



OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

March 10, 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 January 13, 2026

• OLD BUSINESS

• NEW BUSINESS

1. 1248 Verde Pines Court - Thomas Property Variance; Project No. VR-26-05 (**Planner I Belizaire**)
2. 1460 N. Lakewood PUD - Annexation & Rezoning to PUD (**Concurrency & Commitment Coordinator McFarlane**)
3. Holiday Inn Express Special Exception; Project No. 15-25-SE-034 (**Concurrency & Commitment Coordinator McFarlane**)
4. Annual Comprehensive Plan Text Amendment to Adopt Five-Year Schedule of Capital Improvements & Update the Capital Improvement Element (CIE); Project No. CPA-2026-001 (**Concurrency & Commitment Coordinator McFarlane**)

• 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

January 13, 2026

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 (*arrived at 6:19 PM*), Galvan, and Alternate Member Butler

Absent: Member Galvan

Also present: Assistant City Manager Rumer, Board Attorney Johnson, and Recording Clerk Justice

• CONSENT AGENDA

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

(6:16 pm)

Motion for Approval of the Consent Agenda: Moved by Member Keller, Seconded by Alternate Member Butler; Motion carried 4-0 with Members Chacon and Galvan absent.

• OLD BUSINESS - None

• 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**)

Assistant City Manager Rumer announced the applicant is asking for a continuance to a date uncertain due to a utility comment that needs to be addressed.

(6:17 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, continue to a future date uncertain consideration for the 8801 Hackney Prairie Rd - Daka Property Annexation & Rezoning; Project No. AX-11-25-08 & RZ-25-11-08; Moved by Member Keller, Seconded by Alternate Member Butler; Motion carried 4-0 with Members Chacon and Galvan absent.

• **MISCELLANEOUS**

1. Project Status Report

Assistant City Manager Rumer updated the Board with the following:

- Development Services Deputy Director Whitfield accepted a position with the Alachua County Metropolitan Planning Organization in Gainesville.
- The Ocoee Village Center Walmart Neighborhood Market is in final site plan review. The developer is currently realigning Westbridge Court, constructing Banyan Cove Boulevard, and preparing the grocery store site to be pad-ready.
- Commercial development is anticipated soon on the north side of Ocoee Village Center near the apartment complex.
- The Dynasty project should soon show progress.
- The Shoppes on the Bluff project, located at the intersection of Clarcona-Ocoee Road and Clarke Road, is awaiting the developer's return with engineering plans.
- The wood fence that was installed around the HVAC equipment at the O2B Kids daycare will be inspected, and the developer will be required to replace it with PVC material
- The property proposed for the Cambria Hotel is within the City Center West Orange Community Development District (CDD). The developer is actively coordinating with the CDD to advance the project.
- The City's Building Official passed away in December. The Deputy Building Official is in the process of obtaining licensure, and Universal Engineering is working under contract to provide Building Official services.
- Board member terms scheduled to expire in June were discussed.

• **ADJOURNMENT – 6:25 PM**

ATTEST:

APPROVED:

Miranda Justice, Recording Clerk

Brad Lomneck, Chair



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

STAFF REPORT

Meeting Date: March 10, 2026
Item #: 1

Contact Name: Berenice Belizaire, Planner 1

Department Director:

Subject: 1248 Verde Pines Court - Thomas Property Variance; Project No. VR-26-05 (Planner I Belizaire)

BACKGROUND SUMMARY:

The subject property is located at 1248 Verde Pines Court within Commission District 4 and is assigned parcel ID 04-22-28-0160-00-490. The property is zoned Planned Unit Development-Low Density (PUD-LD) and is within the Arden Park PUD. Per Section 5-6 B. of Article V of the Land Development Code (LDC), accessory uses and structures within residential districts shall not be located in the front or side yards but may be located in the rear yard. Furthermore, per Section 5-13 A. of Article V, accessory residential uses include the following:

- Antenna structures for television and radio reception placed on residential structures (height shall not exceed ten (10) percent of allowable height).
- Children's playhouses, not to exceed one hundred (100) square feet of gross floor area, and juvenile play equipment.
- Tennis, basketball or volleyball courts and other similar private recreation facilities.
- Private garages and carports.
- Gazebos and similar structures.
- Private swimming pools and spas.
- Doghouses, pens and other similar structures for the keeping of household pets.
- Home occupations, subject to the limitations in Article II of this Code.
- Boat docks and docked or moored boats.
- A stable with a capacity for not more than two (2) horses or mules in permitted agricultural and residential districts.
- Accessory apartments, including guest cottages and garage apartments with living units having less than six hundred (600) square feet of floor area for non-commercial occupancy only.

The applicant is requesting a variance to Section 5-6 B. of Article V to allow the location of an accessory use and structure within the side yard of the residential property for the purpose of constructing a 30 feet by 60 feet pickleball/basketball court.

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

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

Applicant Response:

City of Ocoee ▪ 1 N. Bluford Avenue ▪ Ocoee, Florida 34761
Phone: (407) 905-3100 ▪ www.ocoee.org

The prior permit application was rejected per Section 5-6 B. of the LDC. There is no available space behind the home for the court, hence the side yard location is required.

Staff Analysis: Staff finds that, based on the applicant's request, there is insufficient demonstration of compliance with the four (4) evaluation criteria. Below is the Staff's summarized analysis:

Criteria 1: Special Circumstances and Conditions: There are no special conditions or circumstances that exist that are peculiar to the land. Within the Arden Park South subdivision and other residential communities within the City, there are lots that are pie-shaped, with the front property line being narrower than the rear property line. This pie shape creates larger side and rear yards compared to a conventionally rectangular property. Despite the larger side yards, the residential property is subject to the same regulation of accessory uses and structures in the side yards.

Criteria 2: Literal Interpretation of Code: The literal interpretation of the provisions of these regulations would not deprive the property owner of rights commonly enjoyed by other properties with similar conditions. The undeveloped portions of the rear yard provide a large buildable area to construct an accessory structure or use. Staff finds that prohibiting the location of the accessory use and structure within the side yard would not place an undue burden or hardship on the lot, as there are remaining areas in the rear yard to construct a reasonably sized pickleball/basketball court and be in compliance with Section 5-6 B. of Article V.

Criteria 3: Actions of the Applicant: The circumstances of this variance are not the result of the actions of the applicant, as the pickleball/basketball court and adjoining retaining wall do not currently exist, and a residential building permit for the improvements was submitted prior to its construction. During staff review, the permit was denied for several reasons, including the location of the pickleball/basketball court being proposed within the north side yard. Staff recommended that the applicant revise the plans to relocate the pickleball/basketball court in the rear yard. Despite there being available space in the rear yard, the applicant is still requesting that the court be allowed in the side yard.

Criteria 4: Conference of Special Privilege: Granting the requested variance would confer a special privilege to the applicants that is otherwise denied by these regulations to other properties under similar conditions, as other residential properties are also prohibited from locating an accessory use or structure within the side yard of the residential property.

Staff does not support the requested variance as there is insufficient, code-based justification to support the variance.

ISSUE:

Should the Planning and Zoning Commission (PZC) make a recommendation of approval of the requested variance to Section 5-6 B. of Article V of the Land Development Code to allow for the location of an accessory use and structure within the side yard of the residential property for the purpose of constructing a pickleball/basketball court?

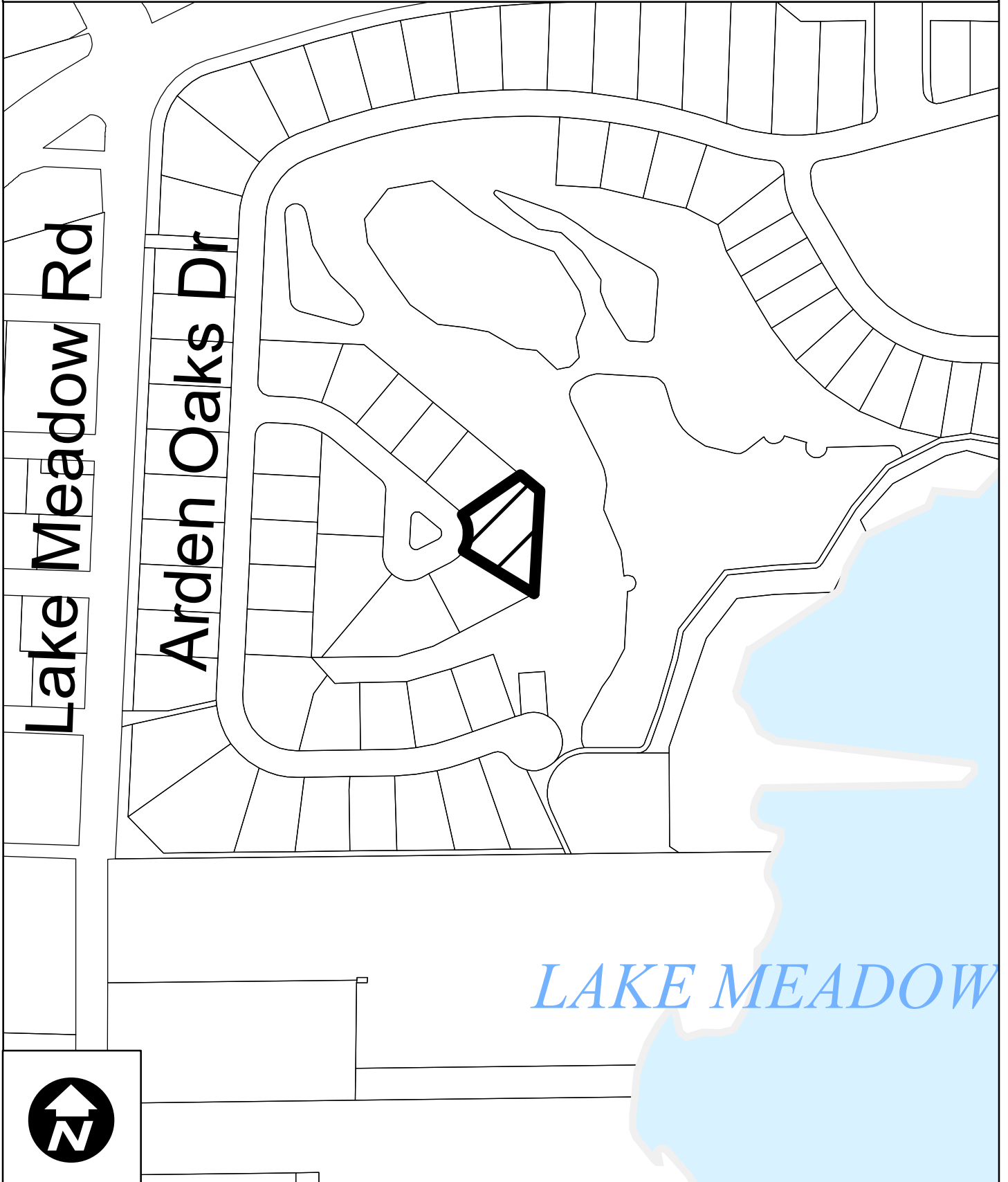
RECOMMENDATIONS:

Staff recommends that the Planning and Zoning Commission (PZC) make a recommendation of denial of the requested variance to Section 5-6 B. of Article V of the Land Development Code and not allow for the location of an accessory use and structure within the side yard of the residential property for the purpose of constructing a pickleball/basketball court.

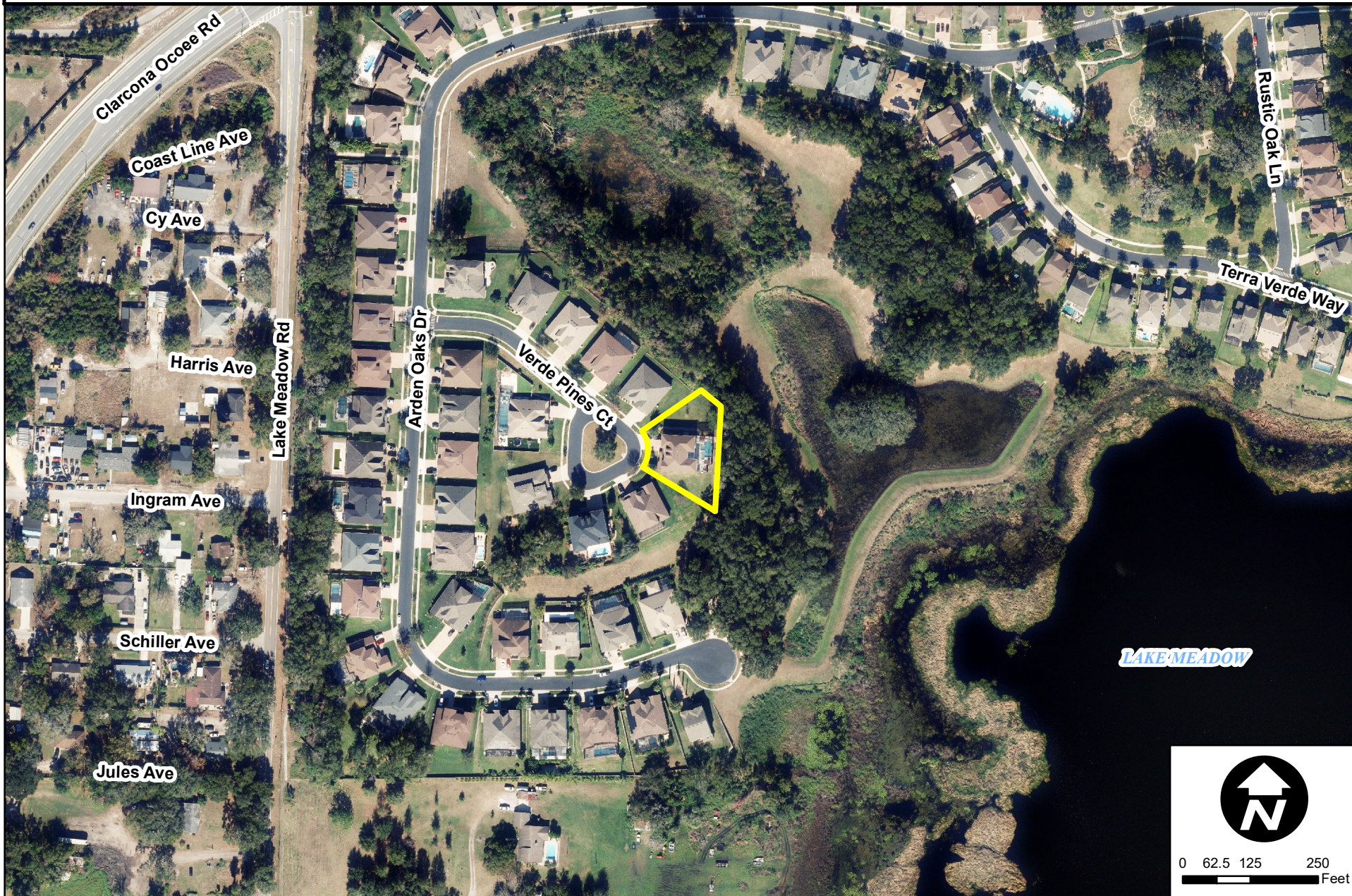
ATTACHMENTS:

1. Location Map
2. Aerial Map
3. FLU Map
4. Zoning Map
5. Proposed Survey
6. Survey with Yards
7. Advertisement

1248 Verde Pines Court Location Map



1248 Verde Pines Court 2025 Aerial Photography



1248 Verde Pines Court Surrounding Future Land Use Map








OCOEE
Florida
Development Services
Department

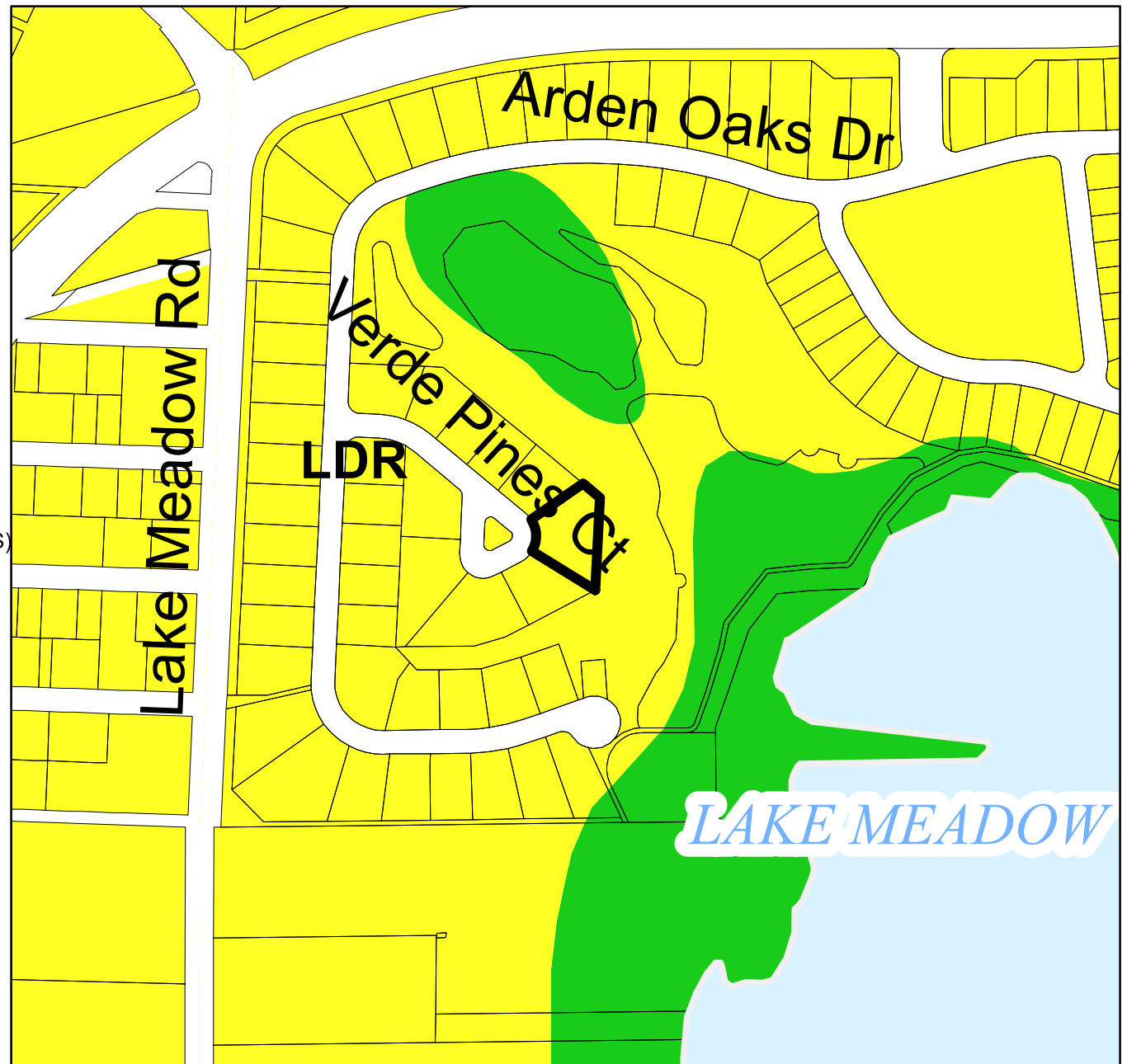
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Feet

Created: January 2026

 Subject Property

Future Land Use Classification:

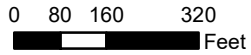
-  Low Density Residential (LDR)
-  Medium Density Residential (MDR)
-  High Density Residential (HDR)
-  Professional Offices and Services (PS)
-  Commercial (COMM)
-  Light Industrial (LI)
-  Heavy Industrial (HI)
-  Conservation/Floodplains (CONS)
-  Recreation and Open Space (REC)
-  Public Facilities/Institutional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



1248 Verde Pines Court Surrounding Zoning Map
























Development Services
Department

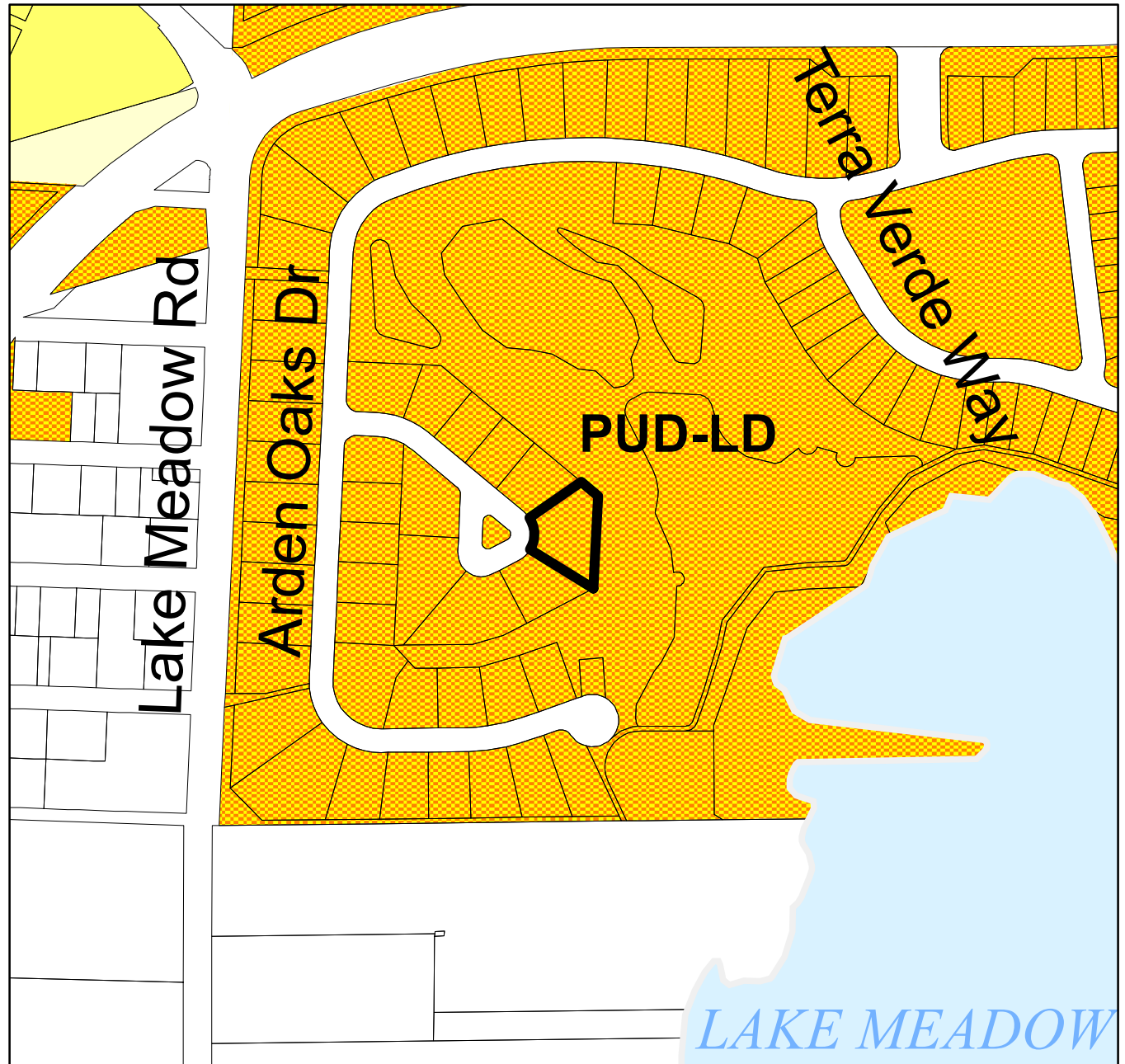


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 Subject Property

Zoning Classification:

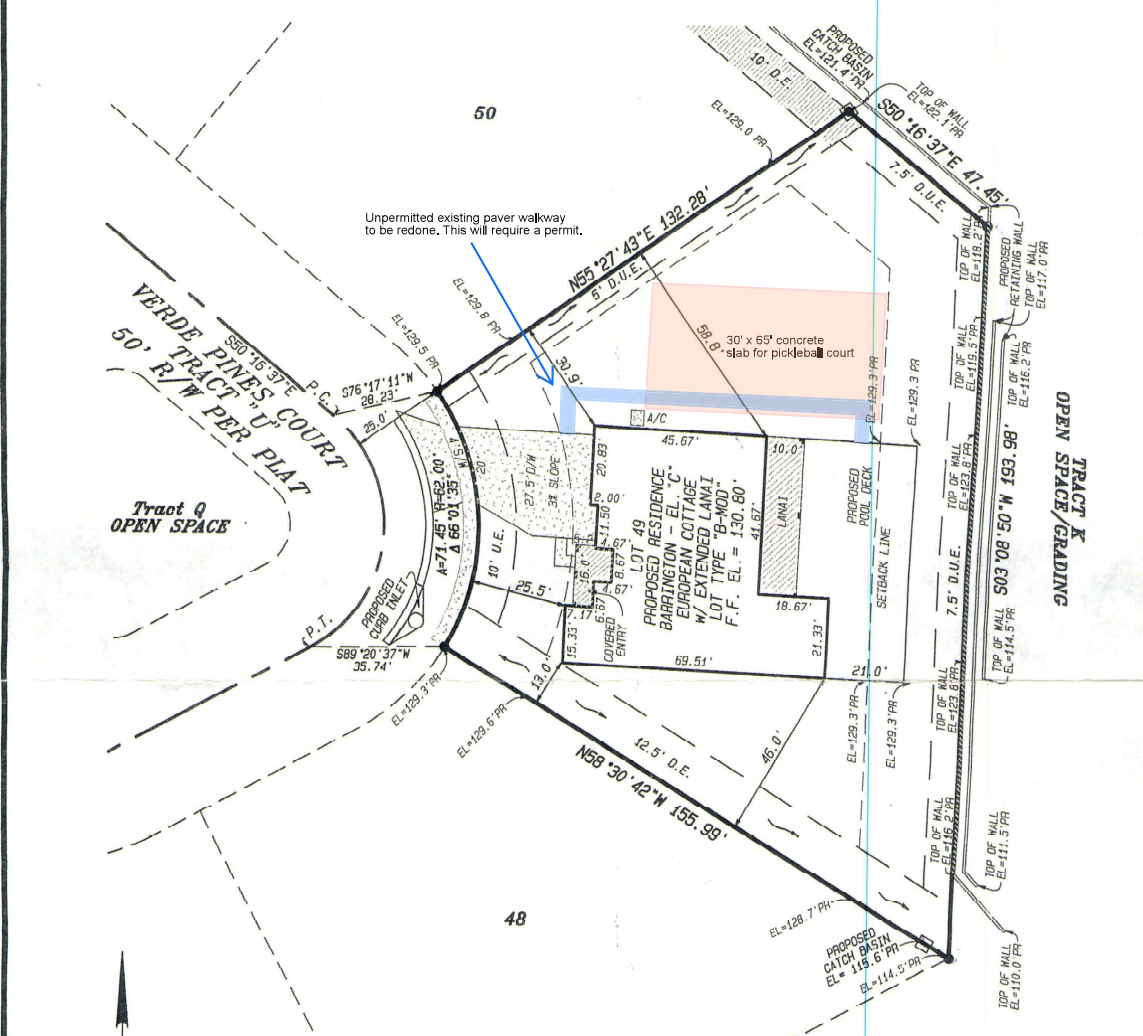
-  General Agricultural (A-1)
-  Suburban (A-2)
-  Single-Family Dwelling (R-1AAA)
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-  Single-Family Dwelling (R-1A)
-  Single-Family Dwelling (R-1)
-  One- & Two-Family Dwelling (R-2)
-  Multiple-Family Dwelling (R-3)
-  Mobile Home Subdivision (RT-1)
-  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



SKETCH OF DESCRIPTION

"NOT A FIELD SURVEY"

LOT 49, ARDEN PARK SOUTH, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 79, PAGES 41-48 OF THE PUBLIC RECORDS
OF THE CITY OF OCOEE, ORANGE COUNTY, FLORIDA.



SURVEY NOTES:

- SETBACK REQUIREMENTS PER THE CITY OF OCOEE ARE AS FOLLOWS:
FRONT= (75'+ WIDE LOTS) = 25'
(55' WIDE LOTS) = 20'
- SIDES = 7.5'
- REAR = 25'
- CORNER = 20'

SCALE 1" = 40'

POOL DECK NOT INCLUDED IN AREA CALCS.

LOT AREA	20,830 SQ.FT.
LIVING/GARAGE	3,260 SQ.FT.
OUTSIDE CONC.	1,377 SQ.FT.
SOD AREA	16,193 SQ.FT.
R/W CONC.	467 SQ.FT.
R/W SOD	307 SQ.FT.
STRUCTURAL COVERAGE	18%
TOTAL IMPERVIOUS	22%

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929
BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT, THE EAST LOT LINE OF LOT 48, BEARING BEING S58°30'42"E.
LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS-OF-WAY, OR ADJOINERS OF RECORD.
UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
BEARINGS AND DISTANCES SHOWN HEREON ARE PLAT AND FIELD MEASURED, UNLESS NOTED OTHERWISE.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 12095C 0210 F, EFFECTIVE, SEPT 26, 2009, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X" (UNSHADED).

THIS IS NOT A SURVEY! THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OR LAYOUT OF ADDITIONAL STRUCTURES. PLAT MEASUREMENTS MAY DIFFER FROM ACTUAL FIELD MEASUREMENTS.

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES.

ROBERT D. JOHNSTON, LS NO. 5031
DONALD G. MILLER, LS NO. 6674

FLORIDA REGISTERED LAND SURVEYOR AND MAPPER, NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE NAME: I:\PLAT SUBDIVISION\Arden Park South\LOT 49.dwg

A - ARC LENGTH	EL - ELEVATION	LB - LICENSED BUSINESS	PK - PK MAIL	S.I.R.C. - SET 5/8" IRON ROD AND CAP (LB6603)
A/C - AIR CONDITIONING	FSMT - EASEMENT	L.E. - LANDSCAPE EASEMENT	PR - PROPOSED	U.E. - UTILITY EASEMENT
CONC - CONCRETE	F.C.M. - FOUND CONCRETE MONUMENT	LS - LICENSED SURVEYOR	P.R.C. - POINT OF REVERSE CURVE	P.P.D. - PROPOSED DRAINAGE FLOW
COR - CORNER	FF - FINISH FLOOR	N.R. - NON-RADIAL	P.R.M. - PERMANENT REFERENCE MONUMENT	DEL/CENTRAL ANGLE
CL - CENTERLINE	F.I.R. - FOUND 5/8" IRON ROD	N.T.S. - NOT TO SCALE	P.T. - POINT OF TANGENT	(C) - CALCULATED MEASUREMENT
C.M. - CONCRETE MONUMENT	F.I.R.C. - FOUND 5/8" IRON ROD & CAP	P.C. - POINT OF CURVATURE	R - RADIUS	(D) - DEED OR DESCRIPTION
D.E. - DRAINAGE EASEMENT	FNC - FENCE	P.C.C. - POINT OF COMPOUND CURVE	R.P. - RADIUS POINT	(M) - FIELD MEASURED
D.U.E. - DRAINAGE & UTILITY EASEMENT	FND - FENCE	P.C.P. - PERMANENT CONTROL POINT	R/W - RIGHT OF WAY	(P) - PLAT
D/W - DRIVEWAY	FND NCD - FOUND NAIL & DISC	P.I. - POINT OF INTERSECTION	S/M - SIDEWALK	

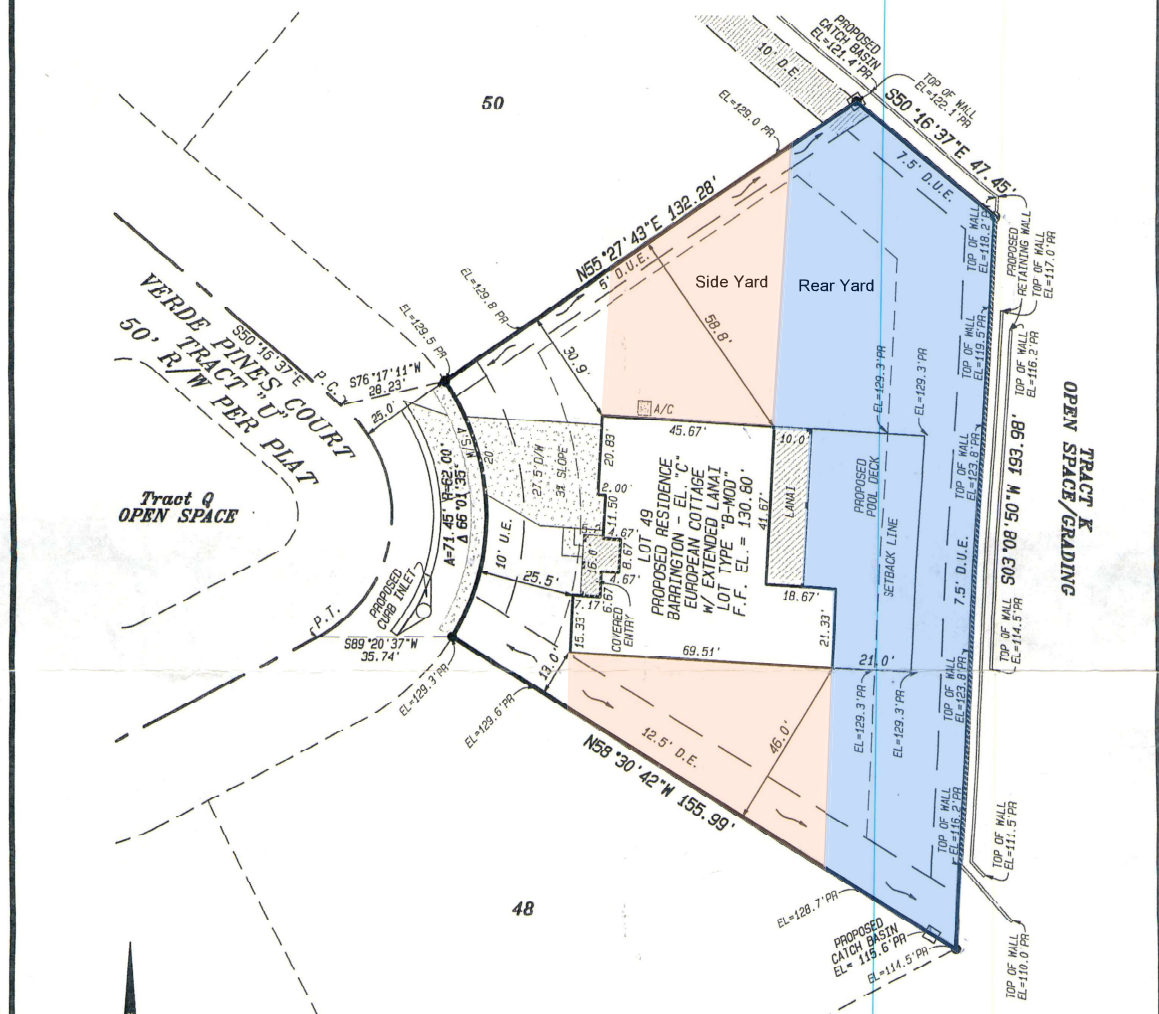
DATE OF FIELD SURVEY
PLOT PLAN 01/12/15 03/04/15

FRANKLIN, HART & REID
CIVIL ENGINEERS - LAND SURVEYORS
1368 EAST VINE STREET, KISSIMMEE, FL 34744
PHONE 846-1216 FAX 846-0037
CERTIFICATE NO. LB 6605

PROJECT INFORMATION
JOB NO. 149656
DRAWN BY: RC
REVIEWED BY: DGM

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[Signature]
ROBERT D. JOHNSTON, LS NO. 5031
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DATE OF FIELD SURVEY
PLOT PLAN 01/12/15 03/04/15

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1368 EAST VINE STREET, KISSIMMEE, FL 34744
PHONE 846-1216 FAX 846-0037
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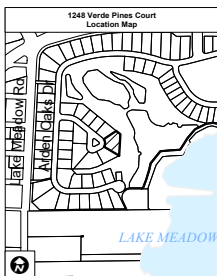
PROJECT INFORMATION
JOB NO. 149656
DRAWN BY: RC
REVIEWED BY: DGM

CITY OF OCOEE
NOTICE OF PUBLIC HEARING
1248 VERDE PINES COURT – THOMAS PROPERTY
VARIANCE REQUEST
CASE NUMBER: VR-26-05

NOTICE IS HEREBY GIVEN, that the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** on **TUESDAY, MARCH 10, 2026, at 6:15 P.M.** or as soon thereafter as possible, at the Ocoee City Commission Chambers, 1 North Bluford Avenue, Ocoee, Florida, to consider the petition of James Thomas for a variance according to the provisions of Article IV, Subsection 4-9 of the City of Ocoee Land Development Code (LDC). The property is located at 1248 Verde Pines Court and is assigned parcel ID # 04-22-28-0160-00-490.

Action Requested: The applicant is requesting a variance to Article V, Subsection 5-6B of the Land Development Code to allow the location of an accessory use and structure within the side yard of the residential property for the purpose of constructing a pickleball court.

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



February 26, 2026

26-00703W



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

STAFF REPORT

Meeting Date: March 10, 2026
Item #: 2

Contact Name: Brett McFarlane, Concurrency & Commitment Coordinator

Department Director:

Subject: 1460 N. Lakewood PUD - Annexation & Rezoning to PUD (Concurrency & Commitment Coordinator McFarlane)

BACKGROUND SUMMARY:

Owner/Applicant: The property owner/applicant is Davenand Persaud and is represented by Dave Schmitt, P.E.

Site Location: The properties are in Commission District 3, located west of the intersection of N Lakewood Ave and 11th Avenue.

Property Size and Parcel Identification Number: 1460 N Lakewood Avenue (Parcel ID #07-22-28-0000-00-083) is approximately 5.44 acres in size and 1446 N Lakewood Avenue (Parcel ID #07-22-28-0000-00-053) is approximately 1.02 acres in size. Together, they are approximately 6.46 acres in size.

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
LDR (Low Density Residential)	County A-1	Residential and agricultural uses	N/A

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

Direction	Jurisdiction	FLUM Designation	Zoning District	Existing Land Uses
North	Orange County	Low Density Residential	County A-1	Recreational/Meeting Space
South	Orange County	Low Density Residential	County A-1	Single Family Residence
East	Orange County	Low Density Residential	County R-2	Single Family Residence
West	Ocoee	Commercial	City PUD-COMM	Single Family Residence/Wetland

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

Proposed FLUM Designation	Proposed Zoning District	Proposed Use	Proposed Development Standards
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Existing (Property Remains as LDR)	Planned Unit Development (PUD)	Single Family Residence — Attached	See Proposed PUD Land Use Plan (LUP)
------------------------------------	--------------------------------	------------------------------------	--------------------------------------

Proposed Development: The applicant is requesting a rezoning from Orange County A-1 (Citrus Rural District) to PUD (Planned Unit Development District). Per the proposed Land Use Plan (LUP), the applicant proposes to develop a 30-lot single-family attached (townhome) residential subdivision at a proposed density of 4.7 units per acre. The proposed development is providing 34% open space not including the 1.28 acre retention pond, 44 guest parking spaces, walking trail, dog park and play area for amenities.

Consistency with Adopted Comprehensive Plan: The proposed PUD zoning classification and accompanying Land Use Plan for the development of single-family attached residential is consistent with the current Low Density Residential future land use designations as the density is less than five (5) units an acre.

Transportation and Access: The site accesses N Lakewood Ave, which is under Orange County ownership and maintenance. The PUD is dedicating 10 feet of ROW per the adopted context classification of Suburban Residential (C3R) in the Vision 2045 Comprehensive Plan. A traffic methodology has been submitted and shows a trip generation of 199 daily trips. This trip generation is consistent with the adopted future land use. With the vested trip, the Level of Service for N Lakewood is operating at a LOS C with sufficient capacity. The applicant will be evaluating safety and operations at the proposed driveway location and N Lakewood at Wurst intersection.

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.

For potable water, the properties are within the City's service area and there is a 12" water main is located in front of the property on the west side of N Lakewood Ave. For sanitary sewer, the owner/developer must construct a private force main to connect to the nearest suitable location on the 8" HDPE force main. An 8" HDPE force main is located in front of the property on the west side of N Lakewood Ave..

Stormwater: Stormwater management is proposed to be provided on-site, and engineering of the stormwater facilities will be evaluated at the time of the preliminary subdivision plan review.

Schools: School capacity encumbrance letter (CEL) is not required as the PUD is not increasing density above what the existing Future Land Use allows.

Recreation and Open Space: Per the proposed Land Use Plan, is providing 2.2 acres of active and passive recreation with walking trail, dog park and play area for amenities.

Consistency with Florida Statutes: With respect to the proposed annexation and rezoning, 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 properties are bordered on the west by the City's jurisdictional limits and, as such, are contiguous to the City and do 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.

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, rezoning to PUD and PUD Land Use Plan for 1460 N Lakewood Avenue (Parcel ID #07-22-28-0000-00-083) and 1446 N Lakewood Avenue (Parcel ID #07-22-28-0000-00-053)?

RECOMMENDATIONS:

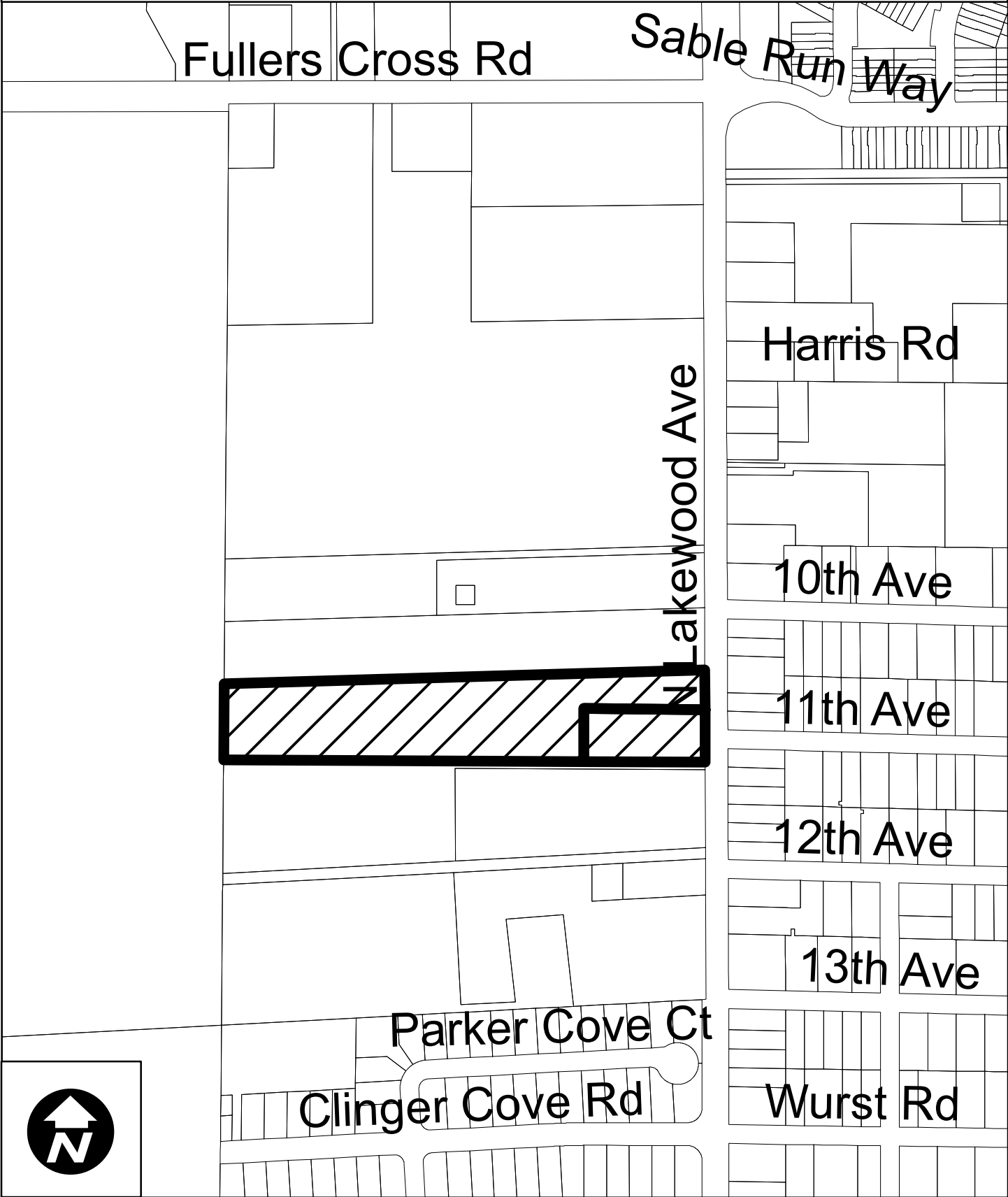
Development Review Committee Recommendation: The DRC considered this annexation and rezoning request at its March 3, 2026, meeting and identifying no issues, made a recommendation of approval.

Staff Recommendation: Staff recommends that the Planning and Zoning Commission (PZC), acting as the Local Planning Agency (LPA), recommend approval for an annexation, rezoning to PUD and PUD Land Use plan for 1460 N Lakewood Avenue (Parcel ID #07-22-28-0000-00-083) and 1446 N Lakewood Avenue (Parcel ID #07-22-28-0000-00-053).

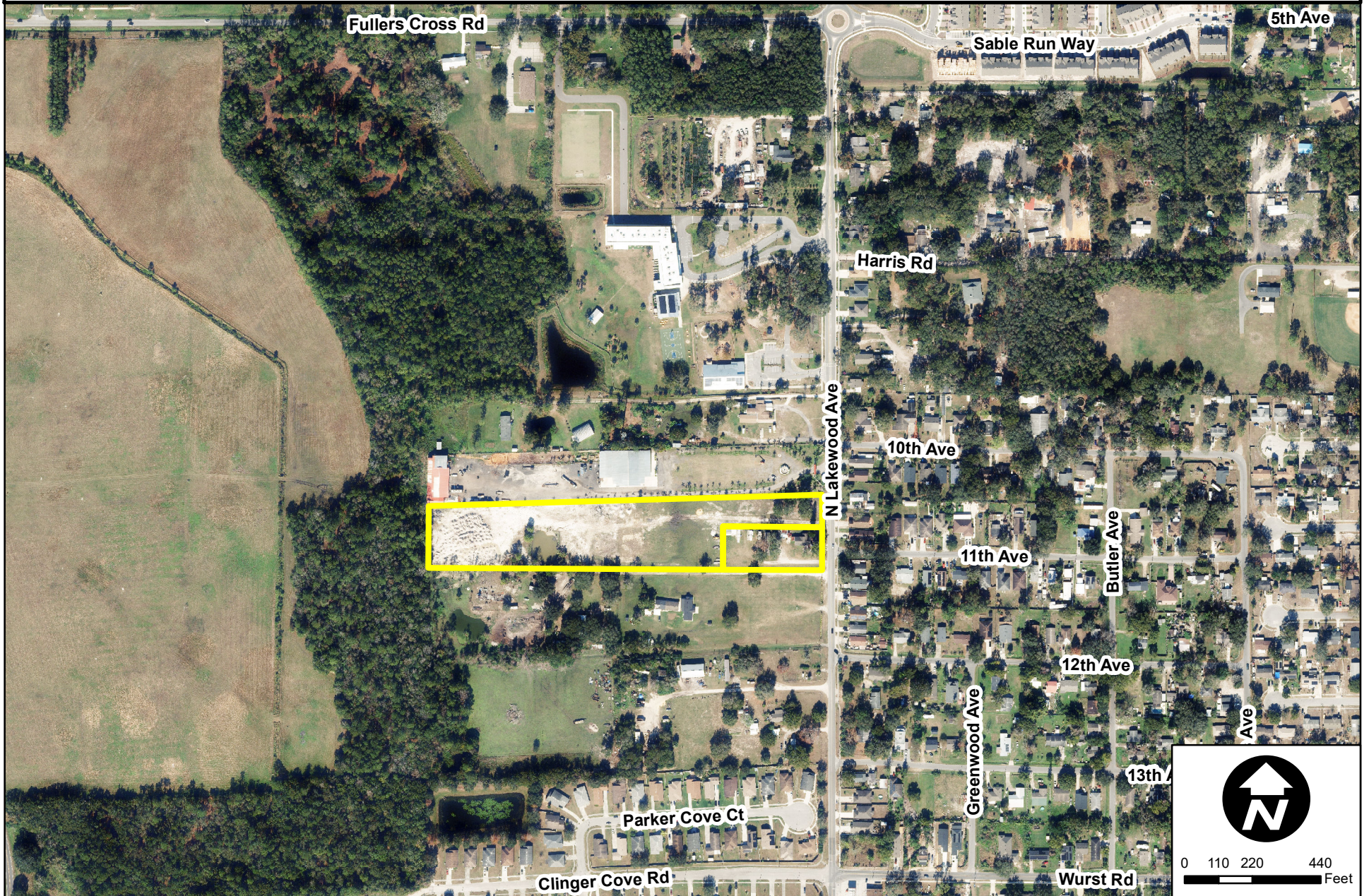
ATTACHMENTS:

1. Location Map
2. Aerial Map
3. FLU Map
4. Zoning Map
5. 1640 N Lakewood PUD
6. Annexation Ordinance
7. Rezoning Ordinance
8. Annexation Feasibility Report
9. Advertisement

1460 & 1446 N Lakewood Avenue
Location Map



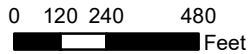
1460 & 1446 N Lakewood Avenue 2025 Aerial Photography



1460 & 1446 N Lakewood Avenue Surrounding Future Land Use Map



Development Services
Department

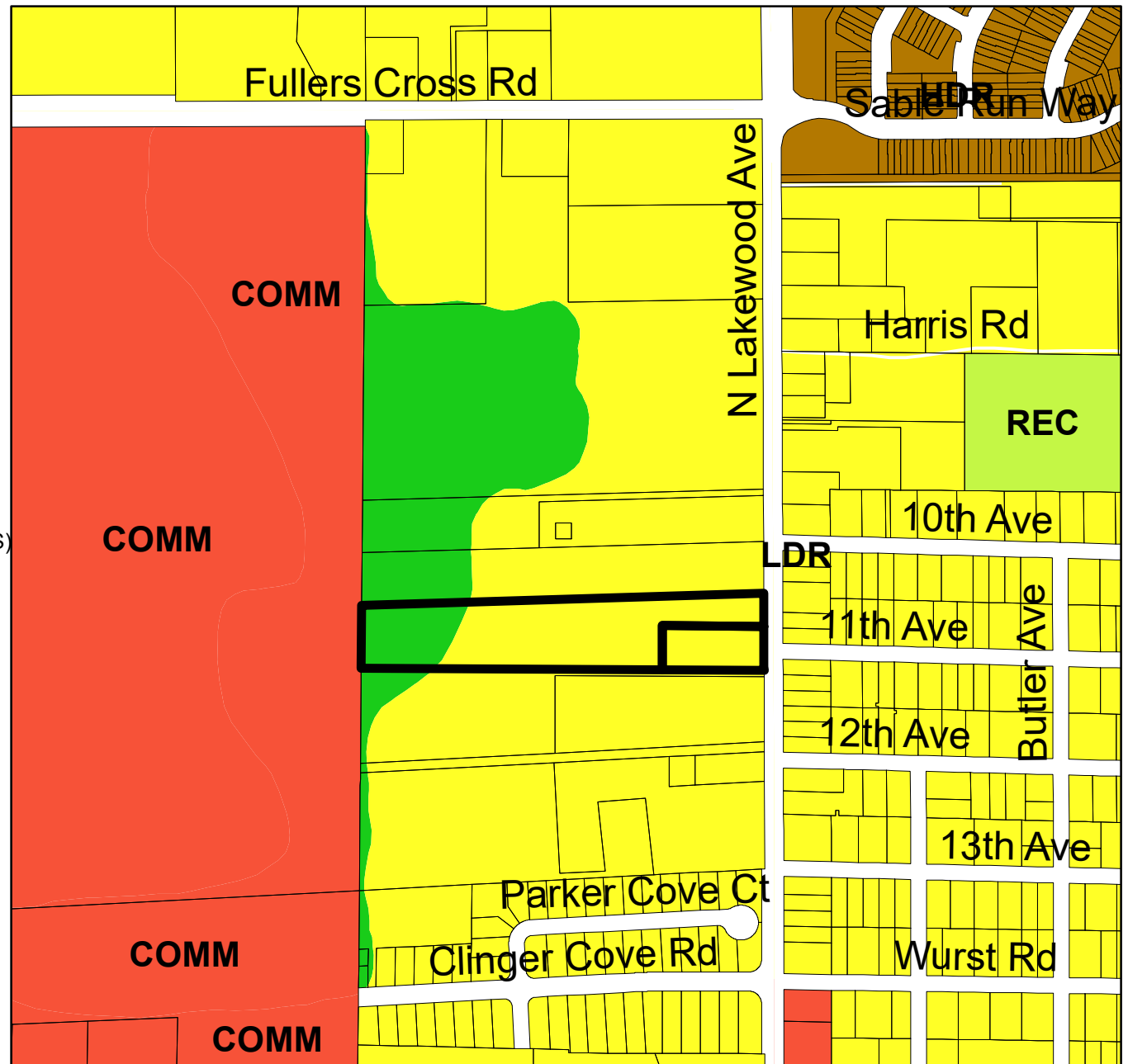


Created: February 2026

Subject Property

Future Land Use Classification:

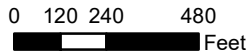
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Professional Offices and Services (PS)
- Commercial (COMM)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Conservation/Floodplains (CONS)
- Recreation and Open Space (REC)
- Public Facilities/Institutional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



1460 & 1446 N Lakewood Avenue Surrounding Zoning Map



Development Services
Department

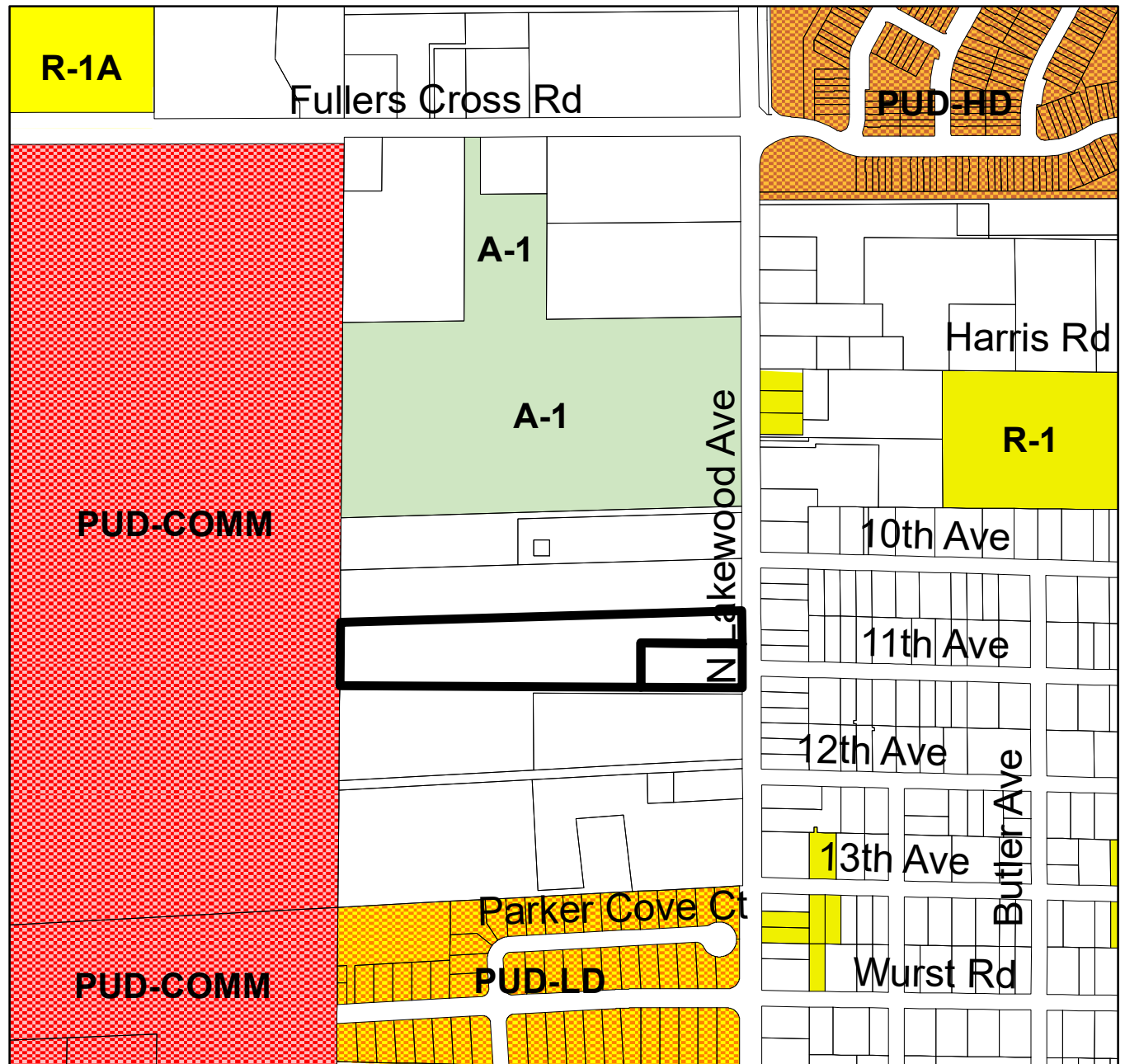


Created: February 2026

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



**ORDINANCE NO. 2026-
(Annexation Ordinance for 1460 & 1446 N Lakewood Avenue –
DS Sunrise Investments LLC Property)**

TAX PARCEL ID: 07-22-28-0000-00-083 & 07-22-28-0000-00-053

**CASE NO. AX-12-25-09: 1460 & 1446 N Lakewood Avenue –DS Sunrise Investments LLC
Property Annexation**

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF OCOEE, FLORIDA, CERTAIN REAL PROPERTIES CONTAINING APPROXIMATELY 5.44 AND 1.02 ACRES LOCATED AT 1460 & 1446 N LAKEWOOD AVENUE WEST OF N LAKEWOOD AVENUE AND APPROXIMATELY 0.2 MILES NORTH OF THE INTERSECTION OF WURST ROAD AND N LAKEWOOD AVENUE, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; FINDING SAID ANNEXATIONS 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 properties 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 6.46 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 properties 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 March 10, 2026, the Planning and Zoning Commission of the City of Ocoee, Florida, reviewed the proposed annexations 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 properties into its corporate limits upon petition of the owners of said real properties; 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 properties.

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 properties proposed to be annexed into the corporate limits of the City of Ocoee, Florida.

Section 3. ANNEXATION. The following described real properties 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 areas, 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 lands 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 lands 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 lands 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

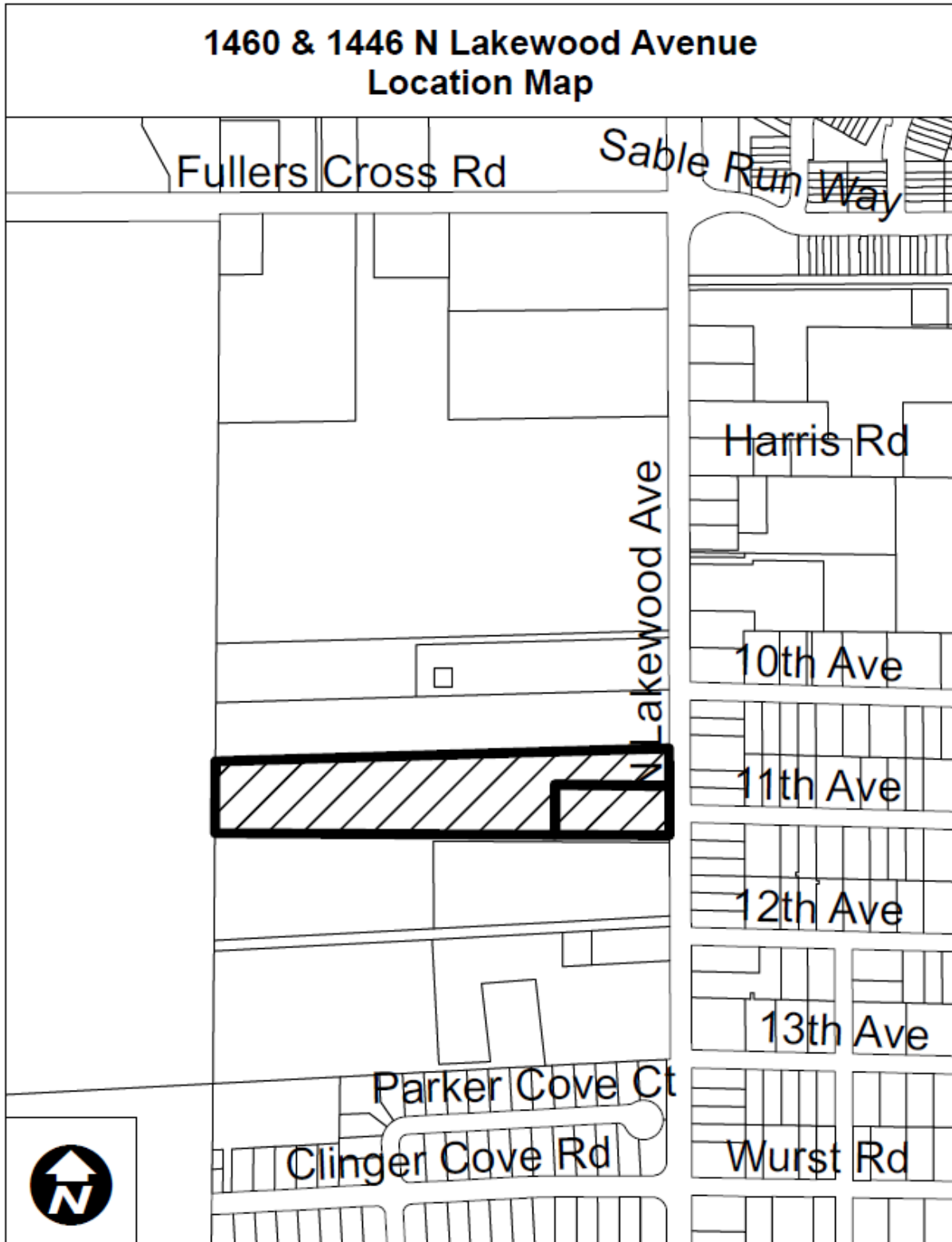
PARCEL ID NO.: 07-22-28-0000-00-083 & 07-22-28-0000-00-053

BEG 330 FT S OF NE COR OF SE1/4 OF NE1/4 TH W 1300 FT S 250 FT E 950 FT N 140 FT
E 350 FT N 105 FT TO POB IN SEC 07-22-28

SE1/4 OF NE1/4 OF SEC 7-22-28 LESS SOUTH 12 ACRES & LESS NORTH 165 FT MORE
PARTICULARY DESCRIBED AS FOLLOWS COMMENCING AT THE NE CORNER OF
THE SE 1/4 OF THE NE 1/4 TH S0-11-33E ALONG THE EAST LINE OF SAID NE 1/4 435
FT TH DEPARTING SAID E LINE TH N89-30-13W 30+/- FT TO W RIGHT OF WAY LINE
OF CLARCONA-OCOEE RD & THE POB TH DEPARTING SAID RIGHT OF WAY
CONTINUE N89-30-13W 319.93 FT TH S0-15-47E 140.01 FT TH S89-42-37E 319.75 FT TO
AFOREMENTIONED W RIGHT OF WAY TH N0-11-33W 138.87 FT TO POB

EXHIBIT "B"

LOCATION MAP



**ORDINANCE NO. 2026-
(Rezoning Ordinance for 1460 & 1446 N Lakewood Avenue
– DS Sunrise Investments LLC Properties)**

TAX PARCEL ID: 07-22-28-0000-00-083 & 07-22-28-0000-00-053

**CASE NO. RZ-25-12-09: 1460 & 1446 N Lakewood Avenue – DS Sunrise Investments LLC
Properties 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 PUD (PLANNED UNIT DEVELOPMENT) ON CERTAIN REAL PROPERTIES CONTAINING APPROXIMATELY 5.44 AND 1.02 ACRES LOCATED AT 1460 & 1446 N LAKEWOOD AVENUE WEST OF N LAKEWOOD AVENUE AND APPROXIMATELY 0.2 MILES NORTH OF THE INTERSECTION OF WURST ROAD AND N LAKEWOOD AVENUE, 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 properties 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 properties containing approximately 6.46 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 PUD; 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 City of 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 March 10, 2026, the Planning and Zoning Commission held a public hearing and reviewed said Rezoning application for consistency with the Envision 2045 Ocoee

Comprehensive Plan and determined that the Rezoning is consistent with the Envision 2045 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 properties 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 Envision 2045 Ocoee Comprehensive Plan; and

WHEREAS, on April 21, 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 Properties described in **Exhibit “A”** containing approximately 6.46 acres located within the corporate limits of the City of Ocoee, Florida, is hereby changed from Orange County A-1 to City of Ocoee PUD. 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 lands described in this Ordinance to be consistent with the 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

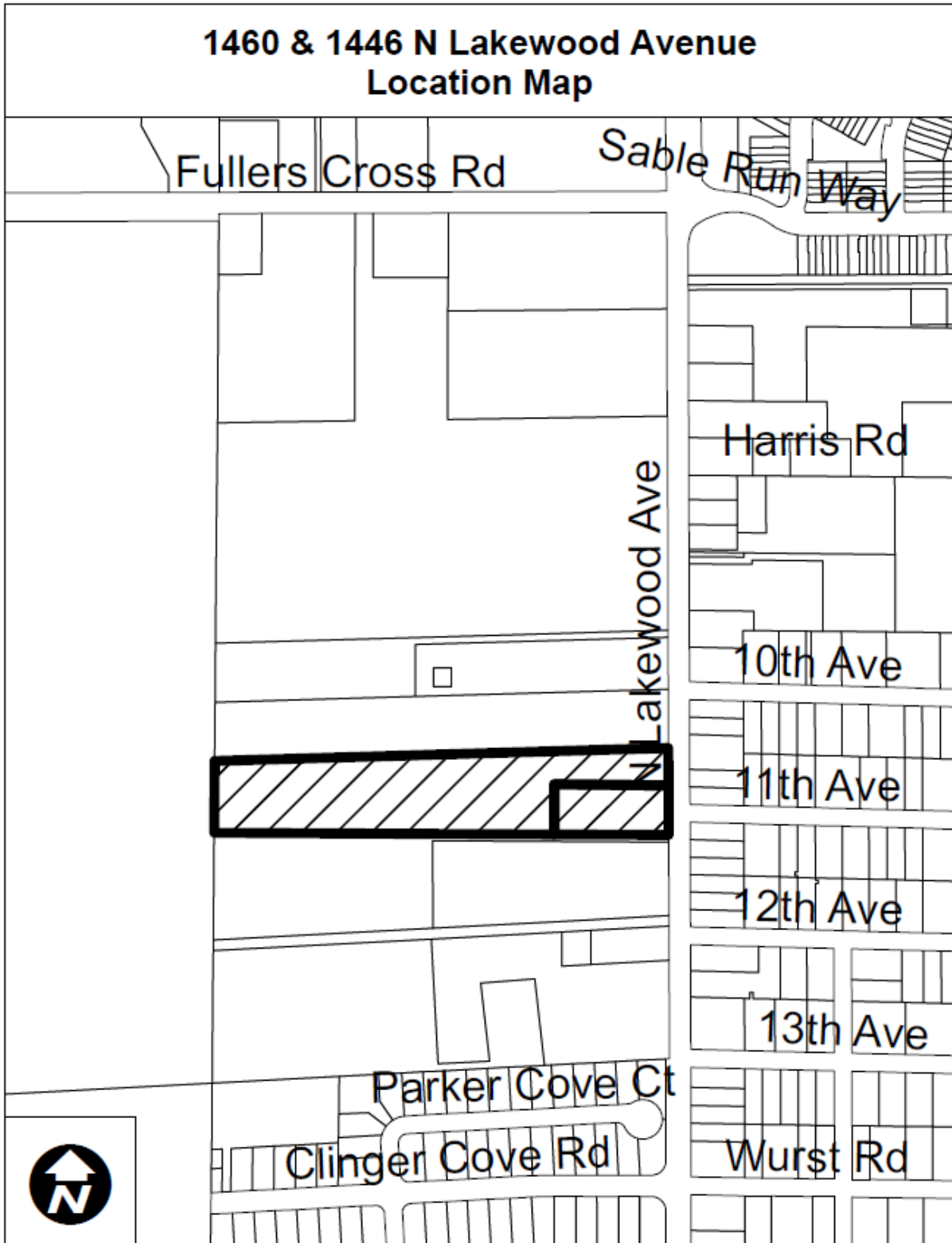
PARCEL ID NO.: 07-22-28-0000-00-083 & 07-22-28-0000-00-053

BEG 330 FT S OF NE COR OF SE1/4 OF NE1/4 TH W 1300 FT S 250 FT E 950 FT N 140 FT E 350 FT N 105 FT TO POB IN SEC 07-22-28

SE1/4 OF NE1/4 OF SEC 7-22-28 LESS SOUTH 12 ACRES & LESS NORTH 165 FT MORE PARTICULARY DESCRIBED AS FOLLOWS COMMENCING AT THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 TH S0-11-33E ALONG THE EAST LINE OF SAID NE 1/4 435 FT TH DEPARTING SAID E LINE TH N89-30-13W 30+/- FT TO W RIGHT OF WAY LINE OF CLARCONA-OCOEE RD & THE POB TH DEPARTING SAID RIGHT OF WAY CONTINUE N89-30-13W 319.93 FT TH S0-15-47E 140.01 FT TH S89-42-37E 319.75 FT TO AFOREMENTIONED W RIGHT OF WAY TH N0-11-33W 138.87 FT TO POB

EXHIBIT "B"

LOCATION MAP



CITY OF OCOEE

ANNEXATION FEASIBILITY ANALYSIS

CASE NUMBER: AX-12-25-09 (SAGE # 2025-0038)

APPLICANT NAME: Dave Schmitt, applicant, representing Davenand Persaud, property owner

PROJECT NAME: 1460 AND 1446 N LAKEWOOD AVENUE 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	Brett McFarlane, Concurrency and Commitment Coordinator
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A. Applicant/Owner	
---------------------------	--

1. Owner (if different from Applicant):	Davenand Persaud
--	------------------

B. Property Location	
-----------------------------	--

1. General Location:	The properties are located directly west of the intersection of N Lakewood Avenue and 11th Avenue
2. Parcel Identification Number:	07-22-28-0000-00-083 and 07-22-28-0000-00-053
3. Street Addresses:	1460 N Lakewood Ave and 1446 N Lakewood Ave
4. Size of Parcels:	6.46 acres

C. Use Characteristics	
-------------------------------	--

1. Existing Use:	1460 N Lakewood Ave is primarily agricultural grazing pastureland, and 1446 N Lakewood Ave contains a Single Family Residence and other accessory structures
2. Proposed use:	The proposed use is a 28-lot townhome development
3. Density / Intensity:	4.65 DU / AC (Gross) / 4.69 DU / AC (Net)
4. Projected Population:	Unknown

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:	Planned Unit Development

E. Consistency	
-----------------------	--

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

II. FIRE DEPARTMENT	
----------------------------	--

1. Within Service Area?	Yes
--------------------------------	-----

III. POLICE DEPARTMENT	
-------------------------------	--

1. Within Service Area?	Yes
--------------------------------	-----

IV. ECONOMIC VALUE

1. Property Appraiser Market Value:	\$299,000 and \$415,107
2. Property Appraiser Taxable Value	\$259,778 and \$1,482
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

A. Potable Water

1. In Ocoee Service Area:	Yes
2. City Capable of Serving Area:	Yes; treatment capacity is reserved after payment of capital fees. The Owner/Developer is responsible for the cost of any utility main extension or upsizing.
3. Extension Needed:	No
4. Location and Size of Nearest Water Main:	A 12" water main is located in front of the property on the west side of N Lakewood Ave.

B. Sanitary Sewer

1. In Ocoee Service Area:	Yes
2. City Capable of Serving Area:	Yes; treatment capacity is reserved after payment of capital fees. The Owner/Developer is responsible for the cost of any utility main extension or upsizing.
3. Extension Needed:	Yes; the Owner/Developer shall construct a private force main to connect to the nearest suitable location on the 8" HDPE force main.
4. Location and Size of Nearest Force Main:	An 8" HDPE force main is located in front of the property on the west side of N Lakewood Ave.
5. Annexation Agreement Needed:	No

C. Other

1. Utility Easement Needed:	Yes; any public utilities located outside of the City's right-of-way shall be located in a utility easement.
2. Private Lift Station Needed:	Yes
3. Well Protection Area Needed:	Development design shall account for and protect nearby private wells according to local, state, and federal requirements.

VII. TRANSPORTATION	
1. Paved Access:	Yes
2. ROW Dedication:	Approximately 10 ft or 0.055 acres along N Lakewood Ave
3. Traffic Study:	Not required at this time for annexation
4. Traffic Analysis Zone:	N/A

VIII. PRELIMINARY CONCURRENCY EVALUATION	
A. Transportation:	A TIA methodology was provided and will be finalized
B. Parks / Recreation:	TBD
C. Water / Sewer:	At this time, adequate water and sewer capacity exists.
D. Stormwater:	To be provided on site at the time of development.
E. Solid Waste:	At this time, adequate solid waste capacity exists.
F. Impact Fees:	TBD

IX. SITE SPECIFIC ISSUES	All Departments
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X. CONSISTENCY WITH STATE ANNEXATION REGULATIONS

The property will be bordered by the City limits on west side upon 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.

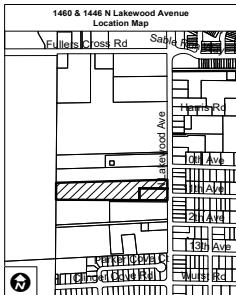
CITY OF OCOEE

**NOTICE OF PUBLIC HEARING TO CONSIDER THE
1460 & 1446 N LAKEWOOD AVENUE – DS SUNRISE INVESTMENTS LLC
ANNEXATION AND REZONING FROM ORANGE COUNTY A-1 (CITRUS
RURAL DISTRICT) TO CITY OF OCOEE PUD
(PLANNED UNIT DEVELOPMENT)
CASE NUMBERS: AX-12-25-09 & RZ-25-12-09**

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, MARCH 10, 2026, at 6:15 P.M.** or as soon thereafter as possible, **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 PUD (Planned Unit Development) of two (2) parcels located at 1460 & 1446 N Lakewood Avenue – DS Sunrise Investments LLC. The properties are assigned parcel ID # 07-22-28-0000-00-083, & 07-22-28-0000-00-053, and consist of approximately 6.46 acres combined. The properties are located west of N Lakewood Avenue, approximately 0.2 miles north of the intersection of Wurst Road and N Lakewood Avenue.

If the applicant's request is approved, the annexation would incorporate the properties into the City of Ocoee, and the rezoning will amend the zoning classification of the subject properties from Orange County A-1 (Citrus Rural District) to City of Ocoee PUD (Planned Unit Development).

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





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

STAFF REPORT

Meeting Date: March 10, 2026
Item #: 3

Contact Name: Brett McFarlane, Concurrency & Commitment Coordinator

Department Director:

Subject: Holiday Inn Express Special Exception; Project No. 15-25-SE-034 (**Concurrency & Commitment Coordinator McFarlane**)

BACKGROUND SUMMARY:

Applicant/Owner: West Road Real Estate LLC, represented by Russel Maynard of Central Florida Engineering Consultants, LLC

Site Location: The subject property is located in Commission District 1 on the south side of West Road. It consists of Lot 2 of the existing Ladybird Academy Planned Unit Development (PUD)

Parcel ID Number: 06-22-28-0000-00-008

Property Size: The subject site consists of one (1) parcel totaling approximately 3.71 acres

Existing Future Land Use Map Designation: Commercial (COMM)

Existing Zoning Classification: PUD-COMM (Commercial PUD)

Actual land use, proposed land use, and unique features of the subject property: A portion of the subject property previously had one (1) Single-Family Residence, which has since been demolished. The remainder of the property consists of a wooded area and part of the PUD's master stormwater pond. Based on the available information, there are possibly 0.81 acres of impacted wetlands on the property, excluding the existing stormwater pond. The boundaries have been flagged and verified. The property is not within the City's Special Area Overlay Districts. The table below summarizes the future land use designations, zoning classifications, and existing land uses of the surrounding properties:

	Future Land Use Designation	Zoning	Existing Land Use
North	Commercial (COMM)	PUD-COMM (Commercial PUD)	Commercial retail uses
South	Commercial (COMM) and Low Density Residential (LDR)	County A-1 (Citrus Rural District) and R-1A (Single Family Dwelling District)	West Orange Trail and SR 429
East	Commercial (COMM)	C-2 (Community Commercial)	Vacant
West	Commercial (COMM)	C-2 (Community Commercial)	Child care facility

Proposed Development: The applicant is proposing a 4-story, 124-room hotel. Section 5-8A of Article V establishes and implements Table 5-1, listing the principal uses permitted on a parcel or lot in the various zoning districts. Per Table 5-1, a Special Exception is required for a hotel or motel use on property zoned C-2. While this property is

zoned PUD-COMM, the PUD specifies all C-2 uses as the intended zoning for this site. Section 4-8B of Article IV establishes the standards for review and approval of a Special Exception, as summarized and analyzed below.

1. The proposed uses and structures would not violate the land uses, densities, or other directives of the adopted Comprehensive Plan or the Code.

Staff Analysis: A conceptual site plan was submitted with the requested Special Exception for purposes of determining compliance with land use density and intensity and other directives of the Comprehensive Plan and Code. In terms of compliance with the intensity directive of the Comprehensive Plan, the Commercial Future Land Use Designation would allow up to 485,223 SF of commercial development. The site plan proposes 52,432 SF of total building area.

In terms of compliance with the directives of the Code, staff did identify 0.81 acres of possibly impacted wetlands on the property. A wetlands impact plan will be provided during the Final Site Plan review and the proposed horizontal layout of the site may be modified as a requirement for the approval of the Final Site Plan.

2. The proposed uses and structures would be compatible with the uses, structures, and activities on adjacent or nearby land.

Staff Analysis: The proposed use is a commercial hotel within an established PUD. The proposed hotel would be surrounded by commercial uses on the north and west sides and land zoned for commercial use on the east side. A portion of the West Orange Trail is directly adjacent to the property on the south side, with State Road 429 nearby to the south. The applicant has proposed a 30' natural landscape buffer between the West Orange Trail on the south of the property. Thus, the proposed use and structure would be compatible with uses, structures, and activities on adjacent and nearby lands.

3. The proposed uses and structures would not violate the health, safety, welfare, and/or convenience of those residing, working, or owning land in the vicinity of the proposed use or structure concerning or with respect to (a) density, bulk, or overcrowding of land or buildings, (b) pedestrian or vehicular movement on adjoining streets, (c) fire safety, noise, odor, glare, or vibration, and (d) ability to adjoin property owners to the legal use of his/her property, as outlined in Sections 4-8B(3)(a) through (g), LDC. The proposed use and structure would not result in the inadequacy of inability of any public facility or service to meet adopted standards. They would not violate any state or federal law or regulation.

Staff Analysis: The proposed use/structure is not anticipated to adversely impact the health, safety, welfare, and/or convenience of those residing, working, or owning land in the area. Staff finds that the proposed use/structure and proposed site design and horizontal layout of the site will not violate the provisions of Sections 4-8B(3)(a), (b), (d), (e), (f), or (g). Orange County Utilities will serve the site with potable water and sewer. Reclaimed water may be available through the City of Ocoee.

Staff does not identify any Land Development Code concerns relative to the proposed 4-story, 124-room hotel use on the C-2 property.

ISSUE:

Should the Planning & Zoning Commission recommend approval for a Special Exception for a hotel use on certain property zoned C-2, assigned parcel ID number 06-22-28-0000-00-008?

RECOMMENDATIONS:

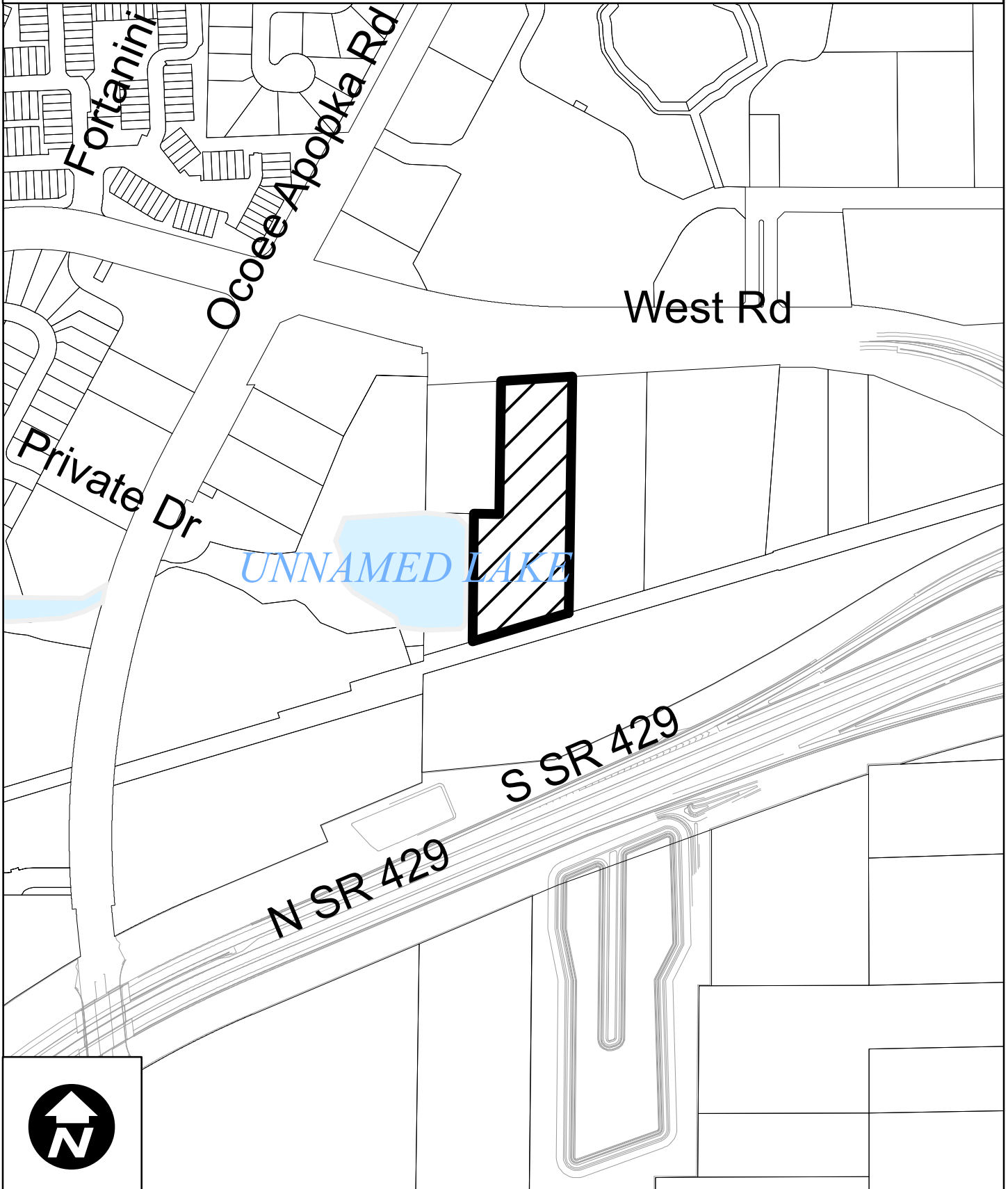
Development Review Committee (DRC) Recommendation: The DRC met on Tuesday, March 3, 2026, to review and consider the proposed Special Exception for hotel use on the property. The DRC recommended approval of the Special Exception for hotel use.

Staff Recommendation: Staff recommends that the Planning & Zoning Commission recommend approval of a Special Exception for a hotel use on certain property zoned C-2, assigned parcel ID number 06-22-28-0000-00-008.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Future Land Use Map
4. Zoning Map
5. 2026-02-27 Holiday Inn Express Special Exception Site Plan
6. Holiday Inn Express Elevations
7. Holiday Inn Express Building Height Response
8. WOT Holiday Inn Express

Holiday Inn Express Special Exception Location Map



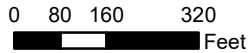
Holiday Inn Express Special Exception Aerial Photography



Holiday Inn Express Special Exception Surrounding Future Land Use Map













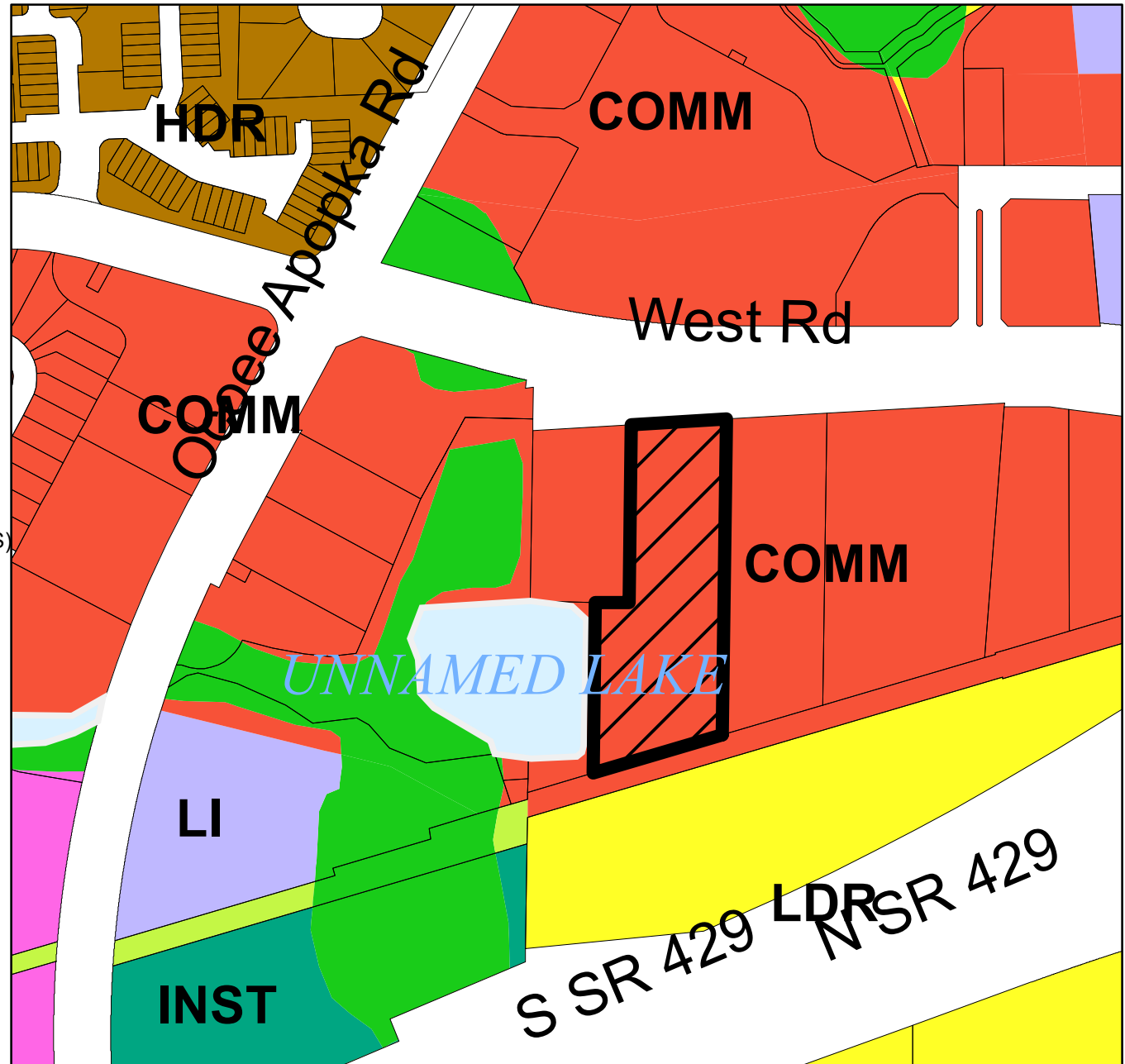
OCOEE
Florida
Development Services
Department



 Subject Property

Future Land Use Classification:

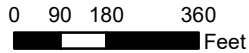
-  Low Density Residential (LDR)
-  Medium Density Residential (MDR)
-  High Density Residential (HDR)
-  Professional Offices and Services (PS)
-  Commercial (COMM)
-  Light Industrial (LI)
-  Heavy Industrial (HI)
-  Conservation/Floodplains (CONS)
-  Recreation and Open Space (REC)
-  Public Facilities/Institutional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



Holiday Inn Express Special Exception Surrounding Zoning Map



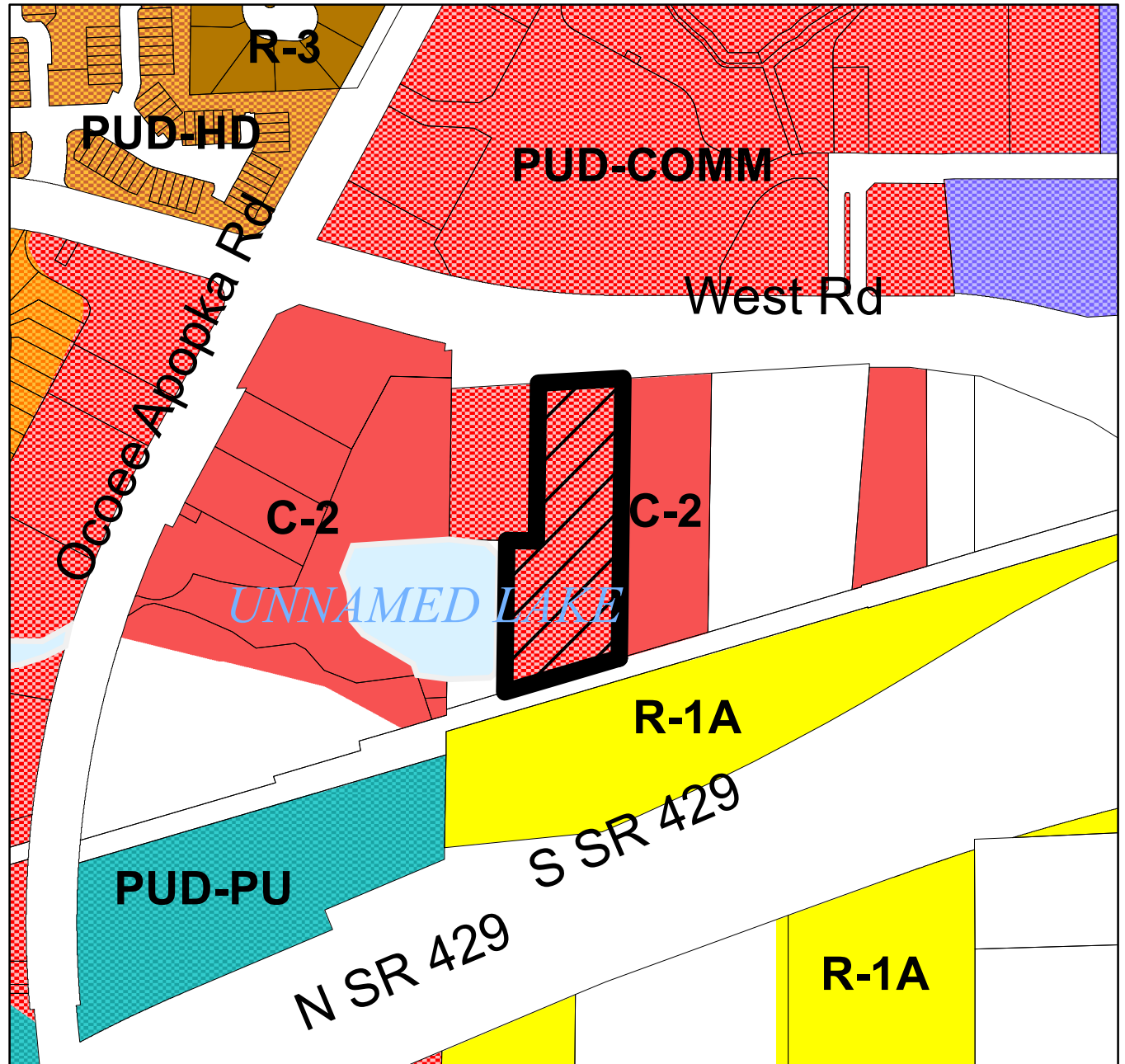
Ocoee
Florida
Development Services
Department



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



GENERAL ELEVATION NOTES

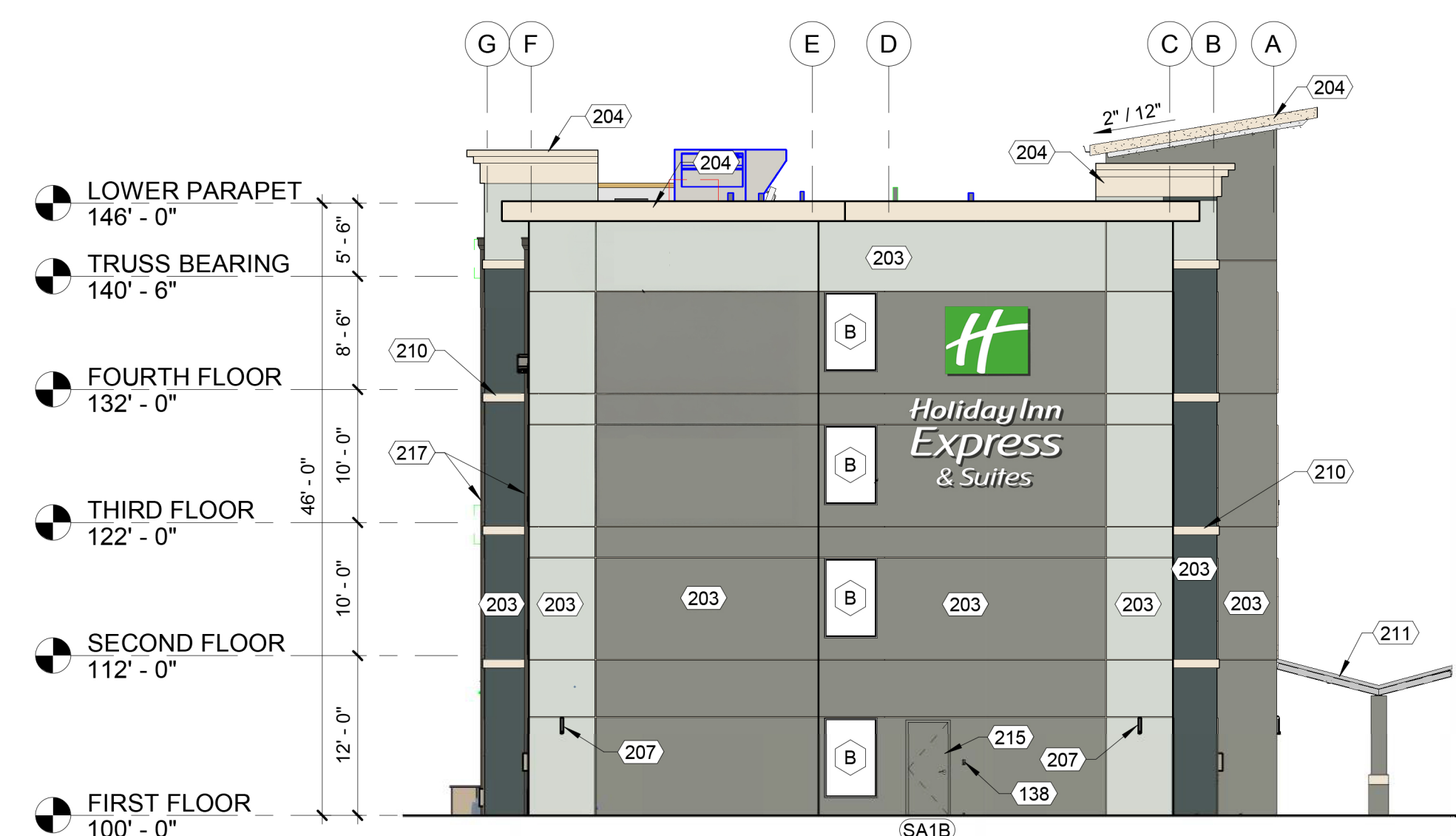
- 1 PROVIDE ELECTRICAL SERVICE TO EACH SIGN LOCATION
- 2 GC TO COORDINATE ELECTRICAL ROUGH-IN WITH CONTRACTOR & SIGN VENDOR PRIOR TO DRYWALL
- 3 EXTERIOR STOREFRONT WINDOW & DOOR FRAMES TO BE CLEAR ANODIZED FINISH
- 4 EXTERIOR LOUVER COLOR TO MATCH ADJACENT WALL COLOR
- 5 COPINGS / FLASHING / GUTTERS & DOWNSPOUTS TO MATCH ADJACENT WALL COLOR
- 6 REFER TO SIGN PACKAGE FOR ALL BLOCKING & MOUNTING DETAILS
- 7 METAL SCUPPER & DOWNSPOUT COLOR TO MATCH ADJACENT WALL COLOR

DRAWING KEYNOTES

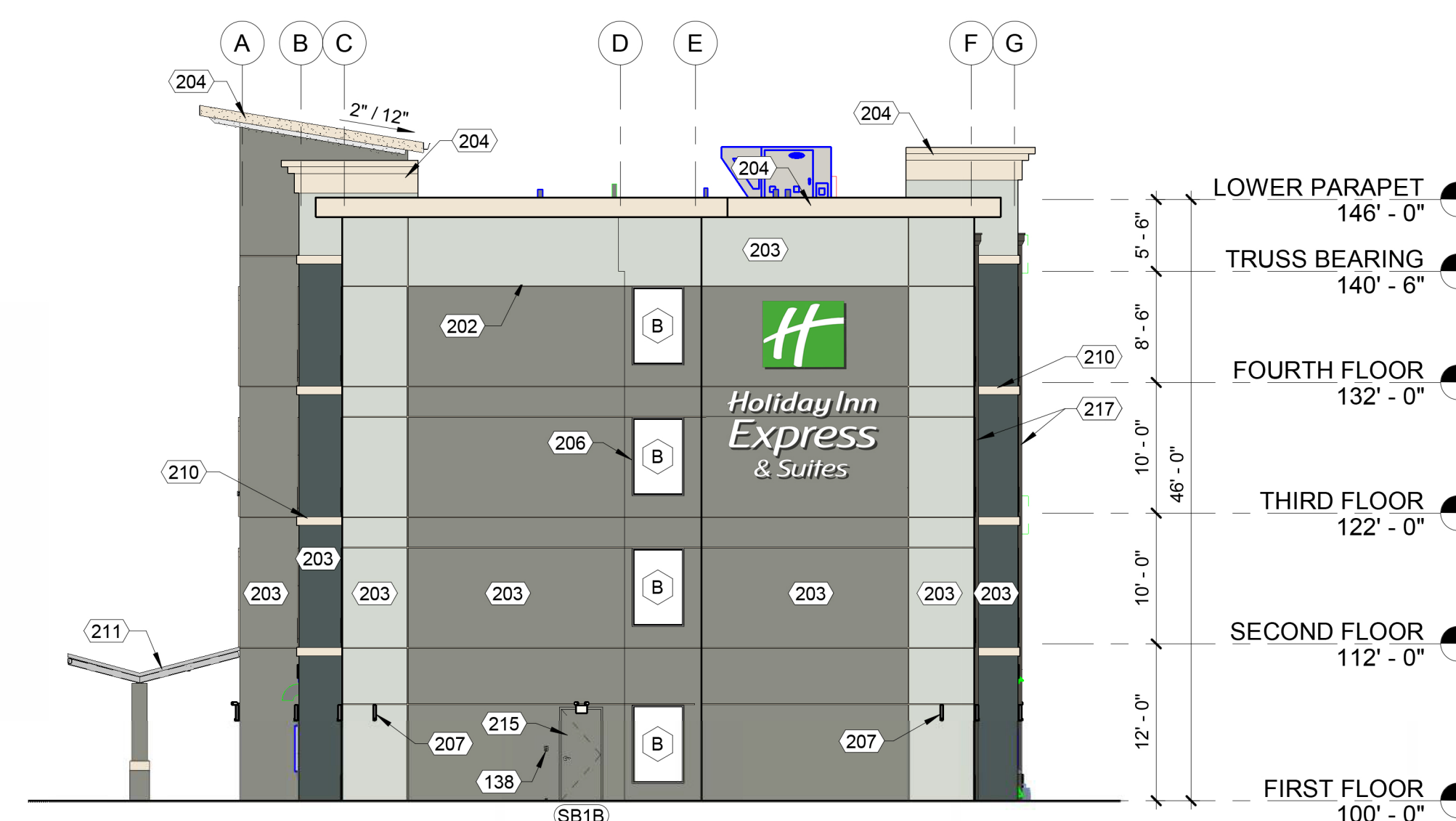
- 138 CARD READER @ 48" AFF UNO
- 201 ILLUMINATED EXTERIOR SIGNAGE BY OWNER - COORDINATE BLOCKING WITH MANUFACTURER
- 202 ALTERNATE SIGN LOCATION BY OWNER - COORDINATE BLOCKING WITH MANUFACTURER
- 203 2" EIFS BUILDING SYSTEM
- 204 SHAPED EIFS ACCENT CORNICE & METAL COPING
- 205 THRU-WALL HVAC UNIT - GRILLE COLOR TO MATCH ADJACENT WALL COLOR
- 206 FIXED VINYL WINDOW - REFER TO A602
- 207 SURFACE MOUNTED LIGHT FIXTURE @ 6'-2" AFF - REFER TO ELECTRICAL DRAWINGS
- 208 VERTICAL EIFS JOINT - REFER TO 2/A501
- 209 HORIZONTAL EIFS JOINT - REFER TO 2/A501
- 210 HORIZONTAL EIFS CORNICE
- 211 ENTRY CANOPY - REFER TO SHEET A415
- 212 ALUMINUM STOREFRONT WINDOW
- 213 ALUMINUM SLIDING ENTRY DOOR
- 214 ALUMINUM ENTRY DOOR
- 215 HOLLOW METAL DOOR & FRAME
- 217 8" X 12" ALUMINUM SCUPPER CONDUCTOR HEAD & 6" X 6" DOWNSPOUT - COLOR TO MATCH ADJACENT WALL - REFER TO DETAIL 11 / A501
- 218 SOFFIT MOUNTED LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS
- 219 WINDOW TRIM TO BE BEHR N290-1; ORIGINAL WHITE - TYP
- 220 8" X 12" ALUMINUM OVERFLOW SCUPPER - COLOR TO MATCH ADJACENT WALL COLOR
- 221 DRYER OR WATER HEATER VENT AND CAP. SEE MECHANICAL DRAWINGS
- 222 FIXED ALUMINUM LOUVER. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION

ELEVATION FINISH LEGEND

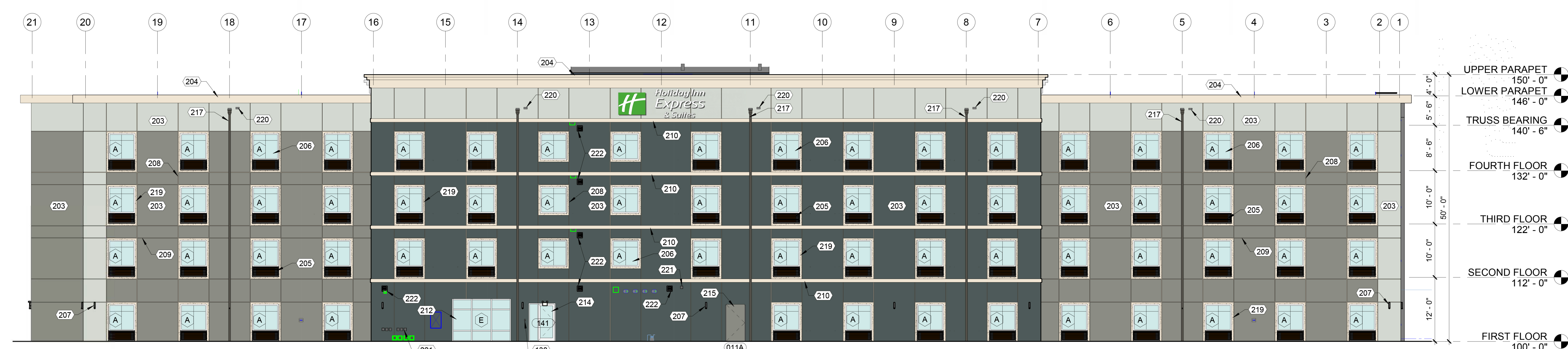
- BEHR N290-1: ORIGINAL WHITE
- BEHR N380-5: NATURALIST GRAY
- BEHR N410-2: BROOK GREEN
- BEHR N440-7: MIDNIGHT IN NY



4 LEFT EXTERIOR ELEVATION (NORTH)
A101 3/32" = 1'-0"



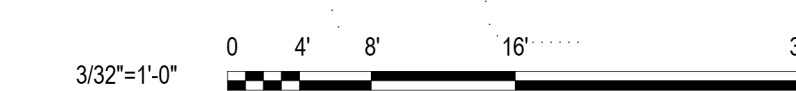
3 RIGHT EXTERIOR ELEVATION (SOUTH)
A101 3/32" = 1'-0"



2 REAR EXTERIOR ELEVATION (EAST)
A101 3/32" = 1'-0"



1 FRONT EXTERIOR ELEVATION (WEST)
A101 3/32" = 1'-0"



HOLIDAY INN EXPRESS & SUITES
OCOOE, FLORIDA
WEST ROAD
OCOOE, FL 34761

REV	ISSUANCES: DESCRIPTION	DATE

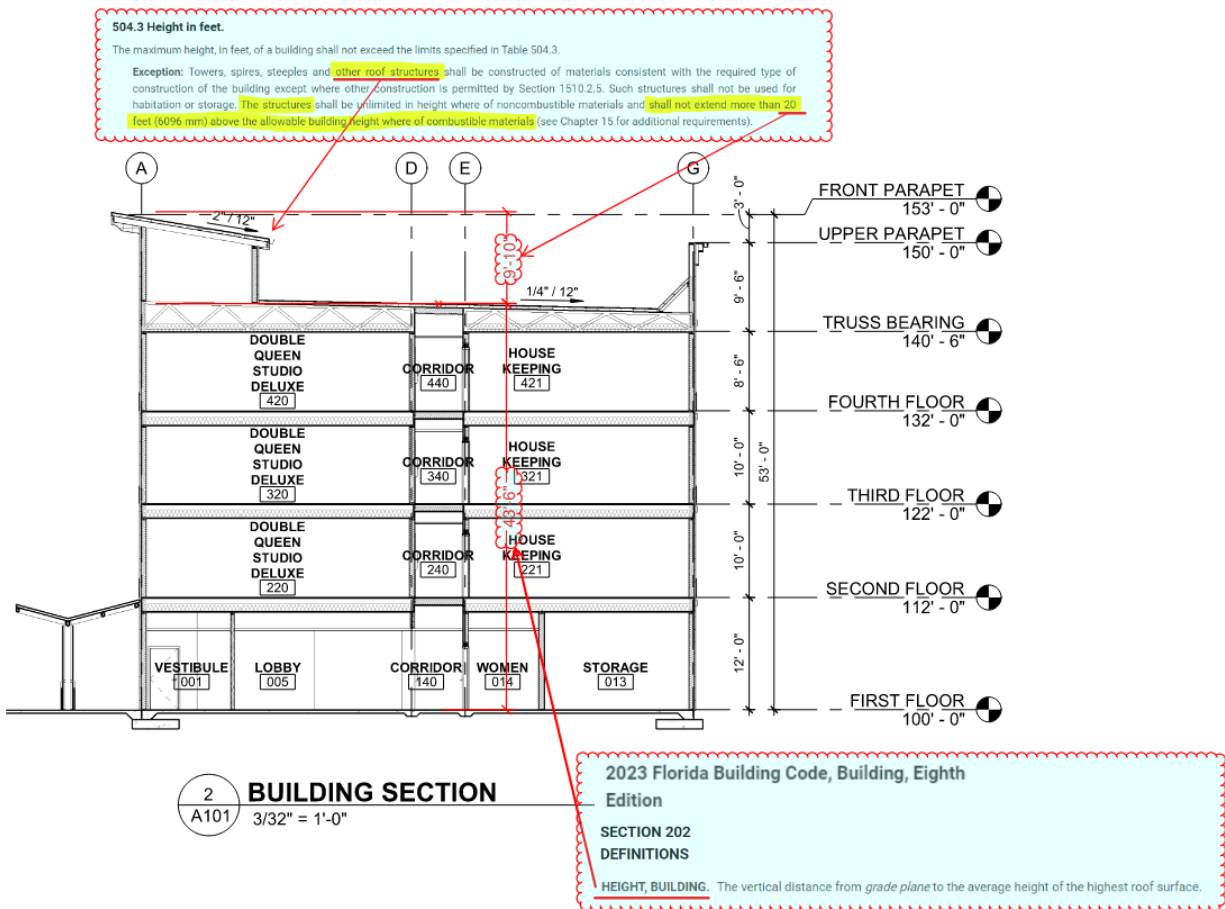
Proj. No.: 10018848.01
Date: 07/26/2024

Sheet Name:
EXTERIOR BUILDING ELEVATIONS

HomeTowne Studios – Ocoee

Building Height Response:

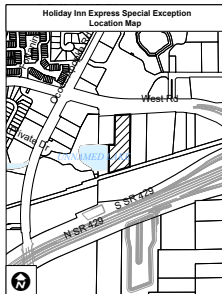
The 49 foot building height shown on Civil Drawings is not correct. Please see attached Architectural wall section, and excerpt from the 8th Edition Florida Building Code. FBC Section 202 defines Building Height as “vertical distance from grade plane to the average height of the highest roof surface”. This height is actually (43’-6” PLUS DIST FROM GRADE PLANE TO FFE). The roof parapets and the taller entrance structure are not part of the true roof, but are “other structures” per the Exception to FBC Section 504.3, and are allowed to be up to 20 feet taller than the building height.



CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER AN
APPLICATION FOR A SPECIAL EXCEPTION FOR
HOLIDAY INN EXPRESS – WEST ROAD REAL ESTATE LLC
CASE NUMBER: 12-25-SE-034

NOTICE IS HEREBY GIVEN, pursuant to Article IV, Section 4-8 of the City of Ocoee Land Development Code, that on **TUESDAY, MARCH 10, 2026, at 6:15 P.M.** or as soon thereafter as possible, **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers, 1 North Bluford Avenue, Ocoee, Florida, to consider an application for a Special Exception for Holiday Inn Express – West Road Real Estate LLC to be located at parcel ID # 06-22-28-0000-00-008. The subject property contains approximately 3.71 acres and is generally located south of West Road and approximately 750 feet east of the Ocoee Apopka Road and West Road intersection. Pursuant to Table 5-1 of Article V of the Ocoee Land Development Code, a Special Exception approval is required for the use of property zoned C-2 (Community Commercial District) for a hotel or motel use. The applicant is requesting a Special Exception approval for the use of C-2 property for a 4-story, 124-room hotel.

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.



February 26, 2026

26-00705W



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

STAFF REPORT

Meeting Date: March 10, 2026
Item #: 4

Contact Name: Brett McFarlane, Concurrency & Commitment Coordinator

Department Director:

Subject: Annual Comprehensive Plan Text Amendment to Adopt Five-Year Schedule of Capital Improvements & Update the Capital Improvement Element (CIE); Project No. CPA-2026-001
(Concurrency & Commitment Coordinator McFarlane)

BACKGROUND SUMMARY:

Section 163.3177(3)(a), Florida Statutes (F.S.), requires that the Comprehensive Plan contains a Capital Improvements Element (CIE) designed to consider the need for, prioritization and location of public facilities in order to encourage the efficient use of such facilities as development occurs within the city. The CIE is required to include a Schedule of Capital Improvements (Schedule) incorporating publicly and privately funded projects necessary to ensure that the adopted level of service standards is achieved and maintained. The schedule shall cover at least a 5-year period. Section 163.3177(3)(b), F.S., requires that the City review, modify, and update the Schedule and Capital Improvements Element on an annual basis. This annual update may be accomplished by ordinance and may not be deemed an amendment to the local comprehensive plan under Section 163.3184, F.S.

CIE Policy 1.1 states that the City shall adopt a Five-Year Capital Improvements Plan (5-Year CIP) which shall include necessary projects, publicly funded projects, and privately funded projects for which the City has no fiscal responsibility, to ensure that the adopted level of service standards are achieved and maintained for the 5-year planning period. CIE Policy 1.3 states that the 5-Year CIP and any corresponding Capital Improvements Element text amendment shall be adopted and transmitted to the State Land Planning Agency annually following adoption of the City Budget. Pursuant to these policies, the City has reviewed its existing public services and facilities and future needs over the next five (5) years and prepared a five-year capital improvement plan and budget. The City conducted two (2) public hearings to consider the budget and proposed improvements. The first public hearing was held on September 10, 2025. The second public hearing was held on September 17, 2025, and the FY25-26 and Schedule of Capital Improvements was officially adopted.

This ordinance proposes to amend the Capital Improvements Element to incorporate the capacity capital improvements from the adopted Five-Year Schedule of Capital Improvements. As such, it does not propose any new projects or improvements not previously reviewed and approved by the Ocoee City Commission. This amendment is applicable city-wide. Thus, no maps are included in the staff report.

ISSUE:

Should the Planning and Zoning Commission, acting as the Local Planning Agency (LPA), recommend approval of the ordinance to amend the Capital Improvements Element and update the Five-Year Schedule of Capital Improvements within the City's Comprehensive Plan in accordance with Section 163.3177(3), Florida Statutes (F.S.), and Policy 1.3 of the Capital Improvements Element?

RECOMMENDATIONS:

Staff recommends that the Planning and Zoning Commission, acting as the Local Planning Agency (LPA), recommend approval of the ordinance to amend the Capital Improvements Element and update the Five-Year Schedule of Capital Improvements within the City's Comprehensive Plan in accordance with Section 163.3177(3), Florida Statutes (F.S.), and Policy 1.3 of the Capital Improvements Element.

ATTACHMENTS:

1. CIE Update Ordinance

2. Business Impact Estimate
3. WOT CIE Update

ORDINANCE NO. 2026-_____
(Amendment to Capital Improvements Element
of the Comprehensive Plan and Update of the
Five-Year Schedule of Capital Improvements)
CASE NO. CPA-2026-001

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, AMENDING THE OCOEE COMPREHENSIVE PLAN AS ADOPTED IN 2025, AS AMENDED, IN ORDER TO COMPLY WITH SECTION 163.3177(3), FLORIDA STATUTES; AMENDING THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Ocoee (the “Ocoee City Commission”) adopted the City of Ocoee Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes (F.S.), which has been amended from time to time (the “Comprehensive Plan”); and

WHEREAS, pursuant to Section 163.3177(3)(a), F.S., the Comprehensive Plan shall contain a Capital Improvements Element designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities and to include, at a minimum, a five-year schedule of capital improvements which include publicly and privately funded improvements; and

WHEREAS, pursuant to Section 16.3177(3)(b), F.S., the Capital Improvements Element, to include the Five-Year Schedule of Capital Improvements, must be reviewed and updated annually, and such update may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan; and

WHEREAS, pursuant to Section 166.041(3), F.S., on March 10, 2026, the Planning and Zoning Commission held an advertised and publicly noticed public hearing to consider the amendment to the Capital Improvements Element to update the Five-Year Schedule of Capital Improvements; and

WHEREAS, following advertisement and a duly noticed public hearing on the Ordinance, on April 7, 2026, the Ocoee City Commission, in good faith, determined that this Ordinance is in the best interest of the City and its residents and approved the amendment to the Capital Improvements Element to update the Five-Year Schedule of Capital Improvements.

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. AMENDMENT OF THE COMPREHENSIVE PLAN. The Ocoee City Commission hereby amends the Capital Improvement Element of the Comprehensive Plan as set forth in **Exhibit “A”** attached hereto and by this reference made a part hereof, with underlines representing additions and strike-throughs representing deletions.

SECTION 3. TRANSMITTAL. The City Clerk is hereby authorized to transmit the required copies of the amendment to the City’s Capital Improvements Element of the Comprehensive Plan to Florida Commerce in accordance with Section 163.3177(3), Florida Statutes.

SECTION 4. 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 5. EFFECTIVE DATE. This Ordinance shall become effective immediately upon passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2026.

By: _____
Rusty Johnson, Mayor

ATTEST:

Melanie Sibbitt, City Clerk

(SEAL)

APPROVED BY THE CITY OF OCOEE
COMMISSION AT A MEETING HELD ON
_____, 20____
UNDER AGENDA ITEM NO. ____

FOR USE AND RELIANCE ONLY BY
THE CITY OF OCOEE, FLORIDA;
APPROVED AS TO FORM AND
LEGALITY this ____ day of
_____, 20__.

FISHBACK DOMINICK

By: _____
Richard Geller, City Attorney

Exhibit “A”

The Capital Improvements Element is hereby amended as follows:

CIE Policy 1.1: The City shall adopt a Five-Year Capital Improvements Plan (5-Year CIP) which shall include necessary projects, publicly funded projects, and privately funded projects for which the City has no fiscal responsibility, to ensure that the adopted level of service standards are achieved and maintained for the 5-year planning period, including projects in the corresponding five (5) years of the City’s Water Supply Facilities Work Plan for improving or increasing potable water facility capacities. The current Five-Year Capital Improvements plan (5-Year CIP) is as shown in CIE Figure 1

CIE Figure 1

Capital Improvements: Five-year Plan

CRA Projects

Request Title	FY2026	FY2027	FY2028	FY2029	FY2030	Future	Total
S. Bluford Complete Street Project	\$ 1,942,283.19	\$ 4,391,293.49					\$ 14,351,915.68
Story Road Widening					\$ 1,500,000.00	\$ 20,000,000.00	\$ 21,500,000.00
Old Winter Garden Road Extension & Maguire Intersection Improvements		\$ 560,000.00	\$ 500,000.00	\$ 4,000,000.00			\$ 5,890,617.00
Maguire Road Phase 5		\$ 3,000,000.00	\$ 3,000,000.00				\$ 6,450,000.00
N. Blackwood Avenue Streetscape & Roundabouts		\$ 2,500,000.00					\$ 3,000,000.00
Grand Total	\$ 1,942,283.19	\$ 10,451,293.49	\$ 3,500,000.00	\$ 4,000,000.00	\$ 1,500,000.00	\$ 20,000,000.00	\$ 51,192,532.68

Major Equipment

Request Title	FY2026	FY2027	FY2028	FY2029	FY2030	Future	Total
FIRE ENGINE	\$ 950,000.00						\$ 950,000.00
Grand Total	\$ 950,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 950,000.00

Parks & Recreation

Request Title	FY2026	FY2027	FY2028	FY2029	FY2030	Future	Total
Pickleball Court Lights	\$ 40,000.00						\$ 40,000.00
Pickleball Courts		\$ 500,000.00					\$ 500,000.00
Cemetery Improvements			\$ 200,000.00				\$ 200,000.00
Vignetti Ballfield Lights		\$ 400,000.00					\$ 400,000.00
Synthetic Turf Renovation					\$ 750,000.00		\$ 750,000.00
Central Park Renovation				\$ 250,000.00			\$ 250,000.00
Bulldogs Field Synthetic Turf		\$ 1,000,000.00					\$ 1,000,000.00
Sorenson Ballfield Lights	\$ 200,000.00						\$ 200,000.00
Sorenson Fencing	\$ 40,000.00						\$ 40,000.00
Freedom Park Playground	\$ 150,000.00						\$ 150,000.00
Bulldogs Field Lights		\$ 90,000.00					\$ 90,000.00
Parkside Coventry Basketball Court	\$ 25,000.00						\$ 25,000.00
Park Signage	\$ 100,000.00						\$ 100,000.00
Playground Shade	\$ 100,000.00						\$ 100,000.00
Ocoee Crown Point PUD Lake Apopka Waterside Park	\$ 357,000.00	\$ 2,193,600.00	\$ 2,193,600.00				\$ 4,994,200.00
Grand Total	\$ 1,012,000.00	\$ 4,183,600.00	\$ 2,393,600.00	\$ 250,000.00	\$ 750,000.00	\$ -	\$ 8,839,200.00

Road Operations

Request Title	FY2026	FY2027	FY2028	FY2029	FY2030	Future	Total
Pine Street ROW Improvement and Construction	\$ 375,000.00	\$ 150,000.00	\$ 3,750,000.00				\$ 4,275,000.00
Traffic Signal Upgrade at Maguire and Roberson	\$ 47,000.00						\$ 47,000.00
Controller Cabinet Upgrade - Clarke and White	\$ 55,000.00						\$ 55,000.00
Traffic Signal Upgrade at McKey and Bluford	\$ 105,000.00						\$ 105,000.00
Bluford Gateway Streetscape - Supplemental to Job P000404	\$ 1,400,000.00						\$ 1,400,000.00
Bluford Complete Street Project - Addtl to P000362	\$ 114,000.00						\$ 114,000.00
Grand Total	\$ 2,096,000.00	\$ 150,000.00	\$ 3,750,000.00	\$ -	\$ -	\$ -	\$ 5,996,000.00

Capital Improvements: Five-year Plan

Stormwater

Request Title	FY2026	FY2027	FY2028	FY2029	FY2030	Future	Total
Ocoee Hills Apricot Drainage Pipe Replacement	\$ 350,000.00						\$ 350,000.00
Small Wheel Loader	\$ 250,000.00						\$ 250,000.00
Full Size Dump Truck	\$ 285,000.00						\$ 285,000.00
Replacement Kenworth T880 (or similar) Dump Truck	\$ 285,000.00						\$ 285,000.00
Grand Total	\$ 1,170,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,170,000.00

Utilities

Request Title	FY2026	FY2027	FY2028	FY2029	FY2030	Future	Total
North Reclaimed Service Area Repump Facility Design	\$ 1,992,065.00						\$ 1,992,065.00
Bluford Streetscape Phase 2 Sewer	\$ 1,000,000.00						\$ 1,000,000.00
Taylor / Kissimmee (sewer expansion)	\$ 75,000.00						\$ 75,000.00
Clark Road FM relocation additional funding Job # P000339	\$ 300,000.00						\$ 300,000.00
Wastewater Field - Lakewood Gravity Sewer Worst Road to Rewis St (P000435) Additional Funding	\$ 1,000,000.00						\$ 1,000,000.00
Sewer/Reclaimed Line Upsize Associated with Development	\$ 75,000.00						\$ 75,000.00
Vehicle 815 Replacement Vac Truck	\$ 580,000.00						\$ 580,000.00
Clinger Cove Force Main Upgrade	\$ 145,855.00						\$ 145,855.00
Forest Oaks Water Plant Above Ground Assembly	\$ 972,405.00						\$ 972,405.00
AMI Tower replacement	\$ 78,000.00						\$ 78,000.00
Annual Waterline Replacement and Extensions	\$ 350,000.00						\$ 350,000.00
Water Line Upsizing Associated with Development	\$ 150,000.00						\$ 150,000.00
Grand Total	\$ 6,718,325.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,718,325.00



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 law¹ 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:

¹ 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):

CITY OF OCOEE

NOTICE OF PUBLIC HEARING

**COMPREHENSIVE PLAN TEXT AMENDMENT TO ADOPT THE
FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS AND UPDATE
THE CAPITAL IMPROVEMENTS ELEMENT
CASE NUMBER: CPA-2026-001**

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-8 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code, that on **TUESDAY, MARCH 10, 2026, at 6:15 P.M.** or as soon thereafter as possible, **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers, 1 North Bluford Avenue, Ocoee, Florida, to consider the adoption of the Five-Year Schedule of Capital Improvements and update the Capital Improvements Element within the City's Comprehensive Plan, in accordance with the requirements of Section 163.3177(3), Florida Statutes.

Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file may be inspected at the Ocoee Development Services Department, located at 1 North Bluford Avenue, Ocoee, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except 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.



February 26, 2026





26-00706W



March 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.

<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"> 75% complete for buildings and sitework Phase 1 received CO on 12/23/2025
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
District 2 - Rosemary Wilsen			
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	<ul style="list-style-type: none"> Received CO for sitework and buildings on 12/17/25
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	<ul style="list-style-type: none"> Received CO for sitework and buildings on 12/17/25

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 85% 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 45% 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 is completed Several homes under construction
2	WYNWOOD PHASE 3 & 4 FKA CLRM Sage #2023-0024 56.63 acres Phase 1 & 2 Completed	Large-Scale Preliminary/Final Subdivision Plan to construct 187 single-family residential lots	Under Construction  <ul style="list-style-type: none"> 95 of 186 (51%) 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"> Approved for Construction Pending pre-construction meeting
2	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"> Under 2nd review
District 2 - Rosemary Wilsen			

1	<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 • Pending Resubmittal
2	<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"> • Approved for construction • Pending pre-construction meeting
3	<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"> • 1st review comments sent on January 27, 2026. • Pending Resubmittal.
4	<p>AQUASONIC 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"> • Revision approved for construction

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"> • 2nd review Comments sent on December 29, 2025. • Pending Resubmittal
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"> • Under 4th review
3	<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

4	ELLIANOS COFFEE SHOP <i>Sage #2025-0041 250 Moore Road 0.46 acres</i>	Small-Scale Site Plan for an 864 SF Coffee Shop	<ul style="list-style-type: none"> • Under 3rd review
5	911 MARSHALL FARMS – SURUJLALL PROPERTY <i>Sage #2025-0022 911 Marshall Farms Rd 2.22 acres</i>	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
6	PALM DRIVE RE-ALIGNMENT <i>Sage #2025-0040 Ocoee Apopka Rd 0.77 acres</i>	Re-alignment of Palm Drive	<ul style="list-style-type: none"> • 2nd review comments sent on January 29, 2026. • Pending Resubmittal.
7	720 N LAKEWOOD AVE – FLORES PROPERTY <i>Sage #2025-0026 720 N Lakewood Avenue 7.51 acres</i>	Lot split to separate 1 lot into 3	<ul style="list-style-type: none"> • 2nd review comments sent on December 29, 2025. • Pending Resubmittal
8	OCOEE CORNERS RETAIL <i>Sage #2025-0039 1535 Maguire Rd. 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"> • 2nd review comments sent on February 11, 2026. • Pending Resubmittal.
9	DAKA PLAZA <i>Sage #2023-0042 1550 Maguire Rd. 1.00 acres</i>	Small-Scale Site Plan proposing a 9,774 SF retail plaza with a drive through	<ul style="list-style-type: none"> • Under 4th review

District 4 - George Oliver III

1	SHOPPES ON THE BLUFF <i>2024-0045 9251 Clarcona Ocoee Road Parcel # 33-21-28-0000-00-023 Parcel # 04-22-28-0000-00-00-012 4.29 acres</i>	Small-Scale Site Plan to construct two retail buildings totaling 23,052 square feet	<ul style="list-style-type: none"> • 4th review comments sent on March 4, 2026. • Pending Resubmittal
2	MARKET STORE AT PRAIRIE LAKE <i>Sage #2024-0050 Ocoee Vista Pkwy 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"> • 1st review comments sent on February 9, 2026. • Pending resubmittal.

Older than Six Months

	Project Name & General Location	Project Description	Status
District 1 - Scott R. Kennedy			
1	THE FALLS AT WINTER LAKE FKA MIXED-USE @ FULLERS CROSS RD & OCOEE APOPKA RD Sage #2022-0006 <i>Fullers Cross Road</i> 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 • Pending Resubmittal
2	SPRING HILL SHOPPING PLAZA 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"> • Pre-Application meeting held on July 22, 2025. • Pending Resubmittal
District 2 - Rosemary Wilsen			
1	CITY CENTER WEST ORANGE, PARCEL 1, PHASE IV, LOT 4A 251 Maine Street 1.26 acres	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
2	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	Determination for Vested Rights	<ul style="list-style-type: none"> • City Commission Meeting: January 7, 2025 (was continued per applicant)
3	750 S. BLUFORD AVE. Sage #2025-0017 750 S. Bluford Ave.	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

4	VALIANT REALTY GROUP Sage #2024-0051 112 S. Bluford Ave. .24 acres	Small-Scale Site Plan for a 7,843 SF Office Building	<ul style="list-style-type: none"> 1st review comments sent on July 10, 2025. Pending Resubmittal.
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District 3 - Richard Firstner

1	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	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
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2	OCOEE VILLAGE Sage #2022-0020 Franklin Street Parcel # 18-22-28-0000-00-025 5.77 acres	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
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3	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
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4	PALM DRIVE RETAIL FACILITY Sage #2024-0052 Palm Drive Parcel # 18-22-28-0000-00-00-109 1.65 acres	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.
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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
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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
3	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
<u>Approved/</u> <u>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	OCOEE 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
5	O'REILLY'S OCOEE 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"> Approved Awaiting Site Work Permit & Building Permit
District 3 - Richard Firstner			

1	YARD TRASH RECYCLING FACILITY 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"> • Approved
2	FLOORING AMERICA STORAGE BUILDING 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"> • Approved for Construction
3	CAMBRIA SUITES AT OCOEE 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"> • 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			