



# OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers  
1 N. Bluford Avenue  
Ocoee, Florida

June 18, 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 for the Planning & Zoning Meeting held on May 13, 2025.

### • OLD BUSINESS

### • NEW BUSINESS

1. 703 Center Street - Mazariegos Property Annexation & Rezoning; Project No. AX-05-25-05 & RZ-25-05-05 (**Planner I Belizaire**)

### • MISCELLANEOUS

1. LDC Workshop (**Zoning Manager Whitfield**)
2. 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

**May 13, 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.

*A brief recess was called at 6:30 PM to allow members to attend the Centennial Time Capsule event. The meeting resumed at 6:59 PM.*

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, Members Keller and Galvan, and Alternate Member Butler

**Absent:** Member Chacon

**Also present:** Planner Belizaire, Zoning Manager Whitfield, City Attorney Geller, and Recording Clerk Justice

**• CONSENT AGENDA**

1. Minutes of the Planning and Zoning Commission Meeting held on April 8, 2025.

*(6:59 pm)*

**Motion for Approval of the Consent Agenda: Moved by Member Keller, Seconded by Alternate Member Butler; Motion carried 5-0 with Member Chacon absent.**

**• OLD BUSINESS - None**

**• 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-25-04-02, RZ-25-04-03, & RZ-25-04-04 (**Planner Belizaire**)

**Planner Belizaire** presented a brief overview of the subject parcels. The properties are logical and eligible for annexation and will further the City's efforts to reduce enclaves within the city limits. The properties are currently zoned County R-1 with Low Density

Residential (LDR) designation on the Future Land Use Map (FLUM). A rezoning to conventional City R-1A is proposed, with the properties maintaining the LDR designation. City water is available, and the properties will continue to utilize private septic systems.

**Member Keller** inquired if the properties need to be annexed in a certain order. Discussion ensued, and it was determined that motions would be made for the properties moving from north to south.

*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.*

**Chair Lomneck** inquired which project numbers were associated with which properties. Discussion ensued, and Chair Lomneck was informed of the correct order.

**Chair Lomneck** asked if it was acceptable to announce the addresses for the motions since the project numbers have already been announced. **City Attorney Geller** answered in the affirmative.

**Chair Lomneck** advised the Board on how to make the first motion. **City Attorney Geller** clarified the order of the addresses for the motions. Discussion ensued.

(7:06 pm)

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Annexation for 524 Woodson Avenue, Project Number AX-04-25-04; Moved by Member Keller, Seconded by Member Galvan; motion carried 5-0, with Member Chacon absent.**

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Rezoning for 524 Woodson Avenue, Project Number RZ-25-04-04; Moved by Member Keller, Seconded by Member Galvan; motion carried 5-0, with Member Chacon absent.**

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Annexation of 518 Woodson Avenue, Project Number AX-04-25-03; Moved by Vice-Chair Forges, Seconded by Alternate Member Butler; motion carried 5-0, with Member Chacon absent.**

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Rezoning for 518 Woodson Avenue, Project Number RZ-25-04-03; Moved by Vice-Chair Forges, Seconded by Member Galvan; motion carried 5-0, with Member Chacon absent.**

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Annexation for 508 Woodson Avenue, Project Number AX-04-25-02; Moved by Alternate Member**

**Butler, Seconded by Member Galvan; motion carried 5-0, with Member Chacon absent.**

*Chair Lomneck handed the gavel to Vice-Chair Forges, who handed it to Member Keller.*

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Rezoning for 508 Woodson Avenue, Project Number RZ-25-04-02; Moved by Chair Lomneck, Seconded by Vice-Chair Forges; motion carried 5-0, with Member Chacon absent.**

2. 1561 Dusty Pine Drive - Fermaint Property Variance Request; Project No: VR-25-01  
(Planner Belizaire)

**Planner Belizaire** presented a brief overview of the subject property and the requested variances. She noted that Code Enforcement action was initiated due to unpermitted improvements, including the installation of pavers in the front and side yards. Additional unpermitted improvements were discovered in the rear of the property when reviewing the building permit application. The applicant seeks the following:

- A variance to exceed the Forest Lake Estates PUD maximum allowed 65% Impervious Surface Area (ISA).
- A 25% 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.

5-foot drainage and utility easements exist along the side property lines. Along the rear property line there are 5-foot wall and 10-foot distribution easements. The applicant is seeking easement vacations separately from this variance request as impervious materials are installed within them.

According to the plat notes, the 10-foot easement along the rear of the property is for electrical distribution, and staff anticipates that the requested vacation will not be granted. Staff recommends denial of the variance.

**Chair Lomneck** inquired if this property had been presented before. **Planner Belizaire** addressed his question.

**Vice-Chair Forges** inquired if the property was cited by Code Enforcement in April 2024, has it been out of compliance since then. **Planner Belizaire** addressed his question.

*Chair Lomneck invited the applicant to speak.*

**Monica Fermaint**, 1561 Dusty Pine Drive, explained the steps they took after they received notification of Code Enforcement action, as well as provided an explanation for why they installed the pavers in the front and side yards.

**Edwin Fermaint**, 1561 Dusty Pine Drive, explained the information the Code

Enforcement Board provided to them. He further explained that he was under the impression that the company that installed the pavers pulled permits.

*Chair Lomneck opened the public hearing.*

**Sherwood Brown**, 1408 Dusty Pine Drive, spoke in support of the variance.

**Rajesh Roopchan**, 1605 Dusty Pine Drive, spoke in support of the variance.

*Chair Lomneck closed the public hearing.*

**City Attorney Geller** inquired about the 2-foot setback [for impervious surfaces]. **Planner Belizaire** addressed his inquiry; discussion ensued.

**Vice-Chair Forges** requested confirmation that [the Code] does not prohibit the installation of pavers entirely but rather restricts their placement within easements or where installation would exceed the approved ISA. **Planner Belizaire** confirmed and clarified this. A discussion followed regarding the elevation of the dirt to the stucco line.

**Chair Lomneck** asked for clarification regarding what this specific variance entails.

**Zoning Manager Whitfield** provided an overview of the property's overall ISA, including the existing unpermitted improvements. She also addressed the applicable setbacks, easements, the applicants' easement vacation application, and drainage patterns affecting the property, neighboring parcels, and the subdivision as a whole.

*(7:32 pm)*

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Denial of the Fermaid Variance, Project Number VR-25-01; Moved by Alternate Member Butler, Seconded by Vice-Chair Forges;**

**Member Keller** clarified that those who vote yes are voting for denial, and no votes are against the denial.

**Vice-Chair Forges** provided clarification regarding why he seconded the motion for denial.

**Chair Lomneck** noted that the Planning & Zoning Board has maintained a consistent approach regarding ISA ratio decisions but emphasized that the board serves in an advisory capacity, with final decisions made by the City Commission.

**Motion carried 4-1, with Member Keller opposed and Member Chacon absent.**

**Member Keller** explained why he voted against the denial. **Chair Lomneck** responded to his comments and clarified to the applicants that the vote was 4-1 in favor of a

recommendation of denial to the City Commission.

**Zoning Manager Whitfield** clarified that a reduction [in the side walkways] from 3.5 to 3 feet may provide relief if the remaining ISA issue is resolved. A brief discussion regarding setback limits followed.

• **MISCELLANEOUS**

1. Project Status Report

**Zoning Manager Whitfield updated the Board with the following:**

- The Backyard opens Wednesday. They will be the City's first official dog-friendly restaurant.
- Wawa is open.
- Envision 2045 outreach meeting is on May 28, 2025, from 6:00 PM – 8:00 PM.
- Staff are reviewing the current zoning districts as part of the Land Development Code update in an effort to bring the City to a more urban form while protecting the outer limits of the City boundaries.
- There has been no movement with regards to permitting for City Center West Orange.
- Plans for the Walmart Neighborhood Market slotted for Ocoee Village Center are in for their second round of review.

**Vice-Chair Forges** inquired about the location of the Walmart Neighborhood Market. **Zoning Manager Whitfield** addressed his question and mentioned the second gas station for the project that will be built in conjunction with the market. She further advised that the northwest corner of Clarcona-Ocoee Road would feature a retail plaza with two buildings, and this portion of the project is in its first round of review.

**Chair Lomneck** noted that Einstein Bagels opened.

• **ADJOURNMENT – 7:41 PM**

ATTEST:

APPROVED:

\_\_\_\_\_  
Miranda Justice, Recording Clerk

\_\_\_\_\_  
Brad Lomneck, Chair



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

**STAFF REPORT**

Meeting Date: June 18, 2025  
Item #: 1

**Contact Name:** Berenice Belizaire, Planner 1 **Department Director:** Ginger Corless  
**Subject:** 703 Center Street - Mazariegos Property Annexation & Rezoning; Project No. AX-05-25-05 & RZ-25-05-05 (**Planner I Belizaire**)

**BACKGROUND SUMMARY:**

Owner/Applicant: Braulio Mazariegos

General Location: The property is in Commission District 2 and is located south of Center Street and approximately 310 feet east of Orange Avenue.

Property Size & Parcel Identification Number: The property contains approximately 0.67 acres and is assigned parcel ID number 17-22-28-0000-00-129.

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 (5 units per acre)	County R-1	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	Low Density Residential	R-1A	Single-Family Residential
South	City of Ocoee	Low Density Residential	R-1A	Single-Family Residential
East	City of Ocoee	Low Density Residential	R-1A	Single-Family Residential
West	Orange County	Low Density Residential	R-1	Vacant

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-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 property is bordered on the north, south, 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.

Consistence 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 Adopted Comprehensive Plan: The property is designated as Low Density Residential on the Future Land Use Map (FLUM) within the Comprehensive Plan, and the proposed annexation and rezoning are consistent with the FLUM.

Access: Access will continue to be via Center Street.

Utilities: The property owner executed an Intent to Annex Agreement on January 24, 2024, for the purposes of receiving City water services and the construction of a single-family residence. City water service is available from an existing 6" potable water line on Center Street to the north of the property. No sewer lines are available, and the property will be served by a private septic system.

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 1.7 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 Police Patrol Zone 55 with a 3-minute emergency response time.

An Annexation Feasibility & Public Facilities Analysis Report was completed for this property. See the attached document for the 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-1 (Single-Family Dwelling District) to City of Ocoee R-1A (Single-Family Dwelling District) for the Mazariegos property located at 703 Center Street?

#### **RECOMMENDATIONS:**

##### **Development Review Committee (DRC) Recommendation:**

The Development Review Committee (DRC) met on Tuesday, June 3, 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 Mazariegos property located at 703 Center Street.

##### **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-1 (Single-Family Dwelling District) to City of Ocoee R-1A (Single-Family Dwelling District) for the Mazariegos property located at 703 Center Street.

#### **ATTACHMENTS:**

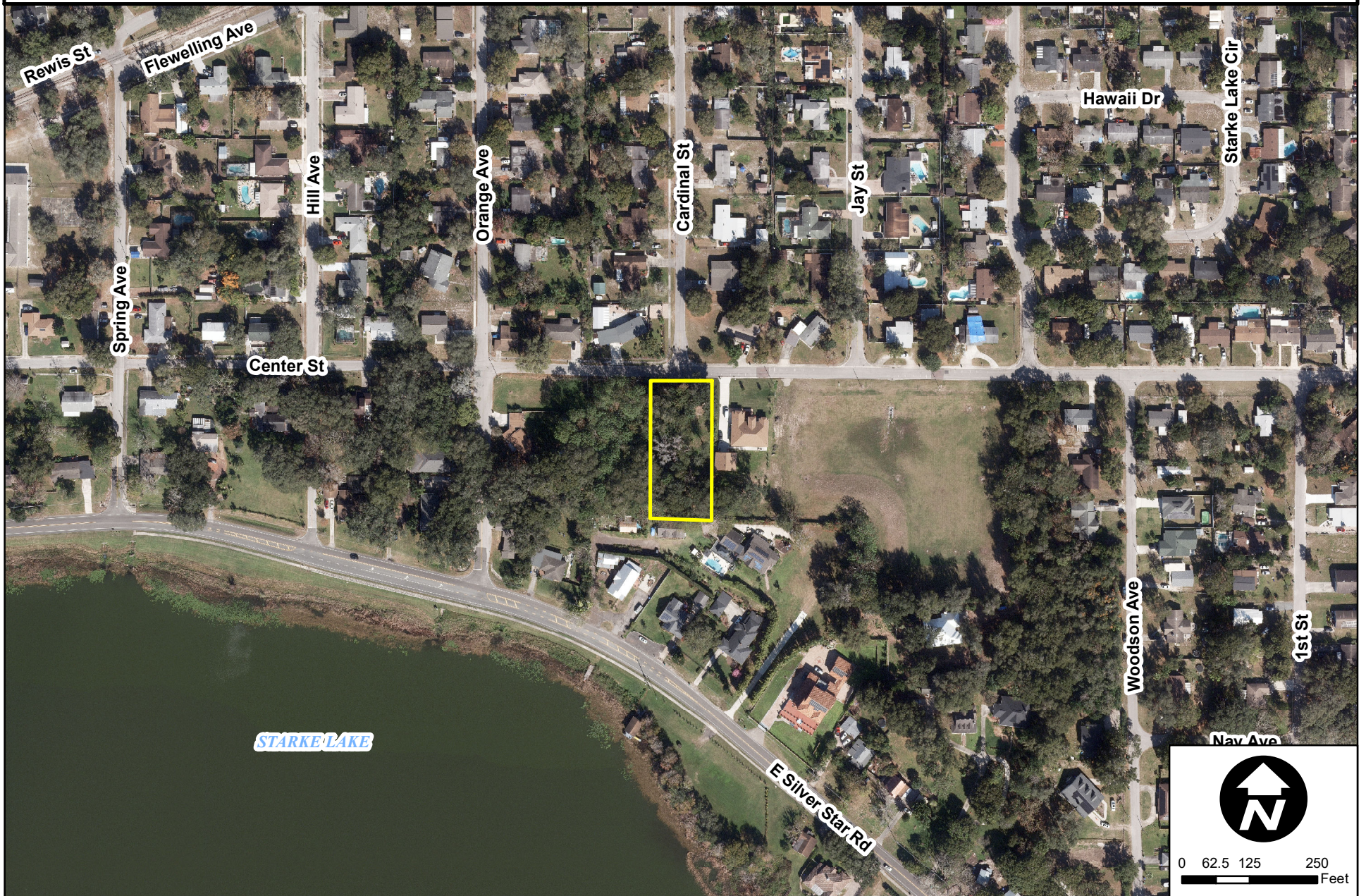
1. Location Map

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

703 Center Street  
Location Map



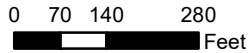
# 703 Center Street 2022 Aerial Photography



# 703 Center Street Surrounding Future Land Use Map













Development Services  
Department



Created: May 2025

 Subject Property

Future Land Use Classification:

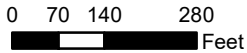
-  Low Density Residential (LDR)
-  Medium Density Residential (MDR)
-  High Density Residential (HDR)
-  Professional Offices and Services (PS)
-  Commercial (COMM)
-  Light Industrial (LI)
-  Heavy Industrial (HI)
-  Conservation/Floodplains (CONS)
-  Recreation and Open Space (REC)
-  Public Facilities/Institutional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



# 703 Center Street 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



**THIS INSTRUMENT  
SHOULD BE RETURNED TO:**  
Richard S. Geller, Esq.  
Fishback Dominick  
1947 Lee Road  
Winter Park, FL 32789

**AFTER RECORDING RETURN TO:**  
City of Ocoee City Clerk  
1 North Bluford Avenue  
Ocoee, Florida 34761  
*Tax Parcel Identification Number: 17-22-28-0000-00-129*

**INTENT TO ANNEX AGREEMENT FOR UTILITY SERVICE**

**THIS ANNEXATION AGREEMENT** (the “Agreement”) is made and entered into this 24<sup>th</sup> day of January, 2024, by and between the **CITY OF OCOEE**, a Florida municipal corporation, whose mailing address is 1 North Bluford Avenue, Ocoee, Florida 34761 (the “City”) and **Braulio Isai Mazariegos Dias**, whose mailing address is **304 Geneva Street, Ocoee, FL 34761** (the “Owner”).

**W I T N E S S E T H:**

**WHEREAS**, the Owner owns certain real property located at **703 Center Street, Ocoee, Florida 34761**, Tax Parcel Identification Number **17-22-28-0000-00-129**, as more particularly described in **Exhibit “A”**, which is attached hereto and by this reference made a part hereof (the “Property”); and

**WHEREAS**, the Property is located within the City utility territorial areas as set forth in the Territorial Agreements (as defined below); and

**WHEREAS**, the Property is located within the Joint Planning Area, as defined in Joint Planning Area Agreement dated December 3, 2019, between the City and Orange County, as it may be amended from time to time (the “Joint Planning Area Agreements”), but the Property does not currently meet the statutory requirements for voluntary annexation under the provisions of Section 171.044, Florida Statutes; and

**WHEREAS**, the Owner of the Property has requested, and the City has agreed, subject to the terms, conditions, and limitations hereinafter set forth, that the City shall provide potable water, sewer and/or reclaimed water service (hereafter “Utilities”) to the Property; and

**WHEREAS**, in consideration of the City providing Utilities service to the Property, the Owner desires to voluntarily petition the City to annex the Property pursuant to Section 171.044, Florida Statutes; provided, however, at this time the City cannot annex the Property because the Property does not currently meet the statutory requirements for voluntary annexation under the provisions of Section 171.044, Florida Statutes; and

**WHEREAS**, the parties acknowledge and agree that this Agreement constitutes a petition for the voluntary annexation of the Property pursuant to Section 171.044, Florida Statutes; and

**WHEREAS**, the Owner agrees that at the time the City makes a determination that the Property meets the statutory requirements for voluntary annexation under the provisions of Section 171.044, Florida Statutes, and upon the request of the City, the Owner shall execute all applications and documents required by the City, pay all applicable fees, costs, and expenses, and provide all documentation required by Florida law, including, but not limited to, Section 171.044, Florida Statutes, necessary for the voluntary annexation of the Property.

**NOW, THEREFORE**, in consideration of the premises and the mutual promises and agreements set forth herein and other good and valuable consideration the receipt of which is hereby acknowledged and intending to be legally bound hereby, the parties hereto do hereby agree as follows:

**SECTION 1. Recitals.** The Recitals set forth above are true and correct and by this reference are incorporated herein as part of this Agreement.

**SECTION 2. Annexation.**

A. The Owner and the City acknowledge and agree that this Agreement constitutes a petition for the voluntary annexation of the Property pursuant to Section 171.044, Florida Statutes. The Owner and the City further acknowledge and agree that the petition cannot be processed at this time because the Property does not meet the statutory requirements for voluntary annexation under the provisions of Section 171.044, Florida Statutes.

B. The City shall have the right, but not the obligation, to process the petition; provided, however, that the petition shall not be processed by the City unless and until a determination is made by the City, in its sole and absolute discretion, that the Property meets the statutory requirements for voluntary annexation under the provisions of Section 171.044, Florida Statutes, or such other provisions of the Florida Statutes as may then be applicable to voluntary annexations. Following such determination by the City and upon the written request of the City, the Owner shall within thirty (30) days of receipt of such written request from the City, (i) execute all applications and documents required by the City at the time of such request in order to process the Owner's petition for voluntary annexation including, but not limited to, the Application for Annexation and Initial Rezoning Consistent with the Ocoee Comprehensive Plan and the Annexation and Initial Zoning Hold Harmless Agreement; (ii) pay all applicable fees, costs, and expenses associated with the petition for voluntary annexation as required by the City; and (iii) provide all documentation required by Florida law, including, but not limited to, Section 177.044, Florida Statutes, for the voluntary annexation of the Property including, but not limited to, a metes and bounds legal description of the Property. Following the Owner's compliance with the foregoing, the City shall have the right, but not the obligation, to process this petition for voluntary annexation without further action and/or request of the Owner.

C. In the event the City determines, in its sole and absolute discretion, that the requested annexation is inconsistent with the Ocoee Comprehensive Plan, the Owner must apply for a Comprehensive Plan Amendment and pay the applicable development review fees in connection therewith. In the event the City determines, in its sole and absolute discretion, that a

developer agreement is required in connection with the annexation, then the Owner must pay the applicable development review fees in connection therewith. The Owner shall pay such additional development review fees as may be required by the Code of the City of Ocoee in effect at the time of annexation.

D. The Owner acknowledges and agrees that this Agreement does not in any way obligate or require the City to annex the Property or grant to the Owner any particular zoning which may be requested in connection with such annexation.

E. The Owner acknowledges and agrees that any zoning granted to the Owner in connection with the Property shall be consistent with the terms and conditions of the Joint Planning Agreement as it may be amended from time to time.

**SECTION 3. Utilities Service.**

A. Subject to the terms, conditions and limitations set forth in this Agreement, the City agrees to provide Utilities service to the Property upon compliance by the Owner with all applicable regulations of the City and the payment all fees, costs and expenses associated therewith. The Owner shall execute all developer agreements for water as required by the City in connection with the provision of water service to the Property.

B. This Agreement does not in any way reserve any potable water, sewer and/or reclaimed water capacity or guarantee the availability thereof.

C. The Owner acknowledges and agrees that the Property is not located in the corporate limits of the City and that water and sewer capital charges as established by the City from time to time shall be charged at the same rate to consumers within the corporate limits of the City plus a surcharge equal to fifteen percent (15%) of such water capital charges or such other charges as the City may impose from time to time. The Owner agrees to pay all water capital charges and surcharges as required by the City.

D. The Owner acknowledges and agrees that for so long as the Property is not located within the corporate limits of the City, the monthly rates and charges for water, sewer and reclaimed water services, as established by the City from time to time shall be charged at the same rate charged to consumers within the corporate limits of the City plus a surcharge equal to fifteen percent (15%) of such monthly rates and charges for water service or such other surcharge as the City may impose from time to time. The Owner agrees to pay all such charges for water service and surcharges as required by the City.

**SECTION 4. Agreement Runs with the Land.** In consideration of the City providing water service to the Property, the Owner and the City acknowledge and agree that this Agreement is irrevocable and, further, this Agreement and all other rights and obligations of the parties hereunder are intended to and shall run with the Property, and shall bind, and inure to the benefit of, the parties hereunder and their respective successors in title.

**SECTION 5. Representations.**

A. The Owner hereby warrants and represents to the City that the Owner currently owns fee title to the Property and has full power and authority to enter into this Agreement and

that the Property is free and clear of all liens and encumbrances except for the lien of the mortgages recorded at official records **DOC # 20210017322** public records of Orange County, Florida.

B. The City makes no representations or warranties with regard to this Agreement and reserves the right to process Owner's petition for voluntary annexation in its sole and absolute discretion.

**SECTION 6. Title Evidence and Survey.**

A. As a condition precedent to the execution of this Agreement by the City, the Owner shall provide title evidence, in a form and substance satisfactory to the City, showing the Owner as the owner of fee simple title to the Property. Such title evidence shall also show whether the Property is encumbered by a mortgage or otherwise.

B. Unless the Property is a platted lot as shown in the title evidence required above, as a condition precedent to the execution of this Agreement by the City, the Owner shall provide a survey in accordance with the minimum technical standards for land surveys set forth in Chapter 5J-17.051, Florida Administrative Code. Such survey shall be consistent with the legal description of the Property set forth in **Exhibit "A"**.

**SECTION 7. Notices.** Any notice required to be given hereunder shall be in writing and shall be delivered in person or by certified mail, postage paid, return receipt requested as follows. If such notice is to be given to the City, such shall be given at the address set forth above. If such notice is to be given to the Owner, such shall be given at the address shown in the tax collector's records for the Tax Parcel Identification Number set forth above. Any notice, direction, or other communication delivered or mailed, as directed above shall be deemed to be delivered as of three (3) days after the date of mailing or, if delivered personally, when received.

**SECTION 8. Defaults and Remedies.** IN THE EVENT THE OWNER FAILS TO COMPLY WITH ANY OF THE TERMS AND CONDITIONS OF THIS AGREEMENT AND SUCH FAILURE CONTINUES FOR THIRTY (30) DAYS AFTER WRITTEN NOTICE FROM THE CITY, THE CITY MAY DISCONNECT AND TERMINATE ANY WATER SERVICE PROVIDED TO THE PROPERTY. THE OWNER HEREBY CONSENTS TO SUCH DISCONNECTION AND TERMINATION OF WATER SERVICE AND EXPRESSLY WAIVES ANY CLAIMS BASED UPON THE DISCONNECTION AND TERMINATION OF SUCH WATER SERVICE BY THE CITY.

OWNER'S INITIALS: BM

**SECTION 9. Indemnification.**

A. The Owner hereby agrees to indemnify and save the City harmless from and against all losses, costs, expenses, claims, damages, judgments, liabilities and causes of action whatsoever (collectively, "Claims") including reasonable attorneys' fees and paralegal fees both at trial and at appellate levels, arising out of or alleged to have arisen out of this Agreement or been occasioned, in whole or in part, by the exercise of the City of its rights granted hereunder. The Owner shall use its best efforts to promptly notify the City in writing of any Claim and shall provide the City with information regarding the Claim as the City may reasonably request, but the failure to give

such notice or provide such information shall not diminish the Owner's obligations under this Section.

B. No Claim whatsoever shall be made or asserted against the City by the Owner for or on account of anything done or as a result of anything done or omitted to be done in connection with this Agreement.

**SECTION 10. Recording.** The Owner acknowledges and agrees that the City shall record this Agreement in the Public Records of Orange County, Florida, and the Owner agrees to pay all costs associated therewith.

**SECTION 11. Territorial Agreements.** The references herein to the Territorial Agreements refer to (i) the Orange County/City of Ocoee Sewer Service Territorial Agreement (Contract No. S-87-8), dated June 8, 1987, as recorded in official records book 3894, page 1363, public records of Orange County, Florida, as it may be amended from time to time; (ii) the Orange County/City of Ocoee Water Service Territorial Agreement (Contract No. W-88-06), dated November 14, 1988, as recorded in official records book 4034, page 291, public records of Orange County, Florida, as amended February 11, 1994, as it may be amended from time to time; and (iii) The City of Ocoee/Orange County Reclaimed Water Territorial Agreement, dated July 31, 2012.

**SECTION 12. Real Property Taxes for Conveyance.** In the event of any conveyance of real property by the Owner to the City, real property taxes in connection with the conveyance shall be prorated as of the day before the acceptance of the conveyance by the City and the prorated amount shall be paid by the Owner and shall be escrowed in accordance with the provisions of Section 196.295, Florida Statutes.

**SECTION 13. Miscellaneous.**

A. ANY FUTURE OWNERS OF THE PROPERTY SHALL TAKE TITLE TO THE PROPERTY SUBJECT TO THIS AGREEMENT AND BY ACCEPTING A DEED OF CONVEYANCE TO THE PROPERTY, AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS AGREEMENT.

B. The Property shall be deemed a single parcel and any subparcels of the Property which are created by subdivision or by any other means shall be subject to the terms and conditions of this Agreement, subsequent sale and individual ownership notwithstanding.

C. This Agreement may not be modified or amended, or any term or provision hereof waived or discharged except in writing, in recordable form, signed by the parties hereto, or their respective successors and assigns. Any such modification or amendment shall not be effective until recorded in the Public Records of Orange County, Florida.

D. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of Florida. Venue in Orange County, Florida.

E. All of the terms of this Agreement, whether so expressed or not, shall be binding upon the respective successors, assigns and legal representatives of the parties hereto and shall inure to the benefit of and be enforceable by the parties hereto and their respective successors, assigns, and legal representatives.

F. The headings of this Agreement are for reference only and shall not limit or otherwise affect the meaning thereof.

G. In the event the either party institutes **a legal proceeding against the other party** to enforce the terms of this Agreement or for breach of **any of the terms, conditions, or covenants of this Agreement**, the prevailing party shall be entitled **to recover from the other party its reasonable attorney's fees, paralegal fees, and costs, both at the trial and appellate levels.**

H. In the event a third party institutes a **legal proceeding against the City or the Owner** regarding the enforceability of this Agreement or any **other matters arising out of or related to this Agreement**, the annexation of the Property, or the **provision of water service**, then in such event the Owner shall pay all costs, fees, charges, and **expenses of the City relative thereto, including but not limited to attorney's fees and paralegal fees at both the trial and appellate levels.**

I. In addition to each and every remedy **now or hereafter existing at law or in equity**, the parties hereto expressly agree that City shall **have the right to enforce this Agreement by an action for specific performance.**

J. As from time to time requested by **the City, the Owner agrees to execute such additional documents as may be necessary in order to effectuate the provisions of this Agreement.**

K. This Agreement embodies and **constitutes the entire understandings of the parties** with respect to the subject matter hereof and **all prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement.**

L. The attached Exhibits are part of this Agreement as though fully set forth in this Agreement.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the City has caused this Agreement to be executed as of the day and year first written above.

Signed, sealed and delivered in the presence of:

*[Handwritten Signature]*

Witness Signature  
*Angel Torres*

Print/Type Name

*[Handwritten Signature]*

Witness Signature  
*Victoria Parks*

Print/Type Name

FOR USE AND RELIANCE ONLY BY THE CITY OF OCOEE, FLORIDA. APPROVED AS TO FORM AND LEGALITY this 24<sup>th</sup> day of January, 2024.

FISHBACK DOMINICK

By: *[Handwritten Signature]*  
City Attorney

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, by means of  physical presence or  online notarization appeared **Rusty Johnson** and **Melanie Sibbitt**, personally known to me to be the Mayor and City Clerk, respectively, of the **CITY OF OCOEE**, a Florida municipal corporation, and that they severally acknowledged executing the same on behalf of said municipality in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said municipality.

WITNESS my hand and official seal in the County and State last aforesaid this 24<sup>th</sup> day of January, 2024.

“CITY”

**CITY OF OCOEE**, a Florida municipal corporation

By: *[Handwritten Signature]*  
**Rusty Johnson, Mayor**

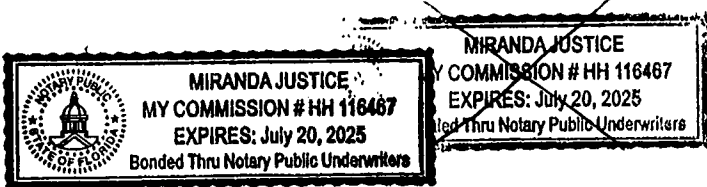
Attest: *[Handwritten Signature]*  
**Melanie Sibbitt, City Clerk**

(SEAL)

**APPROVED BY THE OCOEE CITY COMMISSION AT A MEETING HELD ON April 19, 2016. UNDER AGENDA ITEM NO. 6.**

*[Handwritten Signature]*  
Signature of Notary

Miranda Justice  
Name of Notary (Typed, Printed or Stamped)  
Commission Number (if not legible on seal): \_\_\_\_\_  
My Commission Expires (if not legible on seal): \_\_\_\_\_



IN WITNESS WHEREOF, the Owner has caused this Agreement to be duly executed the 2nd day of January, 2024.

Signed, sealed and delivered in the presence of:

“OWNER”

Kaitlyn Ochoa  
Witness Signature

Braulio Mazariegos  
Owner Signature

Kaitlyn Ochoa  
Print/Type Name

Braulio Mazariegos  
Print/Type Name

Miranda Justice  
Witness Signature

\_\_\_\_\_  
Owner Signature

Miranda Justice  
Print/Type Name

\_\_\_\_\_  
Print/Type Name

STATE OF Florida  
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, by means of  physical presence or  online notarization appeared Braulio Isai Mazariegos Dias, who [ ] is personally known to me or [] produced FL DL as identification, and that  he acknowledged executing the foregoing instrument for the purposes and uses therein described.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of January, 2024.

Miranda Justice  
Signature of Notary

Miranda Justice  
Name of Notary (Typed, Printed or Stamped)



Commission Number (if not legible on seal): HH 116467  
My Commission Expires (if not legible on seal): 7/20/2025

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

THE E 114 FT OF THE W 228 FT OF FOLLOWING DESC: BEG NW COR OF SW1/4 OF  
NE1/4 OF SEC 17-22-28 TH RUN S89-56-00E 548.50 FT S00-08-22E 479.56 FT S89-42-22W  
50 FT N00-08-22W 221.79 FT N89-44-35W 499.57 FT N00-00-30E 250 FT TO POB

# CITY OF OCOEE

## ANNEXATION FEASIBILITY ANALYSIS

**CASE NUMBER:** AX-05-25-05 & RZ-25-05-05

**APPLICANT NAME:** Braulio Mazariegos

**PROJECT NAME:** 703 CENTER STREET – MAZARIEGOS PROPERTY

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.

<b>I. PLANNING DEPARTMENT</b>	Berenice Belizaire, Planner I
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**A. Applicant/Owner**

<b>1. Owner</b> (if different from Applicant):	Braulio Mazariegos
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**B. Property Location**

<b>1. General Location:</b>	South of Center Street and approximately 310 feet east of Orange Avenue
<b>2. Parcel Identification Number:</b>	17-22-28-0000-00-129
<b>3. Street Addresses:</b>	703 Center Street
<b>4. Size and Number of Parcels:</b>	1 parcel, 0.67 acres

**C. Use Characteristics**

<b>1. Existing Use:</b>	Single-family dwelling
<b>2. Proposed use:</b>	Single-family dwelling
<b>3. Density / Intensity:</b>	Low Density Residential
<b>4. Projected Population:</b>	N/A

**D. Zoning and Land Use**

<b>1. Orange County Future Land Use:</b>	Low Density Residential
<b>2. Orange County Zoning:</b>	ORG-R-1 (Single-family dwelling district)
<b>3. Existing Ocoee Future Land Use:</b>	Low Density Residential per JPA FLUM
<b>4. Proposed Ocoee Zoning:</b>	R-1A

**E. Consistency**

<b>1. Joint Planning Area:</b>	Yes
<b>2. Comprehensive Plan:</b>	Yes

**II. FIRE DEPARTMENT**

<b>1. Estimated Response Time:</b>	Less than 5 min
<b>2. Distance to Property:</b>	1.7 miles
<b>3. Fire Flow Requirements:</b>	750 GPM

**III. POLICE DEPARTMENT**

<b>1. Police Patrol Zone / Grid / Area:</b>	D55/1535/HILLCREST HEIGHTS (5)
<b>2. Estimated Response Time:</b>	3 MIN Emergency/10 MIN Non-Emergency
<b>3. Distance to Property:</b>	N/A
<b>3. Average Travel Time</b>	N/A

<b>IV. ECONOMIC VALUE</b>		Berenice Belizaire, Planner I
1. Property Appraiser Market Value:	\$95,000	
2. Property Appraiser Taxable Value	\$95,000	
3. Estimated City Ad Valorem Taxes:	TBD	
4. Anticipated Licenses & Permits:	TBD	
5. Potential Impact Fees:	TBD	
6. Total Project Revenues:	TBD	

<b>V. PUBLIC WORKS DEPARTMENT</b>	
1. Within the 100-year Flood Plain:	No

<b>VI. UTILITIES</b>		T’Jean Tomlinson, P.E., Engineering Manager
<b>A. Potable Water</b>		
1. In Ocoee Service Area:	Yes	
2. City Capable of Serving Area:	Yes	
3. Extension Needed:	No, property is currently connected to potable water service.	
4. Location and Size of Nearest Water Main:	6” water main on Center St is adjacent to north property line.	

<b>B. Sanitary Sewer</b>		
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 is needed for continued supply of water service. City sewer service is not being provided at this time.	

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

<b>VII. TRANSPORTATION</b>		Berenice Belizaire, Planner I
1. Paved Access:	Yes- Center Street	
2. ROW Dedication:	No	
3. Traffic Study:	No	
4. Traffic Analysis Zone:	No	

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

<b>IX. SITE SPECIFIC ISSUES</b>	All Departments
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<b>X. CONSISTENCY WITH STATE ANNEXATION REGULATIONS</b>	Berenice Belizaire, Planner I
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Serial Number  
25-01510W

# WEST ORANGE Times

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

COUNTY OF ORANGE

STATE OF FLORIDA

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

being a Notice of Public Hearing

in the matter of Public Hearing on June 18, 2025  
Mazariegos Property Annexation

in the Court, was published in said newspaper by print in the issues of 6/5/2025

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

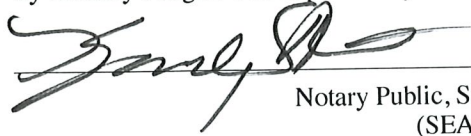
\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

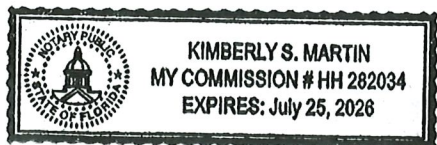
  
Lindsey Padgett

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

5th day of June, 2025 A.D.

by Lindsey Padgett who is personally known to me.

  
Notary Public, State of Florida  
(SEAL)



CITY OF OCOEE  
NOTICE OF PUBLIC HEARING TO CONSIDER THE  
703 CENTER STREET - MAZARIEGOS PROPERTY  
ANNEXATION AND REZONING FROM  
ORANGE COUNTY R-1 (SINGLE-FAMILY DWELLING DISTRICT) TO  
CITY OF OCOEE R-1A (SINGLE-FAMILY DWELLING DISTRICT)  
CASE NUMBER: AX-05-25-05 & RZ-25-05-05

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 WEDNESDAY, JUNE 18, 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 703 Center Street - Mazariegos Property. The property is assigned Parcel ID # 17-22-28-0000-00-129 and consists of approximately 0.67 acres. The property is located south of Center Street and is approximately 310 feet east of Orange Avenue. The applicant is seeking annexation into the City in accordance with an Intent to Annex Agreement executed on January 24, 2024, for the purposes of receiving City water services and the construction of a single-family residence.

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-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 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.

June 5, 2025

25-01510W

# Planning and Zoning Commission **LDC WORKSHOP**



June 18, 2025







## June 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.

<b>District 1– Scott R. Kennedy</b>		
<b>Project Name &amp; General Location</b>	<b>Project Description</b>	<b>Status</b>
<b>283 10<sup>th</sup> AVE. ANNEXATION</b> Sage #2025-0006 283 10 <sup>th</sup> 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"> <li>Annexation &amp; Rezoning Ordinance recorded on 05/22/2025</li> </ul>
<b>COMMERCE 429 FKA BELTWAY 429 FKA PROGRESS COMMERCE PARK</b> 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 
<b>MAGNOLIA RESERVE TOWNHOMES</b> 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 

<p><b>OCOEE CROWN POINT MIXED-USE DEVELOPMENT</b>  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><b>OCOEE VILLAGE CENTER NEW GROCERY AND FUEL STATION</b>  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"> <li>• Under 3<sup>rd</sup> review</li> </ul>
<p><b>OCOEE VILLAGE CENTER NW PARCEL 1</b>  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"> <li>• 1<sup>st</sup> Review comments sent December 17, 2024</li> <li>• Awaiting resubmit for 2<sup>nd</sup> review</li> </ul>
<p><b>OCOEE VILLAGE CENTER TOWNHOMES</b>  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><b>THE FALLS AT WINTER LAKE FKA MIXED-USE @ FULLERS CROSS RD &amp; OCOEE APOPKA RD</b>  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"> <li>• 2<sup>nd</sup> Review comments sent June 14, 2024</li> <li>• Awaiting resubmittal</li> <li>• <b>Planning &amp; Zoning Meeting:</b> TBD</li> <li>• <b>City Commission Meeting:</b> TBD</li> </ul>

**District 2 – Rosemary Wilsen**




Project Name & General Location	Project Description	Status
<p><b>272 E. SILVER STAR ROAD</b>  Parcel # 17-22-28-0000-00-126  2.0 acres  Commission District 2 – Rosemary Wilsen</p>	<p>Lot Split; proposed single family homes</p>	<ul style="list-style-type: none"> <li>• Under 2<sup>nd</sup> Review</li> </ul>
<p><b>AQUASONIC CAR WASH</b>  Sage #2024-0034  Clarke Road  Parcel # 21-22-28-6328-00-070  1.11 acres  Commission District 2 – Rosemary Wilsen</p>	<p>Small Scale Site Plan  4,400 SF Car Wash</p>	<ul style="list-style-type: none"> <li>• Approved for construction</li> </ul>



<p><b>CITY CENTER WEST ORANGE, PARCEL 1, PHASE IV, LOT 4A</b>  251 Maine Street  Parcel # 20-22-28-0000-00-015  1.26 acres  Commission District 2 – Rosemary Wilsen</p>	<p>Small Scale Site Plan, two-story  20,000 SF office/retail building</p>	<ul style="list-style-type: none"> <li>• 2<sup>nd</sup> Review Comments sent on June 18, 2019</li> <li>• Awaiting resubmittal for 3<sup>rd</sup> Review</li> </ul>
<p><b>DARREN CENTER</b>  9961 W Colonial Drive  Parcel # 21-22-28-0000-00-012  7.06 acres  Commission District 2 – Rosemary Wilsen</p>	<p>Small Scale Site Plan  18,302 SF Medical &amp; Professional Office</p>	<p><b>Under Construction</b> </p>
<p><b>OCOEE GATEWAY</b>  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</p>	<p>CPA and Rezoning from PUD-LDR, and PUD-COMM to PUD-LDR, PUD-MDR, and PUD-HDR, and PUD-COMM</p>	<ul style="list-style-type: none"> <li>• 1<sup>st</sup> Review Comments sent November 13, 2023</li> <li>• Awaiting Resubmittal</li> </ul>
<p><b>OCOEE GATEWAY</b>  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</p>	<p>Determination for Vested Rights</p>	<p>City Commission Meeting: January 7, 2025 (was continued per applicant)</p>
<p><b>OCOEE OAKS JOINT VENTURE</b>  Sage #2023-0021  201 S. Clarke Rd.  Parcel # 21-22-28-0000-00-027  12.59 acres  Commission District 2 – Rosemary Wilsen</p>	<p>Large Scale Final Subdivision Plan</p>	<ul style="list-style-type: none"> <li>• Approved for Construction</li> <li>• Pending Pre-Construction Meeting</li> </ul>
<p><b>O'REILLY'S OCOEE</b>  Sage #2024-0039  1891 E. Silver Star Road  Parcel # 16-22-28-8049-00-003  5.06 acres  Commission District 2 – Rosemary Wilsen</p>	<p>Small Scale Site Plan for a 7,246 SF O'Reilly Auto Parts store</p>	<ul style="list-style-type: none"> <li>• Approved</li> <li>• Pending Pre-Construction meeting</li> </ul>
<p><b>O'REILLY'S OCOEE</b>  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"> <li>• Approved</li> <li>• Pending City Commission meeting for recording</li> </ul>
<p><b>ROCKET CHIMP OFFICE</b>  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><b>Under Construction</b> </p>
<p><b>SIRI OFFICE BUILDING</b>  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>

<b>VALIANT REALTY GROUP</b> 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	<ul style="list-style-type: none"> <li>Under review</li> </ul>
<b>WENDYLYN'S BEAUTY SALON, FKA 54 REWIS STREET</b> 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
<b>WEST DELAWARE STREET PROPERTY AKA TOM'S PLACE</b> 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	<ul style="list-style-type: none"> <li>Approved</li> <li>Pending City Commission meeting for recording</li> </ul>
<b>WEST ORANGE MEDICAL</b> 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	<ul style="list-style-type: none"> <li>Approved for Construction</li> <li>Pre-Construction meeting held on April 16, 2025</li> </ul>
<b>WEST ORANGE SURGERY CENTER</b> 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	<ul style="list-style-type: none"> <li>Approved for Construction</li> <li>Pending Pre-Construction Meeting</li> </ul>





**District 3 – Richard Firstner**

Project Name & General Location	Project Description	Status
<b>409 OCOEE APOPKA ROAD PUD</b> 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 

<p><b>429 BUSINESS CENTER PHASE II EAST</b>  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><b>Under Construction</b> </p>
<p><b>429 BUSINESS CENTER PHASE II WEST</b>  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><b>Under Construction</b> </p>
<p><b>429 BUSINESS CENTER PHASE II PLAT</b>  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>Plat</p>	<p>Plat Recorded on February 21, 2025</p>
<p><b>606 SPORTS TRAINING</b>  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><b>Under Construction</b> </p>
<p><b>CAMBRIA SUITES AT OCOEE</b>  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 5<sup>th</sup> review</p>
<p><b>FLOORING AMERICA STORAGE BUILDING</b>  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"> <li>• 4<sup>th</sup> Review Comments sent on March 6, 2024</li> <li>• Awaiting resubmittal</li> </ul>
<p><b>INSPIRATION</b>  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"> <li>• 2<sup>nd</sup> Review Comments sent on January 29, 2025</li> <li>• Pending resubmittal for 3<sup>rd</sup> review</li> </ul>

<p><b>O2B KIDS</b>  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><b>Under Construction</b> </p>
<p><b>OCOEE REGIONAL SPORTS COMPLEX</b>  Sage #2025-0008  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"> <li>• 1<sup>st</sup> Review comments sent on April 18, 2025.</li> <li>• Pending resubmr 2<sup>nd</sup> review</li> </ul>
<p><b>OCOEE VILLAGE</b>  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>	<ul style="list-style-type: none"> <li>• Revision review comments sent on 04/01/2024</li> <li>• Pending resubmittal</li> </ul>
<p><b>PALM DRIVE RETAIL FACILITY</b>  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"> <li>• 1<sup>st</sup> Review comments sent October 30, 2024</li> <li>• Awaiting resubmittal</li> </ul>
<p><b>THE REGENCY</b>  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><b>Under Construction</b> </p>

**District 4 – George Oliver III**

Project Name & General Location	Project Description	Status
<p><b>COVINGTON OAKS</b>  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"> <li>Approved for Construction on January 23, 2025  Pending pre-construction meeting</li> </ul>
<p><b>EVEREST REHABILITATION HOSPITAL AKA OCOEE LANDINGS COMMERCIAL</b>  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><b>Under Construction</b> </p>
<p><b>GARDENIA POINTE</b>  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><b>HOWARD MEADOWS</b>  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><b>Under Construction</b> </p>
<p><b>RESERVE AT LAKE MEADOWS</b>  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><b>Under Construction</b> </p>
<p><b>SHOPPES ON THE BLUFF</b>  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"> <li>1<sup>st</sup> Review comments sent November 12, 2024</li> <li>Awaiting resubmittal</li> </ul>
<p><b>WYNWOOD PHASE 1 &amp; 2 FKA CLRM</b>  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</p>	<p>Large Scale Preliminary/Final Subdivision to construct 190 single family residential lots in Phases 1 &amp; 2 with stormwater ponds, open space, and a park/recreation area and 187 lots for Mass Grading in Phases 3 &amp; 4</p>	<p><b>Under Construction</b> </p>

<p><i>Commission District 4- George Oliver III</i></p>		
<p><b>WYNWOOD PHASE 3 &amp; 4 FKA CLRM</b>  Sage #2023-0024  <i>Greenwood Oak Drive</i>  <i>Parcel # 34-21-28-9490-06-001</i>  <i>Coachwood Drive</i>  <i>Parcel # 34-21-28-9490-06-002</i>  56.63 acres  <i>Commission District 4- George Oliver III</i></p>	<p>Large Scale Preliminary/Final Subdivision Plan to construct 187 single family residential lots</p>	<ul style="list-style-type: none"> <li>• Final Site Plan Approved Pending Pre-Construction Meeting</li> <li>• City Commission Meeting (Consent): 02/20/2024</li> </ul>
<p><b>WYNWOOD PHASE 3 &amp; 4 PLAT FKA CLRM</b>  Sage #2024-0010  <i>Greenwood Oak Drive</i>  <i>Parcel # 34-21-28-9490-06-001</i>  <i>Coachwood Drive</i>  <i>Parcel # 34-21-28-9490-06-002</i>  56.63 acres  <i>Commission District 4- George Oliver III</i></p>	<p>Plat</p>	<ul style="list-style-type: none"> <li>• Recorded on November 21, 2024</li> </ul>