



OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

December 9, 2025

AGENDA

6:15 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 of the Planning and Zoning Meeting Held on October 14, 2025

• OLD BUSINESS

• NEW BUSINESS

1. 2277 Fullers Cross Rd - Barragan Property; Project No. AX-07-25-07 (**Deputy Development Services Director Whitfield**)

• MISCELLANEOUS

1. Project Status Report

• ADJOURNMENT

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

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



OCOE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

October 14, 2025

MINUTES

6:15 PM

REGULAR PLANNING AND ZONING COMMISSION MEETING

• CALL TO ORDER

Chair Lomneck called the regular session to order at 6:15 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, Members Keller, Chacon, and Alternate Member Butler

Absent: Member Galvan

Also present: Planner Belizaire, Development Services Deputy Director Whitfield, Board Attorney Johnson, and Recording Clerk Justice

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on September 9, 2025.

(6:16 pm)

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

• OLD BUSINESS - None

• NEW BUSINESS

1. 125 S. Circle Key Dr. - Moody Variance; Project No. VR-25-02 (**Planner Belizaire**)

Planner Belizaire presented a brief overview of the subject parcel and the requested variance. She explained that the property was platted in 1976 as part of the Pioneer Key Park mobile home subdivision and is a substandard lot of record as it does not meet the 7,000 square foot minimum lot area for the RT-1 zoning district. The parcel also has three (3) frontages where it abuts the right-of-way; based on its circumstances and conditions, Staff finds there is sufficient demonstration that the four (4) variance evaluation criteria are met. Staff supports approval of the variance.

Chair Lomneck inquired how the lot's circumstances came to be and asked if the lot was split. **Planner Belizaire** addressed his question.

Vice-Chair Forges asked if there had been a lot split, and further inquired if the variance is not granted, could a different mobile home be installed on the property. **Planner Belizaire** addressed his inquiry.

Member Chacon inquired if there is a mobile home in the lot adjacent to the north. **Planner Belizaire** responded to his question.

Chair Lomneck opened the public hearing.

Gia Lucas, 1002 Featherstone Circle, gave the history of the property since her family took ownership. She further explained that when the trailer, which was purchased to be installed on the property, was inspected and approved, there was miscommunication leading them to believe that it had been authorized for installation on the subject property.

Chair Lomneck closed the public hearing.

Chair Lomneck inquired if a trailer had been on the property previously. **Planner Belizaire** responded in the affirmative.

Vice-Chair Forges inquired if the property is on sewer or septic. **Development Services Deputy Director Whitfield** responded that she is not certain. Discussion regarding lot size with respect to septic tanks ensued.

Development Services Deputy Director Whitfield explained that the parcels in the Pioneer Key mobile home park are subject to potential changes in conjunction with the Land Development Code (LDC) update. For example, the lot sizes would permit the installation of a tiny home in accordance with the update, but the current Code only allows mobile homes to be installed in RT-1 zoning.

Chair Lomneck asked for a refresher on what the new setbacks would be with the updated LDC requirements. **Development Services Deputy Director Whitfield** addressed his inquiry.

(6:27 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 125 S. Circle Key Drive – Moody Property Variance Request, Project Number VR-25-02; Moved by Member Chacon, Seconded by Member Keller; Motion carried 5-0 with Member Galvan absent.

Chair Lomneck opined that the City Commission will likely ask if the property is on sewer or septic when this project is presented for a public hearing.

2. Ocoee Village Center - New Grocery and Fuel Station Large-Scale Preliminary Site Plan (LSPSP); Project No. LS-2024-011 (**Development Services Deputy Director Whitfield**)

Development Services Deputy Director Whitfield presented an overview of the subject properties and the proposed development. The project would also include the abandonment and vacation of unimproved rights-of-way along North Lakewood Avenue and Clarcona Ocoee Road.

Chair Lomneck asked if the elevation being displayed is generic. **Development Services Deputy Director Whitfield** addressed his question.

Development Services Deputy Director Whitfield presented renderings, including landscaping and signage without verbiage. She advised that the Development Review Committee (DRC) met the week prior and unanimously recommended Preliminary Site Plan approval.

The Board had no comments or questions.

Chair Lomneck invited the applicant team to speak.

McGregor Love, *Lowndes Law*, thanked City Staff for their collaboration in helping to bring this development project to the preliminary site plan approval phase.

Vice-Chair Forges inquired where the loading dock would be located. **Development Services Deputy Director Whitfield** addressed his question. Discussion followed regarding the landscape and wall buffer.

Chair Lomneck inquired if the tenant had been named.

Josh Lockhart, *CPH*, explained that he cannot officially confirm the tenant. He further expressed gratitude for City Staff and described some of the design details that are custom to this project resulting from their collaboration.

Vice-Chair Forges commented on the landscape plan, sidewalks, and future mixed-use development. **Development Services Deputy Director Whitfield** addressed his comments.

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

(6:39 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Ocoee Village Center New Grocery and Fuel Station Large-Scale Preliminary Site Plan, Project Number LS-2024-11; Moved by Alternate Member Butler, Seconded by Vice-Chair Forges; Motion carried 5-0 with Member Galvan absent.

• **MISCELLANEOUS**

1. Project Status Report

Development Services Deputy Director Whitfield updated the Board with the following:

- Preapplication meeting took place for the Vermeer site second building
- Palm Drive realignment is under site plan review
- Tentative timeline has been provided for the Regional Sports Complex, resubmittal has been delayed

2. November Meeting Date Discussion

Development Services Deputy Director Whitfield explained that the next Planning and Zoning Commission meeting scheduled for November 11th needs to be rescheduled or canceled due to a conflict with the City’s Veteran’s Day event. She advised that there are no projects to bring forward to that meeting at this time.

Consensus of the Board was to cancel the November 11th Planning and Zoning Commission meeting.

Development Services Deputy Director Whitfield reminded members that the service calendar is from July to July, and three absences would lead to removal from the board.

• **ADJOURNMENT – 6:44 PM**

ATTEST:

APPROVED:

Miranda Justice, Recording Clerk

Brad Lomneck, Chair



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

STAFF REPORT

Meeting Date: December 9, 2025
Item #: 1

Contact Name: Anoch Whitfield, Deputy Development Services Director

Department Director:

Subject: 2277 Fullers Cross Rd - Barragan Property; Project No. AX-07-25-07 (**Deputy Development Services Director Whitfield**)

BACKGROUND SUMMARY:

Owner/ Applicant: The property owner/applicant is Paul Pabla and is represented by Jim Hall.

Site Location: The property is in Commission District 1, located in the northwest corner of the Fullers Cross Road and North Lakewood Avenue intersection.

Property Size and Parcel Identification Number: The property contains approximately 5.09 acres and is assigned parcel ID # 06-22-28-0000-00-032.

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 A-1	Wooded vacant land	Interchange Village Character Area of SR 429 Overlay District

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	Orange County	Low Density Residential	County A-1	Single family residential
South	Orange County	Low Density Residential	County A-1	Single family residential
East	City of Ocoee	High Density Residential	City PUD-HD	Stormwater facility and townhomes
West	Orange County	Low Density Residential	County A-1	Single family residential

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

Proposed FLUM Designation	Proposed Zoning District	Proposed Use	Proposed Development Standards
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N/A (Site remains LDR)	N/A (Site retains County A-1 until applicant seeks rezoning to City district)	None at this time	Standards will be determined at time of rezoning
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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, and non-circuitous territory, provided that it does not create an enclave. The subject property is bordered on the east by the City's jurisdictional limits and, as such, is contiguous to the City and does not create an enclave. Instead, it furthers the City's efforts to reduce existing enclaves within the city limits.

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

Consistency with Adopted Comprehensive Plan: Annexation of the subject property is consistent with the City's goal to eliminate or reduce existing enclaves.

Access: The property is bordered by Fullers Cross Road on the south and North Lakewood Avenue on the east, and access will continue to be available via these roadways.

Utilities: City water and sewer treatment capacities are available at the respective treatment plans. Capacity is reserved during the building permit application following payment of water and sewer capital fees.

Currently, the nearest connection point for water service is the City's 12-inch water main adjacent to the south and east property line. The nearest connection point for sewer service is the City's cleanout located at the northeast corner of the property. If the single cleanout is insufficient, a gravity sewer will need to be extended from the City's manhole located in the same area. The developer shall bear the cost of all sewer extensions and any required up-sizing of lift stations and/or force mains due to any additional demand generated by the project. Furthermore, when the site plan is submitted, a completed Ocoee Utilities Design Checklist, which has been provided to the applicant/property owner, will be required.

Transportation: No issues are anticipated as the property is currently vacant, and this annexation does not include a proposed development program at this time.

Stormwater: N/A

Schools: N/A

Public Safety: Emergency services, including police and fire, are available to serve the property. The fire flow requirements will be determined at a later time once a fire safety inspection is completed.

An Annexation Feasibility & Public Facilities Analysis Report (attached) was completed for this property.

ISSUE:

Should the Planning and Zoning Commission (PZC), acting as the Local Planning Agency (LPA), recommend approval for an Annexation for the Barragan Property located at 2277 Fullers Cross Road, assigned parcel ID # 06-22-28-0000-00-032?

RECOMMENDATIONS:

Development Review Committee (DRC) Recommendation:

The DRC considered this annexation request at its December 2, 2025, meeting, and identifying no issues, made a unanimous recommendation of approval.

Staff Recommendation:

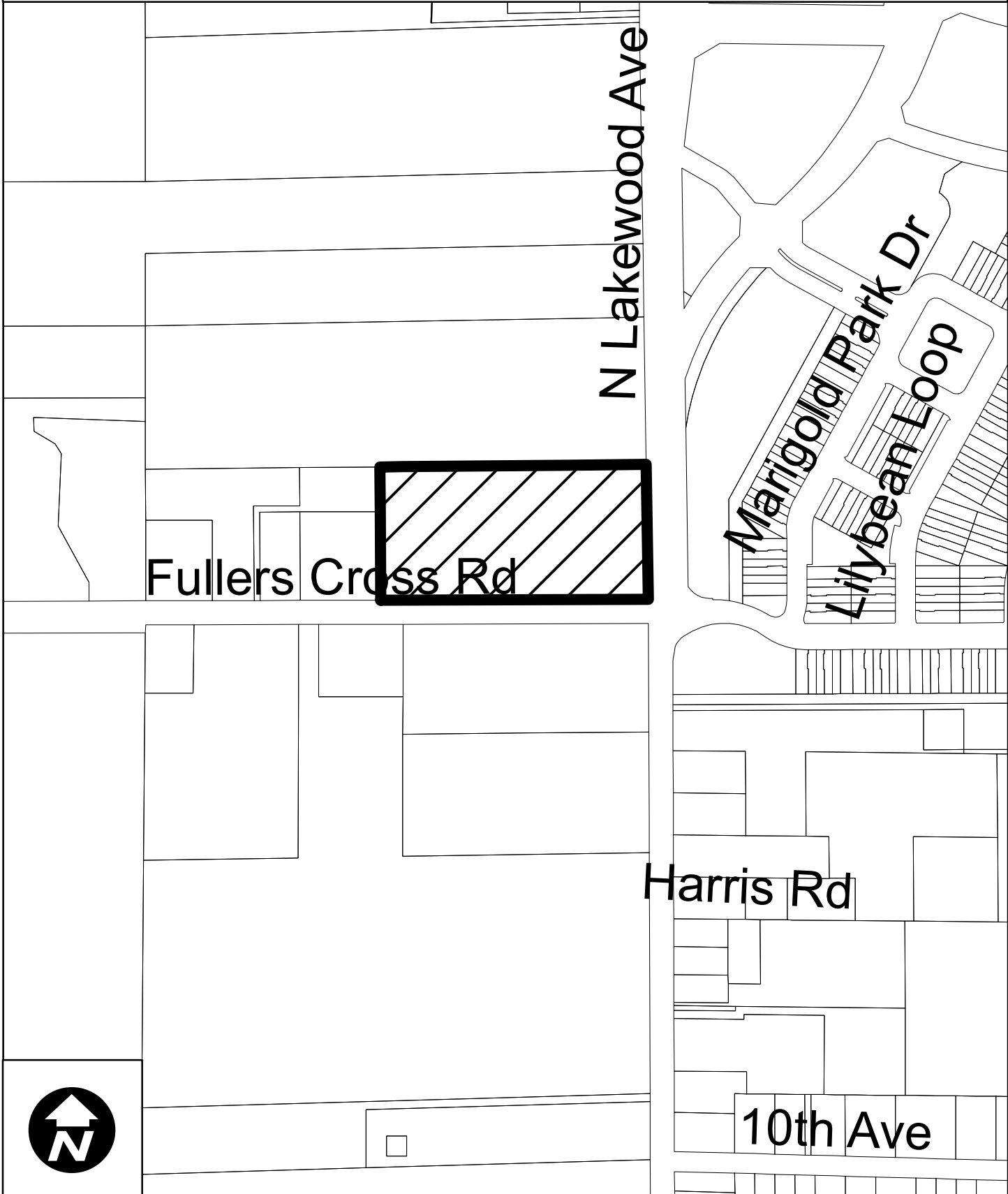
Staff recommends that the Planning and Zoning Commission (PZC), acting as the Local Planning Agency (LPA),

recommend approval for an Annexation for the Barragan Property located at 2277 Fullers Cross Road, assigned parcel ID # 06-22-28-0000-00-032.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. FLU Map
4. Zoning Map
5. Annexation Feasibility Report
6. Annexation Ordinance

2277 Fullers Cross Road Location Map



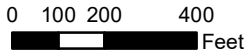
2277 Fullers Cross Road Aerial Photography



2277 Fullers Cross Road Surrounding Future Land Use Map



OCOEE
Florida
Development Services
Department

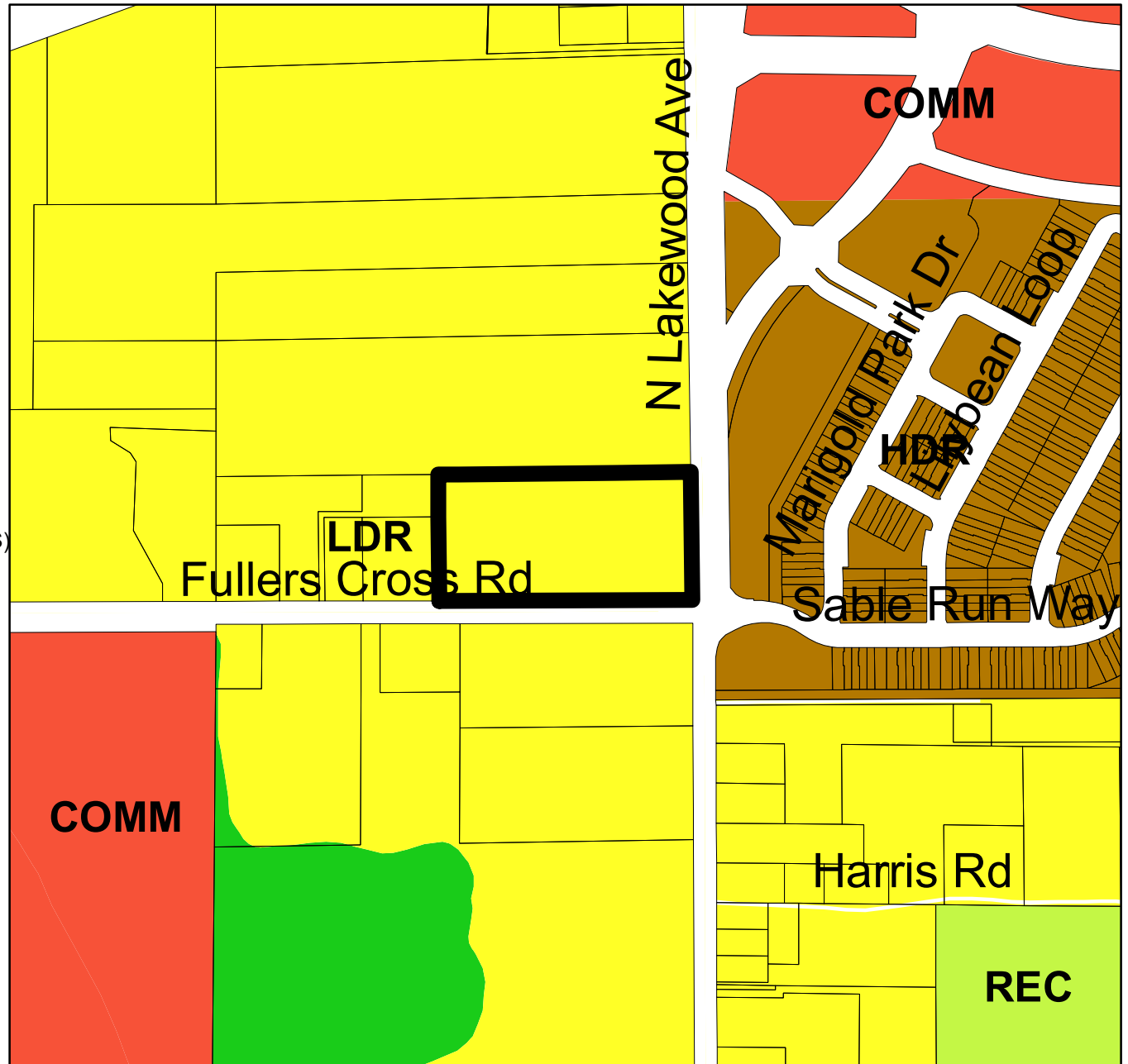


Created: December 2025

Subject Property

Future Land Use Classification:

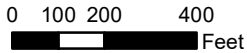
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Professional Offices and Services (PS)
- Commercial (COMM)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Conservation/Floodplains (CONS)
- Recreation and Open Space (REC)
- Public Facilities/Institutional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



2277 Fullers Cross Road Surrounding Zoning Map



OCOEE
Florida
Development Services
Department

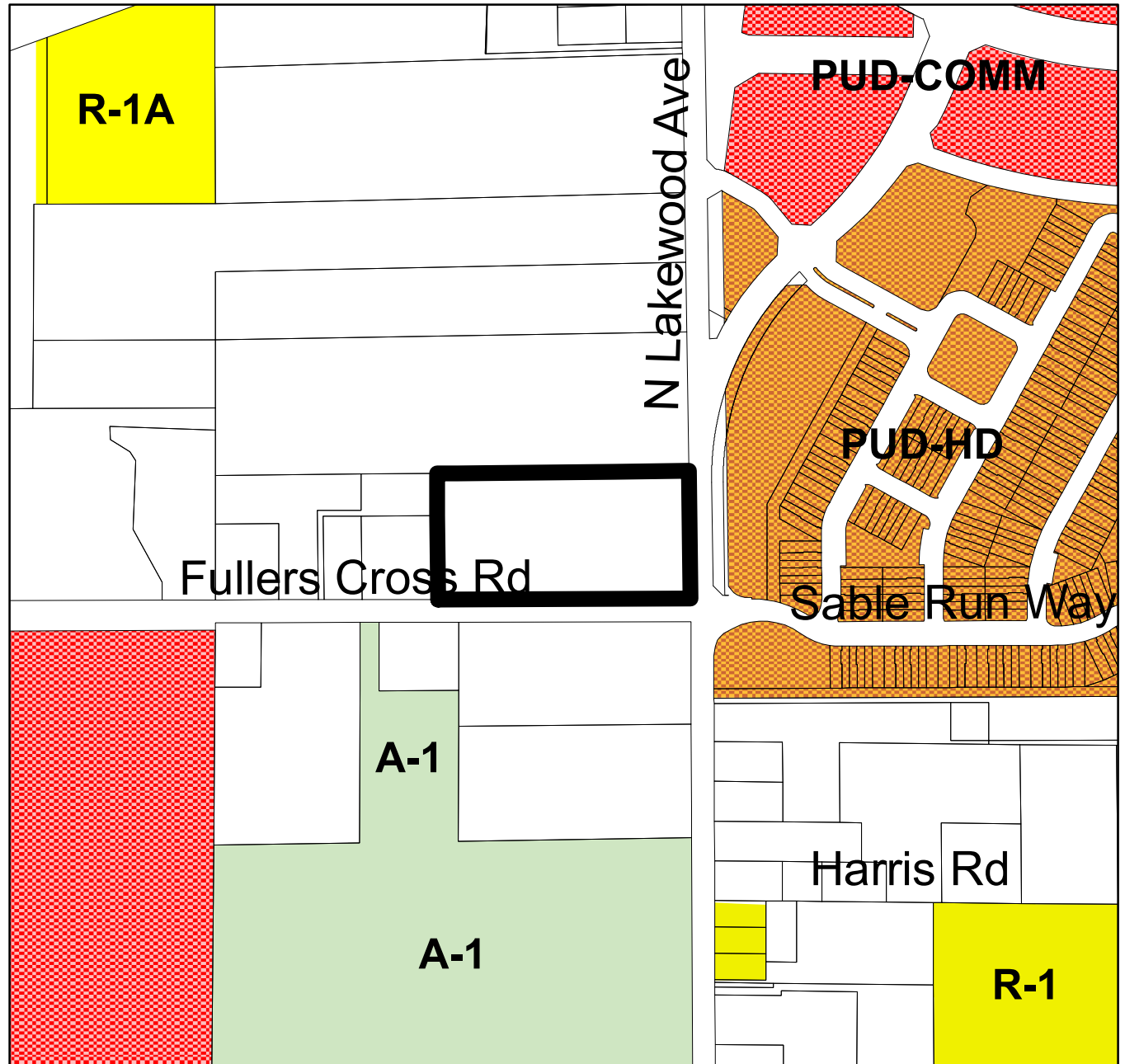


Created: December 2025

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-07-25-07 (SAGE # 2025-0032)

APPLICANT NAME: Jim Hall, applicant, representing Paul Pabla, property owner

PROJECT NAME: 2277 FULLERS CROSS ROAD - BARRAGAN PROPERTY 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	Anoch Whitfield, Zoning Manager
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A. Applicant/Owner

1. Owner (if different from Applicant):	Paul Pabla
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B. Property Location

1. General Location:	The property is located in the northwest corner of the Fullers Cross Road and North Lakewood Avenue intersection.
2. Parcel Identification Number:	06-22-28-0000-00-032
3. Street Addresses:	To be determined
4. Size of Parcels:	5.09 acres

C. Use Characteristics

1. Existing Use:	Wooded vacant parcel
2. Proposed use:	No proposed use submitted to the City at this time
3. Density / Intensity:	N/A
4. Projected Population:	N/A

D. Zoning and Land Use

1. Orange County Future Land Use:	Low Density Residential per JPA FLUM
2. Orange County Zoning:	A-1
3. Existing Ocoee Future Land Use:	Low Density Residential per JPA FLUM
4. Proposed Ocoee Zoning:	None at this time. Site will retain County A-1 until rezoning from County district to City district occurs

E. Consistency

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

II. FIRE DEPARTMENT

1. Estimated Response Time:	Average 5 minutes
2. Distance to Property:	
3. Fire Flow Requirements:	1,000 gallons per minute

III. POLICE DEPARTMENT

1. Police Patrol Zone / Grid / Area:	1
2. Estimated Response Time:	4 mins
3. Distance to Property:	4 miles
3. Average Travel Time	11 mins

IV. ECONOMIC VALUE		Anoch Whitfield, Deputy Director
1. Property Appraiser Market Value:	\$ 267,225	
2. Property Appraiser Taxable Value	\$ 239,830	
3. Estimated City Ad Valorem Taxes:	TBD	
4. Anticipated Licenses & Permits:	TBD	
5. Potential Impact Fees:	TBD	
6. Total Project Revenues:	TBD	

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

VI. UTILITIES		TJ Tomlinson, Engineering Manager
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A. Potable Water	
1. In Ocoee Service Area:	Yes
2. City Capable of Serving Area:	Yes
3. Extension Needed:	No
4. Location and Size of Nearest Water Main:	To Be Determined

B. Sanitary Sewer	
1. In Ocoee Service Area:	Yes
2. City Capable of Serving Area:	Yes
3. Extension Needed:	Yes
4. Location and Size of Nearest Force Main:	To Be Determined
5. Annexation Agreement Needed:	

C. Other	
1. Utility Easement Needed:	Yes
2. Private Lift Station Needed:	Yes or as determined by Utilities Department
3. Well Protection Area Needed:	No

VII. TRANSPORTATION		Anoch Whitfield, Deputy Director
1. Paved Access:	Yes	
2. ROW Dedication:	To be determined	
3. Traffic Study:	Not required at this time for annexation	
4. Traffic Analysis Zone:		

VIII. PRELIMINARY CONCURRENCY EVALUATION	
A. Transportation:	Full traffic impact analysis will be required prior to any land use amendment, rezoning, or development.
B. Parks / Recreation:	Not applicable at this time
C. Water / Sewer:	Water and sewer capacity available at facilities.
D. Stormwater:	To be provided on site at time of development
E. Solid Waste:	At this time, adequate solid waste capacity exists.
F. Impact Fees:	TBD at time of building permit

IX. SITE SPECIFIC ISSUES	All Departments
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X. CONSISTENCY WITH STATE ANNEXATION REGULATIONS	Anoch Whitfield, Zoning Manager
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The property will be bordered by the City Limits on the east side upon the annexation; therefore, the annexation of this property will further reduce the existing enclaves within the City limits. No part of the area to be annexed is included within the boundary of another municipality, and the property being annexed will be developed for urban purposes. Therefore, this annexation is consistent with Section 171.043(1) & (2), Florida Statutes.

**ORDINANCE NO. 2025-
(Annexation Ordinance for 2277 Fullers Cross Road –
Barragan Property)**

TAX PARCEL ID: 06-22-28-0000-00-032

CASE NO. AX-07-25-07: 2277 Fullers Cross Road – Barragan Property Annexation

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF OCOEE, FLORIDA, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 5.09 ACRES LOCATED AT 2277 FULLERS CROSS ROAD IN THE NORTHWEST CORNER OF THE FULLERS CROSS ROAD AND NORTH LAKEWOOD AVENUE INTERSECTION, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; FINDING SAID ANNEXATION TO BE CONSISTENT WITH THE ENVISION 2045 OCOEE COMPREHENSIVE PLAN, THE OCOEE CITY CODE AND THE JOINT PLANNING AREA AGREEMENT; PROVIDING FOR AND AUTHORIZING THE UPDATE OF OFFICIAL CITY MAPS; PROVIDING DIRECTION TO THE CITY CLERK; PROVIDING FOR SEVERABILITY; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 171.044, Florida Statutes, the owner of certain real property located in unincorporated Orange County, Florida, as hereinafter described, has petitioned the City Commission of the City of Ocoee, Florida (the “Ocoee City Commission”) to annex approximately 5.09 acres of property (the “Subject Property”), as more particularly described in Exhibit “A” attached hereto, into the corporate limits of the City of Ocoee, Florida; and

WHEREAS, the Subject Property is located within the Interchange Village Character Area of the SR 429 Overlay District and, as such, shall be subject to the design and development standards and guidelines within the Interchange Village Character Area Design Plan, in addition to the objectives and policies of the Envision 2045 Comprehensive Plan; and

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

WHEREAS, notice of the proposed annexation has been published pursuant to the requirements of Section 171.044(2), Florida Statutes, and Section 1-10, Article I, and Section 5-9, Article V, Land Development Code of the City of Ocoee (the “Code”); and

WHEREAS, on December 9, 2025, the Planning and Zoning Commission of the City of Ocoee, Florida, reviewed the proposed annexation and found it to be consistent with the Envision 2045 Ocoee Comprehensive Plan, to comply with all applicable requirements of the

Ocoee City Code, and to be in the best interest of the City of Ocoee and has recommended to the Ocoee City Commission that it approve said annexation petition; and

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

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

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

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

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

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

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

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

Section 5. CONSISTENCY FINDING. The Ocoee City Commission hereby finds that the annexation of said land herein described is consistent with the Envision 2045 Ocoee Comprehensive Plan, as amended, and meets all of the requirements for annexation set forth in the Envision 2045 Ocoee Comprehensive Plan and the Ocoee City Code.

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

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

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

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

Section 10. CONFLICTING ORDINANCES. This ordinance prevails in the event of any inconsistency with all ordinances or parts of ordinances in conflict herewith.

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

PASSED AND ADOPTED this _____ day of _____, 2025.

APPROVED:

CITY OF OCOEE, FLORIDA

ATTEST:

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

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

FOR USE AND RELIANCE ONLY BY THE
CITY OF OCOEE, FLORIDA APPROVED AS
TO FORM AND LEGALITY THIS _____ DAY
OF _____, 2025

FISHBACK DOMINICK

By: _____
City Attorney

EXHIBIT "A"

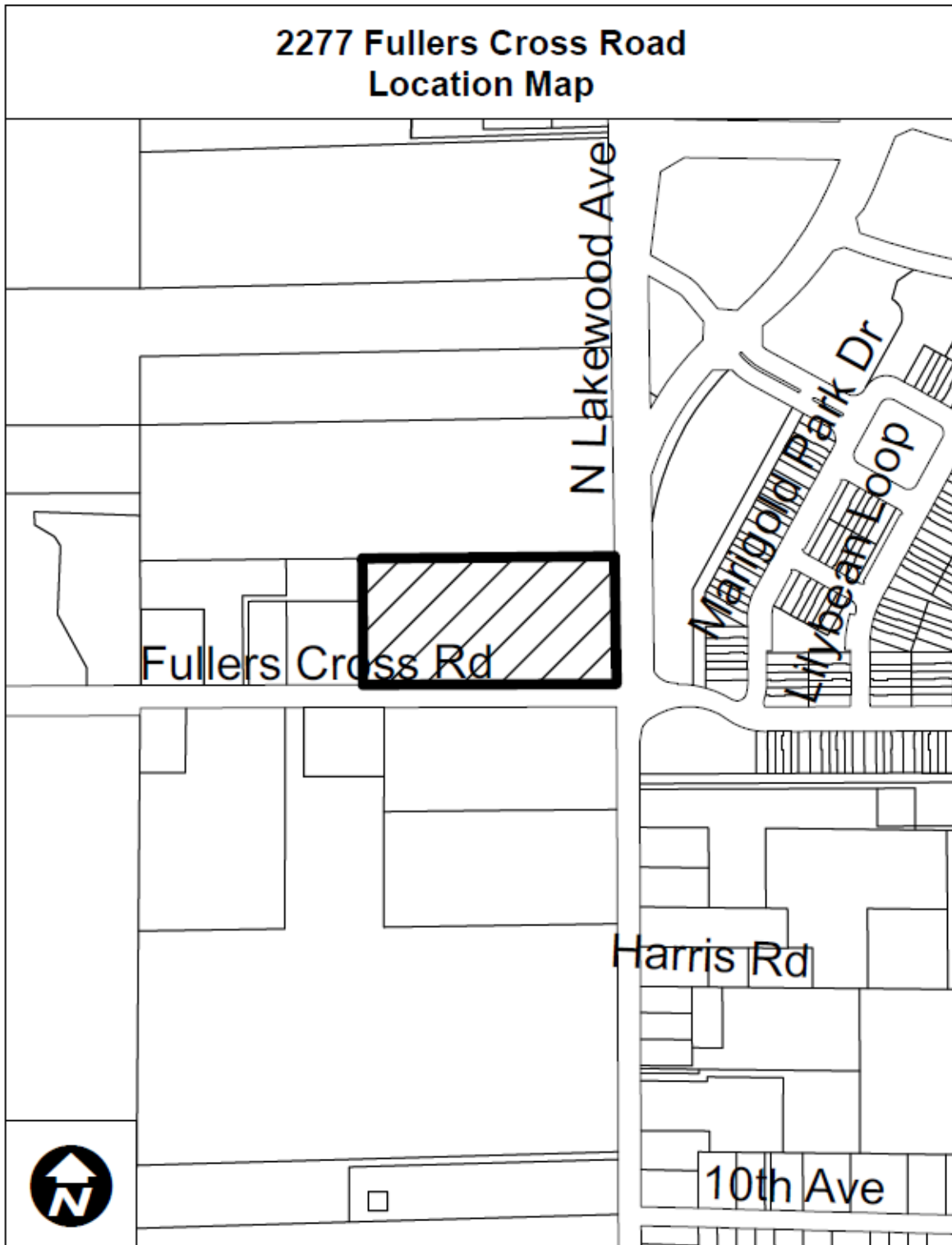
LEGAL DESCRIPTION

PARCEL ID NO.: 06-22-28-0000-00-032

E1/2 OF S1/4 OF SE1/4 OF SE1/4 & E 55 FT OF W1/2 OF S1/4 OF SE1/4 OF SEC 06-22-28

EXHIBIT "B"





LOCATION MAP










December 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 Deputy Development Services Director Anoch Whitfield at 407-554-7079 for additional information or questions.

<u>Under Construction</u>			
District 1 - Scott R. Kennedy			
	Project Name & General Location	Project Description	Status
1	OCOEE CROWN POINT MIXED-USE DEVELOPMENT Sage #2022-0050 2012 Ocoee Apopka Road 16.19 acres	Large-Scale Final Site Plan for mixed-use consisting of Multifamily and Retail	Under Construction  <ul style="list-style-type: none"> 70% complete for buildings and sitework
2	MAGNOLIA RESERVE TOWNHOMES Sage #2022-0057 2199 West Road 5.08 acres	Large-Scale Final Subdivision Plan Proposing Townhome Subdivision with a minimum living area of 1,500 SF	Under Construction  <ul style="list-style-type: none"> 24 of 48 (50%) Townhomes have received CO
3	OCOEE VILLAGE CENTER TOWNHOMES 10711 N Lakewood Ave 34.48 acres	Large-Scale Preliminary/Final Subdivision Plan for 232 – 2-story Townhome units	<ul style="list-style-type: none"> 232 of 232 (100%) townhomes have received CO
District 2 - Rosemary Wislen			
1	ROCKET CHIMP OFFICE Sage #2023-0035 300 N. Bluford Avenue 0.91 acres	Small-Scale Site Plan for a 3,137 SF Office Building	Under Construction  <ul style="list-style-type: none"> 95% complete for building and sitework
District 3 - Richard Firstner			
1	429 BUSINESS CENTER PHASE II EAST Sage #2022-0054 448 Corporate Park Road 11.21 acres	Large-Scale Final Site Plan for three (3) one-story buildings totaling 126,402 SF	Under Construction  <ul style="list-style-type: none"> Buildings at 95% completion Sitework at 95% completion

2	429 BUSINESS CENTER PHASE II WEST Sage #2022-0055 510 Corporate Park Road 5.90 acres	Large-scale Final Site Plan for a one-story building consisting of 70,720 SF	Under Construction  <ul style="list-style-type: none"> • Building at 95% completion • Sitework at 95% completion
3	O2B KIDS Sage #2022-0023 880 Bluford Avenue 2.48 acres combined	Small-Scale Site Plan for a 10,970 SF Day Care Facility and a 6,000 SF Medical Office Building	Under Construction  <ul style="list-style-type: none"> • Building and sitework at 80% completion
4	THE REGENCY Sage #2023-0015 1601 Maguire Road 16.68 acres	Large-Scale Final Site Plan for 300 Multifamily units and 7000 SF of Retail	Under Construction  <ul style="list-style-type: none"> • Sitework and Buildings at 30% completion • Developer is using Private Providers

District 4 - George Oliver III

1	RESERVE AT LAKE MEADOWS Sage #2021-0043 2149 Lauren Beth Avenue 18.58 acres	A Large-Scale Final Subdivision plan for 46 single-family homes	Under Construction  <ul style="list-style-type: none"> • Only model home under construction
2	WYNWOOD PHASE 3 & 4 FKA CLRM Sage #2023-0024 56.63 acres Phase 1 & 2 Complete	Large-Scale Preliminary/Final Subdivision Plan to construct 187 single-family residential lots	Under Construction  <ul style="list-style-type: none"> • 37 of 186 (19.9%) single-family homes have received CO

Under Review

District 1 - Scott R. Kennedy

	Project Name & General Location	Project Description	Status
1	OCOEE VILLAGE CENTER NEW GROCERY AND FUEL STATION Sage #2025-0044 N Lakewood Ave 7.99 acres	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	<ul style="list-style-type: none"> • Preliminary Site plan went to the 10/14/2025 Planning & Zoning Meeting & the 11/04/2025 City Commission Meeting • Final Site plan submittal is under 1st review

2	<p>SPRING HILL SHOPPING PLAZA Sage #2025-0025 1500 Wurst Rd Parcel # 09-22-28-8242-02-140 0.63 acres</p>	Small-Scale Site Plan for the expansion of the existing building	<ul style="list-style-type: none"> • Pre-Application meeting held on July 22, 2025. • Pending new submittal
District 2 - Rosemary Wilsen			
1	<p>750 S. BLUFORD AVE. Sage #2025-0017 750 S. Bluford Ave.</p>	Small-Scale Site Plan for an existing building for Site Improvements to the parking lot	<ul style="list-style-type: none"> • 1st Review comments sent on August 4, 2025. • Pending Resubmittal
2	<p>OCOEE PICKLEBALL Sage #2025-0015 1100, 1050, 1000 Jacob Nathan Blvd. 6.08 acres</p>	Indoor Pickleball Complex with 26 Courts	<ul style="list-style-type: none"> • 2nd Review comments sent on October 9, 2025 • Preliminary went to 09/09/2025 Planning & Zoning Meeting & 09/16/2025 City Commission meeting
3	<p>O'REILLY'S OCOEE Sage #2024-0039 1891 E. Silver Star Road 5.06 acres</p>	Small-Scale Site Plan for a 7,246 SF O'Reilly Auto Parts store	<ul style="list-style-type: none"> • Approved • Awaiting Site Work Permit & Building Permit
4	<p>VALIANT REALTY GROUP Sage #2024-0051 112 S. Bluford Ave. Parcel # 17-22-28-5504-02-040 .24 acres</p>	Small-Scale Site Plan for a 7,843 SF Office Building	<ul style="list-style-type: none"> • Comments sent on July 10, 2025. • Pending new submittal.
5	<p>WALMART #942 DRONE PROJECT Sage #2025-0048 10500 W Colonial Dr 21.73 acres</p>	Small-Scale Site Plan to install a drone nest to house and support drone operations and an auto loader system for automated merchandise loading and delivery	<ul style="list-style-type: none"> • Under 1st review
6	<p>ORANDO HEALTH REHAB PARKING LOT EXPANSION Sage #2025-0046 1300 Hempel Avenue</p>	Small-Scale Site Plan to construct 25 new paved parking spaces, apaved driveway, and associated stormwater collection an conveyance	<ul style="list-style-type: none"> • Under 1st review

District 3 - Richard Firstner

1	<p>LAKE LILLY POINT PROFESSIONAL CENTER Sage #2025-0018 Old Winter Garden Road 4.17 acres</p>	Small-Scale Site Plan for 14,174 SF Professional/Medical Office Building	<ul style="list-style-type: none"> • Under 2nd review
2	<p>OCOEE PLAZA Sage #2025-0029 41, 51, & 96 Maguire Rd 3.64 acres</p>	Large-Scale site Plan to construct three (3) buildings consisting of office, warehouse, and retail.	<ul style="list-style-type: none"> • 2nd Review sent on November 12, 2025 • Pending resubmittal
3	<p>PALM DRIVE RETAIL FACILITY Sage #2024-0052 Palm Drive Parcel # 18-22-28-0000-00-00-109 1.65 acres</p>	Small-Scale Site Plan for a 15,000 SF Retail/Office Building	<ul style="list-style-type: none"> • 2nd review comments sent on July 24, 2025. • Pending resubmittal.
4	<p>INSPIRATION TOWN CENTER & LUXURY HOMES Sage #2024-0033 Excellence Circle 9 acres</p>	Large-Scale Preliminary & Final Site/Subdivision Plan proposing 90 luxury townhomes, with four commercial buildings	<ul style="list-style-type: none"> • Under revision review
5	<p>ELLIANOS COFFEE SHOP Sage #2025-0041 250 Moore Road 0.46 acres</p>	Small-Scale Site Plan for an 864 SF Coffee Shop	<ul style="list-style-type: none"> • 1st Review comments sent on November 6, 2025 • Pending resubmittal
6	<p>911 MARSHALL FARMS – SURUJLALL PROPERTY Sage #2025-0022 911 Marshall Farms Rd 2.22 acres</p>	Small-Scale Site plan for an Auto repair shop with office space.	<ul style="list-style-type: none"> • 1st Review comments sent on October 21, 2025 • Pending resubmittal
7	<p>PALM DRIVE RE-ALIGNMENT Sage #2025-0040 Ocoee Apopka Rd 0.77 acres</p>	Re-alignment of Palm Drive	<ul style="list-style-type: none"> • Under 2nd review
8	<p>BLUEWATER COMMERCIAL RENTALS LLC Sage #2025-0047, 2025-0049 651 L F Roper Pkwy 1.34 acres</p>	CPA and Rezoning from I-2 to I-1	<ul style="list-style-type: none"> • Under 1st review

9	720 N LAKEWOOD AVE – FLORES PROPERTY Sage #2025-0026 720 N Lakewood Avenue 7.51 acres	Lot split to separate 1 lot into 3	<ul style="list-style-type: none"> Under 2nd review
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District 4 - George Oliver III

1	GARDENIA POINTE Sage #2025-0009 Clarke Road/ A. D. Mims Road 37.37 acres	Large-Scale Preliminary Subdivision Plan	<ul style="list-style-type: none"> 1st Review comments sent on July 29, 2025. Pending resubmittal
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2	SHOPPES ON THE BLUFF 2024-0045 9251 Clarcona Ocoee Road Parcel # 33-21-28-0000-00-023 Parcel # 04-22-28-0000-00-00-012 4.29 acres	Small-Scale Site Plan to construct two retail buildings totaling 23,052 square feet	<ul style="list-style-type: none"> Under 3rd review
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3	MARKET STORE AT PRAIRIE LAKE Sage #2024-0050 Ocoee Vista Pkwy 2.00 acres	Small-Scale Site Plan to construct a convenience store with a gas station and car wash with a total project area of 87,206 SF	<ul style="list-style-type: none"> Under 1st review
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Older than Six Months

	Project Name & General Location	Project Description	Status
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District 1 - Scott R. Kennedy

1	OCOEE VILLAGE CENTER NW PARCEL 1 Sage #2024-0046 N Lakewood Ave 3.97 acres	Large-Scale Final Site Plan for three (3) Retail Buildings, with a total of 26,570 SF	<ul style="list-style-type: none"> 1st Review comments sent December 17, 2024 Awaiting resubmit for 2nd review
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2	THE FALLS AT WINTER LAKE FKA MIXED-USE @ FULLERS CROSS RD & OCOEE APOPKA RD Sage #2022-0006 Fullers Cross Road 17.96 acres	Large-Scale Preliminary Site Plan for mixed-use consisting of Apartments and Commercial	<ul style="list-style-type: none"> 2nd Review comments sent June 14, 2024 Awaiting resubmittal
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District 2 - Rosemary Wilsen

1	<p>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</p>	CPA and Rezoning from PUD-LDR, and PUD-COMM to PUD-LDR, PUD-MDR, PUD-HDR, and PUD-COMM	<ul style="list-style-type: none"> • 1st Review Comments sent November 13, 2023 • Awaiting Resubmittal
2	<p>CITY CENTER WEST ORANGE, PARCEL 1, PHASE IV, LOT 4A 251 Maine Street 1.26 acres</p>	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
3	<p>OCOEE GATEWAY Sage #2024-0042 1100, 1050, 1000 Jacob Nathan Blvd. Parcel # 21-22-28-0000-00-021 Parcel # 21-22-28-0000-00-029 69.29 acres</p>	Determination for Vested Rights	<ul style="list-style-type: none"> • City Commission Meeting: January 7, 2025 (was continued per applicant)

District 3 - Richard Firstner

1	<p>OCOEE REGIONAL SPORTS COMPLEX 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</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.	<ul style="list-style-type: none"> • 1st Review comments sent on April 18, 2025. • Pending Resubmittal
2	<p>OCOEE VILLAGE Sage #2022-0020 Franklin Street Parcel # 18-22-28-0000-00-025 5.77 acres</p>	Large-Scale Final Site Plan, for two (2) two-story Buildings with 72,712 SF for Office/Retail.	<ul style="list-style-type: none"> • Revision review comments sent on 04/01/2024 • Site has had three (3) pre-application meetings since the last round of comments on different site-concept plans
3	<p>606 SPORTS TRAINING Sage #2024-0005 606 Ocoee Apopka Road 5.19 acres</p>	Large-scale Final Site Plan for a one-story 52,800 SF sports training facility	Not Active

4	INSPIRATION Sage #2024-0030 Excellence Circle 9 acres	Plat – Phase 2 Platting 30 Parcels to 47 Resulting Parcels	<ul style="list-style-type: none"> • 2nd Review Comments sent on January 29, 2025 • Pending resubmittal for 3rd review
District 4 - George Oliver III			
1	COVINGTON OAKS Sage #2024-0024 8667 A. D. Mims Road Parcel # 10-22-28-0000-00-004 9.94 acres	Final Subdivision Plan for 17 Single-Family Residential Lots	<ul style="list-style-type: none"> • Approved for Construction on January 23, 2025 • Pending pre- construction meeting
2	HOWARD MEADOWS Sage #2023-0032 8708 A. D. Mims Road 2.25 acres	Final Subdivision Plan for Six (6) Single-Family Residential Lots	Not Active
<u>Approved/ Construction Not Started Yet</u>			
	Project Name & General Location	Project Description	Status
District 1 - Scott R. Kennedy			
District 2 - Rosemary Wilsen			
1	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	Plat for an 11,800 SF Medical Office	<ul style="list-style-type: none"> • Approved
2	WEST ORANGE SURGERY CENTER Sage #2022-0005 3422 Old Winter Garden Road Parcel # 29-22-28-0000-00-030 1.26 acres combined	Small-Scale Site Plan for an 11,500 SF Surgery Center	<ul style="list-style-type: none"> • Approved for Construction • Pending Pre- Construction Meeting
3	OCOOE OAKS JOINT VENTURE Sage #2023-0021 201 S. Clarke Rd. 12.59 acres	Large-Scale Final Subdivision Plan	<ul style="list-style-type: none"> • Approved • Pending Pre- Construction Meeting
4	AQUASONIC CAR WASH Sage #2024-0034 Clarke Road Parcel # 21-22-28-6328-00-070 1.11 acres	Small-Scale Site Plan, 4,400 SF Car Wash	<ul style="list-style-type: none"> • Approved for construction

District 3 - Richard Firstner

1	<p>YARD TRASH RECYCLING FACILITY Sage #2024-0049 1601 Maguire Road Parcel # 07-22-28-0000-00-021 9.91 acres</p>	Small-Scale Site Plan	<ul style="list-style-type: none"> • Approved
2	<p>FLOORING AMERICA STORAGE BUILDING Sage #2023-0034 10897 West Colonial Dr. 2.95 acres</p>	Small-Scale Site Plan for a 13,700 SF Warehouse Building	<ul style="list-style-type: none"> • Approved for Construction • Pending pre-construction meeting
3	<p>CAMBRIA SUITES AT OCOEE Sage #2024-0021 924 Maguire Road 2.61 acres</p>	Large-Scale Final Site Plan for a six-story, 118-room Hotel	<ul style="list-style-type: none"> • Approved for Construction • Went to the 09/16/2025 City Commission meeting • Pending site plan hard copies and pre-construction meeting

District 4 - George Oliver III