



OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

May 13, 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 April 8, 2025.

• OLD BUSINESS

• NEW BUSINESS

1. 508, 518 & 524 Woodson Ave. - Legacy Homes FL LLC Annexation & Rezoning from Orange County R-1 (Single-Family Dwelling District) to City of Ocoee R-1A (Single-Family Dwelling District); Project No(s): AX-04-25-02, AX-04-25-03, AX-04-25-04, RZ-25-04-03, RZ-25-04-03, & RZ-25-04-04 (**Planner I Belizaire**)
2. 1561 Dusty Pine Drive - Fermaint Property Variance Request; Project No: VR-25-01 (**Planner I Belizaire**)

• 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

April 8, 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, Member Chacon, Member Galvan, Alternate Member Butler

Absent: None

Also present: Planner Belizaire, Development Services Director Corless, Zoning Manager Whitfield, City Engineer Womack, Board Attorney Johnson, and Recording Clerk Justice

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on March 20, 2025.

(6:31 pm)

Motion for Approval of the Consent Agenda: Moved by Member Keller, Seconded by Vice-Chair Forges; Motion carried unanimously.

• OLD BUSINESS - None

• 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 Belizaire**)

Planner Belizaire presented a brief overview of the subject property. The property is considered logical and eligible for annexation, and the proposed rezoning aligns with the [Joint Planning Area] JPA and Future Land Use Map. The property owner is seeking annexation in order to connect to City water service.

The Board had no comments or questions.

The applicant was not present to speak, so Chair Lomneck opened the public hearing. As no speaker forms were received, the public hearing was closed.

Zoning Manager Whitfield advised that an audience member wished to speak but had not provided a speaker form. Chair Lomneck reopened the public hearing.

Rosa Bell Johnson, 271 10th Avenue, stated that she received the [300-foot notice] letter and expressed that she does not wish to annex or connect to City water. **Chair Lomneck** informed her that her property was not under consideration for annexation at this meeting. **Planner Belizaire** clarified that Ms. Johnson received the notice because the owner of the adjacent property at 283 10th Avenue had submitted a request for annexation, which triggered the public hearing notification.

Chair Lomneck closed the public hearing.

(6:36 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 283 10th Avenue Annexation, Project Number: AX-02-25-01; Moved by Member Keller, Seconded by Member Chacon; motion carried unanimously.

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 283 10th Avenue Rezoning, Project Number: RZ-25-02-01; Moved by Member Keller, Seconded by Member Galvan; motion carried unanimously.

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

Development Services Director Corless provided a brief summary of the March 20, 2025, workshop and outlined the two years of work involved in the Envision 2045 initiative. She expressed pride in the team's accomplishments and gratitude for their efforts, and further highlighted Zoning Manager Whitfield's dedication to the process.

Zoning Manager Whitfield explained the structure of the current 2002 Comprehensive Plan and the statutory requirement for its update. She detailed the 2045 Comprehensive Plan (Comp Plan) formatting, and further explained that the Goals, Objectives, and Policies (GOPs) is the policy framework that will be adopted, and the Data Inventory Analysis (DIA) will serve as the support document for the GOPs. 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 explained that the totality of the Comprehensive GOPs is intended to help Ocoee become the community envisioned in the Vision Statement. She then briefly discussed the *Introduction* chapter and followed by opening the presentation on the elements included within Chapter 2, *Vibrant, Attractive & Inclusive Community*.

Zoning Manager Whitfield explained the data, goals, objectives, and policies of the Future Land Use, Housing, and Recreation and Open Space Elements.

Zoning Manager Whitfield next introduced Chapter 3, *Efficient, Reliable & Well-Maintained Infrastructure*, and discussed the data, goals, policies, and objectives of the Utilities and Drainage Sub-Elements.

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

The Board had no comments or questions.

A brief recess was called at 7:15 pm. The meeting resumed at 7:23 pm.

Chair Lomneck announced that public comments would be taken again after the presentation of the last chapter.

Zoning Manager Whitfield introduced Chapter 4, *Safe & Convenient Mobility* and discussed the data, goals, objectives, and policies of the Mobility Element.

Zoning Manager Whitfield introduced Chapter 5, *Environment-Friendly, Resilient & Sustainable Community* and discussed the data, goals, objectives, and policies of the Conservation Element.

Zoning Manager Whitfield introduced Chapter 6, *Responsible, Accessible and Open Governance* and discussed the data, goals, objectives, and policies of the Public School Facilities Element.

Member Galvan asked what the codes mean on the table of proposed future OCPS schools. **Zoning Manager Whitfield** responded to his question.

Zoning Manager Whitfield explained the data, goals, objectives, and policies of the Intergovernmental Coordination and Capital Improvements Elements.

Member Keller requested clarification regarding gaps in the sidewalk network, specifically asking whether the inventory includes only City-owned sidewalks or those located along County-owned rights-of-way as well. He also inquired about any State Statutes that might oblige the County to share in the costs associated with constructing or maintaining sidewalks adjacent to County-owned land. **Zoning Manager Whitfield** and **City Engineer Womack** responded to his inquiries.

Chair Lomneck opened the public hearing.

Emmanuel Ortiz, 51 Maguire Road, explained that he had been working with City staff for several months on a development plan for his properties prior to the moratorium. He noted that the plans comply with the current Zoning and Future Land Use (FLU) designations, though not necessarily with those proposed under Envision 2045. Mr. Ortiz asked what remedies might be available, given he was unable to submit his final plans before the moratorium and has already incurred significant costs. He also inquired whether the Mixed-Use FLU designation would always require a residential component and requested clarification specific to his property. Lastly, he asked about potential delays related to the development review process and emphasized the loss of time and increased costs associated with those delays. **Zoning Manager Whitfield** responded to his comments. She also addressed the Plant Street Character Area overlay, which already applies to the parcels, along with existing utility challenges for the property and planned construction of a roundabout at the nearby intersection.

Chair Lomneck closed the public hearing.

Zoning Manager Whitfield explained that staff is reviewing the requirements for residential, office, and commercial [with respect to the Mixed-Use FLU designation], and stated that the goal is to create some mixture. She noted that especially with small acreages, City Staff will assist applicants to figure out what will work for their specific site.

Chair Lomneck inquired about the use of “also” with respect to the Mixed-Use classification. **Zoning Manager Whitfield** addressed his question.

(8:00 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Ordinance to Repeal the Current 2002 Comprehensive Plan in its Entirety and Replace it with an Updated Comprehensive Plan, Entitled Envision 2045; Moved by Member Keller, Seconded by Member Galvan; motion carried unanimously.

• **MISCELLANEOUS**

1. Project Status Report

Zoning Manager Whitfield updated the Board with the following:

- Wawa should be opening soon
- The pickleball project will come back with all indoor courts, therefore a special exception is no longer required

• **ADJOURNMENT – 8:02 PM**

Planning & Zoning Commission
April 8, 2025

ATTEST:

APPROVED:

Miranda Justice, Recording Clerk

Brad Lomneck, Chair



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

STAFF REPORT

Meeting Date: May 13, 2025
Item #: 1

Contact Name: Berenice Belizaire, Planner 1 **Department Director:** Ginger Corless
Subject: 508, 518 & 524 Woodson Ave. - Legacy Homes FL LLC Annexation & Rezoning from Orange County R-1 (Single-Family Dwelling District) to City of Ocoee R-1A (Single-Family Dwelling District); Project No(s): AX-04-25-02, AX-04-25-03, AX-04-25-04, RZ-25-04-03, RZ-25-04-03, & RZ-25-04-04 (**Planner I Belizaire**)

BACKGROUND SUMMARY:

Owner/Applicant: Legacy Homes FL LLC

General Location: The properties are in Commission District 2 and are located on the west side of Woodson Avenue and south of Center Street.

Property Size & Parcel Identification Number: The table below summarizes the acreages and parcel identification numbers of the properties.

Address	Parcel ID No.	Acreage
508 Woodson Avenue	17-22-28-0000-00-076	0.38
518 Woodson Avenue	17-22-28-0000-00-093	0.38
524 Woodson Avenue	17-22-28-0000-00-039	0.35

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

Address	Current Future Land Use Map (FLUM) Designation	Current Zoning District	Existing Land Use	Overlay/ Unique Features
508 Woodson Avenue	Low Density Residential (4 units per acre)	County R-1	Vacant	N/A
518 Woodson Avenue	Low Density Residential (4 units per acre)	County R-1	Vacant	N/A
524 Woodson Avenue	Low Density Residential (4 units per acre)	County R-1	Vacant	N/A

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

508 Woodson Avenue				
Direction	Jurisdiction	FLUM Designation	Zoning District	Existing Land Uses
North	Orange County	Low Density Residential	R-1	Vacant
South	Orange County	Low Density Residential	R-1	Single-Family Residential
East	Orange County	Low Density Residential	R-1	Single-Family Residential
West	Orange County	Low Density Residential	R-1	Single-Family Residential

518 Woodson Avenue				
Direction	Jurisdiction	FLUM Designation	Zoning District	Existing Land Uses
North	Orange County	Low Density Residential	R-1	Vacant
South	Orange County	Low Density Residential	R-1	Vacant
East	Orange County	Low Density Residential	R-1	Single-Family Residential
West	Orange County	Low Density Residential	R-1	Single-Family Residential

524 Woodson Avenue				
Direction	Jurisdiction	FLUM Designation	Zoning District	Existing Land Uses
North	City of Ocoee	Low Density Residential	R-1A	Single-Family Residential
South	Orange County	Low Density Residential	R-1	Vacant
East	Orange County	Low Density Residential	R-1	Single-Family Residential
West	Orange County	Low Density Residential	R-1	Single-Family Residential

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

Address	Proposed FLUM Designation	Proposed Zoning District	Proposed Use	Proposed Development Standards
508 Woodson Avenue	N/A (Site remains LDR)	City R-1A	Single Family Dwelling	Conventional R-1A standards
518 Woodson Avenue	N/A (Site remains LDR)	City R-1A	Single Family Dwelling	Conventional R-1A standards
524 Woodson Avenue	N/A (Site remains LDR)	City R-1A	Single Family Dwelling	Conventional R-1A 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 properties are located near the center of the City's jurisdictional limits and, as such, are contiguous to the City and do not create enclaves. Instead, the annexation of the properties furthers the

City's efforts to reduce existing enclaves within the city limits.

Consistent with JPA Agreement: The properties are 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 annexations are 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-1A zoning classification for the properties 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 Woodson Avenue.

Utilities: City water service is available from an existing 6" potable water line adjacent to the properties. 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 properties. The water service installation for the properties will require an Orange County right-of-way permit, which will increase the turnaround time. No sewer lines are available, and the properties will be served by private septic systems.

Transportation: No issues are anticipated as the properties are entitled to have one (1) single-family dwelling per lot.

Stormwater: N/A

Schools: N/A

Public Safety: Fire service is available within 2.4 miles of the properties and can be provided within a five (5) minute response time at a 750-gpm water flow. Police service is available within the Policy Patrol Zone 55 with a 3-minute emergency response time.

An Annexation Feasibility & Public Facilities Analysis Report was completed for each of the properties. See the attached document for the completed reports.

ISSUE:

Should the Planning & Zoning Commission (PZC), acting as the Local Planning Agency (LPA), recommend approval of the Annexation and Rezoning from Orange County R-1 (Single-Family Dwelling District) to City of Ocoee R-1A (Single-Family Dwelling District) for the Legacy Homes FL LLC properties located at 508, 518, and 524 Woodson Avenue?

RECOMMENDATIONS:

The Development Review Committee (DRC) met on Tuesday, May 6, 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-1 (Single-Family Dwelling District) to City of Ocoee R-1A (Single-Family Dwelling District) for the Legacy Homes FL LLC properties located at 508, 518, and 524 Woodson Avenue.

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-1 (Single-Family Dwelling District) to City of Ocoee R-1A (Single-Family Dwelling District) for the Legacy Homes FL LLC properties located at 508, 518 and 524 Woodson Avenue.

ATTACHMENTS:

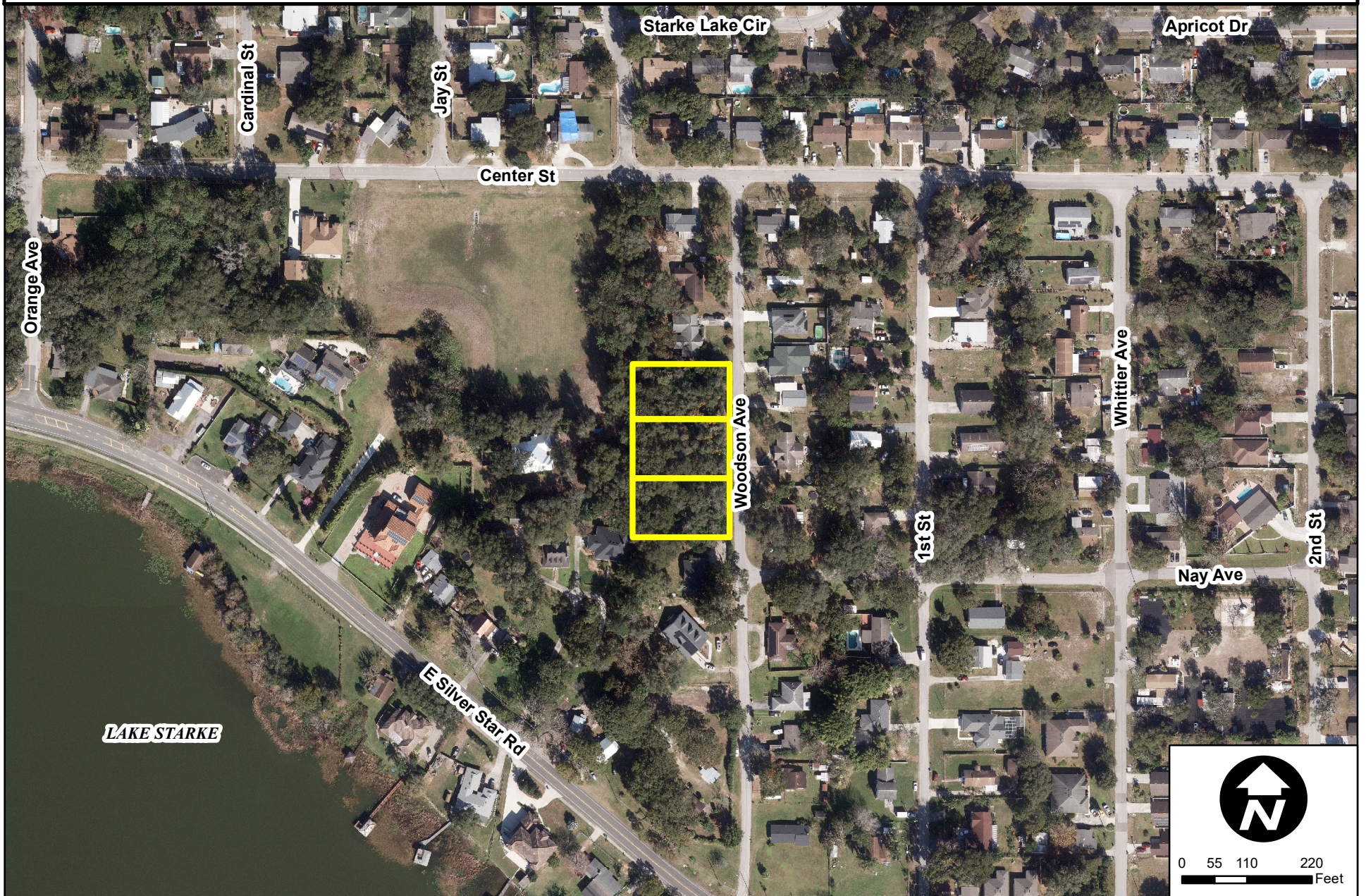
1. Location Map

2. Aerial Map
3. FLU Map
4. Zoning Map
5. 508 Woodson Avenue Feasibility Report
6. 518 Woodson Avenue Feasibility Report
7. 524 Woodson Avenue Feasibility Report
8. Woodson Ave Advertisement

508, 518, 524 Woodson Avenue
Location Map



508, 518, 524 Woodson Avenue 2025 Aerial Photography

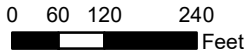


0 55 110 220 Feet

508, 518, 524 Woodson Avenue Surrounding Future Land Use Map













OCOEE
Florida
Development Services
Department

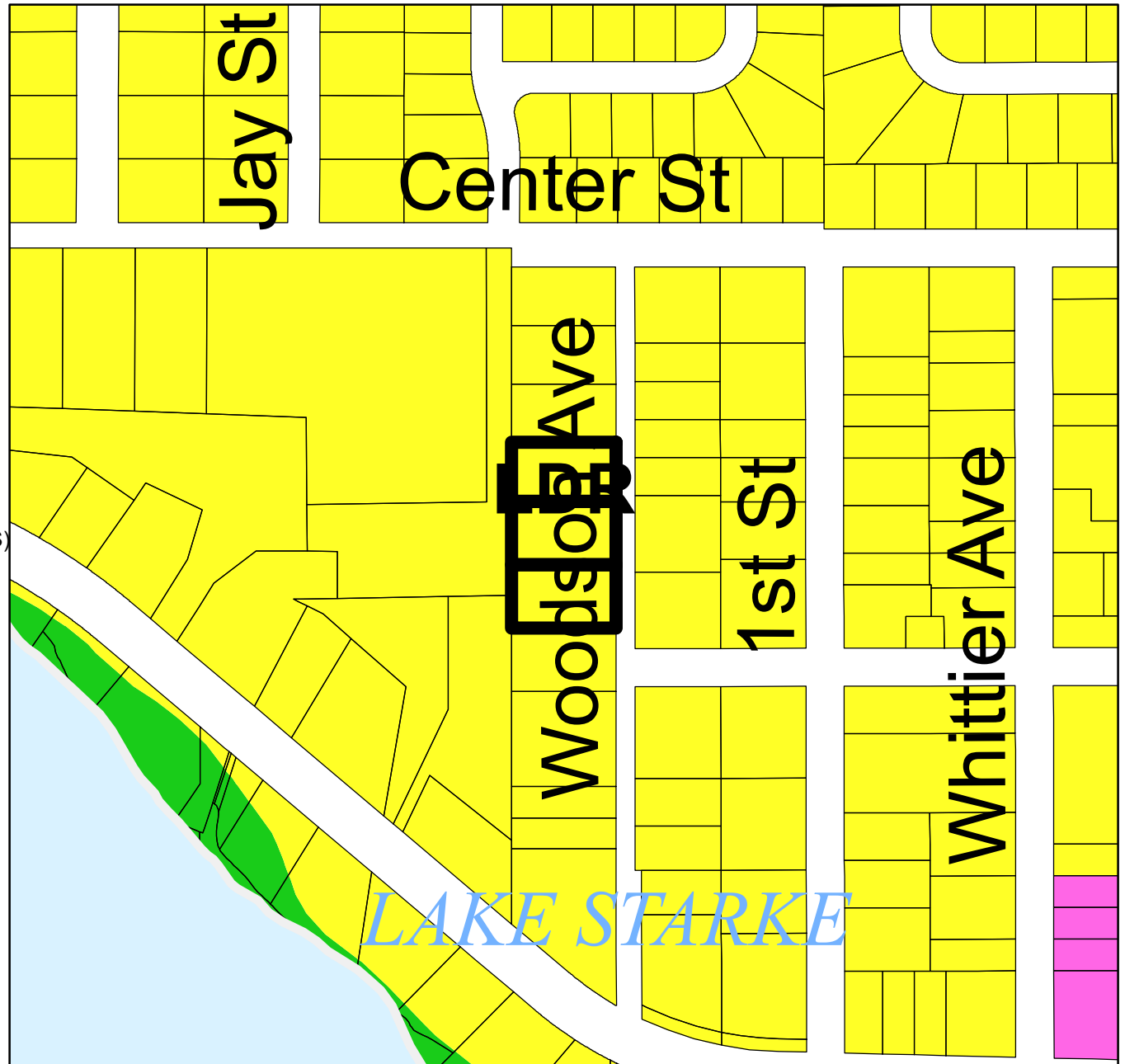


Created: April 2025

 Subject Property

Future Land Use Classification:

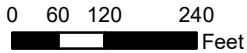
-  Low Density Residential (LDR)
-  Medium Density Residential (MDR)
-  High Density Residential (HDR)
-  Professional Offices and Services (PS)
-  Commercial (COMM)
-  Light Industrial (LI)
-  Heavy Industrial (HI)
-  Conservation/Floodplains (CONS)
-  Recreation and Open Space (REC)
-  Public Facilities/Institutional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



508, 518, 524 Woodson Avenue Surrounding Zoning Map
























Development Services
Department

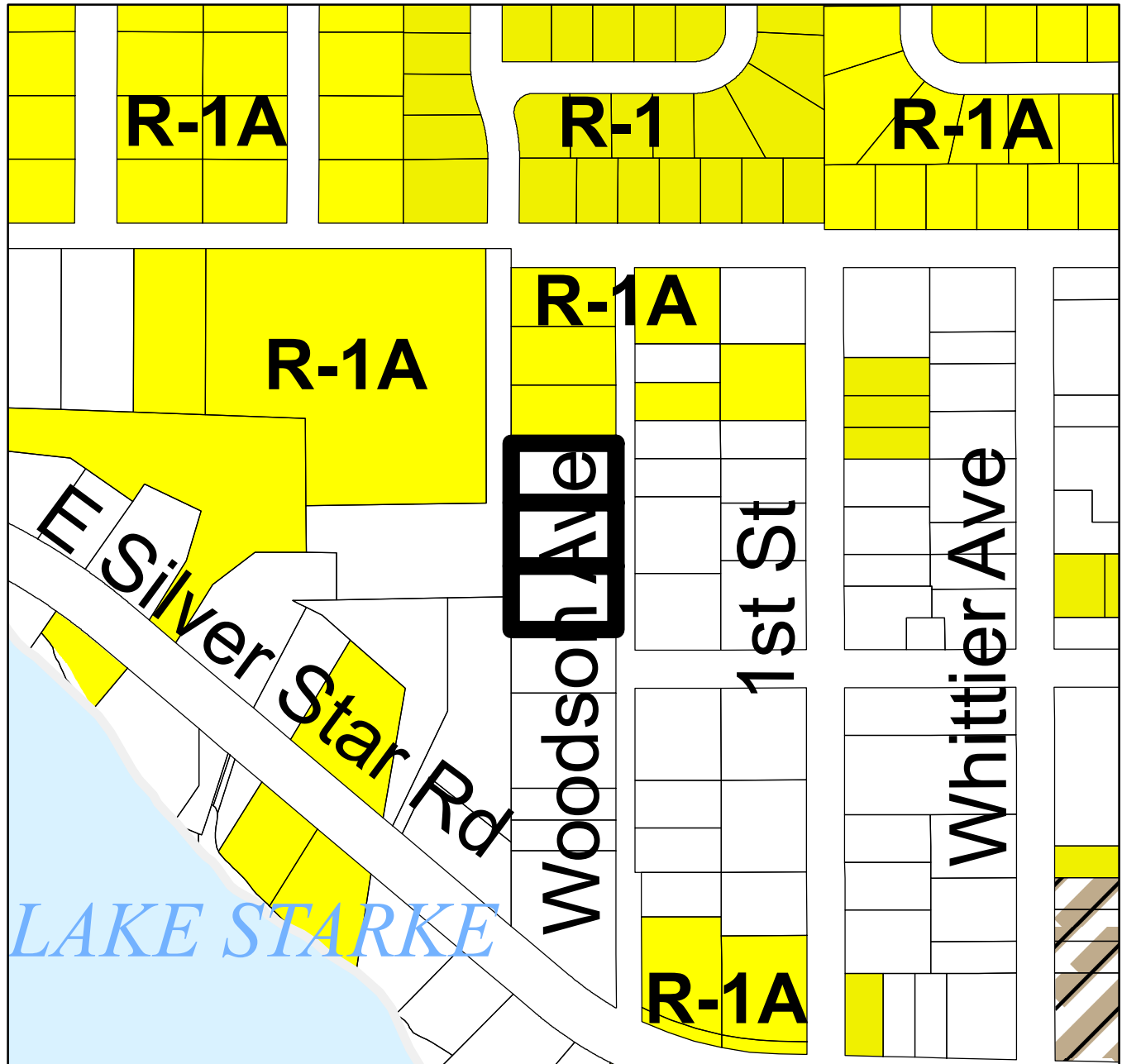


Created: April 2025

 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-04-25-02 & RZ-25-04-02

APPLICANT NAME: Legacy Homes FL LLC

PROJECT NAME: 508 WOODSON AVE. – LEGACY HOMES ANNEXATION

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
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A. Applicant/Owner	
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1. Owner (if different from Applicant):	Legacy Homes FL LLC
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B. Property Location	
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1. General Location:	West of Woodson Avenue and south of Center Street.
2. Parcel Identification Number:	17-22-28-0000-00-076
3. Street Addresses:	508 Woodson Avenue
4. Size and Number of Parcels:	0.38 acres (1 parcel)

C. Use Characteristics	
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1. Existing Use:	Vacant
2. Proposed use:	Single-family dwelling
3. Density / Intensity:	LDR (4 units per acre)
4. Projected Population:	N/A

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

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

II. FIRE DEPARTMENT	
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1. Estimated Response Time:	Less than 5 Min
2. Distance to Property:	2 miles
3. Fire Flow Requirements:	750 GPM

III. POLICE DEPARTMENT	
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1. Police Patrol Zone / Grid / Area:	55/1531/Hillcrest Heights
2. Estimated Response Time:	3 mins Emergency/10 Minutes Non-Emergency
3. Distance to Property:	N/A
3. Average Travel Time	N/A

IV. ECONOMIC VALUE		Berenice Belizaire, Planner I
1. Property Appraiser Market Value:	\$85,000	
2. Property Appraiser Taxable Value	\$85,000	
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:	Yes, offsite water main extension is currently under construction.	
4. Location and Size of Nearest Water Main:	6" water main extension will be adjacent to property.	

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; 6" force main on E Silver Star Rd.	
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:	Yes, to be dedicated prior to completion of offsite water main site work permit.	
2. Private Lift Station Needed:	No	
3. Well Protection Area Needed:	No	

VII. TRANSPORTATION		Berenice Belizaire, Planner I
1. Paved Access:	Yes- Woodson 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
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X. CONSISTENCY WITH STATE ANNEXATION REGULATIONS	Berenice Belizaire, Planner I
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CITY OF OCOEE

ANNEXATION FEASIBILITY ANALYSIS

CASE NUMBER: AX-04-25-03 & RZ-25-04-03

APPLICANT NAME: Legacy Homes FL LLC

PROJECT NAME: 518 WOODSON AVE. – LEGACY HOMES ANNEXATION

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
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A. Applicant/Owner	
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1. Owner (if different from Applicant):	Legacy Homes FL LLC
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B. Property Location	
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1. General Location:	West of Woodson Avenue and south of Center Street.
2. Parcel Identification Number:	17-22-28-0000-00-093
3. Street Addresses:	518 Woodson Avenue
4. Size and Number of Parcels:	0.38 acres (1 parcel)

C. Use Characteristics	
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1. Existing Use:	Vacant
2. Proposed use:	Single-family dwelling
3. Density / Intensity:	LDR (4 units per acre)
4. Projected Population:	N/A

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

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

II. FIRE DEPARTMENT	
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1. Estimated Response Time:	Less than 5 Min
2. Distance to Property:	2.4 miles
3. Fire Flow Requirements:	750 GPM

III. POLICE DEPARTMENT	
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1. Police Patrol Zone / Grid / Area:	55/1531/Hillcrest Heights
2. Estimated Response Time:	3 mins Emergency/10 Minutes Non-Emergency
3. Distance to Property:	N/A
3. Average Travel Time	N/A

IV. ECONOMIC VALUE		Berenice Belizaire, Planner I
1. Property Appraiser Market Value:	\$85,000	
2. Property Appraiser Taxable Value	\$85,000	
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:	Yes, offsite water main extension is currently under construction	
4. Location and Size of Nearest Water Main:	6" water main extension will be adjacent to property.	

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; 6" force main on E Silver Star Rd.	
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:	Yes; to be dedicated prior to completion of offsite water main site work permit.	
2. Private Lift Station Needed:	No	
3. Well Protection Area Needed:	No	

VII. TRANSPORTATION		Berenice Belizaire, Planner I
1. Paved Access:	Yes- Woodson 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
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X. CONSISTENCY WITH STATE ANNEXATION REGULATIONS	Berenice Belizaire, Planner I
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CITY OF OCOEE

ANNEXATION FEASIBILITY ANALYSIS

CASE NUMBER: AX-04-25-04 & RZ-25-04-04

APPLICANT NAME: Legacy Homes FL LLC

PROJECT NAME: 524 WOODSON AVE. – LEGACY HOMES ANNEXATION

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
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A. Applicant/Owner

1. Owner (if different from Applicant):	Legacy Homes FL LLC
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B. Property Location

1. General Location:	West of Woodson Avenue and south of Center Street.
2. Parcel Identification Number:	17-22-28-0000-00-039
3. Street Addresses:	524 Woodson Avenue
4. Size and Number of Parcels:	0.35 acres (1 parcel)

C. Use Characteristics

1. Existing Use:	Vacant
2. Proposed use:	Single-family dwelling
3. Density / Intensity:	LDR (4 units per acre)
4. Projected Population:	N/A

D. Zoning and Land Use

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

E. Consistency

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

II. FIRE DEPARTMENT

1. Estimated Response Time:	Less than 5 Min
2. Distance to Property:	2.4 miles
3. Fire Flow Requirements:	750 GPM

III. POLICE DEPARTMENT

1. Police Patrol Zone / Grid / Area:	55/1531/Hillcrest Heights
2. Estimated Response Time:	3 mins Emergency/10 Minutes Non-Emergency
3. Distance to Property:	N/A
3. Average Travel Time	N/A

IV. ECONOMIC VALUE		Berenice Belizaire, Planner I
1. Property Appraiser Market Value:	\$85,000	
2. Property Appraiser Taxable Value	\$85,000	
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:	Yes, offsite water main extension is currently under construction.	
4. Location and Size of Nearest Water Main:	6" water main extension will be adjacent to property.	

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; 6" force main on E Silver Star Rd.	
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:	Yes; to be dedicated prior to completion of offsite water main site work permit.	
2. Private Lift Station Needed:	No	
3. Well Protection Area Needed:	No	

VII. TRANSPORTATION		Berenice Belizaire, Planner I
1. Paved Access:	Yes- Woodson 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
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X. CONSISTENCY WITH STATE ANNEXATION REGULATIONS	Berenice Belizaire, Planner I
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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
508, 518, & 524 WOODSON AVE. – LEGACY HOMES FL LLC
ANNEXATION AND REZONING FROM ORANGE COUNTY R-1
(SINGLE-FAMILY DWELLING DISTRICT) TO CITY OF OCOEE R-1A
(SINGLE-FAMILY DWELLING DISTRICT)
CASE NUMBERS: AX-04-25-02, AX-04-25-03, AX-04-25-04, RZ-25-04-02,
RZ-25-04-03 & RZ-25-04-04**

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-9 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on **TUESDAY, MAY 13, 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 from Orange County R-1 (Single-Family Dwelling District) to City of Ocoee R-1A (Single-Family Dwelling District) for three (3) parcels located at 508, 518, & 524 Woodson Ave. – Legacy Homes FL LLC. The properties are assigned Parcel ID # 17-22-28-0000-00-076, 17-22-28-0000-00-093, & 17-22-28-0000-00-039 and consist of approximately 1.11 acres combined. The properties are located on the west side of Woodson Ave., approximately 675 feet north of the intersection of E. Silver Star Rd. and Woodson Ave.

If the applicant's request is approved, the annexation would incorporate the properties into the City of Ocoee, and the Rezoning will amend the zoning classification of the subject properties from Orange County R-1 (Single-Family Dwelling District) to City of Ocoee R-1A (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 for 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 that the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearings and that no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made during 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. Persons with disabilities needing assistance to participate in any of the proceedings should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.

May 1, 2025

25-01218W

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: May 13, 2025
Item #: 2

Contact Name: Berenice Belizaire, Planner 1

Department Director: Ginger Corless

Subject: 1561 Dusty Pine Drive - Fermaint Property Variance Request; Project No: VR-25-01 (**Planner I Belizaire**)

BACKGROUND SUMMARY:

The property is in Commission District 1 and is located at 1561 Dusty Pine Drive. It is zoned PUD-LD (Planned Unit Development-Low Density), and is within the Forest Lake Estates PUD. The property is assigned parcel ID 32-22-28-9285-00-740. Per the Forest Lake Estates 2015 Preliminary/Final Subdivision Plan, the maximum allowed impervious surface area (ISA) for a single-family lot is 65%. With the subject property containing 6,011 square feet (SF) of land, the maximum allowed ISA is 3,907 SF.

Per Section 5-4D of Article V of the Land Development Code, any pedestrian walkway, path, patio, driveway, parking space, or other vehicle circulation area shall be set back at least 2 feet from the side and rear property lines. As there are areas with impervious materials installed within the 2-foot side property line setback for impervious materials, the applicant is also requesting a variance to reduce the setback to 1.5 feet.

The property has a 5-foot drainage and utility easement along the side property lines, a 5-foot wall easement along the rear property line, and a 10-foot distribution easement also along the rear property line. The applicant has concurrently submitted a request to vacate 5-foot drainage and utility easements along the side property lines. Per Section 5-1 of Article 5, the City cannot interfere with, abrogate, or annul any lawful easement and therefore cannot issue permits for the construction of improvements within an easement area. Due to impervious materials being installed without permits within the 5-foot-wide drainage and utility easements along both side yards as well as the 10-foot distribution easement (which would also encompass the 5-foot wall easement), an easement vacation and a reduction in the impervious material setback are needed in order for the existing impervious materials to remain. Given that, per the Plat Note # 12, the 10-foot easement is an electrical distribution easement that runs across the rear yards of all of the lots on this road segment, staff anticipates that it is highly unlikely that the 10-foot distribution easement will be vacated. Thus, the proposed survey shows the ISA outside of that easement. Also, the applicant's proposed 69% ISA does not include the existing concrete ISA within that easement. When that concrete is accounted for, the ISA is well above 65%.

Because the easement vacation request follows a separate process, this item only reflects the applicant's two (2) variances, as follows: (1) a variance to the Forest Lake Estates Planned Unit Development (PUD) Preliminary/ Final Subdivision Plan to exceed the maximum allowed 65% ISA by 4% (approximately 261 SF) for a total ISA of 4,168 SF, representing a 6.7% variance and (2) a variance to Article V, Subsection 5-4D of the City of Ocoee Land Development Code to encroach into the minimum 2-foot side setback for impervious materials by 0.5-feet, representing a 25% variance for purposes of installing pavers and concrete in the front, side, and rear yards, specifically:

- Installation of pavers for the front porch, and
- Installation of paver walkways along the side yards, and
- Installation of paver walkways in the rear yard, and
- Installation of a concrete patio in the rear yard, and
- Installation of a paver fire pit in the rear yard, and
- Installation of a paver area around a tree in the rear yard, and
- Installation of a concrete slab (basketball court) in the rear yard.

According to Article IV, Section 4- 9A, approval of a variance requires that the applicant demonstrate compliance with four (4) criteria, as follows:

1. That special conditions and circumstances exist which are peculiar to the land, structures, or required subdivision improvements involved and which are not applicable to other lands, structures, or required subdivision improvements;
2. That a literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties with similar conditions;
3. That the special conditions and circumstances do not result from the actions of the applicant; and
4. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, structures, or required subdivision improvements under similar conditions.

Applicant Response: The applicant's justifications are as follows:

1. Rain and water erosion caused damage to the home's foundation. Soil was weathered away, and the erosion began to expose the foundation walls. The home's structural integrity would have been compromised and led to future costly repairs had this damage not been corrected with the placement of the side pavers and repairs to the foundation.
2. The pavers already exist along with other requests that need permit approval. The current impervious surface area is 67.65%. The maximum surface area is 65%, and they are requesting to exceed it due to the current surface area total.

Staff Analysis: Staff finds that the justifications provided by the applicant do not support and are not sufficient to demonstrate compliance with the four (4) evaluation criteria. Staff's analysis is summarized below:

- Criteria 1: Special Circumstances & Conditions: No special conditions and circumstances exist that are peculiar to the land in that the subject lot is of similar dimensions, shape, and size as other lots in this block of the subdivision. The lot is rectangular and, similarly to other lots in the subdivision, has a 5-foot drainage and utility easement along the side lot lines where impervious materials are not permitted. Even if the easements were approved for vacation, there is a minimum 2-foot setback requirement for impervious materials.
- Criteria 2: Literal Interpretation of the Code: The literal interpretation of the provisions of these regulations would not deprive the property owners of rights commonly enjoyed by other properties with similar conditions. Construction of the residence, including the entry, driveway, walkway, AC pad, and rear stoop, yielded an ISA of approximately 32%, leaving 33% (or approximately 1,984 square feet) of ISA available for use by the property owner. Staff finds that the remaining 33% ISA (1,984 SF) is ample square footage for the property owners to construct a reasonably sized patio, accessory structures, or any other improvements on the property and still remain compliant with the Code. Staff finds that prohibiting the installation of buildings or structures in easements and requiring a 2-foot side and rear setback for impervious materials would not place an undue burden or hardship on this lot. The Forest Lake Estates Phase 2 Plat Note 12 further reinforces this requirement for lots 267 through 278 (subject lot number 270) by prohibiting buildings, structures, or obstacles (except fences) from being located, constructed, excavated, or created within the distribution easement area.
- Criteria 3: Actions of the Applicant: The circumstances of this variance are the result of the actions of the applicant/property owners, as the impervious materials were installed without permits. If they had sought a permit prior to work being completed, staff would have informed them of the requirements. The property was cited by Code Enforcement for having unpermitted pavers in the front and side yards. In an effort to be compliant with Code Enforcement, the applicant/property owners applied for a building permit. During the course of staff review of the building permit, staff found that there were additional unpermitted improvements in the rear of the property that were not indicated on the survey or accounted for in the impervious area calculation sheet (refer to the attached surveys).
- Criteria 4: Conference of Special Privilege: Granting the requested variance would confer a special privilege to the applicant/property owners that is denied by these regulations to other lands or required subdivision

improvements under similar conditions, as other properties are also not permitted to exceed the maximum allowed ISA, install impervious materials within 2-feet of side and rear property lines or install impervious materials within easements.

Since the start of the permit application (April 2024), staff have had several in-person conversations at City Hall, email correspondences, and a site visit with the property owners related to the exceeded ISA and the installation of impervious materials within easements. Based on what has been presented for review to this point, staff does not support the requested variance as there is insufficient, code-based justification to support the variance.

ISSUE:

Should the Planning and Zoning Commission (PZC) recommend approval for the requested two (2) variances as follows: (1) a variance to the Forest Lake Estates Planned Unit Development (PUD) Preliminary/ Final Subdivision Plan to exceed the maximum allowed 65% ISA by 4% (approximately 261 SF) for a total ISA of 4,168 SF, representing a 6.7% variance and (2) a variance to Article V, Subsection 5-4D of the City of Ocoee Land Development Code to encroach into the minimum 2-foot side setback for impervious materials by 0.5-feet, representing a 25% variance for purposes of installing pavers and concrete in the front, side, and rear yards.

RECOMMENDATIONS:

Staff recommends that the Planning and Zoning Commission (PZC) make a recommendation of denial for the requested two (2) variances and not allow the following: (1) the maximum 65% ISA to be exceeded by 4% (or approximately 261 SF) for a total ISA of 4,168 SF, representing a 6.7% variance and (2) encroachment into the minimum 2-foot side setback for impervious materials by 0.5-feet, representing a 25% variance for purposes of installing pavers and concrete in the front, side, and rear yards.

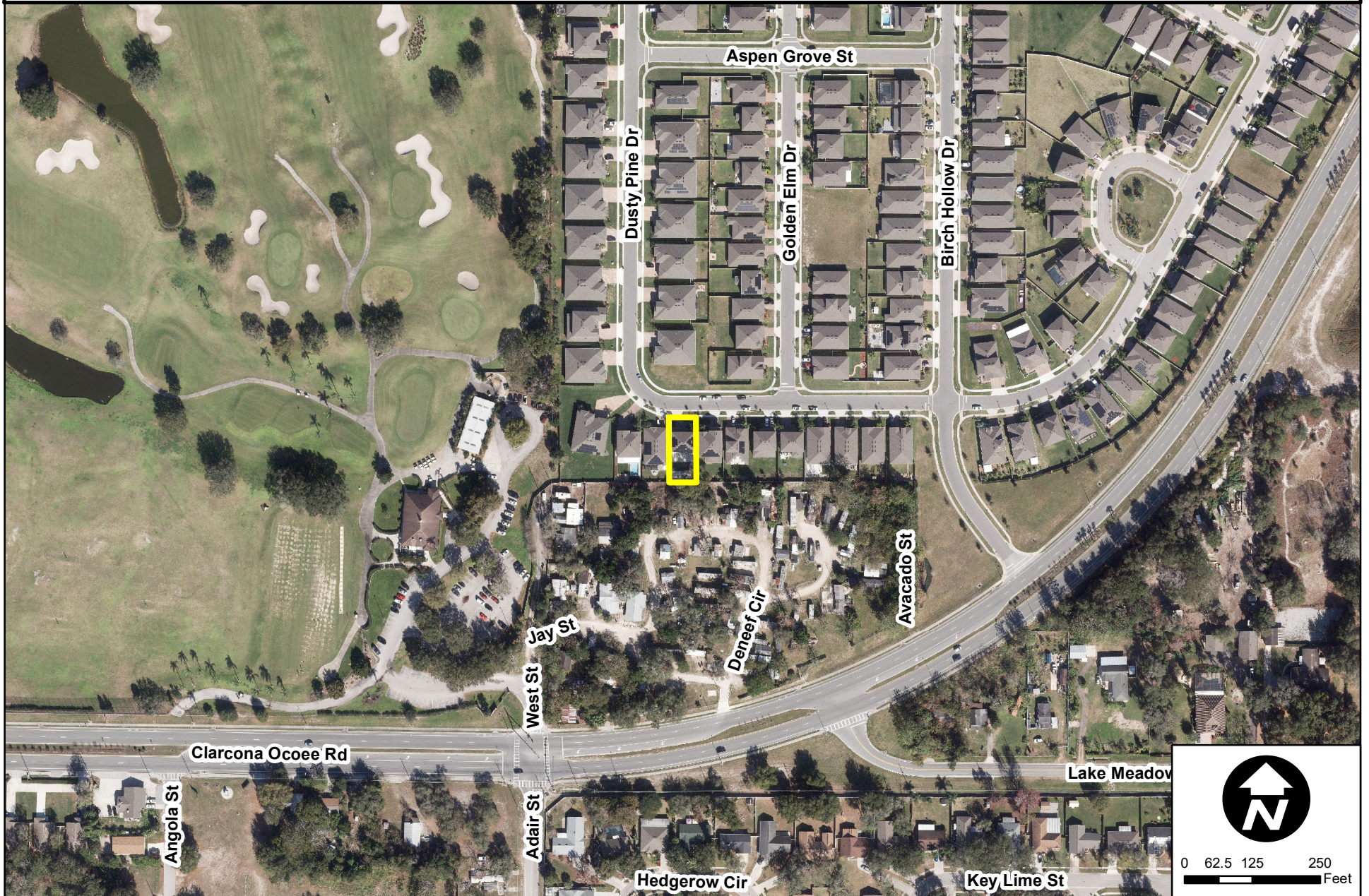
ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Future Land Use Map
4. Zoning Map
5. Revised Variance Application
6. Original Survey
7. Proposed Survey
8. Dusty Pine Drive Variance Advertisement

1561 Dusty Pine Drive
Location Map



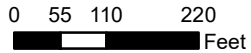
1561 Dusty Pine Drive 2025 Aerial Photography



1561 Dusty Pine Drive Surrounding Future Land Use Map



OCOEE
Florida
Development Services
Department

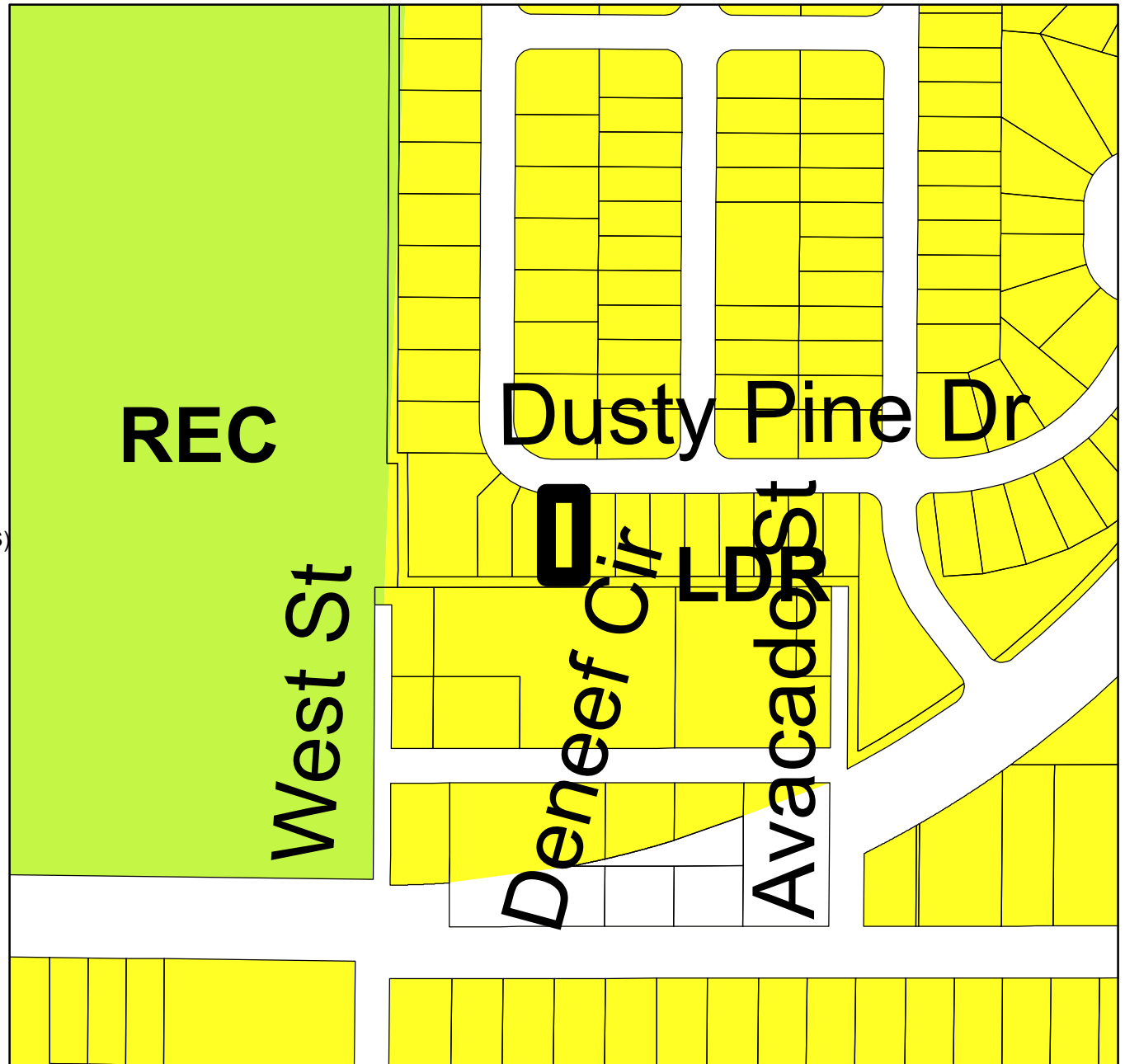


Created: May 2025

Subject Property

Future Land Use Classification:

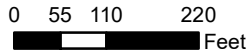
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Professional Offices and Services (PS)
- Commercial (COMM)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Conservation/Floodplains (CONS)
- Recreation and Open Space (REC)
- Public Facilities/Institutional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



1561 Dusty Pine Drive Surrounding Zoning Map



Development Services
Department

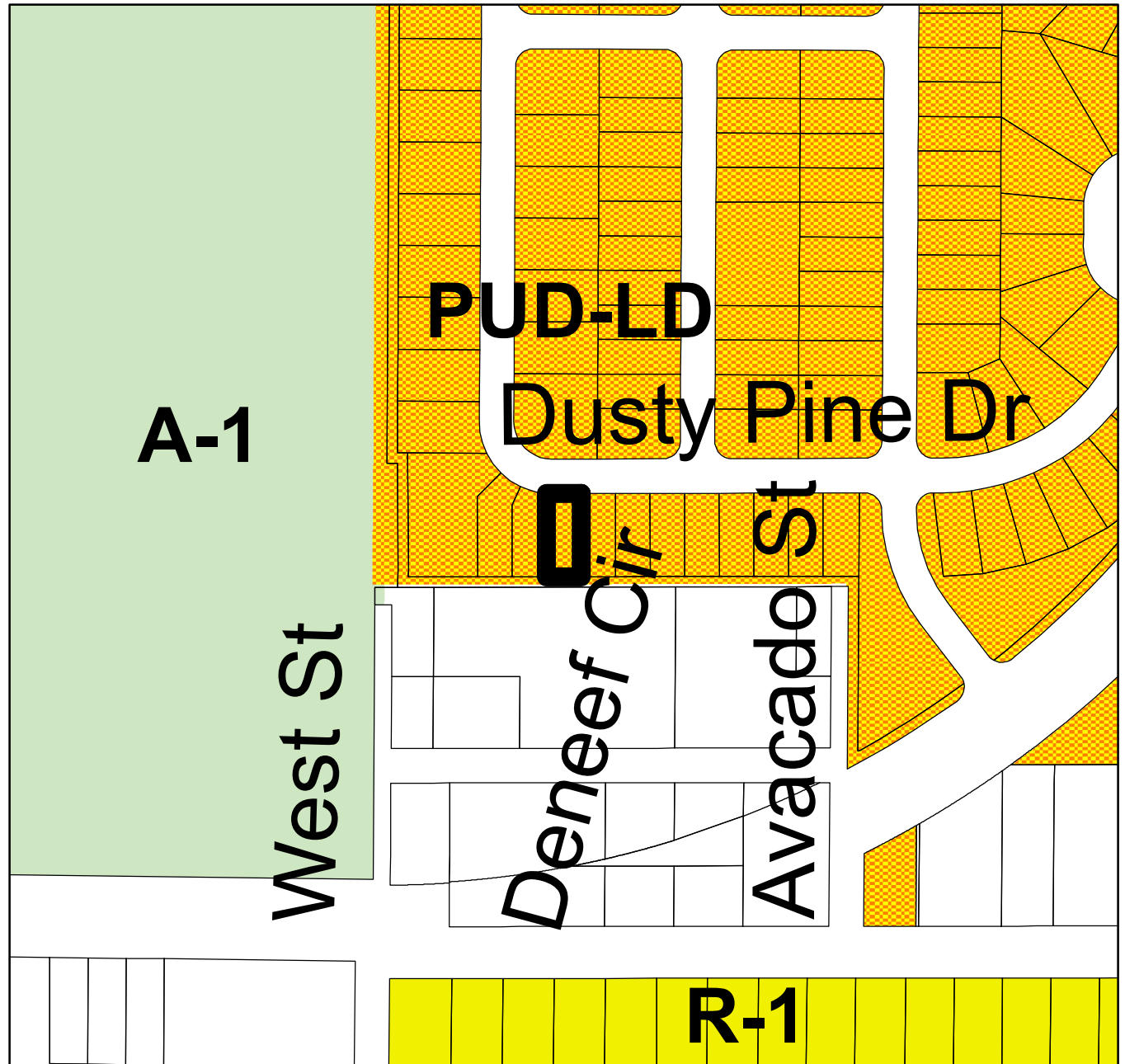


Created: May 2025

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





VARIANCE APPLICATION

Development Services – Planning Division
1 N. Bluford Avenue | Ocoee, FL 34761
Phone: 407.905.3157

Received Date – Office Use Only

Application Fee for Variance:

Single Family Residence \$250.00
All Others \$500.00

- A deposit is not required for variance applications.

A separate application fee is collected for each action sought and for non-contiguous parcels or for parcels held under separate ownership.

A variance shall not be granted by the city unless and until a written Variance Application is submitted with the Variance Fee Sheet demonstrating:

1. That special conditions and circumstances exist which are peculiar to the land, structures, or required subdivision improvements involved and which are not applicable to other lands, structures, or required subdivision improvements;
2. That a literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties with similar conditions;
3. That the special conditions and circumstances do not result from the actions of the applicant;
4. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, structures, or required subdivision improvements under similar conditions. No pre-existing conditions of neighboring lands which are contrary to these regulations shall be considered grounds for the issuance of a variance.



VARIANCE APPLICATION

Development Services – Planning Division
1 N. Bluford Avenue | Ocoee, FL 34761
Phone: 407.905.3157



Received Date – Office Use Only

PROJECT NUMBER: _____ DATE RECEIVED: January 13, 2025

PROJECT NAME: Fermaint Side Pavers

PROJECT DESCRIPTION: Side pavers for foundation erosion prevention

APPLICANT'S NAME: Edwin and Monica Fermaint

APPLICANT'S ADDRESS: 1561 Dusty Pine Drive, Apopka, FL 32703

TELEPHONE NUMBER: 407-770-9608

E-MAIL ADDRESS: monicamor@aol.com

OWNER OF RECORD: Edwin and Monica Fermaint

OWNER'S ADDRESS: 1561 Dusty Pine Drive, Apopka, FL 32703

PHONE NUMBER: 407-770-9608

PROPERTY LOCATION: 1561 Dusty Pine Drive, Apopka, FL 32703

A. PROPERTY TAX ID. NO(S):

05-22-28-2853-02-700

- LEGAL DESCRIPTION: ALL APPLICATIONS FOR SUBDIVISION OR SITE PLAN REVIEW MUST PROVIDE THREE (3) EXECUTED, CERTIFIED AND SEALED BOUNDARY SURVEYS FOR THE SUBJECT PARCEL, WHICH SHALL INCLUDE A METES-AND-BOUNDS LEGAL DESCRIPTION. ATTACH SURVEY WITH FULL LEGAL DESCRIPTION AS EXHIBIT.
- PROPOSED USE OF THE SUBJECT PARCEL IF THE PRESENT APPLICATION(S) IS/ARE GRANTED? 1. Request for a variance for the reduction of the 2' minimum setback to the sides of the home and allow for the existing pavers to remain after the reduction of the 2' setback. The side pavers that exist were a placed as a preventative maintenance to deter further erosion of the foundation of the home caused by water damage. 2. To exceed the maximum allowed impervious surface area.

- NUMBER OF EXISTING BUILDINGS AND EXISTING LAND USE OF THE SUBJECT PARCEL:

Residential property - Single Family Home

- BRIEFLY ADDRESS THE FOLLOWING:

B. THE NEED AND JUSTIFICATION FOR THE REQUESTED ACTION: 1. Rain/Water erosion

caused damage to my home's foundation. Soil was weathered away erosion and began to expose
the foundation walls. My home's structural integrity would have been compromised and led to future

costly repairs had this damage not been corrected with the placement of the side pavers and repairs
of the foundation. 2. The pavers already exist along with other requests that need permit approval. The
current Impervious Surface Area is 67.65%. The max surface area is 65% and requesting that it be exceeded
due to the current surface area total.

- HOW WILL THE FOLLOWING ESSENTIAL SERVICES BE PROVIDED?

A. POTABLE WATER: N/A

B. WASTEWATER TREATMENT: N/A

C. STORMWATER MANAGEMENT: N/A

D. RECREATION: N/A

E. SCHOOLS AND PROJECTED NUMBER OF SCHOOL AGE CHILDREN: N/A

F. MAIN HIGHWAY ACCESS (A traffic study may be required): N/A

G. FIRE PROTECTION (NOTE: Fire flow data will be required before final platting):

N/A

APPLICANT SIGNATURE

DATE

Sworn to or affirmed and signed by means of physical presence or online notarization on _____, __ 20__.

NOTARY PUBLIC

[Print, type, or stamp commissioned name of
notary or clerk to the left of signature]

Affiant is personally known; or produced the following identification: _____.

Affiant's Signature

Sworn to or affirmed and signed by means of physical presence or online notarization on _____, __ 20__.

NOTARY PUBLIC

[Print, type, or stamp commissioned name of
notary or clerk to the left of signature]

Affiant is personally known; or produced the following identification: _____.

Affiant's Signature

Sworn to or affirmed and signed by means of physical presence or online notarization on _____, __ 20__.

NOTARY PUBLIC

[Print, type, or stamp commissioned name of
notary or clerk to the left of signature]

Affiant is personally known; or produced the following identification: _____.

Affiant's Signature

Sworn to or affirmed and signed by means of physical presence or online notarization on _____, __ 20__.

NOTARY PUBLIC

[Print, type, or stamp commissioned name of
notary or clerk to the left of signature]

Affiant is personally known; or produced the following identification: _____.

OWNERSHIP LIST

PARCEL ONE:

OWNER'S NAME: _____

OWNERSHIP INTEREST: _____

MAILING ADDRESS: _____

LEGAL DESCRIPTION:

PARCEL TWO:

OWNER'S NAME: _____

OWNERSHIP INTEREST: _____

MAILING ADDRESS: _____

LEGAL DESCRIPTION:

PARCEL THREE:

OWNER'S NAME: _____

OWNERSHIP INTEREST: _____

MAILING ADDRESS: _____

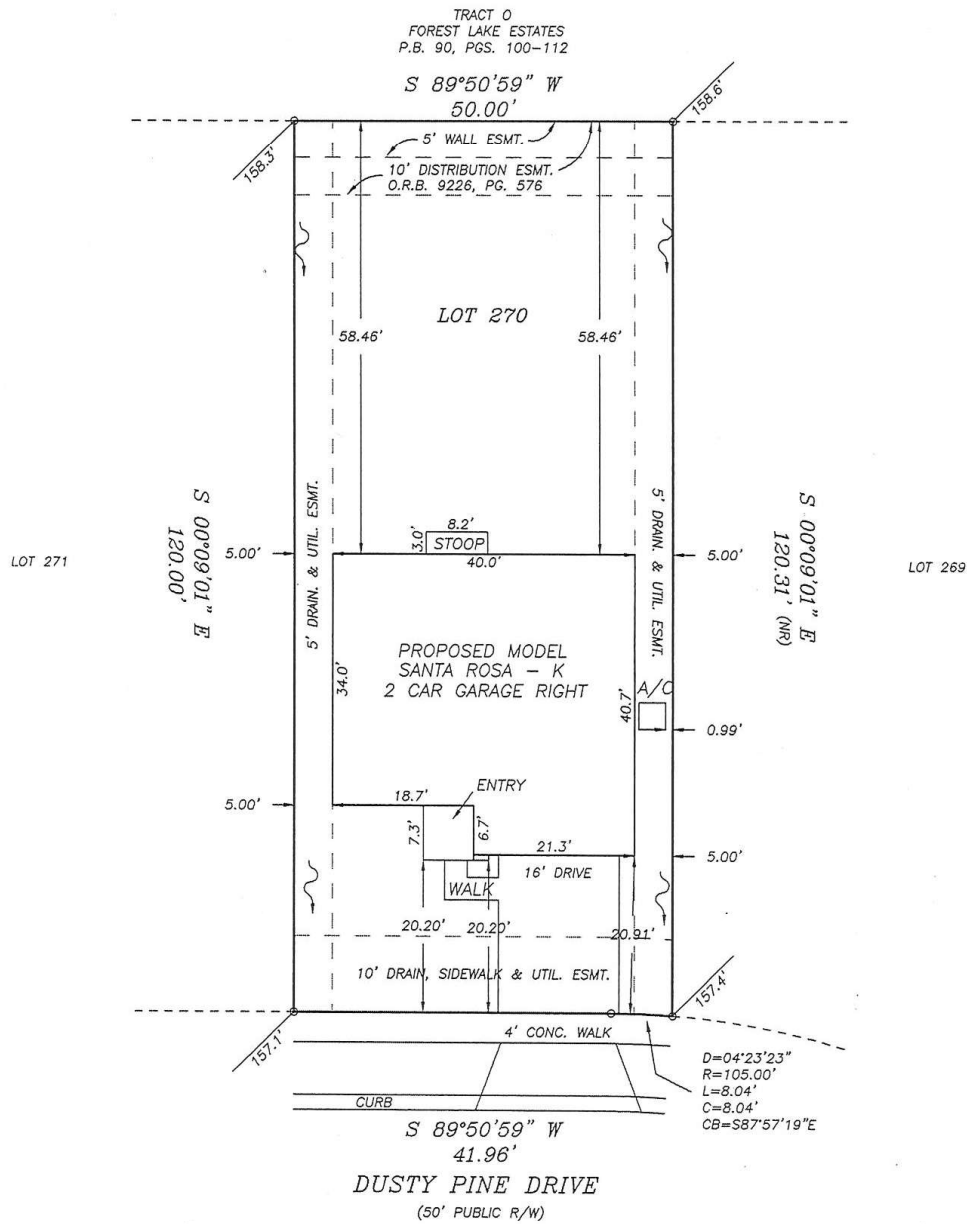
LEGAL DESCRIPTION:

*** NOTE: ATTACH ADDITIONAL SHEETS IF MORE THAN THREE PARCELS.**

1. Request for a variance for the reduction of the 2' minimum setback to the sides of the home

DESCRIPTION AS FURNISHED: Lot 270, FOREST LAKE ESTATES PHASE 2, as recorded in Plat Book 97, Pages 68 through 74, Public Records of Orange County, Florida.

PLOT PLAN FOR / CERTIFIED TO: Ryan Homes/NVR Inc.



PLOT PLAN ONLY NOT A SURVEY

<p>PROPOSED = FINISHED SPOT GRADE ELEVATIONS PER DRAINAGE PLANS</p> <p>~ = PROPOSED DRAINAGE FLOW</p> <p>LOT GRADING TYPE A</p> <p>PROPOSED FINISH FLOOR PER PLANS = 159.5'</p>	<p>PLOT PLAN AREA CALCULATIONS</p> <p>IMPERVIOUS COVERAGE = 1,952± SQUARE FEET OR 32.5%</p> <p>LOT CONTAINS 6,001± SQUARE FEET</p> <p>WALK ON=28± SQUARE FEET</p> <p>WALK OFF=19± SQUARE FEET</p> <p>DRIVE ON=334± SQUARE FEET</p> <p>DRIVE OFF(APRON)=125± SQUARE FEET</p>	<p>BUILDING SETBACKS: AS FURNISHED</p> <p>FRONT = 20'</p> <p>REAR = 20'</p> <p>SIDE = 5.0' (FOR 50'x120' LOTS)</p> <p>SIDE = 7.5' (FOR 75'x120' LOTS)</p> <p>SIDE CORNER = 20'</p>
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GRUSENMEYER-SCOTT & ASSOC., INC. - LAND SURVEYORS

<p>LEGEND -</p> <p>P = PLAT</p> <p>IP = FIELD</p> <p>IP. = IRON PIPE</p> <p>IR. = IRON ROD</p> <p>C.M. = CONCRETE MONUMENT</p> <p>SET IR. = 1/2" IR. W/RLS 4596</p> <p>REC. = RECOVERED</p> <p>POB. = POINT OF BEGINNING</p> <p>P.O.C. = POINT OF COMMENCEMENT</p> <p>S. = CENTERLINE</p> <p>W.D. = RIGHT-OF-WAY</p> <p>P.V. = EASEMENT</p> <p>ESMT. = DRAINAGE</p> <p>UTIL. = UTILITY</p> <p>CHLN. = CHAIN LINK FENCE</p> <p>V.D.F. = VOOD FENCE</p> <p>C/B. = CONCRETE BLOCK</p> <p>P.C. = POINT OF CURVATURE</p> <p>P.T. = POINT OF TANGENCY</p> <p>DESC. = DESCRIPTION</p> <p>R. = RADIUS</p> <p>L. = ARC LENGTH</p> <p>Δ = DELTA</p> <p>C. = CHORD</p> <p>C.B. = CHORD BEARING</p>	<p>LEGEND -</p> <p>P.O.L. = POINT ON LINE</p> <p>TYP. = TYPICAL</p> <p>P.R.C. = POINT OF REVERSE CURVATURE</p> <p>P.C.C. = POINT OF COMPOUND CURVATURE</p> <p>RAD. = RADIAL</p> <p>NR. = NON-RADIAL</p> <p>W.P. = WITNESS POINT</p> <p>DALC. = CALCULATED</p> <p>P.P.M. = PERMANENT REFERENCE MONUMENT</p> <p>FF. = FINISHED FLOOR ELEVATION</p> <p>B.S.L. = BUILDING SETBACK LINE</p> <p>B.M. = BENCHMARK</p> <p>B.B. = BASE BEARING</p>
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5400 E. COLONIAL DR. ORLANDO, FL. 32807 (407)-277-3232 FAX (407)-658-1436

NOTES:

1. THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES
2. UNLESS EMBOSSED WITH SURVEYOR'S SIGNATURE AND ORIGINAL RAISED SEAL, THIS SURVEY MAP OR COPIES ARE NOT VALID.
3. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
5. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. BEARINGS, ARE BASED ASSUVED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)
8. ELEVATIONS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
9. CERTIFICATE OF AUTHORIZATION No. 4525.

CERTIFIED BY:

[Signature]

TOM X. GRUSENMEYER, R.L.S. # 4714
JAMES W. SCOTT, R.L.S. # 4801

SCALE 1" = 20'	DRAWN BY: ***	R.D.
DATE	PLOT PLAN 03-01-2019	ORDER No. 1454-19

THIS BUILDING/PROPERTY DOES NOT LIE WITHIN THE ESTABLISHED 100 YEAR FLOOD PLANE AS PER "FIRM" ZONE "X" MAP # 12085C 0210 F

DESCRIPTION AS FURNISHED: Lot 270, FOREST LAKE ESTATES PHASE 2, as recorded in Plat Book 97, Pages 68 through 74, Public Records of Orange County, Florida.

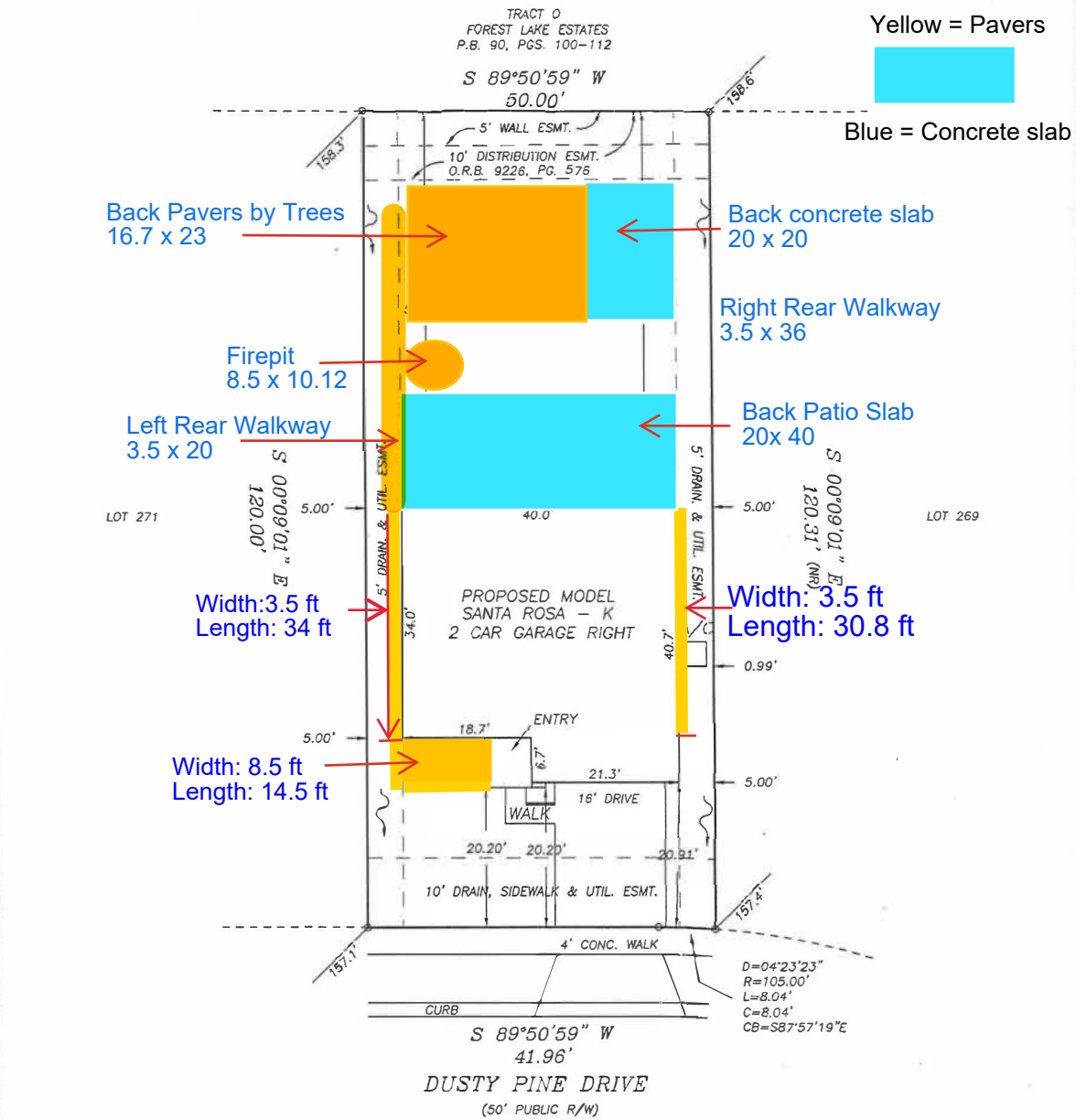
PLOT PLAN FOR / CERTIFIED TO: Ryan Homes/NVR Inc.



Yellow = Pavers



Blue = Concrete slab



PLOT PLAN ONLY NOT A SURVEY

PROPOSED = FINISHED SPOT GRADE ELEVATIONS
PER DRAINAGE PLANS

~ = PROPOSED DRAINAGE FLOW

LOT GRADING TYPE A

PROPOSED FINISH FLOOR PER PLANS = 159.5'

EXISTING
PROPOSED

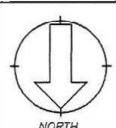
PLOT PLAN AREA CALCULATIONS
IMPERVIOUS COVERAGE = 1,952± SQUARE FEET OR 32.5%
LOT CONTAINS 6,001± SQUARE FEET
WALK ON=28± SQUARE FEET
WALK OFF=199± SQUARE FEET
DRIVE ON=334± SQUARE FEET
DRIVE OFF(APRON)=125± SQUARE FEET

BUILDING SETBACKS: AS FURNISHED

FRONT = 20'
REAR = 20'
SIDE = 5.0' (FOR 50x120' LOTS)
SIDE = 7.5' (FOR 75x120' LOTS)
SIDE CORNER = 20'

GRUSENMEYER-SCOTT & ASSOC., INC. - LAND SURVEYORS

LEGEND -	LEGEND -
P = PLAT	P.O.L. = POINT ON LINE
F = FIRE HOLE	TYP. = TYPICAL
I.P. = IRON PIPE	P.R.C. = POINT OF REVERSE CURVATURE
I.R. = IRON ROD	P.C.C. = POINT OF COMPOUND CURVATURE
C.M. = CONCRETE MONUMENT	RAD. = RADIAL
I.C.T. 1/2" = 1/2" I.R. W/ILB 4596	N.R. = NON-RADIAL
R.C. = RECOVERED	W.P. = WITNESS POINT
P.B. = POINT OF BEGINNING	CALC. = CALCULATED
P.O.C. = POINT OF COMMENCEMENT	P.R.M. = PERMANENT REFERENCE MONUMENT
S. = CENTER LINE	F.F. = FINISHED FLOOR ELEVATION
N.G.D. = NAIL & DISK	B.S.L. = BUILDING SETBACK LINE
R/W = RIGHT-OF-WAY	B.M. = BENCHMARK
ESMT. = EASEMENT	B.B. = BASE BEARING
DRAIN. = DRAINAGE	
UTIL. = UTILITY	
C.L.F.C. = CHAIN LINK FENCE	
V.F. = WOOD FENCE	
C/B = CONCRETE BLOCK	
P.C. = POINT OF CURVATURE	
P.T. = POINT OF TANGENCY	
DESC. = DESCRIPTION	
R. = RADIUS	
L. = ARC LENGTH	
D. = DELTA	
C. = CHORD	
C.B. = CHORD BEARING	



5400 E. COLONIAL DR. ORLANDO, FL. 32807 (407)-277-3232 FAX (407)-658-1436

- NOTES:
1. THE UNDERSIGNED DOING HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES
 2. UNLESS EMBOSSED WITH SURVEYOR'S SIGNATURE AND ORIGINAL RAISED SEAL THIS SURVEY MAP OR COPIES ARE NOT VALID.
 3. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR, THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY.
 4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
 5. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
 6. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
 7. BEARINGS ARE BASED ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (B.B.)
 8. BEARINGS, IF SHOWN, ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
 9. CERTIFICATE OF AUTHORIZATION No. 4428.

CERTIFIED BY:

Tom X. Grusenmeyer
TOM X. GRUSENMEYER, R.L.S. # 4714
JAMES W. SCOTT, R.L.S. # 4801

SCALE 1" = 20'	DRAWN BY: ***	R.D.
DATE	PLOT PLAN 03-01-2019	ORDER No. 1454-19

THIS BUILDING/PROPERTY DOES NOT LE WITHIN THE ESTABLISHED 100 YEAR FLOOD PLANE AS PER "FIRM" ZONE "X" MAP # 12095C 0210 F

AREA	Measurements	Total Sq. Footage
Front Porch	8.5 x 14.5	123.25
Side Walkways		
Left	3.5 x 34	119
Right	3.5 x 30.8	107.8
Back Rear Walkways		
Left Walkway	3.5 x 20	70
Right Walkway	3.5 x 36	126
Back Patio Slab	20x40	800
Fire Pit	8.5 x 10.12	86.02
Back Paved area around trees	16.7 x 23	384.1
Back Concrete Slab	20x20	400
Total New Area		2216.17

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
1561 DUSTY PINE DRIVE – FERMAINT PROPERTY
VARIANCE REQUEST
CASE NUMBER: VR-25-01**

NOTICE IS HEREBY GIVEN, that the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** on **TUESDAY, MAY 13, 2025, at 6:30 P.M.** or as soon thereafter as possible, at the Ocoee City Commission Chambers, 1 North Bluford Avenue, Ocoee, Florida, in order to consider the petition of Edwin and Monica Fermaint for a variance according to the provisions of Article IV, Subsection 4-9 of the City of Ocoee Land Development Code. The property is located at 1561 Dusty Pine Drive and is assigned parcel ID # 05-22-28-2853-02-700.

Action Requested: The applicant is requesting two (2) variances as follows: (1) a variance to the Forest Lake Estates Planned Unit Development (PUD) Preliminary/Final Subdivision Plan to exceed the maximum allowed 65 percent impervious surface area (ISA) by 4 percent and (2) a variance to Article V, Subsection 5-4D of the City of Ocoee Land Development Code to encroach into the minimum 2-foot side setback for impervious materials by 0.5-feet for the purpose of installing pavers and concrete in the front, side, and rear yards.

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 that 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.

May 1, 2025

25-01217W

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.




May 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 10 th 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”	<ul style="list-style-type: none"> 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
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 





<p>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</p>	<p>Large Scale Final Subdivision Plan Proposing Townhome Subdivision with a minimum living area of 1,500 SF</p>	<p>Under Construction </p>
<p>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</p>	<p>Large Scale Final Site Plan for mixed-use consisting of Multifamily and Retail</p>	<p>Under Construction </p>
<p>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</p>	<p>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</p>	<ul style="list-style-type: none"> • 2nd Review DRC Comments sent on 05/01/2025. • Pending resubmittal for 3rd review
<p>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</p>	<p>Large Scale Final Site Plan for three (3) Retail Buildings, with a total of 26,570 SF</p>	<ul style="list-style-type: none"> • 1st Review comments sent December 17, 2024 • Awaiting resubmit for 2nd review
<p>OCOEE VILLAGE CENTER TOWNHOMES 10711 N Lakewood Ave Parcel # 05-22-28-0000-00-004 34.48 acres Commission District 1 – Scott R. Kennedy</p>	<p>Large Scale Preliminary/Final Subdivision Plan for 232 – 2 story Townhome units</p>	<p>Under Construction </p>
<p>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</p>	<p>Large Scale Preliminary Site Plan for mixed-use consisting of Apartments and Commercial</p>	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> 1ST Review DRC Comments sent on 05/08/2025. Pending resubmittal for 2nd 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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. Clarke Rd. Parcel # 21-22-28-0000-00-027 12.59 acres Commission District 2 – Rosemary Wilsen	Large Scale Final Subdivision Plan	<ul style="list-style-type: none"> Approved for Construction Pending Pre-Construction Meeting
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	<ul style="list-style-type: none"> Under 4th review



<p>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</p>	<p>Plat</p>	<ul style="list-style-type: none"> Under 3rd review
<p>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</p>	<p>Small Scale Site Plan for a 3,137 SF Office Building</p>	<p>Under Construction </p>
<p>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</p>	<p>Small Scale Site Plan for a 28,000 SF Office Building</p>	<p>Under Construction </p>
<p>VALIANT REALTY GROUP Sage #2024-0051 112 S. Bluford Ave. Parcel # 17-22-28-5504-02-040 .24 acres Commission District 2 – Rosemary Wilsen</p>	<p>Small Scale Site Plan for a 7,843 SF Office Building</p>	<p>Pending resubmittal</p>
<p>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</p>	<p>Small Scale Site Plan for a 1,275 SF Building, Mixed-use of Beauty Salon, and Residence</p>	<p>Site Plan Approved Pending Pre-Construction Meeting</p>
<p>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</p>	<p>Plat creating (3) three parcels from one (1) parcel</p>	<p>Under 3rd review</p>
<p>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</p>	<p>Small Scale Site Plan for an 11,800 SF Medical Office</p>	<ul style="list-style-type: none"> Approved for Construction Pre-Construction meeting held on April 16, 2025
<p>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</p>	<p>Small Scale Site Plan for an 11,500 SF Surgery Center</p>	<ul style="list-style-type: none"> Approved for Construction Pending Pre-Construction Meeting

District 3 – Richard Firstner

Project Name & General Location	Project Description	Status
<p>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</p>	<p>Large Scale Preliminary/ Final Site Plan for two Industrial Warehouse Buildings totaling 61,797 SF</p>	<p>Under Construction </p>
<p>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</p>	<p>Large Scale Final Site Plan for three (3) one story buildings totaling 126,402 SF</p>	<p>Under Construction </p>
<p>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</p>	<p>Large Scale Final Site Plan for a one-story building consisting of 70,720 SF</p>	<p>Under Construction </p>
<p>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</p>	<p align="center">Plat</p>	<p>Plat Recorded on February 21, 2025</p>
<p>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</p>	<p>Large Scale Final Site Plan for a one-story 52,800 SF sports training facility</p>	<p>Under Construction </p>

<p>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</p>	<p>Large Scale Final Site Plan for a six-story, 118-room Hotel</p>	<p>Under 4th review</p>
<p>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</p>	<p>Small Scale Site Plan for a 13,700 SF Warehouse Building</p>	<ul style="list-style-type: none"> • 4th Review Comments sent on March 6, 2024 • Awaiting resubmittal
<p>INSPIRATION Sage #2024-0030 Excellence Circle 9 acres Commission District 3 – Richard Firstner</p>	<p>Plat – Phase 2 Platting 30 Parcels to 47 Resulting Parcels</p>	<ul style="list-style-type: none"> • 2nd Review Comments sent on January 29, 2025 • Pending resubmittal for 3rd review
<p>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</p>	<p>Small Scale Site Plan for a 10,970 SF Day Care Facility and a 6,000 SF Medical Office Building</p>	<p>Under Construction </p>
<p>OCOEE REGIONAL SPORTS COMPLEX Sage #2025-0003 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</p>	<p>Large Scale Preliminary Site Plan on about 150 acres, for a multi-use regional sports and entertainment complex, containing multipurpose fields, retail, restaurants, hotel, offices, and other uses.</p>	<ul style="list-style-type: none"> • 1st Review comments sent on April 18, 2025. • Pending resubmr 2nd review
<p>OCOEE VILLAGE Sage #2022-0020 Franklin Street Parcel # 18-22-28-0000-00-025 5.77 acres Commission District 3 – Richard Firstner</p>	<p>Large Scale Final Site Plan, for two (2) two-story buildings with 72,712 sf for office/retail.</p>	<p>Under Revision Review</p>

<p>PALM DRIVE RETAIL FACILITY Sage #2024-0052 Palm Drive Parcel # 18-22-28-0000-00-109 1.65 acres Commission District 3 – Richard Firstner</p>	<p>Small Scale Site Plan for a 15,000 SF Retail/Office Building</p>	<ul style="list-style-type: none"> • 1st Review comments sent October 30, 2024 • Awaiting resubmittal
<p>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</p>	<p>Large Scale Final Site Plan for 300 Multifamily units and 7000 SF of Retail</p>	<p>Under Construction </p>
<p>District 4 – George Oliver III</p>		
<p>Project Name & General Location</p>	<p>Project Description</p>	<p>Status</p>
<p>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</p>	<p>Final Subdivision Plan for 17 Single-Family Residential Lots</p>	<ul style="list-style-type: none"> • Approved for Construction on January 23, 2025 Pending pre-construction meeting
<p>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</p>	<p>Large Scale Site Plan for a 39,817 SF, single-story, Rehabilitation Hospital</p>	<p>Under Construction </p>
<p>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</p>	<p>Rezoning from A-1 (General Agriculture) to PUD (Planned Unit Development)</p>	<p>Approved at the May 21, 2024, City Commission Meeting</p>
<p>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</p>	<p>Final Subdivision Plan for Six (6) Single-Family Residential Lots</p>	<p>Under Construction </p>

<p>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</p>	<p>A Large-Scale Final Subdivision plan for 46 single-family homes</p>	<p>Under Construction </p>
<p>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</p>	<p>Small-Scale Site Plan to construct two retail buildings totaling 23,052 square feet</p>	<ul style="list-style-type: none"> • 1st Review comments sent November 12, 2024 • Awaiting resubmittal
<p>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</p>	<p>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</p>	<p>Under Construction </p>
<p>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</p>	<p>Large Scale Preliminary/Final Subdivision Plan to construct 187 single family residential lots</p>	<ul style="list-style-type: none"> • Final Site Plan Approved Pending Pre-Construction Meeting • City Commission Meeting (Consent): 02/20/2024
<p>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</p>	<p>Plat</p>	<ul style="list-style-type: none"> • Recorded on November 21, 2024