick Road	1674.4
Northwest Ditch**~	1729.8
Prairie Lake ~	664.1
South Maguire ~	1063.5
Spring Lake*	465.4
Stake Lake*	910.8

* Sub-Basins with a drainage well

** Open Basin (all other sub-basins within the City are closed basins)

~ Sub-Basin with a portion of its overall area outside of the JPA

The City has carried out drainage basin studies for lakes and systems fully within its boundaries, excluding basins that straddle the city limits where the lakes are within unincorporated Orange County (i.e., Lake Stanley/Florence, Lake Lilly/Pearl, etc.). These analyses have identified deficiencies in service levels, assessed water quality conditions and trajectories, and provided summaries of recommended capital improvements to ensure compliance with the City's established standards for flood mitigation, water quality, and localized flooding improvements. Given the substantial population and development growth since the original studies, the City will update these basin assessments to identify new areas for improvements.

Flood Plains. The flood plains of Ocoee consist of depressions and lowlands adjacent to the lakes, streams, waterways. The limits of the 100-year flood plains, 500-year floodplain, and floodways within the City are delineated on the DRN Figure 2: Floodplain Base Map This map utilizes information gathered from the Flood Insurance Rate Maps (FIRM) for the City and Orange County effective September 27th 2021.

Aquifers and Soil Conditions. Aquifers are water-bearing layers of porous rock, sand or gravel. The Floridan Aquifer, where the City obtains its potable water from, is located beneath a clay confining layer known as the Hawthorne Formation. The Floridan Aquifer ranges from approximately 100 feet below ground surface to over 2000 feet deep.

DRN Figure 3: Soils Drainage Map identifies the types of soils found in the City as provided by the United States Department of Agriculture Soil Conservation Service (SCS) Soil Survey for Orange County, Florida. Also included in this Figure is the SCS hydrologic soil classifications that are identified by the letters A, B, C, and D. The "A" group soils are those soils characterized as having the highest infiltration rates, having the highest potential for aquifer recharge and have the lowest potential for surface runoff. Conversely, the "D" group soils have the lowest infiltration rates, have the highest potential for surface runoff and are often accompanied by

high groundwater levels, with little or no recharge.

SJRWMD defines the areas of the City having type "A" soils as being the "Most Effective Recharge Area". These soils average between 10 to 20 inches per year of aquifer recharge while areas of Type "C" or "D" soils average between 0 to 3 inches per year of aquifer recharge. SJRWMD has a recharge standard that specifically applies to the "Most Effective Recharge Area" of the Wekiva River Hydrologic Basin. The areas of Type "A" soils shown on the DRN Figure 3: Soils Drainage Map coorelates to the areas best suited for aquifer recharge

Ocoee's Location with the Wekiva Study Area. The State of Florida implemented the Wekiva Parkway and Protection Act in 2004 which established requirements for the construction of the Wekiva Parkway (State Road 429). The Act established specific requirements for the protection of the Wekiva River system. Portions of the the City are located within the Wekiva Study Area. To meet the requiements of the Wekiva Parkway and Protection Act, the City has done the following measures:

- Developed a Master Stormwater Management Plan that assesses and address existing problems and deficiencies in the community and identifies projects to meet long-range needs; utilizing the City's Stormwater Utility Fee to fund stormwater improvements.
- Identified and mapped the most effective recharge areas; shown on DRN Figure 3: Soils Drainage Map
- Identified and mapped Kasrst Features and closed topographic depressions; shown on DRN Figure 4: Karst Features/Closed Topographic Depressions
- Identified and mapped Wetlands which contain sensitive natural habitats; shown on CON Figure 1 Wetlands

Drainage Facilities and Management

Public Drainage Facilities. As of 2025, there are 87 City maintained stormwater ponds. Stormwater runoff from roadways, parking lots, buildings, and other impervious surfaces are routed to these ponds. The publicly maintained ponds help reduce flooding, supports groundwater recharge, and helps remove pollutants like nitrogen and phosphorus from entering the natural waterways and waterbodies within the City.

The City's stormwater manholes and curb inlets are maintained on a rotating basis annually. The City's street sweeper runs daily routes and sweeps approximately 130 miles of roadway per annum. The City also actively improves and maintains underdrain systems, roadway swales and ditches, and exfiltration systems.

The City manages stormwater projects that not only improves stormwater conveyance and storage but also improves water quality. An example of a major drainage improvement project to help improve water quality would include Unity Park which treats stormwater runoff from approximately 40 acres of the Downtown Ocoee area. Additionally, the City has installed second generation baffle boxes which contain Bold & Gold Filtration Media in the Downtown Ocoee area as a passive means to remove pollutants such as nitrogen, phosphorus, and large floatable debris. Moreover, the City conducts water quality improvement projects that seeks to capture and inactivate pollutants within the water column such as phosperous and nitrogen.

The City seeks to improve stormwater facility management by mapping all of the stormwater infrastructure within the City in a Geographic Information System (GIS). GIS mapping will include the size, length, and material of all stormwater pipes. The City will also map all stormwater inlets, manholes, and baffle boxes, splitter boxes and any other stormwater infrastructure. GIS layers will be

provided for invert and geolocation information for all structures. Completion of this mapping will help guide current stormwater facilities management and will help govern future stormwater projects and improvements. The City seeks to complete this mapping by 2035 and is partnering with local, regional, and State agencies to fund this undertaking.

Private Drainage Facilities. As of 2025, there are over 180 privately maintained stormwater ponds with the City limits. These ponds are maintained by Home Owner Associations (HOA's), Property Owner Associations (POA's), or private business owners. Stormwater ponds which are not maintained by the City are required to be maintained by the property owner per the City's Land Development Code. While these private ponds are not maintained by the City, the City conducts inspections on all stormwater ponds with outfall pipes that are 36-inches in diameter or larger bi-annually. City inspectors contact property owners if any pond deficiencies are noted during the bi-annual inspections and provide suggestions for improvements.

The City requires all new developments that exceed five acres in construction impacts to prepare and submit a Notice of Intent (NOI) to DEP and EPA, which includes the preparation of a Storm Water Pollution Prevention Plan (SWPPP) to minimize erosion and sedimentation during construction. A Notice of Termination (NOT) will also be required upon completion of construction to transfer NPDES permit coverage to the City's MS4 permit. All construction activities under five acres that disturbs soil shall have a City approved SWPPP.

The City employs NPDES inspectors to enforce implementation and compliance with the SWPPP on construction sites within the City. Enforcing these polices reduces the amount of pollutants in the City's stormwater system which in turn reduces the amount of maintenance necessary within the system that would arise without these polices.

Stormwater Drainage and Aquifer Recharge Regulations. Listed below is a list of drainage regulations enforced and adhered by in the City. This list is not to be construed as the only regulations that inform City policy; drainage policy shall be updated as new regulations are enacted.

Federal:

- Clean Water Act (CWA)
  - Section 402 - National Pollutant Discharge Elimination System (NPDES)
  - Section 208 – Aearwide Waste Treatment Management
  - Section 303(d) – Impaired Waters and TMDLs
- Code of Federal Regulations (CFR) – Title 40
  - Part 122 – NPDES Permit Regulations
  - Part 131 – Water Quality Standard
- Federal Emergency Management Agency (FEMA) Regulations through participation in the National Flood Insurance Program (NFIP)

State:

- Florida Administrative Code (F.A.C.)
  - Environmental Regulations, Chapter 62
- Florida Statutes (F.S.)
  - Chapter 163 – Intergovenmental Programs
  - Chapter 166 – Municipalities
  - Chapter 373 – Florida Water Resources Act
  - Chapter 403 – Environmental Control
- St. Johns River Water Management District (SJRWMD)
  - Applicant's Handbook: Environmental Resource Permits
  - Chapter 40C-4 – ERP Individual Permits
  - Chapter 40C-42 – Regulation of Stormwater Management Systems

Regional:

- MS4 (Municipal Separate Storm Sewer System) NPDES permit (Permit No. FLS000011)
- Upper Ocklawaha River Basin Management Action Plan (BMAP)
- Wekiva and Rock Springs Basin Management Action Plan (BMAP)

City:

- City Engineering Standards Manual Storm Water Management Article
- City Land Development Code
- City Code of Ordinances

III. ANALYSIS

Stormwater Drainage Level of Service and Standards. The Stormwater Inventory and Data demonstrates the need for a robust framework for managing stormwater and groundwater resources. The City seeks to be proactive and utilizes a multi-faceted approach to balancing urban growth with environmental protection. The plan emphasizes dual priorities: mitigating flood risks and maintaining water quality while leveraging stormwater as a resource for recharging the Floridan Aquifer, the city's potable water source.

The City's current and recommended Level of Service (LOS) standards are comprised of the following components:

Flood Prevention. The City Code of Ordinances, Land Development Standards, and Engineering Standards Manuals contains regulations and requirements pertaining to flood prevention practices. The City does not allow structures to be constructed under the flood elevation resulting from a 100-year, 24 hour storm event of the nearest water body plus two feet. The nearest water body would include the site stormwater pond, nearby lakes, or other natural flowing water bodies. The City does not permit encroachment within the 100-year floodplain without compensating storage. Any changes to the 100-year floodplain must be approved by FEMA through the submittal of a Letter of Map Revision (LOMR)

No development shall be permitted within a designated floodway. The City utilizies the the Base Flood Elevation as reported by the Federal Emergency Management Agency (FEMA) when reviewing new development plans.

The City currently participates in the National Flood Insurance Program (NFIP) Community Rating System (CRS). This program recognizes and encourages community floodplain management activities that exceed minimum NFIP standards. Participation in this system provides flood insurance premium reductions for residents in the City. The CRS uses a Class rating system to determine the discount percentage off flood insurance for residents within the Special Flood Hazard Areas (SFHS's). The City seeks to continue to improve its Class rating for its residents to become eligible for increased NFIP policy discounts. Improving the City's CRS rating will encourage policy improvements related to comprehensive floodplain management.

Land Development Standards. City standards requires complete stormwater management systems to be provided for

an entire project to handle the stormwater runoff flowing onto and across a site without causing an increase of the elevation of downstream flooding and/or flooding of neighboring properties. The requirements for the stormwater management systems are contained within the City Engineering Standards which references the standards from the Florida Department of Transportation (FDOT), the Flordia Department of Enviornmental Protection (FDEP), and SJRWMD. In the event there are more stringent standards for stormwater management required by FDOT, FDEP, or SJRWMD,

developments shall be required to utilize the more stringent standard as determined by the City.

The City uses 25-year and 100-year frequency storm events for design criteria for peak runoff, cause a net increase in the Base Flood Elevation estimated by FEMA. Additionally, areas with downstream flooding are defined as areas that have been observed and validated by the City Engineer or Public Works Director.

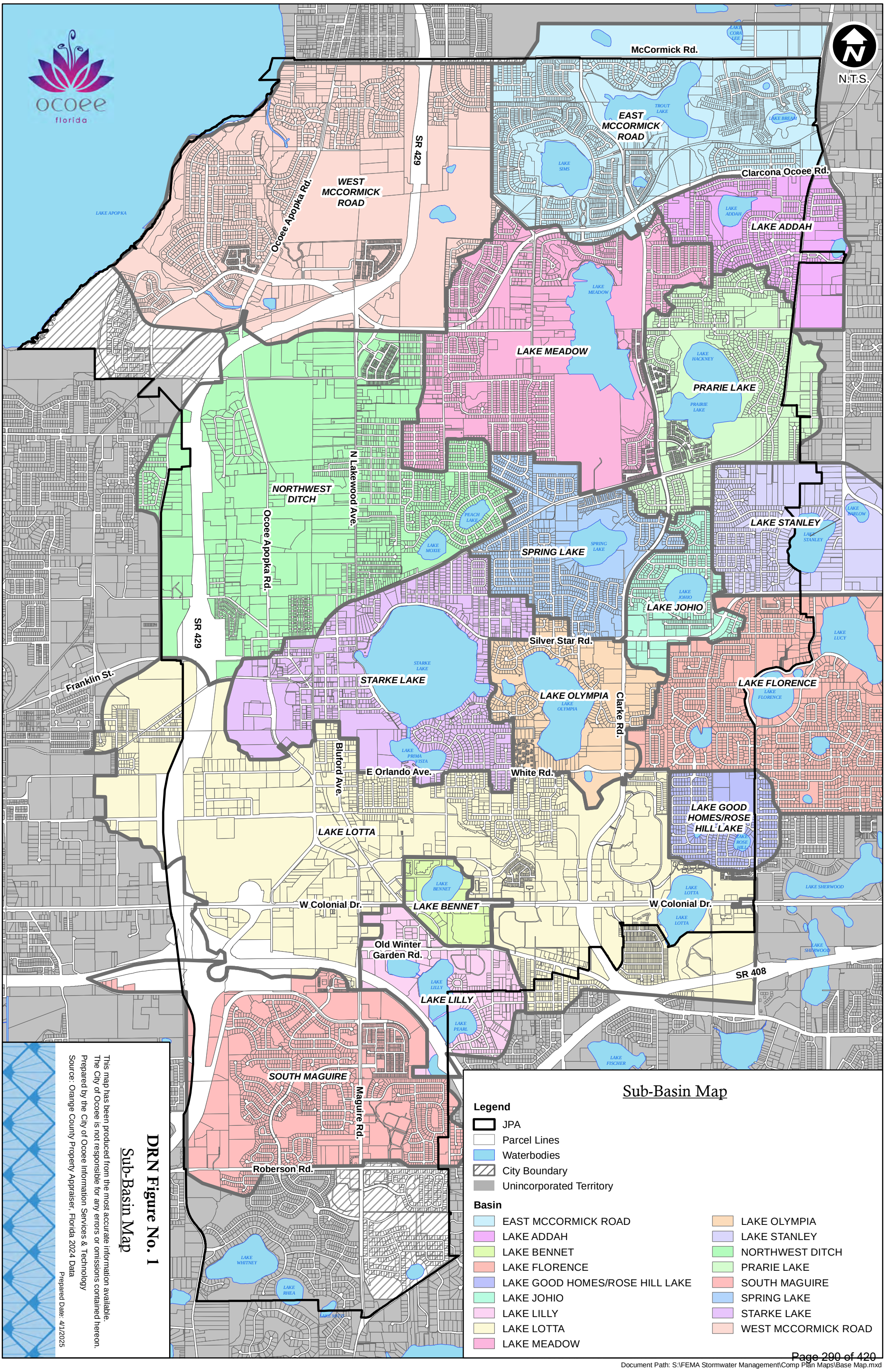
DRN Table 2. Design Storms and Discharge Conditions

Basin	Frequency/ Duration	Discharge Rates	Discharge Volumes
Open Basin	25year, 24hour event	Post25 less than or equal to Pre25	Post25 less than or equal to Pre25
Closed Basin	25year, 24hour event and 100year, 24hour event	Post25 less than or equal to Pre25 and Post100 less than or equal to Pre100	Post25 less than or equal to Pre25 and Post100 less than or equal to Pre100
Closed Basin with Downstream Flooding	25year, 24hour event and 100year, 24hour event	0cfs	0cf

flood protection level of service, for habitable and/or insurable structures. The City requires that there be no increase of post-development runoff rate over the pre-development runoff rate for a 25-year, 24-hour storm event in open basins and be no increase of post-development runoff rate over the pre-development runoff rate for a 100-year, 24-hour storm event in closed basins. The City requires that the finished floor elevation of a structure be two-feet above the 100-year flood elevation of the nearest waterbody or stormwater management system. It is also required that all developments in closed basins provide retention of the volume produced by a 100-year, 24-hour event, which should be recovered within 14 days following the storm event. DRN Table 2: Design Storms and Discharge Conditions summarizes the required stormwater quantity criteria for the City. Discharges into closed basins shall not

Conservation, Recreation, and Recharge. The City protects and conserves floodplains to maximize natural stormwater storage areas. The City seeks to encourage stormwater management practices to that imitate natural stormwater features that will harmonize with conservation and parks and recreation standards. Stormwater pond design presents opportunities for natural flora and fauna proliferation and recreation facilities for City residents. The City encouragese stormwater pond designs that are sinusoidal or curvilinear with berms large enough to accommodate recreational facilities.

High growth and reduced rainfall necessitate aquifer protection. Ocoee will align with FDEP and SJRWMD standards and will continue to encouraging cluster development to preserve recharge spaces and monitoring potentiometric changes via USGS data.



DRN Figure No. 1

Sub-Basin Map

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Sub-Basin Map

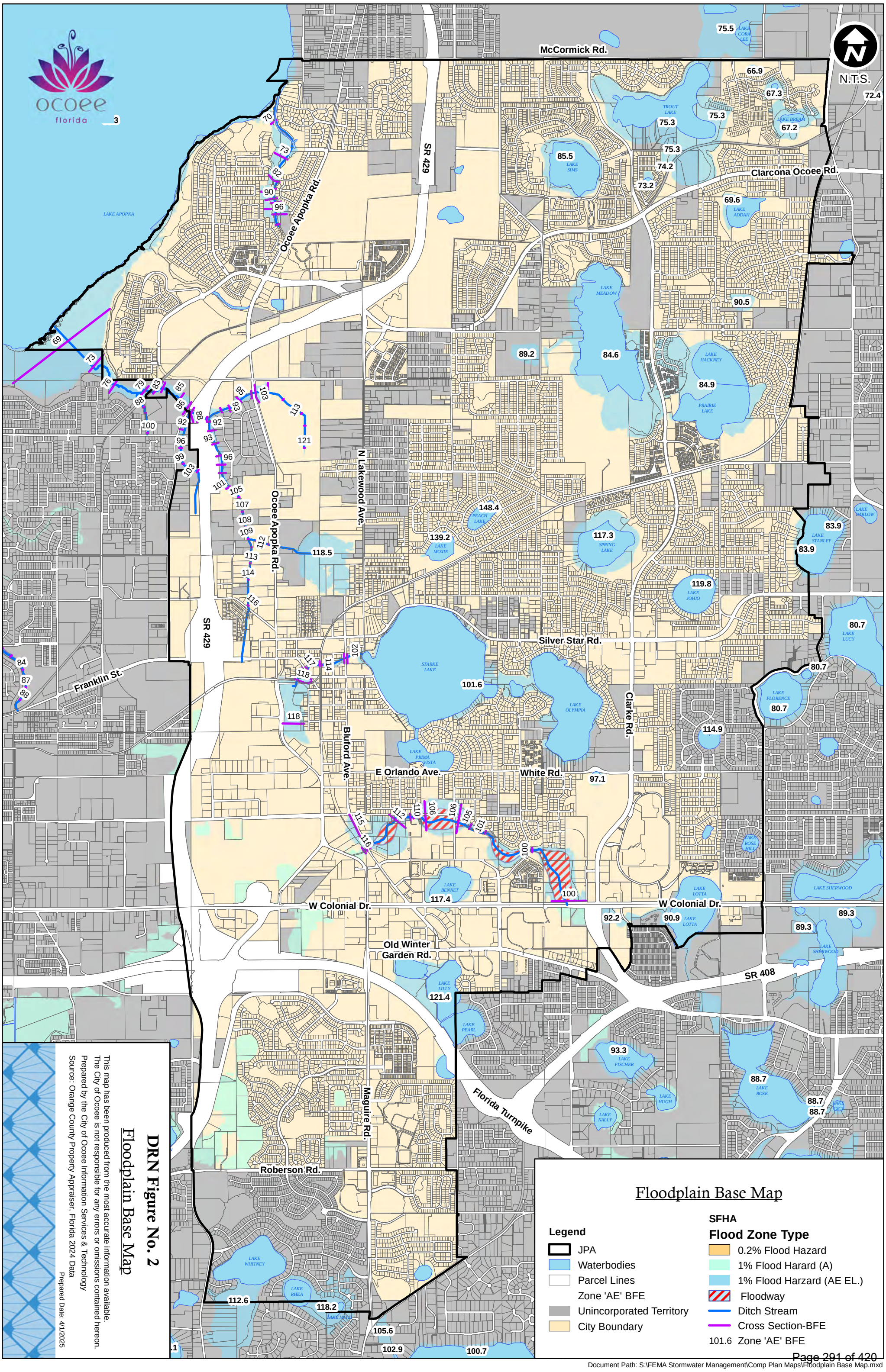
Legend

- JPA
- Parcel Lines
- Waterbodies
- City Boundary
- Unincorporated Territory

Basin

- EAST MCCORMICK ROAD
- LAKE ADDAH
- LAKE BENNET
- LAKE FLORENCE
- LAKE GOOD HOMES/ROSE HILL LAKE
- LAKE JOHIO
- LAKE LILLY
- LAKE LOTTA
- LAKE MEADOW
- LAKE OLYMPIA
- LAKE STANLEY
- NORTHWEST DITCH
- PRARIE LAKE
- SOUTH MAGUIRE
- SPRING LAKE
- STARKE LAKE
- WEST MCCORMICK ROAD

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DRN Figure No. 2

Floodplain Base Map

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Floodplain Base Map

Legend

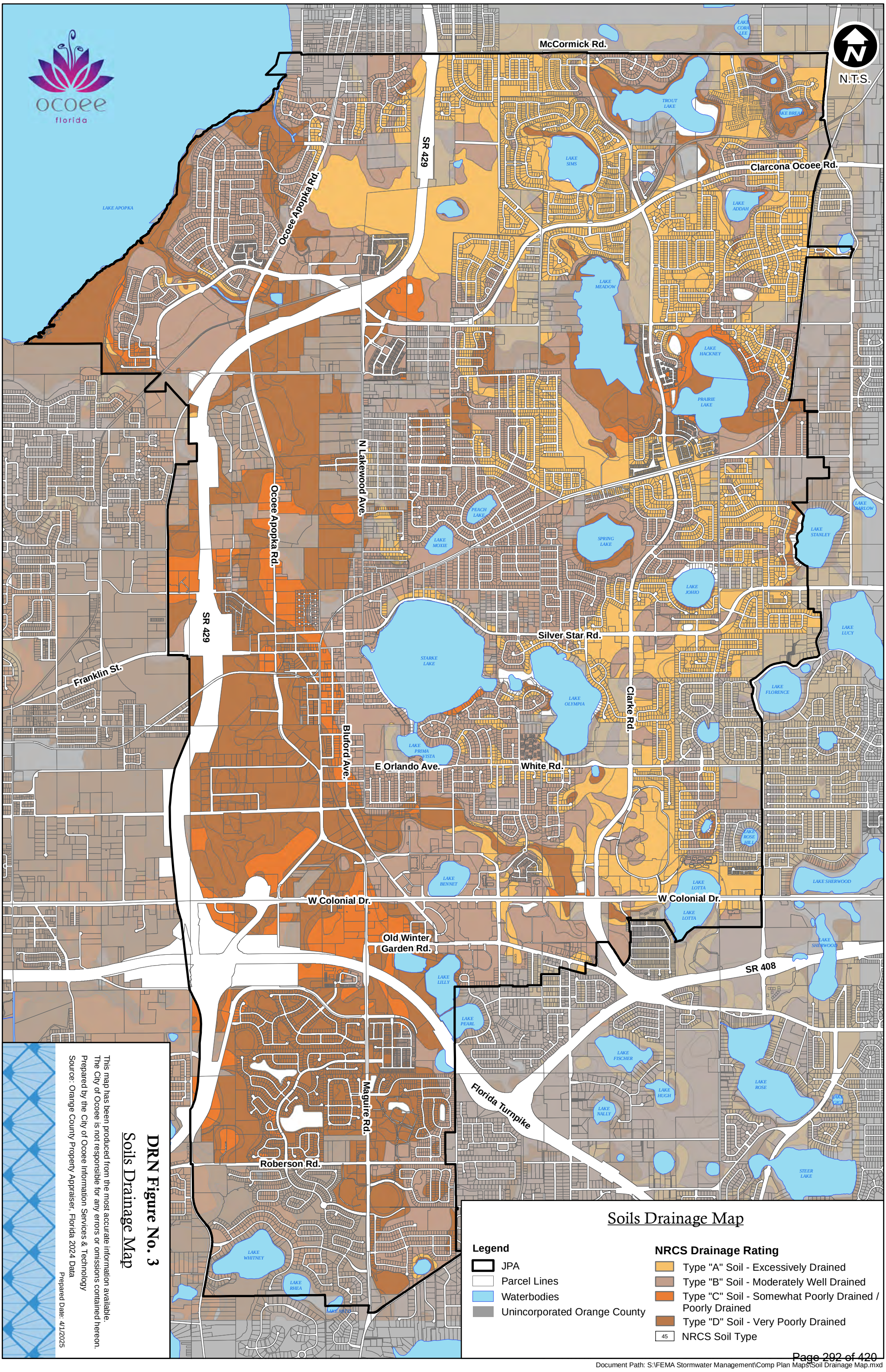
- JPA
- Waterbodies
- Parcel Lines
- Zone 'AE' BFE
- Unincorporated Territory
- City Boundary

SFHA

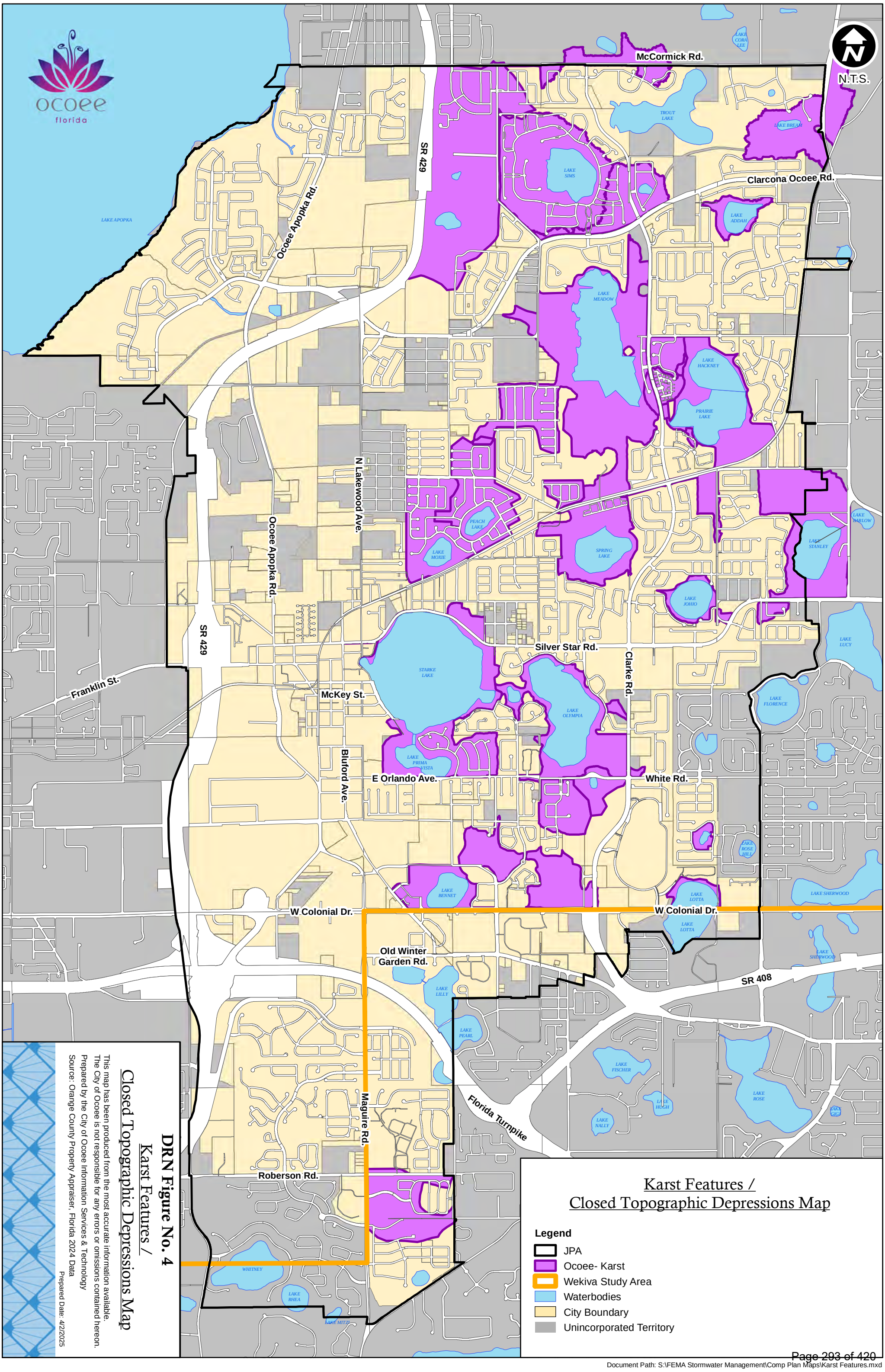
Flood Zone Type

- 0.2% Flood Hazard
- 1% Flood Harard (A)
- 1% Flood Harzard (AE EL.)
- Floodway
- Ditch Stream
- Cross Section-BFE
- 101.6 Zone 'AE' BFE

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Document Path: S:\FEMA Stormwater Management\Comp Plan Maps\Soil Drainage Map.mxd



DRN Figure No. 4

Karst Features /
Closed Topographic Depressions Map

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/2/2025

Karst Features / Closed Topographic Depressions Map

Legend

- JPA
- Ocoee- Karst
- Wekiva Study Area
- Waterbodies
- City Boundary
- Unincorporated Territory

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Safe & Convenient Mobility



Mobility Element

Chapter

4

MOBILITY ELEMENT

I. INTRODUCTION

The Transportation Element has been renamed to the Mobility Element to reflect the City's goal of providing a safe, convenient, and accessible multimodal mobility system for all mode users.

This document contains the relevant data, inventory, and analysis of transportation conditions in support of the City's Mobility Element within the Comprehensive Plan, as described in Florida Statutes (FS) 163.3177(1)(f). This information was considered in developing the Goals, Objectives, and Policies in the City's Mobility Element.

NOTE: Due to their size, all tables (except MOB Table 11) are located at the end of this Element DIA.

II. INVENTORY AND DATA

Existing Conditions. The existing conditions within the City are identified herein, including an inventory of roadways, transit service, trails, bicycle facilities, and sidewalk facilities, as well as corresponding roadway features and the corresponding number of lanes, jurisdictional responsibility, traffic volumes, functional classification, and context classification. This information was used to existing levels of service for roadways within the City.

Roadways. Ocoee is served by a network of state, county, and local roads which range from limited access principal arterials, such as SR 429, to local neighborhood streets. The existing roadway network and number of lanes of key roadways within the City are illustrated on MOB Figure 1.

Jurisdiction

The jurisdiction refers to the "ownership" and maintenance responsibility of the roadway. For example, the Florida Department of Transportation (FDOT) has the responsibility to maintain roadways within their jurisdiction and controls the access to these roads. Orange County and the City have similar responsibilities for roads within their respective jurisdictions. In addition, jurisdictional responsibilities can be transferred between FDOT, Orange County, and the City upon the parties reaching agreement regarding the transfer. The existing ownership of the key roadways within the City are displayed on MOB Figure 2.

Functional Classification

All roadways within the City are assigned a functional classification based on the agreement between FDOT, MetroPlan Orlando, and the Federal Highway Administration (FHWA), which considers input from Orange County and City of Ocoee. Functional classification is the process of streets and highways being grouped into classes or systems according to the character of service they provide. The designation of functional classification is made at least once every 10 years following the decennial Census. Five functional classification categories that are common to roads are:

- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local

The existing functional classification of roadways within the City are displayed on MOB Figure 3.

Context Classification

All roadways within the City were assigned a context classification based on the general characteristics of the adjacent land uses, development patterns, and extent of connectivity in the area. There are eight context classification categories for non-limited access roadways as listed below and depicted in Figure 1.

- C1 - Natural
- C2 - Rural
- C2T - Rural Town
- C3R - Suburban Residential
- C3C - Suburban Commercial
- C4 - Urban General
- C5 - Urban Center
- C6 - Urban Core

Most of the key roadways within the City are classified as C3R or C3C, with some C4 in the downtown area, as shown on MOB Figure 4.

MOB Table 1 summarizes the existing number of lanes, functional classification, and context classification of the key roadways within the City.

Roadway Level of Service

Level of service (LOS) is a quantitative stratification of quality of service established in the Highway Capacity Manual. LOS is divided into six letter grades, A through F, with A describing the highest quality of comfort and least level of congestion on the roadway, and F the lowest quality of comfort and most congestion, from the traveler's perspective.

The service volume thresholds to determine LOS for the key roadways within the City were derived from the generalized service volume tables published in FDOT's 2023 Multimodal Quality/Level of Service Handbook. MOB Table 2 summarizes the generalized peak hour directional volumes for LOS of roadways, based on the context classification of the roadway.

As part of the update to the Mobility Element, the City intends to establish a LOS standard of E for all roads within the City based on Context Class.

The existing LOS standards for roadways within Ocoee are identified in MOB Table 3 and illustrated on Map 5. All roadways currently operate at LOS E or better, except for the following:

City Jurisdiction

- Maguire Road, from Park Ridge Gotha Road to Tomyn Boulevard

County Jurisdiction

- Good Homes Road, from SR 50 to White Road

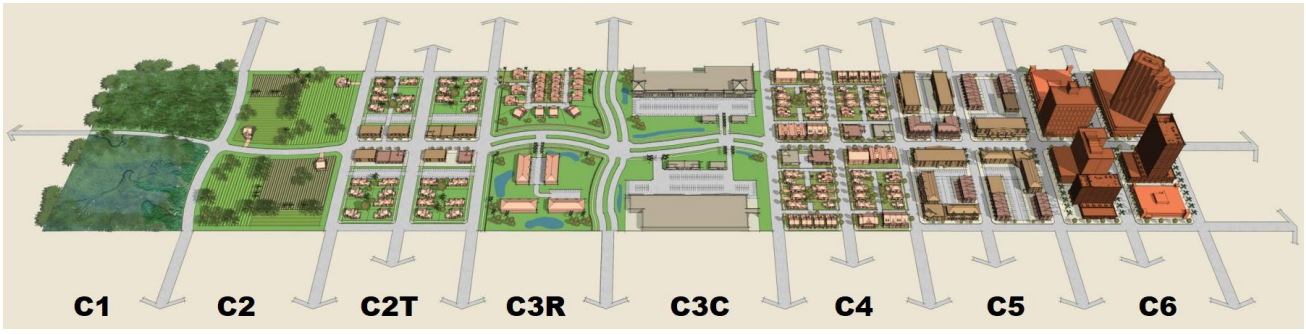
State Jurisdiction

- SR 50, from 9th Street to SR 429

Constrained Roadways

As part of the City's update to the Mobility Element, the City does not specifically designate any roadways as constrained. Constrained roadways are roadways that will

MOB Figure 1: Context Classification



Source: FDOT's 2022 Context Classification Guide

not be considered for widening to add additional through lanes of traffic due to physical, social, or political limitations/constraints. However, where City roads are physically constrained, operational improvements will be considered in lieu of roadway widening improvements in the future. For roadway segments under State or County jurisdiction, the City will coordinate with the respective agencies regarding projects to improve LOS.

Transit Service. Public transportation services are provided by LYNX, which currently serves the City with three (3) routes, as follows:

- 54 – Old Winter Garden Road
- 105 – West Colonial Drive
- 125 – Silver Star Road

LYNX also provides a transit "SuperStop" at West Oaks Mall, north of SR 50 and east of Clarke Road, which serves all three routes that run through the City.

LYNX also provides the NeighborLink flex-route service as a means of making it easier for residents living in less-populated areas to make use of both local transportation and LYNX's local bus system. NeighborLink 811 runs Monday through Sunday, has a service area generally bounded by SR 429, Clarcona Ocoee Road, Clarke Road, and Old Winter Garden Road, and serves the West Oaks Mall SuperStop, Health Central Hospital, Walmart Supercenter, Ocoee Middle School, and Ocoee High School. Riders may call at least two (2) hours in advance to arrange a pickup or may use LYNX's real-time mobile application to reserve trips and receive vehicle location alerts directly on their mobile device.

The routes are illustrated on Map 6, and the hours of service and headways are summarized in MOB Table 4.

Transit Level of Service

The criteria to determine transit quality of service for the key roadways within the City were derived from guidance published in FDOT's 2023 Multimodal Quality/Level of Service Handbook, as summarized in MOB Table 5. It is based on the scheduled service frequency.

The existing LOS for roadway segments with transit routes within the City are identified in MOB Table 6 and most currently operate at a transit LOS of D.

Bicycle and Pedestrian Facilities. The City coordinates bicycle and pedestrian planning with MetroPlan Orlando and Bike/Walk Central Florida. A majority of the City's primary and secondary streets have sidewalks on at least one side of the street, and most State and County roads have bicycle facilities on at least one side of the street. There are also several existing trails located within the City.

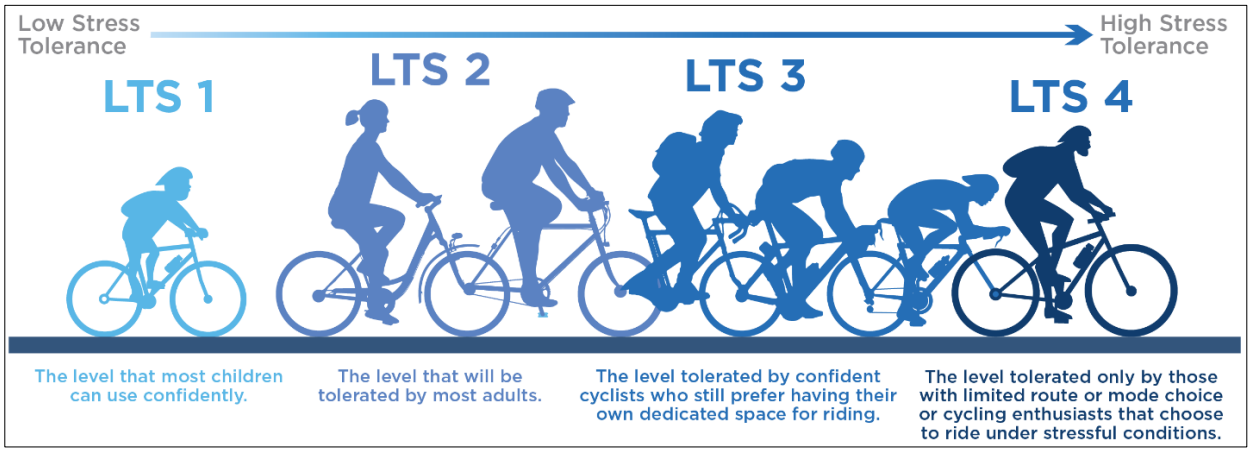
As pedestrians and bicyclists are more vulnerable mode users, the levels of service for pedestrian and bicycle facilities are classified by the level of traffic stress (LTS).

The City's existing bicycle and pedestrian facilities are identified in MOB Table 10 and illustrated in MOB Figure 7.

Bicycle Level of Service/Level of Traffic Stress

Level of traffic stress (LTS) for a bicyclist quantifies the amount of discomfort that people feel when they bicycle close to traffic, as depicted in MOB Figure 2.

MOB Figure 2: Bicycle Level of Traffic Stress



Source: FDOT's 2023 Multimodal Quality/Level of Service Handbook

The criteria to determine bicycle LTS for the key roadways within the City were derived from the LTS flow charts published in FDOT's 2023 Multimodal Quality/Level of Service Handbook, as summarized in MOB Tables 7 and 8.

Most roads currently operate with a bicycle LTS of 2 or 4. As part of the City's update to the Mobility Element, the City intends to establish a bicycle LTS standard of 2 for collector and arterial roadways.

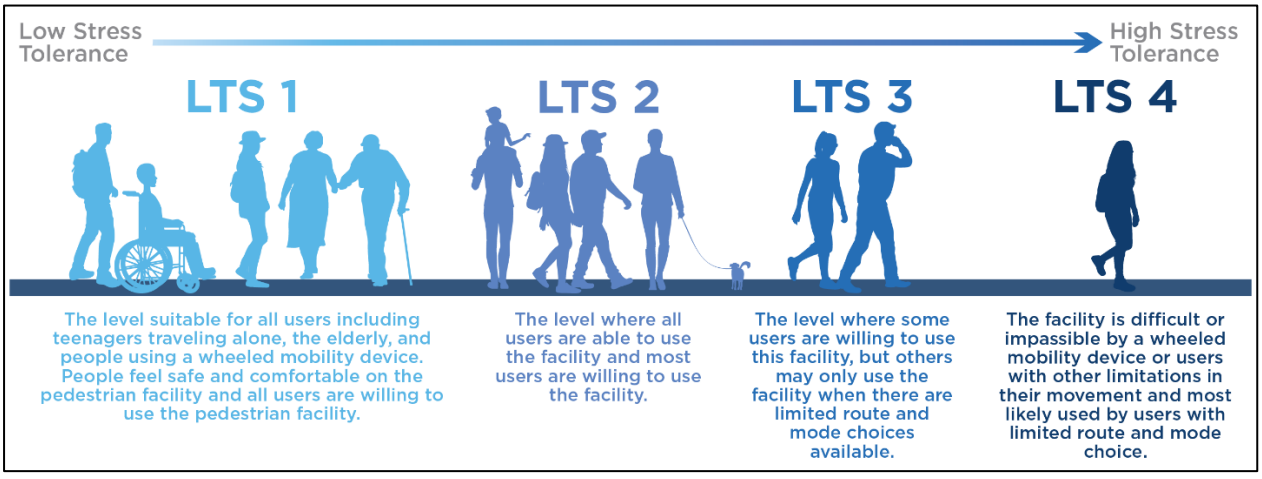
Pedestrian Level of Traffic Stress

Similar to bicycle LTS, pedestrian LTS quantifies the amount of discomfort that people feel when they walk along a road, as depicted in Figure 3.

The criteria to determine pedestrian LTS for the key roadways within the City were derived from the LTS flow charts published in FDOT's 2023 Multimodal Quality/Level of Service Handbook, as summarized in MOB Table 9.

Most roads in Ocoee currently operate with a pedestrian LTS of 3 or 4. As part of the City's

MOB Figure 3: Pedestrian Level of Traffic Stress



Source: FDOT's 2023 Multimodal Quality/Level of Service Handbook

update to the Mobility Element, the City intends to establish a pedestrian LTS standard of 2 for collector and arterial roadways.

Trends

Population. Based on data provided by the Bureau of Economic and Business Research (BEBR), the 2023 population of Orange County is estimated to be 1,492,951 (see MOB Table 11). Orange County is projected to experience annual growth rates ranging from 0.14% to 2.36% between 2023 and 2045.

MOB Table 11: Population Projections

County	BEBR Pop Estimate Apr 1, 2023	BEBR Population Projections (April 1) Range	2045	Projected Annual Growth Rate Range	2045
Orange	1,492,951	Low	1,531,600	Low	0.11%
		Medium	1,926,600	Medium	1.26%
		High	2,321,500	High	2.41%

Historic Traffic Volumes. Historic traffic volumes were obtained from FDOT and Orange County for the key roadways within the City. 5-year historic traffic trends were calculated where sufficient data was available.

MOB Table 12 summarizes the annual growth rates calculated based on the FDOT and Orange County historic traffic counts.

Travel Demand Model Review. The base travel demand modeling to support the Mobility Element was the latest FDOT District Five Central Florida Regional Planning Model (CFRPM), version 7, which includes a 10-county area, from Flagler County to the north, Osceola County to the south, Sumter County to the west and Brevard County to the east. The model divides the region into thousands of traffic analysis zones (TAZs), which do not follow jurisdictional boundaries. Ocoee is represented by 72 TAZs, including TAZs that are entirely within and partially within the City's jurisdictional limits.

The primary socioeconomic data that drives the model include population (by single family and multi-family households), dwelling units (by single family and multi-family units), and employment (grouped by commercial, service, and industrial). School enrollment and hotels are also included in the model socio-economic data and are considered in developing traffic forecasts.

The model was developed by FDOT District Five and calibrated to 2015 conditions, using census data for population and actual traffic counts for that year. Employment and other data were obtained from various sources. The 2025 model interim year was used to represent existing (2023) conditions. The model horizon year is 2045. The review of the travel demand model focused on the model horizon year of 2045 for reasonableness in reflecting anticipated development levels for the City.

Future Development Levels

Based on the BEBR data, from 2023 to 2045, Orange County's population is projected to increase by 1.25% using BEBR medium forecast and by 2.36% using BEBR high forecast. Residential developments that have been recently approved, constructed, or likely to be constructed by 2045 were identified for each TAZ within the City. The estimated 2045 dwelling units in the model within the City are 18,500 single family units and 6,600 multi-family units (an increase of 3,100 or 16.7% and 2,900 or 43.9%, respectively, from 2025). After accounting for likely occupancy rates, the

2045 population in the model within the City is 70,600 (a 22% increase over 2025).

Non-residential developments that have been recently approved, constructed, and likely to be constructed by 2045 were also identified for each TAZ within the City. The estimated increase from 2025 to 2045 in the model by development type is 1.36 million square feet of additional commercial development (translating to approximately 3,400 additional commercial employees), 2.80 million square feet of additional service development (translating to approximately 11,200 additional service employees) and 1.15 million square feet of additional industrial development (translating to approximately 2,300 additional industrial employees). These levels of development appear to represent conservative levels of development in Ocoee by 2045.

Traffic Forecasts

The travel demand model was reviewed for its accuracy in replicating 2025 (2023) conditions. There was a wide range in accuracy in replicating 2023 traffic volumes on the key roadways within the City. This is common performance for large urban models which are developed to evaluate regional needs.

In an effort to capture the value of the model in projecting the impacts of future growth, without being affected by any inaccuracies in replicating existing conditions, growth rates were calculated based only on the growth in traffic on each roadway (i.e., only the change in model traffic volumes between the 2025 and 2045 model scenarios). The model growth rates are summarized MOB Table 12.

Projected Growth Rates. After considering BEBR growth rates, historic growth rates, and projected model growth rates, the growth rates to be used in projecting future conditions were identified and are also shown in MOB Table 12. Generally, an annual growth rate between 1.26% and 2.41% per year was applied to all roadway segments.

III. ANALYSIS

Future Conditions

Planned Improvements. As part of the Mobility Element update, planned improvements for transit, bicycle, pedestrian, and roadway facilities were evaluated to assess the City's ability to meet mobility needs.

Transit Improvements

Based on the LYNX Transit Development Plan (TDP) Major Update, dated September 2022, there are no new routes planned to provide or increase transit facilities serving the City.

However, LYNX identified SR 50 as a high-capacity corridor and Silver Star Road as a primary corridor for inclusion in its 10-year service plan. High-capacity and primary corridor improvements are envisioned to consist of high-quality transit features including walk-up stations, community stations, enhanced facility connections and access, signal timing and coordination, transit signal priority, dedicated transit lanes, and park and ride facilities.

The City supports the implementation of transit priority along transit routes to facilitate efficient transit service for current and future residents.

Bicycle and Pedestrian Improvements

The City reviewed opportunities to further expand the planned trail network, close gaps between existing trails, and ensure connection to trails in other jurisdictions. Furthermore, the City reviewed possible locations for additional planned trail corridors for inclusion in the Trails Master Plan. The

planned bicycle and pedestrian improvements are illustrated on MOB Figure 8.

Roadway Improvements

By 2034, the following roadway improvements are planned to be completed:

- Apopka Vineland Road, from AD Mims Road to Clarcona Ocoee Road
  - Widen from 2 to 6 lanes
- Fullers Cross Road, from Ocoee Apopka Road to Lakewood Avenue
  - Widen from 2 to 3 lanes
- Lakewood Avenue, from Fullers Cross Road to Clarcona Ocoee Road
  - Realignment and local connectivity improvements
  - Increase functional classification of facility from major collector to minor arterial
- Maine Street, from Maguire Road to Blackwood Avenue
  - New 2-lane facility
- Ocoee Crown Point Parkway, from E Crown Point Road to Stonegate Drive
  - New 2-lane facility
- Ocoee Apopka Road, from SR 438 (Franklin Street) to McCormick Road
  - Widen from 2 to 4 lanes
- Old Winter Garden Road, from SR 50 to Maguire Road
  - New 2-lane facility

The planned 2034 roadway network and number of lanes are illustrated on MOB Figure 9.

By 2045, the following additional roadway improvements are planned to be completed:

- Bowness Avenue, between SR 438 (Franklin Street) and SR 438 (Silver Star Road)
  - Realignment with a curve to provide continuous movement/redirect flow of traffic for SR 438
- Lakewood Avenue, from Rewis Street to Fullers Cross Road
  - Widen from 2 to 3 lanes
- Palm Drive, from Pine Street to Ocoee Apopka Road
  - Widen from 2 to 4 lanes
- Palm Drive at Ocoee Apopka Road
  - Realignment
- SR 438 (Franklin Street) from E Crown Point Road to Bowness Avenue
  - Widen from 2 to 4 lanes
- SR 438 (Silver Star Road), from Bluford Avenue to Clarke Road
  - Widen from 2 to 4 lanes
- Tomyn Road, from Warrior Road to Maguire Road
  - Widen from 2 to 4 lanes
- Windermere Road, from Roberson Road to Warrior Road
  - Widen from 2 to 4 lanes
- Florida Turnpike, from Gotha Road to SR 50
  - Widen to 10 lanes

The planned 2045 roadway network and number of lanes are illustrated on MOB Figure 10.

2034 Conditions. In accordance with Florida Statutes, an evaluation of the 10-year planning horizon was conducted. The results of that evaluation are provided herein.

Transit Level of Service

The future 2034 LOS for roadway segments with transit routes within the City are identified in MOB Table 13, and most are projected to operate at a transit LOS of D.

Bicycle and Pedestrian Level of Traffic Stress

The future 2034 LTS for most bicycle and pedestrian facilities in Ocoee are projected to operate at a bicycle LTS of 2 or 4 and pedestrian LTS of 3 or 4. MOB Table 14 details the 2034 Bicycle and Pedestrian LTS within the city.

Roadway Level of Service

Year 2034 conditions were projected using the growth rates identified in MOB Table 12. The resulting roadway LOS are summarized in MOB Table 15 and illustrated on Map 11.

All roadways are projected to operate at LOS E or better, except for the following:

City Jurisdiction:

- Clarke Road, from White Road to SR 438 (Silver Star Road)
- Maguire Road, from Park Ridge Gotha Road to SR 50
- Old Winter Garden Road, from Bluford Avenue to Hempel Avenue

County Jurisdiction:

- Clarcona Ocoee Road, from SR 429 to Lakewood Avenue
- Good Homes Road, from Old Winter Garden Road to SR 408
- Good Homes Road, from SR 50 to White Road
- Old Winter Garden Road, from Hempel Avenue to Good Homes Road

State Jurisdiction:

- SR 50, from 9th Street to Clarke Road

No specific improvements are planned to address these deficiencies; however, the City will continue to implement pedestrian and bicycle improvements to support these modes of transportation in an effort to provide improved mobility throughout the City.

2045 Conditions. In accordance with Florida Statutes, an evaluation of the 20-year planning horizon was conducted. The results of that evaluation are provided herein.

Transit Level of Service

The future 2045 LOS for roadway segments with transit routes within the City are identified in MOB Table 16, and most are projected to operate at a transit LOS of D.

Bicycle and Pedestrian Level of Traffic Stress

The future 2045 LTS for most bicycle and pedestrian facilities within the City are projected to operate with a bicycle LTS of 2 or 4 and pedestrian LTS of 3 or 4. The 2045 Bicycle and Pedestrian LTS are identified in MOB Table 17. As previously indicated, the City's goal is to bring pedestrian and bicycle LTS to 2.

Roadway Level of Service

Year 2045 conditions were projected using the growth rates identified in MOB Table 12. The resulting roadway LOS are summarized in MOB Table 18 and illustrated on Map 12.

All roadways are projected to operate at LOS E or better, except for the following:

City Jurisdiction:

- Clarke Road, from White Road to SR 438 (Silver Star Road)
- Maguire Road, from Park Ridge Gotha Road to SR 50
- Maguire Road, from Marshall Farms Road to Kissimmee Avenue
- Old Winter Garden Road, from Maguire Road to Hempel Avenue

County Jurisdiction:

- Clarcona Ocoee Road, from SR 429 to Clarke Road
- Good Homes Road, from Old Winter Garden Road to SR 408
- Good Homes Road, from SR 50 to White Road
- Old Winter Garden Road, from Hempel Avenue to Good Homes Road

State Jurisdiction:

- Ocoee Apopka Road, from SR 438 (W Franklin Street) to SR 438 (W Silver Star Road)

- SR 438 (Silver Star Road), from Ocoee Apopka Road to Bluford Avenue
- SR 50, from 9th Street to Clarke Road
- SR 50, from Good Homes Road to Apopka Vineland Road

Future Conditions. There are no specific improvements planned to address deficiencies beyond those presented in the various transportation maps and discussed herein. However, the City will continue to seek developer contribution towards road improvements as new projects come online, through such mechanisms as easements, right-of-way dedications, proportionate share payment, or construction of needed improvements. The City will also implement pedestrian and bicycle improvements to support these modes of transportation in an effort to provide improved mobility throughout the City. Coordination between the goals and objectives of the Future Land Use Element, the Recreation and Open Space Element, and this Mobility Element will help make Ocoee a safe, connected, well-balanced, and active community where present and future residents, as well as visitors, can enjoy all stages of life.

MOB Table 1: Number of Lanes, Jurisdiction, Functional Classification, and Context Classification						
Roadway Segment	**From**	**To**	**No. of Lanes**	**Jurisdiction**	**Functional Classification**	**Context Classification**
A.D. Mims Rd	Sandy Cove & Wurst Rd	Clarke Rd	2	Ocoee	Minor Collector	C3R
A.D. Mims Rd	Clarke Rd	Apopka Vineland Rd	2	Ocoee	Minor Collector	C3R
Adair St	Wurst Rd	Clarcona Ocoee Rd	2	Ocoee	Local	C3R
Apopka Vineland Rd	SR 438 (Silver Star Rd)	AD Mims Rd	4	Orange	Major Collector	C3R
Apopka Vineland Rd	AD Mims Rd	Hackney-Prairie Rd	2	Orange	Major Collector	C3R
Apopka Vineland Rd	Hackney-Prairie Rd	Clarcona Ocoee Rd	2	Orange	Major Collector	C3R
Apopka Vineland Rd	Clarcona Ocoee Rd	McCormick Rd	2	Orange	Major Collector	C3R
Blackwood Ave	Old Winter Garden Rd	SR 50	4	Ocoee	Local	C3C
Blackwood Ave	SR 50	Maine St	4	Ocoee	Local	C3C
Bluford Ave	Old Winter Garden Rd	SR 50	2	Ocoee	Minor Arterial	C3C
Bluford Ave	SR 50	Geneva St	2	Ocoee	Minor Arterial	C3C
Bluford Ave	Geneva St	Orlando Ave	2	Ocoee	Minor Arterial	C3C
Bluford Ave	Orlando Ave	McKey St	2	Ocoee	Minor Arterial	C3C
Bluford Ave	McKey St	SR 438 (Silver Star Rd)	2	Ocoee	Major Collector	C4
Bluford Ave	SR 438 (Silver Star Rd)	Lakewood Ave	2	Ocoee	Major Collector	C3R
Bowness Ave	SR 438 (Franklin St)	SR 438 (Silver Star Rd)	2	Ocoee	Local	C3C
Clarcona Ocoee Rd	SR 429	Lakewood Ave	4	Orange	Local	C3R
Clarcona Ocoee Rd	Lakewood Ave	Ingram Rd/Lake Meadow Rd	4	Orange	Local	C3R
Clarcona Ocoee Rd	Ingram Rd/Lake Meadow Rd	Clarke Rd	4	Orange	Local	C3R
Clarcona Ocoee Rd	Clarke Rd	Apopka Vineland Rd	4	Orange	Local	C3R
Clarke Rd	SR 50	White Rd	4	Ocoee	Major Collector	C3C
Clarke Rd	White Rd	SR 438 (Silver Star Rd)	4	Ocoee	Major Collector	C3C
Clarke Rd	SR 438 (Silver Star Rd)	A.D. Mims Rd	4	Ocoee	Major Collector	C3R
Clarke Rd	A.D. Mims Rd	Hackney-Prairie Rd	2	Ocoee	Major Collector	C3R
Clarke Rd	Hackney-Prairie Rd	Clarcona Ocoee Rd	2	Ocoee	Major Collector	C3R
Clarke Rd	Clarcona Ocoee Rd	McCormick Rd	2	Ocoee	Local	C3R
E Crown Point Rd	SR 438 (Silver Star Rd)	Palm Dr	2	Orange	Major Collector	C3C
E Crown Point Rd	Palm Dr	Fullers Cross Rd	2	Orange	Major Collector	C3R
E Crown Point Rd	Fullers Cross Rd	Ocoee Apopka Rd	2	Orange	Major Collector	C3R
Flewelling Ave	Rewis St	Ocoee Hills Rd	2	Ocoee	Major Collector	C3R
Fullers Cross Rd	Ocoee Apopka Rd	Lakewood Ave	2	Orange	Major Collector	C3R
Geneva St	Maguire Rd	Bluford Ave	2	Ocoee	Major Collector	C3C
Good Homes Rd	Old Winter Garden Rd	SR 408 (East-West Expy)	4	Orange	Major Collector	C3R
Good Homes Rd	SR 408 (East-West Expy)	SR 50 (W Colonial Dr)	4	Orange	Major Collector	C3C
Good Homes Rd	SR 50 (W Colonial Dr)	Balboa Dr	2	Orange	Major Collector	C3R
Good Homes Rd	Balboa Dr	White Rd	2	Orange	Major Collector	C3R
Good Homes Rd	White Rd	SR 438 (Silver Star Rd)	2	Orange	Major Collector	C3R
Hackney-Prairie Rd	Clarke Rd	Apopka Vineland Rd	2	Ocoee	Local	C3R
Hempel Ave	Gotha Rd	Old Winter Garden Rd	2	Orange	Major Collector	C3R
Ingram Rd	Clarcona Ocoee Rd	McCormick Rd	2	Ocoee	Local	C3R
Johio Shores Rd	SR 438 (Silver Star Rd)	A.D. Mims Rd	2	Ocoee	Local	C3R
Kissimmee Ave	Maguire Rd	McKey St	2	Ocoee	Minor Arterial	C3R
Lakewood Ave	Rewis St	Wurst Rd	2	Ocoee	Major Collector	C3R

MOB Table 1: Number of Lanes, Jurisdiction, Functional Classification, and Context Classification						
Roadway Segment	**From**	**To**	**No. of Lanes**	**Jurisdiction**	**Functional Classification**	**Context Classification**
Lakewood Ave	Wurst Rd	Fullers Cross Rd	2	Orange	Major Collector	C3R
Lakewood Ave	Fullers Cross Rd	Clarcona Ocoee Rd	2	Orange	Major Collector	C3R
Maguire Rd	Park Ridge Gotha Rd	Roberson Rd / Moore Rd	2	Ocoee	Major Collector	C3R
Maguire Rd	Roberson Rd / Moore Rd	Tomyn Blvd	2	Ocoee	Major Collector	C3R
Maguire Rd	Tomyn Blvd	Old Winter Garden Rd	4	Ocoee	Major Collector	C3R
Maguire Rd	Old Winter Garden Rd	SR 50 (W Colonial Dr)	4	Ocoee	Major Collector	C3C
Maguire Rd	SR 50 (W Colonial Dr)	Marshall Farms Rd	2	Ocoee	Minor Arterial	C3C
Maguire Rd	Marshall Farms Rd	Story Rd	2	Ocoee	Minor Arterial	C3C
Maguire Rd	Story Rd	Kissimmee Ave	2	Ocoee	Minor Arterial	C3C
Maguire Rd	Kissimmee Ave	SR 438 (W Franklin St)	2	Ocoee	Major Collector	C3C
Maine St	Maguire Rd	Blackwood Ave	0	Ocoee	Local	
Marshall Farms Rd	SR 50 (W Colonial Dr)	Maguire Rd	2	Ocoee	Major Collector	C3C
McCormick Rd	Ocoee Apopka Rd	Ingram Rd	2	Orange	Minor Collector	C3R
McCormick Rd	Ingram Rd	Apopka Vineland Rd	2	Orange	Minor Collector	C3R
McKey St	Kissimmee Ave	Bluford Ave	2	Ocoee	Minor Arterial	C4
Montgomery Ave	Blackwood Ave	White Rd	2	Ocoee	Local	C3R
Ocoee Crown Point Pkwy	Stonegate Dr	Ocoee Apopka Rd	2	Ocoee	Local	C3R
Ocoee Hills Rd	SR 438 (Silver Star Rd)	Flewelling Ave	2	Ocoee	Major Collector	C3R
Ocoee Apopka Rd	SR 438 (W Franklin St)	SR 438 (W Silver Star Rd)	2	FDOT	Major Collector	C3C
Ocoee Apopka Rd	SR 438 (W Silver Star Rd)	Fullers Cross Rd	2	Orange	Major Collector	C3C
Ocoee Apopka Rd	Fullers Cross Rd	West Rd	2	Orange	Major Collector	C3C
Ocoee Apopka Rd	West Rd	McCormick Rd	2	Orange	Major Collector	C3C
Old Winter Garden Rd	Maguire Rd	Bluford Ave	4	Ocoee	Minor Arterial	C3C
Old Winter Garden Rd	Bluford Ave	Blackwood Ave	4	Ocoee	Minor Arterial	C3C
Old Winter Garden Rd	Blackwood Ave	Hempel Ave	4	Ocoee	Minor Arterial	C3C
Old Winter Garden Rd	Hempel Ave	Citrus Oaks Ave	4	Orange	Minor Arterial	C3R
Old Winter Garden Rd	Citrus Oaks Ave	Good Homes Rd	4	Orange	Minor Arterial	C3R
Orlando Ave	Bluford Ave	Montgomery Ave	2	Ocoee	Minor Collector	C3R
Palm Dr	E Crown Point Rd	Pine St	2	Ocoee	Local	C3C
Palm Dr	Pine St	Ocoee Apopka Rd	2	Ocoee	Local	C3C
Pine St	Palm Dr	N of Palm Dr	2	Ocoee	Local	C3R
Rewis St	Lakewood Ave	Flewelling Ave	2	Ocoee	Major Collector	C3R
Roberson Rd	Windermere Rd	Maguire Rd	2	Orange	Major Collector	C3R
Russell Dr	Flewelling Ave	Willow Creek Rd	2	Ocoee	Minor Collector	C3R
SR 438 (Plant St/Franklin St)	E Crown Point Rd	SR 429	2	FDOT	Minor Arterial	C3C
SR 438 (Plant St/Franklin St)	SR 429	Bowness Ave	2	FDOT	Minor Arterial	C3C
SR 438 (Plant St/Franklin St)	Bowness Ave	Ocoee Apopka Rd	2	FDOT	Minor Arterial	C3C
SR 438 (Silver Star Rd)	Ocoee Apopka Rd	Bluford Ave	2	FDOT	Minor Arterial	C3C
SR 438 (Silver Star Rd)	Bluford Ave	Ocoee-Hills Rd	2	FDOT	Minor Arterial	C3R
SR 438 (Silver Star Rd)	Ocoee-Hills Rd	Clarke Rd	2	FDOT	Minor Arterial	C3R
SR 438 (Silver Star Rd)	Clarke Rd	Johio Shores Rd	4	FDOT	Minor Arterial	C3R
SR 438 (Silver Star Rd)	Johio Shores Rd	Good Homes Rd	4	FDOT	Minor Arterial	C3R
SR 50 (W Colonial Dr)	9th St	SR 429	6	FDOT	Principal Arterial	C3C
SR 50 (W Colonial Dr)	SR 429	Marshall Farms Rd	6	FDOT	Principal Arterial	C3C

MOB Table 1: Number of Lanes, Jurisdiction, Functional Classification, and Context Classification

Roadway Segment	From	To	No. of Lanes	Jurisdiction	Functional Classification	Context Classification
SR 50 (W Colonial Dr)	Marshall Farms Rd	Maguire Rd	6	FDOT	Principal Arterial	C3C
SR 50 (W Colonial Dr)	Maguire Rd	Bluford Ave	6	FDOT	Principal Arterial	C3C
SR 50 (W Colonial Dr)	Bluford Ave	Blackwood Ave	6	FDOT	Principal Arterial	C3C
SR 50 (W Colonial Dr)	Blackwood Ave	Clarke Rd	6	FDOT	Principal Arterial	C3C
SR 50 (W Colonial Dr)	Clarke Rd	Good Homes Rd	6	FDOT	Principal Arterial	C3C
SR 50 (W Colonial Dr)	Good Homes Rd	Apopka Vineland Rd	6	FDOT	Principal Arterial	C3C
Story Rd	9th St	Maguire Rd	2	Ocoee	Major Collector	C3C
Taylor St	Franklin St	McKey St & Kissimmee Ave	2	Ocoee	Minor Arterial	C3C
Tomyn Blvd	Warrior Rd	Maguire Rd	2	Ocoee	Major Collector	C3R
West Rd	Ocoee Apopka Rd	SR 429	4	Orange	Major Collector	C3C
White Rd	Montgomery Ave	Clarke Rd	2	Ocoee	Minor Collector	C3R
White Rd	Clarke Rd	Good Homes Rd	2	Ocoee	Minor Collector	C3R
Willow Creek Rd	Russell Dr	Wurst Rd	2	Ocoee	Local	C3R
Windermere Rd	McKinnon Rd	Roberson Rd	2	Orange	Major Collector	C3R
Windermere Rd	Roberson Rd	Warrior Rd	2	Orange	Major Collector	C3R
Wurst Rd	Lakewood Ave	Adair St	2	Orange	Minor Collector	C3R
Wurst Rd	Adair St	A.D. Mims Rd	2	Ocoee	Minor Collector	C3R

MOB Table 2: Generalized Peak Hour Directional Volumes for Roadways					
Context Classification	**Lanes (Directional)**	**LOS B**	**LOS C**	**LOS D**	**LOS E**
C3R - Suburban Residential [1, 2]	1	-	970	1,110	- [3]
	2	-	1,700	1,850	- [3]
	3	-	2,620	2,730	- [3]
C3C - Suburban Commercial [1, 2]	1	-	760	1,070	- [3]
	2	-	1,520	1,810	- [3]
	3	-	2,360	2,680	- [3]
C4 - Urban General [1, 2]	1	-	-	870	1,190
	2	-	1,210	1,790	2,020
	3	-	2,210	2,810	2,990

Notes: 1) Service volumes adjusted +5% for roadways with exclusive left turn lane(s)
2) Service volumes adjusted -10% for non-state signalized roadways
3) Volumes greater than LOS D become LOS F

MOB Table 3: 2023 Roadway Level of Service

Roadway Segment	From	To	No. of Lanes	Daily Volume	PHPD Volume	PHPD V/C	PHPD LOS
A.D. Mims Rd	Sandy Cove & Wurst Rd	Clarke Rd	2	5712	275	0.28	C
A.D. Mims Rd	Clarke Rd	Apopka Vineland Rd	2	6338	305	0.31	C
Adair St	Wurst Rd	Clarcona Ocoee Rd	2	5704	275	0.28	C
Apopka Vineland Rd	SR 438 (Silver Star Rd)	AD Mims Rd	4	15764	759	0.46	C
Apopka Vineland Rd	AD Mims Rd	Hackney-Prairie Rd	2	15968	769	0.77	C
Apopka Vineland Rd	Hackney-Prairie Rd	Clarcona Ocoee Rd	2	10833	522	0.52	C
Apopka Vineland Rd	Clarcona Ocoee Rd	McCormick Rd	2	14911	718	0.72	C
Blackwood Ave	Old Winter Garden Rd	SR 50	4	12867	620	0.38	C
Blackwood Ave	SR 50	Maine St	4	7033	339	0.21	C
Bluford Ave	Old Winter Garden Rd	SR 50	2	7282	351	0.36	C
Bluford Ave	SR 50	Geneva St	2	11016	530	0.55	C
Bluford Ave	Geneva St	Orlando Ave	2	11016	530	0.55	C
Bluford Ave	Orlando Ave	McKey St	2	6732	324	0.34	C
Bluford Ave	McKey St	SR 438 (Silver Star Rd)	2	8580	413	0.39	D
Bluford Ave	SR 438 (Silver Star Rd)	Lakewood Ave	2	8568	413	0.41	C
Bowness Ave	SR 438 (Franklin St)	SR 438 (Silver Star Rd)	2	11850	571	0.59	C
Clarcona Ocoee Rd	SR 429	Lakewood Ave	4	27363	1318	0.79	C
Clarcona Ocoee Rd	Lakewood Ave	Ingram Rd/Lake Meadow Rd	4	21829	1051	0.63	C
Clarcona Ocoee Rd	Ingram Rd/Lake Meadow Rd	Clarke Rd	4	21829	1051	0.63	C
Clarcona Ocoee Rd	Clarke Rd	Apopka Vineland Rd	4	22075	1063	0.64	C
Clarke Rd	SR 50	White Rd	4	23780	1145	0.70	C
Clarke Rd	White Rd	SR 438 (Silver Star Rd)	4	30816	1484	0.91	D
Clarke Rd	SR 438 (Silver Star Rd)	A.D. Mims Rd	4	21368	1029	0.62	C
Clarke Rd	A.D. Mims Rd	Hackney-Prairie Rd	2	17126	825	0.83	C
Clarke Rd	Hackney-Prairie Rd	Clarcona Ocoee Rd	2	11533	555	0.56	C
Clarke Rd	Clarcona Ocoee Rd	McCormick Rd	2	4200	202	0.20	C
E Crown Point Rd	SR 438 (Silver Star Rd)	Palm Dr	2	8532	411	0.43	C
E Crown Point Rd	Palm Dr	Fullers Cross Rd	2	8262	398	0.40	C
E Crown Point Rd	Fullers Cross Rd	Ocoee Apopka Rd	2	10544	508	0.51	C
Flewelling Ave	Rewis St	Ocoee Hills Rd	2	1881	91	0.09	C
Fullers Cross Rd	Ocoee Apopka Rd	Lakewood Ave	2	3867	186	0.19	C
Geneva St	Maguire Rd	Bluford Ave	2	7522	362	0.38	C
Good Homes Rd	Old Winter Garden Rd	SR 408 (East-West Expy)	4	30411	1464	0.88	C
Good Homes Rd	SR 408 (East-West Expy)	SR 50 (W Colonial Dr)	4	25500	1228	0.75	C
Good Homes Rd	SR 50 (W Colonial Dr)	Balboa Dr	2	20974	1010	1.01	F
Good Homes Rd	Balboa Dr	White Rd	2	20974	1010	1.01	F
Good Homes Rd	White Rd	SR 438 (Silver Star Rd)	2	8159	393	0.39	C
Hackney-Prairie Rd	Clarke Rd	Apopka Vineland Rd	2	1678	81	0.08	C
Hempel Ave	Gotha Rd	Old Winter Garden Rd	2	8026	386	0.39	C
Ingram Rd	Clarcona Ocoee Rd	McCormick Rd	2	2368	114	0.11	C
Johio Shores Rd	SR 438 (Silver Star Rd)	A.D. Mims Rd	2	1711	82	0.08	C
Kissimmee Ave	Maguire Rd	McKey St	2	3009	145	0.15	C
Lakewood Ave	Rewis St	Wurst Rd	2	7481	360	0.36	C
Lakewood Ave	Wurst Rd	Fullers Cross Rd	2	7481	360	0.36	C
Lakewood Ave	Fullers Cross Rd	Clarcona Ocoee Rd	2	5712	275	0.28	C
Maguire Rd	Park Ridge Gotha Rd	Roberson Rd / Moore Rd	2	34639	1668	1.67	F
Maguire Rd	Roberson Rd / Moore Rd	Tomyn Blvd	2	34639	1668	1.67	F
Maguire Rd	Tomyn Blvd	Old Winter Garden Rd	4	30733	1480	0.89	C
Maguire Rd	Old Winter Garden Rd	SR 50 (W Colonial Dr)	4	30733	1480	0.91	D
Maguire Rd	SR 50 (W Colonial Dr)	Marshall Farms Rd	2	13905	670	0.70	C
Maguire Rd	Marshall Farms Rd	Story Rd	2	13770	663	0.69	C
Maguire Rd	Story Rd	Kissimmee Ave	2	15626	752	0.78	D
Maguire Rd	Kissimmee Ave	SR 438 (W Franklin St)	2	13974	673	0.70	C
Marshall Farms Rd	SR 50 (W Colonial Dr)	Maguire Rd	2	3315	160	0.17	C
McCormick Rd	Ocoee Apopka Rd	Ingram Rd	2	5640	272	0.27	C
McCormick Rd	Ingram Rd	Apopka Vineland Rd	2	4803	231	0.23	C
McKey St	Kissimmee Ave	Bluford Ave	2	3264	157	0.15	D
Montgomery Ave	Blackwood Ave	White Rd	2	3033	146	0.15	C

Roadway Segment	From	To	No. of Lanes	Daily Volume	PHPD Volume	PHPD V/C	PHPD LOS
Ocoee Crown Point Pkwy	Stonegate Dr	Ocoee Apopka Rd	2	6422	309	0.31	C
Ocoee Hills Rd	SR 438 (Silver Star Rd)	Flewelling Ave	2	2652	128	0.13	C
Ocoee Apopka Rd	SR 438 (W Franklin St)	SR 438 (W Silver Star Rd)	2	13260	638	0.60	C
Ocoee Apopka Rd	SR 438 (W Silver Star Rd)	Fullers Cross Rd	2	11126	536	0.56	C
Ocoee Apopka Rd	Fullers Cross Rd	West Rd	2	14688	707	0.73	D
Ocoee Apopka Rd	West Rd	McCormick Rd	2	14835	714	0.74	D
Old Winter Garden Rd	Maguire Rd	Bluford Ave	4	26763	1289	0.79	C
Old Winter Garden Rd	Bluford Ave	Blackwood Ave	4	31619	1522	0.93	D
Old Winter Garden Rd	Blackwood Ave	Hempel Ave	4	31619	1522	0.93	D
Old Winter Garden Rd	Hempel Ave	Citrus Oaks Ave	4	28560	1375	0.83	C
Old Winter Garden Rd	Citrus Oaks Ave	Good Homes Rd	4	30585	1473	0.88	C
Orlando Ave	Bluford Ave	Montgomery Ave	2	5855	282	0.28	C
Palm Dr	E Crown Point Rd	Pine St	2	3960	191	0.20	C
Palm Dr	Pine St	Ocoee Apopka Rd	2	4140	199	0.21	C
Pine St	Palm Dr	N of Palm Dr	2	1230	59	0.06	C
Rewis St	Lakewood Ave	Flewelling Ave	2	1887	91	0.09	C
Roberson Rd	Windermere Rd	Maguire Rd	2	12770	615	0.62	C
Russell Dr	Flewelling Ave	Willow Creek Rd	2	2286	110	0.11	C
SR 438 (Plant St/Franklin St)	E Crown Point Rd	SR 429	2	15198	732	0.68	C
SR 438 (Plant St/Franklin St)	SR 429	Bowness Ave	2	13668	658	0.61	C
SR 438 (Plant St/Franklin St)	Bowness Ave	Ocoee Apopka Rd	2	13668	658	0.61	C
SR 438 (Silver Star Rd)	Ocoee Apopka Rd	Bluford Ave	2	15198	732	0.68	C
SR 438 (Silver Star Rd)	Bluford Ave	Ocoee-Hills Rd	2	11934	575	0.52	C
SR 438 (Silver Star Rd)	Ocoee-Hills Rd	Clarke Rd	2	15410	742	0.67	C
SR 438 (Silver Star Rd)	Clarke Rd	Johio Shores Rd	4	15810	761	0.41	C
SR 438 (Silver Star Rd)	Johio Shores Rd	Good Homes Rd	4	16456	792	0.43	C
SR 50 (W Colonial Dr)	9th St	SR 429	6	56100	2701	1.01	F
SR 50 (W Colonial Dr)	SR 429	Marshall Farms Rd	6	52530	2529	0.94	D
SR 50 (W Colonial Dr)	Marshall Farms Rd	Maguire Rd	6	52286	2518	0.94	D
SR 50 (W Colonial Dr)	Maguire Rd	Bluford Ave	6	45900	2210	0.82	C
SR 50 (W Colonial Dr)	Bluford Ave	Blackwood Ave	6	50490	2431	0.91	D
SR 50 (W Colonial Dr)	Blackwood Ave	Clarke Rd	6	52207	2514	0.94	D
SR 50 (W Colonial Dr)	Clarke Rd	Good Homes Rd	6	34680	1670	0.62	C
SR 50 (W Colonial Dr)	Good Homes Rd	Apopka Vineland Rd	6	35190	1694	0.63	C
Story Rd	9th St	Maguire Rd	2	9055	436	0.45	C
Taylor St	Franklin St	McKey St & Kissimmee Ave	2	3264	157	0.16	C
Tomyn Blvd	Warrior Rd	Maguire Rd	2	7956	383	0.38	C
West Rd	Ocoee Apopka Rd	SR 429	4	19588	943	0.58	C
White Rd	Montgomery Ave	Clarke Rd	2	6567	316	0.32	C
White Rd	Clarke Rd	Good Homes Rd	2	8002	385	0.39	C
Willow Creek Rd	Russell Dr	Wurst Rd	2	2286	110	0.11	C
Windermere Rd	McKinnon Rd	Roberson Rd	2	5672	273	0.27	C
Windermere Rd	Roberson Rd	Warrior Rd	2	13189	635	0.64	C
Wurst Rd	Lakewood Ave	Adair St	2	7778	375	0.38	C
Wurst Rd	Adair St	A.D. Mims Rd	2	5100	246	0.25	C

MOB Table 4: Existing Transit Service						
Route	**Weekday**		**Saturday**		**Sunday and Holiday**	
	Hours	**Headway**	**Hours**	**Headway**	**Hours**	**Headway**
54 – Old Winter Garden Road	5:30 AM – 8:00 PM	1 Hr.	5:30 AM – 8:00 PM	1 Hr.	None	N/A
105 – West Colonial Drive	5:00 AM – 11:30 PM	30 Min.	5:00 AM – 11:30 PM	30 Min.	5:00 AM – 10:00 PM	1 Hr.
125 – Silver Star Road	4:30 AM – 1:30 AM	30 Min.	4:30 AM – 1:30 AM	30 Min.	5:00 AM – 10:30 PM	1 Hr.
811 - NeighborLink	5:30 AM – 7:30 PM	1 Hr.	5:30 AM – 7:30 PM	1 Hr.	None	N/A

MOB Table 5: Transit Level of Service Thresholds						
	LOS A	**LOS B**	**LOS C**	**LOS D**	**LOS E**	**LOS F**
Service Frequency (vehicles/hour)	Greater than 6	5-6	3-4	2	1	Less than 1
Headway (minutes)	Less than 10	10-14	15-20	21-30	31-60	Greater than 60
Description	Passengers do not need schedules	Frequent service, passengers consult schedules	Maximum desirable time to wait if transit vehicle missed	Service unattractive to choice riders	Service unavailable during hour	Service unattractive to all riders

MOB Table 6: 2023 Transit Level of Service			
Segment	**From**	**To**	**Transit LOS**
Blackwood Ave	Old Winter Garden Rd	SR 50	D
Bluford Ave	Old Winter Garden Rd	SR 50	E
Clarke Rd	SR 50	White Rd	D

MOB Table 6: 2023 Transit Level of Service			
Segment	**From**	**To**	**Transit LOS**
Clarke Rd	White Rd	SR 438 (Silver Star Rd)	C
Old Winter Garden Rd	Bluford Ave	Blackwood Ave	D
Old Winter Garden Rd	Blackwood Ave	Hempel Ave	D
Old Winter Garden Rd	Hempel Ave	Citrus Oaks Ave	D
Old Winter Garden Rd	Citrus Oaks Ave	Good Homes Rd	D
SR 438 (Silver Star Rd)	Clarke Rd	Johio Shores Rd	C
SR 438 (Silver Star Rd)	Johio Shores Rd	Good Homes Rd	C
SR 50 (W Colonial Dr)	9th St	SR 429	A
SR 50 (W Colonial Dr)	SR 429	Marshall Farms Rd	D
SR 50 (W Colonial Dr)	Marshall Farms Rd	Maguire Rd	D
SR 50 (W Colonial Dr)	Maguire Rd	Bluford Ave	D
SR 50 (W Colonial Dr)	Bluford Ave	Blackwood Ave	D
SR 50 (W Colonial Dr)	Blackwood Ave	Clarke Rd	D
SR 50 (W Colonial Dr)	Clarke Rd	Good Homes Rd	D
SR 50 (W Colonial Dr)	Good Homes Rd	Apopka Vineland Rd	D
Story Rd	9th St	Maguire Rd	D

MOB Table 7: Bicycle Level of Traffic Stress Thresholds When Bicycle Facility Present						
	LTS 1		**LTS 2**		**LTS 3**	**LTS 4**
Posted Speed (mph)	30 or less		30 or less	35	35	40+
AADT	<7,000	>7,000	--	--	--	--
Bicycle Lane Characteristics	--	6' or greater	Less than 6'	Buffered	Not Buffered	--

Notes: 1) If bicycle lane width is less than listed, increase LTS by 1.
2) If bicycle lane is not continuous along entire segment, increase LTS by 1.

MOB Table 8: Bicycle Level of Traffic Stress Thresholds When Bicycle Facility Not Present						
	LTS 1	**LTS 2**		**LTS 3**	**LTS 4**	
Posted Speed (mph)	--	25 to 30	35+	25 to 30	25 to 30	35+

Vehicular Travel Lanes	--	Up to 3	--	Up to 3	4 or more	--
Land Use	--	Residential	--	Commercial or Industrial	--	--
AADT	--	--	<3,000	--	--	3,000+

MOB Table 9: Pedestrian Level of Traffic Stress Thresholds

	LTS 1	**LTS 2**		**LTS 3**		**LTS 4**	
Sidewalk Coverage	Continuous	Continuous		Continuous		Continuous	Not continuous
Posted Speed (mph)	25	25	30 to 35	30 to 35	40+	40+	--
Separation from Traffic[1]	Yes	No	Yes	No	Yes	No	--

Notes: 1) If vertical separation is present, reduce LTS by 1.
2) This analysis is conducted for each side of the road. If continuous sidewalk coverage is provided only on one side of the road, increase LTS by 2.

MOB Table 10: 2023 Bicycle and Pedestrian Level of Traffic Stress

Segment	**From**	**To**	**Bike LTS**	**Ped LTS**
A.D. Mims Rd	Sandy Cove & Wurst Rd	Clarke Rd	4	4
A.D. Mims Rd	Clarke Rd	Apopka Vineland Rd	4	4
Adair St	Wurst Rd	Clarcona Ocoee Rd	2	4
Apopka Vineland Rd	SR 438 (Silver Star Rd)	AD Mims Rd	4	4
Apopka Vineland Rd	AD Mims Rd	Hackney-Prairie Rd	4	4
Apopka Vineland Rd	Hackney-Prairie Rd	Clarcona Ocoee Rd	4	4
Apopka Vineland Rd	Clarcona Ocoee Rd	McCormick Rd	4	4
Blackwood Ave	Old Winter Garden Rd	SR 50	3	4
Blackwood Ave	SR 50	Maine St	4	4
Bluford Ave	Old Winter Garden Rd	SR 50	4	2
Bluford Ave	SR 50	Geneva St	`4	4
Bluford Ave	Geneva St	Orlando Ave	4	4

MOB Table 10: 2023 Bicycle and Pedestrian Level of Traffic Stress				
Segment	**From**	**To**	**Bike LTS**	**Ped LTS**
Bluford Ave	Orlando Ave	McKey St	4	4
Bluford Ave	McKey St	SR 438 (Silver Star Rd)	3	2
Bluford Ave	SR 438 (Silver Star Rd)	Lakewood Ave	3	2
Bowness Ave	SR 438 (Franklin St)	SR 438 (Silver Star Rd)	3	4
Clarcona Ocoee Rd	SR 429	Lakewood Ave	4	3
Clarcona Ocoee Rd	Lakewood Ave	Ingram Rd/Lake Meadow Rd	4	4
Clarcona Ocoee Rd	Ingram Rd/Lake Meadow Rd	Clarke Rd	4	3
Clarcona Ocoee Rd	Clarke Rd	Apopka Vineland Rd	4	3
Clarke Rd	SR 50	White Rd	4	4
Clarke Rd	White Rd	SR 438 (Silver Star Rd)	4	3
Clarke Rd	SR 438 (Silver Star Rd)	A.D. Mims Rd	4	3
Clarke Rd	A.D. Mims Rd	Hackney-Prairie Rd	4	4
Clarke Rd	Hackney-Prairie Rd	Clarcona Ocoee Rd	4	4
Clarke Rd	Clarcona Ocoee Rd	McCormick Rd	4	4
E Crown Point Rd	SR 438 (Silver Star Rd)	Palm Dr	4	4
E Crown Point Rd	Palm Dr	Fullers Cross Rd	4	4
E Crown Point Rd	Fullers Cross Rd	Ocoee Apopka Rd	4	4
Flewelling Ave	Rewis St	Ocoee Hills Rd	2	3
Fullers Cross Rd	Ocoee Apopka Rd	Lakewood Ave	4	4
Geneva St	Maguire Rd	Bluford Ave	3	4
Good Homes Rd	Old Winter Garden Rd	SR 408 (East-West Expy)	4	4
Good Homes Rd	SR 408 (East-West Expy)	SR 50 (W Colonial Dr)	4	4
Good Homes Rd	SR 50 (W Colonial Dr)	Balboa Dr	4	4
Good Homes Rd	Balboa Dr	White Rd	4	4
Good Homes Rd	White Rd	SR 438 (Silver Star Rd)	4	4
Hackney-Prairie Rd	Clarke Rd	Apopka Vineland Rd	2	4
Hempel Ave	Gotha Rd	Old Winter Garden Rd	4	4
Ingram Rd	Clarcona Ocoee Rd	McCormick Rd	2	4
Johio Shores Rd	SR 438 (Silver Star Rd)	A.D. Mims Rd	2	4
Kissimmee Ave	Maguire Rd	McKey St	4	4
Lakewood Ave	Rewis St	Wurst Rd	2	4
Lakewood Ave	Wurst Rd	Fullers Cross Rd	2	4
Lakewood Ave	Fullers Cross Rd	Clarcona Ocoee Rd	-	-
Maguire Rd	Park Ridge Gotha Rd	Roberson Rd / Moore Rd	4	3

MOB Table 10: 2023 Bicycle and Pedestrian Level of Traffic Stress				
Segment	**From**	**To**	**Bike LTS**	**Ped LTS**
Maguire Rd	Roberson Rd / Moore Rd	Tomyn Blvd	4	3
Maguire Rd	Tomyn Blvd	Old Winter Garden Rd	4	2
Maguire Rd	Old Winter Garden Rd	SR 50 (W Colonial Dr)	4	2
Maguire Rd	SR 50 (W Colonial Dr)	Marshall Farms Rd	4	4
Maguire Rd	Marshall Farms Rd	Story Rd	4	4
Maguire Rd	Story Rd	Kissimmee Ave	4	4
Maguire Rd	Kissimmee Ave	SR 438 (W Franklin St)	4	4
Maine St	Maguire Rd	Blackwood Ave	1	4
Marshall Farms Rd	SR 50 (W Colonial Dr)	Maguire Rd	4	4
McCormick Rd	Ocoee Apopka Rd	Ingram Rd	4	4
McCormick Rd	Ingram Rd	Apopka Vineland Rd	4	4
McKey St	Kissimmee Ave	Bluford Ave	2	1
Montgomery Ave	Blackwood Ave	White Rd	2	4
Ocoee Crown Point Pkwy	E Crown Point Rd	Stonegate Dr	-	-
Ocoee Crown Point Pkwy	Stonegate Dr	Ocoee Apopka Rd	2	4
Ocoee Hills Rd	SR 438 (Silver Star Rd)	Flewelling Ave	2	3
Ocoee Apopka Rd	SR 438 (W Franklin St)	SR 438 (W Silver Star Rd)	4	4
Ocoee Apopka Rd	SR 438 (W Silver Star Rd)	Fullers Cross Rd	4	4
Ocoee Apopka Rd	Fullers Cross Rd	West Rd	4	4
Ocoee Apopka Rd	West Rd	McCormick Rd	4	4
Old Winter Garden Rd	SR 50	Maguire Rd	-	-
Old Winter Garden Rd	Maguire Rd	Bluford Ave	3	2
Old Winter Garden Rd	Bluford Ave	Blackwood Ave	3	2
Old Winter Garden Rd	Blackwood Ave	Hempel Ave	3	2
Old Winter Garden Rd	Hempel Ave	Citrus Oaks Ave	4	3
Old Winter Garden Rd	Citrus Oaks Ave	Good Homes Rd	4	3
Orlando Ave	Bluford Ave	Montgomery Ave	2	2
Palm Dr	E Crown Point Rd	Pine St	4	4
Palm Dr	Pine St	Ocoee Apopka Rd	4	4
Pine St	Palm Dr	N of Palm Dr	2	4
Rewis St	Lakewood Ave	Flewelling Ave	2	3
Roberson Rd	Windermere Rd	Maguire Rd	4	4
Russell Dr	Flewelling Ave	Willow Creek Rd	2	3
SR 438 (Plant St/Franklin St)	E Crown Point Rd	SR 429	3	4

MOB Table 10: 2023 Bicycle and Pedestrian Level of Traffic Stress				
Segment	**From**	**To**	**Bike LTS**	**Ped LTS**
SR 438 (Plant St/Franklin St)	SR 429	Bowness Ave	3	4
SR 438 (Plant St/Franklin St)	Bowness Ave	Ocoee Apopka Rd	3	4
SR 438 (Silver Star Rd)	Ocoee Apopka Rd	Bluford Ave	4	4
SR 438 (Silver Star Rd)	Bluford Ave	Ocoee-Hills Rd	4	4
SR 438 (Silver Star Rd)	Ocoee-Hills Rd	Clarke Rd	4	4
SR 438 (Silver Star Rd)	Clarke Rd	Johio Shores Rd	4	3
SR 438 (Silver Star Rd)	Johio Shores Rd	Good Homes Rd	4	3
SR 50 (W Colonial Dr)	9th St	SR 429	4	3
SR 50 (W Colonial Dr)	SR 429	Marshall Farms Rd	4	3
SR 50 (W Colonial Dr)	Marshall Farms Rd	Maguire Rd	4	3
SR 50 (W Colonial Dr)	Maguire Rd	Bluford Ave	4	3
SR 50 (W Colonial Dr)	Bluford Ave	Blackwood Ave	4	3
SR 50 (W Colonial Dr)	Blackwood Ave	Clarke Rd	4	3
SR 50 (W Colonial Dr)	Clarke Rd	Good Homes Rd	4	3
SR 50 (W Colonial Dr)	Good Homes Rd	Apopka Vineland Rd	4	3
Story Rd	9th St	Maguire Rd	4	4
Taylor St	Franklin St	McKey St & Kissimmee Ave	3	4
Tomyn Blvd	Warrior Rd	Maguire Rd	4	4
West Rd	Ocoee Apopka Rd	SR 429	4	3
White Rd	Montgomery Ave	Clarke Rd	4	4
White Rd	Clarke Rd	Good Homes Rd	4	4
Willow Creek Rd	Russell Dr	Wurst Rd	2	3
Windermere Rd	McKinnon Rd	Roberson Rd	4	4
Windermere Rd	Roberson Rd	Warrior Rd	4	4
Wurst Rd	Lakewood Ave	Adair St	2	4
Wurst Rd	Adair St	A.D. Mims Rd	2	3

[MOB Table 11 is located in body of tex.]

Table 12: Projected Annual Growth Rates

Segment	From	To	5-Year Historic Trend	Model Growth	BEBR Med	BEBR High	Rate Used
A.D. Mims Rd	Sandy Cove & Wurst Rd	Clarke Rd	-2.02%	0.38%	1.26%	2.41%	**1.26%**
A.D. Mims Rd	Clarke Rd	Apopka Vineland Rd	-0.14%	0.49%	1.26%	2.41%	**1.26%**
Adair St	Wurst Rd	Clarcona Ocoee Rd	6.38%	1.39%	1.26%	2.41%	**2.41%**
Apopka Vineland Rd	SR 438 (Silver Star Rd)	AD Mims Rd	1.18%	0.76%	1.26%	2.41%	**1.26%**
Apopka Vineland Rd	AD Mims Rd	Hackney-Prairie Rd	0.78%	2.14%	1.26%	2.41%	**2.14%**
Apopka Vineland Rd	Hackney-Prairie Rd	Clarcona Ocoee Rd	-	2.32%	1.26%	2.41%	**2.32%**
Apopka Vineland Rd	Clarcona Ocoee Rd	McCormick Rd	-	-0.09%	1.26%	2.41%	**1.26%**
Blackwood Ave	Old Winter Garden Rd	SR 50	-	-2.17%	1.26%	2.41%	**1.26%**
Blackwood Ave	SR 50	Maine St	-	4.70%	1.26%	2.41%	**2.41%**
Bluford Ave	Old Winter Garden Rd	SR 50	-0.36%	-0.32%	1.26%	2.41%	**1.26%**
Bluford Ave	SR 50	Geneva St	3.95%	1.38%	1.26%	2.41%	**2.41%**
Bluford Ave	Geneva St	Orlando Ave	3.95%	0.96%	1.26%	2.41%	**2.41%**
Bluford Ave	Orlando Ave	McKey St	0.93%	1.91%	1.26%	2.41%	**1.91%**
Bluford Ave	McKey St	SR 438 (Silver Star Rd)	-0.42%	3.38%	1.26%	2.41%	**2.41%**
Bluford Ave	SR 438 (Silver Star Rd)	Lakewood Ave	-1.59%	0.36%	1.26%	2.41%	**1.26%**
Bowness Ave	SR 438 (Franklin St)	SR 438 (Silver Star Rd)	-	1.69%	1.26%	2.41%	**1.69%**
Clarcona Ocoee Rd	SR 429	Lakewood Ave	7.97%	2.39%	1.26%	2.41%	**2.41%**
Clarcona Ocoee Rd	Lakewood Ave	Ingram Rd/Lake Meadow Rd	8.81%	1.67%	1.26%	2.41%	**2.41%**
Clarcona Ocoee Rd	Ingram Rd/Lake Meadow Rd	Clarke Rd	8.81%	1.33%	1.26%	2.41%	**2.41%**
Clarcona Ocoee Rd	Clarke Rd	Apopka Vineland Rd	1.15%	1.16%	1.26%	2.41%	**1.26%**
Clarke Rd	SR 50	White Rd	0.28%	0.37%	1.26%	2.41%	**1.26%**
Clarke Rd	White Rd	SR 438 (Silver Star Rd)	-0.15%	0.40%	1.26%	2.41%	**1.26%**
Clarke Rd	SR 438 (Silver Star Rd)	A.D. Mims Rd	0.49%	1.63%	1.26%	2.41%	**1.63%**
Clarke Rd	A.D. Mims Rd	Hackney-Prairie Rd	1.80%	1.57%	1.26%	2.41%	**1.80%**
Clarke Rd	Hackney-Prairie Rd	Clarcona Ocoee Rd	-	1.53%	1.26%	2.41%	**1.53%**
Clarke Rd	Clarcona Ocoee Rd	McCormick Rd	-	1.06%	1.26%	2.41%	**1.26%**
E Crown Point Rd	SR 438 (Silver Star Rd)	Palm Dr	-3.81%	1.90%	1.26%	2.41%	**1.90%**
E Crown Point Rd	Palm Dr	Fullers Cross Rd	-2.09%	1.32%	1.26%	2.41%	**1.32%**
E Crown Point Rd	Fullers Cross Rd	Ocoee Apopka Rd	-	1.17%	1.26%	2.41%	**1.26%**
Flewelling Ave	Rewis St	Ocoee Hills Rd	-1.16%	0.71%	1.26%	2.41%	**1.26%**
Fullers Cross Rd	Ocoee Apopka Rd	Lakewood Ave	-	1.91%	1.26%	2.41%	**1.91%**
Geneva St	Maguire Rd	Bluford Ave	-	0.74%	1.26%	2.41%	**1.26%**
Good Homes Rd	Old Winter Garden Rd	SR 408 (East-West Expy)	-0.05%	0.07%	1.26%	2.41%	**1.26%**
Good Homes Rd	SR 408 (East-West Expy)	SR 50 (W Colonial Dr)	-2.59%	0.34%	1.26%	2.41%	**1.26%**
Good Homes Rd	SR 50 (W Colonial Dr)	Balboa Dr	1.14%	0.51%	1.26%	2.41%	**1.26%**
Good Homes Rd	Balboa Dr	White Rd	1.14%	0.72%	1.26%	2.41%	**1.26%**
Good Homes Rd	White Rd	SR 438 (Silver Star Rd)	-1.56%	1.34%	1.26%	2.41%	**1.34%**
Hackney-Prairie Rd	Clarke Rd	Apopka Vineland Rd	-	1.42%	1.26%	2.41%	**1.42%**
Hempel Ave	Gotha Rd	Old Winter Garden Rd	-1.57%	3.77%	1.26%	2.41%	**2.41%**
Ingram Rd	Clarcona Ocoee Rd	McCormick Rd	-6.85%	5.19%	1.26%	2.41%	**2.41%**

Table 12: Projected Annual Growth Rates

Segment	From	To	5-Year Historic Trend	Model Growth	BEBR Med	BEBR High	Rate Used
Johio Shores Rd	SR 438 (Silver Star Rd)	A.D. Mims Rd	-	1.31%	1.26%	2.41%	**1.31%**
Kissimmee Ave	Maguire Rd	McKey St	-16.34%	4.05%	1.26%	2.41%	**2.41%**
Lakewood Ave	Rewis St	Wurst Rd	3.79%	1.72%	1.26%	2.41%	**2.41%**
Lakewood Ave	Wurst Rd	Fullers Cross Rd	3.79%	3.03%	1.26%	2.41%	**2.41%**
Lakewood Ave	Fullers Cross Rd	Clarcona Ocoee Rd	-2.27%	0.82%	1.26%	2.41%	**1.26%**
Maguire Rd	Park Ridge Gotha Rd	Roberson Rd / Moore Rd	21.50%	0.69%	1.26%	2.41%	**2.41%**
Maguire Rd	Roberson Rd / Moore Rd	Tomyn Blvd	21.50%	0.70%	1.26%	2.41%	**2.41%**
Maguire Rd	Tomyn Blvd	Old Winter Garden Rd	2.43%	0.93%	1.26%	2.41%	**2.41%**
Maguire Rd	Old Winter Garden Rd	SR 50 (W Colonial Dr)	2.43%	0.09%	1.26%	2.41%	**2.41%**
Maguire Rd	SR 50 (W Colonial Dr)	Marshall Farms Rd	-0.10%	0.51%	1.26%	2.41%	**1.26%**
Maguire Rd	Marshall Farms Rd	Story Rd	1.71%	0.38%	1.26%	2.41%	**1.71%**
Maguire Rd	Story Rd	Kissimmee Ave	-0.28%	0.50%	1.26%	2.41%	**1.26%**
Maguire Rd	Kissimmee Ave	SR 438 (W Franklin St)	-1.80%	0.64%	1.26%	2.41%	**1.26%**
Maine St	Maguire Rd	Blackwood Ave	-	-	1.26%	2.41%	**2.41%**
Marshall Farms Rd	SR 50 (W Colonial Dr)	Maguire Rd	1.61%	-0.06%	1.26%	2.41%	**1.61%**
McCormick Rd	Ocoee Apopka Rd	Ingram Rd	6.68%	0.78%	1.26%	2.41%	**2.41%**
McCormick Rd	Ingram Rd	Apopka Vineland Rd	2.82%	0.61%	1.26%	2.41%	**2.41%**
McKey St	Kissimmee Ave	Bluford Ave	-1.21%	5.38%	1.26%	2.41%	**2.41%**
Montgomery Ave	Blackwood Ave	White Rd	-	4.38%	1.26%	2.41%	**2.41%**
Ocoee Crown Point Pkwy	E Crown Point Rd	Stonegate Dr	-	-	1.26%	2.41%	**2.41%**
Ocoee Crown Point Pkwy	Stonegate Dr	Ocoee Apopka Rd	-	-	1.26%	2.41%	**2.41%**
Ocoee Hills Rd	SR 438 (Silver Star Rd)	Flewelling Ave	-3.46%	1.09%	1.26%	2.41%	**1.26%**
Ocoee Apopka Rd	SR 438 (W Franklin St)	SR 438 (W Silver Star Rd)	1.61%	2.62%	1.26%	2.41%	**2.41%**
Ocoee Apopka Rd	SR 438 (W Silver Star Rd)	Fullers Cross Rd	2.14%	4.25%	1.26%	2.41%	**2.41%**
Ocoee Apopka Rd	Fullers Cross Rd	West Rd	-0.28%	3.22%	1.26%	2.41%	**2.41%**
Ocoee Apopka Rd	West Rd	McCormick Rd	2.22%	4.03%	1.26%	2.41%	**2.41%**
Old Winter Garden Rd	SR 50	Maguire Rd	-	-	1.26%	2.41%	**2.41%**
Old Winter Garden Rd	Maguire Rd	Bluford Ave	-0.60%	2.12%	1.26%	2.41%	**2.12%**
Old Winter Garden Rd	Bluford Ave	Blackwood Ave	-0.72%	0.90%	1.26%	2.41%	**1.26%**
Old Winter Garden Rd	Blackwood Ave	Hempel Ave	-0.72%	1.27%	1.26%	2.41%	**1.27%**
Old Winter Garden Rd	Hempel Ave	Citrus Oaks Ave	1.89%	0.79%	1.26%	2.41%	**1.89%**
Old Winter Garden Rd	Citrus Oaks Ave	Good Homes Rd	0.82%	0.65%	1.26%	2.41%	**1.26%**
Orlando Ave	Bluford Ave	Montgomery Ave	-0.81%	1.47%	1.26%	2.41%	**1.47%**
Palm Dr	E Crown Point Rd	Pine St	-	7.63%	1.26%	2.41%	**2.41%**
Palm Dr	Pine St	Ocoee Apopka Rd	-	7.34%	1.26%	2.41%	**2.41%**
Pine St	Palm Dr	N of Palm Dr	-	16.87%	1.26%	2.41%	**2.41%**
Rewis St	Lakewood Ave	Flewelling Ave	-0.53%	-0.59%	1.26%	2.41%	**1.26%**
Roberson Rd	Windermere Rd	Maguire Rd	-0.64%	1.03%	1.26%	2.41%	**1.26%**
Russell Dr	Flewelling Ave	Willow Creek Rd	2.07%	2.10%	1.26%	2.41%	**2.10%**
SR 438 (Plant St/Franklin St)	E Crown Point Rd	SR 429	-4.64%	0.31%	1.26%	2.41%	**1.26%**
SR 438 (Plant St/Franklin St)	SR 429	Bowness Ave	-1.43%	0.68%	1.26%	2.41%	**1.26%**
SR 438 (Plant St/Franklin St)	Bowness Ave	Ocoee Apopka Rd	-1.43%	0.68%	1.26%	2.41%	**1.78%**
SR 438 (Silver Star Rd)	Ocoee Apopka Rd	Bluford Ave	-0.79%	1.78%	1.26%	2.41%	**2.41%**

Table 12: Projected Annual Growth Rates

Segment	From	To	5-Year Historic Trend	Model Growth	BEBR Med	BEBR High	Rate Used
SR 438 (Silver Star Rd)	Bluford Ave	Ocoee-Hills Rd	-1.63%	2.65%	1.26%	2.41%	**2.24%**
SR 438 (Silver Star Rd)	Ocoee-Hills Rd	Clarke Rd	-0.57%	2.24%	1.26%	2.41%	**1.26%**
SR 438 (Silver Star Rd)	Clarke Rd	Johio Shores Rd	-4.68%	0.71%	1.26%	2.41%	**1.26%**
SR 438 (Silver Star Rd)	Johio Shores Rd	Good Homes Rd	-	0.62%	1.26%	2.41%	**2.34%**
SR 50 (W Colonial Dr)	9th St	SR 429	2.34%	0.25%	1.26%	2.41%	**1.26%**
SR 50 (W Colonial Dr)	SR 429	Marshall Farms Rd	1.00%	0.31%	1.26%	2.41%	**2.41%**
SR 50 (W Colonial Dr)	Marshall Farms Rd	Maguire Rd	2.46%	0.14%	1.26%	2.41%	**2.41%**
SR 50 (W Colonial Dr)	Maguire Rd	Bluford Ave	4.86%	0.13%	1.26%	2.41%	**2.41%**
SR 50 (W Colonial Dr)	Bluford Ave	Blackwood Ave	3.84%	0.37%	1.26%	2.41%	**2.41%**
SR 50 (W Colonial Dr)	Blackwood Ave	Clarke Rd	4.41%	0.36%	1.26%	2.41%	**1.86%**
SR 50 (W Colonial Dr)	Clarke Rd	Good Homes Rd	1.86%	0.57%	1.26%	2.41%	**2.41%**
SR 50 (W Colonial Dr)	Good Homes Rd	Apopka Vineland Rd	2.50%	0.34%	1.26%	2.41%	**1.26%**
Story Rd	9th St	Maguire Rd	-3.42%	1.21%	1.26%	2.41%	**2.41%**
Taylor St	Franklin St	McKey St & Kissimmee Ave	-1.21%	5.88%	1.26%	2.41%	**1.26%**
Tomyn Blvd	Warrior Rd	Maguire Rd	0.00%	0.25%	1.26%	2.41%	**2.41%**
West Rd	Ocoee Apopka Rd	SR 429	15.32%	2.83%	1.26%	2.41%	**1.26%**
White Rd	Montgomery Ave	Clarke Rd	-	1.23%	1.26%	2.41%	**1.26%**
White Rd	Clarke Rd	Good Homes Rd	-1.20%	0.51%	1.26%	2.41%	**2.07%**
Willow Creek Rd	Russell Dr	Wurst Rd	2.07%	2.00%	1.26%	2.41%	**2.41%**
Windermere Rd	McKinnon Rd	Roberson Rd	4.19%	2.22%	1.26%	2.41%	**2.41%**
Windermere Rd	Roberson Rd	Warrior Rd	10.54%	1.29%	1.26%	2.41%	**2.41%**
Wurst Rd	Lakewood Ave	Adair St	7.38%	1.59%	1.26%	2.41%	**1.26%**
Wurst Rd	Adair St	A.D. Mims Rd	-1.89%	0.07%	1.26%	2.41%	**2.41%**

MOB Table 13: 2034 Transit Level of Service			
Segment	**From**	**To**	**Transit LOS**
Blackwood Ave	Old Winter Garden Rd	SR 50	D
Bluford Ave	Old Winter Garden Rd	SR 50	E
Clarke Rd	SR 50	White Rd	D
Clarke Rd	White Rd	SR 438 (Silver Star Rd)	C
Old Winter Garden Rd	Bluford Ave	Blackwood Ave	D
Old Winter Garden Rd	Blackwood Ave	Hempel Ave	D
Old Winter Garden Rd	Hempel Ave	Citrus Oaks Ave	D
Old Winter Garden Rd	Citrus Oaks Ave	Good Homes Rd	D
SR 438 (Silver Star Rd)	Clarke Rd	Johio Shores Rd	C
SR 438 (Silver Star Rd)	Johio Shores Rd	Good Homes Rd	C
SR 50 (W Colonial Dr)	9th St	SR 429	A
SR 50 (W Colonial Dr)	SR 429	Marshall Farms Rd	D
SR 50 (W Colonial Dr)	Marshall Farms Rd	Maguire Rd	D
SR 50 (W Colonial Dr)	Maguire Rd	Bluford Ave	D
SR 50 (W Colonial Dr)	Bluford Ave	Blackwood Ave	D
SR 50 (W Colonial Dr)	Blackwood Ave	Clarke Rd	D
SR 50 (W Colonial Dr)	Clarke Rd	Good Homes Rd	D
SR 50 (W Colonial Dr)	Good Homes Rd	Apopka Vineland Rd	D
Story Rd	9th St	Maguire Rd	D

MOB Table 14: 2034 Bicycle and Pedestrian Level of Traffic Stress				
Segment	**From**	**To**	**Bike LTS**	**Ped LTS**
A.D. Mims Rd	Sandy Cove & Wurst Rd	Clarke Rd	4	4
A.D. Mims Rd	Clarke Rd	Apopka Vineland Rd	4	4
Adair St	Wurst Rd	Clarcona Ocoee Rd	2	4
Apopka Vineland Rd	SR 438 (Silver Star Rd)	AD Mims Rd	4	4
Apopka Vineland Rd	AD Mims Rd	Hackney-Prairie Rd	4	4
Apopka Vineland Rd	Hackney-Prairie Rd	Clarcona Ocoee Rd	4	4
Apopka Vineland Rd	Clarcona Ocoee Rd	McCormick Rd	4	4
Blackwood Ave	Old Winter Garden Rd	SR 50	3	4
Blackwood Ave	SR 50	Maine St	4	4
Bluford Ave	Old Winter Garden Rd	SR 50	2	2
Bluford Ave	SR 50	Geneva St	4	4
Bluford Ave	Geneva St	Orlando Ave	4	4
Bluford Ave	Orlando Ave	McKey St	4	4
Bluford Ave	McKey St	SR 438 (Silver Star Rd)	3	2
Bluford Ave	SR 438 (Silver Star Rd)	Lakewood Ave	3	2
Bowness Ave	SR 438 (Franklin St)	SR 438 (Silver Star Rd)	3	4
Clarcona Ocoee Rd	SR 429	Lakewood Ave	4	3
Clarcona Ocoee Rd	Lakewood Ave	Ingram Rd/Lake Meadow Rd	4	3
Clarcona Ocoee Rd	Ingram Rd/Lake Meadow Rd	Clarke Rd	4	3
Clarcona Ocoee Rd	Clarke Rd	Apopka Vineland Rd	4	3
Clarke Rd	SR 50	White Rd	4	4
Clarke Rd	White Rd	SR 438 (Silver Star Rd)	4	3
Clarke Rd	SR 438 (Silver Star Rd)	A.D. Mims Rd	4	3
Clarke Rd	A.D. Mims Rd	Hackney-Prairie Rd	4	3
Clarke Rd	Hackney-Prairie Rd	Clarcona Ocoee Rd	4	3
Clarke Rd	Clarcona Ocoee Rd	McCormick Rd	4	4
E Crown Point Rd	SR 438 (Silver Star Rd)	Palm Dr	4	4
E Crown Point Rd	Palm Dr	Fullers Cross Rd	4	4
E Crown Point Rd	Fullers Cross Rd	Ocoee Apopka Rd	4	4
Flewelling Ave	Rewis St	Ocoee Hills Rd	2	3
Fullers Cross Rd	Ocoee Apopka Rd	Lakewood Ave	4	4
Geneva St	Maguire Rd	Bluford Ave	3	4
Good Homes Rd	Old Winter Garden Rd	SR 408 (East-West Expy)	4	4
Good Homes Rd	SR 408 (East-West Expy)	SR 50 (W Colonial Dr)	4	4
Good Homes Rd	SR 50 (W Colonial Dr)	Balboa Dr	4	4
Good Homes Rd	Balboa Dr	White Rd	4	4

MOB Table 14: 2034 Bicycle and Pedestrian Level of Traffic Stress				
Segment	**From**	**To**	**Bike LTS**	**Ped LTS**
Good Homes Rd	White Rd	SR 438 (Silver Star Rd)	4	4
Hackney-Prairie Rd	Clarke Rd	Apopka Vineland Rd	2	4
Hempel Ave	Gotha Rd	Old Winter Garden Rd	4	4
Ingram Rd	Clarcona Ocoee Rd	McCormick Rd	2	4
Johio Shores Rd	SR 438 (Silver Star Rd)	A.D. Mims Rd	2	4
Kissimmee Ave	Maguire Rd	McKey St	4	4
Lakewood Ave	Rewis St	Wurst Rd	2	4
Lakewood Ave	Wurst Rd	Fullers Cross Rd	2	4
Lakewood Ave	Fullers Cross Rd	Clarcona Ocoee Rd	-	-
Maguire Rd	Park Ridge Gotha Rd	Roberson Rd / Moore Rd	4	3
Maguire Rd	Roberson Rd / Moore Rd	Tomyn Blvd	4	3
Maguire Rd	Tomyn Blvd	Old Winter Garden Rd	4	2
Maguire Rd	Old Winter Garden Rd	SR 50 (W Colonial Dr)	4	2
Maguire Rd	SR 50 (W Colonial Dr)	Marshall Farms Rd	4	4
Maguire Rd	Marshall Farms Rd	Story Rd	4	4
Maguire Rd	Story Rd	Kissimmee Ave	4	4
Maguire Rd	Kissimmee Ave	SR 438 (W Franklin St)	4	4
Maine St	Maguire Rd	Blackwood Ave	1	4
Marshall Farms Rd	SR 50 (W Colonial Dr)	Maguire Rd	4	4
McCormick Rd	Ocoee Apopka Rd	Ingram Rd	4	4
McCormick Rd	Ingram Rd	Apopka Vineland Rd	4	4
McKey St	Kissimmee Ave	Bluford Ave	2	1
Montgomery Ave	Blackwood Ave	White Rd	2	4
Ocoee Crown Point Pkwy	E Crown Point Rd	Stonegate Dr	2	4
Ocoee Crown Point Pkwy	Stonegate Dr	Ocoee Apopka Rd	2	4
Ocoee Hills Rd	SR 438 (Silver Star Rd)	Flewelling Ave	2	3
Ocoee Apopka Rd	SR 438 (W Franklin St)	SR 438 (W Silver Star Rd)	4	4
Ocoee Apopka Rd	SR 438 (W Silver Star Rd)	Fullers Cross Rd	4	4
Ocoee Apopka Rd	Fullers Cross Rd	West Rd	4	4
Ocoee Apopka Rd	West Rd	McCormick Rd	4	4
Old Winter Garden Rd	SR 50	Maguire Rd	3	2
Old Winter Garden Rd	Maguire Rd	Bluford Ave	3	2
Old Winter Garden Rd	Bluford Ave	Blackwood Ave	3	2
Old Winter Garden Rd	Blackwood Ave	Hempel Ave	3	2

MOB Table 14: 2034 Bicycle and Pedestrian Level of Traffic Stress				
Segment	**From**	**To**	**Bike LTS**	**Ped LTS**
Old Winter Garden Rd	Hempel Ave	Citrus Oaks Ave	4	3
Old Winter Garden Rd	Citrus Oaks Ave	Good Homes Rd	4	3
Orlando Ave	Bluford Ave	Montgomery Ave	2	2
Palm Dr	E Crown Point Rd	Pine St	3	4
Palm Dr	Pine St	Ocoee Apopka Rd	3	4
Pine St	Palm Dr	N of Palm Dr	2	4
Rewis St	Lakewood Ave	Flewelling Ave	2	3
Roberson Rd	Windermere Rd	Maguire Rd	4	4
Russell Dr	Flewelling Ave	Willow Creek Rd	2	3
SR 438 (Plant St/Franklin St)	E Crown Point Rd	SR 429	3	4
SR 438 (Plant St/Franklin St)	SR 429	Bowness Ave	3	4
SR 438 (Plant St/Franklin St)	Bowness Ave	Ocoee Apopka Rd	3	4
SR 438 (Silver Star Rd)	Ocoee Apopka Rd	Bluford Ave	4	4
SR 438 (Silver Star Rd)	Bluford Ave	Ocoee-Hills Rd	4	4
SR 438 (Silver Star Rd)	Ocoee-Hills Rd	Clarke Rd	4	4
SR 438 (Silver Star Rd)	Clarke Rd	Johio Shores Rd	4	3
SR 438 (Silver Star Rd)	Johio Shores Rd	Good Homes Rd	4	3
SR 50 (W Colonial Dr)	9th St	SR 429	4	3
SR 50 (W Colonial Dr)	SR 429	Marshall Farms Rd	4	3
SR 50 (W Colonial Dr)	Marshall Farms Rd	Maguire Rd	4	3
SR 50 (W Colonial Dr)	Maguire Rd	Bluford Ave	4	3
SR 50 (W Colonial Dr)	Bluford Ave	Blackwood Ave	4	3
SR 50 (W Colonial Dr)	Blackwood Ave	Clarke Rd	4	3
SR 50 (W Colonial Dr)	Clarke Rd	Good Homes Rd	4	3
SR 50 (W Colonial Dr)	Good Homes Rd	Apopka Vineland Rd	4	3
Story Rd	9th St	Maguire Rd	4	4
Taylor St	Franklin St	McKey St & Kissimmee Ave	3	4
Tomyn Blvd	Warrior Rd	Maguire Rd	4	4
West Rd	Ocoee Apopka Rd	SR 429	4	3
White Rd	Montgomery Ave	Clarke Rd	4	4
White Rd	Clarke Rd	Good Homes Rd	4	4
Willow Creek Rd	Russell Dr	Wurst Rd	2	3
Windermere Rd	McKinnon Rd	Roberson Rd	4	4
Windermere Rd	Roberson Rd	Warrior Rd	4	4

MOB Table 14: 2034 Bicycle and Pedestrian Level of Traffic Stress				
Segment	**From**	**To**	**Bike LTS**	**Ped LTS**
Wurst Rd	Lakewood Ave	Adair St	2	4
Wurst Rd	Adair St	A.D. Mims Rd	2	3

MOB Table 15: 2034 Roadway Level of Service							
Roadway Segment	**From**	**To**	**No. of Lanes**	**Daily Volume**	**PHPD Volume**	**PHPD V/C**	**PHPD LOS**
A.D. Mims Rd	Sandy Cove & Wurst Rd	Clarke Rd	2	6,558	316	0.32	C
A.D. Mims Rd	Clarke Rd	Apopka Vineland Rd	2	7,276	350	0.35	C
Adair St	Wurst Rd	Clarcona Ocoee Rd	2	7,415	357	0.36	C
Apopka Vineland Rd	SR 438 (Silver Star Rd)	AD Mims Rd	4	18,098	871	0.52	C
Apopka Vineland Rd	AD Mims Rd	Hackney-Prairie Rd	6	20,160	971	0.40	C
Apopka Vineland Rd	Hackney-Prairie Rd	Clarcona Ocoee Rd	6	13,949	672	0.27	C
Apopka Vineland Rd	Clarcona Ocoee Rd	McCormick Rd	2	17,118	824	0.82	C
Blackwood Ave	Old Winter Garden Rd	SR 50	4	14,772	711	0.44	C
Blackwood Ave	SR 50	Maine St	4	9,142	440	0.27	C
Bluford Ave	Old Winter Garden Rd	SR 50	2	8,360	403	0.42	C
Bluford Ave	SR 50	Geneva St	2	14,319	689	0.72	D
Bluford Ave	Geneva St	Orlando Ave	2	14,319	689	0.72	D
Bluford Ave	Orlando Ave	McKey St	2	8,292	399	0.41	C
Bluford Ave	McKey St	SR 438 (Silver Star Rd)	2	11,153	537	0.50	D
Bluford Ave	SR 438 (Silver Star Rd)	Lakewood Ave	2	9,836	474	0.47	C
Bowness Ave	SR 438 (Franklin St)	SR 438 (Silver Star Rd)	2	14,252	686	0.71	D
Clarcona Ocoee Rd	SR 429	Lakewood Ave	4	35,569	1,713	1.03	F

MOB Table 15: 2034 Roadway Level of Service							
Roadway Segment	**From**	**To**	**No. of Lanes**	**Daily Volume**	**PHPD Volume**	**PHPD V/C**	**PHPD LOS**
Clarcona Ocoee Rd	Lakewood Ave	Ingram Rd/Lake Meadow Rd	4	28,375	1,366	0.82	C
Clarcona Ocoee Rd	Ingram Rd/Lake Meadow Rd	Clarke Rd	4	28,375	1,366	0.82	C
Clarcona Ocoee Rd	Clarke Rd	Apopka Vineland Rd	4	25,343	1,220	0.73	C
Clarke Rd	SR 50	White Rd	4	27,300	1,314	0.81	C
Clarke Rd	White Rd	SR 438 (Silver Star Rd)	4	35,378	1,703	1.05	F
Clarke Rd	SR 438 (Silver Star Rd)	A.D. Mims Rd	4	25,535	1,230	0.74	C
Clarke Rd	A.D. Mims Rd	Hackney-Prairie Rd	4	20,843	1,004	0.60	C
Clarke Rd	Hackney-Prairie Rd	Clarcona Ocoee Rd	4	13,633	656	0.39	C
Clarke Rd	Clarcona Ocoee Rd	McCormick Rd	2	4,822	232	0.23	C
E Crown Point Rd	SR 438 (Silver Star Rd)	Palm Dr	2	10,490	505	0.52	C
E Crown Point Rd	Palm Dr	Fullers Cross Rd	2	9,540	459	0.46	C
E Crown Point Rd	Fullers Cross Rd	Ocoee Apopka Rd	2	12,105	583	0.58	C
Flewelling Ave	Rewis St	Ocoee Hills Rd	2	2,159	104	0.10	C
Fullers Cross Rd	Ocoee Apopka Rd	Lakewood Ave	3	4,760	229	0.23	C
Geneva St	Maguire Rd	Bluford Ave	2	8,635	416	0.43	C
Good Homes Rd	Old Winter Garden Rd	SR 408 (East-West Expy)	4	34,913	1,681	1.01	F
Good Homes Rd	SR 408 (East-West Expy)	SR 50 (W Colonial Dr)	4	29,275	1,410	0.87	D
Good Homes Rd	SR 50 (W Colonial Dr)	Balboa Dr	2	24,079	1,159	1.16	F
Good Homes Rd	Balboa Dr	White Rd	2	24,079	1,159	1.16	F
Good Homes Rd	White Rd	SR 438 (Silver Star Rd)	2	9,447	455	0.46	C

MOB Table 15: 2034 Roadway Level of Service							
Roadway Segment	**From**	**To**	**No. of Lanes**	**Daily Volume**	**PHPD Volume**	**PHPD V/C**	**PHPD LOS**
Hackney-Prairie Rd	Clarke Rd	Apopka Vineland Rd	2	1,959	94	0.09	C
Hempel Ave	Gotha Rd	Old Winter Garden Rd	2	10,433	502	0.50	C
Ingram Rd	Clarcona Ocoee Rd	McCormick Rd	2	3,078	148	0.15	C
Johio Shores Rd	SR 438 (Silver Star Rd)	A.D. Mims Rd	2	1,973	95	0.10	C
Kissimmee Ave	Maguire Rd	McKey St	2	3,911	188	0.19	C
Lakewood Ave	Rewis St	Wurst Rd	2	9,724	468	0.47	C
Lakewood Ave	Wurst Rd	Fullers Cross Rd	2	9,724	468	0.47	C
Lakewood Ave	Fullers Cross Rd	Clarcona Ocoee Rd	2	6,558	316	0.32	C
Maguire Rd	Park Ridge Gotha Rd	Roberson Rd / Moore Rd	2	45,026	2,168	2.17	F
Maguire Rd	Roberson Rd / Moore Rd	Tomyn Blvd	2	45,026	2,168	2.17	F
Maguire Rd	Tomyn Blvd	Old Winter Garden Rd	4	39,949	1,924	1.16	F
Maguire Rd	Old Winter Garden Rd	SR 50 (W Colonial Dr)	4	39,949	1,924	1.18	F
Maguire Rd	SR 50 (W Colonial Dr)	Marshall Farms Rd	2	15,963	769	0.80	D
Maguire Rd	Marshall Farms Rd	Story Rd	2	16,601	799	0.83	D
Maguire Rd	Story Rd	Kissimmee Ave	2	17,939	864	0.90	D
Maguire Rd	Kissimmee Ave	SR 438 (W Franklin St)	2	16,043	772	0.80	D
Maine St	Maguire Rd	Blackwood Ave	2	2,640	127	0.13	C
Marshall Farms Rd	SR 50 (W Colonial Dr)	Maguire Rd	2	3,953	190	0.20	C
McCormick Rd	Ocoee Apopka Rd	Ingram Rd	2	7,331	353	0.35	C
McCormick Rd	Ingram Rd	Apopka Vineland Rd	2	6,243	301	0.30	C
McKey St	Kissimmee Ave	Bluford Ave	2	4,243	204	0.19	D

MOB Table 15: 2034 Roadway Level of Service							
Roadway Segment	**From**	**To**	**No. of Lanes**	**Daily Volume**	**PHPD Volume**	**PHPD V/C**	**PHPD LOS**
Montgomery Ave	Blackwood Ave	White Rd	2	3,943	190	0.19	C
Ocoee Crown Point Pkwy	E Crown Point Rd	Stonegate Dr	2	958	46	0.05	C
Ocoee Crown Point Pkwy	Stonegate Dr	Ocoee Apopka Rd	2	8,348	402	0.40	C
Ocoee Hills Rd	SR 438 (Silver Star Rd)	Flewelling Ave	2	3,045	147	0.15	C
Ocoee Apopka Rd	SR 438 (W Franklin St)	SR 438 (W Silver Star Rd)	2	17,236	830	0.78	D
Ocoee Apopka Rd	SR 438 (W Silver Star Rd)	Fullers Cross Rd	4	14,462	696	0.43	C
Ocoee Apopka Rd	Fullers Cross Rd	West Rd	4	19,093	919	0.56	C
Ocoee Apopka Rd	West Rd	McCormick Rd	4	19,284	929	0.57	C
Old Winter Garden Rd	SR 50	Maguire Rd	2	8,722	420	0.44	C
Old Winter Garden Rd	Maguire Rd	Bluford Ave	4	33,711	1,623	1.00	D
Old Winter Garden Rd	Bluford Ave	Blackwood Ave	4	36,300	1,748	1.07	F
Old Winter Garden Rd	Blackwood Ave	Hempel Ave	4	36,345	1,750	1.07	F
Old Winter Garden Rd	Hempel Ave	Citrus Oaks Ave	4	35,085	1,689	1.01	F
Old Winter Garden Rd	Citrus Oaks Ave	Good Homes Rd	4	35,113	1,691	1.02	F
Orlando Ave	Bluford Ave	Montgomery Ave	2	6,873	331	0.33	C
Palm Dr	E Crown Point Rd	Pine St	2	5,148	248	0.26	C
Palm Dr	Pine St	Ocoee Apopka Rd	2	5,381	259	0.27	C
Pine St	Palm Dr	N of Palm Dr	2	1,599	77	0.08	C
Rewis St	Lakewood Ave	Flewelling Ave	2	2,166	104	0.10	C
Roberson Rd	Windermere Rd	Maguire Rd	2	14,660	706	0.71	C

MOB Table 15: 2034 Roadway Level of Service							
Roadway Segment	**From**	**To**	**No. of Lanes**	**Daily Volume**	**PHPD Volume**	**PHPD V/C**	**PHPD LOS**
Russell Dr	Flewelling Ave	Willow Creek Rd	2	2,872	138	0.14	C
SR 438 (Plant St/Franklin St)	E Crown Point Rd	SR 429	2	17,448	840	0.79	D
SR 438 (Plant St/Franklin St)	SR 429	Bowness Ave	2	15,691	756	0.71	C
SR 438 (Plant St/Franklin St)	Bowness Ave	Ocoee Apopka Rd	2	15,691	756	0.71	C
SR 438 (Silver Star Rd)	Ocoee Apopka Rd	Bluford Ave	2	18,454	889	0.83	D
SR 438 (Silver Star Rd)	Bluford Ave	Ocoee-Hills Rd	2	15,513	747	0.67	C
SR 438 (Silver Star Rd)	Ocoee-Hills Rd	Clarke Rd	2	19,653	946	0.85	C
SR 438 (Silver Star Rd)	Clarke Rd	Johio Shores Rd	4	18,150	874	0.47	C
SR 438 (Silver Star Rd)	Johio Shores Rd	Good Homes Rd	4	18,892	910	0.49	C
SR 50 (W Colonial Dr)	9th St	SR 429	6	72,332	3,483	1.30	F
SR 50 (W Colonial Dr)	SR 429	Marshall Farms Rd	6	60,306	2,904	1.08	F
SR 50 (W Colonial Dr)	Marshall Farms Rd	Maguire Rd	6	67,965	3,273	1.22	F
SR 50 (W Colonial Dr)	Maguire Rd	Bluford Ave	6	59,664	2,873	1.07	F
SR 50 (W Colonial Dr)	Bluford Ave	Blackwood Ave	6	65,631	3,160	1.18	F
SR 50 (W Colonial Dr)	Blackwood Ave	Clarke Rd	6	67,863	3,268	1.22	F
SR 50 (W Colonial Dr)	Clarke Rd	Good Homes Rd	6	42,495	2,046	0.76	C
SR 50 (W Colonial Dr)	Good Homes Rd	Apopka Vineland Rd	6	45,743	2,203	0.82	C
Story Rd	9th St	Maguire Rd	2	10,395	501	0.52	C
Taylor St	Franklin St	McKey St & Kissimmee Ave	2	4,243	204	0.21	C
Tomyn Blvd	Warrior Rd	Maguire Rd	2	9,134	440	0.44	C
West Rd	Ocoee Apopka Rd	SR 429	4	25,462	1,226	0.75	C

MOB Table 15: 2034 Roadway Level of Service							
Roadway Segment	**From**	**To**	**No. of Lanes**	**Daily Volume**	**PHPD Volume**	**PHPD V/C**	**PHPD LOS**
White Rd	Montgomery Ave	Clarke Rd	2	7,539	363	0.36	C
White Rd	Clarke Rd	Good Homes Rd	2	9,187	442	0.44	C
Willow Creek Rd	Russell Dr	Wurst Rd	2	2,863	138	0.14	C
Windermere Rd	McKinnon Rd	Roberson Rd	2	7,373	355	0.36	C
Windermere Rd	Roberson Rd	Warrior Rd	2	17,144	825	0.83	C
Wurst Rd	Lakewood Ave	Adair St	2	10,110	487	0.49	C
Wurst Rd	Adair St	A.D. Mims Rd	2	5,855	282	0.28	C

MOB Table 16: 2045 Transit Level of Service			
Segment	**From**	**To**	**Transit LOS**
Blackwood Ave	Old Winter Garden Rd	SR 50	D
Bluford Ave	Old Winter Garden Rd	SR 50	E
Clarke Rd	SR 50	White Rd	D
Clarke Rd	White Rd	SR 438 (Silver Star Rd)	C
Old Winter Garden Rd	Bluford Ave	Blackwood Ave	D
Old Winter Garden Rd	Blackwood Ave	Hempel Ave	D
Old Winter Garden Rd	Hempel Ave	Citrus Oaks Ave	D
Old Winter Garden Rd	Citrus Oaks Ave	Good Homes Rd	D
SR 438 (Silver Star Rd)	Clarke Rd	Johio Shores Rd	C
SR 438 (Silver Star Rd)	Johio Shores Rd	Good Homes Rd	C
SR 50 (W Colonial Dr)	9th St	SR 429	A
SR 50 (W Colonial Dr)	SR 429	Marshall Farms Rd	D
SR 50 (W Colonial Dr)	Marshall Farms Rd	Maguire Rd	D
SR 50 (W Colonial Dr)	Maguire Rd	Bluford Ave	D
SR 50 (W Colonial Dr)	Bluford Ave	Blackwood Ave	D
SR 50 (W Colonial Dr)	Blackwood Ave	Clarke Rd	D
SR 50 (W Colonial Dr)	Clarke Rd	Good Homes Rd	D
SR 50 (W Colonial Dr)	Good Homes Rd	Apopka Vineland Rd	D
Story Rd	9th St	Maguire Rd	D

StresMOB Table 17: 2045 Bicycle and Pedestrian Level of Traffic Stress				
Seg	**From**	**To**	**Bike LTS**	**Ped LTS**
A.D. Mims Rd	Sandy Cove & Wurst Rd	Clarke Rd	4	4
A.D. Mims Rd	Clarke Rd	Apopka Vineland Rd	4	4
Adair St	Wurst Rd	Clarcona Ocoee Rd	1	3
Apopka Vineland Rd	SR 438 (Silver Star Rd)	AD Mims Rd	4	4
Apopka Vineland Rd	AD Mims Rd	Hackney-Prairie Rd	4	4
Apopka Vineland Rd	Hackney-Prairie Rd	Clarcona Ocoee Rd	4	4
Apopka Vineland Rd	Clarcona Ocoee Rd	McCormick Rd	4	4
Blackwood Ave	Old Winter Garden Rd	SR 50	3	4
Blackwood Ave	SR 50	Maine St	4	4
Bluford Ave	Old Winter Garden Rd	SR 50	2	2
Bluford Ave	SR 50	Geneva St	4	4
Bluford Ave	Geneva St	Orlando Ave	4	4
Bluford Ave	Orlando Ave	McKey St	3	4
Bluford Ave	McKey St	SR 438 (Silver Star Rd)	3	2
Bluford Ave	SR 438 (Silver Star Rd)	Lakewood Ave	1	2
Bowness Ave	SR 438 (Franklin St)	SR 438 (Silver Star Rd)	3	4
Clarcona Ocoee Rd	SR 429	Lakewood Ave	4	3
Clarcona Ocoee Rd	Lakewood Ave	Ingram Rd/Lake Meadow Rd	4	4
Clarcona Ocoee Rd	Ingram Rd/Lake Meadow Rd	Clarke Rd	4	3
Clarcona Ocoee Rd	Clarke Rd	Apopka Vineland Rd	4	3
Clarke Rd	SR 50	White Rd	4	4
Clarke Rd	White Rd	SR 438 (Silver Star Rd)	4	3
Clarke Rd	SR 438 (Silver Star Rd)	A.D. Mims Rd	4	3
Clarke Rd	A.D. Mims Rd	Hackney-Prairie Rd	4	3
Clarke Rd	Hackney-Prairie Rd	Clarcona Ocoee Rd	4	3
Clarke Rd	Clarcona Ocoee Rd	McCormick Rd	3	4
E Crown Point Rd	SR 438 (Silver Star Rd)	Palm Dr	4	4
E Crown Point Rd	Palm Dr	Fullers Cross Rd	4	4
E Crown Point Rd	Fullers Cross Rd	Ocoee Apopka Rd	4	4
Flewelling Ave	Rewis St	Ocoee Hills Rd	2	3
Fullers Cross Rd	Ocoee Apopka Rd	Lakewood Ave	4	4
Geneva St	Maguire Rd	Bluford Ave	3	4
Good Homes Rd	Old Winter Garden Rd	SR 408 (East-West Expy)	4	4
Good Homes Rd	SR 408 (East-West Expy)	SR 50 (W Colonial Dr)	4	4
Good Homes Rd	SR 50 (W Colonial Dr)	Balboa Dr	4	4
Good Homes Rd	Balboa Dr	White Rd	4	4

StresMOB Table 17: 2045 Bicycle and Pedestrian Level of Traffic Stress				
Seg	**From**	**To**	**Bike LTS**	**Ped LTS**
Good Homes Rd	White Rd	SR 438 (Silver Star Rd)	4	4
Hackney-Prairie Rd	Clarke Rd	Apopka Vineland Rd	2	4
Hempel Ave	Gotha Rd	Old Winter Garden Rd	2	4
Ingram Rd	Clarcona Ocoee Rd	McCormick Rd	2	4
Johio Shores Rd	SR 438 (Silver Star Rd)	A.D. Mims Rd	2	4
Kissimmee Ave	Maguire Rd	McKey St	4	4
Lakewood Ave	Rewis St	Wurst Rd	1	4
Lakewood Ave	Wurst Rd	Fullers Cross Rd	1	4
Lakewood Ave	Fullers Cross Rd	Clarcona Ocoee Rd	2	4
Maguire Rd	Park Ridge Gotha Rd	Roberson Rd / Moore Rd	4	3
Maguire Rd	Roberson Rd / Moore Rd	Tomyn Blvd	4	3
Maguire Rd	Tomyn Blvd	Old Winter Garden Rd	4	2
Maguire Rd	Old Winter Garden Rd	SR 50 (W Colonial Dr)	4	2
Maguire Rd	SR 50 (W Colonial Dr)	Marshall Farms Rd	4	4
Maguire Rd	Marshall Farms Rd	Story Rd	4	4
Maguire Rd	Story Rd	Kissimmee Ave	4	4
Maguire Rd	Kissimmee Ave	SR 438 (W Franklin St)	4	4
Maine St	Maguire Rd	Blackwood Ave	1	4
Marshall Farms Rd	SR 50 (W Colonial Dr)	Maguire Rd	4	4
McCormick Rd	Ocoee Apopka Rd	Ingram Rd	4	4
McCormick Rd	Ingram Rd	Apopka Vineland Rd	4	4
McKey St	Kissimmee Ave	Bluford Ave	2	1
Montgomery Ave	Blackwood Ave	White Rd	1	4
Ocoee Crown Point Pkwy	E Crown Point Rd	Stonegate Dr	2	4
Ocoee Crown Point Pkwy	Stonegate Dr	Ocoee Apopka Rd	2	4
Ocoee Hills Rd	SR 438 (Silver Star Rd)	Flewelling Ave	2	3
Ocoee Apopka Rd	SR 438 (W Franklin St)	SR 438 (W Silver Star Rd)	2	4
Ocoee Apopka Rd	SR 438 (W Silver Star Rd)	Fullers Cross Rd	4	4
Ocoee Apopka Rd	Fullers Cross Rd	West Rd	4	4
Ocoee Apopka Rd	West Rd	McCormick Rd	4	4
Old Winter Garden Rd	SR 50	Maguire Rd	2	2
Old Winter Garden Rd	Maguire Rd	Bluford Ave	3	2
Old Winter Garden Rd	Bluford Ave	Blackwood Ave	3	2
Old Winter Garden Rd	Blackwood Ave	Hempel Ave	3	2

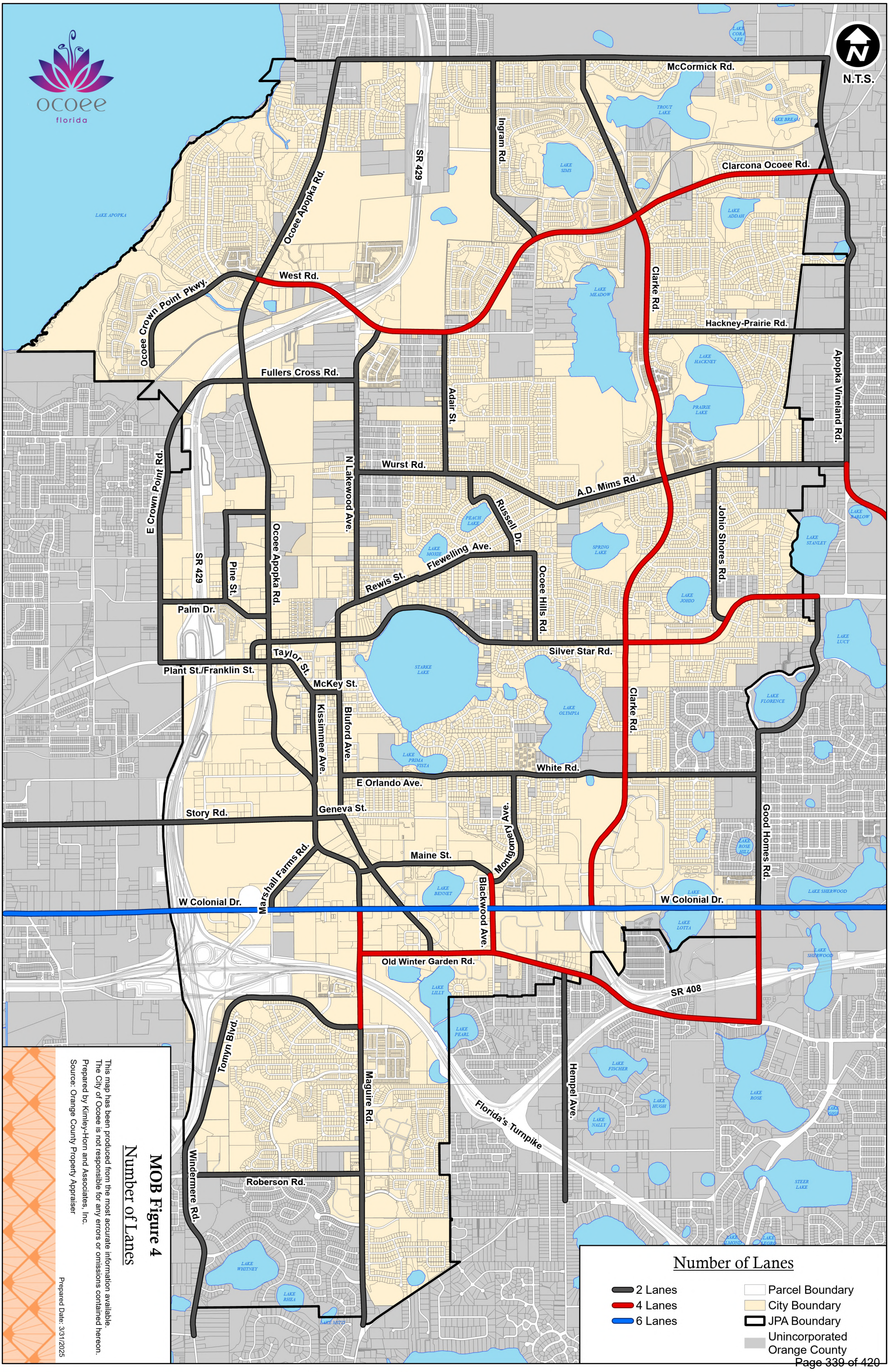
StresMOB Table 17: 2045 Bicycle and Pedestrian Level of Traffic Stress				
Seg	**From**	**To**	**Bike LTS**	**Ped LTS**
Old Winter Garden Rd	Hempel Ave	Citrus Oaks Ave	4	3
Old Winter Garden Rd	Citrus Oaks Ave	Good Homes Rd	4	3
Orlando Ave	Bluford Ave	Montgomery Ave	2	2
Palm Dr	E Crown Point Rd	Pine St	4	4
Palm Dr	Pine St	Ocoee Apopka Rd	4	4
Pine St	Palm Dr	N of Palm Dr	2	4
Rewis St	Lakewood Ave	Flewelling Ave	1	3
Roberson Rd	Windermere Rd	Maguire Rd	4	4
Russell Dr	Flewelling Ave	Willow Creek Rd	2	3
SR 438 (Plant St/Franklin St)	E Crown Point Rd	SR 429	3	4
SR 438 (Plant St/Franklin St)	SR 429	Bowness Ave	3	4
SR 438 (Plant St/Franklin St)	Bowness Ave	Ocoee Apopka Rd	3	4
SR 438 (Silver Star Rd)	Ocoee Apopka Rd	Bluford Ave	2	4
SR 438 (Silver Star Rd)	Bluford Ave	Ocoee-Hills Rd	4	4
SR 438 (Silver Star Rd)	Ocoee-Hills Rd	Clarke Rd	4	4
SR 438 (Silver Star Rd)	Clarke Rd	Johio Shores Rd	4	3
SR 438 (Silver Star Rd)	Johio Shores Rd	Good Homes Rd	4	3
SR 50 (W Colonial Dr)	9th St	SR 429	4	3
SR 50 (W Colonial Dr)	SR 429	Marshall Farms Rd	4	3
SR 50 (W Colonial Dr)	Marshall Farms Rd	Maguire Rd	4	3
SR 50 (W Colonial Dr)	Maguire Rd	Bluford Ave	4	3
SR 50 (W Colonial Dr)	Bluford Ave	Blackwood Ave	4	3
SR 50 (W Colonial Dr)	Blackwood Ave	Clarke Rd	4	3
SR 50 (W Colonial Dr)	Clarke Rd	Good Homes Rd	4	3
SR 50 (W Colonial Dr)	Good Homes Rd	Apopka Vineland Rd	4	3
Story Rd	9th St	Maguire Rd	4	4
Taylor St	Franklin St	McKey St & Kissimmee Ave	2	4
Tomyn Blvd	Warrior Rd	Maguire Rd	3	2
West Rd	Ocoee Apopka Rd	SR 429	4	3
White Rd	Montgomery Ave	Clarke Rd	2	4
White Rd	Clarke Rd	Good Homes Rd	2	4
Willow Creek Rd	Russell Dr	Wurst Rd	2	3
Windermere Rd	McKinnon Rd	Roberson Rd	4	4
Windermere Rd	Roberson Rd	Warrior Rd	2	4

StresMOB Table 17: 2045 Bicycle and Pedestrian Level of Traffic Stress				
Seg	**From**	**To**	**Bike LTS**	**Ped LTS**
Wurst Rd	Lakewood Ave	Adair St	1	4
Wurst Rd	Adair St	A.D. Mims Rd	1	3

MOB Table 18: 2045 Roadway Level of Service							
Roadway Segment	**From**	**To**	**Number of Lanes**	**Daily Volume**	**PHPD Volume**	**PHPD V/C**	**PHPD LOS**
A.D. Mims Rd	Sandy Cove & Wurst Rd	Clarke Rd	2	7,528	362	0.36	C
A.D. Mims Rd	Clarke Rd	Apopka Vineland Rd	2	8,353	402	0.40	C
Adair St	Wurst Rd	Clarcona Ocoee Rd	2	9,638	464	0.46	C
Apopka Vineland Rd	SR 438 (Silver Star Rd)	AD Mims Rd	4	20,777	1,000	0.60	C
Apopka Vineland Rd	AD Mims Rd	Hackney-Prairie Rd	6	25,452	1,226	0.50	C
Apopka Vineland Rd	Hackney-Prairie Rd	Clarcona Ocoee Rd	6	17,961	865	0.35	C
Apopka Vineland Rd	Clarcona Ocoee Rd	McCormick Rd	2	19,652	946	0.95	D
Blackwood Ave	Old Winter Garden Rd	SR 50	4	16,958	817	0.50	C
Blackwood Ave	SR 50	Maine St	4	11,884	572	0.35	C
Bluford Ave	Old Winter Garden Rd	SR 50	2	9,597	462	0.48	C
Bluford Ave	SR 50	Geneva St	2	18,614	896	0.93	D
Bluford Ave	Geneva St	Orlando Ave	2	18,614	896	0.93	D
Bluford Ave	Orlando Ave	McKey St	2	10,215	492	0.51	C
Bluford Ave	McKey St	SR 438 (Silver Star Rd)	2	14,497	698	0.65	D
Bluford Ave	SR 438 (Silver Star Rd)	Lakewood Ave	2	11,292	544	0.54	C
Bowness Ave	SR 438 (Franklin St)	SR 438 (Silver Star Rd)	2	17,141	825	0.86	D
Clarcona Ocoee Rd	SR 429	Lakewood Ave	4	46,235	2,226	1.34	F
Clarcona Ocoee Rd	Lakewood Ave	Ingram Rd/Lake Meadow Rd	4	36,884	1,776	1.07	F
Clarcona Ocoee Rd	Ingram Rd/Lake Meadow Rd	Clarke Rd	4	36,884	1,776	1.07	F
Clarcona Ocoee Rd	Clarke Rd	Apopka Vineland Rd	4	29,094	1,401	0.84	C
Clarke Rd	SR 50	White Rd	4	31,341	1,509	0.93	D
Clarke Rd	White Rd	SR 438 (Silver Star Rd)	4	40,615	1,956	1.20	F
Clarke Rd	SR 438 (Silver Star Rd)	A.D. Mims Rd	4	30,515	1,469	0.88	C
Clarke Rd	A.D. Mims Rd	Hackney-Prairie Rd	4	25,366	1,221	0.73	C
Clarke Rd	Hackney-Prairie Rd	Clarcona Ocoee Rd	4	16,116	776	0.47	C
Clarke Rd	Clarcona Ocoee Rd	McCormick Rd	2	5,535	267	0.27	C
E Crown Point Rd	SR 438 (Silver Star Rd)	Palm Dr	2	12,897	621	0.64	C
E Crown Point Rd	Palm Dr	Fullers Cross Rd	2	11,015	530	0.53	C
E Crown Point Rd	Fullers Cross Rd	Ocoee Apopka Rd	2	13,897	669	0.67	C
Flewelling Ave	Rewis St	Ocoee Hills Rd	2	2,479	119	0.12	C
Fullers Cross Rd	Ocoee Apopka Rd	Lakewood Ave	3	5,859	282	0.28	C
Geneva St	Maguire Rd	Bluford Ave	2	9,914	477	0.50	C
Good Homes Rd	Old Winter Garden Rd	SR 408 (East-West Expy)	4	40,081	1,930	1.16	F
Good Homes Rd	SR 408 (East-West Expy)	SR 50 (W Colonial Dr)	4	33,608	1,618	0.99	D
Good Homes Rd	SR 50 (W Colonial Dr)	Balboa Dr	2	27,643	1,331	1.33	F
Good Homes Rd	Balboa Dr	White Rd	2	27,643	1,331	1.33	F
Good Homes Rd	White Rd	SR 438 (Silver Star Rd)	2	10,938	527	0.53	C
Hackney-Prairie Rd	Clarke Rd	Apopka Vineland Rd	2	2,288	110	0.11	C
Hempel Ave	Gotha Rd	Old Winter Garden Rd	2	13,561	653	0.65	C
Ingram Rd	Clarcona Ocoee Rd	McCormick Rd	2	4,001	193	0.19	C
Johio Shores Rd	SR 438 (Silver Star Rd)	A.D. Mims Rd	2	2,276	110	0.11	C
Kissimmee Ave	Maguire Rd	McKey St	2	5,084	245	0.25	C

MOB Table 18: 2045 Roadway Level of Service							
Roadway Segment	**From**	**To**	**Number of Lanes**	**Daily Volume**	**PHPD Volume**	**PHPD V/C**	**PHPD LOS**
Lakewood Ave	Rewis St	Wurst Rd	3	12,641	609	0.58	C
Lakewood Ave	Wurst Rd	Fullers Cross Rd	3	12,641	609	0.58	C
Lakewood Ave	Fullers Cross Rd	Clarcona Ocoee Rd	2	7,528	362	0.36	C
Maguire Rd	Park Ridge Gotha Rd	Roberson Rd / Moore Rd	2	58,529	2,818	2.82	F
Maguire Rd	Roberson Rd / Moore Rd	Tomyn Blvd	2	58,529	2,818	2.82	F
Maguire Rd	Tomyn Blvd	Old Winter Garden Rd	4	51,929	2,500	1.50	F
Maguire Rd	Old Winter Garden Rd	SR 50 (W Colonial Dr)	4	51,929	2,500	1.53	F
Maguire Rd	SR 50 (W Colonial Dr)	Marshall Farms Rd	2	18,326	882	0.92	D
Maguire Rd	Marshall Farms Rd	Story Rd	2	20,015	964	1.00	F
Maguire Rd	Story Rd	Kissimmee Ave	2	20,595	992	1.03	F
Maguire Rd	Kissimmee Ave	SR 438 (W Franklin St)	2	18,417	887	0.92	D
Maine St	Maguire Rd	Blackwood Ave	2	3,432	165	0.17	C
Marshall Farms Rd	SR 50 (W Colonial Dr)	Maguire Rd	2	4,715	227	0.24	C
McCormick Rd	Ocoee Apopka Rd	Ingram Rd	2	9,530	459	0.46	C
McCormick Rd	Ingram Rd	Apopka Vineland Rd	2	8,116	391	0.39	C
McKey St	Kissimmee Ave	Bluford Ave	2	5,515	266	0.25	D
Montgomery Ave	Blackwood Ave	White Rd	2	5,125	247	0.25	C
Ocoee Crown Point Pkwy	E Crown Point Rd	Stonegate Dr	2	1,245	60	0.06	C
Ocoee Crown Point Pkwy	Stonegate Dr	Ocoee Apopka Rd	2	10,851	522	0.52	C
Ocoee Hills Rd	SR 438 (Silver Star Rd)	Flewelling Ave	2	3,495	168	0.17	C
Ocoee Apopka Rd	SR 438 (W Franklin St)	SR 438 (W Silver Star Rd)	2	22,405	1,079	1.01	F
Ocoee Apopka Rd	SR 438 (W Silver Star Rd)	Fullers Cross Rd	4	18,799	905	0.56	C
Ocoee Apopka Rd	Fullers Cross Rd	West Rd	4	24,818	1,195	0.73	C
Ocoee Apopka Rd	West Rd	McCormick Rd	4	25,066	1,207	0.74	C
Old Winter Garden Rd	SR 50	Maguire Rd	2	11,338	546	0.57	C
Old Winter Garden Rd	Maguire Rd	Bluford Ave	4	42,462	2,045	1.26	F
Old Winter Garden Rd	Bluford Ave	Blackwood Ave	4	41,673	2,007	1.23	F
Old Winter Garden Rd	Blackwood Ave	Hempel Ave	4	41,778	2,012	1.24	F
Old Winter Garden Rd	Hempel Ave	Citrus Oaks Ave	4	43,100	2,075	1.25	F
Old Winter Garden Rd	Citrus Oaks Ave	Good Homes Rd	4	40,310	1,941	1.17	F
Orlando Ave	Bluford Ave	Montgomery Ave	2	8,068	388	0.39	C
Palm Dr	E Crown Point Rd	Pine St	2	6,691	322	0.33	C
Palm Dr	Pine St	Ocoee Apopka Rd	2	6,995	337	0.21	C
Pine St	Palm Dr	N of Palm Dr	2	2,078	100	0.10	C
Rewis St	Lakewood Ave	Flewelling Ave	2	2,487	120	0.12	C
Roberson Rd	Windermere Rd	Maguire Rd	2	16,831	810	0.81	C
Russell Dr	Flewelling Ave	Willow Creek Rd	2	3,608	174	0.17	C
SR 438 (Plant St/Franklin St)	E Crown Point Rd	SR 429	2	20,031	964	0.53	C
SR 438 (Plant St/Franklin St)	SR 429	Bowness Ave	4	18,014	867	0.48	C
SR 438 (Plant St/Franklin St)	Bowness Ave	Ocoee Apopka Rd	4	18,014	867	0.81	D
SR 438 (Silver Star Rd)	Ocoee Apopka Rd	Bluford Ave	2	22,407	1,079	1.01	F
SR 438 (Silver Star Rd)	Bluford Ave	Ocoee-Hills Rd	4	20,165	971	0.52	C
SR 438 (Silver Star Rd)	Ocoee-Hills Rd	Clarke Rd	4	25,065	1,207	0.65	C

MOB Table 18: 2045 Roadway Level of Service							
Roadway Segment	**From**	**To**	**Number of Lanes**	**Daily Volume**	**PHPD Volume**	**PHPD V/C**	**PHPD LOS**
SR 438 (Silver Star Rd)	Clarke Rd	Johio Shores Rd	4	20,837	1,003	0.54	C
SR 438 (Silver Star Rd)	Johio Shores Rd	Good Homes Rd	4	21,689	1,044	0.56	C
SR 50 (W Colonial Dr)	9th St	SR 429	6	93,260	4,490	1.68	F
SR 50 (W Colonial Dr)	SR 429	Marshall Farms Rd	6	69,233	3,334	1.24	F
SR 50 (W Colonial Dr)	Marshall Farms Rd	Maguire Rd	6	88,347	4,254	1.59	F
SR 50 (W Colonial Dr)	Maguire Rd	Bluford Ave	6	77,556	3,734	1.39	F
SR 50 (W Colonial Dr)	Bluford Ave	Blackwood Ave	6	85,312	4,108	1.53	F
SR 50 (W Colonial Dr)	Blackwood Ave	Clarke Rd	6	88,213	4,247	1.58	F
SR 50 (W Colonial Dr)	Clarke Rd	Good Homes Rd	6	52,071	2,507	0.94	D
SR 50 (W Colonial Dr)	Good Homes Rd	Apopka Vineland Rd	6	59,460	2,863	1.07	F
Story Rd	9th St	Maguire Rd	2	11,934	575	0.60	C
Taylor St	Franklin St	McKey St & Kissimmee Ave	2	5,515	266	0.28	C
Tomyn Blvd	Warrior Rd	Maguire Rd	4	10,486	505	0.30	C
West Rd	Ocoee Apopka Rd	SR 429	4	33,098	1,594	0.98	D
White Rd	Montgomery Ave	Clarke Rd	2	8,655	417	0.42	C
White Rd	Clarke Rd	Good Homes Rd	2	10,546	508	0.51	C
Willow Creek Rd	Russell Dr	Wurst Rd	2	3,586	173	0.17	C
Windermere Rd	McKinnon Rd	Roberson Rd	2	9,584	461	0.46	C
Windermere Rd	Roberson Rd	Warrior Rd	4	22,285	1,073	0.64	C
Wurst Rd	Lakewood Ave	Adair St	2	13,142	633	0.63	C
Wurst Rd	Adair St	A.D. Mims Rd	2	6,722	324	0.32	C



MOB Figure 4

Number of Lanes

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by Kimley-Horn and Associates, Inc.

Source: Orange County Property Appraiser

Prepared Date: 3/31/2025

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N.T.S.

McCormick Rd.
Clarcona Ocoee Rd.
Hackney-Prairie Rd.
Apopka Vineland Rd.
Ocoee Apopka Rd.
SR 429
Ingram Rd.
Clarke Rd.
West Rd.
Ocoee Crown Point Pkwy.
Fullers Cross Rd.
Adair St.
E Crown Point Rd.
N Lakewood Ave.
Wurst Rd.
A.D. Mims Rd.
Russell Dr.
Johio Shores Rd.
Pine St.
Flewelling Ave.
Rewis St.
Ocoee Hills Rd.
Palm Dr.
Silver Star Rd.
Taylor St.
Plant St./Franklin St.
McKey St.
Kissimmee Ave.
Bluford Ave.
White Rd.
E Orlando Ave.
Story Rd.
Geneva St.
Good Homes Rd.
Maine St.
Montgomery Ave.
Marshall Farms Rd.
W Colonial Dr.
Blackwood Ave.
Old Winter Garden Rd.
SR 408
Tomyn Blvd.
Maguire Rd.
Hempel Ave.
Florida's Turnpike
Windermere Rd.
Roberson Rd.

LAKE APOPKA
TROUT LAKE
LAKE BREAM
LAKE SIMS
LAKE ADDAH
LAKE MEADOW
LAKE HACKNEY
PRAIRIE LAKE
PEACH LAKE
LAKE MOXIE
SPRING LAKE
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STARKE LAKE
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LAKE FLORENCE
LAKE PRIMA VISTA
LAKE ROSE HILL
LAKE SHERWOOD
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LAKE LILLY
LAKE PEARL
LAKE FISCHER
LAKE HUGH
LAKE ROSE
LAKE NALLY
LAKE GIGI
STEER LAKE
LAKE WHITNEY
LAKE RHEA
LAKE MITZI

MOB Figure 5
Jurisdiction

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

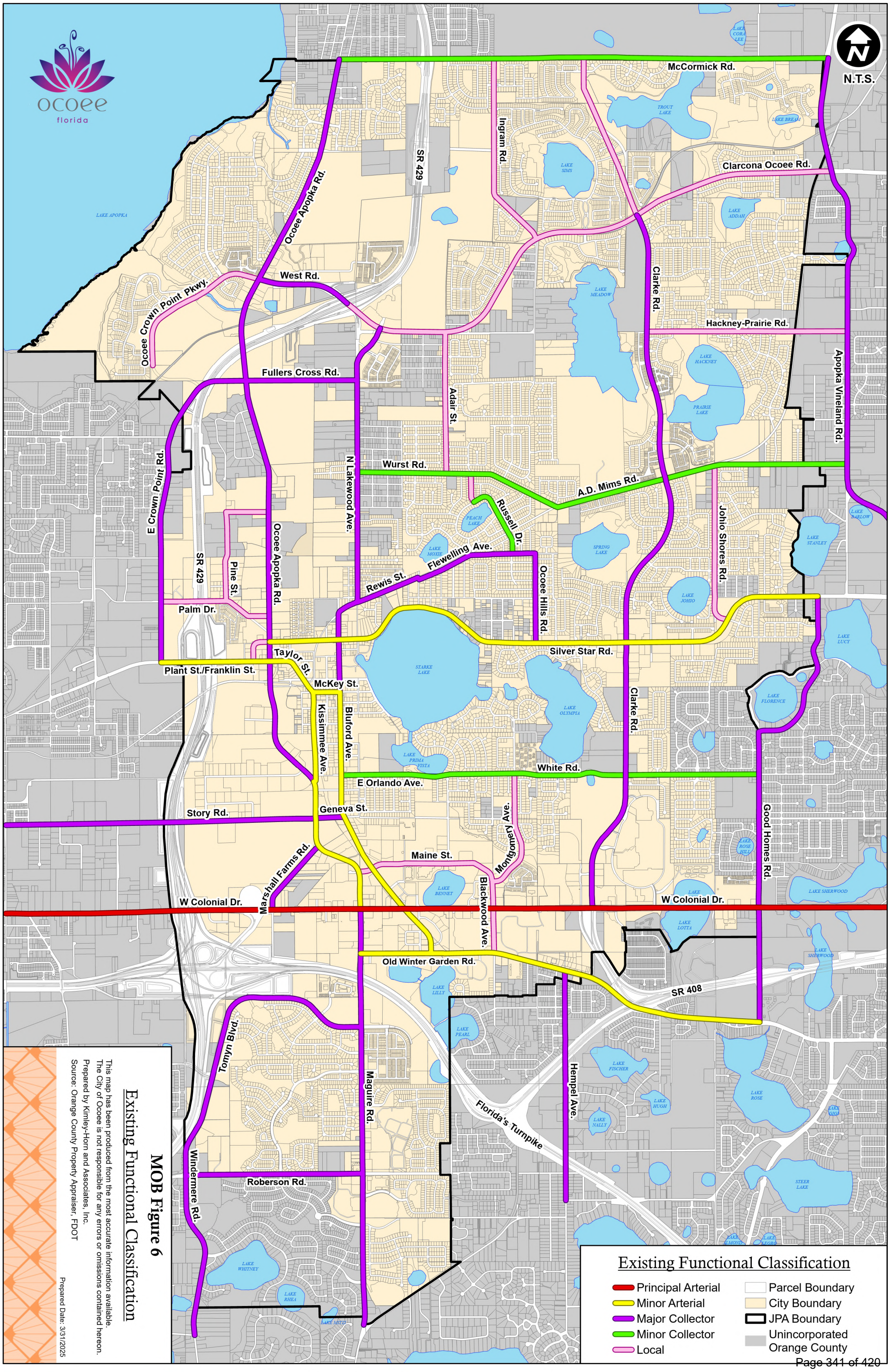
Prepared by Kimley-Horn and Associates, Inc.

Source: Orange County Property Appraiser

Prepared Date: 3/31/2025

Jurisdiction

- FDOT
- Orange County
- City of Ocoee
- City of Winter Garden
- Parcel Boundary
- City Boundary
- JPA Boundary
- Unincorporated Orange County


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N.T.S.
McCormick Rd.
Clarcona Ocoee Rd.
Hackney-Prairie Rd.
Apopka Vineland Rd.
Ingram Rd.
SR 429
Ocoee Apopka Rd.
West Rd.
Ocoee Crown Point Pkwy.
Fullers Cross Rd.
Adair St.
Clarke Rd.
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LAKE CORA LEE
TROUT LAKE
LAKE BREAM
LAKE SIMS
LAKE ADDAH
LAKE MEADOW
LAKE HACKNEY
PRAIRIE LAKE
E Crown Point Rd.
N Lakewood Ave.
Wurst Rd.
A.D. Mims Rd.
Russell Dr.
Johio Shores Rd.
PEACH LAKE
LAKE MOXIE
SPRING LAKE
LAKE BARLOW
LAKE STANLEY
Pine St.
Flewelling Ave.
Rewis St.
Ocoee Hills Rd.
Palm Dr.
LAKE JOHIO
LAKE LUCY
Silver Star Rd.
Taylor St.
Plant St./Franklin St.
McKey St.
STARKE LAKE
LAKE OLYMPIA
LAKE FLORENCE
Kissimmee Ave.
Bluford Ave.
LAKE PRIMA VISTA
White Rd.
E Orlando Ave.
Story Rd.
Geneva St.
Montgomery Ave.
Good Homes Rd.
LAKE ROSE HILL
Maine St.
Marshall Farms Rd.
LAKE BENNET
Blackwood Ave.
W Colonial Dr.
LAKE SHERWOOD
LAKE LOTTA
Old Winter Garden Rd.
SR 408
LAKE LILLY
LAKE PEARL
LAKE FISCHER
LAKE HUGH
LAKE ROSE
LAKE GIGI
LAKE NALLY
Florida's Turnpike
Hempel Ave.
Tomyn Blvd.
Maguire Rd.
Windermere Rd.
Roberson Rd.
STEER LAKE
LAKE WHITNEY
LAKE RHEA
LAKE MITZI
MOB Figure 6
Existing Functional Classification
This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.
Prepared by Kimley-Horn and Associates, Inc.
Source: Orange County Property Appraiser, FDOT
Prepared Date: 3/31/2025
Existing Functional Classification
Principal Arterial
Minor Arterial
Major Collector
Minor Collector
Local
Parcel Boundary
City Boundary
JPA Boundary
Unincorporated Orange County

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N.T.S.

McCormick Rd.
Clarcona Ocoee Rd.
Hackney-Prairie Rd.
Apopka Vineland Rd.
Ingram Rd.
SR 429
Ocoee Apopka Rd.
West Rd.
Ocoee Crown Point Pkwy.
Clarke Rd.
Fullers Cross Rd.
Adair St.
E Crown Point Rd.
N Lakewood Ave.
Wurst Rd.
A.D. Mims Rd.
Russell Dr.
Johio Shores Rd.
Pine St.
Flewelling Ave.
Rewis St.
Ocoee Hills Rd.
Palm Dr.
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Plant St./Franklin St.
McKey St.
Kissimmee Ave.
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Montgomery Ave.
Maine St.
Marshall Farms Rd.
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SR 408
Tomyn Blvd.
Maguire Rd.
Hempel Ave.
Florida's Turnpike
Windermere Rd.
Roberson Rd.

LAKE APOPKA
TROUT LAKE
LAKE BREAM
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LAKE MEADOW
LAKE HACKNEY
PRAIRIE LAKE
PEACH LAKE
LAKE MOXIE
SPRING LAKE
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LAKE JOHIO
LAKE BARLOW
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LAKE FISCHER
LAKE HUGH
LAKE ROSE
LAKE NALLY
LAKE GIGI
STEER LAKE
LAKE WHITNEY
LAKE RHEA
LAKE MITZI

MOB Figure 7
Context Classification

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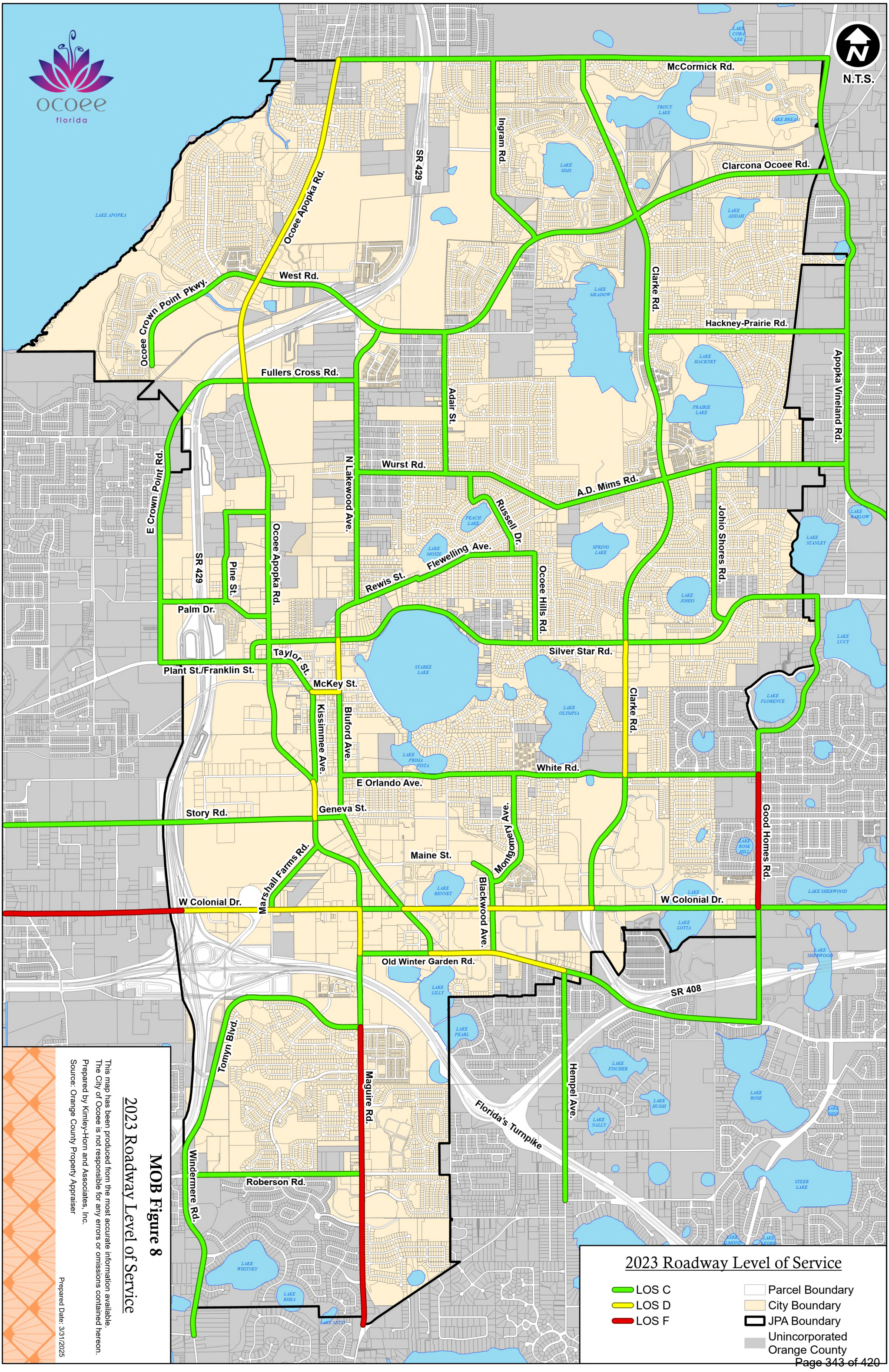
Prepared by Kimley-Horn and Associates, Inc.

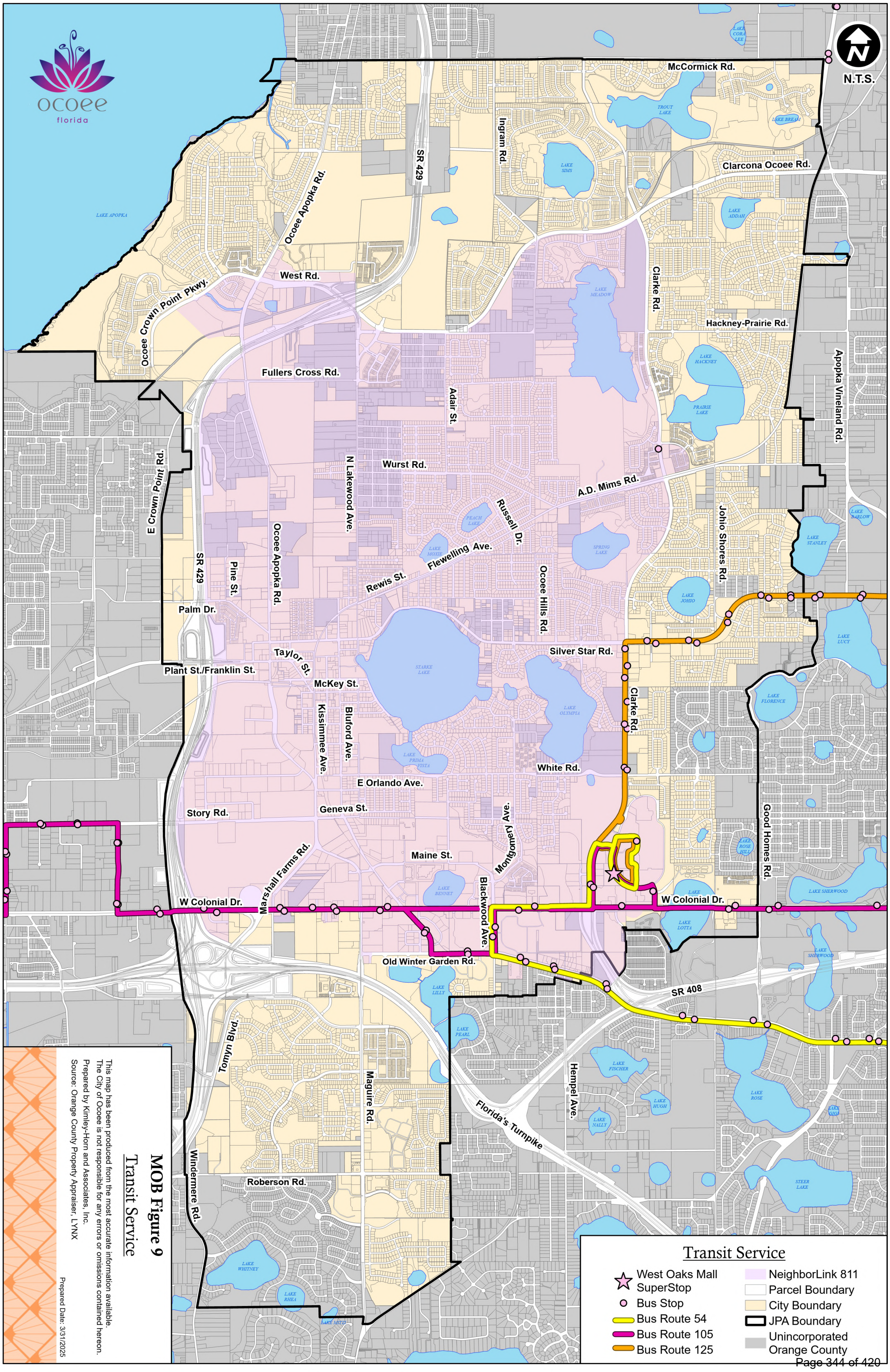
Source: Orange County Property Appraiser

Prepared Date: 3/31/2025

Context Classification

- C4: Urban General
- C3C: Suburban Commercial
- C3R: Suburban Residential
- Parcel Boundary
- City Boundary
- JPA Boundary
- Unincorporated Orange County


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N.T.S.
McCormick Rd.
Clarcona Ocoee Rd.
Hackney-Prairie Rd.
Apopka Vineland Rd.
Ingram Rd.
SR 429
Ocoee Apopka Rd.
West Rd.
Ocoee Crown Point Pkwy.
Fullers Cross Rd.
Adair St.
Clarke Rd.
LAKE APOPKA
TROUT LAKE
LAKE BREAM
LAKE SIMS
LAKE ADDAH
LAKE MEADOW
LAKE HACKNEY
PRAIRIE LAKE
Wurst Rd.
A.D. Mims Rd.
Johio Shores Rd.
E Crown Point Rd.
N Lakewood Ave.
Russell Dr.
Flewelling Ave.
Rewis St.
Ocoee Hills Rd.
Pine St.
Palm Dr.
Taylor St.
Plant St./Franklin St.
McKey St.
Silver Star Rd.
Kissimmee Ave.
Bluford Ave.
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Geneva St.
Story Rd.
Montgomery Ave.
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Maine St.
Marshall Farms Rd.
W Colonial Dr.
Blackwood Ave.
Old Winter Garden Rd.
SR 408
Tomyn Blvd.
Maguire Rd.
Hempel Ave.
Florida's Turnpike
Windermere Rd.
Roberson Rd.
PEACH LAKE
LAKE MOXIE
SPRING LAKE
LAKE JOHIO
LAKE STANLEY
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LAKE LUCY
STARKE LAKE
LAKE OLYMPIA
LAKE PRIMA VISTA
LAKE FLORENCE
LAKE BENNET
LAKE ROSE HILL
LAKE SHERWOOD
LAKE LOTTA
LAKE LILLY
LAKE PEARL
LAKE FISCHER
LAKE HUGH
LAKE NALLY
LAKE ROSE
STEER LAKE
LAKE WHITNEY
LAKE RHEA
LAKE MITZI
MOB Figure 8
2023 Roadway Level of Service
This map has been produced from the most accurate information available.
The City of Ocoee is not responsible for any errors or omissions contained hereon.
Prepared by Kimley-Horn and Associates, Inc.
Source: Orange County Property Appraiser
Prepared Date: 3/31/2025
2023 Roadway Level of Service
LOS C
LOS D
LOS F
Parcel Boundary
City Boundary
JPA Boundary
Unincorporated Orange County



MOB Figure 9
Transit Service

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by Kimley-Horn and Associates, Inc.

Source: Orange County Property Appraiser, LYNX

Prepared Date: 3/31/2025

Transit Service

- West Oaks Mall SuperStop
- Bus Stop
- Bus Route 54
- Bus Route 105
- Bus Route 125
- NeighborLink 811
- Parcel Boundary
- City Boundary
- JPA Boundary
- Unincorporated Orange County

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N.T.S.

McCormick Rd.
Clarcona Ocoee Rd.
Hackney-Prairie Rd.
Apopka Vineland Rd.
Ingram Rd.
SR 429
Ocoee Apopka Rd.
West Rd.
Ocoee Crown Point Pkwy.
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Adair St.
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Wurst Rd.
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LAKE APOPKA
LAKE CORA LEE
TROUT LAKE
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LAKE SIMS
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LAKE MEADOW
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PRAIRIE LAKE
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LAKE ROSE
LAKE NALLY
LAKE GIGI
STEER LAKE
LAKE WHITNEY
LAKE RHEA
LAKE MITZI

MOB Figure 10

Existing Bicycle and Pedestrian Facilities

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

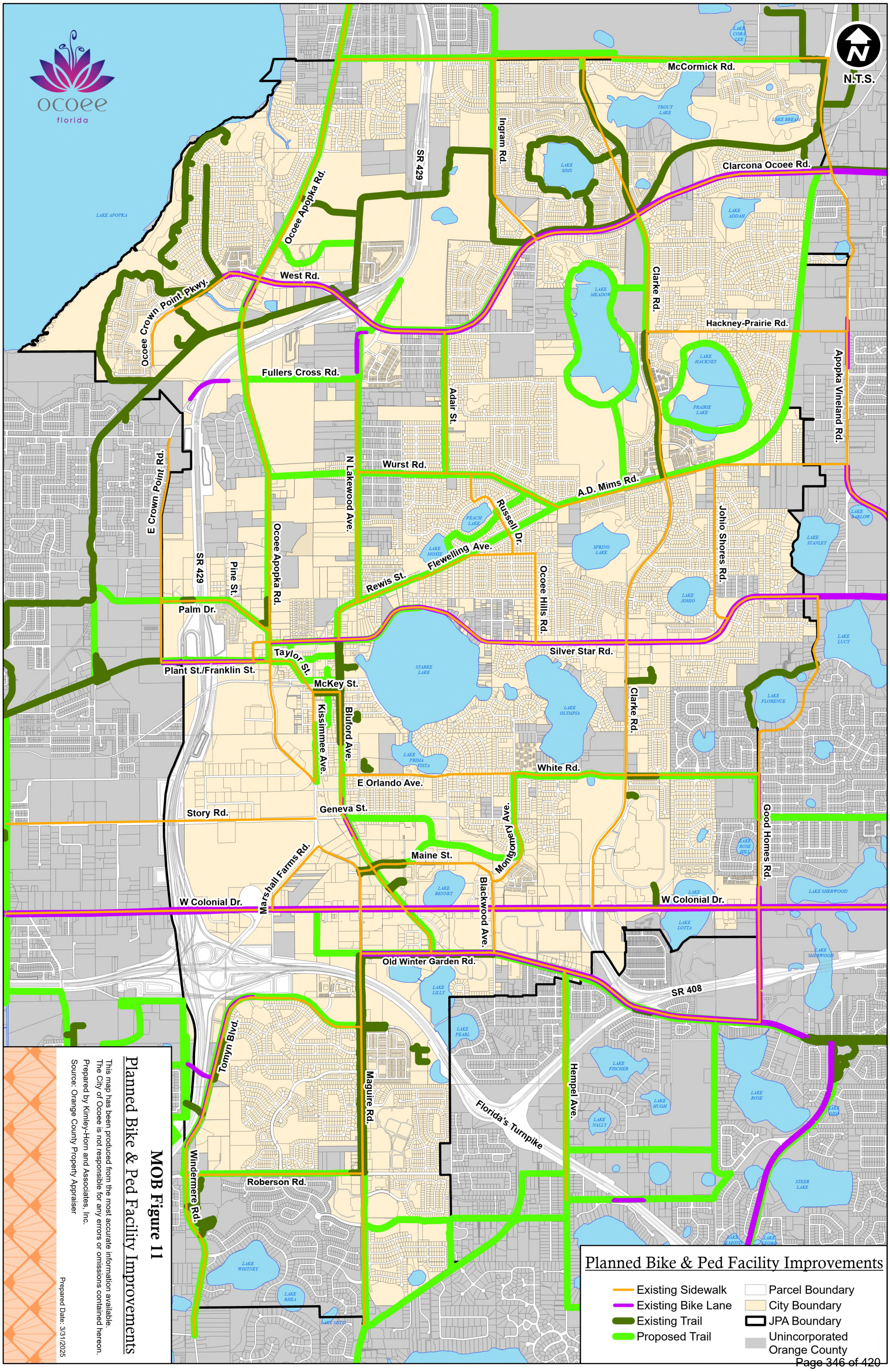
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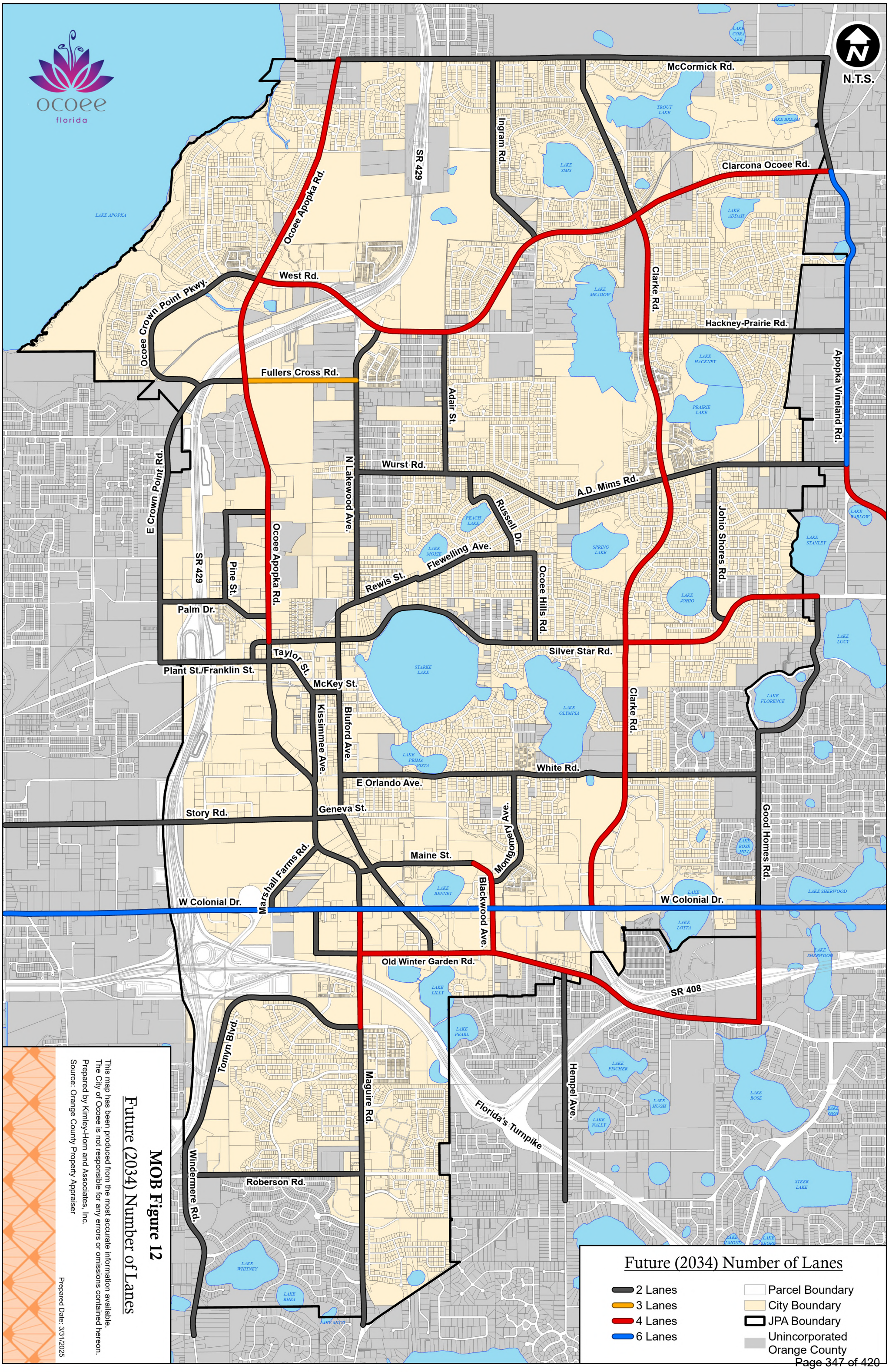
Source: Orange County Property Appraiser

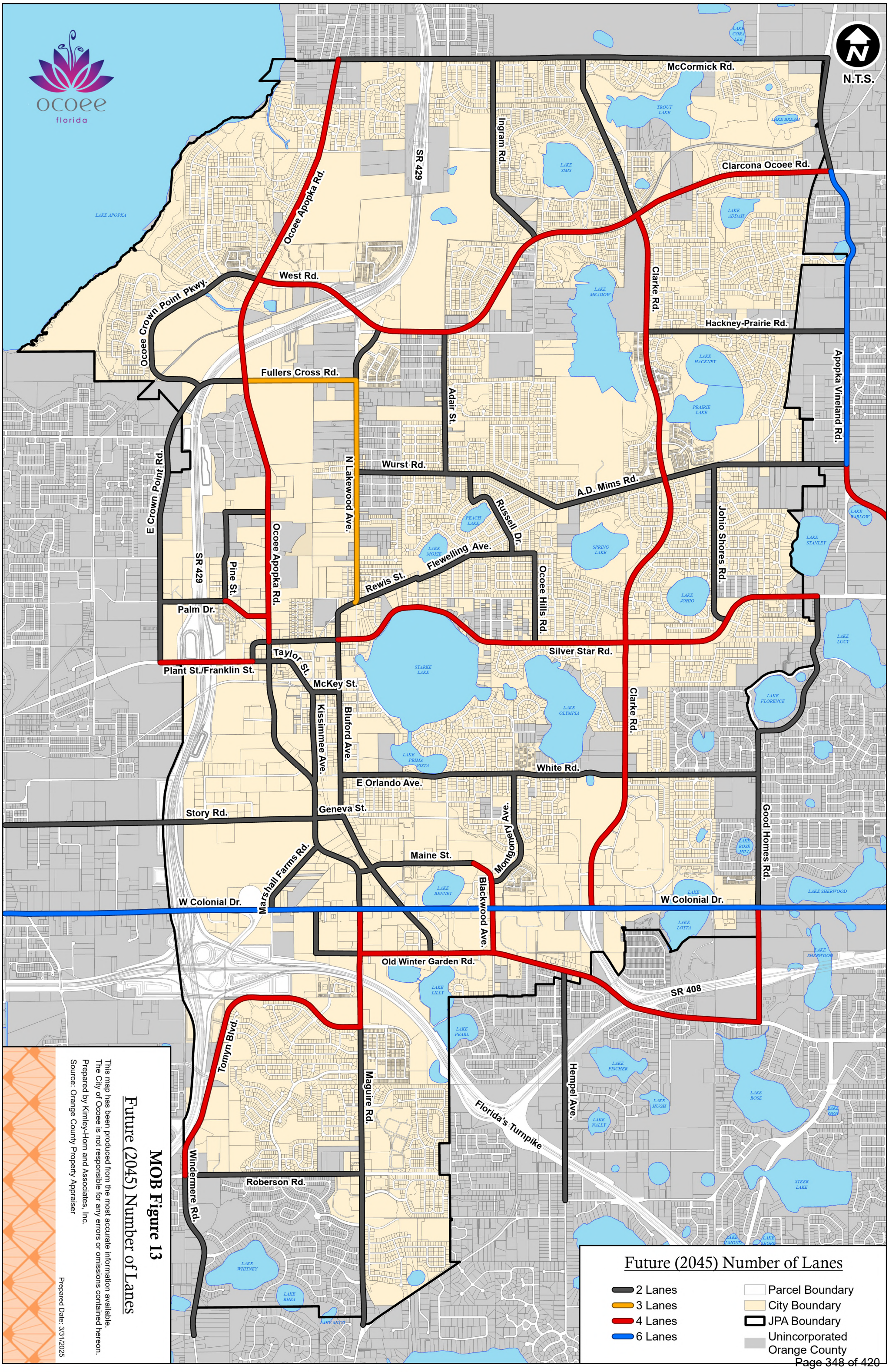
Prepared Date: 3/31/2025

Existing Bicycle and Pedestrian Facilities

- Existing Sidewalk
- Existing Bike Lane
- Existing Trail
- Parcel Boundary
- City Boundary
- JPA Boundary
- Unincorporated Orange County


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N.T.S.
McCormick Rd.
Clarcona Ocoee Rd.
Hackney-Prairie Rd.
Apopka Vineland Rd.
Ingram Rd.
SR 429
Ocoee Apopka Rd.
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Adair St.
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Flewelling Ave.
Johio Shores Rd.
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LAKE APOPKA
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PRAIRIE LAKE
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LAKE PEARL
LAKE FISCHER
LAKE HUGH
LAKE NALLY
LAKE ROSE
STEER LAKE
LAKE WHITNEY
LAKE RHEA
LAKE MITZI
MOB Figure 11
Planned Bike & Ped Facility Improvements
This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.
Prepared by Kimley-Horn and Associates, Inc.
Source: Orange County Property Appraiser
Prepared Date: 3/31/2025
Planned Bike & Ped Facility Improvements
Existing Sidewalk
Existing Bike Lane
Existing Trail
Proposed Trail
Parcel Boundary
City Boundary
JPA Boundary
Unincorporated Orange County


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N.T.S.
McCormick Rd.
Clarcona Ocoee Rd.
Hackney-Prairie Rd.
Apopka Vineland Rd.
Ingram Rd.
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Ocoee Apopka Rd.
West Rd.
Ocoee Crown Point Pkwy.
Fullers Cross Rd.
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Clarke Rd.
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LAKE SIMS
LAKE ADDAH
LAKE MEADOW
LAKE HACKNEY
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A.D. Mims Rd.
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LAKE PRIMA VISTA
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LAKE ROSE HILL
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LAKE PEARL
LAKE FISCHER
LAKE HUGH
LAKE NALLY
LAKE ROSE
LAKE GIGI
LAKE WHITNEY
LAKE RHEA
LAKE MITZI
LAKE ALMOND
LAKE KEGRO
MOB Figure 12
Future (2034) Number of Lanes
This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.
Prepared by Kimley-Horn and Associates, Inc.
Source: Orange County Property Appraiser
Prepared Date: 3/31/2025
Future (2034) Number of Lanes
2 Lanes
3 Lanes
4 Lanes
6 Lanes
Parcel Boundary
City Boundary
JPA Boundary
Unincorporated Orange County



MOB Figure 13

Future (2045) Number of Lanes

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

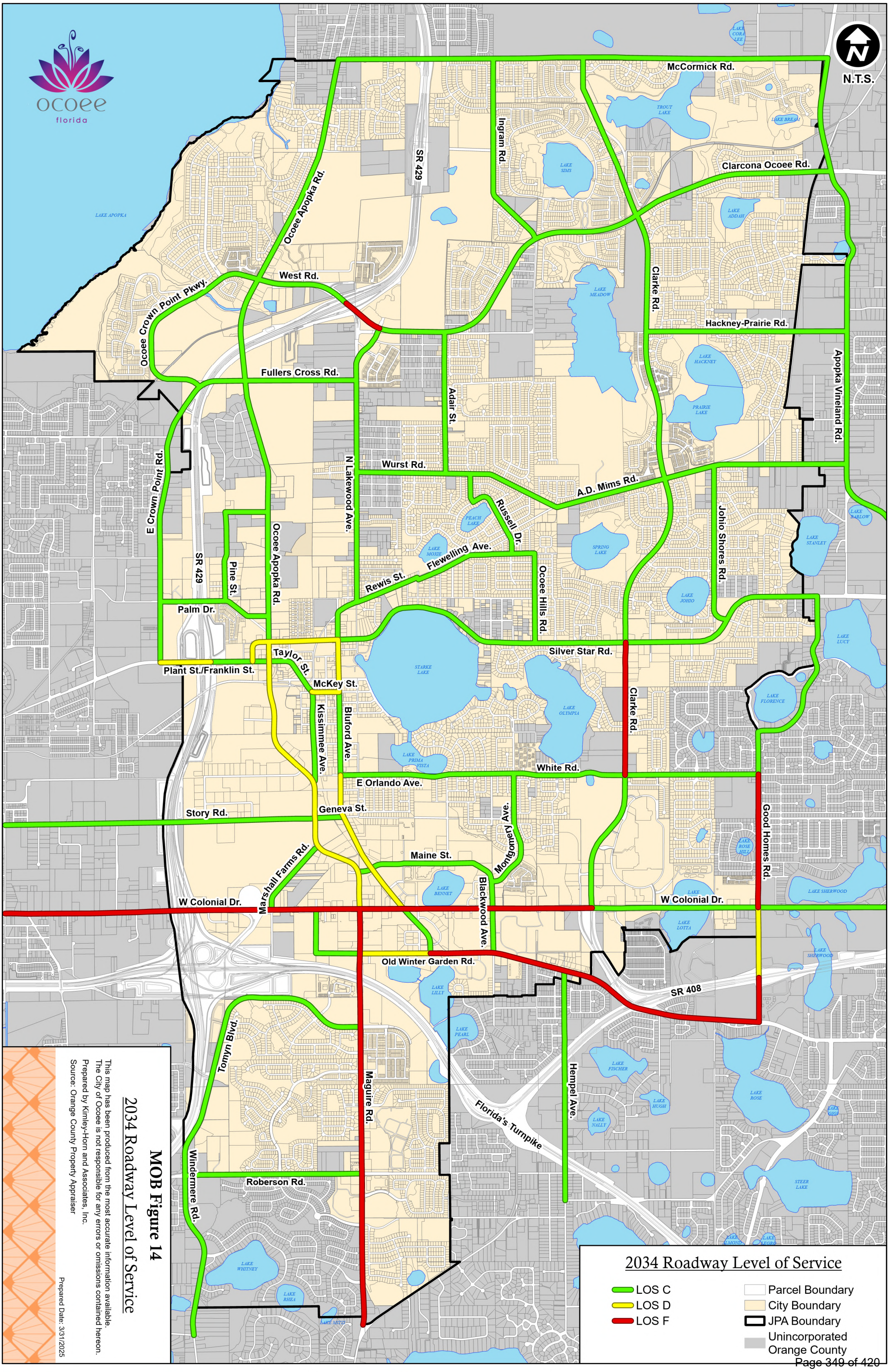
Prepared by Kimley-Horn and Associates, Inc.

Source: Orange County Property Appraiser

Prepared Date: 3/31/2025

Future (2045) Number of Lanes

- 2 Lanes
- 3 Lanes
- 4 Lanes
- 6 Lanes
- Parcel Boundary
- City Boundary
- JPA Boundary
- Unincorporated Orange County



MOB Figure 14

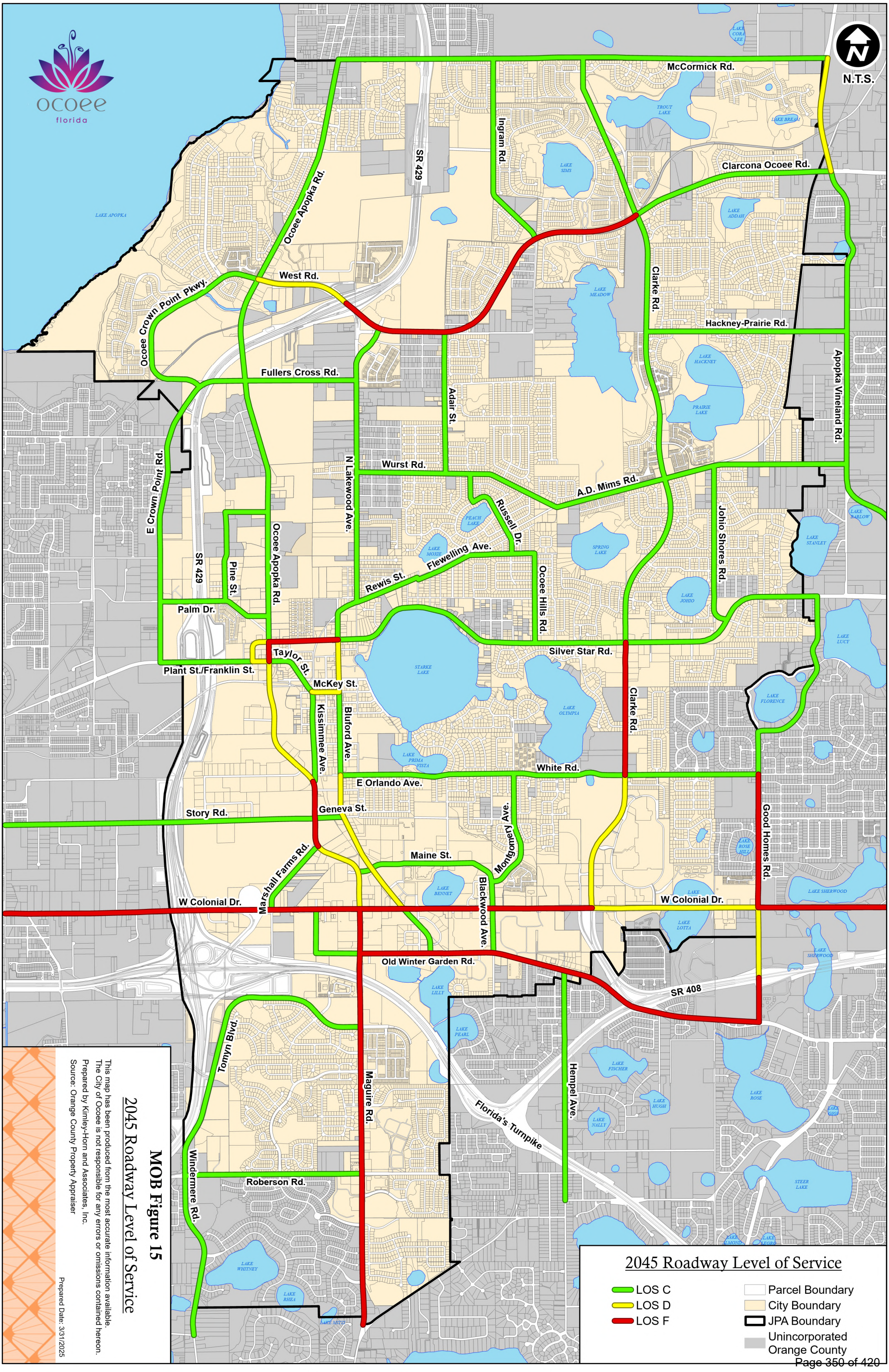
2034 Roadway Level of Service

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by Kimley-Horn and Associates, Inc.

Source: Orange County Property Appraiser

Prepared Date: 3/31/2025


ocoee
florida
N.T.S.
McCormick Rd.
Clarcona Ocoee Rd.
Hackney-Prairie Rd.
Apopka Vineland Rd.
Ingram Rd.
SR 429
Ocoee Apopka Rd.
West Rd.
Ocoee Crown Point Pkwy.
Fullers Cross Rd.
Adair St.
Clarke Rd.
LAKE APOPKA
LAKE CORA LEE
TROUT LAKE
LAKE BREAM
LAKE SIMS
LAKE ADDAH
LAKE MEADOW
LAKE HACKNEY
PRAIRIE LAKE
E Crown Point Rd.
N Lakewood Ave.
Wurst Rd.
A.D. Mims Rd.
Russell Dr.
Johio Shores Rd.
PEACH LAKE
LAKE MOXIE
SPRING LAKE
LAKE BARLOW
LAKE STANLEY
Pine St.
Flewelling Ave.
Rewis St.
Ocoee Hills Rd.
LAKE JOHIO
LAKE LUCY
Palm Dr.
Taylor St.
Silver Star Rd.
Plant St./Franklin St.
McKey St.
STARKE LAKE
LAKE OLYMPIA
LAKE FLORENCE
Kissimmee Ave.
Bluford Ave.
LAKE PRIMA VISTA
White Rd.
E Orlando Ave.
Story Rd.
Geneva St.
Good Homes Rd.
LAKE ROSE HILL
Maine St.
Montgomery Ave.
Marshall Farms Rd.
LAKE BENNET
LAKE SHERWOOD
W Colonial Dr.
Blackwood Ave.
LAKE LOTTA
Old Winter Garden Rd.
SR 408
LAKE LILLY
LAKE PEARL
Tomyn Blvd.
Maguire Rd.
Hempel Ave.
LAKE FISCHER
LAKE HUGH
LAKE NALLY
LAKE ROSE
Florida's Turnpike
STEER LAKE
Windermere Rd.
Roberson Rd.
LAKE WHITNEY
LAKE RHEA
LAKE MITZI
MOB Figure 15
2045 Roadway Level of Service
This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.
Prepared by Kimley-Horn and Associates, Inc.
Source: Orange County Property Appraiser
Prepared Date: 3/31/2025
2045 Roadway Level of Service
LOS C
LOS D
LOS F
Parcel Boundary
City Boundary
JPA Boundary
Unincorporated Orange County





Environment-Friendly, Resilient & Sustainable

Conservation Element

Chapter

5

CONSERVATION ELEMENT

The purpose of the Conservation Element is to promote the conservation, protection, and sage utilization of natural resources within the City of Ocoee. The objective of the Conservation Element Data, Inventory, and Analysis (DIA) is to document the quantity, condition, and availability of natural resources found within the City to collaborate with Open Space Preservation, Drainage, Transportation, and Future Development Elements to identify community priorities for conservation strategies that will result in a Friendly, Resilient, and Sustainable Community.

I. INTRODUCTION

The City of Ocoee is poised to undergo significant growth in the next 20 years. Driving this growth is the migration of those seeking the mild climate of the Central Florida region, the abundance of beautiful and accessible lakes, rivers, springs, and nearby ocean, and the lush vegetation. Furthermore, as global temperatures increase it is expected that there will be an influx of climate refugees moving from the Florida Coast to Central Florida as sea levels rise, and storm intensity and frequency increases. Finally, the City of Ocoee should expect growth resultant from the overflow of the expansion of the City of Orlando by those seeking to live near but not in the metropolitan itself. As development and growth is embraced by the City of Ocoee, the difficulty, but importance, of protecting and conserving the community's natural resources increases. The City can learn from the challenges faced by municipalities that developed prior to the current understanding of how urbanization and development impact environmental and human health to promote sustainable city development. The implementation of policies that take a proactive stance in conservation and sustainable development is paramount in safeguarding community health and happiness in a time when habitat and species diversity loss are occurring at an alarming rate, and water demand and scarcity are increasing. Policies established with longevity in mind based on evidence, science, and historical observation will protect human and environmental health, reduce the necessity for rewilding activities, and mitigate disaster related and nature-based redevelopment costs.

II. INVENTORY AND DATA

Wetlands. Wetlands perform an important role in the global water cycle, purifying, retaining, and releasing water. They support water quality, provide water security, regulate and maintain local and global water cycles, absorb carbon dioxide and store carbon, moderate temperature extremes, and support disaster risk reduction. However, more than 64% of wetlands worldwide have been lost since 1900.

As with everywhere in Florida, the City of Ocoee has a latticework of wetlands that permeates the community. Wetlands in Central Florida are usually created by a combination of surface water flooding and groundwater discharge and form along non-tidal rivers, streams, lakes, and ponds but can also form in isolated upland depressions where the water table is near the surface for prolonged periods. The delineation of wetlands within the City is depicted in the CON Figure 1 Designated Wetland Map. The area of identified wetlands within the JPA can be found in CON Table 1. The CON Figure 1 Designated Wetlands Map also includes areas Orange County has designated as wetlands in its 2023 survey and areas that have been identified by the Natural Resource Conservation Service as having hydric qualities. CON Table 1 shows the amount of area of wetlands within the Joint Planning Area (JPA) identified by Ocoee, identified by Orange County, the areas that both the City and County have identified as wetlands, area of wetlands identified by Orange Count but not Ocoee within the JPA, and the total area of hydric soils in the JPA, the area of hydric soils

CONSERVATION ELEMENT

CON Table 1: Designated Wetland Areas	
Description	**Area (AC)**
Wetlands identified by Ocoee within the JPA	1172.44
Wetlands identified by Orange County within the JPA	1404.42
Wetlands identified by both Ocoee and Orange County within the JPA	872.84
Wetlands identified by Ocoee but not Orange County within the JPA	299.60
Wetlands identified by Orange County but not Ocoee within the JPA	531.58
Hydric Soils within the JPA	1558.68
Hydric Soils outside the Ocoee and Orange County wetlands	484.96
Waterbodies	962.78

within the JPA but outside the Ocoee identified wetlands, soils that can possibly exhibit hydric qualities within the JPA, and soils that can possibly exhibit hydric qualities within the JPA abut outside the Ocoee identified wetlands. Hydric soils are included in this wetlands table since hydric soils are often an indicator of the presence of wetland ecosystems.

CON Table 2: Riverine Systems		
Previous Reference	**Basin**	**Lake**
NA	McCormick Rd	Apopka
adICPR 04	Northwest Ditch	Apopka
Stream "A"	Starke	Starke
adICPR 90	Lotta	Lotta

Riverine Systems. Within the City of Ocoee there are four (4) unnamed riverine systems identified in DRN Figure 2 Floodplain Base Map and are listed in CON Table 2 based on their drainage basin. Floodway maps can only be prepared for riverine floodplains as is depicted for the Lake Lotta Floodway in DRN Figure 2 Floodplain Base Map.

While riverine floodplains have readily identifiable channels and ecosystems that contain distinct flora, fauna, and soils that are dependent upon high water tables and occasional flooding to maintain viability, the riverine ecosystems can extend beyond the Special Flood Hazard Area (SFHA). These ecosystems often exhibit high biological productivity and high species diversity and suffer when a riverine system is channelized. Channelization increases stream velocity and runoff and disconnects the stream from its floodplains which prohibits the deposition of sediment and nutrients vital for wetlands while simultaneously minimizing the available area for stormwater storage and infiltration. Excessive channelization can lead to downstream flooding.

Floodplains. A floodplain is any land susceptible to being inundated by flood waters from any source, according to the National Flood Insurance Program (NFIP), but the most recognizable floodplains are the areas next to a river, stream, or lake that is expected to be covered with water after a storm event. Collaborating with the Drainage

Element, floodplains provide storage for excess stormwater, acting as a sponge where water can slow down, spread out, and percolate into the ground to recharge aquifers or rejoin the channel downstream. The long residence time of floodplains provides water quality benefits for the downstream aquatic environments. The slow-moving water allows for large sediments to settle out of the floodwaters restoring banks, providing important nutrients for the riparian ecosystem, and washing away built-up salts that accumulate in the topsoil. The large variability of water availability found across a floodplain creates a niche habitat that is important to the wildlife found in the Floridian biome.

The base floodplain, also known as the Specific Flood Hazard Area (SFHA) as delineated on a Flood Insurance Rate Map (FIRM), identifies wetlands most at risk of flooding and must be regulated under the requirements of the National Flood Insurance Program (NFIP). The SFHA is mapped as a Zona A. In coastal situations, Zone V is also part of the SFHA. The City's regulatory floodplain includes but is not limited to the SFHA area. City identified flood prone areas may be in addition to the Federal Emergency Management Agency (FEMA) FIRMs and can include areas identified with excess groundwater discharge, upland depressions, or poorly drained, high runoff soils.

A method to determine the base floodplain flooding is by estimating the elevation of the crest of the base flood, the base flood elevation (BFE), that water is expected to reach after a 100-year storm, or a storm event that has a one percent (1%) probability of occurring each year. This does not preclude the possibility of having a 100-year storm more frequently than once every 100 years or even multiple times within a year. The area that is covered with water up to the BFE designates the 100-year flood zone, or 100-year floodplain. This is the lowest elevation of the lowest floor of a building where people may live, work, or meet, excluding parking or storage, for minimum flood protection. It is common practice to allow for freeboard, a margin of safety added to the base flood elevation to account for waves, debris, miscalculations, lack of data, or changes in climate, between the BFE and the lowest elevated floor; the City of Ocoee requires a two (2) foot freeboard for flood resiliency.

The 100-year floodplain for the City is shown in DRN Figure 2 Floodplain Base Map, data from FEMA FIRM Panels 205, 210, 220, and 230, and makes up approximately sixteen (15.4) percent of the land area within the City JPA. These are the low-lying areas of the City, sinkholes turned into ponds and few slow-moving streams. In conjunction with the City of Ocoee's Drainage Element, the City can preserve and protect wetlands that fall within the SFHA by restricting development in floodplains through its Floodplain Management Ordinance, Article VII, Part 1A of the Land Development Code. The ordinance includes specific standards for all construction including mobile homes, tiny homes, recreational vehicles, new mobile home parks, and expansions to existing mobile home parks. The ordinance specifically requires all mobile homes to meet all the requirements for new construction contained in the ordinance and requires all recreational vehicles to either meet all the requirements for new construction contained in the ordinance or be fully licensed and ready for highway use. The ordinance also contains specific standards relating to setbacks from water bodies, placement of septic tanks and drain fields, and fill material placed within the floodplain. CON Table 3 shows the total area of SFHA in the City of Ocoee, the total area of Ocoee Designated Wetlands, and the Total SFHA area that has been set aside as conservation or open space. 52% of Ocoee's wetlands are also

CON Table 3: Special Flood Hazard Areas	
Designation	**Area (AC)**
Wetlands	1172.44
SFHA	1117.63
Waterbodies	962.78
SFHA Designated as Conservation or Open Space	379.99

designated as SFHA, and 34% of the City's SFHA has been designated as conservation or open space.

Lakes. The City of Ocoee JPA lies within three major basins: (1) the Wekiva River, (2) Cypress Creek, and (3) Lake Apopka, divided into nineteen (19) sub basins that contain twenty-six (26) lakes. The lakes provide water security, acting as a source of water for local plants and animals while slowly recharging the subsurface aquifers which are pumped to provide potable water to the community. Residents and visitors may engage in the lakes for recreational activities such as fishing, boating, and swimming.

CON Table 4: Receiving Lakes								
Number	Lake Name	Sub-Basin Name	Basin	Sub-Basin Area (Acres)	Lake Surface Area (Acres)	Normal High Water Elevation (NHWE) (Feet above MSL)	100-year Flood Elevation (Feet above MSL)	Type of Lake
1	Adah	Lake Adah	Wekiva	387.9	17	63	81.1	4
2	Apopka	West McCormick Rd	Apopka	1674.4	30,909	66.89	68.3	3
3	Bennet	Bennet	Wekiva	124.0	25	*	118.3	4
4	Bonnet	Lake Lilly	Apopka	335.5	4.86	*		2
5	Bream	East McCormick Rd	Wekiva	1213.2	17	*	67.2	4
6	Good Homes	Lake Good Homes	Wekiva	208.9	3	*	*	2
7	Grassy Pond	Lake Olympia	Wekiva	432.5	3	*	101.6	3
8	Johio	Lake Johio	Wekiva	228.9	26	114.53	119.8	4
9	Hackney	Prairie Lake	Wekiva	664.1	70.8	74.8	84.9	4
10	Lilly	Lake Lilly	Wekiva	335.5	28.4	115.43	121.4	4
11	Lotta	Lake Lotta	Wekiva	2485.1	44.6	85.97	90.9	3
12	Meadow	Lake Meadow	Wekiva	1129.4	82.2	76.09	84.6	4
13	Mitzi	Lake Down	Cypress Creek	2695.4	2	116	*	2
14	Moxie	Northwest Ditch	Apopka	1729.8	8	*	141.6	3
15	Olympia	Lake Olympia	Wekiva	432.5	105.7	98.10	101.6	4
16	Peach	Northwest Ditch	Apopka	1729.8	9	*	148.6	4
17	Pearl	Lake Lilly	Wekiva	335.5	20.0	116.33	121.4	2
18	Prairie	Prairie Lake	Wekiva	664.1	70.8	74.92	84.9	4
19	Prima Vista	Starke Lake	Wekiva	910.7	210.9	98.01	101.6	2
20	Rhea	Lake Whitney	Cypress Creek	408.2	22.3	114.61	118.2	2
21	Sims	East McCormick Rd	Wekiva	1213.2	41	*	86.4	4
22	Spring	Spring Lake	Wekiva	465.4	49.6	111.51	117.3	4
23	Stanley	Lake Stanly	Wekiva	467.4	47.1	78.25	83.9	4
24	Starke	Starke Lake	Wekiva	910.7	214.2	98.01	101.6	4
25	Trout	East McCormick Rd	Wekiva	1213.2	99	63.99	75.3	4
26	Whitney	Lake Whitney	Cypress Creek	408.2	43.3	109.91	112.6	3

* No data was available for these lakes.

Lake Type Index: (1) Lakes with streams flowing into them, (2) Lakes with streams flowing out of them, (3) Lakes with streams flowing in and out of them, (4) Lakes that are landlocked.

As of May 2021, DEP has adopted 33 Basin Management Action Plans (BMAPs) that act as a framework for water quality restoration, containing local and state commitments to reduce pollutant loading to surface waters through current and future projects and strategies. The City of Ocoee is a part of two BMAPs, the Upper Ocklawaha River Bain and the Wekiva River, Rock Springs Run, and Little Wekiva Canal. Water quality data is collected quarterly for nine (9) lakes within the City as part of the City's Multiple Separate Storm Sewer System (MS4) permit and analyzed to set goals to meet BMAP objectives. Best management practices (BMPs) are established by the City to protect the water bodies. Through this program three (3) lakes, Lake Lotta, Lake Prima Vista, and Stake Lake, have been found to be at risk of being impaired. These findings have prompted the City to take extra measures to monitor major outfalls to these lakes through the National Pollution Discharge and Elimination System (NPDES) to identify specific pollutants and to devise practicable solutions to improve water quality.

Aquifer Recharge. Aquifers can be thought of as vast underground, porous rocks that hold water and allow water to move through holes within the rock. The Florida Peninsula is a porous plateau of karst carbonate rock, mainly limestone, sitting atop bedrock known as the Florida Platform. This has created a geological region of numerous confined and unconfined aquifers that provide much of the state with fresh water. A growing population has a greater water demand that requires special protection and restoration efforts including the protection of uplands and spring sheds that provide vital recharge to aquifer systems and are critical to the protection of water quality and water quantity of the aquifers and springs. CON Figure 2 Aquifer Recharge Area was created by the Florida Natural Areas Inventory as part of the Florida Forever Act Needs Assessment. The map depicts the areas of potential recharge important for natural systems and human use within the City of Ocoee's JPA to help identify and categorize areas of recharge importance.

The City's participation in the National Pollution Discharge and Elimination System (NPDES) Multiple Separate Storm Sewer System (MS4) permitting and two Basin Management Action Plans (BMAPS): the Ocklawaha Basin and the Wekiva and Rock Springs Basin, ensure that the City takes steps towards protecting our waterbodies via best management practices (BMPs). These include but are not limited to lake water quality monitoring, stormwater management, floodplain management, sediment and erosion controls, water conservation, fertilizer guidelines, and pollution control measures. Efforts made to protect surface waters that recharge subsurface aquifers are not limited to policies and goals identified in this Conservation Element but also in the Drainage Element and the Parks and Open Spaced Element. Activities that serve to protect wetlands, reduce flood risk, and keep spaces free of impervious surfaces also provide locations for aquifer recharge.

As a part of the St. Johns River Water Management District (SJRWMD), the City manages its water consumption, reuse, and recharge to provide residents and businesses with a safe and reliable supply of drinking water while protecting the aquifer system. The City's drinking water is drawn from the Floridan Aquifer at depths ranging from 340-FT to 1,450-FT to then be disinfected distributed throughout the community. As described in the Infrastructure Element, the City engages in water reclamation and reuse activities to reduce withdrawal from the aquifer.

Air Quality. The quality of ambient air, the air we breathe outside near ground level, and the air found at higher elevations within the atmosphere, influences human and environmental health. As ambient air quality

changes, people respond in different ways. The Environmental Protection Agency has identified six (6) priority pollutants that are of greater concern for human health; carbon monoxide (CO), nitrogen dioxide (NO_2), ozone (O_3), lead (Pb), particle matter ($PM_{2.5}$ and PM_{10}), and sulfur dioxide (SO_2). From 1999 to 2021, the percentage of children living in counties with measured pollutant concentrations above the levels of one or more national ambient air quality standards decreased from 76% to 59%. This includes both concentrations, 8-hr and 24-hour average, above the level of any current short-term standard at least once during the year as well as average concentrations above the level of any current long-term standards. The decreasing trend over the years 1999–2021 was statistically significant.

Orange County's Air Quality Management section operates two stationary air monitoring stations in the County to monitor concentrations of the criteria pollutants. Monitoring data at two additional sites in Oceola and Seminole Counties are utilized by Orlando Metro Plan to get an overall air quality assessment of the area. The EPA indicates that attainment is determined by a three-year rolling average of the fourth highest ozone readings. The average must stay below 70 parts per billion thresholds; 2023 was 62, down one from the previous year, Table XXX. Applicable Federal standards for ozone and particulate matter are exceeded only occasionally due to weather conditions or wildfires. At this time, all are pollutants are in compliance. Air quality also relates to concentrations of pollutants that trap heat in the atmosphere, these are known as Green House Gases (GHGs). The greenhouse gas emitted in the largest quantity is carbon dioxide (CO2); its effects on the atmosphere and its residence time in the atmosphere are used as a baseline to measure all other GHGs. Other GHGs monitored are methane (CH4), nitrogen dioxide (NO2), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), sulfur hexafluoride (SF6), and nitrogen trifluoride (NF3). In Central Florida, the emissions released from cars, trucks, and boats account for more than 60% of our air pollution.

Soils. Soil types vary based on physical and chemical characteristics that influence the type of vegetation that grows from it and the type of development that may be built upon it. Maintaining soil health by avoiding contamination from excess nutrients, oils, or chemical addiction is important to maintaining a healthy ecosystem and a healthy built environment. However, the opposite is also true, stripping soils of their natural components can compromise the quality of the soil and lead to environmental degradation which then negatively impacts development and agriculture.

Different soil types react to pollutants differently by the degree at which the pollutant may adsorb to the surface of the different components of the soil. Pollution in soil can adversely impact the natural and built environment through direct contact, bioaccumulation, or infiltrating into the aquifer.

The permeability of any liquid in a soil is dependent upon the soil's grain size, structure, and density. This affects the amount of drainage or runoff that may be expected from any type of soil, which in turn determines the amount of stormwater that can be expected to infiltrate into the aquifer or surface flow to the nearest low-lying area or storm drain.

Within the City are eleven (36) distinct soil types as described by the National Resource Conservation Service (NRCS), CON Table 5. CON Figure 3 Soils Type Map shows the types of soils that may be found around the city.

The slope of an area will affect the velocity at which surface water flows from one place to another and the rate of infiltration. The slope

CONSERVATION ELEMENT

CON Table 5: Soil types found throughout the City									
Map Unit Symbol	Soil Description	Grain Size	Hydrologic Group	Hydric	Drainage	Runoff	Hazard	Area (AC)	Percentage
1	Arents, nearly level		A	NO	SOMEWHAT POORLY DRAINED	NEGLIGIBLE	NONE	39	0.3%
2	Archbold fine sand, 0-5% slopes	FINE SAND	A	NO	MODERATELY WELL DRAINED	NEGLIGIBLE	NONE	262	2.1%
3	Basinger fine sand, frequently ponded, 0-1% slopes	FINE SAND	A/D	YES	POORLY DRAINED	NEGLIGIBLE	FREQUENT PONDING	754	5.9%
4	Candler fine sand, 0-5% slopes	FINE SAND	A	NO	EXCESSIVELY DRAINED	VERY LOW	NONE	1936	15.2%
5	Candler fine sand, 5-12% slopes	FINE SAND	A	NO	EXCESSIVELY DRAINED	LOW	NONE	346	2.7%
6	Candler- Apopka fine sands, 5-12% slopes	FINE SAND	A	NO	EXCESSIVELY DRAINED	LOW	NONE	324	2.6%
7	Candler- Urban land complex, 0-5% slopes		A	NO	EXCESSIVELY DRAINED	VERY LOW	NONE	91	0.7%
8	Candler- Urban land complex, 5-12% slopes		A	NO	EXCESSIVELY DRAINED	LOW	NONE	23	0.2%
10	Chobee fine sandy loam, frequently flooded	FINE SAND	C/D	YES	VERY POORLY DRAINED	VERY HIGH	FREQUENT FLOODING	1	0.0%
15	Felda fine sand, 0-2% slopes, frequently flooded	FINE SAND	A/D	YES	POORLY DRAINED	VERY HIGH	FREQUENT FLOODING	45	0.4%
17	Floridana mucky fine sand frequently ponded 0-1%si	FINE SAND	C/D	YES	VERY POORLY DRAINED	NEGLIGIBLE	FREQUENT PONDING	1	0.0%
20	Immokalee fine sand	FINE SAND	B/D	YES/NO	POORLY DRAINED	VERY HIGH	NONE	375	3.0%
22	Lochloosa fine sand	FINE SAND	A	NO	SOMEWHAT POORLY DRAINED	LOW	NONE	3	0.0%
26	Ona fine sand, 0-2% slopes	FINE SAND	B/D	NO	POORLY DRAINED	VERY HIGH	NONE	500	3.9%
27	Ona- Urban land complex		B/D	NO	POORLY DRAINED	VERY HIGH	NONE	23	0.2%
28	Florahome fine sand, 0-5% slopes	FINE SAND	A	NO	MODERATELY WELL DRAINED	VERY LOW	NONE	63	0.5%
33	Pits			UNRANKED				26	0.2%
34	Pomello fine sand, 0-5% slopes	FINE SAND	A	NO	MODERATELY WELL DRAINED	NEGLIGIBLE	NONE	228	1.8%
35	Pomello- Urban land complex, 0-5% slopes		A	NO	MODERATELY WELL DRAINED	NEGLIGIBLE	NONE	78	0.6%
37	St. John's fine sand	FINE SAND	B/D	YES/NO	POORLY DRAINED	VERY HIGH	NONE	135	1.1%
38	St. Lucia fine sand, 0-5% slopes	FINE SAND	A	NO	EXCESSIVELY DRAINED	NEGLIGIBLE	NONE	666	5.2%
39	St. Lucia- Urban land complex, 0-5% slopes		A	NO	EXCESSIVELY DRAINED	NEGLIGIBLE	NONE	44	0.3%
40	Samsula muck, frequently ponded, 0-1% slopes	MUCK	A/D	YES	VERY POORLY DRAINED	NEGLIGIBLE	FREQUENT PONDING	191	1.5%
41	Samsula-Hontoon-Basinger association, depressional		A/D	YES	VERY POORLY DRAINED	NEGLIGIBLE	FREQUENT PONDING	232	1.8%
42	Sanibel Muck	MUCK	A/D	YES	VERY POORLY DRAINED	NEGLIGIBLE	FREQUENT PONDING	324	2.6%
43	Seffner fine sand, 0-2% slopes	FINE SAND	A	NO	SOMEWHAT POORLY DRAINED	VERY LOW	NONE	142	1.1%
44	Smyrna-Smyrna, wet, fine sand, 0-2% slopes	FINE SAND	A/D	YES/NO	POORLY DRAINED	HIGH	NONE	1219	9.6%
45	Smyrna fine sand-Urban land complex, 0-2% slopes	FINE SAND	A/D	NO	POORLY DRAINED	VERY HIGH	NONE	137	1.1%

CON Table 5: Soil types found throughout the City									
Map Unit Symbol	Soil Description	Grain Size	Hydrologic Group	Hydric	Drainage	Runoff	Hazard	Area (AC)	Percentage
46	Tavares fine sand, 0-5% slopes	FINE SAND	A	NO	MODERATELY WELL DRAINED	NEGLIGIBLE	NONE	1287	10.1%
47	Tavares-Millhopper fine sands, 0-5% slopes	FINE SAND	A	NO	MODERATELY WELL DRAINED	VERY LOW	NONE	1439	11.3%
48	Tavares fine sand-Urban land complex, 0-5% slopes	FINE SAND	A	NO	MODERATELY WELL DRAINED	VERY LOW	NONE	793	6.2%
51	Wabasso fine sand, 0-2% slopes	FINE SAND	A/D	NO	POORLY DRAINED	VERY HIGH	NONE	80	0.6%
52	Wabasso-Urban land complex		C/D	NO	POORLY DRAINED	VERY HIGH	NONE	86	0.7%
53	Wauberg fine sand	FINE SAND	D	YES	POORLY DRAINED	VERY HIGH	NONE	9	0.0%
54	Zolfo fine sand, 0-2% slopes	FINE SAND	A	NO	SOMEWHAT POORLY DRAINED	VERY LOW	NONE	739	5.8%
55	Zolfo- Urban land complex		A	NO	SOMEWHAT POORLY DRAINED	VERY LOW	NONE	62	0.5%

may be interpreted from CON Figure 4 Elevation Map.

Minerals. Precious and base metals have various industrial and commercial applications when mined, processed, and refined. The same can be said of industrial minerals and fossil fuels. The presence of such raw materials in an area can provide economic benefits to the community but negatively impact the surrounding environment. These raw materials are not known to be present within the City in significant deposits to justify such activities and are therefore not addressed in this Plan.

Resource Use. The human population continues to grow and expand. Since 1970 the global population has increased by 120 percent from 3.6 billion people to 8.2 billion. A larger population requires a greater amount of resources to operate, however, the amount of new resources a population needs can be minimized with the implementation of closed loop systems. In a circular economy, one of the ways this can be accomplished is with the reduction of waste. This is not so say that no waste is created, but rather the waste of one process is used as a resource for another.

When waste is not recycled or reused in a closed system, it is discarded as trash. A common way to dispose of trash is to take it to a landfill. As waste accumulates to the amount that exceeds the carrying capacity of a landfill, more land is needed to safely store the trash. Setting aside land as landfills reduces the availability of land for development or for habitat protection and environmental conservation.

When waste is not recycled or reused, new or "virgin" materials or resources are needed. This causes an ever-expanding need for new resources. Consuming resources at a rate that is greater than the rate at which they can be replaced creates a deficit. If the rate of consumption is not reduced to being equal to or less than the rate of production, then the deficit will grow. To compensate for the deficit, any resources that have been produced in excess during periods of abundance will be depleted. This will result in a scarcity of resources. Depletion of resources and increased scarcity negatively impact both people and the environment. Effects of resource scarcity include but are not limited to hunger, drought, sickness, land shortages, the decline if wildlife populations, the decline in

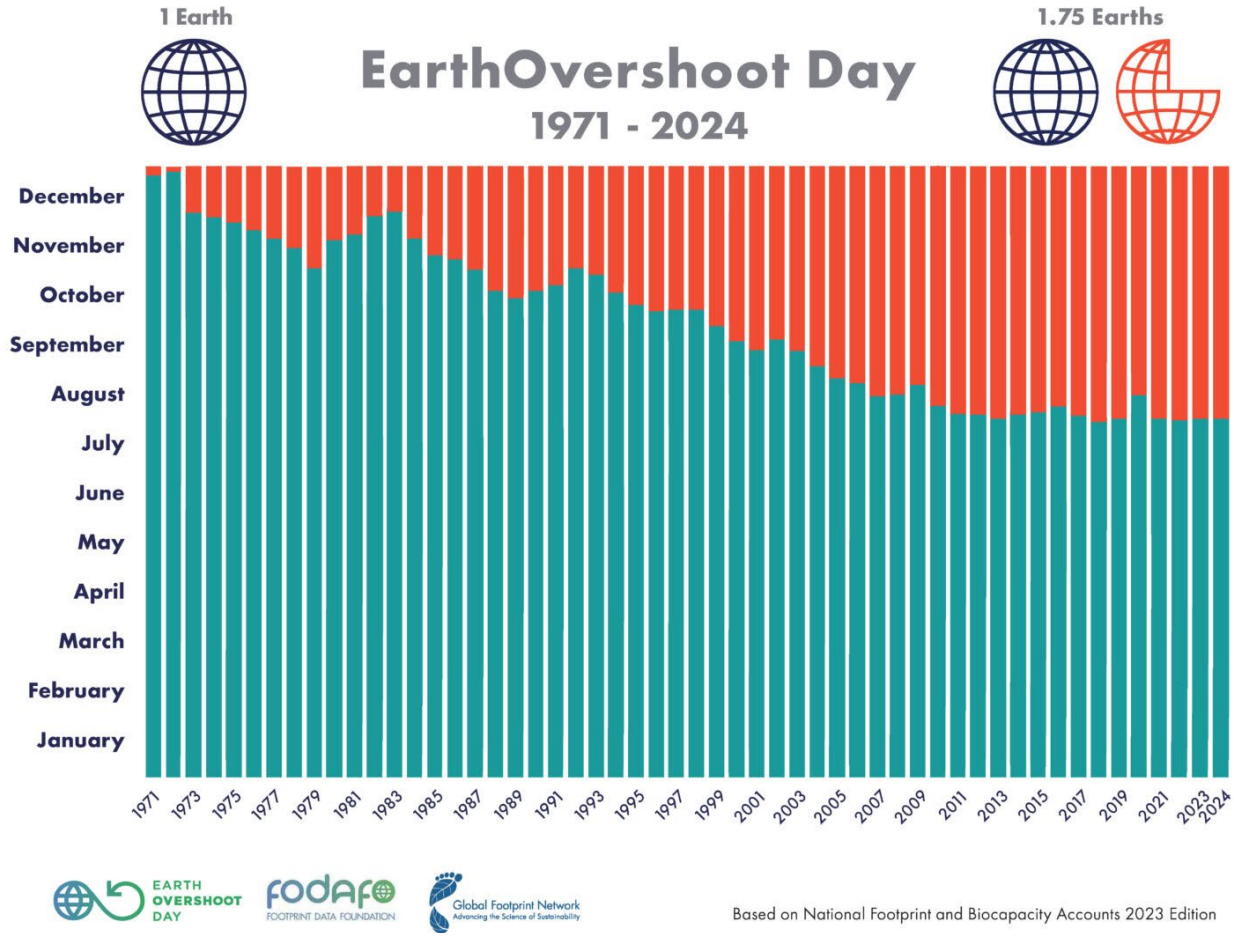
habitat areas, the decline in biodiversity, and the decline in unpolluted resources.

Earth Overshoot Day has partnered with Global Footprint, the World Wildlife Federation, and many others to measure the consumption of resources by the global human population. They found that the day on which humans will have consumed the available resources that can be regenerated annually is falling shorter and shorter of 365 days every year, CON Figure 5 Earth Overshoot Day 2024. This day was calculated to be 213 days into 2024 on August 1st. When considering just the resources available and produced by the United States compared to resources, this day was calculated to be 75 days into 2024 on March 16th, CON Figure 6 Country Overshoot Day.

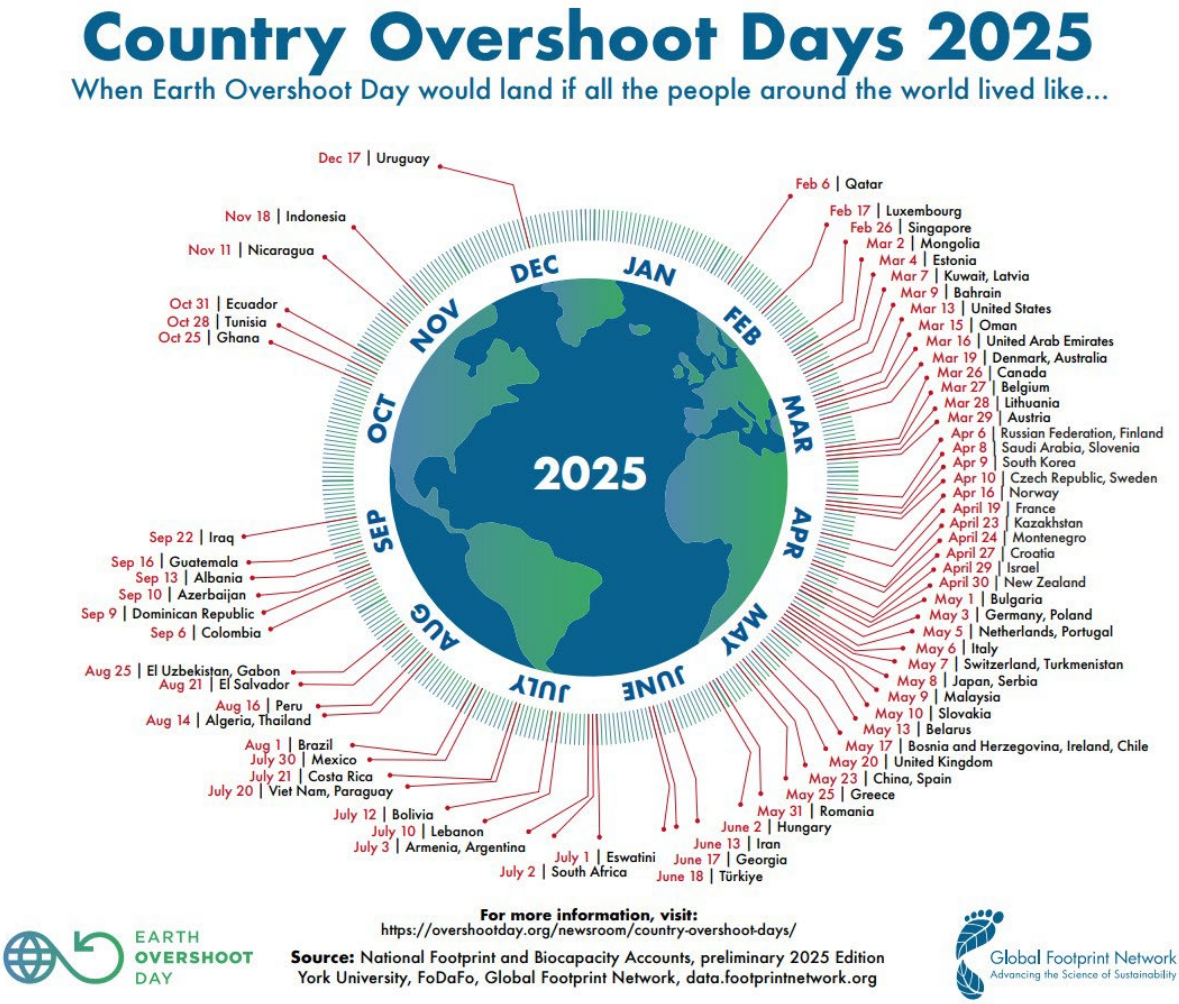
III. ANALYSIS

The City gathered the above data to help direct future development through the implementation of policies and procedures that consider the impacts of urban growth on the natural environment and the availability of the natural resources found within the City's jurisdiction. The data collected will serve as a record for current conditions within the City to be compared to future conditions to then measure the City's progress towards effecting the rate of the country's consumption of its goals for the future.

CON Figure 5: Earth Overshoot Day



CON Figure 6: Country Overshoot Day



While natural resources such as clean air, water, and soil are available to the City and its residents, efforts should be made to protect them from future degradation. It is recommended that this is accomplished by preserving the City's natural resources such as wetlands, floodplains, and urban tree canopy through low impact and sustainable development practices. Additional protection can be achieved by facilitating the opportunity for residents to make everyday choices that benefit the environment by encouraging sustainable products are services within the City.

Furthermore, efforts should be made to reduce waste by creating a more circular economy. This may include but is not limited to, continuing waste collection services throughout the City, encouraging developers to recycle, upcycle, and salvage construction and design materials to the maximum extent possible, and educating residents about actions they may take to protect themselves and their community to ensure a safer, cleaner, and more sustainable future.

CONSERVATION ELEMENT

DEFINITIONS

Adsorb. (of a solid) To hold (molecules of a gas or liquid or solute) as a thin film on the outside surface or on internal surfaces within the material.

Alteration of a Watercourse. A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

Base Flood. A flood having a one (1) percent chance of being equaled or exceeded in any given year. [Also defined in FBC, B, Section 202.] The base flood is commonly referred to as the "100-year flood" or the "1-percent-annual chance flood."

Base Flood Elevation. The elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the FIRM. [Also defined in FBC, B, Section 202.]

Channelization. Straightening, deepening, or redirecting natural streams in an artificially modified or constructed stream bed to drain wetlands, direct water, control bank flooding.

Design Flood. The flood that is associated with the greater of the following two (2) areas: [Also defined in FBC, B, Section 202.]

Area with a floodplain subject to a one (1) percent or greater chance of flooding in any year; or

Area designated as a flood hazard area on the City's flood hazard map, or otherwise legally designated.

Design Flood Elevation. The elevation of the "design flood," including wave height, relative to the datum specified on the City's legally designated flood hazard map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to two (2) feet. [Also defined in FBC, B, Section 202.]

Development. Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations or any other land disturbing activities.

Federal Emergency Management Agency (FEMA). The federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program.

Flood or ***Flooding.*** A general and temporary condition of partial or complete inundation of normally dry land from: [Also defined in FBC, B, Section 202.]

The overflow of inland or tidal waters.

The unusual and rapid accumulation or runoff of surface waters from any source.

Flood Hazard Area. The greater of the following three (3) areas:

The area within a floodplain subject to a 1-percent or greater chance of flooding in any year.

The area within a floodplain subject to a 0.2% or greater change of flooding in a year.

The area designated as a flood hazard area on the City's flood hazard map, or otherwise legally designated.

Flood Insurance Rate Map (FIRM). The official map of the City on which the Federal Emergency Management Agency has delineated both special flood hazard areas and the risk premium zones applicable to the City. [Also defined in FBC, B, Section 202.]

Flood Insurance Study (FIS). The official report provided by the Federal Emergency Management Agency that contains the Flood Insurance Rate Map (FIRM), the Flood Boundary and Floodway Map (FBFM) (if applicable), the water surface elevations of the base flood, and supporting technical data. [Also defined in FBC, B, Section 202.]

Floodplain or Flood-Prone Area. Any land area susceptible to being inundated by water from any source (see definition of "flooding")

Floodway. The channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. [Also defined in FBC, B, Section 202.]

Florida Building Code or ***FBC.*** The family of codes adopted by the Florida Building Commission, including: Florida Building Code, Building; Florida Building Code, Residential; Florida Building Code, Existing Building; Florida Building Code, Mechanical; Florida Building Code, Plumbing; Florida Building Code, Fuel Gas.

Lake. any relatively large body of water that occupies an inland basin of appreciable size.

Multiple Storm Sewer System (MS4). A publicly-owned system designed to collect and convey stormwater runoff, often discharging untreated into local water bodies.

Nation Resource Conservation Service (NRCS). an agency within the USDA, provides technical and financial assistance to landowners to help them conserve soil, water, and other natural resources, fostering healthy ecosystems through voluntary conservation practices

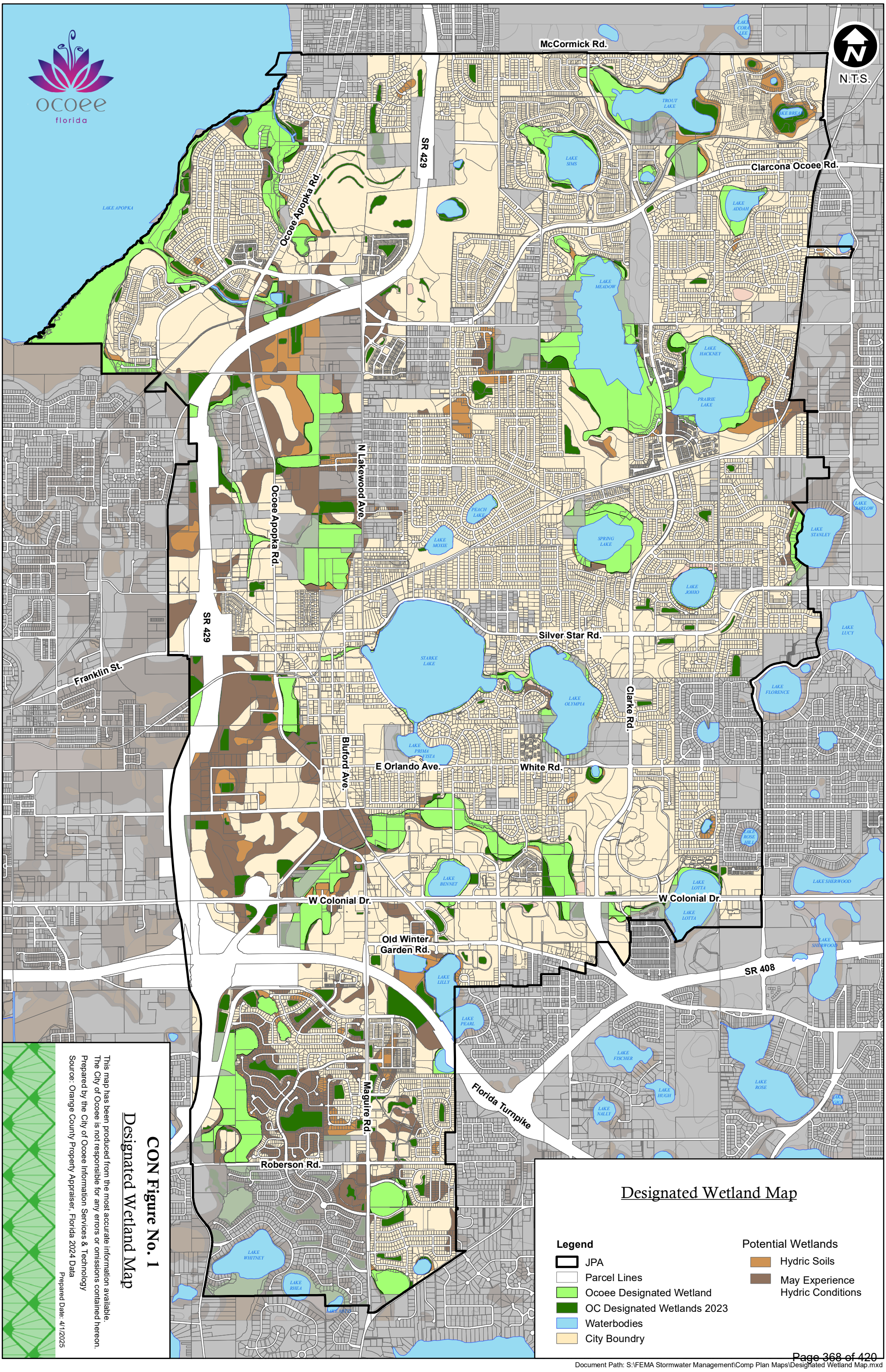
Riverine System is of, or produced by, a river or stream. The 2022 FS Section 373.019(20), defines a stream as any river, creek, slough, or natural watercourse in which water usually flows in a defined bed or channel. It is not essential that the flowing be uniform or uninterrupted. The fact that some part of the bed or channel has been dredged or improved does not prevent the watercourse from being a stream.

Special Flood Hazard Area (SFHA). An area in the floodplain subject to a one (1) percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as Zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V. [Also defined in FBC, B Section 202.]

Watercourse. A river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.

Wetlands: Wetland: A wetland, as stated in the 2022 FS Section 373.019(27), means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations,

have the ability to grow, reproduce, or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.



Document Path: S:\FEMA Stormwater Management\Comp Plan Maps\Designated Wetland Map.mxd

ocoee
florida

N.T.S.

McCormick Rd.
SR 429
Ocoee Apopka Rd.
Clarcona Ocoee Rd.
Clarke Rd.
N Lakewood Ave.
Silver Star Rd.
Franklin St.
Bluford Ave.
E Orlando Ave.
White Rd.
W Colonial Dr.
Old Winter Garden Rd.
SR 408
Florida Turnpike
Maguire Rd.
Roberson Rd.

LAKE APOPKA
LAKE CORA LEE
TROUT LAKE
LAKE SIMS
LAKE ADDAH
LAKE MEADOW
LAKE HACKNEY
PRAIRIE LAKE
PEACH LAKE
LAKE MOXIE
LAKE JOHIO
LAKE BARLOW
LAKE STANLEY
LAKE LUCY
STARKE LAKE
LAKE OLYMPIA
LAKE FLORENCE
LAKE PRIMA VISTA
LAKE ROSE HILL
LAKE LOTTA
LAKE SHERWOOD
LAKE LILLY
LAKE PEARL
LAKE FISCHER
LAKE HUGH
LAKE NALLY
LAKE ROSE
STEER LAKE
LAKE WHITNEY
LAKE RHEA

CON Figure No. 2

Aquifer Recharge Priority

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Aquifer Recharge Priority

Legend

- JPA
- Waterbodies
- City Parks
- Unincorporated Orange County

Florida Forever Conservation needs Assessment: Aquifer Recharge

- Priority 1 (Highest)
- Priority 2
- Priority 3
- Priority 4
- Priority 5
- Priority 6

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N.T.S.

McCormick Rd.
Clarcona Ocoee Rd.
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Ocoee Apopka Rd.
N Lakewood Ave.
Silver Star Rd.
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Bluford Ave.
Maguire Rd.
Roberson Rd.
Florida Turnpike
SR 408

LAKE APOPKA
LAKE CORA LEE
TROUT LAKE
LAKE BREAM
LAKE SIMS
LAKE ADDAH
LAKE MEADOW
LAKE HACKNEY
PRAIRIE LAKE
PEACH LAKE
LAKE MOXIE
SPRING LAKE
LAKE JOHO
LAKE STANLEY
LAKE BARLOW
LAKE LUCY
STARKE LAKE
LAKE OLYMPIA
LAKE FLORENCE
LAKE PRIMA VISTA
LAKE ROSE HILL
LAKE SHERWOOD
LAKE BENNET
LAKE LOTTA
LAKE LILLY
LAKE PEARL
LAKE FISCHER
LAKE WHITNEY
LAKE RHEA
LAKE MITZI

CON Figure No. 3
Soils Base Map

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Soils Base Map

Soils Type

Legend

- JPA
- Waterbodies
- Unincorporated Territory

1, 2, 3, 4, 5, 6, 7, 8, 10, 15, 17, 20, 21, 22, 24, 26, 27, 28, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 50, 51, 52, 53, 54, 55, 99

Document Path: S:\FEMA Stormwater Management\Comp Plan Maps\Soil Type Map.mxd

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N.T.S.

McCormick Rd.
Ocoee Apopka Rd.
SR 429
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LAKE LOTTA
LAKE SHERWOOD
LAKE LILLY
LAKE PEARL
LAKE FISCHER
LAKE ROSE
LAKE HUGH
LAKE NALLY
LAKE WHITNEY
LAKE RHEA
LAKE IRMA
STEER

CON Figure No. 4

Elevation Map

This map has been produced from the most accurate information available. The City of Ocoee is not responsible for any errors or omissions contained hereon.

Prepared by the City of Ocoee Information Services & Technology

Source: Orange County Property Appraiser, Florida 2024 Data

Prepared Date: 4/1/2025

Elevation Map

LEGEND

- JPA
- Parcel Lines
- Waterbodies
- City Boundry
- Unincorporated Orange County

Elevation

- 60-FT
- 70-FT
- 80-FT
- 90-FT
- 100-FT
- 110-FT
- 120-FT
- 130-FT
- 140-FT
- 150-FT
- 160-FT
- 170-FT

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CITY HALL
OCOEE
2022



Responsible, Accessible & Open Governance

Public School Facilities Element

Intergovernmental Coord. Element

Capital Improvements Element

Chapter

6

PUBLIC SCHOOL FACILITIES ELEMENT

I. INTRODUCTION

The Public Schools Element is intended to ensure coordination among the County, Municipalities, and the School District to ensure that school capacity at the adopted level of service standard is available at the time of the impacts of development.

Residential development within Orange County is well coordinated with Orange County Public Schools (OCPS) and development that occurs is mitigated prior to approval. Orange County and its jurisdictions, including the City of Ocoee have methods to ensure coordination with OCPS.

Martinez Doctrine. In March 2000, Orange County's practice of linking certain land use changes to school capacity was termed the Martinez Doctrine, after former Orange County Mayor Mel Martinez. Under this directive, if a rezoning or comprehensive plan amendment had an adverse impact on schools, staff recommends denials of the request as exceeding the capacity of public infrastructure, which is inconsistent with Orange County's Comprehensive Policy Plan. The adoption of this practice has led to more coordination and information sharing with Orange County Public Schools staff, and created a mechanism where developments denied under the Doctrine can enter into Capacity Enhancement Agreements with the School Board to mitigate adverse impacts. This practice has withstood judicial challenge up to the Florida Supreme Court.

Capacity Enhancement Process. Orange County Public Schools currently reviews residential development proposals and comments as to the availability of school capacity at the directly impacted elementary, middle and high school for each project seeking a future land use map amendment or rezoning that increases residential density. The Capacity Enhancement Program attempted to mitigate over-capacity schools affected by new, unvested units.

Presently, any requested Comprehensive Plan amendment and/or rezoning in Orange County (including its municipalities) that entails a proposed increase in residential density must undergo a capacity review by OCPS. If there is insufficient capacity at an impacted elementary, middle, and/or high school, the prospective developer and OCPS must enter into a Capacity Enhancement Agreement (CEA). These agreements typically include provisions requiring the pre-payment of impact fees, a timing mechanism, and payment of a "capital contribution", in addition to school impact fees. However, House Bill 7103, signed into law on June 28, 2019, and effective as of July 1, 2019, now requires a credit against school impact fees on a dollar-for-dollar basis for any such contribution. This credit, in essence, means OCPS would not receive any additional monies to mitigate the impacts of additional students generated by the increased residential density. As such, at the June 23, 2020, School Board meeting, OCPS issued a Declaration Relating to the HB 7103 Impact on School Overcrowding Mitigation (the "Declaration"). That Declaration declares that OCPS will no longer enter into CEAs but will only certify whether school capacity exists.

Public Schools. The Public School Facilities Element provides a fundamental part of Orange County's Comprehensive Plan because it recognizes schools as the cornerstones of community planning and design. Policies contained within the Element seek to promote and optimize intergovernmental cooperation for effective operation of the public school system in a multi-jurisdictional environment. This effort involves collaboration with the School Board and other local governments to ensure that adequate capital facilities and technology resources, such as computer facilities and

support infrastructure, are available to support system goals.

2008 Interlocal Agreement. The 2005 Growth Management Act required all local governments to implement school concurrency by April 1, 2008. The Act also required updates to local comprehensive plans to address financial feasibility and capital improvements planning for schools. The City adopted a Public School Facilities Element in 2008.

2011 Interlocal Agreement. In 2011, local governments adopted the "First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency" to address minor changes in procedures that were needed after the 2008 agreement was implemented. This agreement superseded the 2008 agreement and is currently implemented through the following activities:

- **Joint Meetings** – An Interlocal Planners committee, consisting of a representative from each of the parties to the Interlocal agreement, meet periodically to discuss issues and formulate recommendations regarding coordination of land use and school facilities planning, including such issues as population and student projections, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support the school facilities and ensure safe student access as well as the implementation of the Interlocal Agreement.

- **Student Enrollment and Population Projections**. The City participates in information exchange for student enrollment and population projections.

- **Land Use and School Capacity**. The City includes a representative designated by the School Board to serve as a non-voting member of the Planning and Zoning Commission meetings. OCPS provides a School Capacity Report to the City to reference in the project analysis. Through these processes, adequate school capacity is verified in conjunction with review of development projects.

- **Co-Location and Shared Use of Facilities**. Co-location and shared use of facilities are important to both the School Board

Capacity Enhancement Agreement (CEA) Process and HB 7103. The Capacity Enhancement Program applied to new development that was the subject of a comprehensive plan amendment or rezoning that would increase residential density. OCPS reviewed residential development proposals and commented as to the availability of school capacity at the directly impacted elementary, middle and high school. The units that are permitted under the existing future land use designation and zoning are considered "vested" units and are not subject to capacity enhancements. Any additional units that would be obtained when a property is successfully rezoned are considered "unvested" and were subject to the capacity enhancement process.

To address this lack of capacity, the local government directs the project applicant to seek mitigation through a Capacity Enhancement Agreement (CEA) with OCPS for the unvested units. The capacity enhancement process involves extensive evaluation by several OCPS departments (Facilities, Student Enrollment, Real Estate, Planning) and instructional (Area Superintendents, Principals) personnel for classroom, site and core capacity issues and potential solutions such as relief, renovation to prototype size, permanent expansion, assignment of students, or timing. The process also includes a fiscal review by the Chief Financial Officer of OCPS to ensure that project pays its full share of incremental

student station cost. Any funds necessary for unvested units to meet the full share of incremental student station cost as well as school impact fees are due at Final Plat or Final Site Plan.

Presently, any requested Comprehensive Plan amendment and/or rezoning in Orange County (including its municipalities) that entails a proposed increase in residential density must undergo a capacity review by OCPS. If there is insufficient capacity at an impacted elementary, middle, and/or high school, the prospective developer and OCPS must enter into a Capacity Enhancement Agreement (CEA). These agreements typically include provisions requiring the pre-payment of impact fees, a timing mechanism, and payment of a "capital contribution", in addition to school impact fees. However, House Bill 7103, signed into law on June 28, 2019, and effective as of July 1, 2019, now requires a credit against school impact fees on a dollar-for-dollar basis for any such contribution. This credit, in essence, means OCPS would not receive any additional monies to mitigate the impacts of additional students generated by the increased residential density. As such, at the June 23, 2020, School Board meeting, OCPS issued a Declaration Relating to the HB 7103 Impact on School Overcrowding Mitigation (the "Declaration"). That Declaration declares that OCPS will no longer enter into CEAs but will only certify whether school capacity exists.

Although a legislative fix was sought in the last legislative session by the County, OCPS, and various stakeholders in the development community, none was approved. Therefore, any project that was required to apply for a CEA on or after July 1, 2019, is on hold. Currently, there are a total of 18 projects, countywide, that have been placed on hold since July 1, 2019. None of the projects are located in Ocoee.

School Concurrency Process. School concurrency was adopted in 2008. In 2011, the Florida Legislature adopted the Community Planning Act, which changed school concurrency from mandatory to optional. If implemented, the statutes provide standards for adopting an interlocal agreement and comprehensive plan amendments. The 2010 comprehensive plan amendments, and 2011 interlocal agreement, continue to meet the state statutory requirements, and the County has opted to maintain school concurrency.

The concurrency process applies to most residential projects. Developments that meet one or more of the criteria in Section 18.2 of the 2011 Interlocal Agreement are exempt from school concurrency review.

For projects that include single family lots or multifamily with fee simple lots (such as a townhome or duplex), an applicant must apply for school concurrency prior to or along with the submission of an application for a preliminary subdivision plat. A final agreement with OCPS is required prior to recording the final subdivision plat and prior to issuance of a building permit.

For projects that include multifamily units on a single lot (typically apartments or condos), an applicant must apply for school concurrency prior to or along with the submission of a master plan.

When reviewing a developer-initiated Comprehensive Plan amendment or rezoning that would increase residential density, Orange County shall seek input from OCPS as to whether sufficient school capacity will exist concurrent with the development. If OCPS indicates there is insufficient capacity in the affected schools, Orange County may take into consideration the severity of the overcrowding and the timing of the availability of the capacity to accommodate the proposed development when deciding

whether to approve or deny the Comprehensive Plan amendment or rezoning.

II. INVENTORY AND DATA

Existing Community Conditions in the County. Orange County is Florida's fifth most populous county with 6.6% of Florida's population according to the 2020 census. An important issue facing Orange County is the overcrowding of schools and the need to "catch up" with the growth of past decades.

Geographic areas experiencing the most growth are the Avalon Park Boulevard corridor in east Orange County, the Horizon West sector plan area in southwest Orange County, the Stoneybrook West/Foothills of Mount Dora project, and the Tangerine Rural Settlement in northwest Orange County.

PSF Table 1: Orange County Growth (Countywide), 1970 to 2020

Year	Total Population	Average Annual Increase %
1970	344,311	--
1980	470,865	3.68%
1990	677,491	4.38%
2000	896,344	3.23%
2005	1,002,849	3.27%
2010	1,145,956	2.85%
2015	1,314,367	2.45%
2020	1,429,908	1.75%

Source: Florida Office of Economic and Demographic Research, Orange County Area Profile

Age of Population. In 2022, the total population was estimated at 1,452,726 people. The total population for school age children (ages 5 to 19) was estimated to be 268,979 people.

PSF Table 2: Orange County Population by Age, 2022

Age	2022
Total Population by Age	1,452,726
Under 5 years	80,948
5 to 9 years	84,320
10 to 14 years	87,376
15 to 19 years	97,283
20 to 24 years	109,907
25 to 34 years	231,476
35 to 44 years	213,986
45 to 54 years	188,517
55 to 59 years	84,020
60 to 64 years	83,101
65 to 74 years	114,944
75 to 84 years	55,464
85 years and over	21,384

Source: U.S. Census Bureau, ACS 1-year estimates for 2022

Growth and Development Trends. Orange County Public Schools maintains an inventory of approved residential development projects and identifies the number of projected students from each. This data helps OCPS to develop 10-year school capacity projections and the inventory is readily available to the public via their website as an interactive mapping tool.

PUBLIC SCHOOL FACILITIES ELEMENT

School District Profile

PSF Table 3: OCPS Student Enrollment, 2010-2020	
Year	**Total Enrollment**
2010	179,040
2011	182,291
2012	185,682
2013	189,347
2014	194,275
2015	199,817
2016	203,448
2017	200,831
2018	202,654
2019	211,651
2020	212,401

Source: OCPS Student Enrollment Department

PSF Table 4: Countywide Student Enrollment and Capacity by Level, March 2025			
School Level	**Enrollment**	**Capacity**	**Difference**
Elementary	78,440	89,676	11,236
Middle	38,512	45,639	8,127
K-8	9,245	9,978	733
High	59,800	63,253	3,453
Total	185,997	208,546	22,549

Source: OCPS Student Enrollment Department, March 2025

Student Generation Rates. The Student Generation Rate (SGR) refers to the number of students produced by an individual housing unit. In Orange County, the rate varies by single family, multi-family, townhome, and mobile home.

The most recent SGRs was derived using the 2012 Orange County Public School Impact Fee Update Study and used OCPS student enrollment figures for the year 2021, internal demographic projections based on census data, and development activity. The rate is developed by dividing the number of students within a particular residential use type by the total number of units of that land use in Orange County.

PUBLIC SCHOOL FACILITIES ELEMENT

PSF Table 5: Student Generation Rate

Student Generation Rates (SGR)				
Effective October 1, 2021				
Land Use	**SGR Total**	**SGR ES**	**SGR MS**	**SGR HS**
SF Detached (average)*	**0.405**	0.178	0.094	0.133
< 2,000 sq. ft.	**0.374**	0.170	0.086	0.118
2,000 – 2,499 sq. ft.	**0.403**	0.171	0.094	0.139
2,500 – 2,999 sq. ft.	**0.483**	0.204	0.114	0.165
3,000 – 3,999 sq. ft.	**0.509**	0.217	0.121	0.172
> = 4,000 sq. ft.	**0.406**	0.169	0.092	0.145
Townhouse	**0.373**	0.173	0.087	0.113
Multi-Family (Non High Rise)	**0.286**	0.141	0.065	0.080
Multi-Family (High Rise)**	**0.013**	0.006	0.003	0.004
Mobile Home	**0.440**	0.217	0.107	0.116
**SF Detached (average) is only to be used for Capacity reviews only*				
***Effective June 22, 2021*				

Source: OCPS Facilities Planning Department

PSF Table 6: Ten-Year Student Enrollment Projections, 25/26 – 30/31

School Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Total	206,556	204,744	204,706	204,903	204,900	205,574

School Year	2031-32	2032-33	2033-34	2034-35	2035-36
Total	206,892	208,278	210,379	212,621	214,853

Source: OCPS Student Enrollment, March 2025

PUBLIC SCHOOL FACILITIES ELEMENT

PSF Table 7: Long Range Capital Improvement Plan for Additional Schools September 13, 2022		
No. Schs.	**New Schools**	**School Year to Open**
1	Wetherbee ES	2011
2	Lake Nona MS	2011
3	SunRidge MS	2012
4	SunRidge ES	2012
5	Prairie Lakes ES	2013
6	Sun Blaze ES	2013
7	Independence ES	2015
8	Eagle Creek ES	2015
9	Wedgefield School	2016
10	Bay Lake ES	2016
11	Millennia Gardens ES	2016
12	Timber Springs MS	2017
13	Innovation MS	2017
14	Windermere HS	2017
15	Laureate Park ES	2017
16	Westpointe ES	2017
17	Audubon Park School	2018
18	Horizon West MS	2019
19	Castleview ES	2019
20	Water Spring ES	2019
21	Sunshine ES	2020
22	Summerlake ES	2020
23	Vista Pointe ES	2020
24	Horizon HS	2021
25	Village Park ES	2021

PUBLIC SCHOOL FACILITIES ELEMENT

PSF Table 7: Long Range Capital Improvement Plan for Additional Schools September 13, 2022		
No. Schs.	**New Schools**	**School Year to Open**
26	Lake Buena Vista HS	2021
27	Hamlin ES	2022
28	Panther Lake ES	2022
29	Stonewyck ES	2022
30	Kelly Park School	2022
31	Hamlin MS	2022
32	Water Spring MS	2023
33	129-M-SE-2	2024
34	47-E-W-4	2024
35	97-E-SE-2	2024
36	50-H-SE-2	2024
37	130-E-SE-2	2025
38	126-E-W-4	2027
39	112-E-SE-3	2028
40	105-E-SW-4	2029
41	58-E-SE-2	2030
42	56-M-SE-2	2030
43	48-M-SW-4	2030

Source: OCPS Facilities Planning Department

III. ANALYSIS

School Concurrency Implementation. Capacity, Concurrency Service Areas and Level of Service make up the three components of concurrency. The sections below describe OCPS's approach to each component.

Capacity. Permanent Florida Inventory of School Houses (FISH) Capacity refers to the number of students that can be housed in the permanent portion of a school as determined by a formula developed by the state. This formula is based on the square footage of classroom space divided by the allocated square footage per student station and takes into account the 18/22/25 students per classroom requirement of the class size amendment.

"Adjusted FISH" uses Permanent FISH as a base but includes the capacity from the District's campuses that have modular (in-slot) classrooms connected by covered walkways.

Adjusted FISH is further refined by capping the total at Core Capacity, which only applies when the facility's FISH capacity is greater than the facility's core capacity.

Core capacity indicates the total enrollment that can be served by the lunch facilities in three shifts. Core capacity is calculated by dividing the square footage of the school's dining room by a state-determined factor. If the core space is too small for the number of classrooms, a school is required to add lunch periods. This often results in students eating lunch too early or too late in the day.

In summary, the formula for Adjusted FISH is as follows:

(Not to Exceed Core) Permanent FISH + In-Slots = Adjusted FISH

Concurrency Service Areas (CSAs). An essential requirement for school concurrency is a designation of the area within which the level of service will be measured when an application for a residential development permit is reviewed for school concurrency purposes. This delineation is also important for purposes of determining whether the local government has a financially feasible public school capital facilities program that will provide schools which will achieve and maintain the adopted level-of- service standards.

Section 163.3180 of the Florida Statues allows communities to adopt a districtwide or less than districtwide CSA. In Orange County, less than districtwide CSAs are employed, due to the size of the County and the desire to recognize the link between an individual development and the affected school.

According to the Statutes, for local governments applying school concurrency on a less than districtwide basis, such as utilizing school attendance zones or larger school concurrency service areas, local governments and school boards must demonstrate that the utilization of school capacity is maximized to the greatest extent possible in the comprehensive plan, taking into account transportation costs and court-approved desegregation plans, as well as other factors. In addition, in order to achieve concurrency within the service area boundaries selected by local governments and school boards, the service area boundaries, together with the standards for establishing those boundaries, shall be identified and included as supporting data and analysis for the comprehensive plan.

For elementary schools, CSA boundaries group school attendance boundaries together in a way to balance out the overcapacity and under capacity schools. For middle and high schools, CSAs follow attendance boundaries.

PUBLIC SCHOOL FACILITIES ELEMENT

Level of Service (LOS). Capacity is central to the concept of concurrency because it forms the basis for level of service (LOS). Public facilities and services have limits beyond which they become overburdened. State law provides specific measures for determining the capacity of a particular public facility or service.

LOS is defined as "…an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of Service shall indicate the capacity per unit of demand for each public facility" [formerly found in Rule 9J-5.003, Florida Administrative Code].

The LOS standard for public schools is based upon the "capacity of the facility," which is the number of students to be serviced by the facility, rather than on the basis of the school performance as determined by the level of student achievement or some other qualitative measurement. For public school facilities, the LOS may be expressed as the percentage or ratio of student enrollment to the student capacity of the school.

The following LOS has been adopted:

Elementary – 110% of Adjusted FISH Capacity

K through 8 – 110% of Adjusted FISH Capacity

Middle – 100% of Adjusted FISH Capacity

High – 100% of Adjusted FISH Capacity

Existing Level of Service. The existing level of service shows concurrency service areas where the number of students enrolled exceeds the permanent program capacity. Even with a robust concurrency management system, enrollment can exceed capacity because of demographic changes within existing developments. Further, concurrency fees are assessed based on an average student generation rate, while individual housing developments may have higher or lower rates. If a minimal amount of overcrowding occurs, OCPS typically does not construct an entire new school if it would be mostly empty on the day it opens. Given varying economic conditions, OCPS also cannot "pre-build" schools in anticipation of new development that may or may not occur. OCPS is also hesitant to re-zone school attendance areas for small amounts of overcrowding, given the disruption to children and families. Therefore, in fast growing parts of Orange County, temporary overcrowding is likely to remain common for the foreseeable future.



Ocoee Elementary School



Ocoee Middle School



Ocoee High School

PSF Table 8: Enrollment, Capacity, and Utilization for Schools Serving Ocoee, 2021-2022			
	Enrollment	Capacity (FISH)	Utilization
Elementary			
Citrus	472	758	62.27%
Ocoee	643	830	77.47%
Prairie Lake	813	863	94.21%
Spring Lake	437	627	69.70%
Thornbrooke	599	744	80.51%
Westbrooke	519	842	61.64%
Middle			
Gotha	1,092	820	133.17%
Lakeview	830	1,123	73.91%
Ocoee	1,247	1,424	87.57%
Sunridge	1,347	1,237	108.89%
High School			
Ocoee	2,484	2,793	88.94%
Olympia	2,892	2,950	98.03%
Wekiva	2,121	2,797	75.83%
West Orange	2,713	3,020	89.83%

Source: OCPS Facilities Planning Department

PSF Table 8 provides the enrollment and capacity for the public schools within the City. According to the 2021-2022 data, the only school that serves Ocoee residents that is overcapacity is Gotha Middle School which is at 133.17% of its capacity. PSF Figures 1-14 show the attendance zones for each of the schools listed in PSF Table 8.

To maximize capacity and reduce reliance on future revenue, OCPS will employ a variety of options to meet LOS, including rezoning, adding or moving special programs, or adding additional capacity to schools being renovated under the comprehensive renovation program funded by local sales tax along with the evaluation of at home learning during a pandemic and how the school capacity measures might change as a result of 2020's pandemic.

Financial Resources

PECO

The Public Education Capital Outlay Funds (PECO) are derived from proceeds of the Gross Receipts Tax on utilities, which is constitutionally allocated for education capital improvement. These funds are provided to the district for construction, remodeling or renovations. Restrictions for use of these funds include new athletic facilities and performing arts centers. Any project using these funds must have been recommended in the educational plant survey.

Half Cent Sales Tax

On September 10, 2002, Orange County voters passed a half-cent sales tax increase for public schools. Voters renewed the tax in 2014 and 2024. The sales tax will be in effect until the end of 2035 unless it is renewed again. Tax revenues can be used for the construction and renovation of school facilities including the costs of retrofitting and providing technology implementation and any related land acquisition, land improvement, design and engineering costs, including any bond indebtedness. Since 2002, the sales tax has funded the repair/replacement of 94 schools, and the construction of one new high school (Wekiva High School). For the remaining term of the tax, an additional 42 schools will be repaired or replaced.

PUBLIC SCHOOL FACILITIES ELEMENT

Property Tax

Funds are derived from a 1.5 millage levy on local property. The legal limit for capital improvement tax is 2.0 mills. This millage represents a rollback of 0.5 mills as a result of the voter-approved sales tax referendum. Revenues may be used for payment of principal and interest on COPS; for purchase of new and replacement equipment; for maintenance of existing facilities; rental and leasing of educational facilities and sites; purchase of new and replacement school buses; project management; and construction and remodeling of new or existing facilities.

Certificates of Participation (COPS)

COPS funds are not a source of revenue but the proceeds of a twenty five year loan against future property tax revenues. Funds may be used to remodel, renovate or replace existing schools and acquire land and construct additional schools.

State Capital Outlay and Debt Service (CO&DS)

CO&DS are derived from the first proceeds of the State auto license fees and are constitutionally earmarked for educational capital improvement needs. Allocations are made on the basis of the calculated number of "teacher units," and at a rate prescribed by the Constitution. CO&DS funds may be used in the acquisition, building, construction, renovation or replacement of capital outlay projects. The requirement is that these projects be listed on a project priority list that is developed from the plant survey.

School Impact Fees

School impact fees have been levied countywide in Orange County since 1993. As required by law, impact fees can only be levied on new development and cannot be used to correct existing infrastructure deficiencies.

PSF Table 9: OCPS School Impact Fee Schedule

School Impact Fee Rate Schedule					
Land Use	**Current Impact Fee** **Effective June 22, 2021 - September 30, 2021**	**Installment #1** **Effective October 1, 2021 – January 31, 2022**	**Installment #2** **Effective February 1, 2022 – May 31, 2022**	**Installment #3** **Effective June 1, 2022 – September 30, 2022**	**Installment #4** **Effective October 1, 2022**
Single-Family Detached					
< 2,000 sq. ft.*	$8,784.00	$8,806.00	$8,806.00	$8,806.00	$8,829.00
2,000 – 2,499 sq. ft. *	$8,784.00	$9,148.00	$9,148.00	$9,148.00	$9,513.00
2,500 – 2,999 sq. ft. *	$8,784.00	$9,438.00	$10,093.00	$10,747.00	$11,402.00
3,000 – 3,999 sq. ft. *	$8,784.00	$9,591.00	$10,399.00	$11,207.00	$12,015.00
> = 4,000 sq. ft. *	$8,784.00	$9,184.00	$9,184.00	$9,184.00	$9,584.00
Townhouse	$6,930.00	$7,398.00	$7,867.00	$8,336.00	$8,805.00
Multi-Family (High Rise)	$307.00	$307.00	$307.00	$307.00	$307.00
Multi-Family (Non High Rise)	$5,919.00	$6,335.00	$6,335.00	$6,335.00	$6,751.00
Mobile Home	$6,088.00	$6,849.00	$7,610.00	$8,371.00	$9,132.00
** square footage shall include the heated/cooled living area*					
Note: Impact fees are assessed and must be paid in full at the time of building permit issuance.					

Budget. OCPS updates the budget annually and includes planned revenues and capital expenditures over the next 10 years. This demonstrates financial feasibility.

Conclusion. OCPS has extensive planning processes in place to keep up with a fast growing student population. New school construction, and comprehensive renovation of existing schools, help to provide high quality education across the County. While overcrowding remains a concern, OCPS continues to plan proactively to minimize disruptions to students. The City is a committed partner by working with developers to understand and implement school concurrency and capacity enhancement.

CAPITAL IMPROVEMENTS ELEMENT

I. INTRODUCTION

Florida Statutes requires that the Capital Improvements Element (CIE) consider the need for and the location of public facilities to encourage the efficient and effective use of such facilities to accommodate growth. Consequently, the CIE becomes the "cornerstone" for achieving this mandate.

The City's CIE Data, Inventory, and Analysis (DIA) summarizes the City's inventory of capital resources, financial resources, local policies and practices, projected financial revenues, and projected expenditures. A discussion of issues and recommendations is also provided. The Goals, Objectives, and Policies (GOPs) and Five-Year Schedule of Capital Improvements are established and adopted within the policy document of Envision 2045. The GOPs Policy document includes provisions relative to:

- Principles for construction, extension, or increase in capacity of public facilities, as well as principles for correcting existing public facility deficiencies to implement the Comprehensive Plan,
- Through the Capital improvement Plan (CIP), the estimated public facility costs, and
- Standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service.

II. INVENTORY AND DATA

As part of the update of the Comprehensive Plan the City completed an inventory of the various facilities and resources within the City, maps were prepared to show the general location of the facilities, a determination was made as to when the facilities will be needed, and projected revenue sources were identified. The details for each facility type are provided in their respective Elements and a summary is provided herein.

Transportation. Within the Mobility Element, formerly the Transportation Element, the City conducted a detailed inventory of existing roadway, transit, bicycle, and pedestrian facilities and identified their current, operating level of service. The Mobility Element contains tables and maps for each facility type and describes planned improvements within the next 10-year and 20-year planning horizons. Based on the findings of the Mobility Element, the 2045 anticipated levels of service (LOS) for transit, bicycle/pedestrian, and roadway facilities will be as follows:

- ***Transit***: Transit services and facilities will not be extended or expanded within the city limits;
- ***Bicycle/Pedestrian Facilities***: Future 2045 Level of Traffic Stress (LTS) for most bicycle and pedestrian facilities within the City are projected to operate with a bicycle LTS of 2 or 4 and pedestrian LTS of 3 or 4, and
- ***Roadway Facilities***: All roadways are projected to operate at LOS E or better, except for the following:

  City Jurisdiction:

  - Clarke Road, from White Road to SR 438 (Silver Star Road)
  - Maguire Road, from Park Ridge Gotha Road to SR 50
  - Maguire Road, from Marshall Farms Road to Kissimmee Avenue
  - Old Winter Garden Road, from Maguire Road to Hempel Avenue

  County Jurisdiction:

  - Clarcona Ocoee Road, from SR 429 to Clarke Road
  - Good Homes Road, from Old Winter Garden Road to SR 408
  - Good Homes Road, from SR 50 to White Road
  - Old Winter Garden Road, from Hempel Avenue to Good Homes Road

State Jurisdiction:

- Ocoee Apopka Road, from SR 438 (W Franklin Street) to SR 438 (W Silver Star Road)
- SR 438 (Silver Star Road), from Ocoee Apopka Road to Bluford Avenue
- SR 50, from 9th Street to Clarke Road
- SR 50, from Good Homes Road to Apopka Vineland Road

No specific improvements are currently planned to address these deficiencies; however, the City will continue to implement pedestrian and bicycle improvements to support these modes of transportation in an effort to provide improved mobility throughout the City; the City's Concurrency Management System will ensure that growth and development pay its proportionate share of the cost of the improvements needed.

Water and Wastewater. Within the Utilities Sub-element of the Infrastructure Element, the City evaluated its capacities to provide water and wastewater service to current and future residents within its water and wastewater service areas. The City's capacity planning shall be consistent with its commitments within the Water Supply Plan, which must also be consistent with the Central Florida Water Inventory (CFWI) estimates for water consumption by population, in addition to the results from the 2022 Water Audit. The Utilities Department use CFWI population estimates to streamline the process and have consistency for the 10-Year Water Supply Plan.

Drainage Basins. Updated descriptions and analyses of the stormwater basins, floodplains, aquifer and soil conditions, and Wekiva Study Area are provided within the Drainage Sub-element. The Sub-element also provides an update on the public drainage facilities and private drainage facilities within the city. Stormwater drainage needs to be managed for flooding and water quality protection and to regulate stormwater runoff as a potential source for groundwater/aquifer recharge. Protection and conservation of floodplain areas are essential to maximizing natural stormwater storage areas.

The City will continue participation and coordination with the St. Johns River Water Management District (SJRWMD), Upper Ocklawaha Basin Working Group, Wekiva River Basin Commission, Orange County, and other adjacent municipalities on joint projects. The City seeks to encourage stormwater management practices that imitate natural stormwater systems and provides an array of maintenance initiatives and Capital Improvement Projects (CIPs) focused on drainage infrastructure.

Since the previous Drainage Sub-element in the 2002 Comprehensive Plan did not contain a level of service for drainage, this update provides a level of service for drainage. Specifically, the City shall maintain a level of service standard based on performance standards as defined in 44 CFR, Parts 59-78 - National Flood Insurance Program; Chapter 62-302, Florida Administrative Code (FAC); and the City's published design standards. The performance standards for water quality shall be in accordance with Class III recreational waters, as specified in Surface Water Quality Standards Chapter 62-302, FAC. Secondary drainage collection and conveyance systems shall adhere to the 10-year frequency storm event, as specified by City codes.

The City of Ocoee uses 25-year and 100-year frequency storm events for design criteria for peak runoff, flood protection LOS, for habitable and/or insurable structures. The City requires that there be no increase of post-development runoff rate over the pre-development runoff rate for a 25-year, 24-hour storm event in open basins and no increase of post-development runoff rate over the pre-development runoff rate for a 100-year, 24-hour storm event in closed basins.

Furthermore, the City requires the finished floor elevation of a structure be two-feet above the 100-year flood elevation of the nearest waterbody or stormwater management system. It is required that all developments in closed basins provide retention of the volume produced by a 100-year, 24-hour event, which should be recovered within 14 days following the storm event. Lastly, the City will continue to maintain compliance with the Federal, State, and Regional Agency requirements, as listed in the Drainage Sub-element DIA.

Parks and Recreation. To prepare the Recreation and Open Space Element, the City conducted an inventory of existing parks and recreation facilities and their respective ancillary facilities and services to determine whether the current LOS is met and to determine if such LOS is sufficient, based on the National Recreation and Parks Association (NRPA) metrics by city population.

The level of service metrics within NRPA's Metrics Program for a city of 50,000 exceeds the City's current adopted level of service. In accordance with the NRPA, the LOS for parkland is 8 acres per 1,000 population, doubling the 2002 LOS of 4 acres per 1,000 population. The goal, however, is to meet, at least NRPA's median score of 10.2 acres per 1,000 population by 2045. Based on the inventory, the City is currently meeting the NRPA's metric, which means it meets and exceeds the adopted parks LOS.

The Recreation and Open Space Element details the City's Civic urban spaces, neighborhood, community, regional, nature parks, and specialty facilities. A specialty facility is a specialized park and recreation facility, often with a single major use. Golf courses, historical sites, community center sites, theme parks, water parks, boat ramps or launches, and other single use facilities fall into this category.

The Recreation and Open Space Element contains a series of tables and maps of the City's park and recreation facilities. The maps show the distance/proximity of the parks to residential areas to determine how well or to what extent the residential areas within the city are served by parks and recreation facilities.

Understanding the importance that access to recreation and nature plays in not only creating communities, but also in enhancing community health is critical to building a comprehensive parks system. Thus, the City has prepared a composite map (REC Figure 4 Composite Map of City Parks) which demonstrates that most residential areas within the City are close to a City Park. However, when looking at walkability to the parks from neighborhoods, there are areas that are not adequately being served. What is not yet known is the location and availability of private recreation sites and facilities. The City expect that once these sites are inventoried, the City will be much closer to achieving a healthy and active community where there is a park within a 10-minute walk from each home, which is approximately ½ mile and is the distance most people are willing to walk to reach a destination.

Schools. Schools are the cornerstones of community planning and design, and the Orange County Public Schools (OCPS), like many other school districts, continues to face the challenge of overcrowded schools and the need to "catch up" with the growth of past decades.

Within the OCPS, there are five (5) elementary, three (3) middle, and two (2) high school concurrency service area (CSA) boundaries that include lands within Ocoee's jurisdictional limits.

OCPS maintains an inventory of approved residential projects and identifies the number of projected students from each to help the

District develop its 10-year school capacity projections.

The Public Schools Facility Element (PSFE) details the growth and development trends in the County and their implications on school capacities for elementary, middle, and high schools. With this PSFE update, changes to LOS standards for schools are not proposed.

Funding Resources. To effectively plan for needed capital improvements and to systematically arrange for necessary financing through the City's budget process, the City must identify facilities needing repair or replacement, deficiencies in public infrastructure and facilities, and available financing sources and options for the City, including local funding sources and non-grant funding options. The City's available fund sources for capital planning and projects include the General Fund, Utilities Fund, Stormwater Fund, Solid Waste Fund, Impact Fee Funds, and the Redevelopment Trust Fund (can only be used for the projects located within the Fifty West Redevelopment District).

The City's General Fund sources include residential and commercial property taxes, utility franchise fees, local business tax, fines and forfeitures and other miscellaneous revenues.

Impact fees are charged in advance of new development and are designed to pay for infrastructure needs, but not operating costs, which directly result from new development. These fees must be equitably allocated to the specific group(s) that will directly benefit from the capital improvement, and the assessment levied must fairly reflect the true costs of these improvements. The City charges impact fees for fire, police, parks and recreation and roads.

The extremely high cost of many capital improvements requires local governments to occasionally resort to borrowing, whether through short-term or long-term financing. Short-term financing, perhaps through local banks, is one option available to raise required revenue for periods of, perhaps, one to five years. The more customary method, however, is to authorize long-term bond issues, normally for five to forty years. The City may utilize General Obligation Bonds and Revenue Bonds.

General Obligation Bonds are backed by the full faith and credit of local government and are required to be approved by voter referendum. General obligation bonds offer lower interest rates than other bonds, as they are, in effect, secured by the taxing power of the City. Revenues collected from the ad valorem taxes on real estate and other sources of general revenue are used to service the City's debt. Capital improvements financed through general obligation bonds should benefit the City as a whole rather than particular areas or groups.

Revenue Bonds are financed by those directly benefiting from the capital improvement, unlike general obligation bonds. Revenue obtained from the issuance of these bonds is used to finance publicly-owned facilities such as roads, water and sewer facilities. Charges collected from the users of these facilities are used, in turn, to retire the bond obligations. In this respect, the capital project is largely self-supporting. Interest rates tend to be higher than for general obligation bonds, and issuance of the bonds may be approved by the City Commission without voter referendum.

Other revenue sources include:

- Half-cent sales tax
- Mobile home licenses
- Motor fuel tax
- Local option taxes
- Federal and state grants and loans

Ocoee, like other Cities in Florida, depends on annual disbursements from the state to supplement its operating and capital budget revenues.

III. ANALYSIS

Local policies and practices may be used to guide the location and timing of land development, in support of the goals, objectives, and policies of the Future Land Use Element. Table 1 shows how revenue sources are used to pay for Ocoee Capital Improvements. In the previous discussion, developer contributions were not listed as a source of revenue because they are not predictable. However, with growth's impact on the infrastructure, they have become a viable mechanism for maintaining necessary levels of service.

Level of Service Standards. Level of service (LOS) standards are an indicator of the extent or degree of service provided by, or proposed to be provided, by a public facility. Generally, LOS indicates the capacity per unit of demand of each public facility and in short, are a summary of existing and desired public facility conditions. The LOS standards for transportation, water, wastewater, parks and recreation, and drainage facilities are enumerated in the respective Elements. The Capital Improvements Element establishes the goals, objectives, and policies to direct how these facilities will be achieved and maintained throughout the long-term planning horizon.

Concurrency Management System. The City's Concurrency Management System (CMS) controls the timing and location of development by conditioning development approval upon a showing that sufficient facilities and services are present or will be provided in order to maintain adopted LOS standards. The CMS may make development approvals contingent on the City's ability to provide facilities and services and may require the development to furnish facilities and services in order to maintain adopted LOS standards.

Additionally, implementation of the CMS:

- Supports consistency of the Capital Improvements Element with the Future Land Use Element,
- Provides for the orderly expansion of public facilities,
- Stabilizes capital expenditures and taxing structure for capital improvements, and
- Reduces the possibility of damage to the environment from the use of overburdened facilities.

Typically, the CMS interacts with the development approval process by conditioning zoning, subdivision, or development approval on demonstrated public facility capacities. The CMS may also function at the building permit stage, wherein the system and context of the project may phase development in areas that are already approved but not yet built out.

In 1992, the City adopted a Concurrency Management System Ordinance and today continues to implement concurrency, even following the enactment of the Community Planning Act. The CMS consists of three primary components: inventory of existing infrastructure for which concurrency is to be determined, assessment of each application for a development order or permit, and a schedule of deficiencies. Under this system, no development orders or permits may be issued which will cause a public facility to operate below its adopted level of service standard.

The City has established an application process for those seeking new development and issues Preliminary and Final Certificates of Concurrency that have variable periods of effectiveness before a building permit is secured. The City also has provisions for the securing of up to three years concurrency

reservations through payment of impact fees prior to securing building permits.

Moratorium on Development. A moratorium may temporarily halt or freeze development for a specified period on an emergency basis. It may be imposed on building permits, development approvals, or governmental services such as potable water connections, sanitary sewer extensions or hook-ups. Moratoria may generally be imposed for a "reasonable time" to allow for necessary planning activities pending comprehensive plan preparation, adoption, or amendment. Florida courts have found development moratoria to be a valid measure of last resort for the protection of local public health, safety, and welfare when adopted in accordance with applicable procedures. The most recent moratorium approved by the City Commission was on March 17, 2024, for a six-month period.

Fiscal Assessment. Performing an assessment is intended to determine whether sufficient revenue will be available within the existing budgeting framework utilized by the City to fund needed improvements at the time such improvements are required. The City will perform an annual fiscal assessment consisting of estimating future receipts of revenues and then balancing these receipts against anticipated expenditures for capital improvements.

Projected Expenditures. For the purpose of conducting a fiscal assessment, projected capital expenditures are aggregated into two categories: (1) capital improvement debt service expenditures and (2) expenditures for improvements derived from the other elements of this plan. The first category includes projected expenditures required to meet debt service obligations for outstanding bond issues and for planned future bond issues included in the revenue projection of the preceding section. Projected debt service expenditures by fund source are included in the City's annual budget.

The second category includes the direct costs of major capital improvements in progress. Expenditures represent additional costs the City must incur in order to maintain adopted level of service standards for public facilities over the long-term planning horizon. Projected expenditures required to meet debt service obligations for outstanding bond issues and for planned future bond issues are included in the revenue projection of the preceding section.

In addition to the capital costs of providing the needed facility improvements, increases in operating costs occur annually as projects are built and cost of living and goods increase. Operational costs include such items as supplies, utilities, maintenance, and personnel costs. The anticipated increase in annual operating costs associated with the assessed capital improvement needs will be incorporated into the annual operating budgets of the affected City departments.

CAPITAL IMPROVEMENTS ELEMENT

I. INTRODUCTION

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Transportation. Within the Mobility Element, formerly the Transportation Element, the City conducted a detailed inventory of existing roadway, transit, bicycle, and pedestrian facilities and identified their current, operating level of service. The Mobility Element contains tables and maps for each facility type and describes planned improvements within the next 10-year and 20-year planning horizons. Based on the findings of the Mobility Element, the 2045 anticipated levels of service (LOS) for transit, bicycle/pedestrian, and roadway facilities will be as follows:

- ***Transit***: Transit services and facilities will not be extended or expanded within the city limits;
- ***Bicycle/Pedestrian Facilities***: Future 2045 Level of Traffic Stress (LTS) for most bicycle and pedestrian facilities within the City are projected to operate with a bicycle LTS of 2 or 4 and pedestrian LTS of 3 or 4, and
- ***Roadway Facilities***: All roadways are projected to operate at LOS E or better, except for the following:

  City Jurisdiction:

  - Clarke Road, from White Road to SR 438 (Silver Star Road)
  - Maguire Road, from Park Ridge Gotha Road to SR 50
  - Maguire Road, from Marshall Farms Road to Kissimmee Avenue
  - Old Winter Garden Road, from Maguire Road to Hempel Avenue

  County Jurisdiction:

  - Clarcona Ocoee Road, from SR 429 to Clarke Road
  - Good Homes Road, from Old Winter Garden Road to SR 408
  - Good Homes Road, from SR 50 to White Road
  - Old Winter Garden Road, from Hempel Avenue to Good Homes Road

State Jurisdiction:

- Ocoee Apopka Road, from SR 438 (W Franklin Street) to SR 438 (W Silver Star Road)
- SR 438 (Silver Star Road), from Ocoee Apopka Road to Bluford Avenue
- SR 50, from 9th Street to Clarke Road
- SR 50, from Good Homes Road to Apopka Vineland Road

No specific improvements are currently planned to address these deficiencies; however, the City will continue to implement pedestrian and bicycle improvements to support these modes of transportation in an effort to provide improved mobility throughout the City; the City's Concurrency Management System will ensure that growth and development pay its proportionate share of the cost of the improvements needed.

Water and Wastewater. Within the Utilities Sub-element of the Infrastructure Element, the City evaluated its capacities to provide water and wastewater service to current and future residents within its water and wastewater service areas. The City's capacity planning shall be consistent with its commitments within the Water Supply Plan, which must also be consistent with the Central Florida Water Inventory (CFWI) estimates for water consumption by population, in addition to the results from the 2022 Water Audit. The Utilities Department use CFWI population estimates to streamline the process and have consistency for the 10-Year Water Supply Plan.

Drainage Basins. Updated descriptions and analyses of the stormwater basins, floodplains, aquifer and soil conditions, and Wekiva Study Area are provided within the Drainage Sub-element. The Sub-element also provides an update on the public drainage facilities and private drainage facilities within the city. Stormwater drainage needs to be managed for flooding and water quality protection and to regulate stormwater runoff as a potential source for groundwater/aquifer recharge. Protection and conservation of floodplain areas are essential to maximizing natural stormwater storage areas.

The City will continue participation and coordination with the St. Johns River Water Management District (SJRWMD), Upper Ocklawaha Basin Working Group, Wekiva River Basin Commission, Orange County, and other adjacent municipalities on joint projects. The City seeks to encourage stormwater management practices that imitate natural stormwater systems and provides an array of maintenance initiatives and Capital Improvement Projects (CIPs) focused on drainage infrastructure.

Since the previous Drainage Sub-element in the 2002 Comprehensive Plan did not contain a level of service for drainage, this update provides a level of service for drainage. Specifically, the City shall maintain a level of service standard based on performance standards as defined in 44 CFR, Parts 59-78 - National Flood Insurance Program; Chapter 62-302, Florida Administrative Code (FAC); and the City's published design standards. The performance standards for water quality shall be in accordance with Class III recreational waters, as specified in Surface Water Quality Standards Chapter 62-302, FAC. Secondary drainage collection and conveyance systems shall adhere to the 10-year frequency storm event, as specified by City codes.

The City of Ocoee uses 25-year and 100-year frequency storm events for design criteria for peak runoff, flood protection LOS, for habitable and/or insurable structures. The City requires that there be no increase of post-development runoff rate over the pre-development runoff rate for a 25-year, 24-hour storm event in open basins and no increase of post-development runoff rate over the pre-development runoff rate for a 100-year, 24-hour storm event in closed basins.

Furthermore, the City requires the finished floor elevation of a structure be two-feet above the 100-year flood elevation of the nearest waterbody or stormwater management system. It is required that all developments in closed basins provide retention of the volume produced by a 100-year, 24-hour event, which should be recovered within 14 days following the storm event. Lastly, the City will continue to maintain compliance with the Federal, State, and Regional Agency requirements, as listed in the Drainage Sub-element DIA.

Parks and Recreation. To prepare the Recreation and Open Space Element, the City conducted an inventory of existing parks and recreation facilities and their respective ancillary facilities and services to determine whether the current LOS is met and to determine if such LOS is sufficient, based on the National Recreation and Parks Association (NRPA) metrics by city population.

The level of service metrics within NRPA's Metrics Program for a city of 50,000 exceeds the City's current adopted level of service. In accordance with the NRPA, the LOS for parkland is 8 acres per 1,000 population, doubling the 2002 LOS of 4 acres per 1,000 population. The goal, however, is to meet, at least NRPA's median score of 10.2 acres per 1,000 population by 2045. Based on the inventory, the City is currently meeting the NRPA's metric, which means it meets and exceeds the adopted parks LOS.

The Recreation and Open Space Element details the City's Civic urban spaces, neighborhood, community, regional, nature parks, and specialty facilities. A specialty facility is a specialized park and recreation facility, often with a single major use. Golf courses, historical sites, community center sites, theme parks, water parks, boat ramps or launches, and other single use facilities fall into this category.

The Recreation and Open Space Element contains a series of tables and maps of the City's park and recreation facilities. The maps show the distance/proximity of the parks to residential areas to determine how well or to what extent the residential areas within the city are served by parks and recreation facilities.

Understanding the importance that access to recreation and nature plays in not only creating communities, but also in enhancing community health is critical to building a comprehensive parks system. Thus, the City has prepared a composite map (REC Figure 4 Composite Map of City Parks) which demonstrates that most residential areas within the City are close to a City Park. However, when looking at walkability to the parks from neighborhoods, there are areas that are not adequately being served. What is not yet known is the location and availability of private recreation sites and facilities. The City expect that once these sites are inventoried, the City will be much closer to achieving a healthy and active community where there is a park within a 10-minute walk from each home, which is approximately ½ mile and is the distance most people are willing to walk to reach a destination.

Schools. Schools are the cornerstones of community planning and design, and the Orange County Public Schools (OCPS), like many other school districts, continues to face the challenge of overcrowded schools and the need to "catch up" with the growth of past decades.

Within the OCPS, there are five (5) elementary, three (3) middle, and two (2) high school concurrency service area (CSA) boundaries that include lands within Ocoee's jurisdictional limits.

OCPS maintains an inventory of approved residential projects and identifies the number of projected students from each to help the

District develop its 10-year school capacity projections.

The Public Schools Facility Element (PSFE) details the growth and development trends in the County and their implications on school capacities for elementary, middle, and high schools. With this PSFE update, changes to LOS standards for schools are not proposed.

Funding Resources. To effectively plan for needed capital improvements and to systematically arrange for necessary financing through the City's budget process, the City must identify facilities needing repair or replacement, deficiencies in public infrastructure and facilities, and available financing sources and options for the City, including local funding sources and non-grant funding options. The City's available fund sources for capital planning and projects include the General Fund, Utilities Fund, Stormwater Fund, Solid Waste Fund, Impact Fee Funds, and the Redevelopment Trust Fund (can only be used for the projects located within the Fifty West Redevelopment District).

The City's General Fund sources include residential and commercial property taxes, utility franchise fees, local business tax, fines and forfeitures and other miscellaneous revenues.

Impact fees are charged in advance of new development and are designed to pay for infrastructure needs, but not operating costs, which directly result from new development. These fees must be equitably allocated to the specific group(s) that will directly benefit from the capital improvement, and the assessment levied must fairly reflect the true costs of these improvements. The City charges impact fees for fire, police, parks and recreation and roads.

The extremely high cost of many capital improvements requires local governments to occasionally resort to borrowing, whether through short-term or long-term financing. Short-term financing, perhaps through local banks, is one option available to raise required revenue for periods of, perhaps, one to five years. The more customary method, however, is to authorize long-term bond issues, normally for five to forty years. The City may utilize General Obligation Bonds and Revenue Bonds.

General Obligation Bonds are backed by the full faith and credit of local government and are required to be approved by voter referendum. General obligation bonds offer lower interest rates than other bonds, as they are, in effect, secured by the taxing power of the City. Revenues collected from the ad valorem taxes on real estate and other sources of general revenue are used to service the City's debt. Capital improvements financed through general obligation bonds should benefit the City as a whole rather than particular areas or groups.

Revenue Bonds are financed by those directly benefiting from the capital improvement, unlike general obligation bonds. Revenue obtained from the issuance of these bonds is used to finance publicly-owned facilities such as roads, water and sewer facilities. Charges collected from the users of these facilities are used, in turn, to retire the bond obligations. In this respect, the capital project is largely self-supporting. Interest rates tend to be higher than for general obligation bonds, and issuance of the bonds may be approved by the City Commission without voter referendum.

Other revenue sources include:

- Half-cent sales tax
- Mobile home licenses
- Motor fuel tax
- Local option taxes
- Federal and state grants and loans

Ocoee, like other Cities in Florida, depends on annual disbursements from the state to supplement its operating and capital budget revenues.

III. ANALYSIS

Local policies and practices may be used to guide the location and timing of land development, in support of the goals, objectives, and policies of the Future Land Use Element. Table 1 shows how revenue sources are used to pay for Ocoee Capital Improvements. In the previous discussion, developer contributions were not listed as a source of revenue because they are not predictable. However, with growth's impact on the infrastructure, they have become a viable mechanism for maintaining necessary levels of service.

Level of Service Standards. Level of service (LOS) standards are an indicator of the extent or degree of service provided by, or proposed to be provided, by a public facility. Generally, LOS indicates the capacity per unit of demand of each public facility and in short, are a summary of existing and desired public facility conditions. The LOS standards for transportation, water, wastewater, parks and recreation, and drainage facilities are enumerated in the respective Elements. The Capital Improvements Element establishes the goals, objectives, and policies to direct how these facilities will be achieved and maintained throughout the long-term planning horizon.

Concurrency Management System. The City's Concurrency Management System (CMS) controls the timing and location of development by conditioning development approval upon a showing that sufficient facilities and services are present or will be provided in order to maintain adopted LOS standards. The CMS may make development approvals contingent on the City's ability to provide facilities and services and may require the development to furnish facilities and services in order to maintain adopted LOS standards.

Additionally, implementation of the CMS:

- Supports consistency of the Capital Improvements Element with the Future Land Use Element,
- Provides for the orderly expansion of public facilities,
- Stabilizes capital expenditures and taxing structure for capital improvements, and
- Reduces the possibility of damage to the environment from the use of overburdened facilities.

Typically, the CMS interacts with the development approval process by conditioning zoning, subdivision, or development approval on demonstrated public facility capacities. The CMS may also function at the building permit stage, wherein the system and context of the project may phase development in areas that are already approved but not yet built out.

In 1992, the City adopted a Concurrency Management System Ordinance and today continues to implement concurrency, even following the enactment of the Community Planning Act. The CMS consists of three primary components: inventory of existing infrastructure for which concurrency is to be determined, assessment of each application for a development order or permit, and a schedule of deficiencies. Under this system, no development orders or permits may be issued which will cause a public facility to operate below its adopted level of service standard.

The City has established an application process for those seeking new development and issues Preliminary and Final Certificates of Concurrency that have variable periods of effectiveness before a building permit is secured. The City also has provisions for the securing of up to three years concurrency

reservations through payment of impact fees prior to securing building permits.

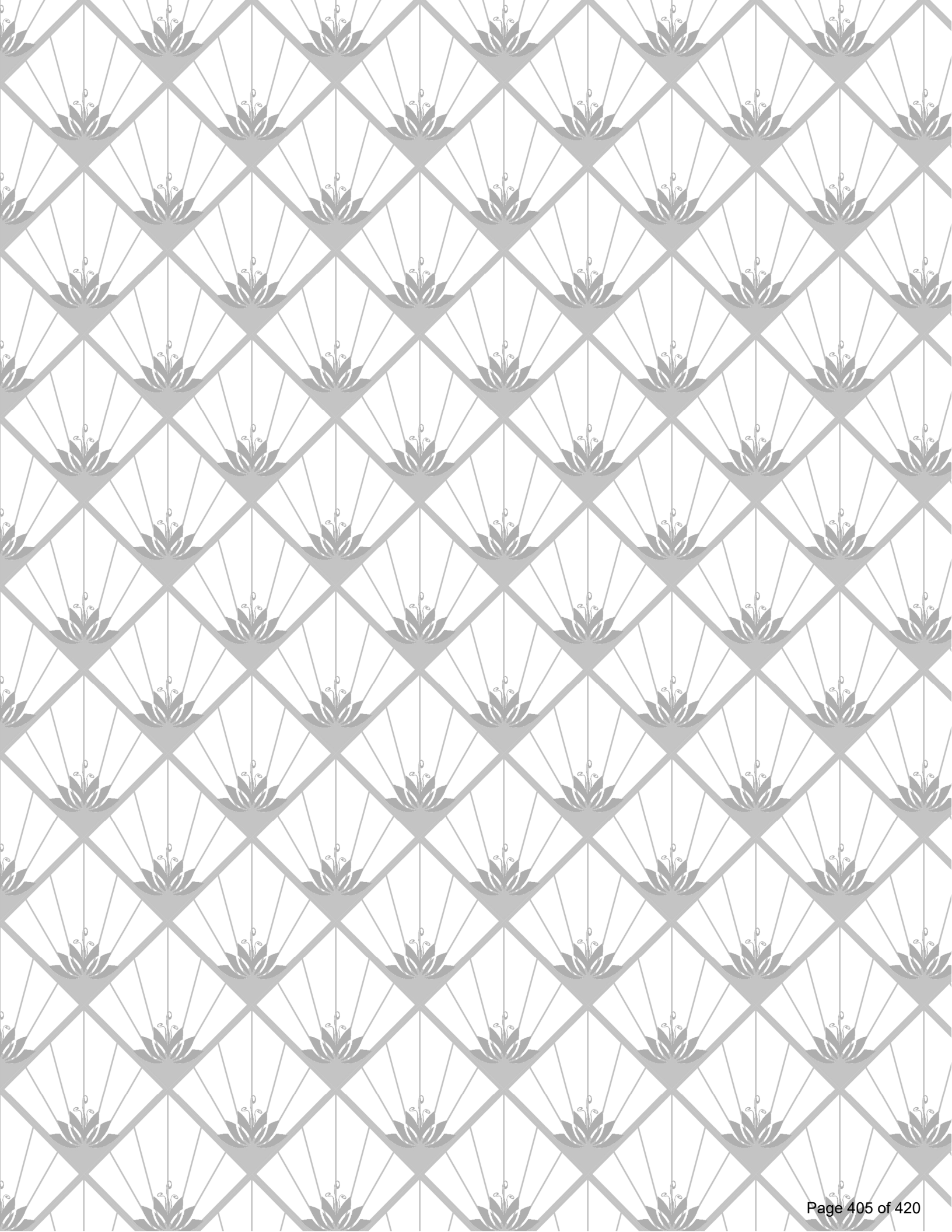
Moratorium on Development. A moratorium may temporarily halt or freeze development for a specified period on an emergency basis. It may be imposed on building permits, development approvals, or governmental services such as potable water connections, sanitary sewer extensions or hook-ups. Moratoria may generally be imposed for a "reasonable time" to allow for necessary planning activities pending comprehensive plan preparation, adoption, or amendment. Florida courts have found development moratoria to be a valid measure of last resort for the protection of local public health, safety, and welfare when adopted in accordance with applicable procedures. The most recent moratorium approved by the City Commission was on March 17, 2024, for a six-month period.

Fiscal Assessment. Performing an assessment is intended to determine whether sufficient revenue will be available within the existing budgeting framework utilized by the City to fund needed improvements at the time such improvements are required. The City will perform an annual fiscal assessment consisting of estimating future receipts of revenues and then balancing these receipts against anticipated expenditures for capital improvements.

Projected Expenditures. For the purpose of conducting a fiscal assessment, projected capital expenditures are aggregated into two categories: (1) capital improvement debt service expenditures and (2) expenditures for improvements derived from the other elements of this plan. The first category includes projected expenditures required to meet debt service obligations for outstanding bond issues and for planned future bond issues included in the revenue projection of the preceding section. Projected debt service expenditures by fund source are included in the City's annual budget.

The second category includes the direct costs of major capital improvements in progress. Expenditures represent additional costs the City must incur in order to maintain adopted level of service standards for public facilities over the long-term planning horizon. Projected expenditures required to meet debt service obligations for outstanding bond issues and for planned future bond issues are included in the revenue projection of the preceding section.

In addition to the capital costs of providing the needed facility improvements, increases in operating costs occur annually as projects are built and cost of living and goods increase. Operational costs include such items as supplies, utilities, maintenance, and personnel costs. The anticipated increase in annual operating costs associated with the assessed capital improvement needs will be incorporated into the annual operating budgets of the affected City departments.




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100 YEARS
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& GENEALOGY CENTER

APPENDIX



Acronyms

APPENDIX

AMI	Advanced Metering Infrastructure
APA	American Planning Association
BMAP	Basin Management Action Plan
CDC	Centers for Disease Control
CFWI	Central Florida Water Initiative
CFX	Central Florida Expressway
CUP	Consumptive Use Permit
DIA	Data, Inventory, and Analysis
DHRS	Department of Health and Rehabilitation Services
ECFRPC	East Central Florida Regional Planning Council
EPA	Environmental Protection Agency
ERU	Equivalent Residential Unit
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FIS	Flood Insurance Study
F.A.C.	Florida Administrative Code
FBC	Florida Building Code
FDEP	Florida Department of Environmental Protection
FHSAA	Florida High School Athletic Association
F.S.	Florida Statutes
HWOTC	Healthy West Orange Trails Connection
JPA	Joint Planning Area
LOS	Level of Service
LTS	Level of Traffic Stress
LID	Low Impact Development
MSL	Mean Sea Level
MS4	Multiple Storm Sewer System
NPDES	National Pollution Discharge and Elimination System
NRPA	National Recreation and Parks Association
NRCS	National Resource Conservation Service
NHWE	Normal High Water Elevation
ORSC	Ocoee Regional Sports Complex
OSTDS	Onsite Sewage Treatment and Disposal Systems

INTRODUCTION

OCPS	Orange County Public Schools
OFS	Outstanding Florida Springs
PFA	Priority Focus Area
RWSP	Regional Water Supply Plan
SFWMD	South Florida Water Management District
SWFWMD	Southwest Florida Water Management District
SFHA	Special Flood Hazard Area
SJRWMD	St. Johns River Water Management District
TPL	Trust for Public Land
WWTF	Wastewater Treatment Facility
WSFWP	Water Supply Facilities Work Plan
WPPA	Wekiva Parkway and Protection Act


florida

NOTICE OF PUBLIC HEARING
ENVISION 2045 OCOEE COMPREHENSIVE PLAN – A LARGE-SCALE UPDATE TO REPEAL AND REPLACE OCOEE'S COMPREHENSIVE PLAN IN ITS ENTIRETY
CASE NUMBER: CPA-2025-001

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-8 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code, that on **Tuesday, APRIL 8, 2025**, 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 adoption of the City's new Comprehensive Plan, entitled Envision 2045 Ocoee Comprehensive Plan, which repeals and replaces the 2002 Comprehensive Plan in its entirety, in accordance with the requirements of Part II, Chapter 163, Florida Statutes.

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. The Planning and Zoning Commission may continue the public hearing to other dates and times, as it deems necessary. Any interested party shall be advised of the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearing. No further notices regarding these matters will be published. 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.

Melanie Sibbitt,
City Clerk

Publish Date:
March 27, 2025

443145-1

April 2025
Development Services
New Development Update

The following information is respectfully submitted to the Honorable Mayor and City Commission to provide general information about public and private development in the City of Ocoee. Please feel free to contact Zoning Manager Whitfield at 407-554-7079 for additional information or questions.

District 1– Scott R. Kennedy		
Project Name & General Location	**Project Description**	**Status**
283 10th AVE. ANNEXATION Sage #2025-0006 *283 10th Ave.* *Parcel # 08-22-28-5960-22-010* *2.12 acres* *Commission District 1 – Scott R. Kennedy*	Annexation & Rezoning , from Orange County "R-2" to City of Ocoee" R-1"	• Under 1st Review • Planning and Zoning Meeting: April 8, 2025; • City Commission Meeting 1st Reading: May 6, 2025, • City Commission Meeting 2nd Reading: May 20, 2025
7-ELEVEN Sage #2022-0045 *2308 Ocoee Apopka Road* *Parcel # 06-22-28-9243-04-000* *2.12 acres* *Commission District 1 – Scott R. Kennedy*	Small Scale Site Plan for a 4,650 SF Convenience Store and Fuel Station	Under Construction 
THE BACKYARD Sage #2023-0041 *2214 West Road* *Parcel # 06-22-28-0000-00-035* *1.1.51 acres* *Commission District 1 – Scott R. Kennedy*	Small Scale Site Plan for a one story 924 SF Indoor and Outdoor Restaurant	Under Construction 
COMMERCE 429 FKA BELTWAY 429 FKA PROGRESS COMMERCE PARK Sage #2021-0051 *39.97 acres* *1290 Ocoee Apopka Road* *Parcel # 07-22-28-0000-00-026* *24.95 acres* *Pine St* *Parcel # 07-22-28-0000-00-096* *13.01 acres* *Pine St.* *Parcel # 07-22-28-0000-00-066* *.54 acres* *865 Pine St.* *Parcel # 07-22-28-0000-00-024* *1.47 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 

MAGNOLIA RESERVE TOWNHOMES Sage #2022-0057 *2199 West Road* *Parcel # 05-22-28-0000-00-029* *5.08 acres* *Commission District 1 – Scott R. Kennedy*	Large Scale Final Subdivision Plan Proposing Townhome Subdivision with a minimum living area of 1,500 SF	Under Construction 
OCOEE CROWN POINT MIXED-USE DEVELOPMENT Sage #2022-0050 *2012 Ocoee Apopka Road* *Parcel # 06-22-28-0000-00-005* *Parcel # 06-22-22-0000-00-082* *16.19 acres* *Commission District 1 – Scott R. Kennedy*	Large Scale Final Site Plan for mixed-use consisting of Multifamily and Retail	Under Construction 
OCOEE VILLAGE CENTER NEW GROCERY AND FUEL STATION Sage #2024-0047 *N Lakewood Ave* *Parcel # 05-22-28-6160-10-008* *Parcel # 05-22-28-6160-10-008* *7.99 acres* *Commission District 1 Scott R. Kennedy*	Large Scale Final Site Plan for a 48,585 SF Grocery Store with a 10 Pump Fuel Station, including a 1,618 SF Convenience Store	• Under 2nd review
OCOEE VILLAGE CENTER NW PARCEL 1 Sage #2024-0046 *N Lakewood Ave* *Parcel # 05-22-28-6160-14-031* *3.97 acres* *Commission District 1 Scott R. Kennedy*	Large Scale Final Site Plan for three (3) Retail Buildings, with a total of 26,570 SF	• 1st Review comments sent December 17, 2024 • Awaiting resubmit
OCOEE VILLAGE CENTER TOWNHOMES *10711 N Lakewood Ave* *Parcel # 05-22-28-0000-00-004* *34.48 acres* *Commission District 1 – Scott R. Kennedy*	Large Scale Preliminary/Final Subdivision Plan for 232 – 2 story Townhome units	Under Construction 
THE FALLS AT WINTER LAKE FKA MIXED-USE @ FULLERS CROSS RD & OCOEE APOPKA RD Sage #2022-0006 *Fullers Cross Road* *Parcel # 06-22-28-0000-00-056* *17.96 acres* *Commission District 1 – Scott R. Kennedy*	Large Scale Preliminary Site Plan for mixed-use consisting of Apartments and Commercial	• 2nd Review comments sent June 14, 2024 • Awaiting resubmittal • **Planning & Zoning Meeting:** TBD • **City Commission Meeting:** TBD

District 2 – Rosemary Wilsen		
Project Name & General Location	**Project Description**	**Status**
272 E. SILVER STAR ROAD Parcel # 17-22-28-0000-00-126 2.0 acres *Commission District 2 – Rosemary Wilsen*	Lot Split; proposed single family homes	Under 1st Review
AQUASONIC CAR WASH Sage #2024-0034 *Clarke Road* *Parcel # 21-22-28-6328-00-070* *1.11 acres* *Commission District 2 – Rosemary Wilsen*	Small Scale Site Plan 4,400 SF Car Wash	• Approved for construction
CITY CENTER WEST ORANGE, PARCEL 1, PHASE IV, LOT 4A *251 Maine Street* *Parcel # 20-22-28-0000-00-015* *1.26 acres* *Commission District 2 – Rosemary Wilsen*	Small Scale Site Plan, two-story 20,000 SF office/retail building	• 2nd Review Comments sent on June 18, 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** 
OCOEE GATEWAY Sage #2023-0033 *9714 White Road* *Parcel # 21-22-28-0000-00-021* *Parcel # 21-22-28-0000-00-029* *69.29 acres* *Commission District 2 – Rosemary Wilsen*	CPA and Rezoning from PUD-LDR, and PUD-COMM to PUD-LDR, PUD-MDR, and PUD-HDR, and PUD-COMM	• 1st Review Comments sent November 13, 2023 • Awaiting Resubmittal
OCOEE GATEWAY Sage #2024-0042 *9714 White Road* *Parcel # 21-22-28-0000-00-021* *Parcel # 21-22-28-0000-00-029* *69.29 acres* *Commission District 2 – Rosemary Wilsen*	Determination for Vested Rights	City Commission Meeting: January 7, 2025 (was continued per applicant)
OCOEE OAKS JOINT VENTURE Sage #2023-0021 *201 S. Clark Rd.* *Parcel # 21-22-28-0000-00-027* *12.59 acres* *Commission District 2 – Rosemary Wilsen*	Large Scale Final Subdivision Plan	• Approved for Construction • Pending Pre-Construction Meeting
OCOEE TOWN SHOPS (Wawa) Sage #2023-0020 *9729 W. Colonial Dr.* *Parcel # 21-22-28-0000-00-070* *3.39 acres* *Commission District 2 – Rosemary Wilsen*	Small Scale Site Plan	**Under Construction** 

O'REILLY'S OCOEE Sage #2024-0039 *1891 E. Silver Star Road* *Parcel # 16-22-28-8049-00-003* *5.06 acres* *Commission District 2 – Rosemary Wilsen*	Small Scale Site Plan for a 7,246 SF O'Reilly Auto Parts store	• 3rd Review Comments sent on February 27, 2025 • Pending resubmittal for 4th review
O'REILLY'S OCOEE Sage #2024-0044 *1891 E. Silver Star Road* *Parcel # 16-22-28-8049-00-003* *5.06 acres* *Commission District 2 – Rosemary Wilsen*	Plat	• **City Commission Meeting (Consent Item):** TBD • 1st review comments sent November 15, 2024 • Pending resubmittal for 2nd review
ROCKET CHIMP OFFICE Sage #2023-0035 *300 N. Bluford Avenue* *Parcel # 18-22-28-4100-00-160* *0.91 acres* *Commission District 2 – Rosemary Wilsen*	Small Scale Site Plan for a 3,137 SF Office Building	**Under Construction** 
SIRI OFFICE BUILDING Sage #2023-0008 *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 a 28,000 SF Office Building	Under Construction 
VALIANT REALTY GROUP Sage #2024-0051 *112 S. Bluford Ave.* *Parcel # 17-22-28-5504-02-040* *.24 acres* *Commission District 2 – Rosemary Wilsen*	Small Scale Site Plan for a 7,843 SF Office Building	Pending resubmittal
WENDYLYN'S BEAUTY SALON, FKA 54 REWIS STREET Sage #2021-0033 *54 Rewis Street* *Parcel # 18-22-28-7900-05-051* *0.25 acres* *Commission District 2 – Rosemary Wilsen*	Small Scale Site Plan for a 1,275 SF Building, Mixed-use of Beauty Salon, and Residence	Site Plan Approved Pending Pre-Construction Meeting
WEST DELAWARE STREET PROPERTY AKA TOM'S PLACE Sage #2024-0002 *W. Delaware St.* *Parcel # 17-22-28-6144-04-031* *1.0 acre* *Commission District 2 – Rosemary Wilsen*	Plat creating (3) three parcels from one (1) parcel	• Under 2nd review
WEST ORANGE MEDICAL Sage # 2023-0006 *3442 Old Winter Garden Road* *3462 Old Winter Garden Road* *Parcel # 29-22-28-0000-00-028* *Parcel # 29-22-28-0000-00-036* *1.21 acres combined* *Commission District 2 – Rosemary Wilsen*	Small Scale Site Plan for an 11,800 SF Medical Office	• Approved for Construction • Pre-Construction meeting held on April 16, 2025

WEST ORANGE SURGERY CENTER Sage #2022-0005 *3422 Old Winter Garden Road* *Parcel # 29-22-28-0000-00-030* *1.26 acres combined* *Commission District 2 – Rosemary Wilsen*	Small Scale Site Plan for an 11,500 SF Surgery Center	• Approved for Construction • Pending Pre-Construction Meeting
District 3 – Richard Firstner		
Project Name & General Location	**Project Description**	**Status**
409 OCOEE APOPKA ROAD PUD Sage #2021-0035 *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	**Under Construction** 
429 BUSINESS CENTER PHASE II EAST Sage #2022-0054 *450 Ocoee Apopka Road* *Parcel # 18-22-28-0000-00-006* *11.21 acres combined* *Commission District 3 – Richard Firstner*	Large Scale Final Site Plan for three (3) one story buildings totaling 126,402 SF	**Under Construction** 
429 BUSINESS CENTER PHASE II WEST Sage #2022-0055 *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 Final Site Plan for a one-story building consisting of 70,720 SF	**Under Construction** 
429 BUSINESS CENTER PHASE II PLAT Sage #2024-0037 *Parcel # 18-22-28-0000-00-006* *Parcel # 18-22-28-0000-00-005* *Parcel # 18-22-28-0000-00-106* *Parcel # 18-22-28-0000-00-105* *17.11 acres combined* *Commission District 3 – Richard Firstner*	Plat	• Plat Recorded on February 21, 2025
606 SPORTS TRAINING Sage #2024-0005 *606 Ocoee Apopka Road* *Parcel # 18-22-28-0000-00-001* *5.19 acres* *Commission District 3 – Richard Firstner*	Large Scale Final Site Plan for a one-story 52,800 SF sports training facility	**Under Construction** 

CAMBRIA SUITES AT OCOEE Sage #2024-0021 *924 Maguire Road* *Parcel # 18-22-28-0000-00-074* *2.61 acres* *Commission District 3 – Richard Firstner*	Large Scale Final Site Plan for a six-story, 118-room Hotel	• 3rd Review Comments sent September 4, 2024 • Awaiting resubmittal
FLOORING AMERICA STORAGE BUILDING Sage #2023-0034 *10897 West Colonial Dr.* *Parcel # 20-22-28-0000-00-037* *2.95 acres* *Commission District 3 – Richard Firstner*	Small Scale Site Plan for a 13,700 SF Warehouse Building	• 4th Review Comments sent on March 6, 2024 • Awaiting resubmittal
INSPIRATION Sage #2024-0030 *Excellence Circle* *9 acres* *Commission District 3 – Richard Firstner*	Plat – Phase 2 Platting 30 Parcels to 47 Resulting Parcels	• 2nd Review Comments sent on January 29, 2025 • Pending resubmittal for 3rd review
O2B KIDS Sage #2022-0023 *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	**Under Construction** 
OCOEE REGIONAL SPORTS COMPLEX Sage #2024-0032 Sage #2024-0048 *880 Bluford Avenue* *Parcel # 07-22-28-0000-00-001* *Parcel # 07-22-28-0000-00-023* *Parcel # 07-22-28-0000-00-039* *Parcel # 07-22-28-0000-00-041* *Parcel # 07-22-28-0000-00-043* *Parcel # 07-22-28-0000-00-105* *Parcel # 07-22-28-0000-00-074* *Parcel # 07-22-28-0000-00-060* *Parcel # 07-22-28-0000-00-057* *150.9 acres combined* *Commission District 3 – Richard Firstner*	Large Scale Comprehensive Plan Amendment from Low Density Residential (LDR) to COMM Rezoning from PUD-LD, R-1AA, and Unclassified to PUD	• CPA & Rezoning Ordinance recorded on February 19, 2025
OCOEE VILLAGE Sage #2022-0020 *Franklin Street* *Parcel # 18-22-28-0000-00-025* *5.77 acres* *Commission District 3 – Richard Firstner*	Large Scale Final Site Plan, for two (2) two-story buildings with 72,712 sf for office/retail.	Under Revision Review
PALM DRIVE RETAIL FACILITY Sage #2024-0052 *Palm Drive* *Parcel # 18-22-28-0000-00-109* *1.65 acres* *Commission District 3 – Richard Firstner*	Small Scale Site Plan for a 15,000 SF Retail/Office Building	• 1st Review comments sent October 30, 2024 • Awaiting resubmittal

THE REGENCY Sage #2023-0015 *1601 Maguire Road* *Parcel # 28-22-30-0000-00-059* *Parcel # 28-22-30-0000-00-016* *Parcel # 28-22-30-0000-00-018* *16.68 acres* *Commission District 3 – Richard Firstner*	Large Scale Final Site Plan for 300 Multifamily units and 7000 SF of Retail	**Under Construction** 
District 4 – George Oliver III		
Project Name & General Location	**Project Description**	**Status**
COVINGTON OAKS Sage #2024-0024 *8667 A. D. Mims Road* *Parcel # 10-22-28-0000-00-004* *9.94 acres* *Commission District 4 – George Oliver III*	Final Subdivision Plan for 17 Single-Family Residential Lots	• Approved for Construction on January 23, 2025 • Pending pre-construction meeting
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 - George Oliver III*	Large Scale Site Plan for a 39,817 SF, single-story, Rehabilitation Hospital	**Under Construction** 
GARDENIA POINTE Sage #2023-0005 *Clarke Road/ A. D. Mims Road* *Parcel # 10-22-28-0000-00-003* *Parcel # 10-22-28-0000-00-011* *Parcel # 10-22-28-0000-00-128* *Parcel # 03-22-28-2834-01-201* *37.37 acres* *Commission District 4 - George Oliver III*	Rezoning from A-1 (General Agriculture) to PUD (Planned Unit Development)	Approved at the May 21, 2024 City Commission Meeting
HOWARD MEADOWS Sage #2023-0032 *8708 A. D. Mims Road* *Parcel # 10-22-28-0000-00-133* *2.25 acres* *Commission District 4 - George Oliver III*	Final Subdivision Plan for Six (6) Single-Family Residential Lots	**Under Construction** 
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 - George Oliver III*	Large Scale Preliminary/Final Subdivision Plan, 88-unit 1,391 SF (per unit) residential townhomes with a 2,400-SF clubhouse	**Under Construction** 
OCOEE LANDINGS PUD Sage #2022-0026 *E. Silver Star Road* *Parcel # 16-22-28-4532-00-140* *1.77 acres* *Commission District 4 - George Oliver III*	Large Scale Site Plan consisting of commercial/retail and 46 apartments combined as an approved use for the PUD	Approved at City Commission meeting on November 1, 2022

RESERVE AT LAKE MEADOWS Sage #2021-0043 *2149 Lauren Beth Avenue* *Parcel # 04-22-28-0000-00-024* *18.58 acres* *Commission District 4 - George Oliver III*	A Large-Scale Final Subdivision plan for 46 single-family homes	**Under Construction** 
SHOPPES ON THE BLUFF Sage #2024-0013, 2024-0018 *9251 Clarcona Ocoee Road* *Parcel # 33-21-28-0000-00-023* *Parcel # 04-22-28-0000-00-012* *4.29 acres* *Commission District 4 – George Oliver III*	Small-Scale Site Plan to construct two retail buildings totaling 23,052 square feet	• 1st Review comments sent November 12, 2024 • Awaiting resubmittal
WYNWOOD PHASE 1 & 2 FKA CLRM Sage #2020-0014 *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- George Oliver III*	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 3 & 4 FKA CLRM Sage #2023-0024 *Greenwood Oak Drive* *Parcel # 34-21-28-9490-06-001* *Coachwood Drive* *Parcel # 34-21-28-9490-06-002* *56.63 acres* *Commission District 4- George Oliver III*	Large Scale Preliminary/Final Subdivision Plan to construct 187 single family residential lots	• Final Site Plan Approved Pending Pre-Construction Meeting • City Commission Meeting (Consent): 02/20/2024
WYNWOOD PHASE 3 & 4 PLAT FKA CLRM Sage #2024-0010 *Greenwood Oak Drive* *Parcel # 34-21-28-9490-06-001* *Coachwood Drive* *Parcel # 34-21-28-9490-06-002* *56.63 acres* *Commission District 4- George Oliver III*	Plat	Recorded on November 21, 2024