

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

August 11, 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 July 14, 2026

- **OLD BUSINESS**

- **NEW BUSINESS**

1. Preserve at Crown Point Street Tree Removal Preliminary-Final Large Scale Subdivision Plan; Project No. LS-2026-006 (**Community Development Administrator 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

July 14, 2026

MINUTES

6:15 PM

REGULAR PLANNING AND ZONING COMMISSION MEETING

• CALL TO ORDER

Vice-Chair Forges called the regular session to order at 6:15 PM in the Commission Chambers of City Hall. The invocation was led by **Member Keller**, followed by the Pledge of Allegiance to the Flag. **Recording Clerk Justice** called the roll and declared a quorum present.

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

Absent: None

Also present: Development Services Director Lepp, City Attorney Geller, and Recording Clerk Justice

Election for Chair

Vice-Chair Forges opened the floor for nominations of Chair and Vice-Chair.

(6:17 pm)

Member Keller nominated Vice-Chair Forges as Chair for a term ending in June 2027: Moved by Member Keller, Seconded by Member Galvan; Motion carried unanimously.

Election for Vice-Chair

Vice-Chair Forges asked the attorney if he could make a motion. **City Attorney Geller** responded in the affirmative.

(6:18 pm)

Vice-Chair Forges nominated Member Chacon as Vice-Chair for a term ending in June 2027: Moved by Vice-Chair Forges, Seconded by Member Butler; Motion carried unanimously.

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on June 9, 2026.

(6:18 pm)

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

- **OLD BUSINESS - None**

- **NEW BUSINESS - None**

- **MISCELLANEOUS**

1. Workshop: Impervious Surface Area Policy Discussion

Development Services Director Lepp presented an overview of current impervious surface area requirements, data on surrounding municipalities' policies, and suggested changes to improve outdated regulations. He further pondered removing the term "impervious surface" and instead employing the concepts of "lot coverage" and "open space", and discussed a temporary policy recommendation to consider for adoption while the Land Development Code is being updated.

Member Chacon inquired if, when implementing the recommended policy, maintaining the drainage easements along property lines would satisfy the original intent of the current impervious surface area requirements. **Development Services Director Lepp** responded to his inquiry.

Member Galvan inquired about the front yard setbacks and potential front-yard impervious surface thresholds. **Development Services Director Lepp** addressed his question. Discussion ensued.

Member Keller asked if the suggested changes would affect older subdivisions with retention ponds that were designed with a maximum of 50% impervious surface area. **Development Services Director Lepp** responded to his inquiry.

Member Chacon pondered about changes to types of materials considered to be impervious surface. **Development Services Director Lepp** responded to his comments.

2. Sunshine Law Training

City Attorney Geller presented on ethics, public records, and the Florida Sunshine Act.

Member Keller asked about potential conflicts of interest and abstaining from voting. **City Attorney Geller** responded to his question.

3. Project Status Report

Development Services Director Lepp updated the Board with the following:

- A sewer project has commenced on N Lakewood Avenue. The project is anticipated to take two years, with work taking place between Mack Street and Wurst Road. During the school year, construction is set to occur during school

hours, not during drop-off and pick-up times. The sewer installation will eventually extend to Clarcona Ocoee Road.

- A 4,600-sf industrial office building is planned along L F Roper Parkway.
- Ocoee Multi-Use Project, located at the corner of W McKey Street and S Kissimmee Avenue, is in the review process with plans for approximately 50 apartments and 10,000 sf of retail space.
- Ocoee Commerce Park, on the west side of Ocoee Apopka Road, is in the review process and will bring about 450,000 sf of industrial, retail, and workspace mixed use.

Vice-Chair Forges inquired about the metal building under construction on Bluford Avenue just south of Maine Street. **Development Services Director Lepp** answered his inquiry.

Member Butler commented on crews working on cleanup near the Ocoee Regional Sports Complex. **Development Services Director Lepp** responded to his comments.

Member Keller asked about activity at the intersection of Clarke Road and White Road. **Development Services Director Lepp** advised that any activity was unrelated to Development Services.

Vice-Chair Forges expressed his gratitude for being nominated for the Chair position and shared his experience volunteering with the City, noting that he intends to serve the position with integrity and respect.

• **ADJOURNMENT – 7:24 PM**

ATTEST:

APPROVED:

Miranda Justice, Recording Clerk

Lou Forges, Vice-Chair



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

STAFF REPORT

Meeting Date: August 11, 2026
Item #: 1

Contact Name: Brett McFarlane, Community Development Administrator **Department Director:** Nick Lepp

Subject: Preserve at Crown Point Street Tree Removal Preliminary-Final Large Scale Subdivision Plan; Project No. LS-2026-006 (**Community Development Administrator McFarlane**)

BACKGROUND SUMMARY:

On January 1, 2025, a Code Violation (2024-03865) was issued to the Preserve at Crown Point Homeowners Association, which is located in Commission District 1. The violation was regarding multiple trees that had been removed from the HOA's private right-of-way (ROW) without a permit. Staff from Development Services began coordinating with the president of the homeowner's association (HOA) on how to correct the violation. The HOA provided an amendment to the community's declaration, and section 3B of the amendment states the following:

Section 11.8 of the Declaration, entitled "Limited Common Area," is hereby amended with the following additions and deletions:

11.8 Limited Common Area. Each Owner shall be responsible for the costs, charges and expenses incurred in connection with maintenance of the irrigation facilities, sidewalk, driveway and certain landscaping, including maintenance, repair and/or replacement of sod located immediately adjacent to such Owner's Lot between such Owner's Lot and the private Common Area roadway (each, an Owner's "**Limited Common Area**"). Every Owner shall be required to irrigate the grass and landscaping located in such Owner's Limited Common Area in a routine and ordinary manner and shall ensure that sufficient irrigation occurs during all periods when the Owner is absent from the Home. Further, each Owner is required to timely repair, maintain and/or replace the driveways, walkways, sidewalks, including without limitation brick pavers, and other paved and concrete surfaces comprising part of a Lot and the Owner's Limited Common Area. ~~The Association:~~ Each Owner, at their sole cost and expense, shall be responsible for the maintenance, pruning and replacement of any trees located within the Limited Common Areas, in accordance with the Association's rules and regulations and applicable governmental requirements. The Association shall have no responsibility for such trees. No tree installed by the Declarant in Limited Common Areas shall be felled, removed, or cut down unless such tree represents an immediate hazard to the Home or other improvements on the Lot, or to persons occupying or utilizing THE PRESERVE AT CROWN POINT. ~~If any such tree dies, or is removed in accordance with this Section 11.8, then such tree shall be replaced at the expense of and by the Association as an Operating Expense, and each Owner shall pay an equal share of such costs of the replacement.~~

The HOA informed staff that the intention of this amendment was to allow individual property owners to remove street trees in front of the residences, and the HOA did not have plans currently to remove the street trees. Staff informed the HOA that regardless of the change in the declaration, the HOA was still responsible for ensuring compliance for trees in the private ROW that is owned by the HOA.

Staff directed the HOA to follow the process for tree removals in subdivisions in accordance with § 45-13.(F)(2), Commission Review of Applications for Tree Removal in Communities and Subdivisions, City of Ocoee Code of Ordinances. This process requires the applicant to submit an application under the Large-Scale Site Plan process, which requires a public hearing with the Planning and Zoning Commission and subsequently, the City Commission.

On July 1, 2026, the HOA submitted an application in accordance with the Large-Scale Site Plan process. The application proposes to remove 144 street trees on ten (10) parcels that make up the internal, private ROW of the subdivision. The applicant also submitted an assessment from an ISA-certified arborist discussing the street trees. The application from the HOA requests the removal of 144 street trees throughout the subdivision. The need and justification for the removal listed in the application is as follows:

"The removal of the oak trees is necessary to prevent future sidewalk damage, maintain the visibility of stop signs and intersections, and avoid obstruction of street lighting. This action will help improve safety and maintenance costs."

In discussions with staff, the HOA has agreed to provide approximately 54 replacement trees to mitigate the removal of the 144 street trees. These 54 replacement trees will be planted along the subdivision's existing multi-use trail. Staff is recommending that 90 additional street trees be planted in the private ROW to fully mitigate the 144 street trees that are proposed for removal. Staff is currently in the process of drafting an agreement between the City and HOA to codify the requirements for the replacement trees and the process for homeowners to apply for the removal of the street trees.

ISSUE:

Should the Planning and Zoning Commission recommend approval for the removal of 144 street trees in the Preserve at Crown Point subdivision with an agreement stating they will be replaced along the subdivision's multi-use trail and street?

RECOMMENDATIONS:

DRC Recommendation

The DRC considered this item at its August 4, 2026, meeting and recommended approval for the removal of 144 street trees in the Preserve at Crown Point subdivision subject to the City and HOA executing an agreement discussing the terms and conditions of the removal and replacement of the trees.

Staff Recommendation

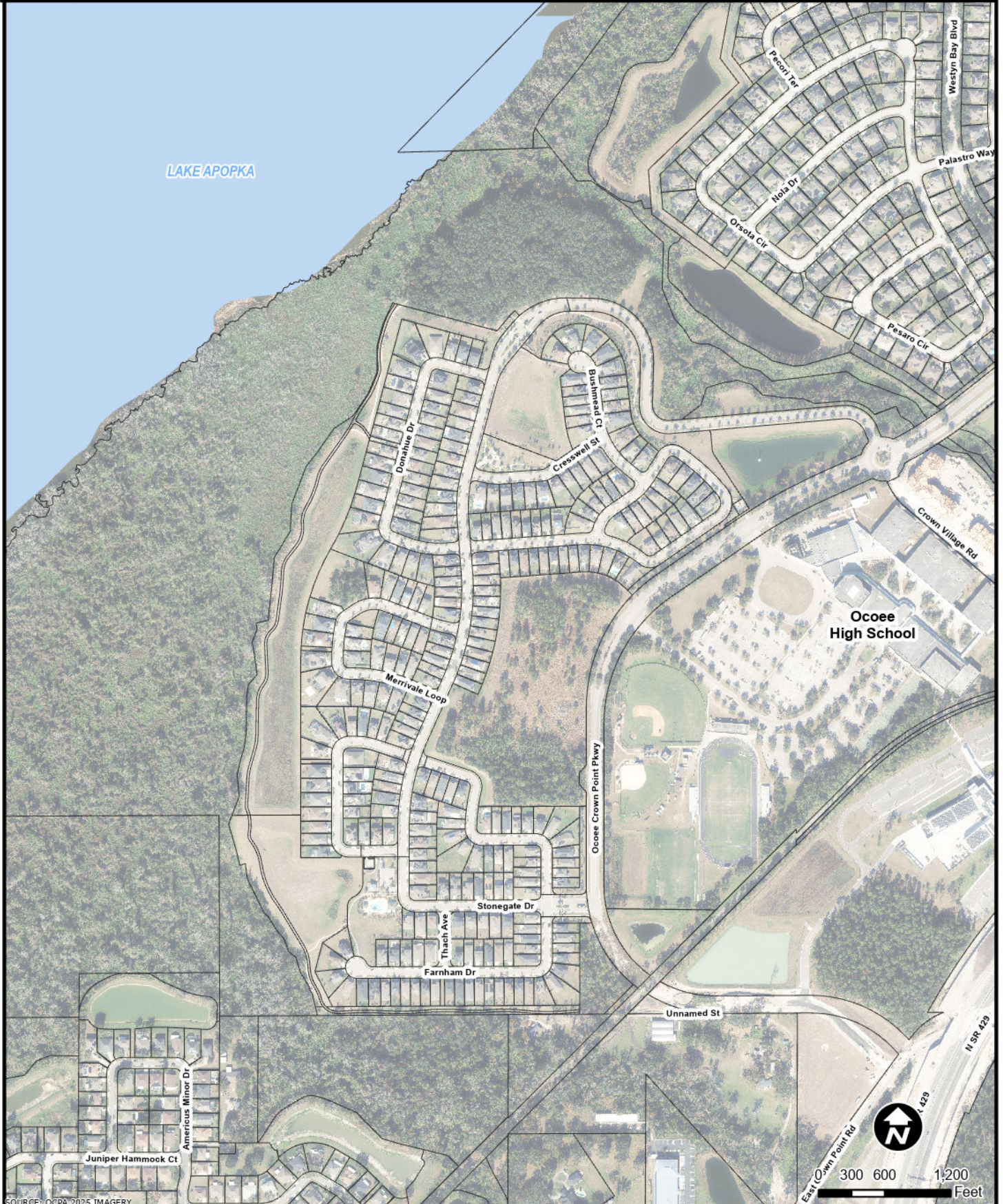
Staff recommends approval for the removal of 144 street trees in the Preserve at Crown Point subdivision, subject to the City and HOA executing an agreement discussing the terms and conditions of the removal and replacement of the trees.

ATTACHMENTS:

1. Aerial Map
2. Location Map
3. 2026-07-01 Preserve at Crown Point Street Tree Removal Site Plan Application and Site Plan
4. Trail Map
5. 2025-05-25 Preserve at Crown Point Street Tree Evaluation
6. 2025-01-30 Preserve at Ocoee HOA Certified NOV
7. 2026-01-28 Third Amendment to Community Declaration for Preserve at Crown Point

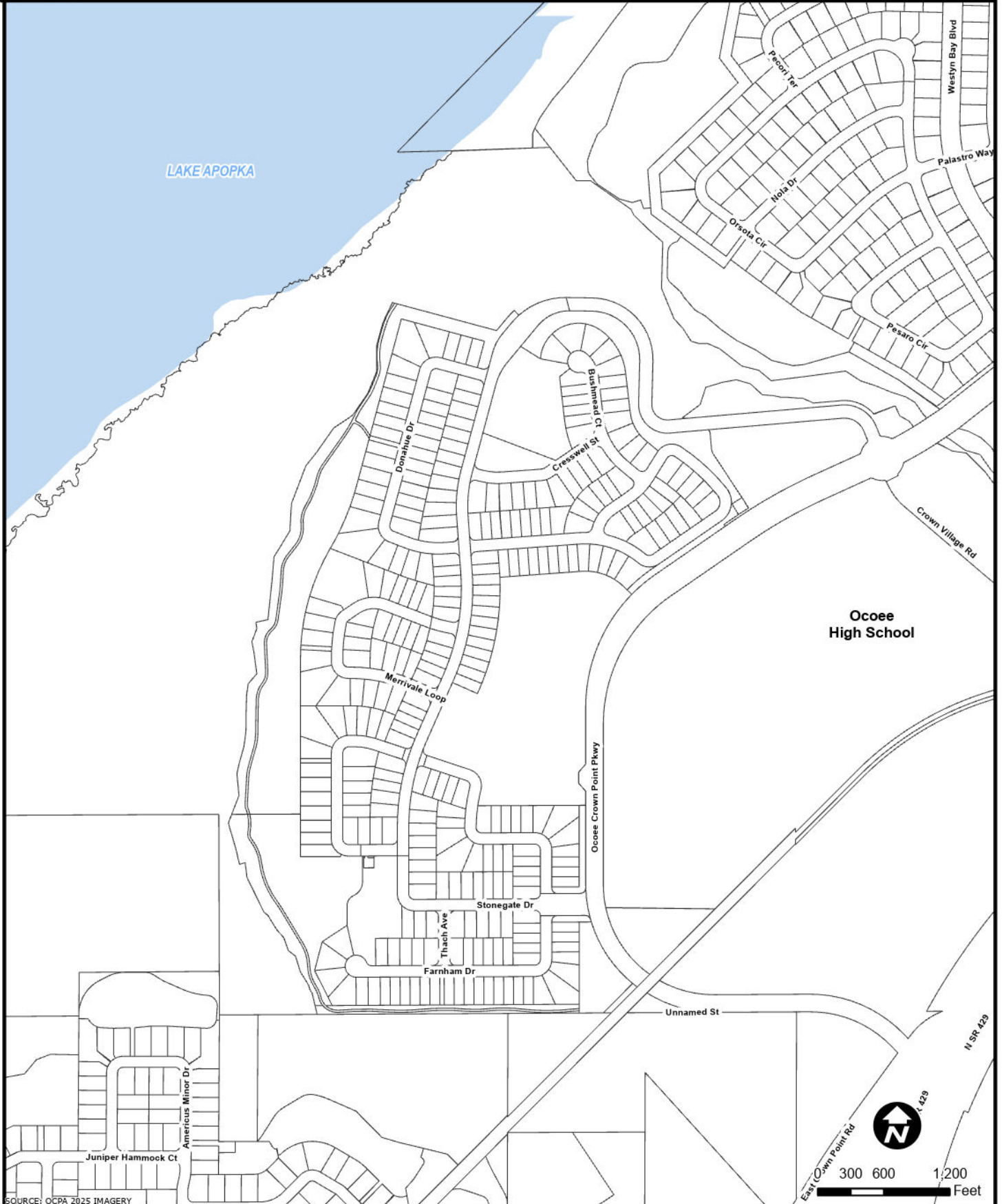


The Preserve at Crown Point Location Map



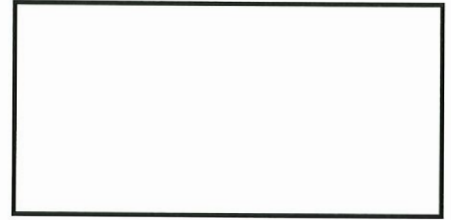


The Preserve at Crown Point Location Map





**SMALL SCALE SUBDIVISION &
SITE PLAN REVIEW APPLICATION**
Development Services – Planning Division
1 N. Bluford Avenue | Ocoee, FL 34761
Phone: 407.905.3157



Received Date – Office Use Only

Non-Residential under 25,000 Square Feet \$1,500.00 Paid _____
Residential – Less than 12 dwelling units \$1,000.00 Paid _____

NOTE: All small-scale subdivision/site plan reviews require a minimum \$1,000.00 review deposit in addition to the flat fee. A separate application fee is collected for each action sought and for non-contiguous parcels or for parcels held under separate ownership.

1. APPLICANT'S NAME: Steven Bressler

APPLICANT'S ADDRESS: 2255 Farnham Dr, Ocoee, FL 34761

TELEPHONE NUMBER: 954-826-1554

EMAIL ADDRESS: SBresslerpcp@gmail.com

2. OWNER OF RECORD: The Preserve at Crown Point Homeowners Association, Inc.

OWNER'S ADDRESS: 918 W Main St. Leesburg, FL

(If more than one, please attach additional sheets)

3. PROPERTY LOCATION:

A. DIRECTIONS TO PROPERTY:

B. LEGAL DESCRIPTION: ALL APPLICATIONS FOR SMALL SCALE SITE PLAN REVIEW MUST PROVIDE THREE (3) EXECUTED, CERTIFIED AND SEALED BOUNDARY SURVEYS FOR THE SUBJECT PARCEL, WHICH SHALL INCLUDE A METES-AND-BOUNDS LEGAL DESCRIPTION. ATTACH SURVEY WITH FULL LEGAL DESCRIPTION AS EXHIBIT. SPECIFY BELOW: SECTION- TOWNSHIP-RANGE-SUBDIVISION-LOT-AND-BLOCK, AS APPLICABLE.

See attached

C. PROPERTY TAX ID. NO(S): See attached

SMALL-SCALE SUBDIVISION / SITE PLAN

4. BRIEFLY SPECIFY THE DEVELOPMENT HISTORY AND OWNERSHIP OF THE SUBJECT PARCEL(S) SINCE JANUARY 1, 1985, INCLUDING YEAR LOT WAS CREATED, PRESENT ZONING, YEAR ANNEXED, AND PREVIOUSLY SUBMITTED DEVELOPMENT APPLICATIONS, ETC.:

5. PROPOSED USE OF THE SUBJECT PARCEL IF THE PRESENT APPLICATION(S) IS/ARE GRANTED?

6. SPECIFY ZONING OF PARCELS IMMEDIATELY ADJACENT TO THE SUBJECT PARCEL:

A. NORTH: _____

B. SOUTH: _____

C. EAST: _____

D. WEST: _____

7. NUMBER OF EXISTING BUILDINGS AND EXISTING LAND USE OF THE SUBJECT PARCEL:

8. BRIEFLY ADDRESS THE FOLLOWING:

- A. THE NEED AND JUSTIFICATION FOR THE REQUESTED ACTION:

The removal of the oak trees is necessary to prevent
future sidewalk damage, maintain visibility of stop signs,
and intersections, and avoid obstruction of street lighting
This action will help improve safety and reduce maintenance costs.

9. HOW WILL THE FOLLOWING ESSENTIAL SERVICES BE PROVIDED?

A. POTABLE WATER: _____

B. WASTEWATER TREATMENT: _____

C. STORMWATER MANAGEMENT: _____

SMALL-SCALE SUBDIVISION / SITE PLAN

D. MAIN HIGHWAY ACCESS (A traffic study may be required): _____

E. FIRE PROTECTION (Fire flow data will be required before final platting): _____

10. A SMALL-SCALE SITE PLAN MUST BE SUBMITTED WITH THE FOLLOWING MINIMUM REQUIREMENTS:

- A. PROJECT NAME
- B. NAME, ADDRESS, AND TELEPHONE NUMBER OF THE APPLICANT, OWNER, ENGINEER, AND SURVEYOR
- C. SUBMITTAL AND REVISION DATES
- D. EXISTING ZONING OF SUBJECT PROPERTY AND ADJOINING PARCELS
- E. LOCATION MAP WHICH CLEARLY SHOWS THE SUBJECT PARCEL WITH RESPECT TO EXISTING ROADS AND LANDMARKS AND IDENTIFYING THE RELATIONSHIP OF THE SITE TO ANY UNDERLYING SUBDIVISION OR LARGE-SCALE SITE PLANS
- F. LOCATION, NAME, RIGHT-OF-WAY WIDTHS, AND PAVEMENT WIDTH OF EXISTING STREETS AND PROPOSED INGRESS AND EGRESS POINTS
- G. EXISTING TOPOGRAPHY AT ONE (1) FOOT CONTOUR INTERVALS BASED ON THE ORANGE COUNTY DATUM; IDENTIFY AT LEAST TWO (2) BENCHMARKS
- H. VEGETATIVE TYPES, WOODED AREAS, AND CONSERVATION ZONES
- I. LIMITS OF THE 100-YEAR FEDERAL FLOOD PLAIN AND NORMAL HIGH WATER ELEVATIONS OF ALL LAKES AND WETLANDS
- J. IDENTIFY SOIL TYPES USING THE U.S. SOIL CONSERVATION SERVICE SYSTEM
- K. JURISDICTIONAL BOUNDARIES OF ALL WATER BODIES AND CONSERVATION AREAS FROM THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, THE FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION, AND THE UNITED STATES ARMY CORPS OF ENGINEERS
- L. THE FOLLOWING INFORMATION AT A SCALE NO SMALLER THAN 1" = 100':
 - (1) EXISTING STREET INTERSECTIONS AND RIGHTS-OF-WAY INFORMATION
 - (2) EXISTING SURFACE AND SUBTERRANEAN IMPROVEMENTS ALONG PRIMARY STREETS IN THE VICINITY OF THE PROJECT OR ADJOINING THE PROPERTY
 - (3) PROPOSED BUILDING LOCATIONS, DIMENSIONS, AND USES
 - (4) MAXIMUM BUILDING HEIGHT (STORIES AND FEET) FOR EACH PROPOSED STRUCTURE

SMALL-SCALE SUBDIVISION / SITE PLAN

- (5) BUILDING COVERAGE AS A PERCENTAGE OF GROSS ACREAGE AND INCLUDING IMPERVIOUS AREA COVERAGE
- (6) ACREAGE AND PERCENTAGE OF COMMON OPEN SPACE AND RECREATION AREAS
- (7) STORMWATER MANAGEMENT PLAN; A STORMWATER MANAGEMENT PLAN SHALL COMPLY WITH ARTICLE VI OF THESE REGULATIONS AND THE CITY OF OCOEE'S COMPREHENSIVE PLAN.
- (8) ON-SITE SOILS BORING REPORT BASED UPON SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM (IF MUCK SOILS EXIST, THE DEPTH AND EXTENT MUST BE IDENTIFIED.)
- (9) A GRADING PLAN INDICATING PRIMARY CUT AND FILL AREAS
- (10) METHOD OF PROVIDING SUPPORT UTILITIES INCLUDING POTABLE WATER, SEWER, FIRE FLOWS AND REFUSE STORAGE AREAS; CENTRAL WATER SYSTEMS, SEWAGE SYSTEMS, UTILITY LINES AND EASEMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF ARTICLE IV AND VI OF THIS LAND DEVELOPMENT CODE AND APPLICABLE CODES, ORDINANCES, RESOLUTIONS, RULES AND REGULATIONS.
- (11) EXISTING AND PROPOSED EASEMENTS
- (12) NUMBER OF PARKING SPACES REQUIRED BY ORDINANCE AND THE LOCATION OF ALL PARKING SPACES PROVIDED; PARKING AND LOADING FACILITIES REQUIREMENTS SHALL MEET THE MINIMUM REQUIREMENTS SET FORTH IN ARTICLE VI. PARKING AREAS SHALL BE PAVED AND DESIGNED WITH REGARD TO PEDESTRIAN SAFETY AND INCLUDE ADEQUATE LIGHTING FACILITIES.
- (13) A DETAILED LANDSCAPE PLAN AND TREE SAVE PLAN CONSISTING OF TREES, SHRUBS, VINES, GROUND COVER OR ANY COMBINATION THEREOF; AUTOMATIC IRRIGATION FACILITIES SHALL BE INSTALLED IN ALL LANDSCAPED COMMON AREAS. ATTENTION SHOULD BE GIVEN TO THE TYPE AND LOCATION OF TREES IN ORDER TO PROVIDE FOR RELIEF FROM THE EXPOSURE OF THE SUN ON BOTH BUILDINGS AND PAVED AREAS. ATTENTION SHOULD ALSO BE GIVEN TO THE LOCATION AND TYPE OF PLANTING IN AND AROUND PARKING AREAS, AROUND REFUSE STORAGE AREAS, AND IN BUILDING SETBACK AREAS TO ACHIEVE PROPER SCREENING OF THESE AREAS FROM OCCUPIED BUILDINGS AND EXTERIOR ROADWAYS. DEVELOPMENT PLANS SHALL COMPLY WITH THE LANDSCAPE AND ARBOR ORDINANCE IN ADDITION TO SPECIFIC REQUIREMENTS OF THIS ORDINANCE.

- M. UNLESS ALREADY UNDERTAKEN AS PART OF A LARGE-SCALE SITE PLAN, LARGE SCALE SUBDIVISION PLAN OR PUD IN WHICH THE PARCEL IS LOCATED, A DETAILED TRAFFIC STUDY IDENTIFYING EXISTING LEVELS OF SERVICE ON SURROUNDING ROADS AND INTERSECTIONS IN THE VICINITY OF THE PROJECT TOGETHER WITH PROPOSED IMPROVEMENTS TO BE MADE TO MAINTAIN ADEQUATE LEVELS OF SERVICE AND

SMALL-SCALE SUBDIVISION / SITE PLAN

MINIMIZE IMPACTS TO THE OVERALL TRANSPORTATION SYSTEM OF THE CITY

- N. AREAS (RIGHTS-OF-WAY) TO BE CONVEYED OR DEDICATED TO THE CITY OF COEE
- O. ANY ADDITIONAL DATA, MAPS, PLANS OR STATEMENTS, AS MAY BE REQUIRED, WHICH IS COMMENSURATE WITH THE INTENT AND PURPOSE OF THE LAND DEVELOPMENT CODE AND COMPREHENSIVE PLAN
- P. SITE LIGHTING PLANS
- Q. CONCEPTUAL BUILDING ELEVATIONS (COLORED)

SMALL SCALE SITE PLAN REVIEW APPLICATION

OWNER'S AFFIDAVIT

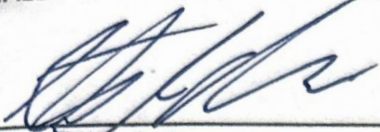
STATE OF Florida

COUNTY OF Orange

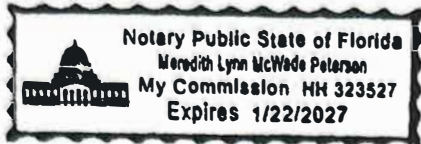
Affiant, Steven Bressler, who being first duly sworn on oath, deposes and says:

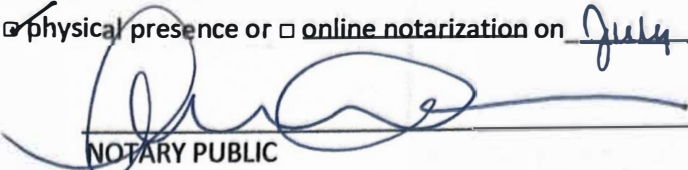
1. Affiant is the (check one) ☐ fee-simple owner of the property legally described in this application.
☒ (insert title) Treasurer of (insert name of company) Preserve At Crown Point HOA which entity is the fee-simple owner of the property legally described in this application.
2. A true and correct legal description for the property is attached to and made a part of this affidavit.
3. The attached ownership list contains the names and mailing addresses of all owners having an interest in the property described in this application.
4. The owner desires (specify action sought for said property):
update the site plan for trees that were either removed by homeowners and for trees that were never installed by the declarant
5. The owner has appointed (specify agent) Steven Bressler to act as the owner's authorized agent to represent the owner in connection with the proposed action and the property described in this application.
6. The owner agrees to be bound by the actions of the owner's authorized agent designated above.
7. Affiant affirms and certifies that Affiant, the owner's authorized agent and the owner will comply with all ordinances, regulations, and provisions of the City Code of the City of Ocoee, and that all applications, plans and documents submitted herewith are true and accurate to the best of the Affiant's, the owner's authorized agent's and the owner's knowledge and belief and further, that this affidavit and all applications, plans and documents submitted herewith shall become part of the official records of the City of Ocoee, and are not returnable.
8. That the accompanying adjacent property owners list is, to the best of their/her/his knowledge, a complete and accurate list of the owner's names and mailing addresses for all property lying within three hundred (300) feet of the perimeter of the subject parcel, as recorded on the latest official Orange County Tax Rolls.
9. That prior to the public hearing, if applicable, signs will be prominently posted on the subject parcel not less than twelve (12) days before the application will be considered by the Planning and Zoning Board or the Board of Adjustment, and will remain posted until final determination, after which time the notices are to be removed and destroyed.

SMALL SCALE SITE PLAN REVIEW APPLICATION


Affiant's Signature

Sworn to or affirmed and signed by means of ☒ physical presence or ☐ online notarization on July 1, 2016.




NOTARY PUBLIC

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

Affiant is ☐ personally known; or ☒ produced the following identification: Florida Driver License

Affiant's Signature

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

NOTARY PUBLIC

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

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

Affiant's Signature

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

NOTARY PUBLIC

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

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



APPLICATION FEE ACKNOWLEDGMENT

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



Received Date – Office Use Only

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

Development Review Fee

The Development Review Fee includes a Flat Fee and Review Costs. The Flat Fee is non-refundable and due with each application. It covers in-house City staff time related to review and processing the application, including Development Review Committee meetings, individual staff review time, clerical time, and site inspections.

Deposit

In addition to a Flat Fee, except for variances and annexations with initial zoning of one acre or less, the applicant is required to submit a \$1,000 deposit as surety for payment of all charges billed for legal, engineering, recording, and other consultants working on behalf of the City, as well as advertising costs. These charges are also known as Review Costs. The balance of the deposit will be returned to the applicant upon issuance of the Certificate of Completion or final action on the application, unless it is used for reimbursement for non-payment of any review costs invoiced to the applicant.

Review Costs

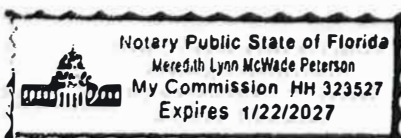
Applicant shall pay such additional Development Review Fees as may be required by Article I, Section 1-12 of the Land Development Code. "Review Costs" shall mean and refer to the costs and expenses incurred by the City in connection with the review and processing of an Application, including but not limited to City Attorney's fees and costs and legal, consultant, and engineering fees and costs, and all advertising costs; provided, however, that Review Costs shall not include (i) the cost of City staff from time dedicated to the review and processing an Application, and (ii) City Attorney, legal, consultant and engineering fees and costs incurred by the City in reviewing and processing an Application which are expressly included within the Flat Fee pursuant to the provisions of Section 1-12.C.2 hereof.

Applicant's Signature

7/1/2026

Date Signed

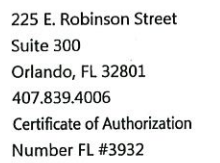
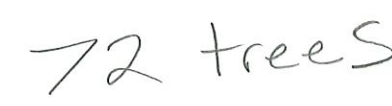
Sworn to or affirmed and signed by means of ☒ physical presence or ☐ online notarization on July 1, 2026



NOTARY PUBLIC

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

Affiant is ☐ personally known; or ☒ produced the following identification: Florida Driver License

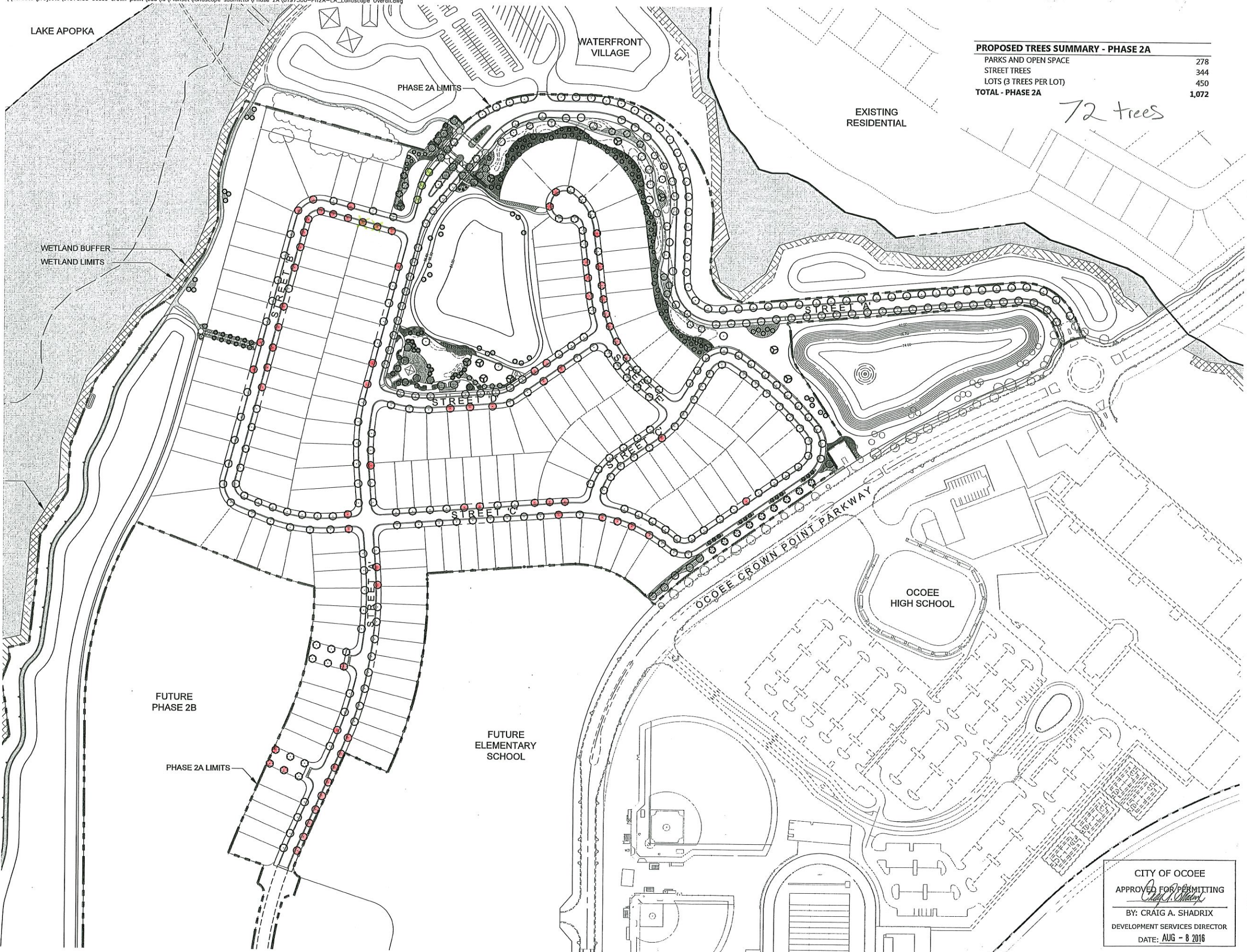


No.	Revision	Date	Appvd.
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Issued for	Date
Construction Approval	Sept. 1, 2016

Overall Landscape Plan





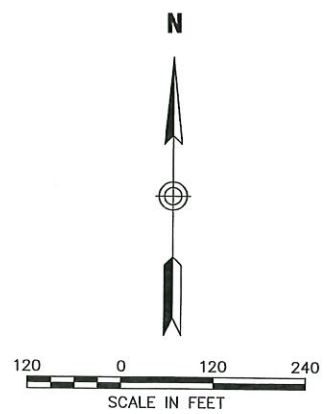
PROPOSED TREES SUMMARY - PHASE 2A

PARKS AND OPEN SPACE	278
STREET TREES	344
LOTS (3 TREES PER LOT)	450
TOTAL - PHASE 2A	1,072

72 trees

vhb.com

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932



**Ocoee Crown Point PUD
Phase 2A**

Ocoee, Florida

No.	Revision	Date	Appr.
1	City Staff Comments Resubmittal	6/29/16	

Designed by	Checked by	Scale
JRH	JRH	1" = 120'

Issued for: **Construction Approval** Date: **June 02, 2016**

Vertical Datum NAVD88
Drawing Title: **Overall
Landscape Plan**

CITY OF OCOEE
APPROVED FOR PERMITTING
BY: CRAIG A. SHADRIX
DEVELOPMENT SERVICES DIRECTOR
DATE: AUG - 8 2016



L3.00
Sheet of

PROXIMITY MAP



To whom it may concern,

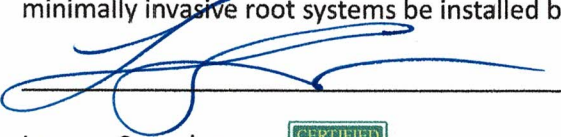
The request was made to perform an evaluation of the potential risks of all street trees within the community looking at overall health and sustainability of trees located between the sidewalk and curbs, and also long term potential risk and/or hazards that could potentially develop over time.

Within the community, a total of 390 street trees were assessed. A visual inspection was performed on each tree, with notations made of the species of the tree, current rough size of the tree (caliper and overall height), and any current concerns with the condition of the tree (i.e. girdling resulting from straps not being removed, stress to root system from recent storms resulting in leaning or lifting, improper planting practices such as not removing baskets and burlap, etc.).

The results of the risk assessment inspection are compiled in the attached spreadsheet noting trees by physical location at the address of the house in which they are planted. This information should not be interpreted as justification or approval for any individual to remove trees without proper approval from the City of Ocoee or any other agency with authority over the community and required plantings. Tree removal/replacement permits could be required including subsequent fees associated with the process. A summary of the findings is included below.

Overall, many of the trees evaluated showed signs of stress or deterioration, with poor growth structure, however, few if none that required immediate removal. The major concern is more so with the long term impact from the root systems of the oak trees and the damage they will cause to sidewalks, curbing, and potentially roadways as well. If these trees were planted with root barriers adjacent to the concrete surfaces, there would be much less concern, however, they were not. It is inevitable that the roots will eventually cause the cracking, lifting, and separation of sidewalk which will result in hazards for pedestrians throughout the community. In addition to added liability for the community, the damage will result in substantial costs associated with repairs and mitigating the damages and liability.

In conclusion, it is our recommendation that the oak trees located between the sidewalk and road be removed before they get too large and become a hazard to pedestrians and a liability as a whole. If replacement trees are required or elected, it is recommended that understory trees with minimally invasive root systems be installed back in place (i.e. crepe myrtles).


Lauren Svendsen

Cert ID: FL-10205A



Preserve Crown Point

Tree #	Tree Type	Estimate Caliper	Estimated Hight	Evalution:	Removal?	Address:
Entrance/Dog Park Trees						
29	Oak	5" Cal	15'	Leaning, boring insects, missing anchoring roots	Yes	2903 Bushmead Ct, Ocoee, FL 34761
30	Oak	5" Cal	15-20'	Boring insects, lack of anchoring roots	Yes	2903 Bushmead Ct, Ocoee, FL 34761
31	Oak	5.5" Cal	15-20'	Galls, boring insects, leaning	No	2903 Bushmead Ct, Ocoee, FL 34761
32	Oak	6" Cal	10-15'	Triple Co-dominant stems, leaning, to close to utilities	Yes	2903 Bushmead Ct, Ocoee, FL 34761
33	Oak	5" Cal	8'	dominant stem cut, roots covered, staking	Yes	2921 Bushmead Ct, Ocoee, FL 34761
34	Oak	3.5" Cal	10'	Embedded into tree, leaning	No	2927 Bushmead Ct, Ocoee, FL 34761
35	Oak	4" Cal	10'	Leaning, grass to trunk/Stressing	No	2933 Bushmead Ct, Ocoee, FL 34761
36	Oak	6" Cal	15'	Gall infested, Sod to trunk sufficating	Yes	2942 Bushmead Ct, Ocoee, FL 34761
37	Oak	5" Cal	10-15'	roots/stressing	Yes	2938 Bushmead Ct, Ocoee, FL 34761
38	Oak	3" Cal	10'	Grass to trunk, boring infestation, and co-dominant stems	Yes	2932 Bushmead Ct, Ocoee, FL 34761
39				Pushing pavement, and bore infested		
40	Oak	6" Cal	10'	Staking wrapped around the dominant stem	Yes	
41	Oak	3" Cal	8'	dominant cut at top, and roots are covered in weed fabric	Yes	2926 Bushmead Ct, Ocoee, FL 34761
42	Oak	6" Cal	8'	dominant cut at top, grass up to trunk/stressing	Yes	2920 Bushmead Ct, Ocoee, FL 34761
43	Oak	6" Cal	15-20'	Co-dominant stems, wounding, and staking	Yes	2816 Bushmead Ct, Ocoee, FL 34761
44	Oak	6" Cal	15-20'	Embedded in tree, grass to trunk	Yes	2810 Bushmead Ct, Ocoee, FL 34761
45	Oak	4" Cal	10-15'	Co-dominant stems, grass to trunk, Girdling roots	Yes	2810 Bushmead Ct, Ocoee, FL 34761
46	Oak	7" Cal	20'	Leaning, boring insects, triple co-dominant stems, and irrigation Embedded	Yes	2810 Bushmead Ct, Ocoee, FL 34761
47	Oak	4" Cal	15-20'	Leaning, Girdling roots, insect infestation, staking holdings dominant together	Yes	2212 Donahue Dr, Ocoee, FL 34761
48	Oak	4" Cal	15'	Leaning, boring insects, and staking Embedded	Yes	2212 Donahue Dr, Ocoee, FL 34761
49	Oak	3" Cal	10'	in	Yes	2066 Cresswell St, Ocoee, FL 34761
50	Oak	6" Cal	20'	Leaning, grass to trunk, and staking Embedded	Yes	2066 Cresswell St, Ocoee, FL 34761
51	Oak	4" Cal	12-15'	in tree	Yes	2066 Cresswell St, Ocoee, FL 34761
52	Oak	3.5" Cal	10'	Leaning, Scarring, and boring insects	Yes	2066 Cresswell St, Ocoee, FL 34761
53	Oak	4" Cal	8-10'	Leaning, and stressing/water sprouts	Yes	2066 Cresswell St, Ocoee, FL 34761
				Boring insects and stressing	No	2066 Cresswell St, Ocoee, FL 34761
				Leaning, grass to trunk, and next to utilities	Yes	2066 Cresswell St, Ocoee, FL 34761
				Triple dominant stems, insect infestation, mulch to trunk, stressing/water sprouts	Yes	2048 Cresswell St, Ocoee, FL 34761
				Co-dominant stems, insect infestation, bricks and mulch covering feeder roots, stressing/water sprouts	Yes	2042 Cresswell St, Ocoee, FL 34761

54	Oak	5" Cal	15'	Insect infestation, grass to trunk, and stressing/water sprouts	Yes	2036 Cresswell St, Ocoee, FL 34761
55	Oak	4.5" Cal	15'	Co-dominant stems, stressing/water sprouts	Yes	2024 Cresswell St, Ocoee, FL 34761
56	Oak	8" Cal	20'	Co-dominant stems removal will take away from canopy	Yes	2012 Cresswell St, Ocoee, FL 34761
57	Oak	5" Cal	15'	Staking Embedded, Mulch to trunk, leaning, and Insect infestation	Yes	2006 Cresswell St, Ocoee, FL 34761
58	Oak	5" Cal	15-20'	Insect infestation, Grass to trunk	No	2175 Donahue Dr, Ocoee, FL 34761
59	Oak	6.5" Cal	15-20'	Wounds on trunk, small infestation	No	2175 Donahue Dr, Ocoee, FL 34761
60	Oak	3" Cal	10-15'	Leaning and small infestation	No	2175 Donahue Dr, Ocoee, FL 34761
61	Oak	6" Cal	15-20'	Leaning, grass to trunk, and small infestation	No	2175 Donahue Dr, Ocoee, FL 34761
62	Oak	8" Cal	15-20'	Staking Embedded, and infestation	Yes	2175 Donahue Dr, Ocoee, FL 34761
63	Oak	7" Cal	15-20'	Leaning, weak base, staking Embedded, currently staked, insect infestation	Yes	2171 Donahue Dr, Ocoee, FL 34761
64	Oak	5" Cal	10-15'	Leaning, and base wounded	Yes	2167 Donahue Dr, Ocoee, FL 34761
65	Oak	6" Cal	15'	Small infestation	No	2167 Donahue Dr, Ocoee, FL 34761
66	Oak	5" Cal	8'	Limbs boxed off, infestation, and stressing/water sprouts	Yes	2163 Donahue Dr, Ocoee, FL 34761
67	Oak	5" Cal	15'	Scarring and needs cleaned out	No	2159 Donahue Dr, Ocoee, FL 34761
68	Oak	8" Cal	20-25'	Leaning, staking scars, weed fabric around root ball	Yes	2159 Donahue Dr, Ocoee, FL 34761
69	Oak	6.5"	20'	Leaning, staking Embedded, weed fabric around root ball, with infestation	Yes	2159 Donahue Dr, Ocoee, FL 34761
70	Oak	4" Cal	10-15'	Leaning, stressing/water sprouts, insect infestation	Yes	2159 Donahue Dr, Ocoee, FL 34761
71	Oak	3" Cal	6'	Leaning, rot at base, no top on tree	Yes	2159 Donahue Dr, Ocoee, FL 34761
72	Crape Myrtle-Stand 1" Cal	1" Cal	8'	Not rooted/flush with ground	No	2139 Donahue Dr, Ocoee, FL 34761
73	Crape Myrtle-Stand 1" Cal	1" Cal	8-10'	Not rooted/flush with ground	No	2139 Donahue Dr, Ocoee, FL 34761
74	Oak	18" Cal	30-35'	Boring insects and stressing	No	2135 Donahue Dr, Ocoee, FL 34761
75	Oak	18" Cal	30-35'	Staking Embedded in dominant stem	Yes	2131 Donahue Dr, Ocoee, FL 34761
76	Oak	10" Cal	30'	Embedded staking, wounds, leaning, and insect infestation	Yes	2127 Donahue Dr, Ocoee, FL 34761
77	Oak	8" Cal	25'	Just needs cleaned up	No	2123 Donahue Dr, Ocoee, FL 34761
78	Oak	3" Cal	12-15'	Embedded strap, leaning, and co-dominant stems	Yes	2123 Donahue Dr, Ocoee, FL 34761
79	Oak	8" Cal	30-35'	Flagging Embedded in tree, leaning, and co-dominant stems, next to light pole	Yes	2123 Donahue Dr, Ocoee, FL 34761
80	Oak	3" Cal	10-12'	Leaning and lots of wounds	Yes	2123 Donahue Dr, Ocoee, FL 34761
81	Oak	6" Cal	15-20'	Insect infestation	No	2123 Donahue Dr, Ocoee, FL 34761
82	Oak	3" Cal	8-10'	Leaning, Girdling roots, insect infestation, and stressing/water sprouts	Yes	2219 Donahue Dr, Ocoee, FL 34761
83	Oak	3" Cal	10-12'	Leaning, co-dominant stems, and stressing/water sprouts, next to sewer	Yes	2219 Donahue Dr, Ocoee, FL 34761
84	Oak	2" Cal	10'	Leaning, Girdling roots, and stressing/water sprouts	Yes	2219 Donahue Dr, Ocoee, FL 34761
85	Oak	3" Cal	10-12'	Leaning, Girdling roots, Insect infestation, and stressing/water sprouts, next to light pole	Yes	2219 Donahue Dr, Ocoee, FL 34761
86	Oak	4" Cal	10-12'	Leaning and uprooted on one side	Yes	2219 Donahue Dr, Ocoee, FL 34761
87	Oak	2" Cal	10-12'	Leaning, staking Embedded, and stressing/water sprouts, next to meter	Yes	2215 Donahue Dr, Ocoee, FL 34761

88	Oak	3" Cal	10'	Leaning and stressing/water sprouts, next to meter	Yes	2211 Donahue Dr, Ocoee, FL 34761
89	Oak	3" Cal	8-10'	Insect infestation, co-dominant stems, and top cut off	Yes	2203 Donahue Dr, Ocoee, FL 34761
90	Oak	7" Cal	20-25'	Insect infestation and cleaned up	Yes	2810 Stonegate Dr, Ocoee, FL 34761
91	Oak	7" Cal	25'	Boring insects and other infestations, next to light pole	No	2810 Stonegate Dr, Ocoee, FL 34761
92	Oak	6.5" Cal	25'	Scarring and co-dominant stems and very shallow	Yes	2212 Donahue Dr, Ocoee, FL 34761
93	Oak	3" Cal	15'	Leaning, insect infestation, stressing/water sprouts	Yes	2220 Donahue Dr, Ocoee, FL 34761
94	Oak	5" Cal	8'	No top on tree, insect infestation, and stressing/water sprouts	Yes	2224 Donahue Dr, Ocoee, FL 34761
95	Oak	5" Cal	8'	Staking Embedded and stem has damage	Yes	2228 Donahue Dr, Ocoee, FL 34761
96	Oak	5" Cal	15'	Base wounds, and stressing/water sprouts	Yes	2116 Donahue Dr, Ocoee, FL 34761
97	Oak	7" Cal	25-30'	Staking Embedded, leaning, and co-dominant stems	Yes	2116 Donahue Dr, Ocoee, FL 34761
98	Oak	5" Cal	20'	Leaning and insect infestation	Yes	2116 Donahue Dr, Ocoee, FL 34761
99	Oak	5" Cal	10'	Irrigation Embedded in roots, to close to utilities	Yes	2108 Donahue Dr, Ocoee, FL 34761
100	Oak	6" Cal	20'	Large wound in trunk, not fully set in spot	Yes	2104 Donahue Dr, Ocoee, FL 34761
101	Oak	7" Cal	20'	Leaning and Girdling roots, staking Embedded, next to light pole	Yes	2050 Donahue Dr, Ocoee, FL 34761
102	Oak	6" Cal	20'	Leaning, insect infestation, stressing/water sprouts	Yes	2046 Donahue Dr, Ocoee, FL 34761
103	Oak	5.5" Cal	15'	Missing anchor roots on two sides, previously staked and wounded	Yes	2042 Donahue Dr, Ocoee, FL 34761
104	Oak	8" Cal	25-30'	Trunk wounds, co-dominant stems, insect infested, stressing/water sprouts	Yes	2038 Donahue Dr, Ocoee, FL 34761
105	Oak	5" Cal	15'	Trunk wounds	No	2034 Donahue Dr, Ocoee, FL 34761
106	Oak	6" Cal	20-25'	Insect infestation, needs major clean up	No	2030 Donahue Dr, Ocoee, FL 34761
107	Oak	9" Cal	30'	Not rooted/flush with ground	No	2026 Donahue Dr, Ocoee, FL 34761
108	Oak	6" Cal	15-20'	Leaning, insect infestation, stressing/water sprouts	Yes	2022 Donahue Dr, Ocoee, FL 34761
109	Oak	3" Cal	10-12'	Major clean up	No	2018 Donahue Dr, Ocoee, FL 34761
110	Oak	7" Cal	30'	Cleaned up, boring insects, Next to light pole	No	2908 Stonegate Dr, Ocoee, FL 34761
111	Oak	6" Cal	15-20'	Cleaned up, boring insects, next to light pole and sewer	No	2908 Stonegate Dr, Ocoee, FL 34761
112	Oak	6" Cal	25'	Strapping Embedded, boring insects, and stressing/water sprouts	Yes	2908 Stonegate Dr, Ocoee, FL 34761
113	Oak	4" Cal	8-10'	Insect infestation and limbs rounded	No	2041 Donahue Dr, Ocoee, FL 34761
114	Oak	8"	20-25'	Insect infestation	No	2037 Donahue Dr, Ocoee, FL 34761
115	Oak	7" Cal	25-30'	Scarring, Co-dominant stems, stressing/water sprouts, next to sewer	Yes	2033 Donahue Dr, Ocoee, FL 34761
116	Oak	7" Cal	25'	Spray mulch coving roots, leaning, and weed fabric wrapped around root ball, next to sewer	Yes	2029 Donahue Dr, Ocoee, FL 34761
117	Oak	12" Cal	30'	Irrigation Embedded in roots, no flush to ground, co-dominant stems, next to fire hydrant	Yes	2025 Donahue Dr, Ocoee, FL 34761

				Weed Fabric around root ball, strapping Embedded, co-dominant stems, not flush to ground, and next to light pole	Yes	2021 Donahue Dr, Ocoee, FL 34761
118	Oak	10" Cal	35'			
119	Oak	10" Cal	25-30'	Strapping Embedded, not flush to ground	Yes	2015 Donahue Dr, Ocoee, FL 34761
120	Oak	6" Cal	20-25'	Leaning, lots of wounds, and insect infestation	Yes	2011 Donahue Dr, Ocoee, FL 34761
				Irrigation Embedded in roots, grass to trunk,		
121	Oak	7" Cal	25-30'	Embedded flagging tap, next to meter	Yes	2007 Donahue Dr, Ocoee, FL 34761
122	Oak	7" Cal	25'	Girdling roots, boring insects	Yes	2831 Stonegate Dr, Ocoee, FL 34761
				Not flush to ground, trunk wounds, exposed roots	Yes	2831 Stonegate Dr, Ocoee, FL 34761
123	Oak	3" Cal	10-12'			
124	Oak	8" Cal	25-30'	Girdling roots, wounds at base	Yes	2831 Stonegate Dr, Ocoee, FL 34761
125	Oak	3" Cal	10'	Leaning and stressing/water sprouts	Yes	1909 Donahue Dr, Ocoee, FL 34761
				Leaning, stressing/water sprouts, currently staked	Yes	1909 Donahue Dr, Ocoee, FL 34761
126	Oak	4" Cal	15'			
127	Oak	8" Cal	30'	Scarring and lack of anchor roots	Yes	1909 Donahue Dr, Ocoee, FL 34761
128	Oak	8" Cal	30'	Leaning and lots of base scars, next to sewer	Yes	1909 Donahue Dr, Ocoee, FL 34761
				Large base wounds, stressing/water sprouts, next to light pole	Yes	1909 Donahue Dr, Ocoee, FL 34761
129	Oak	7" Cal	30'			
130	Oak	5" Cal	20'	Grass to trunk and insect infestation	Yes	1903 Donahue Dr, Ocoee, FL 34761
				Base wounds, Embedded flagging tape, insect infestation, and grass to trunk	Yes	1897 Donahue Dr, Ocoee, FL 34761
131	Oak	6.5"	30'	Leaning, Embedded strapping through trunk, small canopy	Yes	1891 Donahue Dr, Ocoee, FL 34761
132	Oak	6" Cal	15'			
133	Oak	6.5" Cal	25'	Not flush to ground, insect infestation	Yes	1885 Donahue Dr, Ocoee, FL 34761
134	Oak	6" Cal	20-25'	Leaning and mulch mound	Yes	1867 Donahue Dr, Ocoee, FL 34761
				Next to light pole, base damage, insect infestation, and stressing/water sprouts	Yes	1855 Donahue Dr, Ocoee, FL 34761
135	Oak	6.5" Cal	20'			
136	Oak	6" Cal	20'	Base Scarring and leaning	Yes	1849 Donahue Dr, Ocoee, FL 34761
137	Crape Myrtle-Stand	5" Cal	15'	Some base damage	No	2705 Stonegate Dr, Ocoee, FL 34761
138	Crape Myrtle-Stand	5.5" Cal	20-25'	Needs cleaned up	No	2705 Stonegate Dr, Ocoee, FL 34761
139	Crape Myrtle-Stand	6.5" Cal	20'	Needs cleaned up	No	2705 Stonegate Dr, Ocoee, FL 34761
				Leaning, insect infestation, flagging tape Embedded in trunk, next to light pole	Yes	1810 Donahue Dr, Ocoee, FL 34761
140	Oak	7" Cal	20'			
141	Oak	6.5" Cal	25'	Next to meter, stressing/water sprouts, and grass to trunk	Yes	1816 Donahue Dr, Ocoee, FL 34761
				Leaning, no canopy, weed fabric around root ball, and stressing/water sprouts	Yes	1822 Donahue Dr, Ocoee, FL 34761
142	Oak	5" Cal	8-10'			
				Not flush to ground, grass to trunk, co-dominant stems	Yes	1836 Donahue Dr, Ocoee, FL 34761
143	Oak	6.5" Cal	25'			
144		1.5" Cal	8-10'	New tree/recently planted	No	1842 Donahue Dr, Ocoee, FL 34761
				Scarring, small mulch ring on roots, needs cleaned up	Yes	1848 Donahue Dr, Ocoee, FL 34761
145	Oak	7" Cal	30'			
				Embedded irrigation in roots, leaning, and co- dominant stems	Yes	1854 Donahue Dr, Ocoee, FL 34761
146	Oak	7" Cal	25-30'			
147	Oak	6" Cal	25'	Currently staked, loads of soft dirt	Yes	1860 Donahue Dr, Ocoee, FL 34761
				Not flush to ground, currently staked, bad lean, next to sewer	Yes	1866 Donahue Dr, Ocoee, FL 34761
148	Oak	6" Cal	25'			
				Currently staked, strapping Embedded, and leaning	Yes	1876 Donahue Dr, Ocoee, FL 34761
149	Oak	6.5" Cal	25'			
150	Oak	6" Cal	20'	Cleaned up	No	1882 Donahue Dr, Ocoee, FL 34761

151	Oak	5" Cal	15'	Not flush to ground and insect infestation	Yes	1888 Donahue Dr, Ocoee, FL 34761
152	Oak	6" Cal	20'	Rock coving roots and filled to trunk	Yes	1894 Donahue Dr, Ocoee, FL 34761
153	Oak	7" Cal	25'	Leaning, Large trunk wounds	Yes	1900 Donahue Dr, Ocoee, FL 34761
154	Oak	7" Cal	25'	Spray mulch covering roots and leaning	Yes	1906 Donahue Dr, Ocoee, FL 34761
155	Oak	6.5" Cal	20-25'	Not flush to ground, next to utilities and sewer	Yes	1914 Donahue Dr, Ocoee, FL 34761
156	Oak	6" Cal	25'	Not flush to ground, leaning	Yes	1920 Donahue Dr, Ocoee, FL 34761
157	Oak	5.5" Cal	25'	Leaning and holes all around roots	Yes	1926 Donahue Dr, Ocoee, FL 34761
158	Oak	6.5" Cal	25'	Leaning, boring insects, and wounds around the base	Yes	1932 Donahue Dr, Ocoee, FL 34761
159	Oak	5" Cal	20'	Leaning, boring insects, and stressing/water sprouts	Yes	2909 Stonegate Dr, Ocoee, FL 34761
160	Oak	4" Cal	12'	Leaning, and flagging tape embeded in trunk	Yes	2909 Stonegate Dr, Ocoee, FL 34761
161	Oak	5" Cal	25'	Between meter and fire hydrant, leaning, galls, and bore holes in trunk	Yes	2909 Stonegate Dr, Ocoee, FL 34761
162	Oak	7" Cal	25'	Staked currently, strapping embeded, located by meter, and stressing/water sprouts	Yes	2913 Stonegate Dr, Ocoee, FL 34761
163	Oak	6.5" Cal	15'	Leaning, galls, and grass to trunk	Yes	2917 Stonegate Dr, Ocoee, FL 34761
164	Oak	3" Cal	10'	Leaning, trunk damage, and next to water meter and sewer	Yes	2921 Stonegate Dr, Ocoee, FL 34761
165	Oak	6" Cal	20'	Small mulch ring ontop of roots, and needs cleaned up, next to sewer	Yes	2925 Stonegate Dr, Ocoee, FL 34761
166	Oak	8" Cal	30'	Grass to trunk, next to water meter	Yes	2929 Stonegate Dr, Ocoee, FL 34761
167	Oak	5.5" Cal	25'	Not flush to ground, grass to trunk, galls	Yes	2929 Stonegate Dr, Ocoee, FL 34761
168	Oak	5" Cal	20'	Hole nex to base in roots, galls, large crack in trunk. leaning	Yes	2929 Stonegate Dr, Ocoee, FL 34761
169	Oak	5" Cal	20'	Grass to trunk, leaning	Yes	1820 Merrivale Lp, Ocoee, FL 34761
170	Oak	3" Cal	10'	Leaning, next to light pole	Yes	1826 Merrivale Lp, Ocoee, FL 34761
171	Oak	4" Cal	15'	Damage to base, stressing/water sprouts	Yes	1832 Merrivale Lp, Ocoee, FL 34761
172	Magnolia	2" Cal	8'	Small Lean	No	1838 Merrivale Lp, Ocoee, FL 34761
173	Oak	5" Cal	10'	Trunk damage, currently staked, next to sewer	Yes	1844 Merrivale Lp, Ocoee, FL 34761
174	Oak	4.5" Cal	8'	Leaning, and mulch to trunk covering roots, next to meter	Yes	1850 Merrivale Lp, Ocoee, FL 34761
175	Oak	6" Cal	25'	Next to sewer with lots of trunk damage	Yes	1864 Merrivale Lp, Ocoee, FL 34761
176	Oak	6" Cal	25'	Leaning, boring holes, stressing/water sprouts, next to sewer	Yes	1870 Merrivale Lp, Ocoee, FL 34761
177	Oak	6" Cal	25-30'	Not flush to ground, galls, strapping embeded in tree, next to sewer, utilities, and light pole	Yes	1876 Merrivale Lp, Ocoee, FL 34761
178	Oak	3" Cal	12'	Leaning, and galls	Yes	1882 Merrivale Lp, Ocoee, FL 34761
179	Oak	5" Cal	20'	Leaning, mulch mound to trunk, stressing/water sprouts, and next to water meter	Yes	1888 Merrivale Lp, Ocoee, FL 34761
180	Oak	5" Cal	20'	Next to meter and leaning	Yes	1892 Merrivale Lp, Ocoee, FL 34761
181	Oak	6.5" Cal	25'	Close to meter and needs cleaned up	Yes	1898 Merrivale Lp, Ocoee, FL 34761
182	Oak	4" Cal	20'	Next to meter, and galls	Yes	1904 Merrivale Lp, Ocoee, FL 34761
183	Oak	4" Cal	12'	Embeded flagging tape, and stressing/water sprouts	Yes	1910 Merrivale Lp, Ocoee, FL 34761
184	Oak	3" Cal	8'	Leaning and next to meter	Yes	1916 Merrivale Lp, Ocoee, FL 34761
185	Oak	4" Cal	25'	Not flush to ground, galls, and stressing/water sprouts	Yes	3107 Stonegate Dr, Ocoee, FL 34761

186	Oak	4" Cal	20'	Leaning and strapping embeded in tree Not flush to ground, grass to trunk, and next to meter	Yes	3107 Stonegate Dr, Ocoee, FL 34761
187	Oak	4.5" Cal	25'		Yes	3025 Stonegate Dr, Ocoee, FL 34761
188	Oak	3" Cal	20'	Multiple Trunk damage, and grass to trunk Leaning, damage to base, stressing/water sprouts	Yes	3025 Stonegate Dr, Ocoee, FL 34761
189	Oak	3" Cal	8-10'		Yes	3025 Stonegate Dr, Ocoee, FL 34761
190	Oak	4" Cal	12'	Next to light pole, and not flush to ground Mulch mound to trunk, not flush to ground and next to meter	Yes	1921 Merrivale Lp, Ocoee, FL 34761
191	Oak	5" Cal	12-15'		Yes	1915 Merrivale Lp, Ocoee, FL 34761
192	Oak	5" Cal	25'	Embeded flagging tape, leaning, co-dominate stems and located next to meter Grass to trunk, galls, embeded flagging tape, and next to meter	Yes	1909 Merrivale Lp, Ocoee, FL 34761
193	Oak	4.5" Cal	10-12'		Yes	1903 Merrivale Lp, Ocoee, FL 34761
194	Oak	3" Cal	15'	Net to fire hydrant, not flush to ground, base damage, stressing/water sprouts	Yes	1897 Merrivale Lp, Ocoee, FL 34761
195	Oak	7" Cal	25'	Leaning, scaring, and next to light pole Hole new to base in roots, not flush to ground, co-dominate stems, galls	Yes	1897 Merrivale Lp, Ocoee, FL 34761
196	Oak	4.5" Cal	20'		Yes	1897 Merrivale Lp, Ocoee, FL 34761
197	Oak	6" Cal	15'	Base damage, embeded flagging tape, galls, and boring insects, next to sewer Not flush to ground, boring insects, and co-dominate stems	Yes	1877 Merrivale Lp, Ocoee, FL 34761
198	Oak	6" Cal	20'		Yes	1871 Merrivale Lp, Ocoee, FL 34761
199	Oak	6" Cal	25'	Lots of base damage Girdling roots, base damage, stressing/water sprouts	Yes	1871 Merrivale Lp, Ocoee, FL 34761
200	Oak	4" Cal	15'		Yes	1871 Merrivale Lp, Ocoee, FL 34761
201	Oak	6" Cal	25'	Boring holes, co-dominate stems, and located next to light pole	Yes	1871 Merrivale Lp, Ocoee, FL 34761
202	Oak	4" Cal	15-20'	Base damage, galls, and located next to sewer Next to light pole, damage at base, covered in wounds	Yes	1871 Merrivale Lp, Ocoee, FL 34761
203	Oak	5" Cal	10'		Yes	1839 Merrivale Lp, Ocoee, FL 34761
204	Oak	5" Cal	15'	Leaning, next to meter, galls, and grass to base of trunk	Yes	1833 Merrivale Lp, Ocoee, FL 34761
205	Oak	5" Cal	25'	Not flush to ground, next to utilities	Yes	1827 Merrivale Lp, Ocoee, FL 34761
206	Oak	5" Cal	25'	Next to sewer, light poke and meter, leaning Leaning, grass to base of tree, stressing/water sprouts	Yes	1815 Merrivale Lp, Ocoee, FL 34761
207	Oak	5" Cal	25'		Yes	3009 Stonegate Dr, Ocoee, FL 34761
208	Oak	4" Cal	15'	Leaning, scaring, and stressing/water sprouts	Yes	3009 Stonegate Dr, Ocoee, FL 34761
209	Oak	5" Cal	25'	Next to meter, and stressing/water sprouts Next to sewer, flagging tape embeded, leaning, and galls	Yes	3009 Stonegate Dr, Ocoee, FL 34761
210	Oak	7" Cal	30'		Yes	2920 Stonegate Dr, Ocoee, FL 34761
211	Oak	6" Cal	15-20'	Nail into trunk, currently staked, galls, and next to sewer Mulch to base, staking embeded, and nex to meter	Yes	2924 Stonegate Dr, Ocoee, FL 34761
212	Oak	2" Cal	10'		Yes	2928 Stonegate Dr, Ocoee, FL 34761
213	Oak	7" Cal	30'	Embeded flagging tape, next to meter	Yes	2932 Stonegate Dr, Ocoee, FL 34761
214	Oak	7" Cal	30'	Next to meter, sidewalk slightly raised Flagging tape embeded, grass to trunk, galls, and next to meter	Yes	2936 Stonegate Dr, Ocoee, FL 34761
215	Oak	5" Cal	15-20'		Yes	3006 Stonegate Dr, Ocoee, FL 34761
216	Oak	3" Cal	12'	Leaning, no canopy, next to meter	Yes	3010 Stonegate Dr, Ocoee, FL 34761

217	Oak	6" Cal	30'	Mulch mound to trunk, not flush to ground, co-	Yes	3014 Stonegate Dr, Ocoee, FL 34761
218	Oak	6" Cal	25'	dominate stems, and next to meter	Yes	3018 Stonegate Dr, Ocoee, FL 34761
219	Oak	6" Cal	20'	Girdling Roots, galls, and next to light pole	Yes	3211 Stonegate Dr, Ocoee, FL 34761
220	Oak	5" Cal	15-20'	Leaning, flagging tape embeded in trunk, and next to meter	Yes	3223 Stonegate Dr, Ocoee, FL 34761
221	Oak	4" Cal	20'	Grass to trunk, next to meter	Yes	3229 Stonegate Dr, Ocoee, FL 34761
222	Oak	3" Cal	12'	Next to light, hole by base in roots, and flagging tape embeded in trunk	Yes	1807 Farnham Dr, Ocoee, FL 34761
223	Oak	3" Cal	12'	Leaning and next to sewer	Yes	1807 Farnham Dr, Ocoee, FL 34761
224	Oak	3" Cal	12'	Soft dirt and hole in dirt, damage at base, and embeded flagging tape	Yes	1807 Farnham Dr, Ocoee, FL 34761
225	Oak	3" Cal	15'	Damage at base, grass to trunk	Yes	1807 Farnham Dr, Ocoee, FL 34761
226	Oak	5" Cal	20'	Ruts all through yard around all tree roots, stressing/water sprouts	Yes	1807 Farnham Dr, Ocoee, FL 34761
227	Oak	5" Cal	15-20'	Scaring, not flush to ground, next to fire hydrant	Yes	1813 Farnham Dr, Ocoee, FL 34761
228	Oak	3" Cal	10'	Scaring, not flush to ground, grass to trunk, next to utilities and sewer	Yes	1819 Farnham Dr, Ocoee, FL 34761
229	Oak	3" Cal	10'	Multiple straps embeded and leaning	Yes	1855 Farnham Dr, Ocoee, FL 34761
230	Oak	3" Cal	10'	Not flush to ground, next to utilities, next to fire hydrant	Yes	1861 Farnham Dr, Ocoee, FL 34761
231	Oak	4" Cal	15'	Not flush to ground, leaning, and embeded flaggig tape	Yes	1867 Farnham Dr, Ocoee, FL 34761
232	Oak	4" Cal	15'	Trunk and base damage, next to utilities	Yes	1873 Farnham Dr, Ocoee, FL 34761
233	Oak	4" Cal	8'	Leaning, not flush to ground, and flagging tape embeded	Yes	1873 Farnham Dr, Ocoee, FL 34761
234	Maple	3" Cal	8'	Scaring and stressing/water sprouts	Yes	1873 Farnham Dr, Ocoee, FL 34761
235	Oak	3" Cal	10-12'	Cluster roots and leaning	Yes	3205 Stonegate Dr, Ocoee, FL 34761
236	Oak	4" Cal	15'	Leaning and not flush to ground	Yes	3205 Stonegate Dr, Ocoee, FL 34761
237	Oak	6" Cal	25'	Leaning, currently staked, embeded flagging tape, and next to fire hydrant	Yes	3205 Stonegate Dr, Ocoee, FL 34761
238	Oak	6" Cal	25'	Leaning, flagging tape embeded in trunk, and next to sewer	Yes	3115 Stonegate Dr, Ocoee, FL 34761
239	Oak	6" Cal	25'	Grass to base of trunk, scaring, and next to utilities and sewer	Yes	3119 Stonegate Dr, Ocoee, FL 34761
240	Oak	6" Cal	25'	Next to light pole and utilities, leaning and bracing still on.	Yes	3123 Stonegate Dr, Ocoee, FL 34761
241	Oak	5" Cal	15'	Embeded strapping, scaring, stressing/water sprouts, and not flush to ground	Yes	3123 Stonegate Dr, Ocoee, FL 34761
242	Oak	5" Cal	12'	Irrigation embeded and next to utilities	Yes	1906 Farnham Dr, Ocoee, FL 34761
243	Oak	3" Cal	15'	Not flush to ground, rock and mulch to the trunk, and next to meter	Yes	1900 Farnham Dr, Ocoee, FL 34761
244	Oak	5" Cal	15'	Embeded flagging tape, not flush to ground, and next to utilities	Yes	1888 Farnham Dr, Ocoee, FL 34761
245	Crape Myrtle	2" Cal	8'	Embeded flagging tape and next to utilities	Yes	1868 Farnham Dr, Ocoee, FL 34761
246	Oak	5" Cal	15'	2' from light Pole	No	1862 Farnham Dr, Ocoee, FL 34761
247	Oak	4" Cal	15'	Currently staked, bracing nailed into tree, and next to utilities	Yes	1856 Farnham Dr, Ocoee, FL 34761
				Embeded flagging tape, base damage, and close to utilities	Yes	1850 Farnham Dr, Ocoee, FL 34761

248	Oak	4" Cal	12'	braced currently and has fallen at base and leaning	Yes	1838 Farnham Dr, Ocoee, FL 34761
249	Oak	4" Cal	20'	Grass to trunk, stressing/water sprouts	Yes	1832 Farnham Dr, Ocoee, FL 34761
250	Oak	3" Cal	15'	Leaning, galls, grass to trunk	Yes	2008 Farnham Dr, Ocoee, FL 34761
251	Oak	4" Cal	15'	Leaning and co-dominate stems	Yes	2008 Farnham Dr, Ocoee, FL 34761
252	Oak	3" Cal	15'	Leaning, grass to trunk, embedded irrigaiton, stressing/water sprouts	Yes	2008 Farnham Dr, Ocoee, FL 34761
253	Oak	4" Cal	15'	Next to sewer, leaning,co-dominate stems, stressing/water sprouts	Yes	2012 Farnham Dr, Ocoee, FL 34761
254	Oak	4" Cal	15'	Next to sewer and utilities and damage at base	Yes	2016 Farnham Dr, Ocoee, FL 34761
255	Oak	4" Cal	8-10'	Near utilities, not flush to ground, mulch mound to trunk base, small canopy	Yes	2020 Farnham Dr, Ocoee, FL 34761
256	Oak	2" Cal	7'	Currently Staked, mulch to trunk and top cut off	Yes	2024 Farnham Dr, Ocoee, FL 34761
257	Oak	3" Cal	12'	Currently Staked, leaning, and mulch to trunk	Yes	2024 Farnham Dr, Ocoee, FL 34761
258	Oak	2" Cal	15'	Leaning, mulch to trunk, small canopy	Yes	2024 Farnham Dr, Ocoee, FL 34761
259	Oak	3" Cal	12'	Needs cleaned up	No	2024 Farnham Dr, Ocoee, FL 34761
260	Oak	4" Cal	15'	Trunk and base scaring, next to sewer and utilities	Yes	2052 Farnham Dr, Ocoee, FL 34761
261	Oak	3" Cal	12'	Grass to trunk and near utilities	Yes	2058 Farnham Dr, Ocoee, FL 34761
262	Oak	3" Cal	12'	Near utilities and sewer, grass to base, stressing/water sprouts	Yes	2060 Farnham Dr, Ocoee, FL 34761
263	Oak	3" Cal	12'	Not flush to ground, and embeded strapping	Yes	2068 Farnham Dr, Ocoee, FL 34761
264	Oak	4" Cal	15'	Irrigation infused in roots, base damage and embeded strapping	Yes	2072 Farnham Dr, Ocoee, FL 34761
265	Oak	3" Cal	12'	Embeded staking, stressing/water sprouts, next to sewer	Yes	2090 Farnham Dr, Ocoee, FL 34761
266	Oak	3" Cal	10'	Leaning and stressing/water sprouts	Yes	2090 Farnham Dr, Ocoee, FL 34761
267	Oak	3" Cal	8'	Leaning and stressing/water sprouts	Yes	2090 Farnham Dr, Ocoee, FL 34761
268	Oak	3" Cal	15'	Galls, stressing/water sprouts, next to sewer and utilities	Yes	2094 Farnham Dr, Ocoee, FL 34761
269	Oak	2" Cal	6'	Dead	Yes	2098 Farnham Dr, Ocoee, FL 34761
270	Oak	4" Cal	20'	Leaning and stressing/water sprouts	Yes	2102 Farnham Dr, Ocoee, FL 34761
271	Oak	4" Cal	15'	Leaning, base damage, and near utilities	Yes	2106 Farnham Dr, Ocoee, FL 34761
272	Oak	2.5" Cal	12'	Grass to trunk, base damage, and embeded flagging tape	Yes	2106 Farnham Dr, Ocoee, FL 34761
273	Oak	3" Cal	12'	Leaning, base damage, embeded flagging tape and co-dominate stems	Yes	2106 Farnham Dr, Ocoee, FL 34761
274	Oak	3" Cal	12'	grass to trunk, base damage, and leaning	Yes	2106 Farnham Dr, Ocoee, FL 34761
275	Oak	6" Cal	25'	Rock on roots to trunk and embeded flagging tape	Yes	3436 Stonegate Dr, Ocoee, FL 34761
276	Oak	4" Cal	15'	Mulch to trunk covering roots and galls	Yes	3430 Stonegate Dr, Ocoee, FL 34761
277	Oak	5" Cal	25'	Not flush to ground, stressing/water sprouts, and next to utilities	Yes	3424 Stonegate Dr, Ocoee, FL 34761
278	Oak	5" Cal	25'	Scaring and trunk damage	Yes	3418 Stonegate Dr, Ocoee, FL 34761
279	Oak	6" Cal	25'	Not flush to ground, embeded strapping in tree, leaning and next to utilities	Yes	3412 Stonegate Dr, Ocoee, FL 34761
280	Oak	4" Cal	8'	Dead	Yes	3406 Stonegate Dr, Ocoee, FL 34761

281	Oak	7" Cal	30'	Not flush to ground, embeded strapping in tree, leaning and next to utilities	Yes	3400 Stonegate Dr, Ocoee, FL 34761
282	Oak	2" Cal	15'	Not flush to ground, leaning, scaring, and next to meter	Yes	3320 Stonegate Dr, Ocoee, FL 34761
283	Oak	3.5" Cal	15'	Leaning, Embedded strapping through trunk, near utilities and sewer	Yes	3314 Stonegate Dr, Ocoee, FL 34761
284	Oak	3" Cal	12'	Not flush to ground and stressing/water sprouts	Yes	3308 Stonegate Dr, Ocoee, FL 34761
285	Oak	4" Cal	12'	Mulch to base, embeded flagging tap, and next to light pole	Yes	3302 Stonegate Dr, Ocoee, FL 34761
286	Oak	3" Cal	12'	Mulch to base and next to utilities	Yes	3325 Stonegate Dr, Ocoee, FL 34761
287	Oak	5.5" Cal	15'	Leaning, grass to base of tree, co-dominate stems, and near utilities	Yes	3337 Stonegate Dr, Ocoee, FL 34761
288	Oak	4" Cal	15'	Leaning, top half still braced and not flush to ground	Yes	3337 Stonegate Dr, Ocoee, FL 34761
289	Oak	4" Cal	12'	Embeded flagging tape, leaning, and next to sewer	Yes	3337 Stonegate Dr, Ocoee, FL 34761
290	Oak	3" Cal	12'	Leaning, mulch to base covering roots, and stressing/water sprouts	Yes	2308 Farnham Dr, Ocoee, FL 34761
291	Oak	2" Cal	10'	Leaning, Mulch to base covering roots, scaring, close to light pole	Yes	2308 Farnham Dr, Ocoee, FL 34761
292	Oak	2" Cal	10'	No top canopy, near utilities	Yes	2308 Farnham Dr, Ocoee, FL 34761
293	Oak	2" Cal	8'	Leaning, sinking, embeded flagging tape, covered in moss	Yes	2312 Farnham Dr, Ocoee, FL 34761
294	Oak	5" Cal	25'	Exposed roots, leaning, and near utilitites	Yes	2316 Farnham Dr, Ocoee, FL 34761
295	Crape Myrtle-Multip	1" Cal	8'	Rock to trunk covering roots and next to utilities	Yes	2320 Farnham Dr, Ocoee, FL 34761
296	Oak	4" Cal	12'	Mulch mound to trunk and next to utilities	Yes	2324 Farnham Dr, Ocoee, FL 34761
297	Oak	3" Cal	15'	Leaning, flagging tape embeded, and by meter	Yes	2337 Farnham Dr, Ocoee, FL 34761
298	Oak	2" Cal	8'	Little canopy, galls, and scaring	Yes	2333 Farnham Dr, Ocoee, FL 34761
299	Oak	2" Cal	10'	Little canopy and leaning	Yes	2329 Farnham Dr, Ocoee, FL 34761
300	Oak	2" Cal	10'	Next to utilities	Yes	2325 Farnham Dr, Ocoee, FL 34761
301	Oak	3.5" Cal	15'	Next to utilities and sewer	Yes	2321 Farnham Dr, Ocoee, FL 34761
302	Oak	2.5" Cal	15'	Embeded flagging tape, little canopy, and near utilities	Yes	2313 Farnham Dr, Ocoee, FL 34761
303	Oak	5" Cal	15'	Leaning, mulch to base covering roots, stressing/water sprouts	Yes	2309 Farnham Dr, Ocoee, FL 34761
304	Oak	5" Cal	25-30'	Scaring and near Utilities	Yes	2305 Farnham Dr, Ocoee, FL 34761
305	Oak	4" Cal	15'	On top of utilities, stressing/water sprouts	Yes	2267 Farnham Dr, Ocoee, FL 34761
306	Oak	3" Cal	15'	Mulch mound at trunk,leaning, not flush to ground, and stressing/water sprouts	Yes	2263 Farnham Dr, Ocoee, FL 34761
307	Oak	2" Cal	12'	Next to Fire hydrant and utilities, stressing/water sprouts	Yes	2251 Farnham Dr, Ocoee, FL 34761
308	Oak	4.5" Cal	15'	Leaning and next to sewer	Yes	2247 Farnham Dr, Ocoee, FL 34761
309	Oak	5" Cal	25'	Leaning, scaring, and next to light pole, utilities, and sewer	Yes	2243 Farnham Dr, Ocoee, FL 34761
310	Oak	3" Cal	12'	Bracing in the top half of tree, leaning, and near utilities	Yes	2239 Farnham Dr, Ocoee, FL 34761
311	Oak	3" Cal	15'	Scaring, flagging tape embeded, and next to sewer and utilities	Yes	2235 Farnham Dr, Ocoee, FL 34761

312	Oak	3" Cal	15-20'	Leaning and next to utilities	Yes	2229 Farnham Dr, Ocoee, FL 34761
313	Oak	2" Cal	10'	Braced at trunk, near utilities and light pole	Yes	2227 Farnham Dr, Ocoee, FL 34761
314	Oak	5" Cal	25'	Leaning, scaring at base, utilities and sewer	Yes	2219 Farnham Dr, Ocoee, FL 34761
315	Oak	4" Cal	15'	Mulch mound at base, bracing still attached, leaning, and close to utilities	Yes	2215 Farnham Dr, Ocoee, FL 34761
316	Oak	2" Cal	10'	Spray mulch on base covering mulch, leaning, co-dominate stems, stressing/water sprouts, and near utilities	Yes	2211 Farnham Dr, Ocoee, FL 34761
317	Oak	3" Cal	10'	Not flush to ground, embeded strapping in tree, stressing/water sprouts and next to utilities	Yes	2103 Farnham Dr, Ocoee, FL 34761
318	Oak	3" Cal	12'	Near utilities, stressing/water sprouts	Yes	2099 Farnham Dr, Ocoee, FL 34761
319	Oak	4" Cal	15'	Edging on roots, embeded flagging tape, next to sewer	Yes	2095 Farnham Dr, Ocoee, FL 34761
320	Oak	3" Cal	12'	Embeded flagging tape, leaning, near utilities	Yes	2091 Farnham Dr, Ocoee, FL 34761
321	Oak	3" Cal	12'	Braced, cluster canopy, near utilities	Yes	2087 Farnham Dr, Ocoee, FL 34761
322	Oak	3" Cal	12'	Braced, not flush to ground, stressing/water sprouts, and near light pole and utilities	Yes	2085 Farnham Dr, Ocoee, FL 34761
323	Oak	3" Cal	12'	Embeded flagging tape, braced, small canopy, near meter	Yes	2083 Farnham Dr, Ocoee, FL 34761
324	Oak	5" Cal	15'	Not flush to ground, embeded flagging tape, and near sewer	Yes	2079 Farnham Dr, Ocoee, FL 34761
325	Oak	1" Cal	8'	Not flush to ground, near sewer and utilities	Yes	2075 Farnham Dr, Ocoee, FL 34761
326	Oak	5" Cal	15-20'	Not flush to ground, leaning, and close to utilities	Yes	2071 Farnham Dr, Ocoee, FL 34761
327	Oak	3" Cal	10'	Leaning, bracing still attached, flagging and strapping embeded in tree, small canopy and moss	Yes	2067 Farnham Dr, Ocoee, FL 34761
328	Oak	3" Cal	15'	Embeded strapping, scaring, stressing/water sprouts, and near sewer	Yes	2049 Farnham Dr, Ocoee, FL 34761
329	Oak	3" Cal	15'	Leaning and embeded flagging tape	Yes	2049 Farnham Dr, Ocoee, FL 34761
330	Oak	3" Cal	12'	Embeded flagging tape, stressing/water sprouts, and near sewer	Yes	2049 Farnham Dr, Ocoee, FL 34761
331	Oak	3" Cal	15'	Near fire hydrant and stressing/water sprouts	Yes	2049 Farnham Dr, Ocoee, FL 34761
332	Oak	3" Cal	20'	Grass to trunk, embeded flagging tape, leaning, and near light pole	Yes	2208 Farnham Dr, Ocoee, FL 34761
333	Oak	3" Cal	20'	Leaning and grass to trunk	Yes	2208 Farnham Dr, Ocoee, FL 34761
334	Oak	3" Cal	15'	Spray mulch covering roots, leaning, stressing/water sprouts	Yes	2208 Farnham Dr, Ocoee, FL 34761
335	Oak	3" Cal	15'	leaning, small mulch ring covering roots	Yes	2208 Farnham Dr, Ocoee, FL 34761
336	Oak	5" Cal	15'	Grass to trunk, leaning, and near utilities	Yes	2212 Farnham Dr, Ocoee, FL 34761
337	Oak	4" Cal	20'	Scaring, leaning, mulch to trunk and near light pole	Yes	2216 Farnham Dr, Ocoee, FL 34761
338	Oak	3" Cal	25'	Braced, mulch to trunk, stressing/water sprouts, near sewer	Yes	2224 Farnham Dr, Ocoee, FL 34761
339	Oak	3" Cal	20'	Embeded flagging tape, mulch to trunk, stressing/water sprouts, and near light pole	Yes	2224 Farnham Dr, Ocoee, FL 34761
340	Oak	2" Cal	12'	Leaning, mulch to trunk, embeded flagging tape	Yes	2224 Farnham Dr, Ocoee, FL 34761

341	Oak	5" Cal	15'	Base damage, embeded flagging tape, near utilities and sewer	Yes	2244 Farnham Dr, Ocoee, FL 34761
342	Oak	3" Cal	12'	Leaning, embeded flagging tape, near sewer and utilitites	Yes	2248 Farnham Dr, Ocoee, FL 34761
343	Oak	3" Cal	12'	Leaning and embeded flagging tape	Yes	2252 Farnham Dr, Ocoee, FL 34761
344	Oak	5" Cal	25'	Braced, co-dominate stems, girdling roots	Yes	2264 Farnham Dr, Ocoee, FL 34761
345	Oak	6" Cal	30'	Co-dominate stems, small mulch ring to trunk	Yes	2264 Farnham Dr, Ocoee, FL 34761
346	Oak	6" Cal	25'	Braced, leaning, and embeded flagging tape	Yes	2264 Farnham Dr, Ocoee, FL 34761
347	Oak	2" Cal	8'	Scaring,leaning, and really close to curb	Yes	3409 Stonegate Dr, Ocoee, FL 34761
348	Oak	3" Cal	12'	Galls, and next to fire hydrant and utilities	Yes	3409 Stonegate Dr, Ocoee, FL 34761
349	Oak	6" Cal	12'	Trunk damage, embeded flagging tape, near utilities, light pole, and sewer	Yes	3415 Stonegate Dr, Ocoee, FL 34761
350	Oak	5" Cal	25-30'	Large trunk damage	Yes	3427 Stonegate Dr, Ocoee, FL 34761
351	Oak	3.5" Cal	25'	Leaning, cleaned up, and stressing/water sprouts	Yes	3433 Stonegate Dr, Ocoee, FL 34761



CITY OF OCOEE
CODE ENFORCEMENT

Case # 2024-03865
Parcel ID: 012227717001052
Address: STONEGATE DR

NOTICE OF CODE VIOLATION

HOA PRESIDENT STEVEN BRESSLER AND
PRESERVE AT CROWN POINT HOMEOWNERS ASSN INC
1900 SUMMIT TOWER BLVD STE 500
LEESBURG, FL 34748

Notice of Code Violation Regarding:
STONEGATE DR, OCOEE, FL 34761

YOU ARE NOTIFIED, pursuant to Chapter 7.6 of the Code of Ordinances of the City of Ocoee, that the following violations of the Code of the City of Ocoee have been noted with respect to the property identified above:

Code Violations

Violation Findings	Code Violated	Remedial Actions
REQUIRED TREES REMOVED FROM COMMON AREA EASEMENTS THROUGHOUT COMMUNITY FOLLOWING STORM DAMAGE WITHOUT ARORIST REPORT OR PERMIT. TREES WERE NOT REPLACED.	§ 45-13. - Permit required.	CONTACT THE OCOEE BUILDING DEPARTMENT AND COORDINATE PERMITTING AND REPLACEMENT WITH THE BUILDING AND ZONING DEPARTMENTS. THE IDENTIFIED LOCATIONS ARE THE EASEMENTS IN FRONT OF 1828, 1861, 1879 DONAHUE, 1864 MERRIVALE. 2054, 2060 CRESWELL. 2220, 2224, 2259 FARNHAM. 2741, 3226, 3232, 3234, 3331 STONEGATE. 2946 BUSHMEADE. AND ANY KNOWN UNIDENTIFIED REMOVALS.

Code Violated	Description of Code
§ 45-13. - Permit required.	A. No person shall, directly or indirectly, put down, destroy, remove or move; or effectively destroy through damaging; or authorize the cutting down, destroying, removing, moving or damaging of any protected tree on private premises without first obtaining a permit from the Building Department. An application for tree removal shall be made on forms provided by the Building Department and shall contain, at a minimum, the following information: (1) Identification of the location concerned by street address or legal description. (2) A plot plan/survey indicating the property boundaries, surrounding streets, north arrow, scale, location of tree to be removed and location of replacement tree if applicable. (3) A description of the tree and reason for removal. B. No tree permit will be issued without demonstrating just cause for the removal of the tree. Just cause may be, but not limited to: (1) Diseased. (2) Injured such as struck by vehicle or lightning. (3) In danger of falling too close to existing structure inflicting damage. (4) In danger of falling too close to proposed structure inflicting damage. (5) Interferes with utility services. (6) Creates unsafe condition.

The violation(s) was observed by Ed Loeffler, the undersigned, on 10/21/2024.

YOU HAVE UNTIL 03/02/2025 to correct the violation(s) described above. Failure to comply by this date may result in the commencement of appropriate enforcement action including a Public Hearing at which a fine, not to exceed \$250.00 per day, per violation, for each day the violation(s) continues, may be ordered. The fine may result in a lien against the property and may include costs incurred by the City under certain circumstances. Our intention is not to punish the property owner, but to ensure that it comes into compliance by correcting the violation(s).

The burden rests upon you to request a re-inspection in order to determine whether the property has been brought into compliance.

I certify that a copy hereof has been sent, CERTIFIED MAIL to each address named above on 01/30/2025.

Sincerely,

Name: Ed Loeffler
Title: Code Enforcement Officer
Date: 01/30/2025
Telephone:

**This instrument was prepared by
and should be returned to:**

Di Masi | Burton, P.A.

Attn: Rebecca M. Blechman, Esq.

801 N. Orange Ave., Suite 500

Orlando, Florida 32801

**THIRD AMENDMENT TO THE COMMUNITY
DECLARATION FOR THE PRESERVE AT CROWN POINT**

THIS THIRD AMENDMENT TO THE COMMUNITY DECLARATION FOR THE PRESERVE AT CROWN POINT HOMEOWNERS ASSOCIATION, INC. ("Third Amendment") is entered into following properly noticed Board and Membership Meetings of The Preserve at Crown Point Homeowners Association, Inc. ("Association"), whose address is c/o TRIAD Association Management, 918 W. Main Street, Leesburg, FL 34748.

WITNESSETH

WHEREAS, the Association is a not-for-profit homeowners association operating pursuant to Chapter 720, Florida Statutes; and

WHEREAS, the Association is governed by that certain Community Declaration for The Preserve at Crown Point, recorded at Document #20170311277 ("Declaration"); as amended by that certain First Amendment to the Community Declaration for The Preserve at Crown Point ("First Amendment"), recorded on April 8, 2019, at Official Records Document #20190210907; as amended by that certain Second Amendment to the Community Declaration for The Preserve at Crown Point ("Second Amendment"), recorded on September 1, 2020, at Official Records Document #20200460642, all of which are recorded in the Public Records of Orange County, Florida, (collectively referred to as the "Declaration"); and

WHEREAS, pursuant to Section 4.4 of the Declaration, the Declaration may be amended with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Voting interest present (in person or by proxy) at a duly noticed meeting of the members of the Association at which there is a quorum; and

WHEREAS, this Third Amendment received approval from (i) a majority of the Board; and (ii) no less than fifty-one (51%) of the Voting Interests present (in person or by proxy) at a duly notice meeting of the members of the Association at which there is a quorum, which occurred on November 18, 2025.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed as follows:

1. **Recitals.** The above-mentioned Recitals are hereby incorporated and made a part of this Amendment as if more fully set forth herein.

2. **Definitions.** Unless otherwise expressly set forth in this Amendment, capitalized terms appearing in this Amendment shall have the meanings ascribed to those terms by the Declaration.

3. Amendments.

- A) Section 12.4.3 of the Declaration, entitled "Prohibited Vehicles" is hereby amended with the following additions and ~~deletions~~:

... No all-terrain vehicles (ATVs), ~~golf carts~~, scooters or mini motorcycles are permitted at any time on any paved surfaces forming a part of the Common Areas (if any). Additionally no all-terrain vehicles (ATV) or mini motorcycle may be parked or stored within THE PRESERVE AT CROWN POINT, including any Lot, except in the garage of a Home. Golf carts shall be permitted to be operated and stored within the Community, provided they comply with all applicable Florida laws governing registration, insurance, and operation. Golf carts may not be operated on the Community trail system. All golf carts must be stored inside a garage when not in use and kept out of view from the street and neighboring properties. Notwithstanding any other provision in this Declaration to the contrary, the foregoing restrictions shall not apply to construction vehicles utilized in connection with construction improvement, installation or repair by Declarant, or to its agents.

- B) Section 11.8 of the Declaration, entitled "Limited Common Area" is hereby amended with the following additions and ~~deletions~~:

11.8 Limited Common Area. Each Owner shall be responsible for the costs, charges and expenses incurred in connection with maintenance of the irrigation facilities, sidewalk, driveway and certain landscaping including maintenance, repair and/or replacement of sod located immediately adjacent to such Owner's Lot between such Owner's Lot and the private Common Area roadway (each, an Owner's "Limited Common Area"). Every Owner shall be required to irrigate the grass and landscaping located in such Owner's Limited Common Area in a routine and ordinary manner and shall ensure that sufficient irrigation occurs during all periods when the Owner is absent from the Home. Further, each Owner is required to timely repair, maintain and/or replace the driveways, walkways, sidewalks, including without limitation brick pavers, and other paved and concrete surfaces comprising part of a Lot and the Owner's Limited Common Area. ~~The Association~~ Each Owner, at their sole cost and expense, shall be responsible for the maintenance, pruning and replacement of any trees located within the Limited Common Areas, in accordance with the Association's rules and regulations and applicable governmental requirements. ~~The Association shall have no responsibility for such trees.~~ No tree installed by the Declarant in Limited Common Areas shall be felled, removed, or cut down unless such tree represents an immediate hazard to the Home or other improvements on the Lot, or to persons occupying or utilizing THE PRESERVE AT CROWN POINT. ~~If any such tree dies, or is removed in accordance with this Section 11.8, then such tree shall be replaced at the expense of and by the Association as an Operating Expense and each Owner shall pay an equal share of such costs of replacement.~~

- C) Section 12.22 of the Declaration, entitled "Leasing" is hereby amended with the following additions and ~~deletions~~:

12.22 Leasing.

...

No Home may be leased or rented during the first twenty-four (24) months following the date of conveyance to a new Owner. This restriction shall apply to all forms of occupancy agreements and is intended to preserve the residential and owner-occupied character of the community. This twenty-four (24) month restriction shall not apply when the Home is conveyed to an affiliated entity, when beneficial

ownership of the parcel does not change, or when an heir becomes the parcel owner. For purposes of this Section, the term “affiliated entity” means an entity that controls, is controlled by, or is under common control with the parcel owner or that becomes a parent or successor entity by reason of transfer, merger, consolidation, public offering, reorganization, dissolution or sale of stock, or transfer of membership partnership interests. For a conveyance to be recognized as one made to an affiliated entity, the entity must furnish to the Association a document certifying that this subparagraph applies and provide any organizational documents for the parcel owner and the affiliated entity which support the representations in the certificate, as requested by the Association.

4. **Effective Date**. This Third Amendment shall be effective on the date this Fifth Amendment is recorded in the Public Records of Orange County, Florida.

5. **Construction**. To the extent that the terms, covenants and conditions of this Amendment are inconsistent with the terms of the Declaration, the terms, covenants and conditions of this Amendment shall control. In all other respects, the terms, covenants and conditions of the Declaration shall remain in full force and effect and unchanged in any manner.

6. **Headings**. The paragraph headings have been inserted for convenience and reference only and shall not be considered or referred to in resolving questions and interpretation or construction. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular, and the masculine, feminine and neuter genders shall each include the others.

7. **Severability**. Invalidation of any of these covenants or restrictions or any part, clause, or word hereof, or the application thereof in specific circumstances, by judgment or court order, shall not affect any other provisions or applications in other circumstances, all of which shall remain in full force and effect.

IN WITNESS WHEREOF, the foregoing has been adopted in accordance with the Declaration and executed by Declarant on the day and year first above written, and is approved, joined, and executed by the Association.

*** Signature Page Follows ***

Witnesses:

Signature: [Signature]

Print Name: Emma Billingham

Address: 299 Fallen Oak Ct,
Eustis, FL 32736

Signature: [Signature]

Print Name: Chace Davis

Address: 3299 Hanging Tide St,
Winter Garden, FL 34787

Association:

Sign: [Signature]

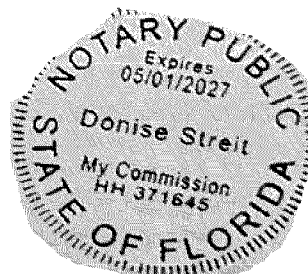
Print: Steven Bressler

as President of The Preserve at Crown Point
Homeowners Association, Inc.

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 27 day of Jan 2026, by Steven Bressler as the President of The Preserve at Crown Point Homeowners Association, Inc., who is personally known to me or who produced a Driver's License as identification.

[Signature]
Notary Public Donise Streit
My Commission Expires: 5-1-2027





August 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.

NEW DEVELOPMENT			
Project Name & General Location	Project Description	Status	Commission Meeting
District 1 - Scott R. Kennedy			
District 2 – Rosemary Wilsen			
GALVAN BUILDING Sage #2026-0069 2 N. Bluford Avenue 0.50 acres District 2	Small Scale Site Plan for a 22,495-sf three-story mixed-use building proposing multi-family, office, and retail.	Under 1 st Review	Not Require
District 3 – Richard Firstner			
District 4 – George Oliver			

UNDER CONSTRUCTION			
Project Name & General Location	Project Description	Status	Commission Meeting
District 1 - Scott R. Kennedy			
MAGNOLIA RESERVE TOWNHOMES Sage #2022-0057 2199 West Road 5.08 acres District 1	Large-Scale Final Subdivision Plan Proposing Townhome Subdivision with a minimum living area of 1,500 SF	Under Construction  24 of 48 (50%) Townhomes have received CO	City Commission Consent Item August 15, 2023
OCOEE CROWN POINT MIXED-USE DEVELOPMENT Sage #2022-0050 2012 Ocoee Apopka Road 16.19 acres District 1	Large-Scale Final Site Plan for mixed-use consisting of Multifamily and Retail	Under Construction  80% complete for buildings and sitework Phase 1 received CO on 12/23/2025	City Commission Consent Item March 7, 2023
District 2 – Rosemary Wilsen			
AQUASONIC CAR WASH Sage #2025-0052 & 2024-0034 Clarke Road Parcel # 21-22-28-6328-00-070 1.11 acres District 2	Small-Scale Site Plan, 4,400 SF Car Wash	Under Construction  Building and sitework at 30% completion Under revision review	Not Required
District 3 – Richard Firstner			

FLOORING AMERICA STORAGE BUILDING Sage #2023-0034 10897 West Colonial Dr. 2.95 acres District 3	Small-Scale Site Plan for a 13,700 SF Warehouse Building	Under Construction  Building and sitework at 10% completion	Not Required
THE REGENCY Sage #2023-0015 1601 Maguire Road 16.68 acres District 3	Large-Scale Final Site Plan for 300 Multifamily units and 7000 SF of Retail	Under Construction  Sitework and Buildings at 50% completion The developer is using Private Providers	City Commission Regular Agenda Item June 6, 2023
O2B KIDS Sage #2022-0023 880 Bluford Avenue 2.48 acres combined District 3	Small-Scale Site Plan for a 10,970 SF Day Care Facility and a 6,000 SF Medical Office Building	Under Construction  Building and sitework at 85% completion	Not Required
District 4 – George Oliver			
RESERVE AT LAKE MEADOWS Sage #2021-0043 2149 Lauren Beth Avenue 18.58 acres District 4	A Large-Scale Final Subdivision plan for 46 single-family homes	Under Construction  Only the model is completed 4 of 46 (8.7%) single-family homes have received CO	City Commission Consent Item June 6, 2023
WYNWOOD PHASE 3 & 4 FKA CLRM Sage #2023-0024 56.63 acres Phase 1 & 2 Completed District 4	Large-Scale Preliminary/Final Subdivision Plan to construct 187 single-family residential lots	Under Construction  121 of 186 (65%) single-family homes have received CO	City Commission Consent Item February 20, 2024

CURRENT DEVELOPMENT REVIEW

Project Name & General Location	Project Description	Status	Commission Meeting
District 1 - Scott R. Kennedy			
ELAN CROWN POINT AKA OCOEE CROWN POINT MIXED USE Sage #2026-0052 2120 Ocoee Apopka Road 12.23 acres District 1	Plat to convey a new road and park	Under 2 nd Review	Not Required
HOLIDAY INN EXPRESS Sage #2025-0051 West Road 3.71 acres District 1	Special Exception to the existing Commercial PUD to allow Hotel use	Under Review	Planning & Zoning Commission Public Hearing March 10, 2026 City Commission Public Hearing TO BE SCHEDULED

OCOEE VILLAGE CENTER NW PARCEL 1 Sage #2024-0046 N Lakewood Ave 3.97 acres District 1	Large-Scale Preliminary Final Site Plan for three (3) Retail Buildings, with a total of 26,570 SF	2 nd review comments sent on April 15, 2026. Pending resubmittal.	Planning & Zoning Commission Public Hearing TO BE SCHEDULED City Commission Public Hearing TO BE SCHEDULED
District 2 – Rosemary Wilsen			
GALVAN BUILDING Sage #2026-0069 2 N. Bluford Avenue 0.50 acres District 2	Small Scale Site Plan for a three-story mixed-use building proposing multi-family, office, and retail.	Under 1 st Review	Not Require
HEALTH CENTRAL HOSPITAL Sage #2026-0005 10000 W. Colonial Drive 90.07 acres District 2	Plat – Platting 1 parcel to 3 resulting parcels	2 nd review comments sent on July 20, 2026. Pending resubmittal	Not Required
OCOEE PICKLEBALL Sage #2026-0004 1100, 1050, 1000 Jacob Nathan Blvd. 6.08 acres District 2	Large Scale Final Site Plan for a Pickleball Complex with 26 Courts	Under 6 th Review	City Commission Tentatively scheduled for June 2, 2026, Consent agenda
ORANDO HEALTH REHAB PARKING LOT EXPANSION Sage #2025-0046 1300 Hempel Avenue District 2	Small-Scale Site Plan to construct 25 new paved parking spaces, a paved driveway, and associated stormwater collection and conveyance	Under 3 rd review	Not Required
WALMART #942 DRONE PROJECT Sage #2025-0048 10500 W Colonial Dr 21.73 acres District 2	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	Approved for construction on February 25, 2026. Pre-Construction Meeting held on April 1, 2026.	Not Required
District 3 – Richard Firstner			
911 MARSHALL FARMS – SURUJLALL PROPERTY Sage #2025-0022 911 Marshall Farms Rd 2.22 acres District 3	Small-Scale Site plan for an Auto repair shop with office space	Under 2 nd Review	Not Required
BEAT THE STREETS Sage #2026-0011 606 Ocoee Apopka Road & 789 Pine Street Parcel # 18-22-28-0000-00-003 & 18-22-28-0000-00-001 7.76 acres District 3	Large-scale final site plan for a one-story building with a 31,640-square-foot footprint on 7.7 acres. The facility is proposed to serve as a bus operations center known as Beat the Streets	Under 2 nd Review	City Commission Consent Item TO BE SCHEDULED
DAKA PLAZA Sage #2023-0042 1550 Maguire Rd. 1.00 acres District 3	Small-Scale Site Plan proposing a 9,774 SF retail plaza with a drive-through	5 th review comments sent on June 23, 2026. Pending resubmittal	Not Required
ELLIANOS COFFEE SHOP Sage #2025-0041 250 Moore Road 0.46 acres District 3	Small-Scale Site Plan for an 864 SF Coffee Shop	Approved for Construction on April 20, 2026 Pre-Construction Meeting held on May 4, 2026	Not Required

INSPIRATION PHASE II Sage #2026-0057 Excellence Circle 16.85 acres District 3	Plat – Platting 30 parcels resulting in 47 parcels	Under 1 st Review	Not Required
MAGUIRE PLAZA Sage #2025-0029 41, 51, & 96 Maguire Rd 3.64 acres District 3	Large-Scale site Plan to construct three (3) buildings consisting of office, warehouse, and retail.	Approved for Construction on March 11, 2026. Pre-Construction Meeting held on May 26, 2026	City Commission Consent Item May 5, 2026
OCOEE COLLECTIVE Sage #2026-0041 S. Bluford Avenue Parcel # 20-22-28-0000-00-086 1.01 acres District 3	Small Scale Site Plan pad-ready site (part of the O2B Kids Approved Site Plan)	1 st Review comments sent on July 22, 2026. Pending resubmittal	Not Required
OCOEE COMMERCE PARK Sage #2026-0018 Parcel # 07-22-28-0000-00-064) Parcel # 07-22-28-0000-00-022 Parcel # 07-22-28-0000-00-028 Parcel # 07-22-28-0000-00-092 Parcel # 07-22-28-0000-00-021 Parcel # 07-22-28-0000-00-063 22.34 acres District 3	annexation, rezoning to Planned Unit Development (PUD)	1 st Review comments sent on July 2, 2026. Pending resubmittal	Planning & Zoning Commission Public Hearing TO BE SCHEDULED City Commission Public Hearing TO BE SCHEDULED
OCOEE CORNERS RETAIL Sage #2025-0039 1535 Maguire Rd. 4.50 acres District 3	Small-Scale Site Plan for the construction of infrastructure, parking, sanitary, and water stub-outs for future buildings.	Approved for Construction on May 27, 2026. Pre-Construction meeting scheduled for June 16, 2026	Not Required
OCOEE MULTI-USE APARTMENTS Sage #2026-0012 15, 121, 201, & 209 S. Kissimmee Ave. & 214 McKey Street 3.39 acres District 3	Preliminary Site Plan for a proposed three-story, 35,760-square-foot mixed-use building on 3.39 acres. The building is planned to include 14 commercial units and 53 residential units.	Under 2 nd review	Planning & Zoning Commission Public Hearing TO BE SCHEDULED City Commission Public Hearing TO BE SCHEDULED
PALM DRIVE RE-ALIGNMENT Sage #2025-0040 Ocoee Apopka Rd 0.77 acres District 3	Re-alignment of Palm Drive	Approved for Construction on June 1, 2026. Pending pre-construction meeting.	Not Required
TRAFFIC MANAGEMENT SOLUTION OFFICE Sage #2026-0042 471 L F Roper Pkwy. 4.86 acres District 3	Small Scale Site Plan to add a 4,606 SF Modular Office Building	Under 2 nd Review	Not Required
District 4 – George Oliver			
GARDENIA POINTE Sage #2025-0009 Clarke Road/ A. D. Mims Road 37.37 acres District 4	Large-Scale Preliminary Subdivision Plan	2 nd Review comments sent on July 29, 2026. Pending resubmittal	Planning & Zoning Commission Public Hearing TO BE SCHEDULED City Commission Public Hearing TO BE SCHEDULED
MARKET STORE AT PRAIRIE LAKE Sage #2024-0050 Ocoee Vista Pkwy 2.00 acres	Small-Scale Site Plan to construct a convenience store with a gas station and car wash with a total project area of 87,206 SF	Under 4 th Review	Not Required

District 4			
SHOPPES ON THE BLUFF 2024-0045 9251 Clarcona Ocoee Road Parcel # 33-21-28-0000-00-023 Parcel # 04-22-28-0000-00-00-012 4.29 acres District 4	Small-Scale Site Plan to construct two retail buildings totaling 23,052 square feet	Approved for Construction on March 12, 2026 Pending Pre-Construction Meeting	Not Required

OLDER THAN SIX (6) MONTHS

Project Name & General Location	Project Description	Status	Commission Meeting
District 1 - Scott R. Kennedy			
THE FALLS AT WINTER LAKE FKA MIXED-USE @ FULLERS CROSS RD & OCOEE APOPKA RD Sage #2022-0006 Fullers Cross Road 17.96 acres	Large-Scale Preliminary Site Plan for mixed-use consisting of Apartments and Commercial	2 nd Review comments sent on June 14, 2024. Pending Resubmittal.	Planning & Zoning Commission Public Hearing July 12, 2022 City Commission Public Hearing TO BE SCHEDULED
SPRING HILL SHOPPING PLAZA Sage #2025-0025 1500 Wurst Rd Parcel # 09-22-28-8242-02-140 0.63 acres District 1	Small-Scale Site Plan for the expansion of the existing building	Pre-Application meeting held on July 22, 2025. Pending Resubmittal	Not Required
District 2 – Rosemary Wilsen			
750 S. BLUFORD AVE. Sage #2025-0017 750 S. Bluford Ave. District 2	Small-Scale Site Plan for an existing building for Site Improvements to the parking lot	1 st Review comments sent on August 4, 2025. Pending Resubmittal	Not Required
CITY CENTER WEST ORANGE, PARCEL 1, PHASE IV, LOT 4A 251 Maine Street 1.26 acres District 2	Small-Scale Site Plan, two-story 20,000 SF office/retail building	2 nd Review Comments sent on June 18, 2019. Awaiting resubmittal for 3 rd Review	Not Required
O'REILLY'S OCOEE Sage #2024-0039 1891 E. Silver Star Road 5.06 acres District 2	Small-Scale Site Plan for a 7,246 SF O'Reilly Auto Parts store	Approved for Construction on May 13, 2025. Pre-Construction Meeting was held on July 1, 2025.	Not Required
VALIANT REALTY GROUP Sage #2024-0051 112 S. Bluford Ave. .24 acres District 2	Small-Scale Site Plan for a 7,843 SF Office Building	1 st review comments sent on July 10, 2025. Pending Resubmittal.	Not Required
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 District 2	Small Scale Site Plan for an 11,800 SF Medical Office	Approved for Construction on August 8, 2023. Revision Review approved on January 21, 2025. Pre-Construction Meeting held on April 16, 2024.	Not Required

WEST ORANGE SURGERY CENTER Sage #2022-0005 3422 Old Winter Garden Road Parcel # 29-22-28-0000-00-030 1.26 acres combined District 2	Small-Scale Site Plan for an 11,500 SF Surgery Center	Approved for Construction on January 31, 2023. Pending Pre-Construction Meeting	Not Required
District 3 – Richard Firstner			
429 BUSINESS CENTER PHASE II WEST Sage #2022-0055 510 Corporate Park Road 5.90 acres District 3	Large-scale Final Site Plan for a one-story building consisting of 70,720 SF	Received CO for sitework and buildings on 12/17/25	City Commission Consent Agenda December 5, 2023.
429 BUSINESS CENTER PHASE II EAST Sage #2022-0054 448 Corporate Park Road 11.21 acres District 3	Large-Scale Final Site Plan for three (3) one-story buildings totaling 126,402 SF	Received CO for sitework and buildings on 12/17/25	City Commission Consent Item December 5, 2023.
CAMBRIA SUITES AT OCOEE Sage #2024-0021 924 Maguire Road 2.61 acres District 3	Large-Scale Final Site Plan for a six-story, 118-room Hotel	Approved for Construction on September 19, 2025 Pending Pre-Construction Meeting	City Commission Consent item September 16, 2026
LAKE LILLY POINT PROFESSIONAL CENTER Sage #2025-0018 Old Winter Garden Road 4.17 acres District 3	Small-Scale Site Plan for 14,174 SF Professional/Medical Office Building	2 nd review Comments sent on December 29, 2025. Pending Resubmittal.	Not Required
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 District 3	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.	1 st Review comments sent on April 18, 2025. Pending Resubmittal	Planning & Zoning Commission Public Hearing TO BE SCHEDULED City Commission Public Hearing TO BE SCHEDULED
OCOEE VILLAGE Sage #2022-0020 Franklin Street Parcel # 18-22-28-0000-00-025 5.77 acres District 3	Large-Scale Final Site Plan, for two (2) two-story Buildings with 72,712 SF for Office/Retail.	Revision review comments sent on 04/01/2024. The site has had three (3) pre-application meetings since the last round of comments on different site-concept plans	City Commission Consent item TO BE SCHEDULED
YARD TRASH RECYCLING FACILITY Sage #2024-0049 1601 Maguire Road Parcel # 07-22-28-0000-00-021 9.91 acres District 3	Small-Scale Site Plan	Approved for Construction on October 30, 2025. Pending Pre-Construction Meeting	Not Required
District 4 – George Oliver			

