



# OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers  
1 N. Bluford Avenue  
Ocoee, Florida

January 13, 2026

## 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 December 9, 2025

#### • OLD BUSINESS

#### • NEW BUSINESS

1. 8801 Hackney Prairie Rd - Daka Property Annexation & Rezoning from Orange County A-1 (Citrus Rural District) to City of Ocoee R-1A (Single-Family Dwelling District); Project No. AX-11-25-08 & RZ-25-11-08 (**Planner I Belizaire**)

#### • MISCELLANEOUS

1. Project Status Report

#### • ADJOURNMENT

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

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



# OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers  
1 N. Bluford Avenue  
Ocoee, Florida

December 9, 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 Parks** called the roll and declared a quorum present.

**Present:** Chair Lomneck, Vice-Chair Forges, Members Keller, Chacon, Galvan, and Alternate Member Butler

**Absent:** None

**Also present:** Concurrency & Commitment Coordinator McFarlene, Board Attorney Johnson, and Recording Clerk Parks

### • CONSENT AGENDA

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

*(6:16 pm)*

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

### • OLD BUSINESS - None

### • NEW BUSINESS

1. 2277 Fuller Cross Rd. – Barragan Property Annexation; Project No. AX-07-25-07  
**(Concurrency & Commitment Coordinator McFarlene)**

**Concurrency & Commitment Coordinator McFarlene** presented a brief overview of the subject parcel and the requested annexation. He explained that the property is located on the northwest corner of Fullers Cross Rd and N. Lakewood Avenue intersection. The property is approximately 5.09 acres in size and is primary wooded and vacant; it is within the State Rd 429 overlay district interchange village character area, therefore it is subject to the area design plan. Staff supports approval of the annexation.

**Vice-Chair Forges** inquired about the neighboring properties and **Concurrency & Commitment Coordinator McFarlene** addressed his question.

*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.*

(6:20 pm)

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 2277 Fuller Cross Rd. – Barragan Property Annexation; Project No. AX-07-25-7; Moved by Member Keller, Seconded by Member Chacon; motion carried unanimously.**

• **MISCELLANEOUS**

1. Project Status Report

**Assistant City Manager Rumer** updated the Board with the following:

- Apartments across from the High School have received a certificate of completion for their first phase and several of the buildings.
- The mixed-use project on Maguire Rd and Old Winter Garden Rd, The Regency, will begin installing traffic signals for their feeder lanes; the entire project is moving along.
- Business Center on Ocoee Apopka Rd is nearing completion. There is two phases, east and west, and some of the shell buildings have received certificates of completion. They also have tenants that the City will be reviewing design applications for.
- **Chair Lomneck** inquired about pickleball courts being addressed by the City Commission and **Assistant City Manger Rumer** answered his question.
- **Vice-Chair Forges** asked about the proposed Cambria Hotel and **Assistant City Manager Rumer** gave a very brief update, highlighting that CDD requirements must take place, which is a slow process.

• **ADJOURNMENT – 6:26 PM**

ATTEST:

APPROVED:

\_\_\_\_\_  
Victoria Parks, Recording Clerk

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



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

**STAFF REPORT**

Meeting Date: January 13, 2026  
Item #: 1

**Contact Name:** Berenice Belizaire, Planner 1

**Department Director:**

**Subject:** 8801 Hackney Prairie Rd - Daka Property Annexation & Rezoning from Orange County A-1 (Citrus Rural District) to City of Ocoee R-1A (Single-Family Dwelling District); Project No. AX-11-25-08 & RZ-25-11-08 (**Planner I Belizaire**)

**BACKGROUND SUMMARY:**

Owner/ Applicant: The property owner/ applicant is Joseph Daka.

Site Location: The property is in Commission District 4, located on the north side of Hackney Prairie Road, approximately 0.6 miles east of the intersection of North Clarke Road and Hackney Prairie Road.

Property Size and Parcel Identification Number: The property contains approximately 1.99 acres and is assigned parcel ID # 03-22-28-0000-00-051.

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

<b>Current Future Land Use Map (FLUM) Designation</b>	<b>Current Zoning District</b>	<b>Existing Land Use</b>	<b>Overlay/ Unique Features</b>
Low Density Residential (5 units per acre)	County A-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.

<b>Direction</b>	<b>Jurisdiction</b>	<b>FLUM Designation</b>	<b>Zoning District</b>	<b>Existing Land Uses</b>
North	City of Ocoee	Public Facilities and Institutional (INST) Recreation and Open Space (REC) Low Density Residential (LDR)	City R-1A City Unclassified	Municipal stormwater retention County public schools stormwater retention
South	City of Ocoee	Low Density Residential (LDR)	City R-1A	Single-family residential
East	Orange County	Low Density Residential (LDR)	County P-D	County public school
West	City of Ocoee	Public Facilities and Institutional (INST) Low Density Residential (LDR)	City A-1 City R-1A	Vacant municipal property Single-family residential Vacant residential

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

<b>Proposed FLUM Designation</b>	<b>Proposed Zoning District</b>	<b>Proposed Use</b>	<b>Proposed Development Standards</b>
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, and non-circuitous territory, provided that it does not create an enclave. The subject property is bordered on the north, south, and west 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 and rezoning of the subject property are consistent with the City’s goal to eliminate or reduce existing enclaves and the vision of the Comprehensive Plan.

Access: Access will continue to be via Hackney Prairie Road.

Utilities: The property owner has requested water service from the City. City water service is available from an existing 12" water main located on the southern portion of the Orange County right-of-way on Hackney Prairie Road.

After the annexation has been executed and recorded with Orange County, the Utilities Department will begin the design and permitting process to bring water service to the property once all fees have been paid. The water service installation for this property will require an Orange County right-of-way permit, which will increase the turnaround time.

Sewer treatment capacity is available at the wastewater treatment facility and connection to sewer is available through the sanitary gravity system on Hackney Prairie Rd. Due to the distance of the building to the gravity system, a private lift station may be required to connect to the City sewer.

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 and police services are available for the property.

An Annexation Feasibility 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 and rezoning from Orange County A-1 (Citrus Rural District) to City of Ocoee R-1A (Single-Family Dwelling District) for the Daka Property located at 8801 Hackney Prairie Road?

**RECOMMENDATIONS:**

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

The Development Review Committee (DRC) met on Tuesday, January 6, 2026, to consider the application for the 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 A-1 (Citrus Rural District) to City of Ocoee R-1A (Single Family Dwelling District) for the Daka Property located at 8801 Hackney Prairie Road.

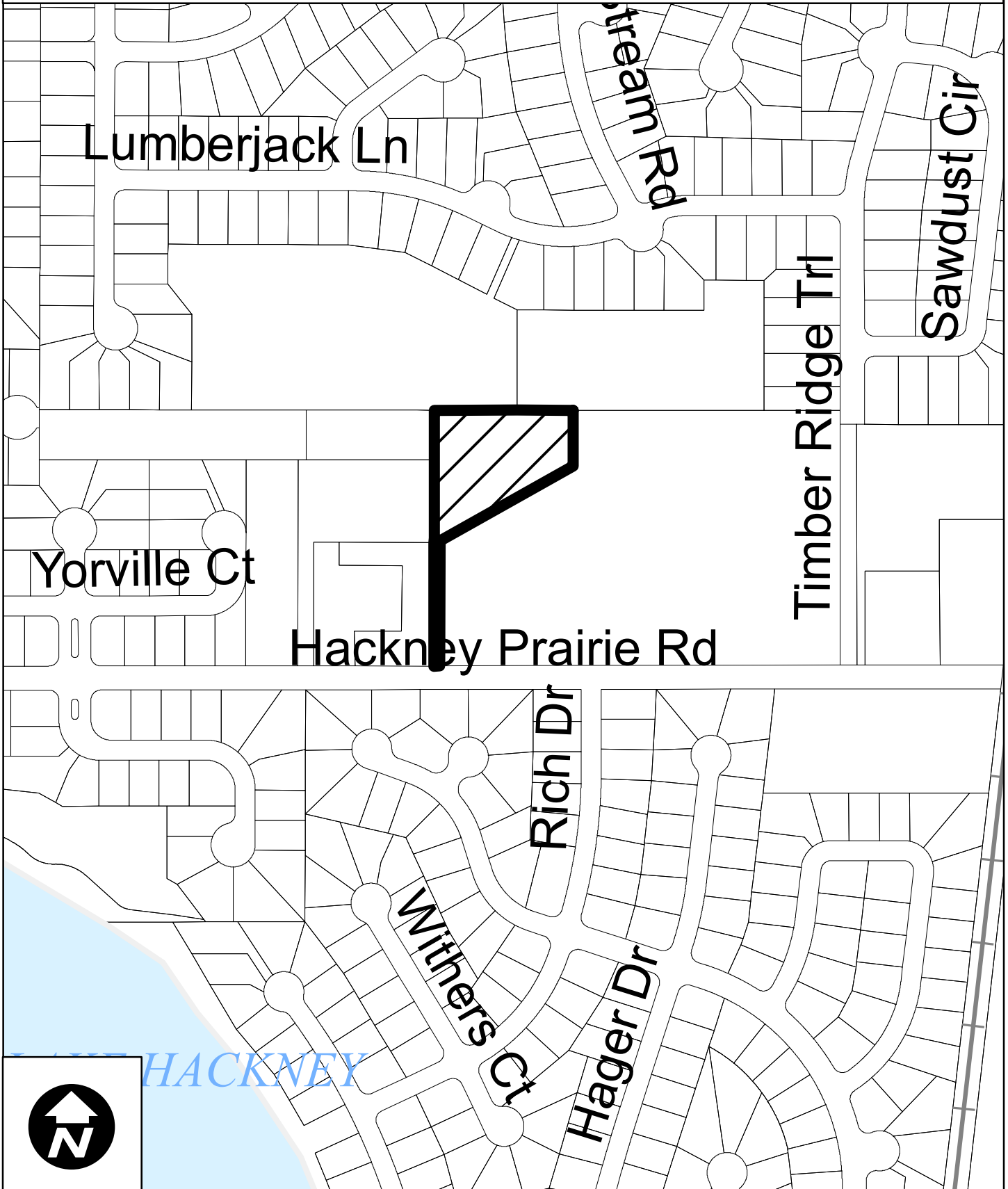
**Staff Recommendation:**

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 A-1 (Citrus Rural District) to City of Ocoee R-1A (Single-Family Dwelling District) for the Daka Property located at 8801 Hackney Prairie Road.

**ATTACHMENTS:**

1. Location Map
2. Aerial Map
3. FLU Map
4. Zoning Map
5. Annexation Feasibility Analysis
6. Annexation Ordinance
7. Rezoning Ordinance
8. Advertisement
9. Business Impact Estimate

# 8801 Hackney Prairie Road Location Map



# 8801 Hackney Prairie Road 2025 Aerial Photography



# 8801 Hackney Prairie Road Surrounding Future Land Use Map







Development Services  
Department

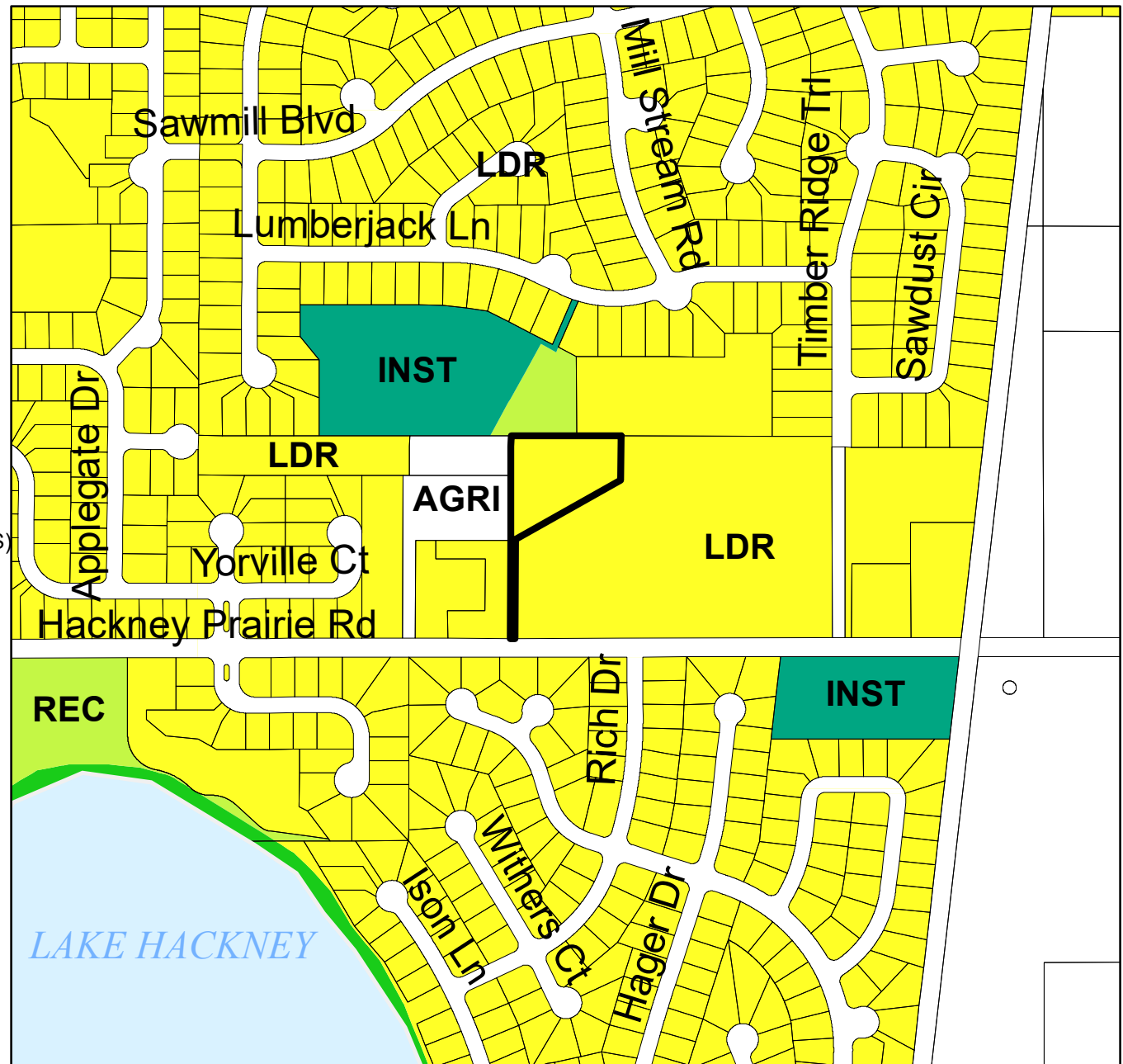
0 120 240 480  
Feet

Created: December 2025

 Subject Property

Future Land Use Classification:

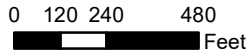
-  Low Density Residential (LDR)
-  Medium Density Residential (MDR)
-  High Density Residential (HDR)
-  Professional Offices and Services (PS)
-  Commercial (COMM)
-  Light Industrial (LI)
-  Heavy Industrial (HI)
-  Conservation/Floodplains (CONS)
-  Recreation and Open Space (REC)
-  Public Facilities/Institutional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



# 8801 Hackney Prairie Road Surrounding Zoning Map
























Development Services  
Department

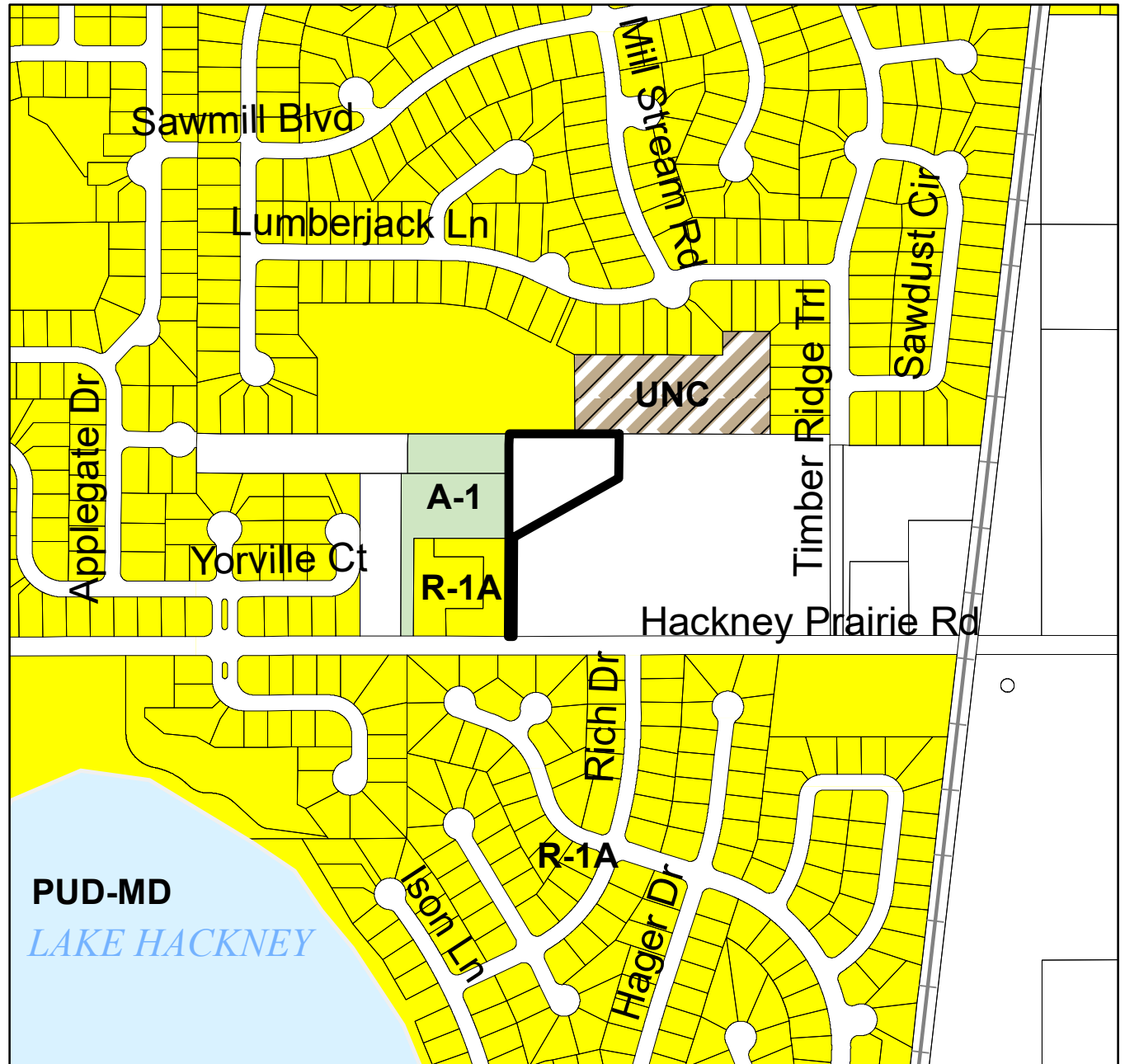


Created: December 2025

 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-11-25-08 & RZ-25-11-08

**APPLICANT NAME:** Joseph Daka

**PROJECT NAME:** 8801 HACKNEY PRAIRIE ROAD – DAKA 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**

1. Owner (if different from Applicant):	Joseph Daka
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**B. Property Location**

1. General Location:	North of Hackney Prairie Road and approximately 0.6 miles east of the intersection of North Clarke Road and Hackney Prairie Road.
2. Parcel Identification Number:	03-22-28-0000-00-051
3. Street Addresses:	8801 Hackney Prairie Road
4. Size and Number of Parcels:	1 parcel, 1.99 acres

**C. Use Characteristics**

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

**D. Zoning and Land Use**

1. Orange County Future Land Use:	Low Density Residential
2. Orange County Zoning:	ORG- A-1 (Citrus Rural District)
3. Existing Ocoee Future Land Use:	Low Density Residential Per JPA FLUM
4. Proposed Ocoee Zoning:	R-1A (Single Family Dwelling District)

**E. Consistency**

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

**II. FIRE DEPARTMENT**

1. Availability:	Yes
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**III. POLICE DEPARTMENT**

1. Availability:	Yes
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<b>IV. ECONOMIC VALUE</b>		Berenice Belizaire, Planner I
1. Property Appraiser Market Value:	\$488,920	
2. Property Appraiser Taxable Value	\$488,920	
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	
4. Location and Size of Nearest Water Main:	12” water main on southern portion of Orange County right-of-way on Hackney Prairie Road.	

<b>B. Sanitary Sewer</b>	
1. In Ocoee Service Area:	Yes
2. City Capable of Serving Area:	Yes, but the owner will need to install a private sanitary system onsite.
3. Extension Needed:	No
4. Location and Size of Nearest Force Main:	There is no force main nearby. However, there is a manhole within the vicinity of the property.
5. Annexation Agreement Needed:	No

<b>C. Other</b>	
1. Utility Easement Needed:	May be needed.
2. Private Lift Station Needed:	May be needed.
3. Well Protection Area Needed:	N/A

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

<b>VIII. PRELIMINARY CONCURRENCY EVALUATION</b>	
A. Transportation:	N/A
B. Parks / Recreation:	N/A
C. Water / Sewer:	N/A
D. Stormwater:	N/A
E. Solid Waste:	N/A
F. Impact Fees:	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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**ORDINANCE NO. 2026-  
(Annexation Ordinance for 8801 Hackney Prairie Road –  
Daka Property)**

**TAX PARCEL ID: 03-22-28-0000-00-051**

**CASE NO. AX-11-25-08: 8801 Hackney Prairie Road – Daka 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 1.99 ACRES LOCATED AT 8801 HACKNEY PRAIRIE ROAD, LOCATED ON THE NORTH SIDE OF HACKNEY PRAIRIE ROAD, APPROXIMATELY 0.6 MILES EAST OF THE INTERSECTION OF NORTH CLARKE ROAD AND HACKNEY PRAIRIE ROAD, 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 1.99 acres of property, as more particularly described in Exhibit “A” attached hereto, into the corporate limits of the City of Ocoee, Florida; and

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

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

**WHEREAS**, on January 13, 2026, 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 \_\_\_\_\_, 2026.

**APPROVED:**

**CITY OF OCOEE, FLORIDA**

**ATTEST:**

\_\_\_\_\_  
Melanie Sibbitt, City Clerk

\_\_\_\_\_  
Rusty Johnson, Mayor

(SEAL)

ADVERTISED \_\_\_\_\_ AND \_\_\_\_\_  
READ FIRST TIME \_\_\_\_\_, 2026  
READ SECOND TIME AND ADOPTED  
\_\_\_\_\_, 2026, UNDER AGENDA  
ITEM NO. \_\_\_\_\_

FOR USE AND RELIANCE ONLY BY THE  
CITY OF OCOEE, FLORIDA APPROVED AS  
TO FORM AND LEGALITY THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2026

**FISHBACK DOMINICK**

By: \_\_\_\_\_  
City Attorney

**EXHIBIT "A"**

LEGAL DESCRIPTION

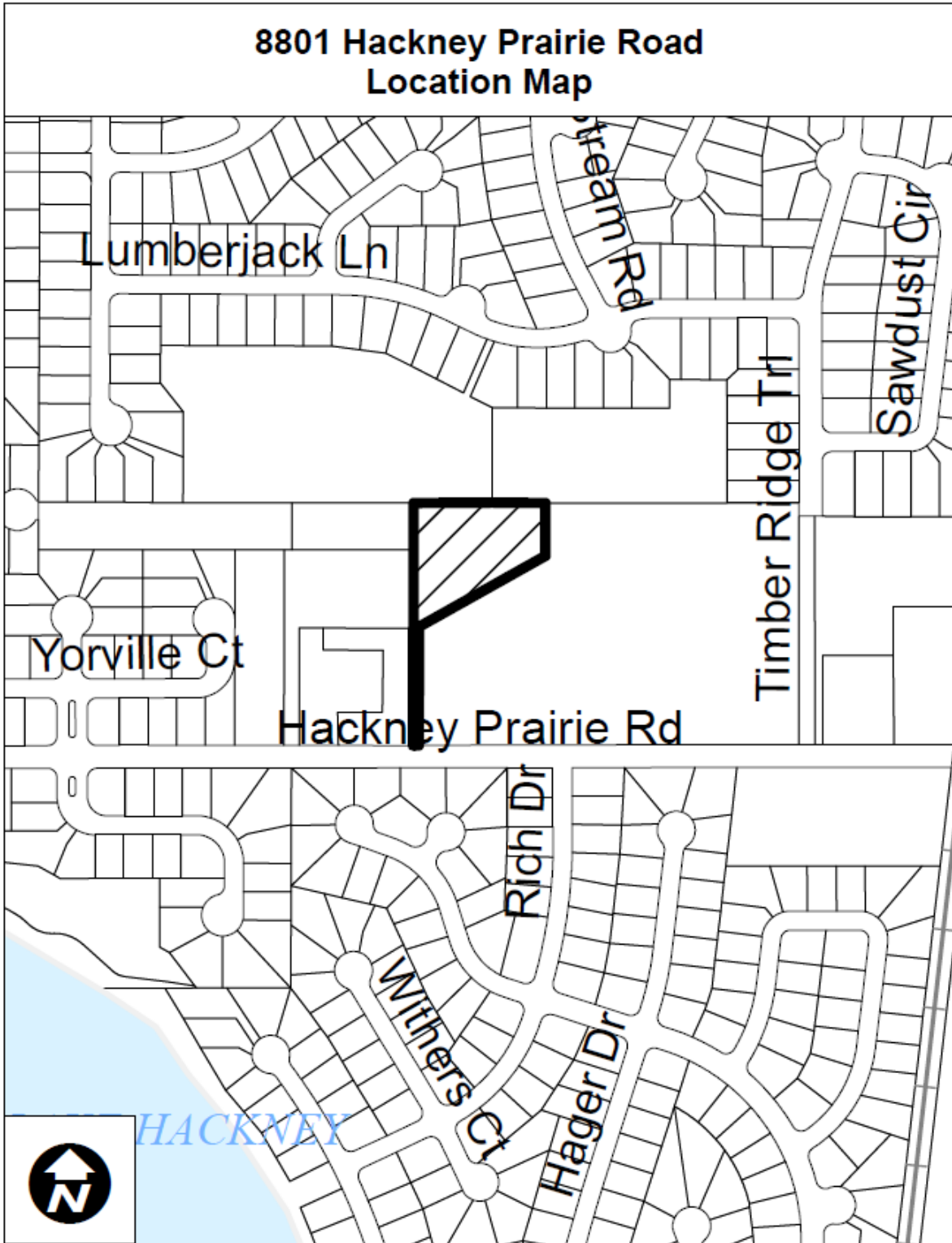
PARCEL ID NO.: 03-22-28-0000-00-051

BEGIN AT THE NORTHEAST CORNER OF SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE WEST 346.3 FEET; THENCE SOUTH  $0^{\circ}29'33''$  EAST, 329.45 FEET; THENCE NORTH  $60^{\circ}55'27''$  EAST, 391 FEET; THENCE NORTH  $0^{\circ}18'27''$  EAST, 139.6 FEET TO THE POINT OF BEGINNING.

AND COMMENCING AT THE SOUTHWEST CORNER OF ABOVE THE DESCRIBED TRACT, RUN SOUTH TO HACKNEY-PRAIRIE ROAD; RUN THENCE EAST 15 FEET; THENCE NORTH TO THE SOUTH LINE OF THE ABOVE-DESCRIBED TRACT; THENCE SOUTHWESTERLY ALONG SOUTH LINE OF THE ABOVE-DESCRIBED TRACT TO THE POINT OF BEGINNING. IT BEING THE INTENTION OF THIS LAST DESCRIPTION TO INCLUDE HEREIN A 15 FOOT WIDE TRACT TO BE USED FOR INGRESS AND EGRESS OF PROPERTY NOW OWNER BY LLOYD RUSSELL TUCKER. ALL OF SAID LANDS LYING AND BEING IN THE EAST 346.3 FEET OF SOUTHWEST  $\frac{1}{4}$  OF THE NORTHWEST OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY FLORIDA.

EXHIBIT "B"

LOCATION MAP



**ORDINANCE NO. 2026-  
(Rezoning Ordinance for 8801 Hackney Prairie Road–  
Daka Property)**

**TAX PARCEL ID: 03-22-28-0000-00-051**

**CASE NO. RZ-25-11-08: 8801 Hackney Prairie Road- Daka Property Rezoning**

**AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM ORANGE COUNTY A-1 (CITRUS RURAL DISTRICT) TO CITY OF OCOEE R-1A (SINGLE-FAMILY DWELLING DISTRICT) ON CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 1.99 ACRES LOCATED AT 8801 HACKNEY PRAIRIE ROAD, LOCATED ON THE NORTH SIDE OF HACKNEY PRAIRIE ROAD, APPROXIMATELY 0.6 MILES EAST OF THE INTERSECTION OF NORTH CLARKE TOAD AND HACKNEY PRAIRIE ROAD, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; FINDING SUCH ZONING TO BE CONSISTENT WITH THE ENVISION 2045 OCOEE COMPREHENSIVE PLAN; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY ZONING MAP; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Applicant seeks to rezone certain real property containing approximately 1.99 acres, more particularly described in Exhibit “A” attached hereto and by this reference made a part hereof, from Orange County A-1 to City of Ocoee R-1A; and

**WHEREAS**, pursuant to Section 5-9(B), Article V of the Land Development Code of the City of Ocoee, Florida (the “Ocoee City Code”), the City Development Services Director has reviewed said Rezoning application and determined that the Rezoning is consistent with the Envision 2045 Ocoee Comprehensive Plan as set forth in Ordinance No. 2025-14, adopted July 15, 2025, as amended (the “Envision 2045 Ocoee Comprehensive Plan”); and

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

**WHEREAS**, on January 13, 2026, the Planning and Zoning Commission held a public hearing and reviewed said Rezoning application for consistency with the Ocoee Comprehensive Plan and determined that the Rezoning is consistent with the Ocoee Comprehensive Plan and is in

the best interest of the City, and recommended to the Ocoee City Commission that the zoning classification of said real property be rezoned as requested by the Applicant and that the Ocoee City Commission find the Rezoning requested by the Applicant to be consistent with the Ocoee Comprehensive Plan; and

**WHEREAS**, on February 17, 2026, the Ocoee City Commission held a de novo advertised public hearing with respect to the proposed Rezoning of said real property and determined that the Rezoning is consistent with the Envision 2045 Ocoee Comprehensive Plan; and

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

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

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

**SECTION 2. REZONING.** The zoning classification, as defined in the Ocoee City Code, of the Property described in **Exhibit “A”** containing approximately 1.99 acres located within the corporate limits of the City of Ocoee, Florida, is hereby changed from Orange County A-1 to City of Ocoee R-1A. A map of said land herein described, which clearly shows the area of the Rezoning, is attached hereto as **Exhibit “B”** and by this reference is made a part hereof.

**SECTION 3. COMPREHENSIVE PLAN.** The Ocoee City Commission hereby finds the Rezoning of the land described in this Ordinance to be consistent with the Envision 2045 Ocoee Comprehensive Plan.

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

**SECTION 5. CONFLICTING ORDINANCES.** This ordinance prevails in the event of any inconsistency with all ordinances or parts of ordinances in conflict herewith.

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

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

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**ATTEST:**

**APPROVED:  
CITY OF OCOEE, FLORIDA**

\_\_\_\_\_  
Melanie Sibbitt, City Clerk

\_\_\_\_\_  
Rusty Johnson, Mayor

(SEAL)

ADVERTISED \_\_\_\_\_, 2026.  
READ FIRST TIME \_\_\_\_\_, 2026.  
READ SECOND TIME AND ADOPTED  
\_\_\_\_\_, 2026.  
UNDER AGENDA ITEM NO. \_\_\_\_\_

**FOR USE AND RELIANCE ONLY BY THE  
CITY OF OCOEE, FLORIDA; APPROVED AS  
TO FORM AND LEGALITY**  
this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**FISHBACK DOMINICK**

By: \_\_\_\_\_  
City Attorney

**EXHIBIT "A"**

LEGAL DESCRIPTION

PARCEL ID NO.: 03-22-28-0000-00-051

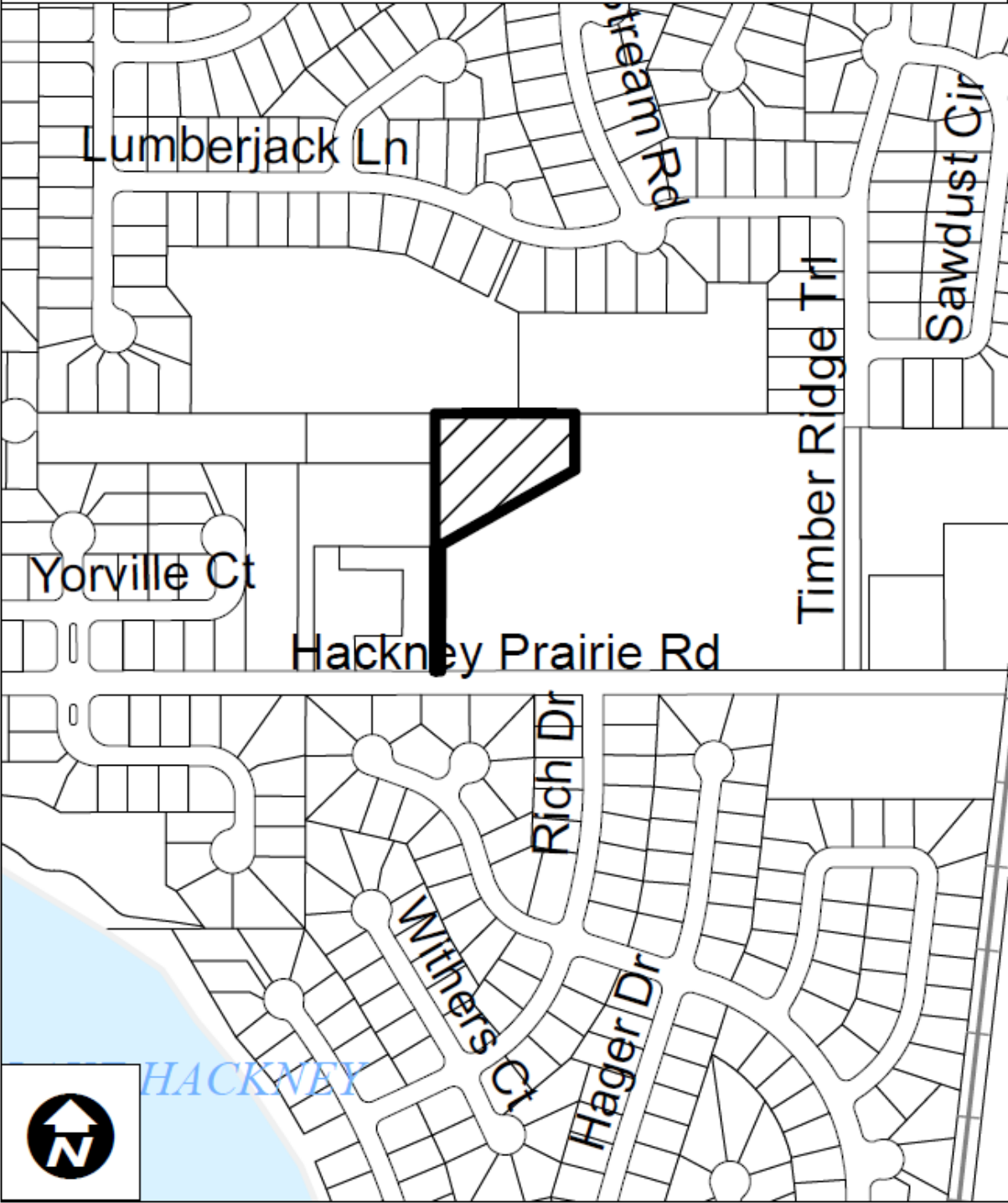
BEGIN AT THE NORTHEAST CORNER OF SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE WEST 346.3 FEET; THENCE SOUTH 0°29'33" EAST, 329.45 FEET; THENCE NORTH 60°55'27" EAST, 391 FEET; THENCE NORTH 0°18'27" EAST, 139.6 FEET TO THE POINT OF BEGINNING.

AND COMMENCING AT THE SOUTHWEST CORNER OF ABOVE THE DESCRIBED TRACT, RUN SOUTH TO HACKNEY-PRAIRIE ROAD; RUN THENCE EAST 15 FEET; THENCE NORTH TO THE SOUTH LINE OF THE ABOVE-DESCRIBED TRACT; THENCE SOUTHWESTERLY ALONG SOUTH LINE OF THE ABOVE-DESCRIBED TRACT TO THE POINT OF BEGINNING. IT BEING THE INTENTION OF THIS LAST DESCRIPTION TO INCLUDE HEREIN A 15 FOOT WIDE TRACT TO BE USED FOR INGRESS AND EGRESS OF PROPERTY NOW OWNER BY LLOYD RUSSELL TUCKER. ALL OF SAID LANDS LYING AND BEING IN THE EAST 346.3 FEET OF SOUTHWEST ¼ OF THE NORTHWEST OF THE SOUTHWEST ¼ OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY FLORIDA.

**EXHIBIT "B"**

LOCATION MAP

**8801 Hackney Prairie Road  
Location Map**



**CITY OF OCOEE**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE  
8801 HACKNEY PRAIRIE RD – DAKA PROPERTY  
ANNEXATION & REZONING FROM ORANGE COUNTY A-1  
(CITRUS RURAL DISTRICT) TO CITY OF OCOEE R-1A  
(SINGLE FAMILY DWELLING DISTRICT)  
CASE NUMBERS: AX-11-25-08 & RZ-25-11-08**

**NOTICE IS HEREBY GIVEN**, pursuant to Article I, Sections 1-9 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on **TUESDAY, JANUARY 13, 2026, AT 6:15 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Annexation and Rezoning from Orange County A-1 (Citrus Rural District) to City of Ocoee R-1A (Single Family Dwelling District) for 8801 Hackney Prairie Rd.- Daka Property. The property consists of approximately 1.99 acres and is assigned Parcel ID # 03-22-28-0000-00-051. The property is located on the north side of Hackney Prairie Road, approximately 0.6 miles east of the intersection of North Clarke Road and Hackney Prairie Road. The applicant is seeking annexation into the City in order to connect to City utility services and construct a single family home and garage.



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 A-1 (Citrus Rural District) to City of Ocoee R-1A (Single Family Dwelling District).

Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file may be inspected at the Ocoee Development Services Department, located at 1 North Bluford Avenue, Ocoee, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except for legal holidays. The Planning and Zoning Commission may continue the public hearing to other dates and times as it deems necessary. Any interested party shall be advised that the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearings and that no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made during the public hearings will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of the proceedings should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.



## **Business Impact Estimate**

Proposed ordinance's title/reference:

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

**In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:**

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Ocoee, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.



3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:



4. Additional information the governing body deems useful (if any):





## January 2026 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 Assistant City Manager Michael Rumer at 407-905-3112 for additional information or questions.

<b><u>Under Construction</u></b>			
<b>District 1 - Scott R. Kennedy</b>			
	<b>Project Name &amp; General Location</b>	<b>Project Description</b>	<b>Status</b>
<b>1</b>	<b>OCOEE CROWN POINT MIXED-USE DEVELOPMENT</b> Sage #2022-0050 2012 Ocoee Apopka Road 16.19 acres	Large-Scale Final Site Plan for mixed-use consisting of Multifamily and Retail	<b>Under Construction</b>  <ul style="list-style-type: none"> <li>75% complete for buildings and sitework</li> <li>Phase 1 received CO on 12/23/2025</li> </ul>
<b>2</b>	<b>MAGNOLIA RESERVE TOWNHOMES</b> 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	<b>Under Construction</b>  <ul style="list-style-type: none"> <li>24 of 48 (50%) Townhomes have received CO</li> </ul>
<b>District 2 - Rosemary Wilsen</b>			
<b>District 3 - Richard Firstner</b>			
<b>1</b>	<b>429 BUSINESS CENTER PHASE II EAST</b> 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	<ul style="list-style-type: none"> <li>Received CO for sitework and buildings on 12/17/25</li> </ul>
<b>2</b>	<b>429 BUSINESS CENTER PHASE II WEST</b> 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	<ul style="list-style-type: none"> <li>Received CO for sitework and buildings on 12/17/25</li> </ul>

3	<b>O2B KIDS</b> 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	<b>Under Construction</b>  <ul style="list-style-type: none"> <li>Building and sitework at 80% completion</li> </ul>
4	<b>THE REGENCY</b> Sage #2023-0015 1601 Maguire Road 16.68 acres	Large-Scale Final Site Plan for 300 Multifamily units and 7000 SF of Retail	<b>Under Construction</b>  <ul style="list-style-type: none"> <li>Sitework and Buildings at 35% completion</li> <li>Developer is using Private Providers</li> </ul>

**District 4 - George Oliver III**

1	<b>RESERVE AT LAKE MEADOWS</b> Sage #2021-0043 2149 Lauren Beth Avenue 18.58 acres	A Large-Scale Final Subdivision plan for 46 single-family homes	<b>Under Construction</b>  <ul style="list-style-type: none"> <li>Only model is completed</li> <li>Several homes under construction</li> </ul>
2	<b>WYNWOOD PHASE 3 &amp; 4 FKA CLRM</b> Sage #2023-0024 56.63 acres Phase 1 & 2 Completed	Large-Scale Preliminary/Final Subdivision Plan to construct 187 single-family residential lots	<b>Under Construction</b>  <ul style="list-style-type: none"> <li>78 of 186 (41.9%) single-family homes have received CO</li> </ul>

**Under Review**

**District 1 - Scott R. Kennedy**

	<b>Project Name &amp; General Location</b>	<b>Project Description</b>	<b>Status</b>
1	<b>OCOEE VILLAGE CENTER NEW GROCERY AND FUEL STATION</b> 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"> <li>Preliminary Site plan went to the 10/14/2025 Planning &amp; Zoning Meeting &amp; the 11/04/2025 City Commission Meeting</li> <li>Final Site plan submittal 1<sup>st</sup> review comments sent on January 7, 2026</li> <li>Pending Resubmittal</li> </ul>
2	<b>SPRING HILL SHOPPING PLAZA</b> Sage #2025-0025 1500 Wurst Rd Parcel # 09-22-28-8242-02-140 0.63 acres	Small-Scale Site Plan for the expansion of the existing building	<ul style="list-style-type: none"> <li>Pre-Application meeting held on July 22, 2025.</li> <li>Pending Resubmittal</li> </ul>

**District 2 - Rosemary Wilsen**

<b>1</b>	<p><b>750 S. BLUFORD AVE.</b> 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"> <li>• 1<sup>st</sup> Review comments sent on August 4, 2025.</li> <li>• Pending Resubmittal</li> </ul>
<b>2</b>	<p><b>OCOEE PICKLEBALL</b> 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"> <li>• 2<sup>nd</sup> Review comments sent on October 9, 2025</li> <li>• Preliminary went to 09/09/2025 Planning &amp; Zoning Meeting &amp; 09/16/2025 City Commission meeting</li> <li>• Pending Resubmittal</li> </ul>
<b>3</b>	<p><b>WALMART #942 DRONE PROJECT</b> 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"> <li>• 1<sup>st</sup> review comments sent on January 7, 2026.</li> <li>• Pending Resubmittal</li> </ul>
<b>4</b>	<p><b>ORANDO HEALTH REHAB PARKING LOT EXPANSION</b> 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"> <li>• Under 1<sup>st</sup> review</li> </ul>
<b>5</b>	<p><b>VALIANT REALTY GROUP</b> Sage #2024-0051 112 S. Bluford Ave. .24 acres</p>	Small-Scale Site Plan for a 7,843 SF Office Building	<ul style="list-style-type: none"> <li>• 1<sup>st</sup> review comments sent on July 10, 2025.</li> <li>• Pending Resubmittal.</li> </ul>
<b>6</b>	<p><b>AQUASONIC</b> Sage #2025-0052 Clarke Road Parcel # 21-22-28-6328-00-070 1.11 acres</p>	Small-Scale Site Plan, 4,400 SF Car Wash	<ul style="list-style-type: none"> <li>• Under Revision Review</li> </ul>

**District 3 - Richard Firstner**

<b>1</b>	<p><b>LAKE LILLY POINT PROFESSIONAL CENTER</b> 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"> <li>• 2<sup>nd</sup> review Comments sent on December 29, 2025.</li> <li>• Pending Resubmittal</li> </ul>
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2	<p><b>OCOEE PLAZA</b>  Sage #2025-0029  41, 51, &amp; 96 Maguire Rd  3.64 acres</p>	<p>Large-Scale site Plan to construct three (3) buildings consisting of office, warehouse, and retail.</p>	<ul style="list-style-type: none"> <li>• Under 3<sup>rd</sup> review</li> </ul>
3	<p><b>PALM DRIVE RETAIL FACILITY</b>  Sage #2024-0052  Palm Drive  Parcel # 18-22-28-0000-00-00-109  1.65 acres</p>	<p>Small-Scale Site Plan for a 15,000 SF Retail/Office Building</p>	<ul style="list-style-type: none"> <li>• 2<sup>nd</sup> review comments sent on July 24, 2025.</li> <li>• Pending resubmittal.</li> </ul>
4	<p><b>INSPIRATION TOWN CENTER &amp; LUXURY HOMES</b>  Sage #2024-0033  Excellence Circle  9 acres</p>	<p>Large-Scale Preliminary &amp; Final Site/Subdivision Plan proposing 90 luxury townhomes, with four commercial buildings</p>	<ul style="list-style-type: none"> <li>• Under revision review</li> </ul>
5	<p><b>ELLIANOS COFFEE SHOP</b>  Sage #2025-0041  250 Moore Road  0.46 acres</p>	<p>Small-Scale Site Plan for an 864 SF Coffee Shop</p>	<ul style="list-style-type: none"> <li>• Under 2<sup>nd</sup> review</li> </ul>
6	<p><b>911 MARSHALL FARMS – SURUJLALL PROPERTY</b>  Sage #2025-0022  911 Marshall Farms Rd  2.22 acres</p>	<p>Small-Scale Site plan for an Auto repair shop with office space.</p>	<ul style="list-style-type: none"> <li>• 1<sup>st</sup> Review comments sent on October 21, 2025</li> <li>• Pending resubmittal</li> </ul>
7	<p><b>PALM DRIVE RE-ALIGNMENT</b>  Sage #2025-0040  Ocoee Apopka Rd  0.77 acres</p>	<p>Re-alignment of Palm Drive</p>	<ul style="list-style-type: none"> <li>• Under 2<sup>nd</sup> review</li> </ul>
8	<p><b>BLUEWATER COMMERCIAL RENTALS LLC</b>  Sage #2025-0047, 2025-0049  651 L F Roper Pkwy  1.34 acres</p>	<p>CPA and Rezoning from I-2 to I-1</p>	<ul style="list-style-type: none"> <li>• Under 1<sup>st</sup> review</li> </ul>
9	<p><b>720 N LAKEWOOD AVE – FLORES PROPERTY</b>  Sage #2025-0026  720 N Lakewood Avenue  7.51 acres</p>	<p>Lot split to separate 1 lot into 3</p>	<ul style="list-style-type: none"> <li>• 2<sup>nd</sup> review comments sent on December 29, 2025.</li> <li>• Pending Resubmittal</li> </ul>

10	<b>OCOEE CORNERS RETAIL</b> <i>Sage #2025-0039</i> <i>1535 Maguire Rd.</i> <i>4.50 acres</i>	Small-Scale Site Plan for the construction of infrastructure, parking, sanitary, and water stub outs for future buildings.	<ul style="list-style-type: none"> <li>Under 2<sup>nd</sup> Review</li> </ul>
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**District 4 - George Oliver III**

1	<b>GARDENIA POINTE</b> <i>Sage #2025-0009</i> <i>Clarke Road/ A. D. Mims Road</i> <i>37.37 acres</i>	Large-Scale Preliminary Subdivision Plan	<ul style="list-style-type: none"> <li>1<sup>st</sup> Review comments sent on July 29, 2025.</li> <li>Pending resubmittal</li> </ul>
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2	<b>SHOPPES ON THE BLUFF</b> <i>2024-0045</i> <i>9251 Clarcona Ocoee Road</i> <i>Parcel # 33-21-28-0000-00-023</i> <i>Parcel # 04-22-28-0000-00-00-012</i> <i>4.29 acres</i>	Small-Scale Site Plan to construct two retail buildings totaling 23,052 square feet	<ul style="list-style-type: none"> <li>3<sup>rd</sup> review comments sent on December 18, 2025.</li> <li>Pending Resubmittal</li> </ul>
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3	<b>MARKET STORE AT PRAIRIE LAKE</b> <i>Sage #2024-0050</i> <i>Ocoee Vista Pkwy</i> <i>2.00 acres</i>	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"> <li>Under 1<sup>st</sup> review</li> </ul>
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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	<b>OCOEE VILLAGE CENTER NW PARCEL 1</b> <i>Sage #2024-0046</i> <i>N Lakewood Ave</i> <i>3.97 acres</i>	Large-Scale Final Site Plan for three (3) Retail Buildings, with a total of 26,570 SF	<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>
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2	<b>THE FALLS AT WINTER LAKE FKA MIXED-USE @ FULLERS CROSS RD &amp; OCOEE APOPKA RD</b> <i>Sage #2022-0006</i> <i>Fullers Cross Road</i> <i>17.96 acres</i>	Large-Scale Preliminary Site Plan for mixed-use consisting of Apartments and Commercial	<ul style="list-style-type: none"> <li>2<sup>nd</sup> Review comments sent June 14, 2024</li> <li>Pending Resubmittal</li> </ul>
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**District 2 - Rosemary Wilsen**

<b>1</b>	<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</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"> <li>• 1<sup>st</sup> Review Comments sent November 13, 2023</li> <li>• Pending Resubmittal</li> </ul>
<b>2</b>	<p><b>CITY CENTER WEST ORANGE, PARCEL 1, PHASE IV, LOT 4A</b>                  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"> <li>• 2<sup>nd</sup> Review Comments sent on June 18, 2019</li> <li>• Awaiting resubmittal for 3<sup>rd</sup> Review</li> </ul>
<b>3</b>	<p><b>OCOEE GATEWAY</b>                  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"> <li>• City Commission Meeting: January 7, 2025 (was continued per applicant)</li> </ul>

**District 3 - Richard Firstner**

<b>1</b>	<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</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"> <li>• 1<sup>st</sup> Review comments sent on April 18, 2025.</li> <li>• Pending Resubmittal</li> </ul>
<b>2</b>	<p><b>OCOEE VILLAGE</b>                  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"> <li>• Revision review comments sent on 04/01/2024</li> <li>• Site has had three (3) pre-application meetings since the last round of comments on different site-concept plans</li> </ul>
<b>3</b>	<p><b>606 SPORTS TRAINING</b>                  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	<b>Not Active</b>

<b>4</b>	<b>INSPIRATION</b> Sage #2024-0030 Excellence Circle 9 acres	Plat – Phase 2 Platting 30 Parcels to 47 Resulting Parcels	<ul style="list-style-type: none"> <li>• 2<sup>nd</sup> Review Comments sent on January 29, 2025</li> <li>• Pending Resubmittal</li> </ul>
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**District 4 - George Oliver III**

<b>1</b>	<b>COVINGTON OAKS</b> 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"> <li>• Approved for Construction on January 23, 2025</li> <li>• Pending pre- construction meeting</li> </ul>
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<b>2</b>	<b>HOWARD MEADOWS</b> Sage #2023-0032 8708 A. D. Mims Road 2.25 acres	Final Subdivision Plan for Six (6) Single-Family Residential Lots	<b>Not Active</b>
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**Approved/  
Construction Not Started Yet**

	<b>Project Name &amp; General Location</b>	<b>Project Description</b>	<b>Status</b>
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**District 1 - Scott R. Kennedy**

**District 2 - Rosemary Wilsen**

<b>1</b>	<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	Plat for an 11,800 SF Medical Office	<ul style="list-style-type: none"> <li>• Approved</li> </ul>
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<b>2</b>	<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	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>
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<b>3</b>	<b>OCOOE OAKS JOINT VENTURE</b> Sage #2023-0021 201 S. Clarke Rd. 12.59 acres	Large-Scale Final Subdivision Plan	<ul style="list-style-type: none"> <li>• Approved</li> <li>• Pending Pre- Construction Meeting</li> </ul>
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<b>4</b>	<b>AQUASONIC CAR WASH</b> 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"> <li>• Approved for construction</li> </ul>
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<b>5</b>	<b>O'REILLY'S OCOEE</b> Sage #2024-0039 1891 E. Silver Star Road 5.06 acres	Small-Scale Site Plan for a 7,246 SF O'Reilly Auto Parts store	<ul style="list-style-type: none"> <li>• Approved</li> <li>• Awaiting Site Work Permit &amp; Building Permit</li> </ul>
<b>District 3 - Richard Firstner</b>			
<b>1</b>	<b>YARD TRASH RECYCLING FACILITY</b> Sage #2024-0049 1601 Maguire Road Parcel # 07-22-28-0000-00-021 9.91 acres	Small-Scale Site Plan	<ul style="list-style-type: none"> <li>• Approved</li> </ul>
<b>2</b>	<b>FLOORING AMERICA STORAGE BUILDING</b> Sage #2023-0034 10897 West Colonial Dr. 2.95 acres	Small-Scale Site Plan for a 13,700 SF Warehouse Building	<ul style="list-style-type: none"> <li>• Approved for Construction</li> <li>• Pending pre-construction meeting</li> </ul>
<b>3</b>	<b>CAMBRIA SUITES AT OCOEE</b> Sage #2024-0021 924 Maguire Road 2.61 acres	Large-Scale Final Site Plan for a six-story, 118-room Hotel	<ul style="list-style-type: none"> <li>• Approved for Construction</li> <li>• Went to the 09/16/2025 City Commission meeting</li> <li>• Pending site plan hard copies and pre-construction meeting</li> </ul>
<b>District 4 - George Oliver III</b>			