

## OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers  
1 N. Bluford Avenue  
Ocoee, Florida

July 11, 2023

### AGENDA

6:30 PM

#### REGULAR PLANNING AND ZONING COMMISSION MEETING

- **CALL TO ORDER**

Invocation

Pledge of Allegiance

Roll Call and Determination of Quorum

- **CONSENT**

1. Approval of Minutes from the Planning & Zoning Meeting held May 9, 2023

- **OLD BUSINESS**

- **NEW BUSINESS**

1. Covington Oaks Large Scale Preliminary Subdivision Plan (LS-2023-001) **Zoning Manager Whitfield**
2. 2121 Lauren Beth Ave. Flores Property - Annexation & Rezoning from Orange County A-1 to City of Ocoee R-1 (AX-05-23-05 & RZ-23-05-05) **Zoning Manager Whitfield**

- **MISCELLANEOUS**

1. Project Status Report

- **ADJOURNMENT**

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

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

**MINUTES  
CITY OF OCOEE  
PLANNING AND ZONING COMMISSION  
(Acting as the Local Planning Agency)  
REGULAR MEETING**

**MAY 9, 2023**

**6:30 pm**

**• CALL TO ORDER**

**Chair Lomneck** called the regular session to order at 6:30 PM in the Commission Chambers of City Hall. The invocation was led by **Chair Lomneck**, followed by the Pledge of Allegiance to the Flag. **Recording Clerk Heard** called the roll and declared a quorum present.

**Present:** Chair Lomneck, Member Crocker, Member Forges, Member Mellen, Member Williams, Alternate Member Keller

**Absent:** None

**Also Present:** Development Services Director Rumer, Zoning Manager Whitfield, Assistant City Attorney Drage, Recording Clerk Heard

**• CONSENT AGENDA**

1. Minutes of the Planning and Zoning Commission Meeting held on April 11, 2023.

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

**• OLD BUSINESS - None**

**• NEW BUSINESS**

1. **LDC Update - Articles II, V, & VI & Table 5-1 Relative to Kennels/Pet Care, Clarification on Impervious Surface Materials, and Correction of Scrivener's Errors. (Zoning Manager Whitfield)**

**Zoning Manager Whitfield** presented a brief overview of the proposed Land Development Code (LDC) amendments of Article II, Section 2-4; Article V, Table 5-1 and Section 5-4; Article VI, Section 6-4H. She explained the differences within Article II, Section 2, between a kennel, veterinary clinic or hospital and animal hospitals, and she clarified that Table 5-1 makes no distinction between the more intense animal-related uses and the less intense services because they are all grouped into a single use category and are only permitted in the C-3 and I-1 zoning districts. The City currently has pet grooming facilities within the C-2, C-3 and a few PUD with an underlying C-2 zoning districts. Staff has also received requests from professional dog

trainers seeking locations where basic obedience training facilities can be permitted with no overnight boarding. Staff believes creating a distinction between less intense pet care establishments offering non-boarding animal/pet care services versus more intensive establishments with animal breeding and overnight boarding would benefit the public.

She summarized the proposed LDC amendments as follows:

1. Revise the definition of “Kennel, Pet” to read as follows: “A place where dogs and other house pets are kept, sheltered, boarded, or bred for compensation and facilities for protection training. For activities related to the retail sale of dogs, cats and rabbits, refer to Section 43-3 of Article I, Chapter 43, Code of Ordinances.”
2. Add a new definition for “Pet Care Services” to be defined as follows: “Services identified in the North American Industry Classification System (NAICS) for pet care services, including, but not limited to, pet grooming, pet-sitting/walking, and basic obedience training services, include non-medical activities and services which improve the appearance, obedience and hygiene of dogs, cats and other small animals or household pets. Pet care services do not include and forbid protection training services, pet kennels, or the kenneling or over-night boarding or sheltering of dogs and other pets.
3. Modify Table 5-1 to add a new use category for “Pet Care Services when Confined within Structure” and to allow this use in the A-1, A-2, C-2, C-3 and I-1 zoning districts.

**Chair Lomneck** asked the Board if there are any questions on the Kennels/Pet Care amendment.

**Member Mellen** recommended taking the language “bred for compensation” out of the amendment and asked staff why they are proposing breeding into the amendment.

**Zoning Manager Whitfield** stated breeding was already in the LDC, and explained the prohibition that the City Commission adopted was for retail sales and not breeding. Discussion ensued regarding breeding, kennels and retail sales of dogs.

*The Public hearing was opened.*

**Matt Smith**, owner of *Sit Means Sit Dog Training, Longwood*, said they currently have 25 trainers and are looking to expand. They found a location within Ocoee and explained amending the language would help them finalize this location in order to help the community with dog obedience and training.

*The Public hearing was closed.*

**Member Mellen** stated he will not vote in favor with the language “bred for compensation”. Further discussion ensued regarding the current and proposed language.

(7:02 pm)

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of LDC Amendment to update Article II, Section 2-4, Subsections 167 and 328 with adding the modification to Table 5-1, as recommended by Staff and resolution of the remaining staff comments before the City Commission meeting; Moved by Member Williams, Seconded by Member Forges; motion carried 4-1 with Member Mellen opposing.**

**Zoning Manager Whitfield** presented a brief overview of the proposed Land Development Code (LDC) amendments of Article II, Section 2-4 (Definitions), Subsections 90, 159, and 160, Article V, Section 5-4K (Open Space Regs), and Article VI, Section 6-4H (Parking Regs) and Table 5-1. She explained the differences between impervious and pervious land on residential lots. She outlined the proposed amendments are as follows:

1. Clarify and clearly define the definitions of impervious surface materials, and
2. Modify Section 5-4K and Section 6-4H to clearly state that impervious materials within the 2-foot side and rear setbacks are not permitted in order to preserve the required open space and maintain drainage flows and needs of the lot, and
3. Modify Section 5-4K and Section 6-4H further to clarify that natural mulch (such as pine straws/needles, pine bark, etc.) shall be considered "pervious" materials and shall be allowed in the 2-foot side and rear yard setback areas, and in open space areas when they are used for landscaping but shall be considered as "impervious" materials and shall not be allowed in the 2-foot side and rear setback areas and open space areas when they are used for parking.

*The Public hearing was opened. As no speaker forms were received, the public hearing was closed.*

**Assistant City Attorney Drage** stated the motion to be voted on should be for Article II, Section 2-4, Subsections 90, 159, 160, and 185, Article V, Section 5-4K, and Article VI, Section 6-4H.

(7:27 pm)

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the LDC Amendment to update Article II, Section 2-4, Subsections 90, 159, 160, and 185; Article V, Section 5-4K; and Article VI, Section 6-4H, subject to resolution of the remaining staff comments before the City Commission meeting; Moved by Member Mellen, Seconded by Member Williams; motion carried unanimously.**

**Zoning Manager Whitfield** presented a brief overview of the proposed Land Development Code (LDC) amendment with regard to a scrivener's error relative to the terms "Agriculture" and "Agricultural Processing" within the Code. She explained that "Agriculture" is the less intense use category whereas "Agricultural Processing" is the



more intense use category, and it was found that somewhere in and around 2014 these terms within the Code were swapped in Table 5-1 without their corresponding use regulations following them, which created the scrivener's error in Table 5-1. This error created a situation where the more intense industrial Agricultural Processing use became a permitted use in all of the agriculture and residential zoning districts and the less intense Agriculture use became a prohibited use in these same zoning districts.

*The Board had no questions for staff.*

*The Public hearing was opened. As no speaker forms were received, the public hearing was closed.*

(7:32 pm)

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the LDC Amendment to update a Scrivener's Error in Table 5-1, subject to resolution of the remaining staff comments before the City Commission meeting; Moved by Member Williams, Seconded by Member Crocker; motion carried unanimously.**

• **MISCELLANEOUS**

1. Project Status Report

**Development Services Director Rumer** updated the Board with the following:

- The June 13<sup>th</sup> P&Z meeting has been canceled and asked the board which night would work for them during the week of June 26<sup>th</sup>. **Consensus of the Board was to move the Tuesday, June 13, 2023, Regular Planning and Zoning Commission meeting to Monday, June 26, 2023.**
- The Planning Department is working on the Comprehensive Plan Update and is currently at the Data & Analysis portion. The LDC will be undergoing an update as well.

2. May Development Status – None

• **ADJOURNMENT at 7:47 pm.**

ATTEST:

APPROVED:

\_\_\_\_\_  
Kathy Heard, Recording Clerk

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



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

**STAFF REPORT**

Meeting Date: July 11, 2023  
Item #: 1

**Contact Name:** Anoch Whitfield, Zoning Manager

**Department Director:** Michael Rumer

**Subject:** Covington Oaks Large Scale Preliminary Subdivision Plan (LS-2023-001) **Zoning Manager**  
**Whitfield**

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**BACKGROUND SUMMARY:**

Owner/Applicant: JeBailey & Co. Development (represented by Zach Decker, Project Manager)

General Location: The subject property is within Commission District 4 - Commissioner Ages Hart. It is located generally on the north side of A. D. Mims Road approximately 1,637.5 feet west of North Apopka Vineland Road.

Property Size: The property is approximately 9.94 acres in size.

Existing Site Conditions: The site is currently a wooded unimproved parcel with a few scattered surface waters in the northern portion of the property. There is also an existing 20-foot drainage easement along the north property boundary. The property is designated Low Density Residential (LDR) on the Future Land Use (FLU) Map, which allows density at up to 4 dwelling units per acre and was recently rezoned from A-1 (General Agriculture) to R-1A (Single Family Dwelling District) (City Commission hearing on October 4, 2022). The table below lists the jurisdictions, future land use designations, zoning classifications, and existing land uses of the surrounding parcels:

| Direction: | Jurisdiction | Future Land Use                 | Zoning / Existing Land Use       |
|------------|--------------|---------------------------------|----------------------------------|
| North      | City         | Low Density Residential         | A-1 / Single-family residential  |
| East       | City         | Low Density Residential         | R-1A / Single-family residential |
| South      | County       | Low Density Residential per JPA | A-1 / Single-family residential  |
| West       | City         | Low Density Residential         | R-1A / Single-family residential |

Proposed Site Conditions/Development: The applicant proposes a 17-lot single-family detached residential subdivision with 80-foot wide quarter-acre lots. The proposed density is 1.7 units per acre, which is consistent with the Low Density Residential FLU designation.

Transportation & Access: The lots will be served by a new roadway with a 50-foot right-of-way. The new roadway will be designed and constructed to City standards and dedicated to the City.

Utilities: Due to the lack of central sewer, the subdivision will be developed with quarter (1/4) acre lots in order to accommodate private septic systems on each lot. Water will be provided by the City, which will be finalized in the engineering and Large-Scale Final Subdivision Plan.

Open Space/Wekiva/Drainage Requirements: The proposed PSP will preserve approximately 3.172 acres (roughly 32%) in the northern portion of the parcel for open space, which will maintain much of the existing canopy. The stormwater pond and upland area around it contribute to the 35% open space required for the Wekiva Study Area. The stormwater pond will be a private pond that will be owned and maintained by the Homeowners Association (HOA).

Schools: No adverse impacts are anticipated as there is no increase in density. Instead, development of the 17-lot subdivision would result in a net decrease of 23 dwelling units from the 40 maximum units allowed in the Low Density Residential FLU designation.

**ISSUE:**

Should the Planning and Zoning Commission recommend approval of a 17-lot Large-Scale Preliminary Subdivision Plan (PSP) for the Covington Oaks development, located at 8667 A. D. Mims Road and assigned Parcel ID # 10-22-28-0000-00-004?

**RECOMMENDATIONS:**

**DRC Recommendation**

The Development Review Committee (DRC) met on Thursday, June 29, 2023, to consider the proposed 17-lot Large-Scale Preliminary Subdivision Plan for Covington Oaks, located at 8667 A. D. Mims Road. The DRC discussed the need to ensure that any wetlands will be maintained and existing utility lines and easements within the northern portion of the property be maintained or, if damaged, repaired at the property owner's/applicant's expense. Following a discussion of outstanding staff comments, the DRC made a recommendation of approval of the Large-Scale Preliminary Subdivision Plan (PSP) subject to the following conditions:

1. Shifting the lots northward by approximately five (5) feet in order to create an open space tract between Lots 1 and 9 and the A. D. Mims Road right-of-way,
2. Revising the 10-Ft Utility and Sidewalk Easement to include "access" to the benefit of the City, and
3. Resolution of outstanding staff comments via a revised Preliminary Subdivision Plan.

**Staff Recommendation**

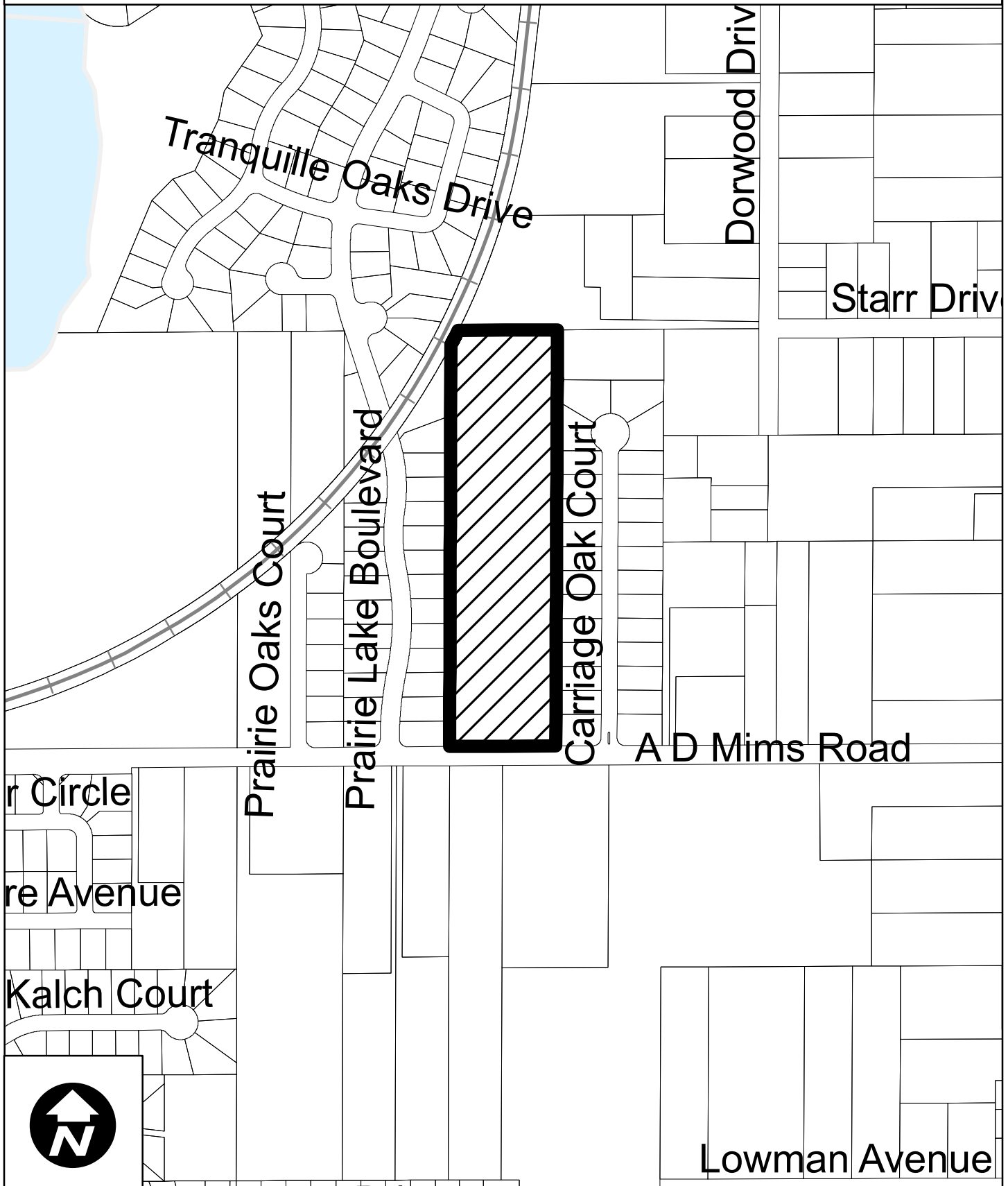
Staff recommends that the Planning and Zoning Commission recommend approval of the 17-lot Large-Scale Preliminary Subdivision Plan (PSP) for the Covington Oaks development, located at 8667 A. D. Mims and assigned parcel ID number 10-22-28-0000-00-004, subject to the conditions recommended by the DRC.

**ATTACHMENTS:**

1. Location Map
2. Aerial Map
3. FLU Map
4. Zoning Map
5. C000 Cover sheet
6. C100 Master Site Plan
7. C101 Fire Truck Turn Analysis
8. C200 Grading Plan
9. C300 Utility Plan
10. C500 Site Details
11. L01 Landscape Plan
12. L02 Landscape Plan
13. S01 Survey
14. S02 Survey
15. S03 Survey
16. Advertisement

# Covington Oaks Preliminary Subdivison Plan

## Location Map





# Covington Oaks Preliminary Subdivision Plan Aerial Map





# Covington Oaks Preliminary Subdivision Plan Surrounding Future Land Use Map



OCOEE  
florida  
Development Services  
Department

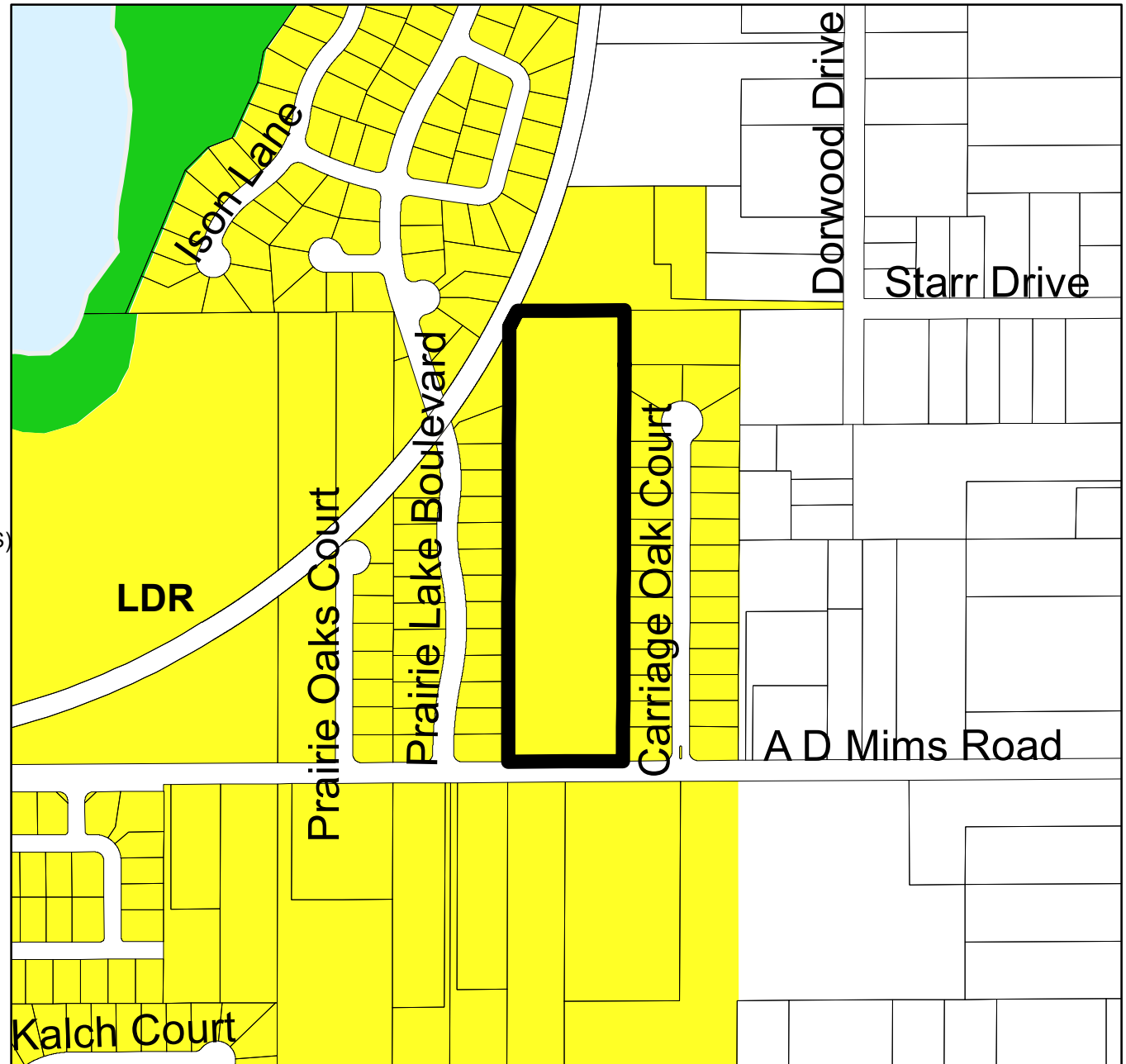
0 112.5 225 450  
Feet

Created: month year

 Subject Property

Future Land Use Classification:

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



# Covington Oaks Preliminary Subdivision Plan

## Surrounding Zoning Map



Development Services  
Department

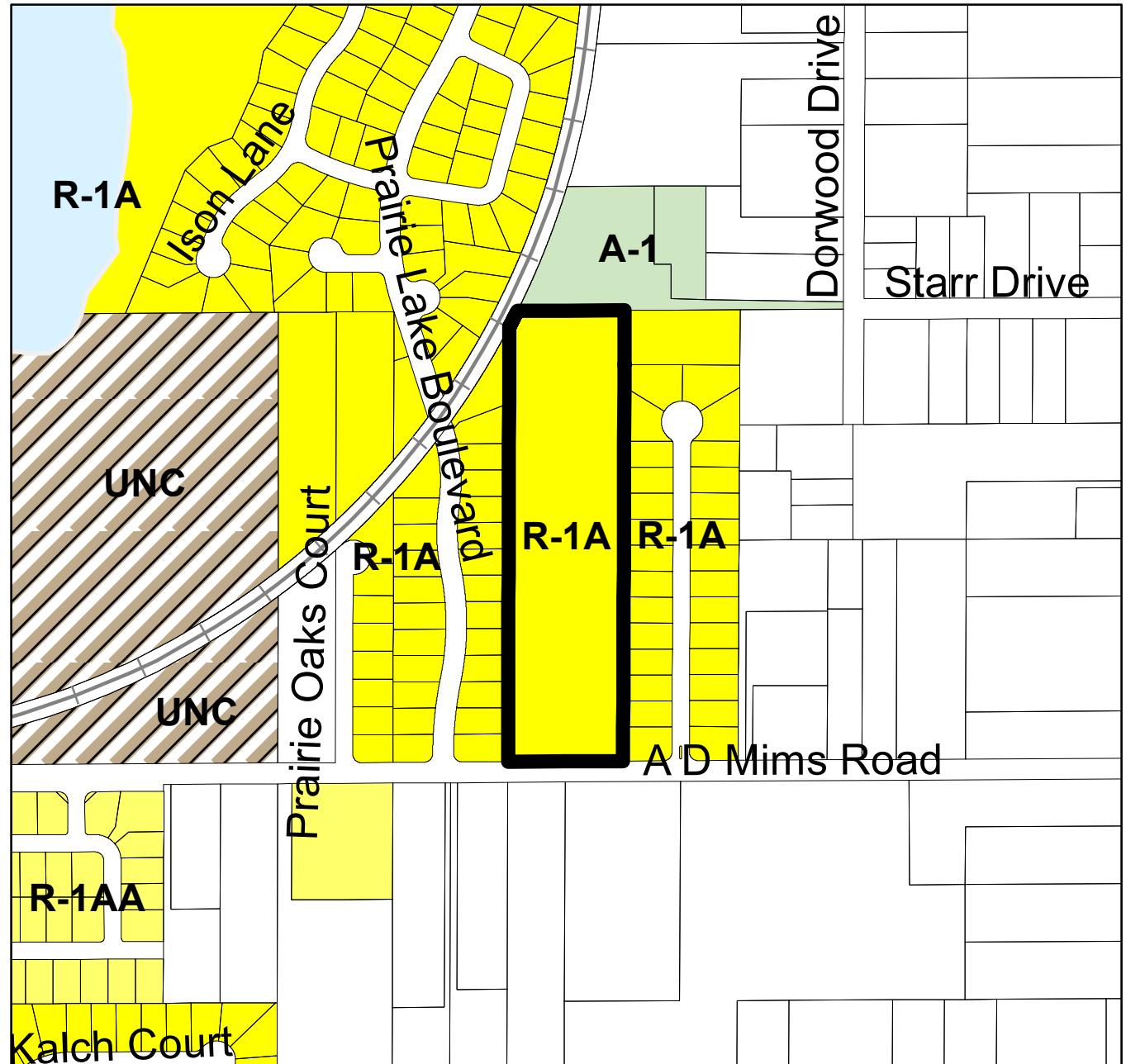
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Feet

Created: month year

 Subject Property

Zoning Classification:

-  General Agricultural (A-1)
-  Suburban (A-2)
-  Single-Family Dwelling (R-1AAA)
-  Single-Family Dwelling (R-1AA)
-  Single-Family Dwelling (R-1A)
-  Single-Family Dwelling (R-1)
-  One- & Two-Family Dwelling (R-2)
-  Multiple-Family Dwelling (R-3)
-  Mobile Home Subdivision (RT-1)
-  Professional Offices & Services (P-S)
-  Neighborhood Shopping (C-1)
-  Community Commercial (C-2)
-  General Commercial (C-3)
-  Restricted Manufacturing & Warehousing (I-1)
-  General Industrial (I-2)
-  Commercial (PUD)
-  Low Density (PUD)
-  Medium Density (PUD)
-  High Density (PUD)
-  Public Use (PUD)
-  Unclassified



**COVINGTON OAKS**  
PRELIMINARY SUBDIVISION PLANS

# OCOE, FLORIDA

NOVEMBER 30, 2022

## SHEET INDEX

|      |                                       |
|------|---------------------------------------|
| C000 | COVER SHEET                           |
| C100 | MASTER SITE PLAN                      |
| C101 | TRUCK TURN ANALYSIS                   |
| C200 | GRADING AND DRAINAGE PLAN             |
| C300 | UTILITY PLAN                          |
| C500 | SITE DETAILS                          |
| S01  | BOUNDARY, TOPOGRAPHIC AND TREE SURVEY |
| S02  | BOUNDARY, TOPOGRAPHIC AND TREE SURVEY |
| S03  | BOUNDARY, TOPOGRAPHIC AND TREE SURVEY |
| LS01 | PRELIMINARY LANDSCAPE PLAN            |
| LS02 | PRELIMINARY LANDSCAPE PLAN            |

## CONTACTS:

**CONTRACTOR**  
**ZACH DECKER**  
**JEBAILLEY & CO. DEVELOPMENT**  
**2222 OCOEE APOPKA RD., SUITE 104**  
**OCOEE, FL 34761**  
**PHONE: (407) 388-8979**  
**EMAIL: ZACH@JEBAILLEYANDCO.COM**

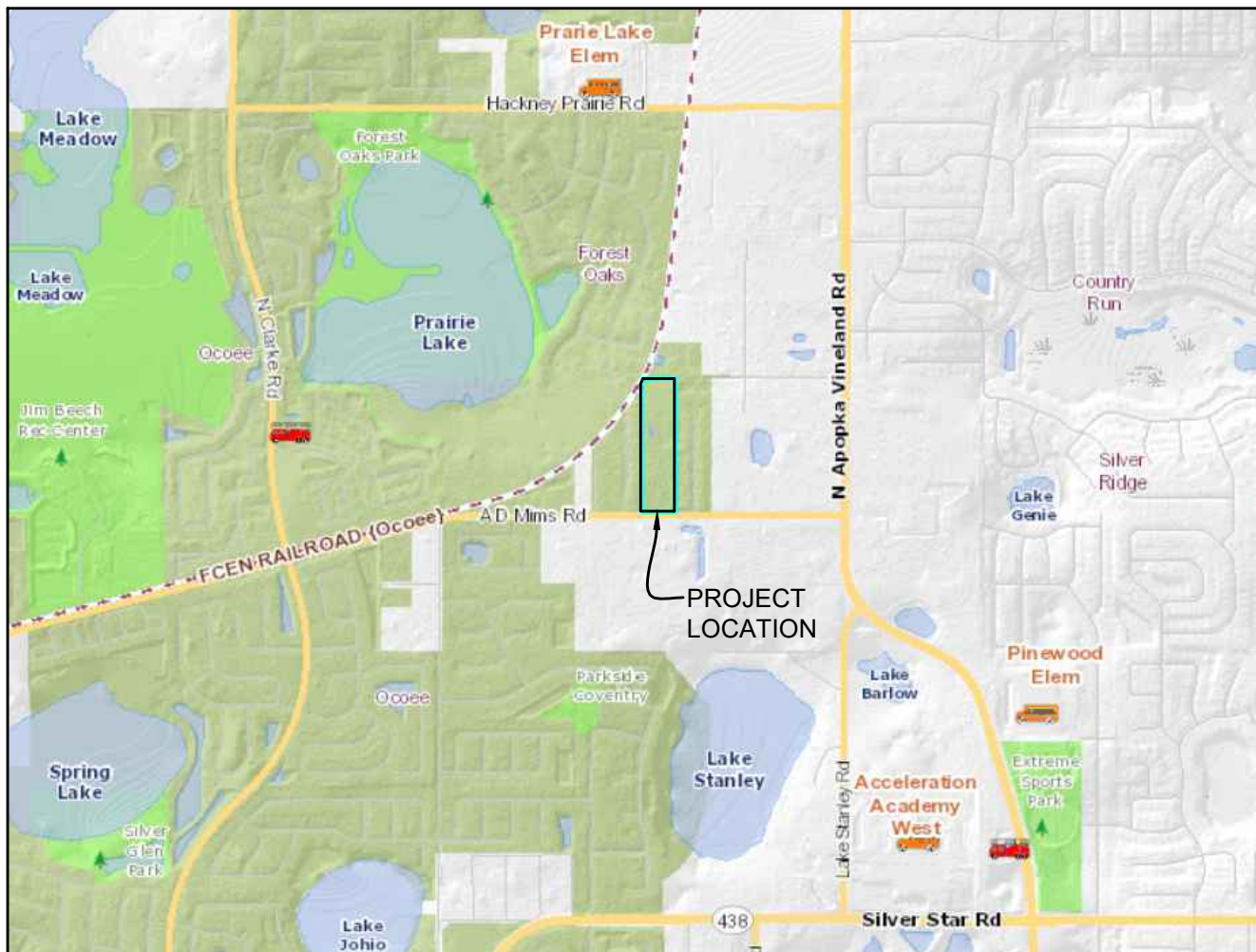
**CIVIL ENGINEER / APPLICANT / AGENT**  
TIMOTHY W. SCHUTZ  
TIMOTHY W. SCHUTZ, P.E.  
111 SUFFOLK COURT  
LONGWOOD, FL  
PHONE: (407) 595-7314  
EMAIL: TIM.SCHUTZ.PE@GMAIL.COM

OWNER / DEVELOPER

JOSE JOSINVIL  
COVINGTON HOLDINGS, LLC  
1746 E. SILVER STAR RD., SUITE 337  
OCOE, FL 34761  
PHONE: (407) 782-8778  
EMAIL: JOSE@COVINGTONHOLDINGS.COM

SURVEYOR

COREY A. HOPKINS, PSM  
ON THE MARK SURVEYING, LLC  
143 MEADOW BLVD.  
SANFORD, FL. 32771  
PHONE: (321) 626-6376  
EMAIL: OTMSURVEYING@GMAIL.COM



## VICINITY MAP

## UTILITIES:

ELECTRIC:  
DUKE ENERGY

**POTABLE WATER:**   
CITY OF OCOEE UTILITIES DEPT.  
JAIMIE CROTEAU, UTILITIES DIRECTOR  
1800 A.D. MIMS RD., OCOEE, FL 34761  
PHONE: (407) 905-3159

## WASTEWATER: ATU SEPTIC SYSTEMS

LANDSCAPE ARCHITECT

STEPHEN G. PATEGAS, RLA, ASLA  
HORTUS OASIS, INC.  
1425 BERKSHIRE AVENUE  
WINTER PARK, FL 32789  
PHONE: (407) 622-4886  
EMAIL: SPATEGAS@HORTUSOASIS.COM

## PHASING

PROJECT TO BE COMPLETED IN ONE PHASE.

## RECREATIONAL FACILITIES

RECREATIONAL FACILITIES, TBD, WILL BE IN OPEN SPACE TRACT C.

## SETBACKS

|       |          |
|-------|----------|
| FRONT | 25 FEET  |
| SIDE  | 7.5 FEET |
| REAR  | 25 FEET  |

FLOOD ZONE

ZONE X, PER FEMA MAP PANEL12095C0210H, EFFECTIVE ON 09/24/2021.

LEGAL DESCRIPTION (INCLUDING ADDITIONAL ROW):

PARCEL I

THE W 1/2 OF THE W 1/2 OF THE E 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 10,  
TOWNSHIP 22 SOUTH, RANGE 28 EAST, LESS THE SOUTH 30 FEET THEREOF FOR ROAD  
RIGHT OF WAY, ORANGE COUNTY, FLORIDA.

## PARCEL II

THE E 1/2 OF THE W1/2 OF THE E 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 10,  
TOWNSHIP 22 SOUTH, RANGE 28 EAST, LESS THE SOUTH 30 FEET THEREOF FOR ROAD  
RIGHT OF WAY, ORANGE COUNTY, FLORIDA.

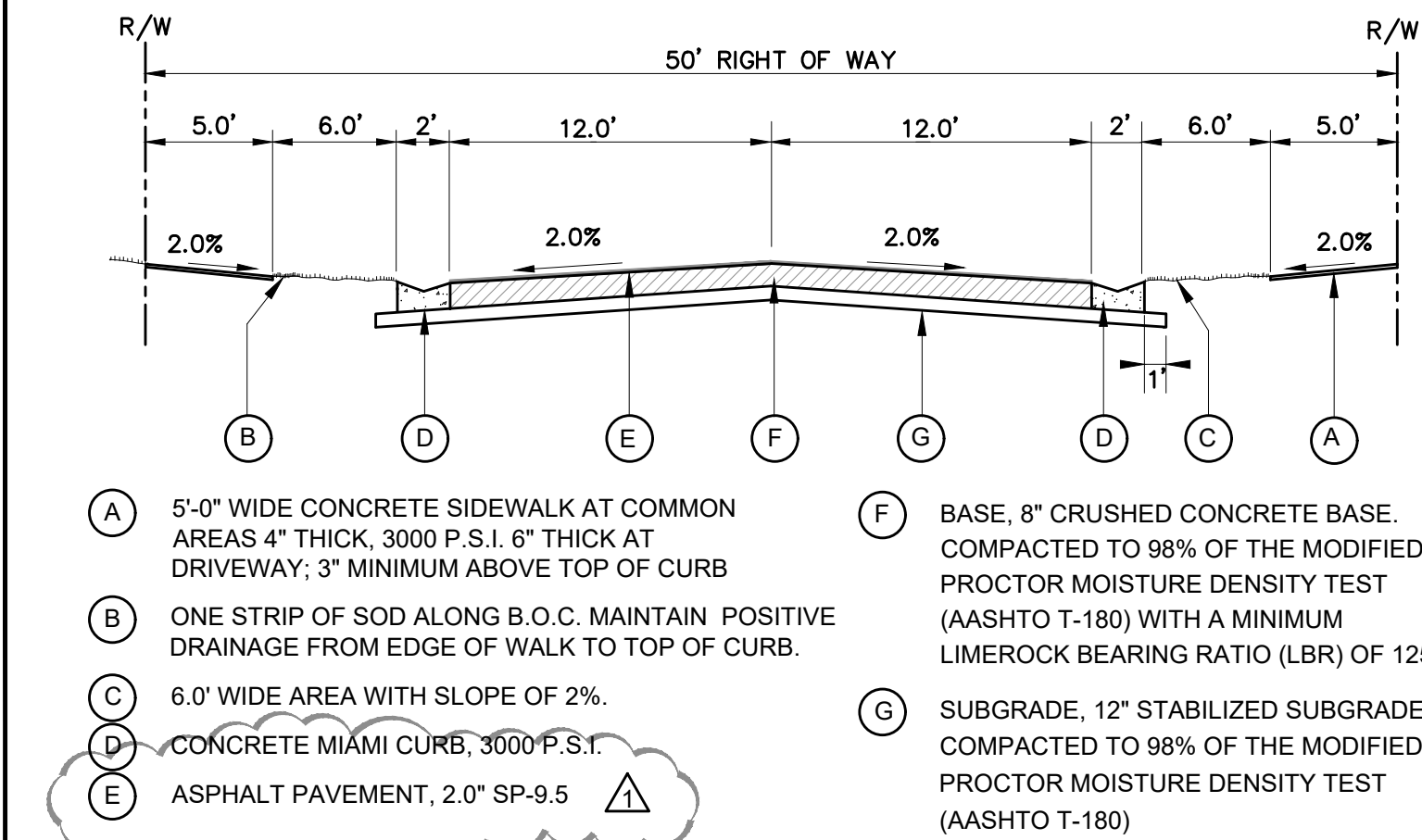
PARCEL ID:

10-22-28-0000-00-004

Digitally  
signed by  
Timothy W  
Schutz  
Date:  
2023.05.30  
12:57:55  
-04'00'

| NO. | REVISION | BY  | DATE    |
|-----|----------|-----|---------|
| 1   | PER CITY | TWS | 4.19.23 |
| 2   |          |     |         |
| 3   |          |     |         |
| 4   |          |     |         |





TRACT TABLE:

| TRACT      | TRACT USE         | OWNERSHIP | AREA (SF)  | AREA (AC.) | PERCENT |
|------------|-------------------|-----------|------------|------------|---------|
| 1          | SINGLE FAMILY LOT | PRIVATE   | 11,491 SF  | 0.264 AC.  | 2.65%   |
| 2          | SINGLE FAMILY LOT | PRIVATE   | 11,299 SF  | 0.259 AC.  | 2.61%   |
| 3          | SINGLE FAMILY LOT | PRIVATE   | 11,301 SF  | 0.259 AC.  | 2.61%   |
| 4          | SINGLE FAMILY LOT | PRIVATE   | 11,304 SF  | 0.260 AC.  | 2.61%   |
| 5          | SINGLE FAMILY LOT | PRIVATE   | 11,307 SF  | 0.260 AC.  | 2.61%   |
| 6          | SINGLE FAMILY LOT | PRIVATE   | 11,309 SF  | 0.260 AC.  | 2.61%   |
| 7          | SINGLE FAMILY LOT | PRIVATE   | 11,312 SF  | 0.260 AC.  | 2.61%   |
| 8          | SINGLE FAMILY LOT | PRIVATE   | 11,315 SF  | 0.260 AC.  | 2.61%   |
| 9          | SINGLE FAMILY LOT | PRIVATE   | 11,268 SF  | 0.259 AC.  | 2.60%   |
| 10         | SINGLE FAMILY LOT | PRIVATE   | 11,299 SF  | 0.259 AC.  | 2.61%   |
| 11         | SINGLE FAMILY LOT | PRIVATE   | 11,301 SF  | 0.259 AC.  | 2.61%   |
| 12         | SINGLE FAMILY LOT | PRIVATE   | 11,304 SF  | 0.260 AC.  | 2.61%   |
| 13         | SINGLE FAMILY LOT | PRIVATE   | 11,307 SF  | 0.260 AC.  | 2.61%   |
| 14         | SINGLE FAMILY LOT | PRIVATE   | 11,309 SF  | 0.260 AC.  | 2.61%   |
| 15         | SINGLE FAMILY LOT | PRIVATE   | 11,312 SF  | 0.260 AC.  | 2.61%   |
| 16         | SINGLE FAMILY LOT | PRIVATE   | 11,315 SF  | 0.260 AC.  | 2.61%   |
| 17         | SINGLE FAMILY LOT | PRIVATE   | 11,317 SF  | 0.260 AC.  | 2.61%   |
| A          | ROADWAY           | CITY      | 44,408 SF  | 1.019 AC.  | 10.29%  |
| B          | RETENTION         | HOA       | 57,675 SF  | 1.324 AC.  | 13.32%  |
| C          | OPEN SPACE        | HOA       | 138,158 SF | 3.172 AC.  | 31.91%  |
| D          | ISLAND CLOSE      | HOA       | 328 SF     | 0.008 AC.  | 0.08%   |
| TOTAL SITE |                   |           | 432,937 SF | 9.939 AC.  | 100.00% |

GENERAL NOTES:

- PROJECT SHALL BE COMPLETED IN ONE PHASE.
- THE PROJECTED ADT FOR 17 DWELLING UNITS, AS PER THE ITE MANUAL (CODE 210) IS 162 ADT, WITH 17 PEAK PM HOUR TRIPS.
- THE PROJECTED SCHOOL AGE POPULATION IS 17 UNITS AT 0.405 PUPILS/UNIT = 7 PUPILS.
- ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
- PROJECT MUST COMPLY WITH NFPA 1 AND 101 7TH EDITION. NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 5,000 SQUARE FEET OR LESS 1,000 GPM; HOMES EXCEEDING 5,000 SQUARE FEET SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.2.1 OF NFPA 1 (FFPC 7TH EDITION). REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR BUILDING SEPARATIONS IN ACCORDANCE WITH TABLE 18.4.5.4.4 NFPA 1 (FFPC 7TH EDITION)
- STREET REES SHALL BE PROVIDED ON LOTS.

SITE DATA

PROPERTY LOCATION: 8667 A.D. MIMS ROAD, ORLANDO, FL 32818

PARCEL ID: 10-22-28-0000-00-004

LOCAL MUNICIPALITY: CITY OF OCOEE

PROPERTY ZONING: R-1A (APPROVED OCT. 4, 2022 RZ-22-07-39)

PROPERTY FUTURE LAND USE\*: LDR (LOW DENSITY RESIDENTIAL - 0 TO LESS THAN 4 DU / AC.)

EXISTING USE: SINGLE FAMILY RESIDENCE

PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION

MINIMUM LOT OPEN SPACE REQUIRED / PROVIDED: 35.0% / 36.3%

PROPERTY AREA: 432,937 SF (9.939 AC.)

MIN. LOT SIZE: 8,000 SF (USE MIN. 10,890 SF SINCE WILL USE ATU SEPTIC)

MIN. LIVING AREA: 1,200 SF

MIN. LOT WIDTH: 70 FT.

MAX. BUILDING HEIGHT: 35 FT.

PROPOSED NUMBER OF DWELLING UNITS\*: 17

\*NET BUILDABLE ACREAGE = 9.939 AC.; MAX 39 DWELLING UNITS (DU);

\*NET DENSITY = 1.71 DU/AC.

SETBACKS:

FRONT 25 FEET  
SIDE 7.5 FEET  
REAR 25 FEET

FLOOD ZONE:

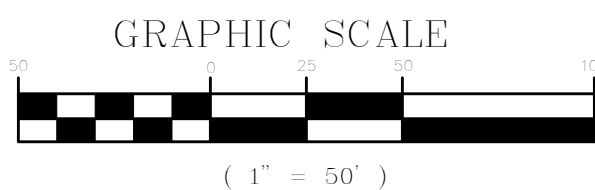
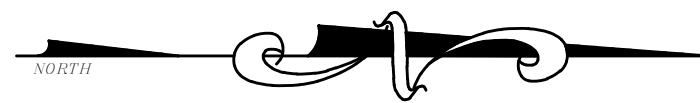
ZONE X, PER FEMA MAP PANEL 12095C0210H, EFFECTIVE ON 09/24/2021.

SCS SOILS:

2 (83%): ARCHBOLD FINE SAND, 0 TO 5 PERCENT SLOPES, HYDROLOGIC SOIL GROUP "A". 42" TO 60" TO THE SEASONAL HIGH GROUNDWATER TABLE.

20 (13%): IMMOKALLEE FINE SAND, HYDROLOGIC SOIL GROUP "A". 6" TO 12" TO THE SEASONAL HIGH GROUNDWATER TABLE.

3 (4%): BASINGER FINE SAND, FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES, HYDROLOGIC SOIL GROUP "A/D". 0" TO THE SEASONAL HIGH GROUNDWATER TABLE.



LEGEND

- NEW CONCRETE WALKS, SLABS & PAVEMENT
- NEW ASPHALT PAVEMENT

Tsw

Timothy W. Schutz, P.E.  
Civil Engineering & Land Development

111 Suffolk Court  
Longwood, Florida  
32779

Cell: 407.595.7314  
Tim.Schutz.pe@gmail.com

COVINGTON  
OAKS

OCOE, FLORIDA  
MASTER SITE PLAN

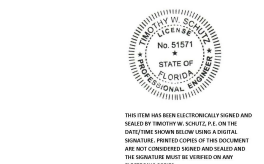
CIVIL CONSTRUCTION  
DOCUMENTS

SUB-CONSULTANT:

REVISIONS:

△ PER CITY COMMENTS 4.19.23

SCALE AS SHOWN  
DATE 6/21/22  
PROJECT # 220621-22  
DESIGNED TWS  
CHECKED SES  
SEAL



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## COVINGTON OAKS

OCOE, FLORIDA

TRUCK TURN  
ANALYSIS

CIVIL CONSTRUCTION  
DOCUMENTS

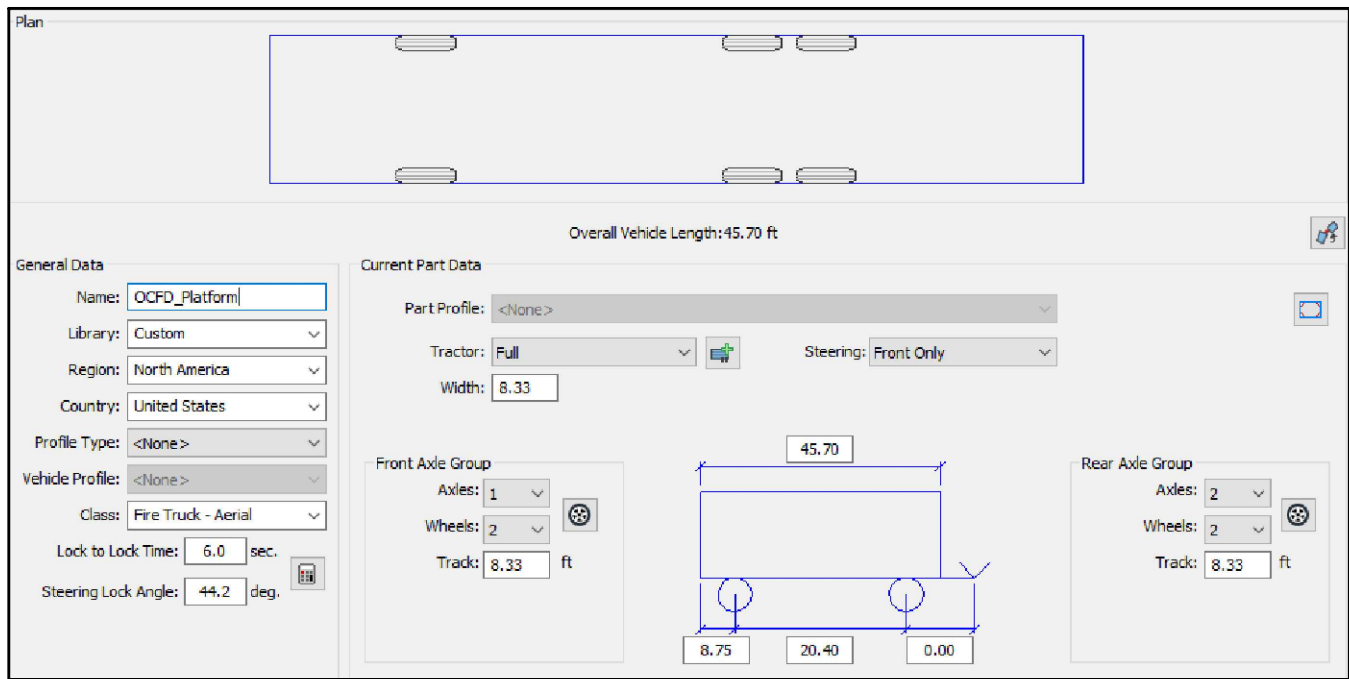
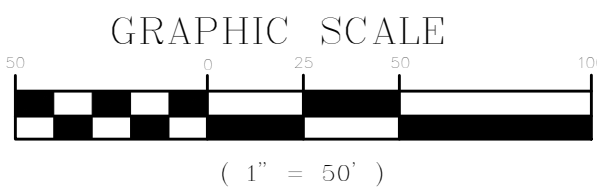
SUB-CONSULTANT:

REVISIONS:  
△ PER CITY COMMENTS 4.19.23

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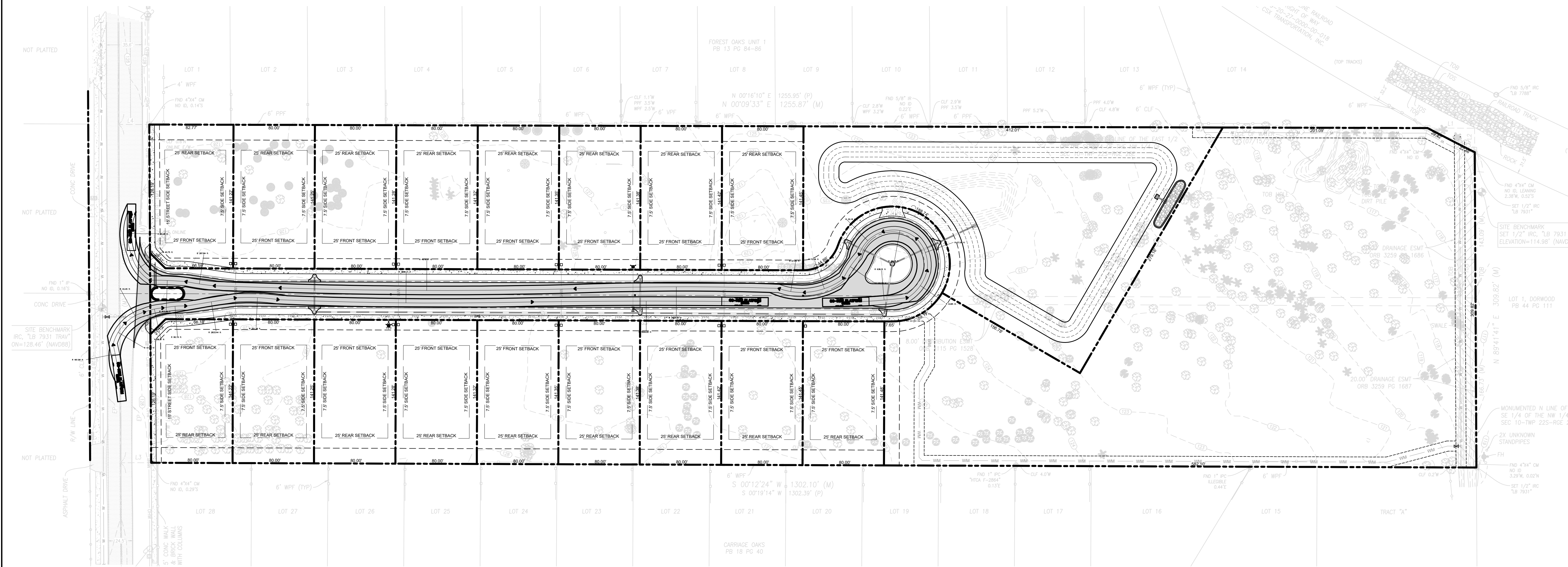
### TRUCK TEMPLATE - ORANGE COUNTY PLATFORM TRUCK N.T.S.

#### GENERAL NOTES:

1. MINIMUM FIRE FLOW SHALL BE 1,000GPM. HOMES ARE LESS THAN 5,000SF IN AREA.

### LEGEND

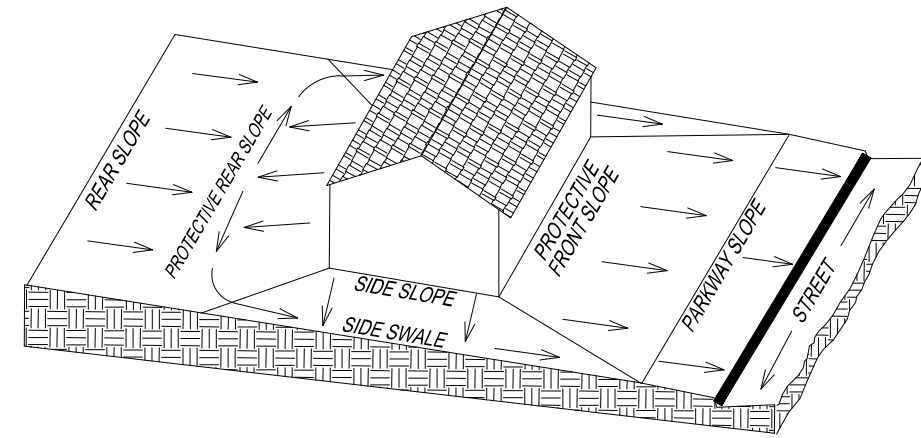
- NEW CONCRETE WALKS, SLABS & PAVEMENT
- NEW ASPHALT PAVEMENT



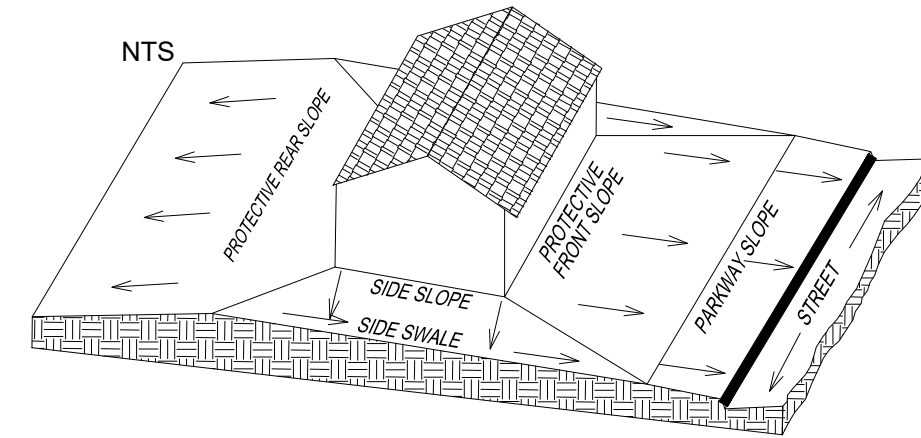


PAVING AND DRAINAGE NOTES

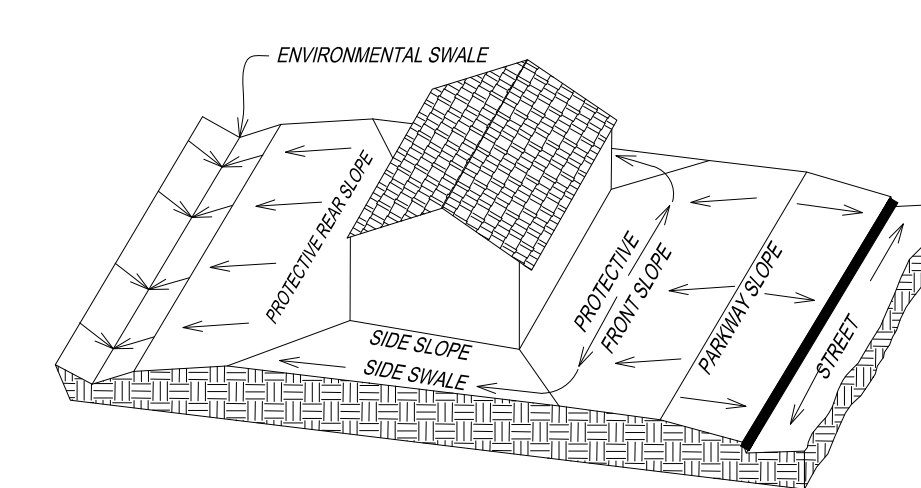
- THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, BASE, AND ALL OTHER PERTINENT AREAS THAT HAVE BEEN COMPLETED. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING AND SHALL PROVIDE THE OWNER AND THE ENGINEER WITH COPIES OF THE CERTIFICATION OF COMPACTION FROM THE TESTING COMPANY.
- PRIOR TO BID PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE LIMIT AND DEPTH OF EXPECTED ORGANIC SILT PEAT AREAS, ADEQUACY OF EXISTING MATERIALS AS FILL, DEWATERING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF-SITE AND MATERIALS TO BE DISPOSED OF OFF-SITE, ALL OF WHICH WILL AFFECT HIS PRICING. ANY DELAY, INCONVENIENCE, OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL, AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS, AT NO EXTRA COST, FROM OFF-SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING SITE SOIL CONDITIONS PRIOR TO "NOTICE TO PROCEED" TO DETERMINE IF ANY OFF-SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.
- ALL FILL MATERIALS SHALL BE FREE OF MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBISH, OR OTHER UNSUITABLE MATTER.
- ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USEABLE (NONORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.
- FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-180. ALL OTHER AREAS ARE TO BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-99. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND THE OWNER WITH ALL (PASSING AND FAILING) TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS.
- GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER A MINIMUM OF FORTY- EIGHT(48) HOURS PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
- ALL OTHER RELATED ITEMS REQUIRED FOR THE CONSTRUCTION OF THE STORM SEWER (OUTFALL PROTECTION, POLLUTION CONTROL, ETC.) ARE TO BE IN ACCORDANCE WITH DETAILS SHOWN ON THE CONSTRUCTION PLANS, FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND FDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION).
- ALL PIPE CALL OUTS ARE MEASURED CENTERLINE TO CENTERLINE FOR MANHOLES AND INLETS.
- ALL ON-SITE AREAS DISTURBED BY THE CONSTRUCTION SHALL BE STABILIZED WITH A SEED AND MULCH MIXTURE UNLESS OTHERWISE NOTED OR AS PER THE LANDSCAPE PLAN.
- ALL OFF-SITE AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED WITH BAHIA.
- NO HARD WOOD TREES MAY BE PLANTED OVER OR WITHIN 5' OF UTILITY LINES OR STORM PIPES. ONLY SOD OR SOFT WOOD SHRUBS MAY BE PLANTED OVER UTILITY LINES.
- ALL STORM DRAIN INLETS CONSTRUCTED AS PART OF NEW DEVELOPMENT PROJECTS IN ORANGE COUNTY SHALL HAVE METAL MEDALLION INLET MARKERS INSTALLED. TEXT ON THE MARKER SHALL BE EVENLY SPACED AND READ "NO DUMPING, ONLY RAIN IN THE DRAIN". MARKERS MUST BE COMMERCIAL GRADE STAINLESS STEEL, ALUMINUM, BRASS OR BRONZE AND EITHER STAMPED FROM SHEET METAL OR CAST. METAL MARKER COLOR MUST BE NON-REFLECTIVE BLUE OR GREEN. AQUATIC CREATURE OR SYMBOL SHOWN ON MARKER SHALL BE CONSISTENT THROUGHOUT THE SUBDIVISION. MARKERS MUST BE AFFIXED TO A CLEAN, PREPARED SURFACE WITH ADHESIVES, FASTENERS, OR HEAT AS RECOMMENDED BY THE MANUFACTURER. MARKERS SHALL BE ALIGNED WITH THE CENTER OF DRAINAGE INLETS AT THE TOP OF THE CURB. LETTERING MUST BE BETWEEN 0.4 - 0.5 INCHES AND THE TOTAL DIAMETER OF THE MARKER BETWEEN 3.75 - 4.25 INCHES.
- THIS SITE IS LOCATED WITHIN THE WEKIVA STUDY AREA, AS ESTABLISHED BY THE WEKIVA PARKWAY AND PROTECTION ACT, SECTION 369.316 F.S. ADDITIONAL ENVIRONMENTAL REGULATIONS APPLY.\* THE APPLICANT IS ADVISED TO FOLLOW RELATED LEGISLATION IN ORDER TO ASSURE COMPLIANCE WITH REGULATIONS. CHANGES TO REGULATIONS INCLUDE, BUT ARE NOT LIMITED TO: SEPTIC TANK CRITERIA, OPEN SPACE REQUIREMENTS, STORMWATER TREATMENT AND CONSERVATION. IN ADDITION TO THE STATE REGULATIONS REVIEW ORANGE COUNTY AMENDMENTS TO THE COMPREHENSIVE POLICY PLAN APPROVED BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS IN DECEMBER 2007 THAT REQUIRE COMPLIANCE AS OF THAT DATE.



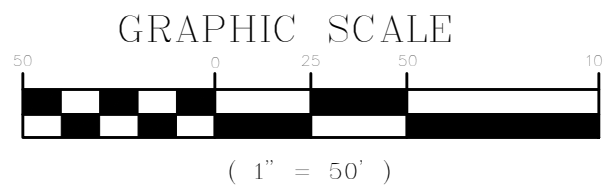
TYPE "A" LOT GRADING



TYPE "B" LOT GRADING

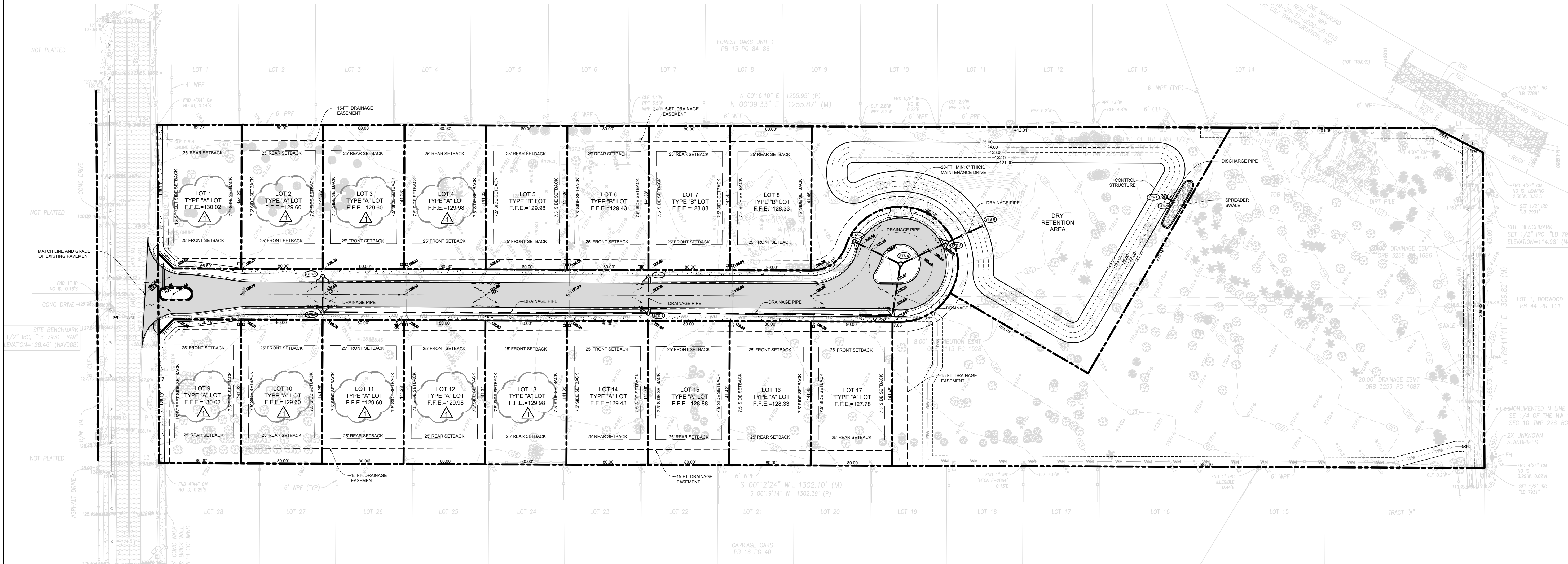


TYPE "C" LOT GRADING



LEGEND

- NEW CONCRETE WALKS, SLABS & PAVEMENT
- NEW ASPHALT PAVEMENT
- FLOW ARROWS
- SPOT ELEVATIONS
- STRUCTURE NO.
- DRAINAGE STRUCTURE
- DRAINAGE PIPE



COVINGTON  
OAKS

OCOE, FLORIDA  
GRADING AND  
DRAINAGE PLAN

CIVIL CONSTRUCTION  
DOCUMENTS

SUB-CONSULTANT:

REVISIONS:  
△ PER CITY COMMENTS 4.19.23

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| SCALE     | AS SHOWN  |
| DATE      | 6/21/22   |
| PROJECT # | 220621-22 |
| DESIGNED  | TWS       |
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Schutz  
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COVINGTON  
OAKS

OCOOE, FLORIDA  
UTILITY PLAN

CIVIL CONSTRUCTION  
DOCUMENTS

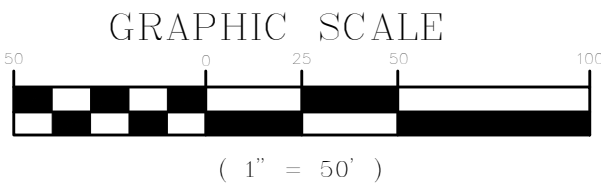
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REVISIONS:  
△ PER CITY COMMENTS 4.19.23

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PROJECT # 220621-22  
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Date: 2023.05.30  
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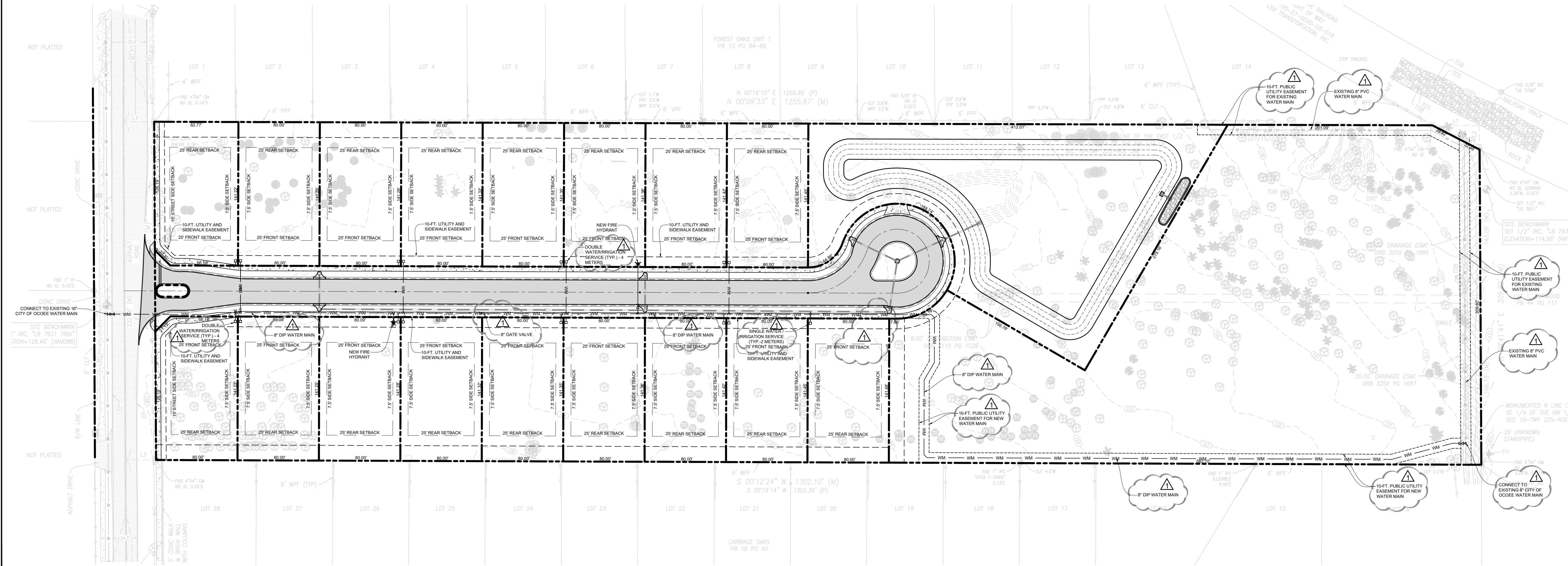


GENERAL NOTES:

1. MINIMUM FIRE FLOW SHALL BE 1,000GPM. HOMES ARE LESS THAN 5,000SF IN AREA.

LEGEND

- NEW CONCRETE WALKS, SLABS & PAVEMENT
- NEW ASPHALT PAVEMENT
- WATER SINGLE CONNECTION
- WATER DOUBLE CONNECTION
- SANITARY LATERAL SINGLE
- SANITARY LATERAL DOUBLE
- BLOWOFF
- VALVE
- SANITARY MANHOLE
- LIFT STATION
- SANITARY GRAVITY MAIN / SERVICE
- SANITARY FORCE MAIN
- WATER MAIN / SERVICE
- STRUCTURE NO.





Timothy W. Schutz, P.E.  
Civil Engineering & Land  
Development

11 Suffolk Court  
Longwood, Florida  
32779

cell: 407.595.7314  
schutz.pe@gmail.com

## COCOEE, FLORIDA

### SITE DETAILS

## UB-CONSULTANT:

REVISIONS:

1 PER CITY COMMENTS 4.19.23

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| SCALE     | AS SHOWN  |
| DATE      | 6/21/22   |
| PROJECT # | 220621-22 |
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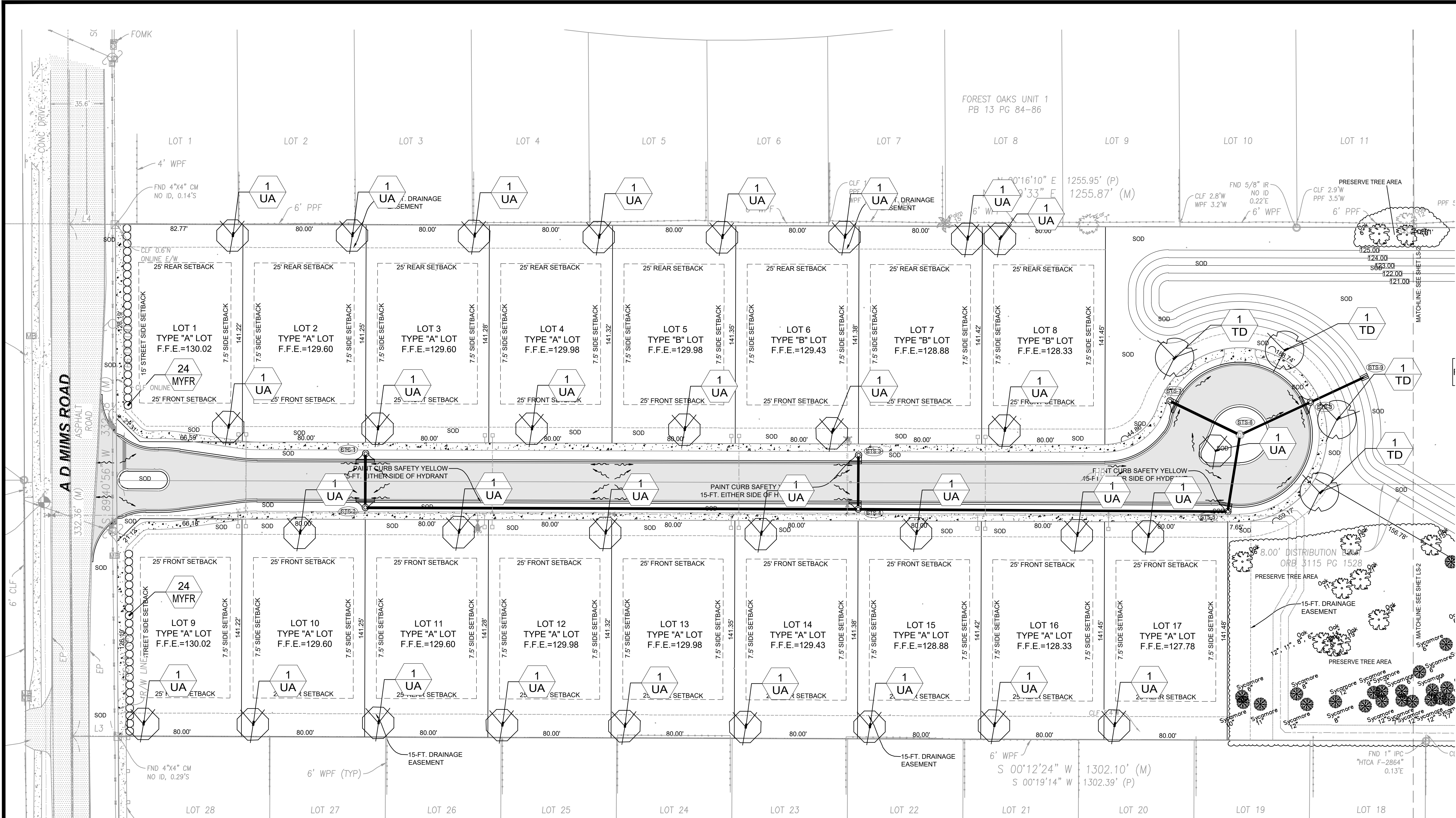
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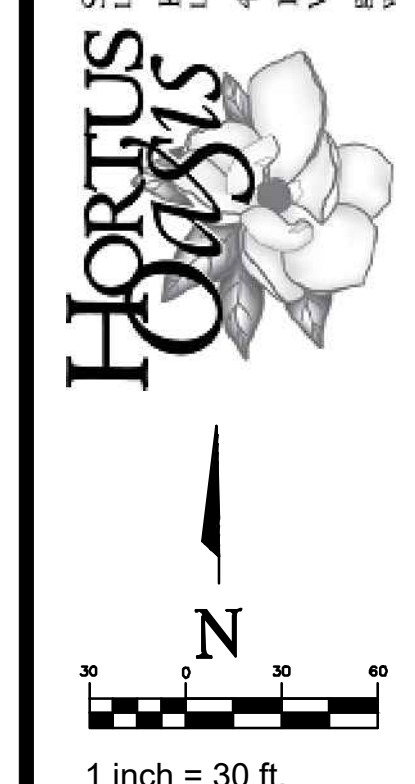


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STEPHEN G. PATEGAS, AIA, ASLA  
Landscape Architect - LC2000015  
KRISTIN G. PATEGAS, APD, FCLD  
Landscape Designer  
407.622.4886  
1425 BERKSHIRE AVENUE  
WINTER PARK, FL 32789  
garden@hortusois.com  
www.hortusois.com



Preliminary Landscape Plan  
Covington Oaks  
Along A D Mims Road  
Ocoee, Florida

|                     |       |       |
|---------------------|-------|-------|
| DESIGN              | DRAFT | CHECK |
| SP                  | JB    | SP    |
| PROJECT # 222-077   |       |       |
| DATE: 12/01/2022    |       |       |
| SCALE: 1/30         |       |       |
| SHEET (LS-1)        |       |       |
| TOTAL: LS-1 to LS-2 |       |       |

48 HOURS BEFORE YOU DIG  
CALL SUNSHINE  
1-800-432-4770 or 811

IT'S THE LAW IN FLORIDA

FLORIDA LAW REQUIRES  
EXCAVATORS TO NOTIFY  
OWNERS OF UNDERGROUND  
FACILITIES NO LESS THAN TWO  
(2) DAYS PRIOR TO EXCAVATION

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projects except by agreement in writing  
with Hortus Oasis. Immediately report any  
discrepancies to Hortus Oasis.



PRELIMINARY LANDSCAPE LEGEND - HOR222-077 Covington Oaks 2022-12-01

- STREET TREES/SCREENING AT ROW**
- Street trees are required every 50' alternating side to side. 920/50' = 18 trees required. **Provided:** 18 trees. Trees shall be located just within the 10' utilities easement. Locations may be shifted to avoid proposed driveways.
  - Vegetative screening is required at the ROW to achieve a 5' height. **Provided:** 48 shrubs.

| QTY | CODE | BOTANICAL/COMMON NAME                     | SPECIFICATIONS                    |
|-----|------|-------------------------------------------|-----------------------------------|
| 48  | MYFR | Myrcianthes fragrans<br>Simpson's stopper | full, 36-42" oa, 7g, 5oc, native  |
| 4   | TD   | Taxodium distichum<br>Bald cypress        | 10-12' x 4-5', 3" dbh, native     |
| 31  | UA   | Ulmus alata<br>Winged elm                 | 10-12' x 4-5', 3 - 4" dbh, native |

- BUILDING LOTS (17)**
- One tree (excluding street trees) is required on each lot due to septic systems. Exact tree locations may change due to house, driveway or septic system locations. **Provided:** one tree on each lot (excluding street trees).
  - Each lot shall be sodded with type of sod determined by others

- TREE PRESERVATION**
- Trees over 8" dbh are considered protected trees
  - Potential trees to save are noted
  - Replacement trees shall be 2" dbh or greater

NATIVE VS. NON-NATIVE PLANTS SPECIFIED CHART

| CODE | BOTANICAL/COMMON NAME         |
|------|-------------------------------|
| MYFR | Myrcianthes fragrans - native |
|      | Simpson's stopper             |
| TD   | Taxodium distichum - native   |
|      | Bald cypress                  |
| UA   | Ulmus alata - native          |
|      | Winged elm                    |

All specified plants except for sod (TBD by others) are native  
**TOTAL 100%**

TREE PROTECTION UNDISTURBED AREA SHALL BE PROVIDED BASED UPON TREE DBH. BARRIER SHALL BE ERRECTED PRIOR TO ANY CONSTRUCTION IN GENERAL AREA OF TREES TO BE PROTECTED.

PROHIBITED WITHIN THIS AREA:

1. PARKING OR USE OF VEHICLES, EQUIPMENT, OR MACHINERY
2. STORAGE OR DUMPING OF ANY MATERIALS OR LIQUID.
3. CONSTRUCTION, EXCAVATION, OR TRENCHING

EXISTING VEGETATION REMAINING AFTER GRUBBING FOR BUILDING PADS, STRUCTURES, RIGHT OF WAY, PARKING AREAS OR SIGNIFICANT GRADE CHANGES SHALL BE PROTECTED DURING THE CONSTRUCTION PROCESS.

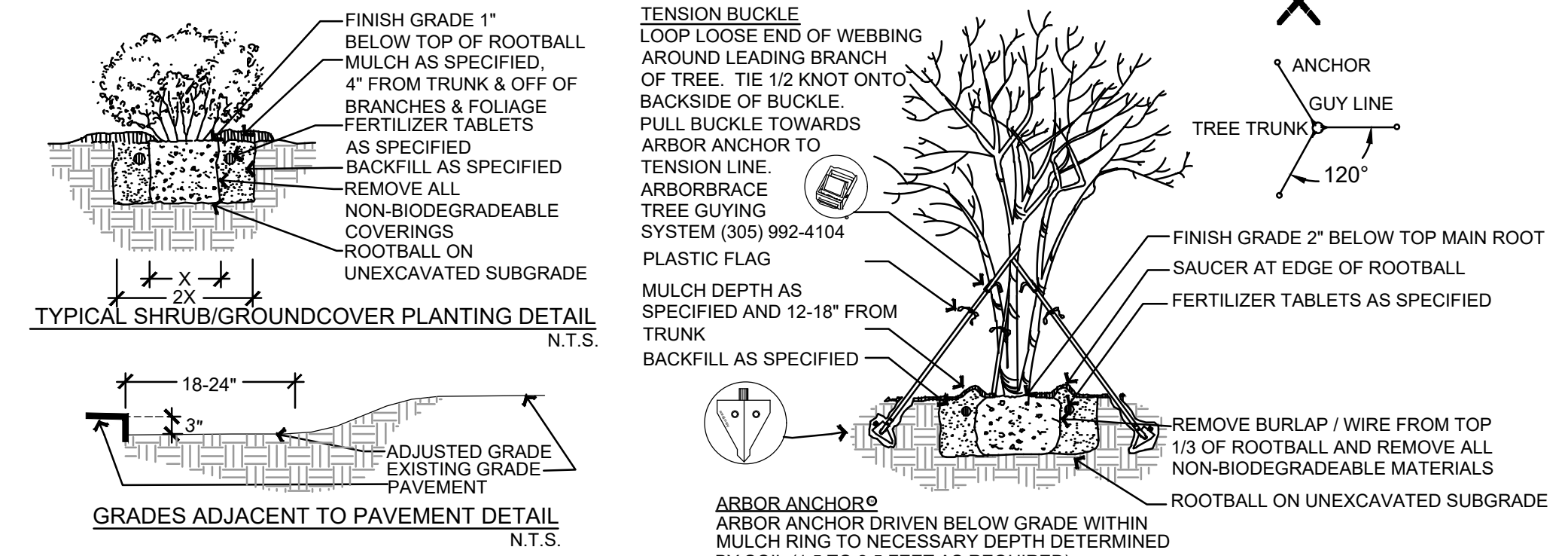
FOR EACH TREE TO BE PRESERVED, ESTABLISH AN UNDISTURBED AREA MEASURED FROM THE CENTER OF EACH TREE. THE MINIMUM UNDISTURBED AREA IS A RADIUS OF 0.75' FOR EACH INCH OF DBH (DIAMETER AT BREAST HEIGHT, 54" HT ABOVE THE SOIL LINE). TREES OF 6" DBH OR LESS SHALL HAVE A MINIMUM UNDISTURBED RADIUS OF 5 FEET. ALSO SEE LANDSCAPE NOTES.

BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING AND CONSTRUCTION IS COMPLETED.

UPRIGHTS - THE EQUIVALENT OF 4 X 4 LUMBER AT 3' MINIMUM HEIGHT ON 5' MAX. CENTERS.

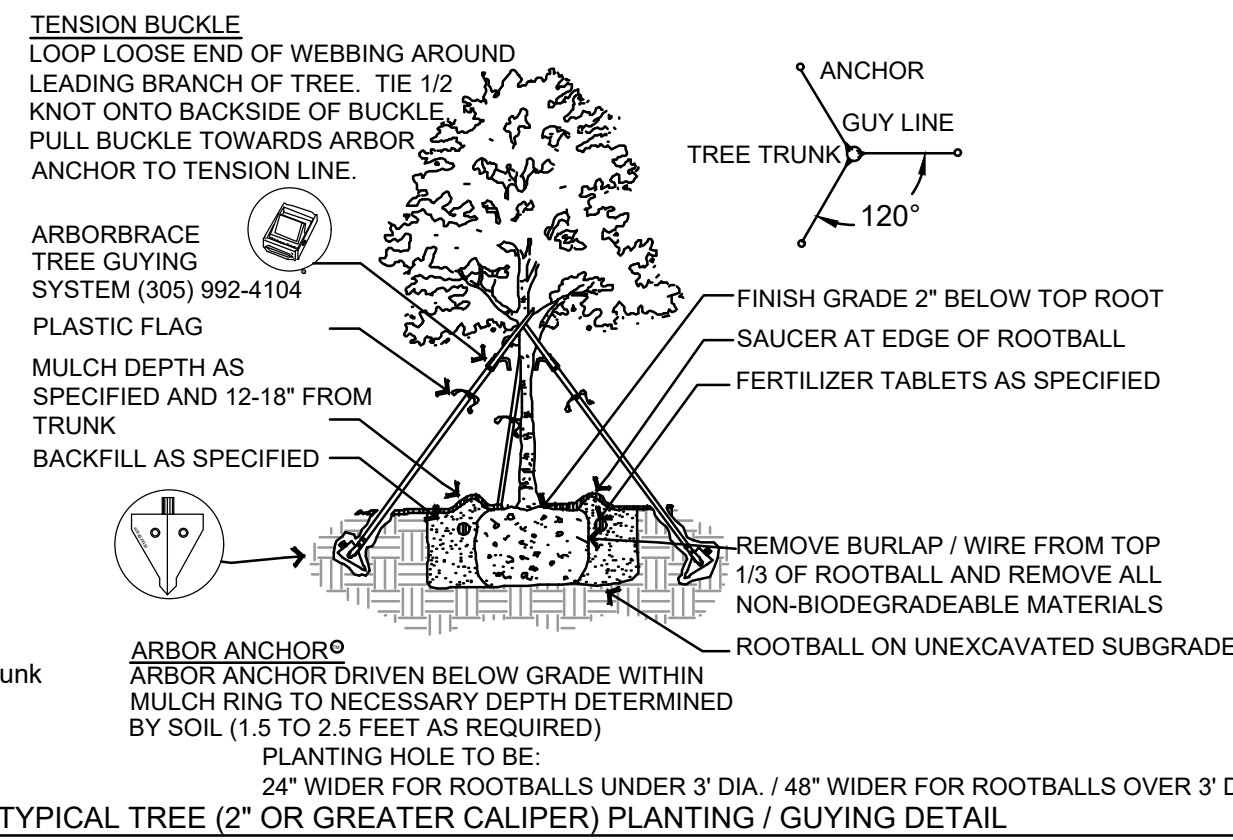
HORIZONTALS - THE EQUIVALENT OF TWO COURSES OF 1/2" DIA. ROPE WITH YELLOW TAPE FLAGGING.

TYPICAL TREE PROTECTION DETAIL  
N.T.S.



ABBREVIATION LEGEND

|       |                       |
|-------|-----------------------|
| b&b   | balled & burlapped    |
| bt    | boots                 |
| bpp   | bibbs per pot         |
| c     | caliper               |
| cnp   | collected             |
| cont  | container             |
| ct    | clear trunk           |
| cy    | cubic yards           |
| dia   | diameter              |
| extsg | existing              |
| fg    | field grown           |
| fig   | full to ground        |
| g     | gallon                |
| ht    | height                |
| hvy   | heavy                 |
| lf    | linear feet           |
| lvs   | leaves                |
| mt    | multi-trunk           |
| oa    | overall               |
| oc    | on center             |
| sqd   | square feet           |
| spc   | spread                |
| spec  | specimen              |
| st    | single straight trunk |
| stk   | single trunk          |
| stm   | staked in pot         |
| str   | stems                 |
| tr    | trunk                 |
| typ   | typical               |



1. Landscape contractor (LC) shall be responsible for all materials and work called for on the landscape plans and in the landscape notes and legend. Plant specifications are minimum acceptable sizes. Under sizing/substitution of plants and/or shortages in quantity are contract breaches. Plans shall rule if there are any quantity discrepancies between the legend and plans. Final quantity takeoffs are the responsibility of the LC. Notify the Landscape Architect of any discrepancies.
2. Refer to construction details for planting, staking, and/or guying instructions.
3. All trees and palms shall be placed in planting beds where possible to eliminate narrow strips of sod.
4. LC shall comply with all local codes and ordinances and obtain all permits and bonds necessary to construct the project.
5. LC shall coordinate their work with other contractors to assure efficient and timely completion of the work.
6. LC shall be responsible for supplying all materials, labor, and equipment for the performance of their portion of the work.
7. LC shall verify all existing grades, dimensions, suitable drainage, and soil for plantings specified, proposed and existing underground utilities, and field conditions and notify owner of discrepancies or problems before proceeding with work. **Per FL Statutes, call Sunshine State One (811) 72 hours prior to digging to have all utilities located.**
8. The LC shall be familiar with and accept the existing site conditions prior to initiation of the work.
9. The LC shall protect existing utilities, structures, surface, and vegetation noted to be saved and be responsible for repair/replacement at no cost to the Owner.
10. Protect trees to be saved. Vehicle parking, material storage, dumping of any chemicals, or soil removal/addition is not permitted within driplines. All temporary construction activities including all digging, trenching, construction lay-down areas and parking of vehicles are prohibited within the undisturbed area around existing trees to be preserved. Tunneling for the installation of underground utilities is allowed. An undisturbed area shall be established around every existing tree to be preserved. The undisturbed area is measured from the center of each individual tree in a group. The minimum undisturbed area is a radius of 0.75 feet per dbh (diameter at breast height, 54" ht above the soil line). Trees of 6" dbh or less shall have a minimum undisturbed area of 5 feet or more. The maximum radius of an undisturbed area shall be 24 feet. The minimum radius for off-site trees within 10 feet of the property line shall be 0.5 feet per dbh. No tree root greater than one fifth the diameter of a mature tree (9" dbh or greater) shall be cut for trenching, installation of walkways, patios, footers, etc., nor shall the total root system of a mature tree be reduced more than 20%. Whenever possible utilities should be installed by tunneling under the root system.
11. Round-Up or equal shall be applied twice with the second application after a ten-day interval onto all existing vegetation noted to be saved in areas that are to be replanted. Overspray shall not drift onto existing plant material to be saved. Mfr's recommendations shall be followed. Remaining plants and their roots shall be removed by hand prior to installation of plants. Resprouting weeds and plants are the responsibility of the LC through the appropriate warranty periods.
12. Invasive plants onsite shall be removed. Reference the latest Florida Invasive Species Council (FISC) (formerly FLEPPC) list at <https://newfleppc.bugwoodcloud.org/plantlist2019-cm>.
13. All plant materials shall be graded Florida No. 1 or better as outlined under current Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida, unless otherwise noted. All plants not listed shall conform to a Florida No. 1 or better as to: (1) health and vigor, (2) condition of foliage, (3) root system, (4) 85% free of pests or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species. LC to obtain written certification from nurseries that plant materials are Florida No. 1 or better. All plants are subject to verification of species. Trees up to 4" caliper are measured at 6" above soil line and over 4" caliper at 12" above soil line unless otherwise noted. All specifications to be met or exceeded unless otherwise noted. Trees shall not be larger in size or caliper compared to the root ball per Grades and Standards for Nursery Plants. All root balls and containers shall be free of living weeds and their roots. All Grades and Standards for Nursery Plants shall be followed.
14. Planting soil of Fla. peat mixed one-half with clean topsoil for the backfilling of plant pits and beds shall be required only if existing soil is unsuitable for planting and/or contains construction debris which shall be removed.
15. **Trees and palms shall be installed so their top main root at the trunk is visible and 2" above finished grade. If root is buried, remove soil from the top of the rootball prior to installation. Rootballs shall be free of circling roots. Do not apply the 1 1/2" of mulch to the top of the rootball until after inspection of each tree or palm.**
16. Landscape Architect is not responsible for adverse soil or drainage conditions, determining sub-surface soil conditions, underground objects/utilities, or the accuracy of property lines or information portrayed on surveys or on documents or plans provided by others. Owner or their agent is solely responsible for future maintenance of all plantings to maintain safe visibility within all visibility sight triangles and pedestrian areas within and immediately adjacent to the site.
17. Some plants in the legend or existing on site may have irritating or toxic parts that may be hazardous to the health of humans or animals.
18. Existing trees/palms onsite or in the area may be in a hazardous condition and should be inspected for hazardous conditions by a consulting certified arborist at least once a year and after every weather event.
19. **Finished grade prior to mulching or sodding to be 3" below top of adjacent surfaces such as walks, curbs and driveways extending perpendicularly from the surface edge for a minimum distance of 18" (see detail). Soil excavated during planting to be removed from the site. Do NOT raise soil levels!**
20. All trees, shrubs, and groundcovers shall be fertilized with Agriform 20-10-5 or SierraTabs 16-8-12 planting tablets. One tablet/ 1 gal, 2 tablets/ 3 gal, 3 tablets/ 5 or 7 gal, 4 tablets/ 10 gal and one tablet/ each 1/2" of tree trunk diameter. Palms/cycads to receive palm fertilizer. Application shall be as per the details and mfr's recommendation.
21. All planting beds (except for annuals) and trees to receive pine bark mulch. **Due to environmental concerns, cypress mulch shall NOT be used.** All tree rootballs (which require 4-foot-wide mulch rings in turf areas) shall be mulched to a maximum 1 1/2" depth (to aid water penetration) following inspection. All other planting beds to receive a 3" depth.
22. LC to maintain all plant material in a plumb, upright, and stable condition. Stake/guy all trees/palms per planting details.
23. LC shall remove all bags (unless biodegradable), tags, ties, wires, ropes, stakes, and nursery attachments from all plant material. Wire baskets shall be removed from the top third of the root ball.
24. LC shall be responsible to keep plant material in a healthy, watered, insect/pest free condition until owner's final acceptance.
25. LC shall provide a one-year warranty for trees/palms, ninety days for shrubs, groundcovers, and vines and thirty days for sod. Warranty period shall start with final acceptance by owner. All plant material shall be alive and in satisfactory growth at the end of the warranty period. Replacement plant material shall be warranted for ninety days (sod for thirty days) from replacement date.
26. Warranty shall apply only to material that dies due to poor quality, improper handling, or installation practices. Generally, material transplanted on-site shall not be warranted. Adverse weather conditions shall not apply. Proper watering and maintenance are the owner's responsibility during the warranty period.
27. **DO NOT SUBSTITUTE! Contact Landscape Architect/Designer if there is difficulty obtaining specified plant materials.**
28. Hedges shall be maintained at a 4' height.
29. Provide 100% coverage of all landscape areas unless noted otherwise using automatic irrigation system with rain sensor and separate zones for turf.
30. Provide irrigation sleeves to all planter areas within paver, stone, or concrete areas. Above ground piping/risers/backflow to be painted flat black.

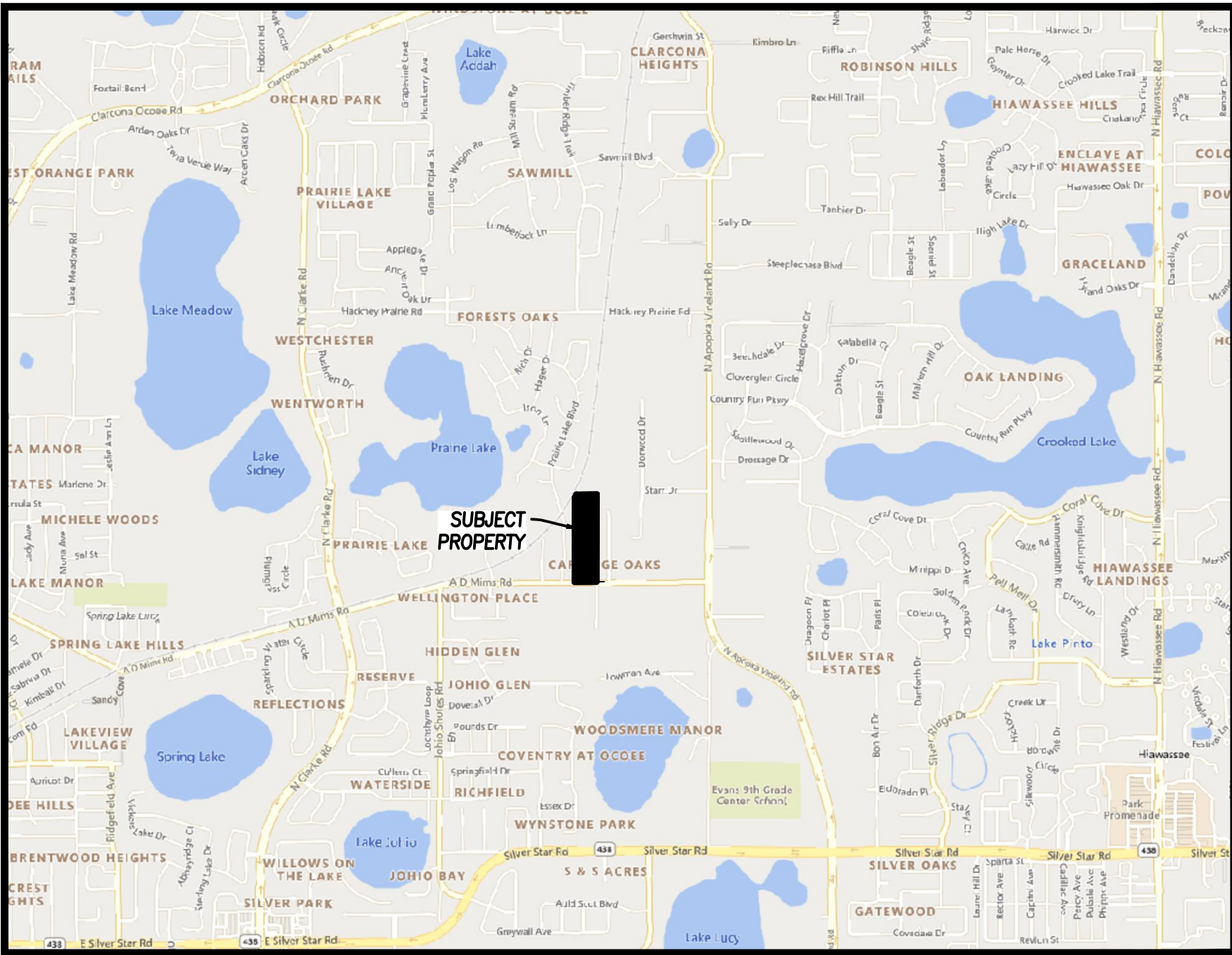
48 HOURS BEFORE YOU DIG  
CALL SUNSHINE  
1-800-432-4770 or 811  
IT'S THE LAW IN FLORIDA  
FLORIDA LAW REQUIRES  
EXCAVATORS TO NOTIFY  
OWNERS OF UNDERGROUND  
FACILITIES NO LESS THAN TWO  
(2) DAYS PRIOR TO EXCAVATION





8667 A D Mims Road  
Ocoee, Florida  
Boundary, Topographic & Tree Survey

VICINITY MAP:  
1" = 2,000'



LEGAL DESCRIPTION:

PARCEL I  
THE W 1/2 OF THE W 1/2 OF THE E 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 28 EAST, LESS THE SOUTH 30 FEET THEREOF FOR ROAD RIGHT OF WAY, ORANGE COUNTY, FLORIDA.

PARCEL II  
THE E 1/2 OF THE W1/2 OF THE E 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 28 EAST, LESS THE SOUTH 30 FEET THEREOF FOR ROAD RIGHT OF WAY, ORANGE COUNTY, FLORIDA.

SCHEDULE B-11 EXCEPTIONS:

6. DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3259, PAGE 1686 (AS TO PARCEL I).  
- 20.00' DRAINAGE EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
7. DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3259, PAGE 1687 (AS TO PARCEL 2).  
- 20.00' DRAINAGE EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
8. DISTRIBUTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3115, PAGE 1528 (AS TO PARCEL 2).  
- 8' DISTRIBUTION EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

LEGEND:

|       |                                       |       |                      |
|-------|---------------------------------------|-------|----------------------|
| AC    | AIR CONDITIONER                       | (R)   | PER RECORD           |
| CCR   | CERTIFIED CORNER RECORD               | R/W   | RIGHT-OF-WAY         |
| CLF   | CHAIN LINK FENCE                      | RGE   | RANGE                |
| CM    | CONCRETE MONUMENT                     | SEC   | SECTION              |
| CONC  | CONCRETE                              | TOB   | TOP OF BANK          |
| E     | EASTING                               | TOS   | TOE OF SLOPE         |
| ESMT  | EASEMENT                              | TWP   | TOWNSHIP             |
| EP    | EDGE OF PAVEMENT                      | (TYP) | TYPICAL              |
| FFE   | FINISHED FLOOR ELEVATION              | WPF   | WOOD PRIVACY FENCE   |
| FND   | FOUND                                 |       |                      |
| ID    | IDENTIFICATION                        | CB    | COMMUNICATIONS BOX   |
| IP    | IRON PIPE                             | CR    | COMMUNICATIONS RISER |
| IPC   | IRON PIPE & CAP                       | OFMK  | FIBER OPTIC MARKER   |
| IR    | IRON ROD                              | WUP   | WOOD UTILITY POLE    |
| IRC   | IRON ROD & CAP                        | GA    | GUY ANCHOR           |
| (M)   | AS MEASURED                           | ER    | ELECTRIC RISER       |
| N     | NORTHING                              | EM    | ELECTRIC METER       |
| NAV88 | NORTH AMERICAN VERTICAL DATUM OF 1988 | EO    | ELECTRIC OUTLET      |
| OHW   | OVERHEAD WIRES                        | SL    | SOLAR LIGHT ON POST  |
| ORB   | OFFICIAL RECORDS BOOK                 | FR    | FIRE HYDRANT         |
| (P)   | PER PLAT                              | W     | WELL                 |
| PB    | PLAT BOOK                             | HB    | HOSE BIB             |
| PG    | PAGE                                  | TS    | TRAFFIC SIGN         |
| PPF   | PLASTIC PRIVACY FENCE                 | MB    | MAILBOX              |

SURVEYOR'S NOTES:

1. SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE BY LEADING EDGE TITLE OF CENTRAL FLORIDA LTD, ISSUING OFFICE FILE NUMBER: CF19-3546, BEARING A COMMITMENT DATE OF JANUARY 24, 2020 AT 8:00 AM.
2. HORIZONTAL ROTATION AND COORDINATES ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83/2011 ADJUSTMENT AS ESTABLISHED USING FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AND VERIFIED AGAINST CERTIFIED CORNER RECORD NUMBERS 66249 AND 68594.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 28 EAST, THAT BEARING BEING N 89°40'56" E, AND IS RELATIVE TO GRID NORTH.
4. ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK S-766029, ELEVATION=129.005' RELATIVE TO NAVD 88 DATUM.
5. ACCORDING TO FIRM PANEL NUMBER 12095 C 0210 H, DATED SEPTEMBER 24, 2021 THE SUBJECT PROPERTY LIES IN ZONE "X".
6. SUBJECT PROPERTY CONTAINS 432,937 SQUARE FEET OR 9.94 ACRES ±.
7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER BURIED FEATURES HAVE BEEN LOCATED BY THIS SURVEY, UNLESS OTHERWISE SHOWN.
8. THE SUBJECT PROPERTY HAS ACCESS TO A D MIMS ROAD, A DEDICATED PUBLIC RIGHT OF WAY.
9. ONLY TREES 6" DIAMETER AT BREAST HEIGHT (DBH) OR LARGER WERE LOCATED BY THIS SURVEY.
10. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

SURVEY PREPARED FOR:

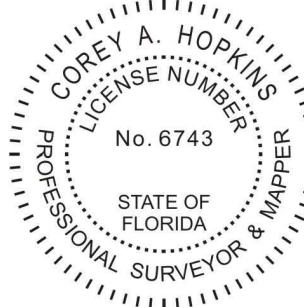
JEBAILLY & CO.  
CITY OF OCOEE  
SHUFFIELD, LOWMAN & WILSON P.A.

SURVEY CERTIFICATION:

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT THE INFORMATION WAS GATHERED AND PREPARED UNDER MY DIRECT SUPERVISION, AND THAT ALL INFORMATION CONFIRMS TO THE STANDARDS OF PRACTICE AS SET FORTH IN RULE 5J-17, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTE 472 AS APPLICABLE.

THIS SURVEY HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY COREY A. HOPKINS, LS 6743 ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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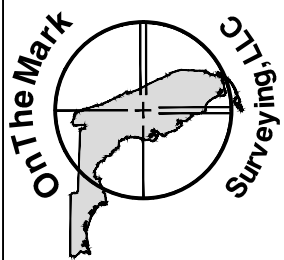
Digitally signed  
by Corey A  
Hopkins  
Date:  
2023.04.19  
12:00:10 -04'00'

| Date     | Revisions                           | No. |
|----------|-------------------------------------|-----|
| 07/20/22 | Boundary, Topographic & Tree Survey | 1   |
| 12/01/22 | Digital Signature                   | 2   |
| 04/19/23 | Certifications                      | 3   |
|          |                                     | 4   |
|          |                                     | 5   |
|          |                                     | 6   |

Boundary, Topographic  
& Tree Survey

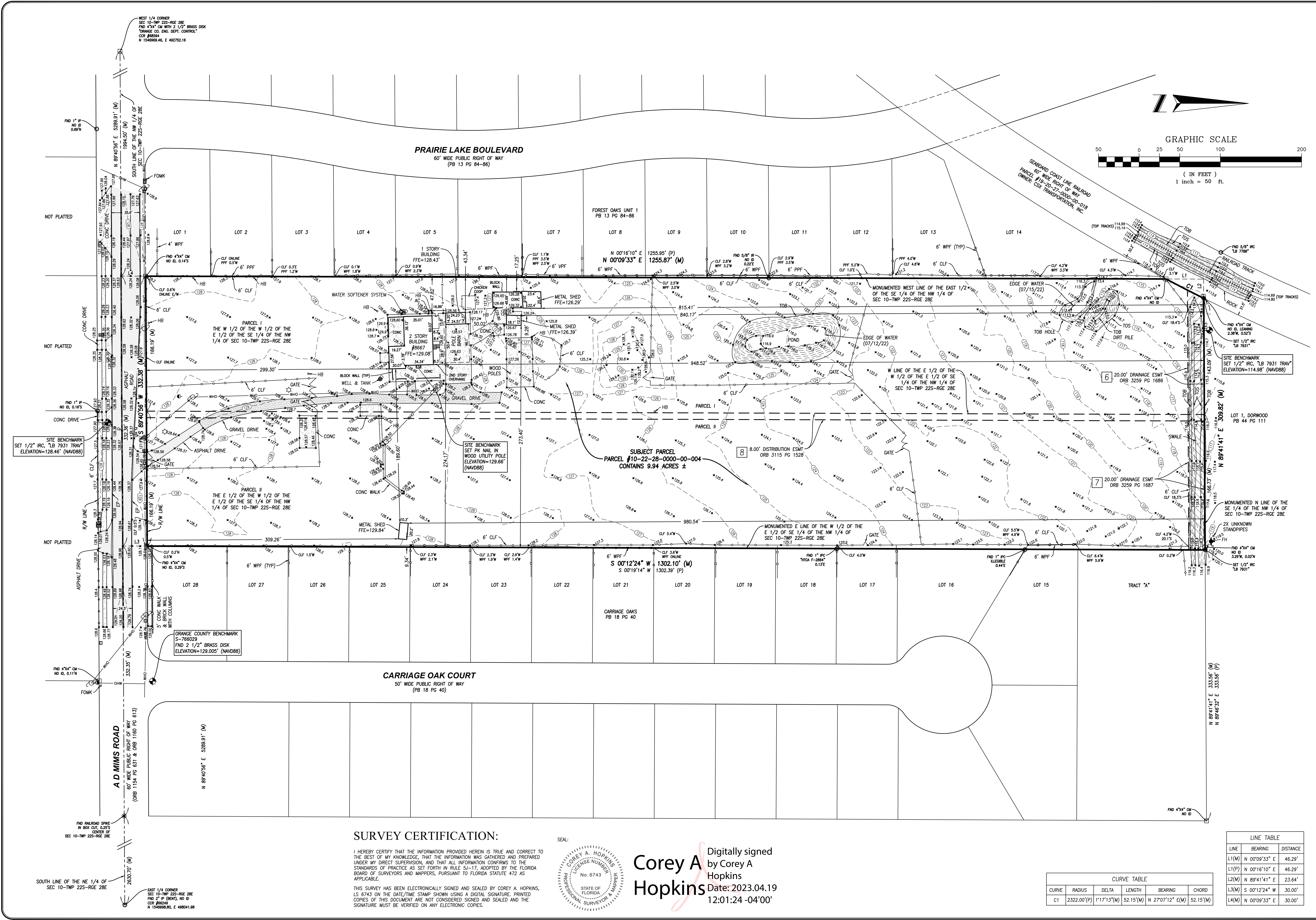
8667 A D Mims Road  
Ocoee, Florida

On the Mark Surveying, LLC  
LB 7931  
143 Meadow Boulevard  
Sanford, Florida 32771  
Phone: (321)626-6376  
Email: OTMSurveying@gmail.com



Drawn by:  
CAH  
Checked by:  
CAH  
Project:  
8667 AD MIMS RD  
Field Date:  
07/27/22  
Scale:  
N/A  
Sheet 1 of 3

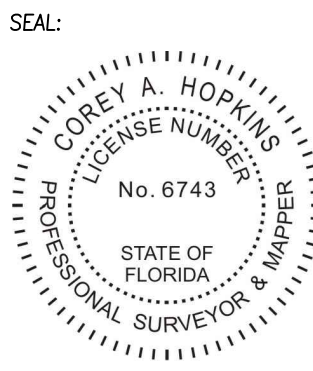




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Digitally signed  
by Corey A  
Hopkins  
Date: 2023.04.19  
12:01:24 -04'00'

| CURVE TABLE |             |            |           |                  |           |
|-------------|-------------|------------|-----------|------------------|-----------|
| CURVE       | RADIUS      | DELTA      | LENGTH    | BEARING          | CHORD     |
| C1          | 2322.00'(P) | 117°13'(M) | 52.15'(M) | N 27°07'12" E(M) | 52.15'(M) |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1(M)      | N 00°09'33" E | 46.29'   |
| L1(P)      | N 00°16'10" E | 46.29'   |
| L2(M)      | N 89°41'41" E | 23.64'   |
| L3(M)      | S 00°12'24" W | 30.00'   |
| L4(M)      | N 00°09'33" E | 30.00'   |

On the Mark Surveying, LLC  
LB 7931  
143 Meadow Boulevard  
Sanford, Florida 32771  
Phone: (321)626-6376  
Email: OTMSurveying@gmail.com

Drawn by:  
CAH  
Checked by:  
CAH  
Project:  
8667 AD MIMS RD  
Field Date:  
07/27/22  
Scale:  
1"=50'  
Sheet 2 of 3

Boundary, Topographic  
& Tree Survey

8667 A D Mims Road  
Ocoee, Florida

| No. | Revisions                           |
|-----|-------------------------------------|
| 1   | Boundary, Topographic & Tree Survey |
| 2   | Digital Signature                   |
| 3   | Certifications                      |
| 4   |                                     |
| 5   |                                     |
| 6   |                                     |

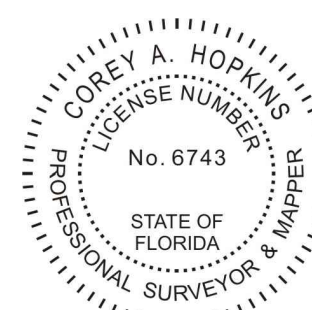
| Date     | Revisions                           |
|----------|-------------------------------------|
| 07/20/22 | Boundary, Topographic & Tree Survey |
| 12/01/22 | Digital Signature                   |
| 04/19/23 | Certifications                      |
|          |                                     |
|          |                                     |
|          |                                     |



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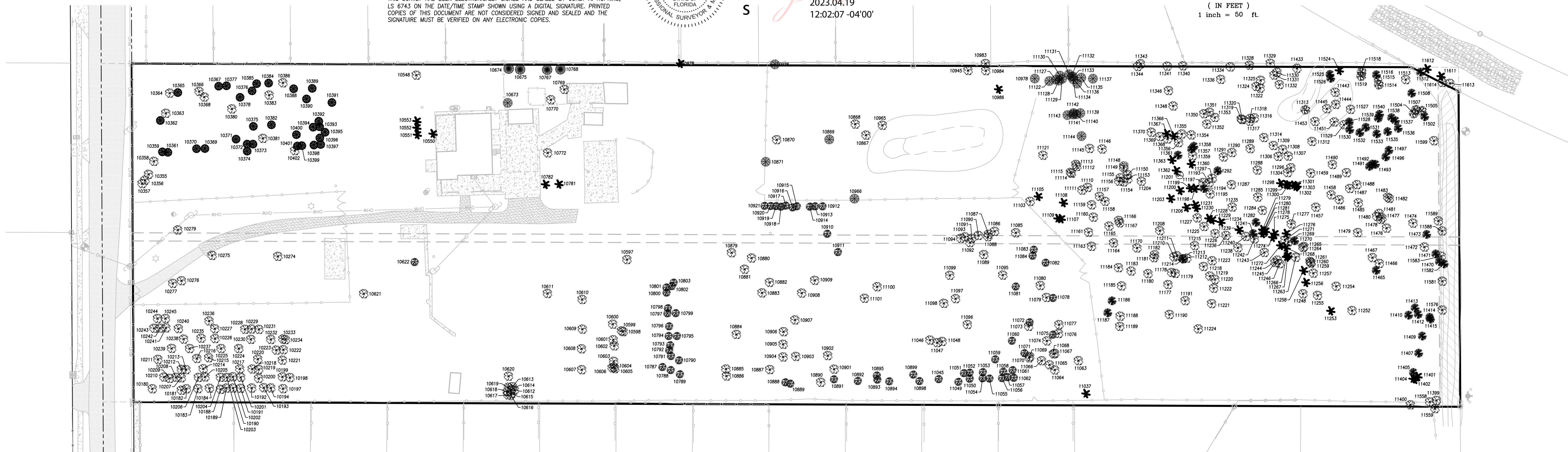
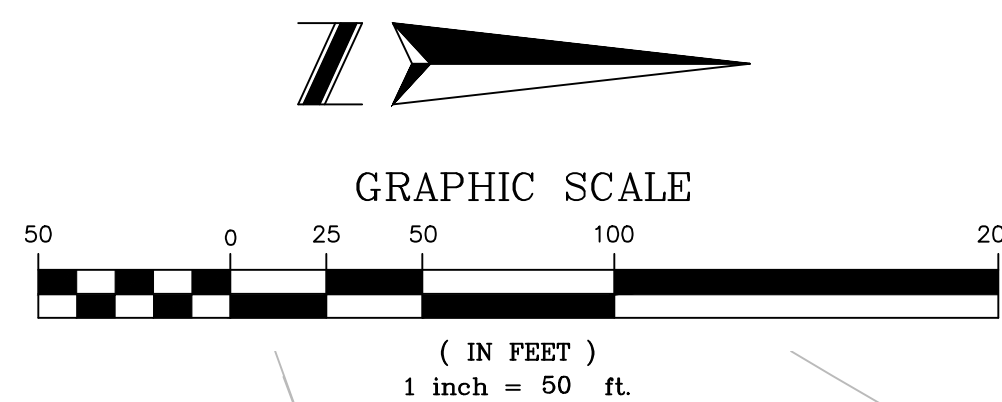
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SEAL:



Corey A  
Hopkin  
S

Digitally signed  
by Corey A  
Hopkins  
Date:  
2023.04.19  
12:02:07 -04'00'



| Tree # | Type | Size       |
|--------|------|------------|
| 10180  | Oak  | 15"        |
| 10181  | Oak  | 15"        |
| 10182  | Oak  | 20"        |
| 10183  | Oak  | 13"        |
| 10184  | Oak  | 18"        |
| 10188  | Oak  | 16"        |
| 10189  | Oak  | 18"        |
| 10190  | Oak  | 6"         |
| 10191  | Oak  | 12"        |
| 10192  | Oak  | 12"        |
| 10193  | Oak  | 13"        |
| 10194  | Oak  | 21"        |
| 10197  | Oak  | 32"        |
| 10198  | Oak  | 12"X11"X9" |
| 10199  | Oak  | 6"         |
| 10200  | Oak  | 9"         |
| 10201  | Oak  | 9"         |
| 10202  | Oak  | 9"         |
| 10203  | Oak  | 8"         |
| 10204  | Oak  | 10"        |
| 10205  | Oak  | 10"        |
| 10206  | Oak  | 11"        |
| 10207  | Oak  | 12"        |
| 10208  | Oak  | 12"        |
| 10209  | Oak  | 16"        |
| 10210  | Oak  | 15"        |
| 10211  | Oak  | 15"        |
| 10212  | Oak  | 8"         |
| 10213  | Oak  | 10"        |
| 10214  | Oak  | 7"         |
| 10215  | Oak  | 6"         |
| 10216  | Oak  | 9"         |
| 10217  | Oak  | 11"        |
| 10218  | Oak  | 6"         |
| 10219  | Oak  | 8"         |
| 10220  | Oak  | 8"         |
| 10221  | Oak  | 15"        |
| 10222  | Oak  | 15"        |
| 10223  | Oak  | 10"X7"     |
| 10224  | Oak  | 18"        |
| 10225  | Oak  | 13"        |
| 10226  | Oak  | 9"         |
| 10227  | Oak  | 8"         |
| 10228  | Oak  | 10"        |
| 10229  | Oak  | 8"         |
| 10230  | Oak  | 7"         |
| 10231  | Oak  | 9"         |
| 10232  | Oak  | 8"         |
| 10233  | Oak  | 10"        |
| 10234  | Oak  | 7"         |
| 10235  | Oak  | 7"         |
| 10236  | Oak  | 9"         |
| 10237  | Oak  | 11"        |
| 10238  | Oak  | 8"         |
| 10239  | Oak  | 12"        |
| 10240  | Oak  | 10"        |
| 10241  | Oak  | 11"        |
| 10242  | Oak  | 11"        |
| 10243  | Oak  | 15"        |
| 10244  | Oak  | 11"        |

| Tree # | Type  | Size |
|--------|-------|------|
| 10245  | Oak   | 13"  |
| 10274  | Oak   | 20"  |
| 10275  | Oak   | 21"  |
| 10276  | Oak   | 21"  |
| 10277  | Oak   | 12"  |
| 10279  | Oak   | 24"  |
| 10355  | Oak   | 11"  |
| 10356  | Oak   | 15"  |
| 10357  | Oak   | 17"  |
| 10358  | Oak   | 17"  |
| 10359  | Cedar | 7"   |
| 10361  | Cedar | 10"  |
| 10362  | Cedar | 7"   |
| 10363  | Oak   | 8"   |
| 10364  | Oak   | 9"   |
| 10365  | Cedar | 7"   |
| 10368  | Oak   | 10"  |
| 10367  | Cedar | 10"  |
| 10368  | Oak   | 7"   |
| 10369  | Cedar | 6"   |
| 10370  | Cedar | 7"   |
| 10371  | Cedar | 13"  |
| 10372  | Cedar | 8"   |
| 10373  | Cedar | 7"   |
| 10374  | Cedar | 6"   |
| 10375  | Cedar | 7"   |
| 10376  | Cedar | 7"   |
| 10377  | Cedar | 8"   |
| 10378  | Cedar | 7"   |
| 10380  | Oak   | 10"  |
| 10381  | Oak   | 6"   |
| 10382  | Cedar | 7"   |
| 10383  | Oak   | 14"  |
| 10384  | Cedar | 8"   |
| 10385  | Cedar | 8"   |
| 10386  | Oak   | 28"  |
| 10388  | Cedar | 8"   |
| 10389  | Cedar | 15"  |
| 10390  | Cedar | 7"   |
| 10391  | Cedar | 17"  |
| 10392  | Cedar | 10"  |
| 10393  | Cedar | 7"   |
| 10394  | Cedar | 6"   |
| 10395  | Cedar | 6"   |
| 10396  | Cedar | 7"   |
| 10397  | Cedar | 6"   |
| 10398  | Cedar | 7"   |
| 10399  | Cedar | 6"   |
| 10400  | Cedar | 6"   |
| 10401  | Cedar | 6"   |
| 10402  | Oak   | 19"  |
| 10548  | Oak   | 25"  |
| 10550  | Palm  | 9"   |
| 10551  | Palm  | 9"   |
| 10552  | Palm  | 9"   |
| 10553  | Palm  | 9"   |
| 10597  | Oak   | 21"  |
| 10598  | Oak   | 21"  |
| 10599  | Oak   | 13"  |
| 10600  | Oak   | 20"  |

| Tree # | Type     | Size       |
|--------|----------|------------|
| 10601  | Oak      | 15"        |
| 10602  | Oak      | 12"        |
| 10603  | Oak      | 15"        |
| 10604  | Oak      | 13"        |
| 10605  | Oak      | 18"        |
| 10606  | Oak      | 18"        |
| 10607  | Oak      | 25"X10"    |
| 10608  | Oak      | 21"X18"    |
| 10609  | Oak      | 18"X13"X6" |
| 10610  | Oak      | 40"        |
| 10611  | Oak      | 21"        |
| 10612  | Oak      | 20"        |
| 10613  | Oak      | 10"        |
| 10614  | Oak      | 15"        |
| 10615  | Oak      | 13"        |
| 10616  | Oak      | 6"         |
| 10617  | Oak      | 21"        |
| 10618  | Oak      | 21"        |
| 10619  | Oak      | 21"        |
| 10620  | Oak      | 36"        |
| 10621  | Oak      | 14"        |
| 10622  | Sycamore | 17"        |
| 10673  | Rain     | 6"         |
| 10674  | Magnolia | 6"         |
| 10675  | Magnolia | 6"         |
| 10767  | Magnolia | 6"         |
| 10768  | Magnolia | 7"         |
| 10769  | Oak      | 8"X6"X4"   |
| 10770  | Oak      | 20"        |
| 10772  | Oak      | 30"        |
| 10781  | Palm     | 15"        |
| 10782  | Palm     | 13"        |
| 10787  | Sycamore | 8"         |
| 10788  | Sycamore | 9"         |
| 10789  | Sycamore | 17"        |
| 10790  | Sycamore | 9"         |
| 10791  | Sycamore | 9"         |
| 10792  | Sycamore | 10"        |
| 10793  | Sycamore | 8"         |
| 10794  | Sycamore | 10"        |
| 10795  | Sycamore | 7"         |
| 10796  | Sycamore | 9"         |
| 10797  | Sycamore | 7"         |
| 10798  | Sycamore | 8"         |
| 10799  | Sycamore | 10"        |
| 10800  | Sycamore | 12"        |
| 10801  | Sycamore | 8"         |
| 10802  | Sycamore | 11"        |
| 10803  | Sycamore | 12"        |
| 10867  | Oak      | 34"        |
| 10868  | Oak      | 21"        |
| 10869  | Ear      | 10"        |
| 10870  | Oak      | 10"        |
| 10871  | Ear      | 10"        |
| 10878  | Palm     | 15"        |
| 10879  | Oak      | 28"        |
| 10880  | Oak      | 24"        |
| 10881  | Oak      | 23"        |
| 10882  | Oak      | 19"        |
| 10883  | Oak      | 22"        |

| Tree # | Type     | Size             |
|--------|----------|------------------|
| 10884  | Oak      | 24"              |
| 10885  | Oak      | 18"              |
| 10886  | Oak      | 19"              |
| 10887  | Oak      | 30"              |
| 10888  | Sycamore | 11"              |
| 10889  | Sycamore | 7"               |
| 10890  | Oak      | 28"              |
| 10891  | Sycamore | 9"               |
| 10892  | Sycamore | 6"               |
| 10893  | Sycamore | 10"              |
| 10894  | Sycamore | 11"              |
| 10895  | Sycamore | 6"               |
| 10896  | Sycamore | 12"              |
| 10899  | Sycamore | 8"               |
| 10901  | Oak      | 25"              |
| 10902  | Oak      | 20"              |
| 10903  | Oak      | 18"              |
| 10904  | Oak      | 8"               |
| 10905  | Oak      | 16"              |
| 10906  | Oak      | 16"              |
| 10907  | Oak      | 14"              |
| 10908  | Oak      | 21"              |
| 10909  | Oak      | 14"              |
| 10910  | Sycamore | 6"               |
| 10911  | Sycamore | 6"               |
| 10912  | Sycamore | 17"              |
| 10913  | Sycamore | 8"               |
| 10914  | Sycamore | 9"               |
| 10915  | Sycamore | 10"              |
| 10916  | Sycamore | 10"              |
| 10917  | Sycamore | 7"               |
| 10918  | Sycamore | 8"               |
| 10919  | Sycamore | 9"               |
| 10920  | Sycamore | 19"              |
| 10921  | Sycamore | 13"              |
| 10928  | Ear      | 7"               |
| 10945  | Oak      | 6"               |
| 10965  | Oak      | 17"              |
| 10966  | Ear      | 6"               |
| 10978  | Ear      | 12"              |
| 10983  | Oak      | 12"              |
| 10984  | Oak      | 10"              |
| 10986  | Palm     | 6"               |
| 11037  | Palm     | 14"              |
| 11045  | Sycamore | 12"              |
| 11046  | Oak      | 12" X11" X8" X6" |
| 11047  | Oak      | 14"              |
| 11048  | Oak      | 19"              |
| 11049  | Sycamore | 8"               |
| 11050  | Sycamore | 12"              |
| 11051  | Sycamore | 9"               |
| 11052  | Sycamore | 7"               |
| 11053  | Sycamore | 6"               |
| 11054  | Sycamore | 7"               |
| 11055  | Sycamore | 12"              |
| 11056  | Sycamore | 12"              |
| 11057  | Sycamore | 17"              |
| 11058  | Sycamore | 7"               |
| 11059  | Sycamore | 6"               |
| 11060  | Sycamore | 6"               |

| Tree # | Type     | Size                               |
|--------|----------|------------------------------------|
| 11061  | Sycamore | 12"                                |
| 11062  | Sycamore | 6"                                 |
| 11063  | Oak      | 6" <sup>6</sup> 6" <sup>6</sup> 5" |
| 11064  | Oak      | 9"                                 |
| 11065  | Oak      | 6"                                 |
| 11066  | Oak      | 7"                                 |
| 11067  | Oak      | 7"                                 |
| 11068  | Oak      | 6"                                 |
| 11069  | Oak      | 6"                                 |
| 11070  | Oak      | 10"                                |
| 11071  | Sycamore | 7"                                 |
| 11072  | Sycamore | 8"                                 |
| 11073  | Oak      | 6"                                 |
| 11074  | Oak      | 20"                                |
| 11075  | Sycamore | 6"                                 |
| 11076  | Oak      | 6"                                 |
| 11077  | Oak      | 6"                                 |
| 11078  | Sycamore | 6"                                 |
| 11079  | Oak      | 15"                                |
| 11080  | Oak      | 36"                                |
| 11081  | Sycamore | 6"                                 |
| 11082  | Sycamore | 12"                                |
| 11083  | Sycamore | 7"                                 |
| 11084  | Sycamore | 7"                                 |
| 11085  | Oak      | 15"                                |
| 11086  | Oak      | 7"                                 |
| 11087  | Oak      | 7"                                 |
| 11088  | Oak      | 6"                                 |
| 11089  | Oak      | 6"                                 |
| 11090  | Oak      | 12"                                |
| 11091  | Oak      | 6"                                 |
| 11092  | Oak      | 10"                                |
| 11093  | Oak      | 8"                                 |
| 11094  | Oak      | 12"                                |
| 11095  | Oak      | 18"                                |
| 11096  | Oak      | 24"                                |
| 11097  | Oak      | 21"                                |
| 11098  | Oak      | 11"                                |
| 11099  | Oak      | 15"                                |
| 11100  | Oak      | 36"                                |
| 11101  | Oak      | 15"                                |
| 11103  | Oak      | 15"X15"                            |
| 11105  | Palm     | 8"                                 |
| 11107  | Palm     | 8"                                 |
| 11108  | Palm     | 7"                                 |
| 11109  | Palm     | 8"                                 |
| 11110  | Oak      | 7"                                 |
| 11111  | Oak      | 7"                                 |
| 11112  | Oak      | 10"                                |
| 11113  | Oak      | 7"                                 |
| 11114  | Oak      | 9"6"                               |
| 11115  | Oak      | 9"                                 |
| 11121  | Oak      | 11"                                |
| 11122  | Ear      | 7"                                 |
| 11127  | Ear      | 6"                                 |
| 11128  | Ear      | 11"                                |
| 11129  | Ear      | 20"                                |
| 11130  | Ear      | 10"                                |
| 11131  | Ear      | 8"                                 |
| 11132  | Ear      | 6"                                 |

| Tree # | Type    | Size  |
|--------|---------|-------|
| 11133  | Ear     | 7"    |
| 11134  | Ear     | 7"    |
| 11135  | Ear     | 15"   |
| 11136  | Ear     | 18"   |
| 11137  | Ear     | 8"    |
| 11139  | Ear     | 19"   |
| 11140  | Ear     | 7"    |
| 11141  | Ear     | 18"   |
| 11142  | Ear     | 15"   |
| 11143  | Ear     | 21"   |
| 11144  | Ear     | 19"   |
| 11145  | Oak     | 6"    |
| 11146  | Oak     | 7"    |
| 11148  | Oak     | 8"    |
| 11149  | Oak     | 10"   |
| 11150  | Oak     | 9"    |
| 11153  | Oak     | 9"    |
| 11154  | Oak     | 8"    |
| 11155  | Oak     | 6"    |
| 11156  | Oak     | 9"    |
| 11157  | Oak     | 7"    |
| 11158  | Oak     | 7"    |
| 11159  | Oak     | 8"    |
| 11160  | Oak     | 6"    |
| 11161  | Oak     | 8"    |
| 11163  | Oak     | 8"    |
| 11164  | Oak     | 6"    |
| 11165  | Oak     | 6"x6" |
| 11166  | Oak     | 10"   |
| 11167  | Oak     | 6"    |
| 11170  | Oak     | 13"   |
| 11177  | Oak     | 10"   |
| 11178  | Oak     | 14"   |
| 11179  | Oak     | 10"   |
| 11180  | Oak     | 10"   |
| 11181  | Oak     | 11"   |
| 11182  | Oak     | 12"   |
| 11183  | Oak     | 19"   |
| 11184  | Oak     | 8"    |
| 11185  | Oak     | 14"   |
| 11186  | Pine    | 6"    |
| 11187  | Pine    | 7"    |
| 11188  | Oak     | 10"   |
| 11189  | Oak     | 18"   |
| 11190  | Oak     | 20"   |
| 11191  | Oak     | 7"    |
| 11193  | Oak     | 7"    |
| 11194  | Pine    | 11"   |
| 11195  | Oak     | 8"    |
| 11197  | Oak     | 7"    |
| 11198  | Palm    | 8"    |
| 11199  | Palm    | 8"    |
| 12200  | Palm    | 6"    |
| 12201  | Campfor | 21"   |
| 12203  | Palm    | 6"    |
| 12204  | Oak     | 9"    |
| 12206  | Palm    | 8"    |
| 12208  | Oak     | 13"   |
| 12210  | Oak     | 7"    |
| 12211  | Oak     | 12"   |

| Tree # | Type | Size |
|--------|------|------|
| 11212  | Oak  | 7"   |
| 11213  | Oak  | 7"   |
| 11214  | Pine | 10"  |
| 11215  | Oak  | 10"  |
| 11218  | Oak  | 13"  |
| 11219  | Oak  | 6"   |
| 11220  | Oak  | 7"   |
| 11221  | Oak  | 8"   |
| 11222  | Oak  | 7"   |
| 11223  | Oak  | 7"   |
| 11224  | Oak  | 6"   |
| 11225  | Oak  | 11"  |
| 11226  | Oak  | 10"  |
| 11227  | Oak  | 8"   |
| 11228  | Palm | 6"   |
| 11229  | Palm | 6"   |
| 11230  | Palm | 8"   |
| 11231  | Palm | 6"   |
| 11234  | Palm | 10"  |
| 11235  | Oak  | 9"   |
| 11236  | Oak  | 10"  |
| 11238  | Oak  | 11"  |
| 11239  | Palm | 6"   |
| 11240  | Oak  | 7"   |
| 11241  | Pine | 11"  |
| 11242  | Oak  | 12"  |
| 11243  | Oak  | 13"  |
| 11244  | Oak  | 11"  |
| 11245  | Oak  | 10"  |
| 11246  | Oak  | 6"   |
| 11248  | Oak  | 15"  |
| 11252  | Oak  | 12"  |
| 11253  | Palm | 10"  |
| 11254  | Oak  | 7"   |
| 11255  | Oak  | 11"  |
| 11256  | Palm | 7"   |
| 11257  | Oak  | 6"   |
| 11258  | Palm | 7"   |
| 11259  | Oak  | 7"   |
| 11260  | Oak  | 6"   |
| 11261  | Oak  | 7"   |
| 11263  | Oak  | 8"   |
| 11264  | Oak  | 8"   |
| 11265  | Oak  | 7"   |
| 11266  | Palm | 6"   |
| 11267  | Palm | 6"   |
| 11268  | Palm | 8"   |
| 11269  | Oak  | 6"   |
| 11270  | Pine | 10"  |
| 11271  | Oak  | 6"   |
| 11272  | Palm | 8"   |
| 11274  | Palm | 7"   |
| 11275  | Palm | 7"   |
| 11276  | Palm | 7"   |
| 11277  | Oak  | 6"   |
| 11278  | Palm | 6"   |
| 11279  | Palm | 6"   |
| 11280  | Palm | 7"   |
| 11281  | Oak  | 9"   |
| 11282  | Pine | 8"   |

| Tree # | Type    | Size        |
|--------|---------|-------------|
| 11284  | Oak     | 6"          |
| 11285  | Oak     | 9"          |
| 11287  | Oak     | 14"         |
| 11288  | Oak     | 10"         |
| 11289  | Oak     | 11"         |
| 11290  | Oak     | 9"          |
| 11291  | Oak     | 6"          |
| 11292  | Pine    | 9"          |
| 11296  | Oak     | 8"          |
| 11297  | Oak     | 6"          |
| 11298  | Palm    | 8"          |
| 11299  | Palm    | 8"          |
| 11300  | Palm    | 8"          |
| 11301  | Palm    | 8"          |
| 11302  | Palm    | 8"x8"       |
| 11303  | Palm    | 8"          |
| 11304  | Oak     | 6"          |
| 11306  | Oak     | 8"          |
| 11307  | Oak     | 6"          |
| 11308  | Oak     | 6"          |
| 11309  | Oak     | 9"          |
| 11312  | Oak     | 7"          |
| 11313  | Unknown | 10"         |
| 11314  | Oak     | 6"          |
| 11316  | Oak     | 6"          |
| 11317  | Oak     | 7"          |
| 11318  | Oak     | 8"          |
| 11319  | Oak     | 7"          |
| 11320  | Oak     | 9"          |
| 11322  | Oak     | 9"x4"       |
| 11324  | Oak     | 8"          |
| 11325  | Oak     | 6"          |
| 11328  | Oak     | 8"          |
| 11329  | Oak     | 6"          |
| 11330  | Oak     | 6"          |
| 11331  | Oak     | 6"          |
| 11332  | Oak     | 6"          |
| 11334  | Oak     | 9"x5"       |
| 11336  | Oak     | 7"          |
| 11340  | Oak     | 14"x13"x11" |
| 11341  | Oak     | 14"x13"     |
| 11343  | Oak     | 8"          |
| 11344  | Oak     | 13"         |
| 11346  | Oak     | 9"          |
| 11348  | Oak     | 12"         |
| 11350  | Oak     | 6"          |
| 11351  | Oak     | 8"          |
| 11352  | Oak     | 8"          |
| 11353  | Oak     | 12"         |
| 11354  | Oak     | 6"          |
| 11355  | Oak     | 8"          |
| 11356  | Oak     | 8"          |
| 11357  | Pine    | 10"         |
| 11358  | Pine    | 10"         |
| 11359  | Oak     | 8"          |
| 11360  | Palm    | 8"          |
| 11361  | Pine    | 10"         |
| 11362  | Palm    | 8"          |
| 11363  | Palm    | 8"          |
| 11366  | Palm    | 7"          |

| Tree # | Type    | Size          |
|--------|---------|---------------|
| 11367  | Palm    | 8"            |
| 11368  | Oak     | 10"           |
| 11369  | Oak     | 7"            |
| 11370  | Oak     | 13"           |
| 11399  | Oak     | 6"            |
| 11400  | Oak     | 9"            |
| 11401  | Palm    | 7"            |
| 11402  | Palm    | 7"            |
| 11404  | Palm    | 8"            |
| 11405  | Pine    | 12"           |
| 11407  | Pine    | 8"            |
| 11409  | Pine    | 9"            |
| 11410  | Pine    | 22"           |
| 11412  | Pine    | 7"            |
| 11413  | Pine    | 9"            |
| 11414  | Pine    | 11"           |
| 11415  | Pine    | 7"            |
| 11433  | Oak     | 6"            |
| 11443  | Oak     | 8"            |
| 11444  | Oak     | 9"            |
| 11445  | Oak     | 13"           |
| 11451  | Oak     | 13"           |
| 11453  | Oak     | 7"            |
| 11457  | Oak     | 12"           |
| 11458  | Oak     | 6"            |
| 11459  | Oak     | 10"           |
| 11465  | Pine    | 11"           |
| 11466  | Oak     | 6"            |
| 11467  | Oak     | 10"           |
| 11470  | Pine    | 16"           |
| 11471  | Pine    | 8"            |
| 11472  | Oak     | 15"           |
| 11473  | Pine    | 8"            |
| 11474  | Oak     | 15"X12"X9"X6" |
| 11476  | Oak     | 6"            |
| 11477  | Oak     | 8"            |
| 11478  | Oak     | 6"            |
| 11479  | Oak     | 6"            |
| 11480  | Oak     | 10"           |
| 11481  | Oak     | 12"           |
| 11482  | Oak     | 18"           |
| 11483  | Oak     | 10"           |
| 11485  | Oak     | 7"            |
| 11486  | Oak     | 7"            |
| 11487  | Oak     | 10"           |
| 11488  | Oak     | 7"            |
| 11489  | Oak     | 7"            |
| 11490  | Oak     | 6"            |
| 11491  | Pine    | 7"            |
| 11492  | Pine    | 13"           |
| 11493  | Pine    | 14"           |
| 11496  | Pine    | 10"           |
| 11497  | Pine    | 10"           |
| 11502  | Pine    | 18"           |
| 11504  | Unknown | 6"            |
| 11505  | Unknown | 8"            |
| 11507  | Unknown | 6"            |
| 11508  | Pine    | 23"           |
| 11512  | Pine    | 23"           |
| 11513  | Oak     | 8"            |

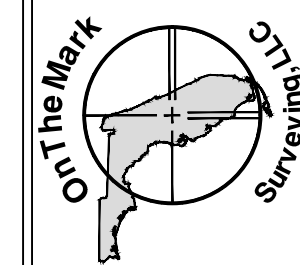
| Tree # | Type    | Size       |
|--------|---------|------------|
| 11514  | Unknown | 12"x7"-X4" |
| 11515  | Camphor | 10"        |
| 11516  | Pine    | 19"x16"    |
| 11518  | Unknown | 10"        |
| 11519  | Unknown | 7"         |
| 11524  | Palm    | 15"        |
| 11525  | Pine    | 12"        |
| 11526  | Pine    | 24"        |
| 11527  | Oak     | 6"         |
| 11528  | Pine    | 21"        |
| 11529  | Oak     | 6"         |
| 11530  | Pine    | 12"        |
| 11531  | Pine    | 18"        |
| 11532  | Pine    | 10"        |
| 11533  | Pine    | 11"        |
| 11535  | Pine    | 15"        |
| 11536  | Pine    | 12"        |
| 11537  | Pine    | 7"         |
| 11538  | Pine    | 11"        |
| 11539  | Pine    | 13"        |
| 11540  | Pine    | 9"         |
| 11558  | Oak     | 9"         |
| 11559  | Oak     | 12"        |
| 11576  | Oak     | 8"         |
| 11581  | Oak     | 8"         |
| 11582  | Pine    | 11"        |
| 11583  | Oak     | 7"         |
| 11588  | Oak     | 7"         |
| 11599  | Oak     | 6"         |
| 11599  | Oak     | 10"        |
| 11611  | Palm    | 15"        |
| 11612  | Palm    | 6"         |
| 11613  | Oak     | 6"         |
| 11614  | Oak     | 6"         |

| Date     | Revisions                           | No. |
|----------|-------------------------------------|-----|
| 07/30/22 | Boundary, Topographic & Tree Survey | 1   |
| 12/01/22 | Digital Signature                   | 2   |
| 04/19/23 | Certifications                      | 3   |
|          |                                     | 4   |
|          |                                     | 5   |
|          |                                     | 6   |

## Boundary, Topographic & Tree Survey

3667 A D Mims Road  
Ocoee, Florida

**On the Mark Surveying, LLC**  
**LB 7931**  
143 Meadow Boulevard  
Sanford, Florida 32771  
Phone: (321)626-6376  
Email: [OTMSurveying@gmail.com](mailto:OTMSurveying@gmail.com)



|                                    |
|------------------------------------|
| <b>Drawn by:</b><br>CAH            |
| <b>Checked by:</b><br>CAH          |
| <b>Project:</b><br>8667 AD MIMS RD |
| <b>Field Date:</b><br>07/27/22     |
| <b>Scale:</b><br>1"=50'            |
| <b>Sheet 3 of 3</b>                |



Serial Number  
23-02432W

# WEST ORANGE Times

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

COUNTY OF ORANGE

STATE OF FLORIDA

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

being a Notice of Public Hearing

in the matter of Public Hearing on July 11, 2023  
Covington Oaks

in the Court, was published in said newspaper by print in the

issues of 6/29/2023

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

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

**CITY OF OCOEE**  
**NOTICE OF PUBLIC HEARING TO CONSIDER THE**  
**COVINGTON OAKS**  
**PRELIMINARY SUBDIVISION PLAN**  
**CASE NUMBER: LS-2023-001**

NOTICE IS HEREBY GIVEN, pursuant to Article IV, Section 4-4G, of the City of Ocoee Land Development Code that on **TUESDAY, JULY 11, 2023, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Preliminary Subdivision Plan (PSP) for the Covington Oaks Subdivision. The property is located at 8667 A D Mims Road, assigned Parcel ID # 10-22-28-0000-00-004, and consists of approximately 9.94 acres and is located on the north side of A D Mims Road approximately 1,637.5 feet west of N. Apopka Vineland Road. The applicant proposes to develop a single-family detached residential subdivision consisting of seventeen (17) lots.

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

June 29, 2023

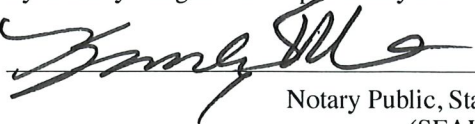
23-02432W

  
Lindsey Padgett

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

29th day of June, 2023 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida  
(SEAL)



Kimberly S. Martin  
Comm.:HH 282034  
Expires: July 25, 2026  
Notary Public - State of Florida





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

**STAFF REPORT**

Meeting Date: July 11, 2023  
Item #: 2

**Contact Name:** Anoch Whitfield, Zoning Manager  
**Subject:** 2121 Lauren Beth Ave. Flores Property - Annexation & Rezoning from Orange County A-1 to City of Ocoee R-1 (AX-05-23-05 & RZ-23-05-05) **Zoning Manager Whitfield**  
**Department Director:** Michael Rumer

**BACKGROUND SUMMARY:**

Owner/Applicant: Filiberto Flores Medina

General Location: The property is located in Commission District 4 - Commissioner Ages Hart, on the east side of Lauren Beth Avenue, beginning approximately 217 feet north of Nicole Boulevard.

Property Size and Parcel ID No.: The property contains approximately 0.97 acres and is assigned parcel identification number 04-22-28-0000-00-014.

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

| Current Future Land Use (FLU) Map Designation | Current Zoning District | Existing Land Use      | Overlays/Unique Features |
|-----------------------------------------------|-------------------------|------------------------|--------------------------|
| Low Density Residential (4 units per acre)    | County A-1              | Single Family Dwelling | N/A                      |

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

| Direction | Jurisdiction | FLUM Designation                      | Zoning District | Existing Land Use            |
|-----------|--------------|---------------------------------------|-----------------|------------------------------|
| North     | City         | Low Density Residential/ Conservation | PUD-LD          | Vacant, wooded with wetlands |
| South     | City         | Low Density Residential               | PUD-LD          | Vacant, wooded with wetlands |
| East      | City         | Low Density Residential               | PUD-LD          | Vacant, wooded with wetlands |
| West      | County       | Rural                                 | A-1             | Single Family Dwelling       |

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

| Proposed FLUM Designation | Proposed Zoning District | Proposed Use           | Proposed Development Standards |
|---------------------------|--------------------------|------------------------|--------------------------------|
| N/A (Site remains LDR)    | City R-1                 | Single Family Dwelling | Conventional R-1 standards     |

Consistency with Florida Statutes: With respect to the proposed annexation, Section 171.044, Florida Statutes



(F.S.), grants municipalities the authority to annex contiguous, compact, non-circuitous territory so long as it does not create an enclave. The subject property is bordered on the north, east and south by the City's jurisdictional limits and, as such, is contiguous to the City, and the annexation does not create an enclave. Instead, since this parcel is an enclave by itself, the annexation eliminates an enclave and furthers the City's efforts to reduce existing enclaves within the city limits.

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

Consistency with Adopted Comprehensive Plan: The annexation is consistent with Future Land Use Element (FLUE) Policy 2.5, which requires the City to consider requests for voluntary annexation when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's Comprehensive Plan, the JPA Agreement, and the City's Annexation Policy. The proposed R-1 zoning classification is consistent with FLUE Policy 1.15, which stipulates that the City may assign an initial zoning after annexation in a manner that is consistent with both the Future Land Use Map and the JPA Agreement.

Access: Access will continue to be via Lauren Beth Avenue.

Utilities: The property owner has requested water service from the City. The Utilities Department has indicated that City water service will become available upon the completion of construction of the Reserve at Lake Meadow development, which surrounds this parcel. Sewer service is not available at this time.

Transportation: No issues are anticipated as the property is entitled to have one (1) single family dwelling.

Stormwater: N/A

Schools: N/A

Public Safety: Fire service is available within 1.9 miles of the property and can be provided within a five (5) minute response time at a 750 gpm water flow. Police service is available within 5.6 miles (Policy Patrol Zone 55) within a 14-minute response time for non-emergency services.

An Annexation Feasibility & Public Facilities Analysis Report was completed for this property. See attached document for complete report.

#### **ISSUE:**

Should the Planning and Zoning Commission, acting as the Local Planning Agency, recommend approval of proposed ordinances for the Annexation and Rezoning from Orange County A-1 (Citrus Rural District) to City of Ocoee R-1 (Single Family Dwelling District) of the Flores Property located at 2121 Lauren Beth Avenue, assigned parcel ID number 04-22-28-0000-00-014?

#### **RECOMMENDATIONS:**

##### **Development Review Committee**

The Development Review Committee (DRC) considered the request for annexation and rezoning for the Flores Property, located at 2121 Lauren Beth Avenue and assigned parcel ID number 04-22-28-0000-00-014, at its Thursday, June 29, 2023 meeting and, identifying no issues, made a recommendation of approval.

##### **Staff Recommendation**

Staff recommends that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend approval of proposed ordinances for the Annexation and Rezoning from Orange County A-1 (Citrus Rural District) to City of Ocoee R-1 (Single Family Dwelling District) of the Flores Property located at 2121 Lauren Beth Avenue, assigned parcel ID number 04-22-28-0000-00-014.

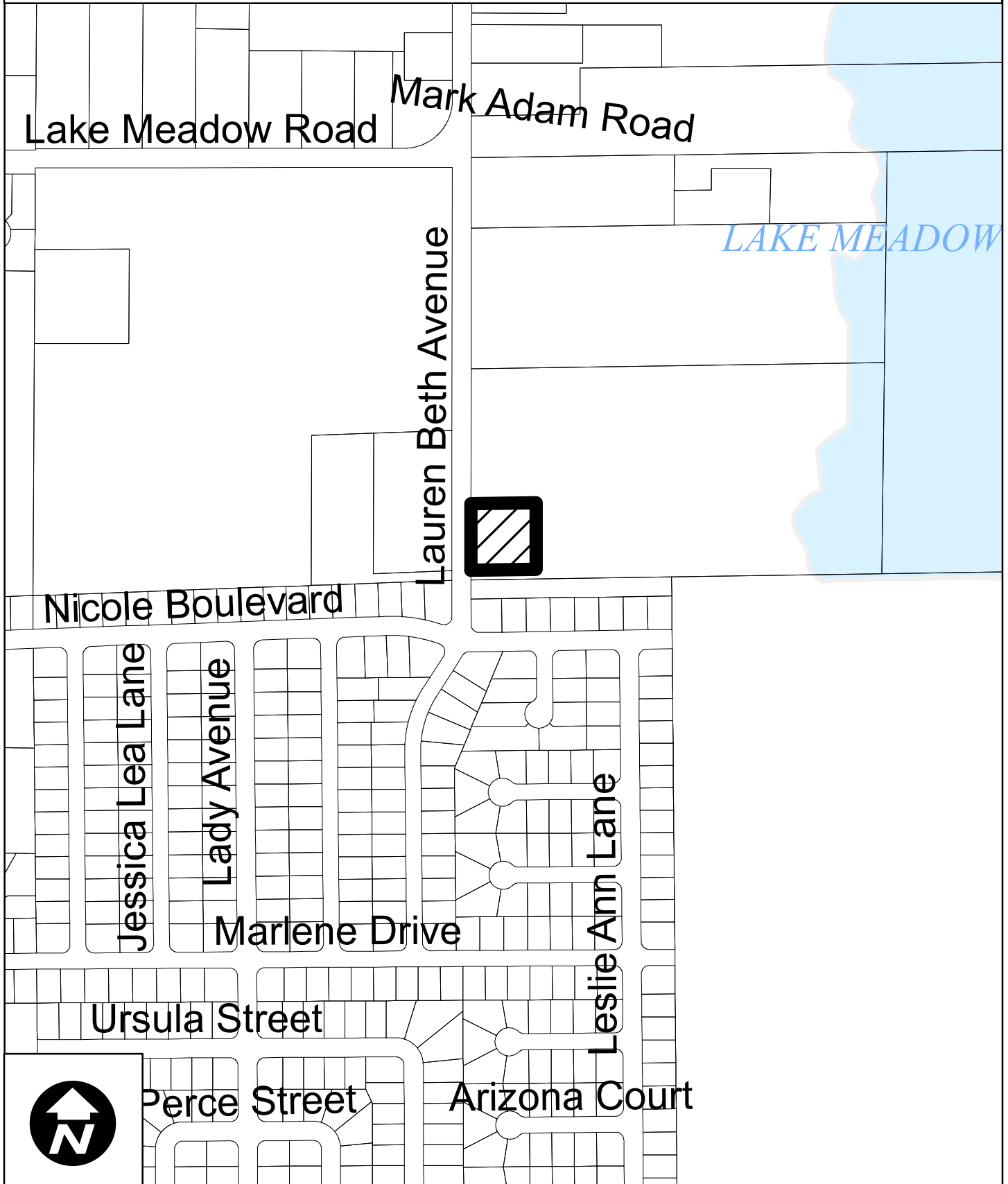


**ATTACHMENTS:**

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



# 2121 Lauren Beth Avenue Annexation/Rezoning Location Map





# 2121 Lauren Beth Avenue Annexation/Rezoning Aerial Map





# 2121 Lauren Beth Avenue Annexation/Rezoning Surrounding Future Land Use Map



OCOEE  
florida  
Development Services  
Department

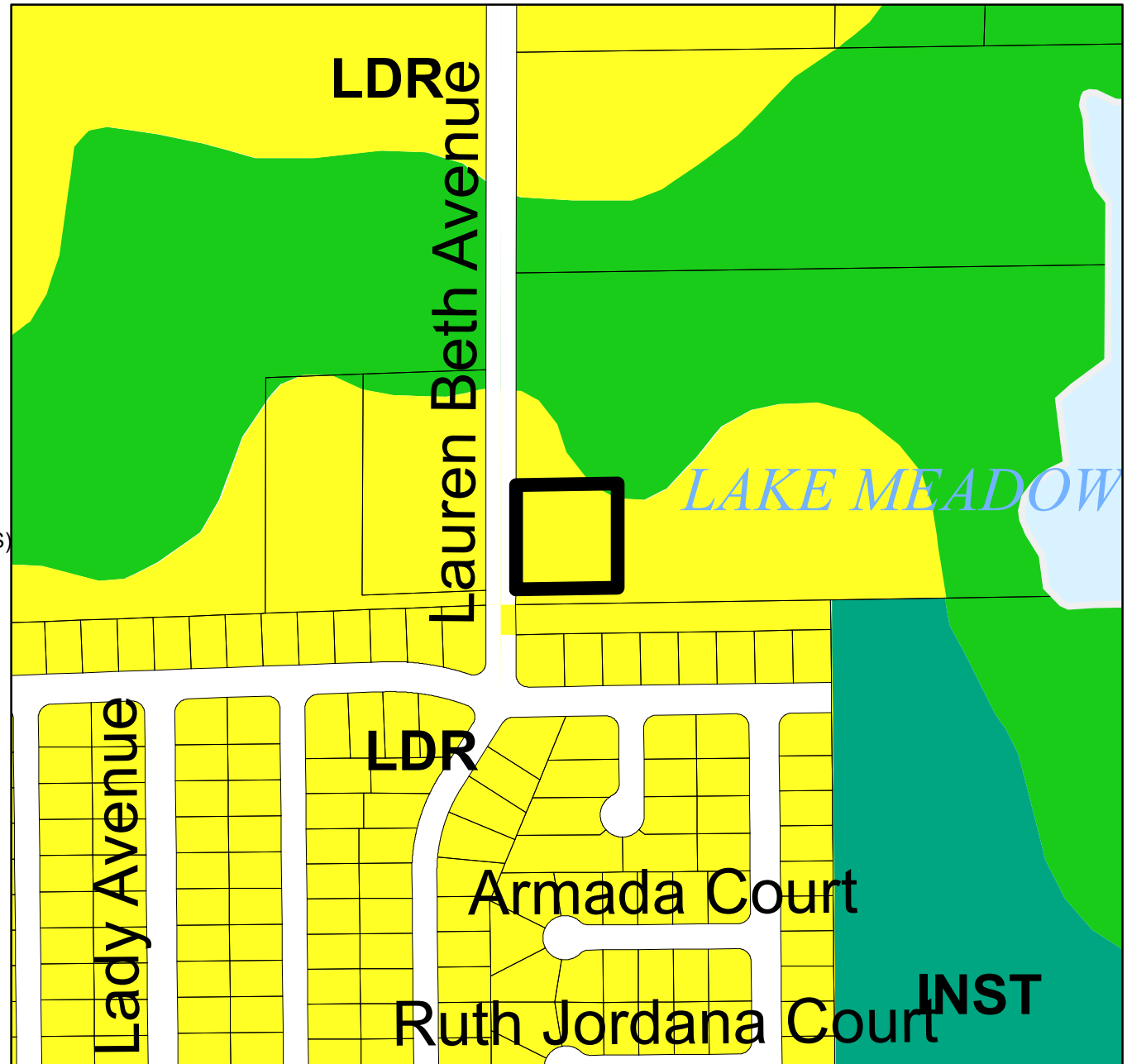
0 75 150 300  
Feet

Created: month year

 Subject Property

Future Land Use Classification:

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





# 2121 Lauren Beth Avenue Annexation/Rezoning Surrounding Zoning Map



Development Services  
Department

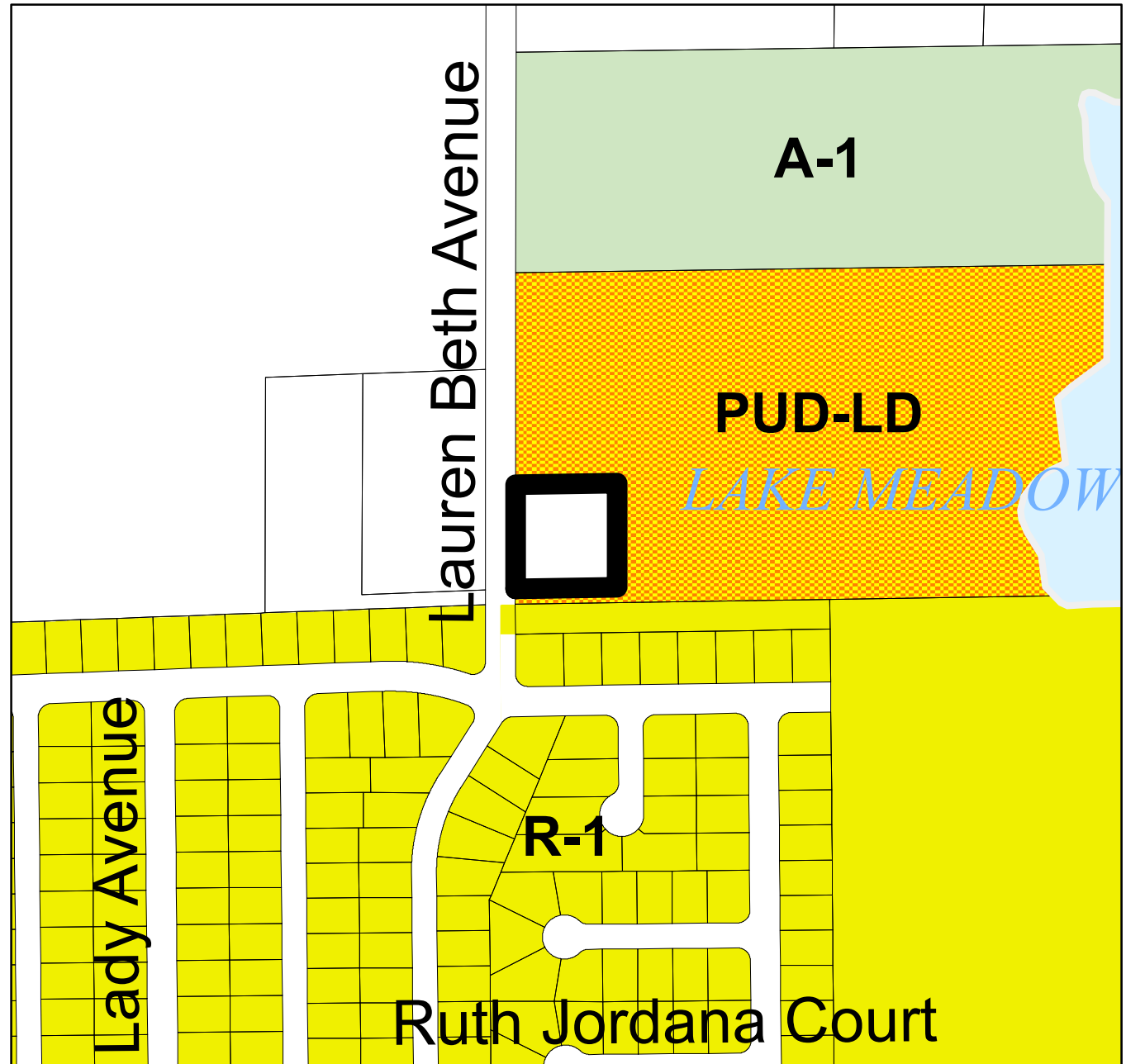
0 75 150 300  
Feet

Created: month year

 Subject Property

## Zoning Classification:

-  General Agricultural (A-1)
-  Suburban (A-2)
-  Single-Family Dwelling (R-1AAA)
-  Single-Family Dwelling (R-1AA)
-  Single-Family Dwelling (R-1A)
-  Single-Family Dwelling (R-1)
-  One- & Two-Family Dwelling (R-2)
-  Multiple-Family Dwelling (R-3)
-  Mobile Home Subdivision (RT-1)
-  Professional Offices & Services (P-S)
-  Neighborhood Shopping (C-1)
-  Community Commercial (C-2)
-  General Commercial (C-3)
-  Restricted Manufacturing & Warehousing (I-1)
-  General Industrial (I-2)
-  Commercial (PUD)
-  Low Density (PUD)
-  Medium Density (PUD)
-  High Density (PUD)
-  Public Use (PUD)
-  Unclassified





# CITY OF OCOEE

## ANNEXATION FEASIBILITY ANALYSIS

**CASE NUMBER:** AX-05-23-05 & RZ-23-05-05

**APPLICANT NAME:** Filiberto Flores Medina

**PROJECT NAME:** 2121 LAUREN BETH AVENUE – FLORES PROPERTY

This form is used to evaluate annexation requests to determine the feasibility of providing urban services to individual properties. Each department's findings are summarized below.

|                                         |                                                                                                                                       |                                 |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>I. PLANNING DEPARTMENT</b>           |                                                                                                                                       | Anoch Whitfield, Zoning Manager |
| <b>A. Applicant/Owner</b>               |                                                                                                                                       |                                 |
| 1. Owner (if different from Applicant): | Filiberto Flores Medina                                                                                                               |                                 |
| <b>B. Property Location</b>             |                                                                                                                                       |                                 |
| 1. General Location:                    | The property is generally located on the east side of Lauren Beth Avenue, beginning approximately 217 feet north of Nicoel Boulevard. |                                 |
| 2. Parcel Identification Number:        | 04-22-28-0000-00-014                                                                                                                  |                                 |
| 3. Street Addresses:                    | 413 Whittier Avenue                                                                                                                   |                                 |
| 4. Size and Number of Parcels:          | 0.97 acres (1 parcel)                                                                                                                 |                                 |
| <b>C. Use Characteristics</b>           |                                                                                                                                       |                                 |
| 1. Existing Use:                        | Single-family dwelling                                                                                                                |                                 |
| 2. Proposed use:                        | Single-family dwelling                                                                                                                |                                 |
| 3. Density / Intensity:                 |                                                                                                                                       |                                 |
| 4. Projected Population:                | N/A                                                                                                                                   |                                 |
| <b>D. Zoning and Land Use</b>           |                                                                                                                                       |                                 |
| 1. Orange County Future Land Use:       | Low Density Residential                                                                                                               |                                 |
| 2. Orange County Zoning:                | A-1                                                                                                                                   |                                 |
| 3. Existing Ocoee Future Land Use:      | Low Density Residential per JPA FLUM                                                                                                  |                                 |
| 4. Proposed Ocoee Zoning:               | R-1                                                                                                                                   |                                 |
| <b>E. Consistency</b>                   |                                                                                                                                       |                                 |
| 1. Joint Planning Area:                 | Yes                                                                                                                                   |                                 |
| 2. Comprehensive Plan:                  | Yes                                                                                                                                   |                                 |
| <b>II. FIRE DEPARTMENT</b>              |                                                                                                                                       |                                 |
| 1. Estimated Response Time:             | Less than 5 min                                                                                                                       |                                 |
| 2. Distance to Property:                | 1.9 miles                                                                                                                             |                                 |
| 3. Fire Flow Requirements:              | 750 gpm                                                                                                                               |                                 |
| <b>III. POLICE DEPARTMENT</b>           |                                                                                                                                       |                                 |
| 1. Police Patrol Zone / Grid / Area:    | 55                                                                                                                                    |                                 |
| 2. Estimated Response Time:             | 4 minutes and 4 seconds (emergency)                                                                                                   |                                 |
| 3. Distance to Property:                | 5.6                                                                                                                                   |                                 |
| 3. Average Travel Time                  | 14 minutes (non-emergency)                                                                                                            |                                 |



| IV. ECONOMIC VALUE                  |                                       | Anoch Whitfield, Zoning Manager |
|-------------------------------------|---------------------------------------|---------------------------------|
| 1. Property Appraiser Market Value: | \$86,159 (as improved land in County) |                                 |
| 2. Property Appraiser Taxable Value | \$63,139 (as improved land in County) |                                 |
| 3. Estimated City Ad Valorem Taxes: | TBD                                   |                                 |
| 4. Anticipated Licenses & Permits:  | TBD                                   |                                 |
| 5. Potential Impact Fees:           | TBD                                   |                                 |
| 6. Total Project Revenues:          | TBD                                   |                                 |

| V. PUBLIC WORKS DEPARTMENT          |    |
|-------------------------------------|----|
| 1. Within the 100-year Flood Plain: | No |

| VI. UTILITIES                               |                                                                                                                                                                 | Jennifer Bolling, Engineering Manager |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| A. Potable Water                            |                                                                                                                                                                 |                                       |
| 1. In Ocoee Service Area:                   | Water service for 2121 Lauren Beth Ave is not currently available but will be available upon completion of construction for the Reserve at Lake Meadow project. |                                       |
| 2. City Capable of Serving Area:            |                                                                                                                                                                 |                                       |
| 3. Extension Needed:                        |                                                                                                                                                                 |                                       |
| 4. Location and Size of Nearest Water Main: |                                                                                                                                                                 |                                       |

|                                             |                                              |
|---------------------------------------------|----------------------------------------------|
| B. Sanitary Sewer                           |                                              |
| 1. In Ocoee Service Area:                   | Sewer service is not available at this time. |
| 2. City Capable of Serving Area:            |                                              |
| 3. Extension Needed:                        |                                              |
| 4. Location and Size of Nearest Force Main: |                                              |
| 5. Annexation Agreement Needed:             |                                              |

|                                 |  |
|---------------------------------|--|
| C. Other                        |  |
| 1. Utility Easement Needed:     |  |
| 2. Private Lift Station Needed: |  |
| 3. Well Protection Area Needed: |  |

| VII. TRANSPORTATION       |                          | Anoch Whitfield, Zoning Manager |
|---------------------------|--------------------------|---------------------------------|
| 1. Paved Access:          | Yes – Lauren Beth Avenue |                                 |
| 2. ROW Dedication:        | No                       |                                 |
| 3. Traffic Study:         | No                       |                                 |
| 4. Traffic Analysis Zone: |                          |                                 |

| VIII. PRELIMINARY CONCURRENCY EVALUATION |                                                   |
|------------------------------------------|---------------------------------------------------|
| A. Transportation:                       | N/A                                               |
| B. Parks / Recreation:                   | N/A                                               |
| C. Water / Sewer:                        | N/A                                               |
| D. Stormwater:                           | N/A                                               |
| E. Solid Waste:                          | N/A                                               |
| F. Impact Fees:                          | N/A (Site currently has a single family dwelling) |

|                          |                 |
|--------------------------|-----------------|
| IX. SITE SPECIFIC ISSUES | All Departments |
|--------------------------|-----------------|

|                                                  |                                 |
|--------------------------------------------------|---------------------------------|
| X. CONSISTENCY WITH STATE ANNEXATION REGULATIONS | Anoch Whitfield, Zoning Manager |
|--------------------------------------------------|---------------------------------|



**ORDINANCE NO. 2023-  
(Annexation Ordinance for 2121 Lauren Beth Avenue –  
Flores Property)**

**TAX PARCEL ID: 04-22-28-0000-00-014**

**CASE NO. AX-05-23-05: 2121 Lauren Beth Avenue – Flores Property Annexation**

**AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF OCOEE, FLORIDA, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.97 ACRES LOCATED ON THE EAST SIDE OF LAUREN BETH AVENUE, BEGINNING APPROXIMATELY 217 FEET NORTH OF NICOLE BOULEVARD, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; FINDING SAID ANNEXATION TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN, THE OCOEE CITY CODE AND THE JOINT PLANNING AREA AGREEMENT; PROVIDING FOR AND AUTHORIZING THE UPDATE OF OFFICIAL CITY MAPS; PROVIDING DIRECTION TO THE CITY CLERK; PROVIDING FOR SEVERABILITY; REPEALING INCONSISTENT ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Section 171.044, Florida Statutes, the owner of certain real property located in unincorporated Orange County, Florida, as hereinafter described, has petitioned the City Commission of the City of Ocoee, Florida (the “Ocoee City Commission”) to annex approximately 0.97 acres of property, as more particularly described in **Exhibit “A”** attached hereto, into the corporate limits of the City of Ocoee, Florida; and

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

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

**WHEREAS**, on July 11, 2023, the Planning and Zoning Commission of the City of Ocoee, Florida, reviewed the proposed annexation and found it to be consistent with the Ocoee Comprehensive Plan, to comply with all applicable requirements of the Ocoee City Code, and to be in the best interest of the City of Ocoee and has recommended to the Ocoee City Commission that it approve said annexation petition; and

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

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

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

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

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

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

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

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

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

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

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

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

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



**Section 10. CONFLICTING ORDINANCES.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**APPROVED:**

**ATTEST:**

**CITY OF OCOEE, FLORIDA**

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

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

(SEAL)

FOR USE AND RELIANCE ONLY BY THE  
CITY OF OCOEE, FLORIDA APPROVED AS  
TO FORM AND LEGALITY THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2023

ADVERTISED \_\_\_\_\_ AND \_\_\_\_\_  
READ FIRST TIME \_\_\_\_\_, 2023  
READ SECOND TIME AND ADOPTED  
\_\_\_\_\_, 2023, UNDER AGENDA  
ITEM NO. \_\_\_\_\_

SHUFFIELD, LOWMAN & WILSON, P.A.

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

**EXHIBIT "A"**

LEGAL DESCRIPTION

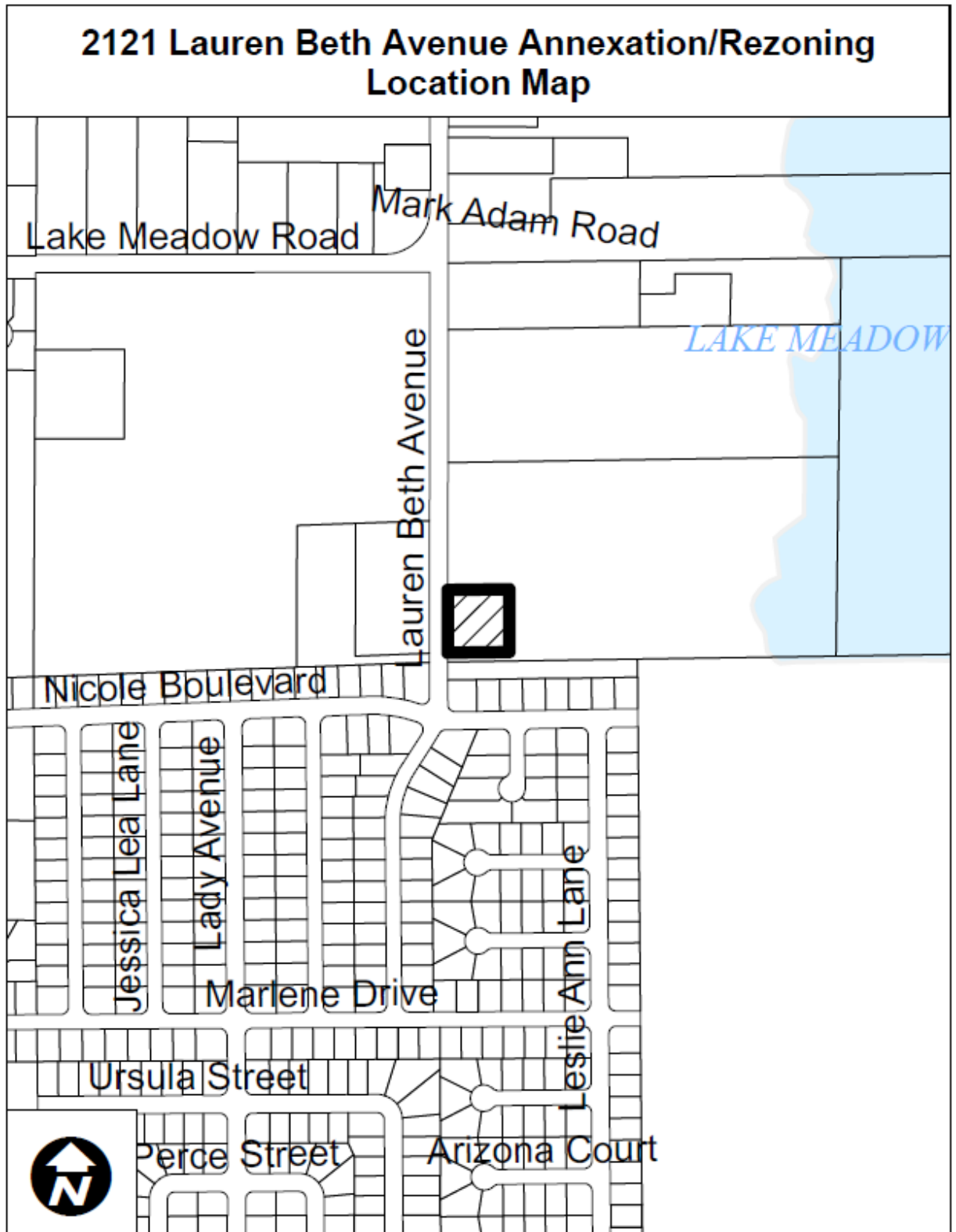
PARCEL ID NO.: 04-22-28-0000-00-014

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ , THEN GO EAST 233.5 FEET, THEN NORTH 238.5 FEET, THENCE WEST 233.5 FEET, THENCE SOUTH 238.5 FEET TO THE POINT OF BEGINNING IN SEC 04-22-28, LESS ROADS AND LESS THE SOUTH 30 FEET THEREOF, ALL LYING AND BEING IN SECTION 04, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.



**EXHIBIT "B"**

**LOCATION MAP**



**ORDINANCE NO. 2023-  
(Rezoning Ordinance for 2121 Lauren Beth Avenue  
– Flores Property)**

**TAX PARCEL ID: 04-22-28-0000-00-014**

**CASE NO. RZ-23-05-05: 2121 Lauren Beth Avenue – Flores Rezoning**

**AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM ORANGE COUNTY A-1 (CITRUS RURAL DISTRICT) TO CITY OF OCOEE R-1 (SINGLE FAMILY DWELLING DISTRICT) ON CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.97 ACRES LOCATED ON THE EAST SIDE OF LAUREN BETH AVENUE, BEGINNING APPROXIMATELY 217 FEET NORTH OF NICOLE BOULEVARD, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; FINDING SUCH ZONING TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY ZONING MAP; REPEALING INCONSISTENT ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Applicant seeks to rezone certain real property containing approximately 0.97 acres, more particularly described in Exhibit “A” attached hereto and by this reference made a part hereof, from Orange County A-1 to City of Ocoee R-1; and

**WHEREAS**, pursuant to Section 5-9(B), Article V of the Land Development Code of the City of Ocoee, Florida (the “Ocoee City Code”), the City Development Services Director has reviewed said Rezoning application and determined that the Rezoning is consistent with the City of Ocoee Comprehensive Plan as set forth in Ordinance No. 91-28, adopted September 18, 1991, as amended (the “Ocoee Comprehensive Plan”); and

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

**WHEREAS**, on July 11, 2023, the Planning and Zoning Commission held a public hearing and reviewed said Rezoning application for consistency with the Ocoee Comprehensive Plan and determined that the Rezoning is consistent with the Ocoee Comprehensive Plan and is in the best interest of the City, and recommended to the Ocoee City Commission that the zoning classification of said real property be rezoned as requested by the Applicant and that the Ocoee City Commission



find the Rezoning requested by the Applicant to be consistent with the Ocoee Comprehensive Plan; and

**WHEREAS**, on August 15, 2023, the Ocoee City Commission held a de novo advertised public hearing with respect to the proposed Rezoning of said real property and determined that the Rezoning is consistent with the Ocoee Comprehensive Plan; and

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

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

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

**SECTION 2. REZONING.** The zoning classification, as defined in the Ocoee City Code, of the Property described in **Exhibit “A”** containing approximately 0.97 acres located within the corporate limits of the City of Ocoee, Florida, is hereby changed from Orange County A-1 to City of Ocoee R-1. A map of said land herein described, which clearly shows the area of the Rezoning, is attached hereto as **Exhibit “B”** and by this reference is made a part hereof.

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

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

**SECTION 5. CONFLICTING ORDINANCES.** All ordinances or parts of ordinances in conflict herewith are hereby repealed and rescinded.

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

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

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**ATTEST:**

**APPROVED:  
CITY OF OCOEE, FLORIDA**

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

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

(SEAL)

ADVERTISED \_\_\_\_\_, 2023  
READ FIRST TIME \_\_\_\_\_, 2023.  
READ SECOND TIME AND ADOPTED  
\_\_\_\_\_, 2023.  
UNDER AGENDA ITEM NO. \_\_\_\_\_

FOR USE AND RELIANCE ONLY BY THE  
CITY OF OCOEE, FLORIDA; APPROVED AS  
TO FORM AND LEGALITY  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

SHUFFIELD LOWMAN & WILSON, P.A.

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



**EXHIBIT "A"**

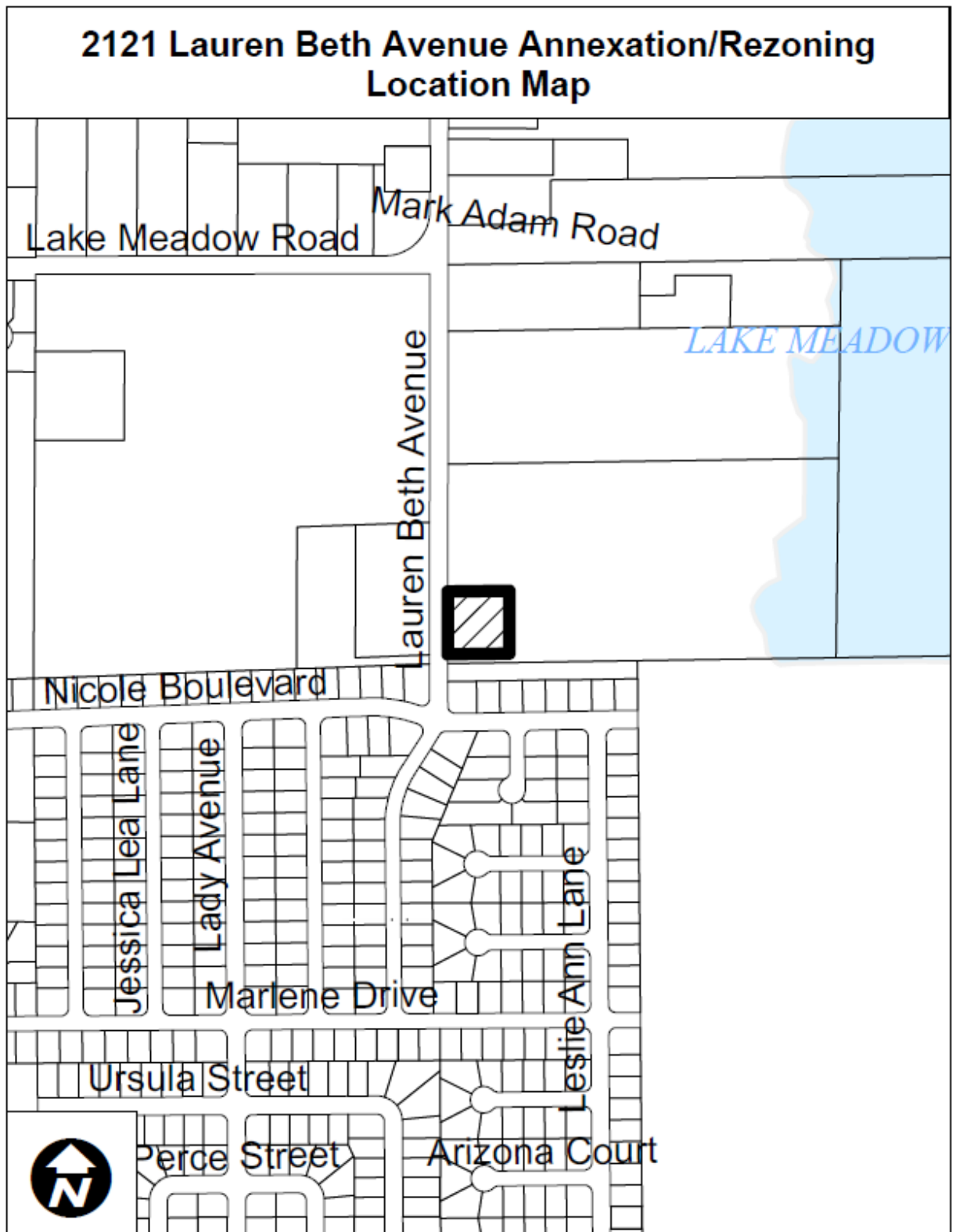
LEGAL DESCRIPTION

PARCEL ID NO.: 04-22-28-0000-00-014

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ , THEN GO EAST 233.5 FEET, THEN NORTH 238.5 FEET, THENCE WEST 233.5 FEET, THENCE SOUTH 238.5 FEET TO THE POINT OF BEGINNING IN SEC 04-22-28, LESS ROADS AND LESS THE SOUTH 30 FEET THEREOF, ALL LYING AND BEING IN SECTION 04, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

**EXHIBIT "B"**

**LOCATION MAP**





Serial Number  
23-02431W

# WEST ORANGE Times

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

COUNTY OF ORANGE

STATE OF FLORIDA

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

being a Notice of Public Hearing

in the matter of Public Hearing on July 11, 2023  
2121 Lauren Beth Ave

in the Court, was published in said newspaper by print in the

issues of 6/29/2023

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

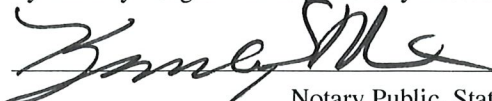
\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

  
Lindsey Padgett

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

29th day of June, 2023 A.D.

by Lindsey Padgett who is personally known to me.

  
Notary Public, State of Florida  
(SEAL)



Kimberly S. Martin  
Comm.: HH 282034  
Expires: July 25, 2026  
Notary Public - State of Florida

**CITY OF OCOEE**  
**NOTICE OF PUBLIC HEARING TO CONSIDER THE**  
**2121 LAUREN BETH AVENUE - FLORES PROPERTY**  
**ANNEXATION AND REZONING FROM ORANGE COUNTY A-1**  
**TO CITY OF OCOEE R-1**

**CASE NUMBER: AX-05-23-05 & RZ-23-05-05**

**NOTICE IS HEREBY GIVEN**, pursuant to Article I, Sections 1-9 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on **TUESDAY, JULY 11, 2023, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Annexation and Rezoning for the 2121 Lauren Beth Avenue - Flores Property. The property is assigned Parcel ID # 04-22-28-0000-00-014 and consists of approximately 0.97 acres. The property is located on the east side of Lauren Beth Avenue, beginning approximately 217 feet north of Nicole Boulevard. The property is currently developed with a single family residential dwelling.

If the applicant's request is approved, the annexation would incorporate the property into the City of Ocoee, and rezoning will amend the zoning classification of the subject property from Orange County A-1 (Citrus Rural District) to City of Ocoee R-1 (Single Family Residential District).

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

June 29, 2023

23-02431W



## July 2023 Development Services New Development Update

The following information is respectfully submitted to the Honorable Mayor and City Commission in order to provide general information about public and private development in the City of Ocoee. Please feel free to contact City Planner Rumer at ext. 1018 for additional information or questions.

| District 1– Scott R. Kennedy                                                                                                                                                                                                                 |                                                                                                                       |                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name & General Location                                                                                                                                                                                                              | Project Description                                                                                                   | Status                                                                                                                                                                                                              |
| <b>7-ELEVEN</b><br>2308 Ocoee Apopka Road<br>Parcel # 06-22-28-9243-04-000<br>2.12 acres<br>Commission District 1 – Scott R. Kennedy                                                                                                         | Small Scale Site Plan for a 4,650 SF Convenience Store and Fuel Station                                               | <ul style="list-style-type: none"> <li>2<sup>nd</sup> Review Comments sent on April 24, 2023</li> <li>Awaiting resubmittal for 3<sup>rd</sup> Review</li> </ul>                                                     |
| <b>COMMERCE 429 FKA BELTWAY 429 FKA PROGRESS COMMERCE PARK</b><br>1290 Ocoee Apopka Road<br>Parcel # 07-22-28-0000-026<br>24.95 acres<br>Pine St<br>Parcel # 07-22-28-0000-00-096<br>13.01 acres<br>Commission District 1 – Scott R. Kennedy | Large Scale Final Site Plan for up to 480,500 SF of Light Industrial/Warehouse uses located within six (6) buildings. | Under Construction                                                                                                             |
| <b>MAGNOLIA RESERVE TOWNHOMES</b><br>2199 West Road<br>Parcel # 05-22-28-0000-00-029<br>5.08 acres<br>Commission District 1 – Scott R. Kennedy                                                                                               | Large Scale Final Subdivision Plan is proposing a 48-unit two-story Townhome with a minimum living area of 1,500 SF   | <ul style="list-style-type: none"> <li>2<sup>nd</sup> Review comments sent April 19, 2023</li> </ul> Awaiting submittal for 3 <sup>rd</sup> review                                                                  |
| <b>MIXED-USE @ FULLERS CROSS RD &amp; OCOEE APOPKA RD</b><br>Fullers Cross Road<br>Parcel # 06-22-28-0000-00-056<br>17.96 acres<br>Commission District 1 – Scott R. Kennedy                                                                  | Large Scale Preliminary Site Plan for mixed-use consisting of Apartments and Commercial                               | <ul style="list-style-type: none"> <li><b>Planning &amp; Zoning Meeting:</b> July 12, 2022</li> <li><b>City Commission Meeting:</b> <u>TBD</u></li> <li>1<sup>st</sup> Review comments sent May 11, 2022</li> </ul> |



|                                                                                                                                                                                                          |                                                                                                                                                                                      |                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>OCOE CROWN POINT<br/>MIXED USE DEVELOPMENT</b><br>2012 Ocoee Apopka Road<br>Parcel # 06-22-28-0000-00-005<br>Parcel # 06-22-22-0000-00-082<br>16.19 acres<br>Commission District 1 – Scott R. Kennedy | Large Scale Preliminary Site Plan for mixed-use consisting of Multifamily and Retail                                                                                                 | <ul style="list-style-type: none"> <li>2<sup>nd</sup> Review comments sent April 20, 2023</li> <li>Awaiting 3<sup>rd</sup> submittal</li> </ul>                  |
| <b>OCOE VILLAGE CENTER<br/>ALLURE</b><br>Clarcona Ocoee Road<br>Parcel # 05-22-28-0000-00-040<br>15.63 acres<br>Commission District 1 Scott R. Kennedy                                                   | Large Scale Preliminary/Final Subdivision Plan for 320 Unit Apartments, four (4) – 101,000 SF, four-story Residential Buildings and one (1) – 10,000 SF, single-story Pool/Clubhouse | Under Construction                                                            |
| <b>OCOE VILLAGE CENTER<br/>SOUTHEAST COMMERCIAL</b><br>10711 N Lakewood Ave<br>Parcel # 05-22-28-0000-00-004<br>4.7 acres<br>Commission District 1 Scott R. Kennedy                                      | Preliminary/Final Subdivision Plan for a 4,650 SF Gas Station/Convenience Store, a 14,000 SF Retail/Restaurant Building, and a 4000 SF Quick Service Restaurant                      | Under Construction                                                            |
| <b>OCOE VILLAGE CENTER<br/>TOWNHOMES</b><br>10711 N Lakewood Ave<br>Parcel # 05-22-28-0000-00-004<br>34.48 acres<br>Commission District 1 – Scott R. Kennedy                                             | Large Scale Preliminary/Final Subdivision Plan for 232 – 2 story Townhome units                                                                                                      | Under Construction                                                            |
| <b>OCOE VILLAGE CENTER<br/>TOWNHOMES</b><br>10711 N Lakewood Ave<br>Parcel # 05-22-28-0000-00-004<br>34.48 acres<br>Commission District 1 – Scott R. Kennedy                                             | Plat for 232 – 2 story Townhome units                                                                                                                                                | Plat Recorded December 14, 2022                                                                                                                                  |
| <b>District 2 – Rosemary Wilsen</b>                                                                                                                                                                      |                                                                                                                                                                                      |                                                                                                                                                                  |
| <b>Project Name &amp; General Location</b>                                                                                                                                                               | <b>Project Description</b>                                                                                                                                                           | <b>Status</b>                                                                                                                                                    |
| <b>626 SOUTH BLUFORD AVE.<br/>WAREHOUSE AND OFFICE</b><br>606 South Bluford Ave.<br>Parcel # 17-22-28-6144-04-402<br>1.1 acres<br>Commission District 2 – Rosemary Wilsen                                | Small Scale Site Plan, 10,000 SF Building                                                                                                                                            | Under Construction                                                          |
| <b>CITY CENTER WEST<br/>ORANGE, PARCEL 1,<br/>PHASE IV, LOT 4A</b><br>251 Main Street<br>Parcel # 20-22-28-0000-00-015<br>11.92 acres<br>Commission District 2 – Rosemary Wilsen                         | Small Scale Site Plan, two-story 20,000 SF office/retail building                                                                                                                    | <ul style="list-style-type: none"> <li>2<sup>nd</sup> Review Comments sent on June 18th, 2019</li> <li>Awaiting resubmittal for 3<sup>rd</sup> Review</li> </ul> |

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| <b>DARREN CENTER</b><br>9961 W Colonial Drive<br>Parcel # 21-22-28-0000-00-012<br>7.06 acres<br>Commission District 2 – Rosemary Wilsen        | Small Scale Site Plan<br>18,302 SF Medical & Professional Office                                    | Under Construction                                                                                                       |
| <b>HEARTLAND DENTAL</b><br>1100 Blackwood Avenue<br>Parcel # 20-22-28-0742-02-000<br>1.96 acres<br>Commission District 2 – Rosemary Wilsen     | Small Scale Site Plan for a 5,984 SF Dental Office Building                                         | Under Construction                                                                                                       |
| <b>HUDSON FURNITURE</b><br>10401 W. Colonial Dr.<br>Parcel # 20-22-28-4238-00-030<br>Commission District 2 – Rosemary Wilsen                   | Small Scale Site Plan to add an additional 13,866 SF to the existing 15,615 SF Building             | Approved for Construction                                                                                                                                                                                   |
| <b>OCOEE OAKS JOINT VENTURE</b><br>201 S. Clark Rd.<br>Parcel # 21-22-28-0000-00-027<br>12.59 acres<br>Commission District 2 – Rosemary Wilsen | Preliminary Subdivision Plan                                                                        | <ul style="list-style-type: none"> <li>Under first review</li> </ul>                                                                                                                                        |
| <b>OCOEE OAKS UMC</b><br>201 S. Clark Rd.<br>Parcel # 21-22-28-0000-00-027<br>12.59 acres<br>Commission District 2 – Rosemary Wilsen           | Special Exception was requested to allow a monopine style communication tower on a parcel zoned A-1 | <ul style="list-style-type: none"> <li>Approved at the City Commission Meeting: January 17, 2023</li> </ul>                                                                                                 |
| <b>OCOEE OAKS UMC</b><br>201 S. Clark Rd.<br>Parcel # 21-22-28-0000-00-027<br>12.59 acres<br>Commission District 2 – Rosemary Wilsen           | Small Scale Site Plan for a 135-foot communication tower                                            | <ul style="list-style-type: none"> <li>Approved for Construction</li> </ul>                                                                                                                                 |
| <b>OCOEE TOWN SHOPS</b><br>9729 W. Colonial Dr.<br>Parcel # 21-22-28-0000-00-070<br>3.39 acres<br>Commission District 2 – Rosemary Wilsen      | Small Scale Site Plan                                                                               | <ul style="list-style-type: none"> <li>Under 1<sup>st</sup> Review</li> </ul>                                                                                                                               |
| <b>O'REILLY'S OCOEE</b><br>1891 E. Silver Star Road<br>Parcel # 16-2-28-8049-00-003<br>5.06 acres<br>Commission District 2 – Rosemary Wilsen   | Small Scale Site Plan for a 7,453 SF O'Reillys Auto Parts store                                     | <ul style="list-style-type: none"> <li>Approved for construction</li> <li>Pending Pre-Construction Meeting</li> </ul>                                                                                       |
| <b>O'REILLY'S OCOEE</b><br>1891 E. Silver Star Road<br>Parcel # 16-2-28-8049-00-003<br>5.06 acres<br>Commission District 2 – Rosemary Wilsen   | Plat                                                                                                | <ul style="list-style-type: none"> <li><b>City Commission Meeting (Consent Item):</b> TBD</li> <li>4<sup>th</sup> review comment sent on September 20<sup>th</sup></li> <li>Awaiting resubmittal</li> </ul> |



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| <b>SIRI OFFICE BUILDING</b><br>3872 Old Winter Garden Road<br>Parcel # 28-22-28-0000-00-019<br>1.25 acres<br>Commission District 2 – Rosemary Wilsen                                                                         | Small Scale Site Plan for 28,000 SF Office Building                                                | Approved for Construction                                                                                                                                                                              |
| <b>WENDYLYN'S BEAUTY SALON, FKA 54 REWIS STREET</b><br>54 Rewis Street<br>Parcel # 18-22-28-7900-05-051<br>0.25 acres<br>Commission District 2 – Rosemary Wilsen                                                             | Small Scale Site Plan for a 1275 SF Building, Mixed-use of Beauty Salon, and Residence             | <ul style="list-style-type: none"> <li>• <b>APPROVED</b> for construction</li> <li>• Pending Pre-Construction Meeting</li> </ul>                                                                       |
| <b>WEST OAKS SELF-STORAGE AND OFFICE / SHOPPES AT WEST OAKS PD</b><br>9000 W. Colonial Drive<br>Parcel # 27-22-28-8005-00-040<br>4.1 acres<br>Commission District 2 – Rosemary Wilsen                                        | Rezoning from Community Commercial to Planned Development                                          | Under Construction                                                                                                  |
| <b>WEST ORANGE MEDICAL</b><br>3442 Old Winter Garden Road<br>3462 Old Winter Garden Road<br>Parcel # 29-22-28-0000-00-028<br>Parcel # 29-22-28-0000-00-036<br>1.21 acres combined<br>Commission District 2 – Rosemary Wilsen | Small Scale Site Plan for an 11,800 SF Medical Office                                              | <ul style="list-style-type: none"> <li>• 1<sup>st</sup> review comments sent April 12, 2023</li> <li>• Under 2<sup>nd</sup> review</li> </ul>                                                          |
| <b>WEST ORANGE SURGERY CENTER</b><br>3422 Old Winter Garden Road<br>Parcel # 29-22-28-0000-00-030<br>1.26 acres combined<br>Commission District 2 – Rosemary Wilsen                                                          | Small Scale Site Plan for an 11,500 SF Surgery Center                                              | <ul style="list-style-type: none"> <li>• Approved for construction</li> <li>• Pending Pre-Construction Meeting</li> </ul>                                                                              |
| <b>District 3 – Richard Firstner</b>                                                                                                                                                                                         |                                                                                                    |                                                                                                                                                                                                        |
| <b>Project Name &amp; General Location</b>                                                                                                                                                                                   | <b>Project Description</b>                                                                         | <b>Status</b>                                                                                                                                                                                          |
| <b>409 OCOEE APOPKA ROAD PUD</b><br>409 Ocoee Apopka Road<br>Parcel # 18-22-28-0000-00-056<br>4.76 acres<br>Commission District 3 – Richard Firstner                                                                         | Large Scale Preliminary/ Final Site Plan for two Industrial Warehouse Buildings totaling 61,797 SF | <b>Approved for Construction</b>                                                                                                                                                                       |
| <b>429 BUSINESS CENTER PHASE II EAST</b><br>450 Ocoee Apopka Road<br>Parcel # 18-22-28-0000-00-006<br>11.21 acres combined<br>Commission District 3 – Richard Firstner                                                       | Large Scale Final Site Plan for three (3) one story buildings totaling 126,402 SF                  | <ul style="list-style-type: none"> <li>• 2<sup>nd</sup> Review comments sent on 05/31/2023</li> <li>• Pending resubmittal for 3<sup>rd</sup> review</li> <li>• City commission meeting: TBD</li> </ul> |

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| <b>429 BUSINESS CENTER<br/>PHASE II WEST</b><br>701 Pine Street<br>707 Pine Street<br>711 Pine Street<br>Parcel # 18-22-28-0000-00-005<br>Parcel # 18-22-28-0000-00-106<br>Parcel # 18-22-28-0000-00-105<br>5.90 acres combined<br>Commission District 3 – Richard Firstner | Large Scale Final Site Plan for a one-story building consisting of 70,720 SF                                   | <ul style="list-style-type: none"> <li>2<sup>nd</sup> Review comments sent on 05/31/2023</li> <li>Pending resubmittal for 3<sup>rd</sup> review</li> <li>City commission meeting: TBD</li> </ul> |
| <b>ANDY'S OCOEE</b><br>Maguire Rd.<br>Parcel # 30-22-28-0000-00-020<br>2.09 acres<br>Commission District 3 – Richard Firstner                                                                                                                                               | Small Scale Site Plan to construct 1,919 SF building for a Drive-Through Frozen Custard Shop                   | Under Construction                                                                                            |
| <b>CHRISTIAN BROTHERS<br/>AUTOMOTIVE</b><br>West Colonial Dr.<br>Parcel # 20-22-28-9138-03-000<br>.62 acres<br>Commission District 3 – Richard Firstner                                                                                                                     | Small Scale Site Plan for a 5000 SF Automotive Service Building                                                | Under Construction                                                                                            |
| <b>DOUBLE O'S OCOEE</b><br>Maguire Rd.<br>Parcel # 30-22-28-0000-00-020<br>2.09 acres<br>Commission District 3 – Richard Firstner                                                                                                                                           | Small Scale Site Plan to construct 670 SF building for a Drive-Through Coffee Shop                             | Under Construction                                                                                           |
| <b>FIRST CHOICE DOOR AND<br/>MILLWORK</b><br>393 Enterprise Street<br>Parcel# 19-22-28-9153-02-601<br>1.26 acres<br>Commission District 3 – Richard Firstner                                                                                                                | Small Scale Site Plan for a 4,000 SF detached storage building and associated parking and utility improvements | Under Construction                                                                                          |
| <b>HAMPTON INN BY HILTON<br/>AKA COMFORT INN –<br/>MAINSTAY SUITES</b><br>11405 W. Colonial Dr.<br>Parcel # 19-22-28-0000-00-007<br>945 Marshall farms Rd.<br>Parcel# 19-22-28-0000-00-008<br>Commission District 3 – Richard Firstner                                      | Preliminary/Final Large-Scale Site Plan for a six-story 74,657 SF hotel with 120 rooms                         | <ul style="list-style-type: none"> <li><b>Approved</b> for Construction on April 4, 2022<br/><b>Pre-Construction meeting:</b> April 4, 2022</li> </ul>                                           |
| <b>ALIBI AKA LAKE LILLY</b><br>2802 Old Winter Garden Road<br>Parcel # 29-22-28-0000-00-007<br>16.61 acres<br>Commission District 3 – Richard Firstner                                                                                                                      | Large Scale Final Site Plan for 410 Luxury Multifamily Rental Units                                            | Under Construction                                                                                          |
| <b>O2B KIDS</b><br>880 Bluford Avenue<br>Parcel # 20-22-28-0000-00-059<br>Parcel# 20-22-28-0000-00-055<br>2.48 acres combined<br>Commission District 3 – Richard Firstner                                                                                                   | Small Scale Site Plan for a 10,970 SF Day Care Facility and a 6,000 SF Medical Office Building                 | <ul style="list-style-type: none"> <li>Approved for construction</li> <li>Pending Pre-Construction Meeting</li> </ul>                                                                            |



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| <b>OCOE-TOMYN SELF STORAGE FACILITY AKA BARKERITAVILLE PUD AKA PET PARADISE</b><br><i>Parcel # 31-22-28-0000-00-050</i><br><i>8.13 acres</i><br><i>Commission District 3 – Richard Firstner</i>                                          | Preliminary/Final Large-Scale Site Plan                                                        | <ul style="list-style-type: none"> <li>Site Plan <b>APPROVED</b> on March 25, 2022</li> </ul>                                                                                                                                                                                               |
| <b>OCOE VILLAGE</b><br><i>Franklin Street</i><br><i>Parcel # 18-22-28-0000-00-025</i><br><i>5.77 acres</i><br><i>Commission District 3 – Richard Firstner</i>                                                                            | Large Scale Final Site Plan, for two (2) two-story buildings with 72,712 sf for office/retail. | <ul style="list-style-type: none"> <li><b>Planning &amp; Zoning Meeting:</b> September 14, 2021</li> <li><b>City Commission meeting:</b> October 5, 2021</li> <li>1<sup>st</sup> Review comments sent on August 31, 2021</li> <li>awaiting resubmittal for 2<sup>nd</sup> review</li> </ul> |
| <b>OCOE VILLAGE GREEN</b><br><i>Maguire Rd.</i><br><i>Parcel # 30-22-28-0000-00-020</i><br><i>2.09 acres</i><br><i>Commission District 3 – Richard Firstner</i>                                                                          | Small Scale Site Plan to construct hardscape common areas                                      | <ul style="list-style-type: none"> <li>2<sup>nd</sup> Review comments sent on 08/26/2022 Pending resubmittal for 3<sup>rd</sup> review.</li> </ul>                                                                                                                                          |
| <b>PRUITT HEALTH</b><br><i>870 Tomin Blvd</i><br><i>Parcel# 30-22-28-2861-01-000</i><br><i>10.73 acres</i><br><i>Commission District 3 – Richard Firstner</i>                                                                            | Substantial Amendment to the PUD for a Nursing Facility                                        | Approved at the August 17, 2023 City Commission Meeting                                                                                                                                                                                                                                     |
| <b>THE REGENCY</b><br><i>1601 Maguire Road</i><br><i># 28-22-30-0000-00-059</i><br><i>Parcel # 28-22-30-0000-00-016</i><br><i>Parcel # 28-22-30-0000-00-018</i><br><i>16.68 acres</i><br><i>Commission District 3 – Richard Firstner</i> | Large Scale Final Site Plan for 300 Multifamily units and 7000 SF of Retail                    | <ul style="list-style-type: none"> <li>Pending resubmittal of 5<sup>th</sup> review</li> </ul>                                                                                                                                                                                              |
| <b>District 4 - Ages Hart</b>                                                                                                                                                                                                            |                                                                                                |                                                                                                                                                                                                                                                                                             |
| <b>Project Name &amp; General Location</b>                                                                                                                                                                                               | <b>Project Description</b>                                                                     | <b>Status</b>                                                                                                                                                                                                                                                                               |
| <b>COVINGTON OAKS</b><br><i>8667 A. D. Mims Road</i><br><i>Parcel # 10-22-28-0000-00-004</i><br><i>9.94 acres</i><br><i>Commission District 4 - Ages Hart</i>                                                                            | Preliminary Subdivision Plan for 17 Single-Family Residential Lots                             | <ul style="list-style-type: none"> <li><b>Planning &amp; Zoning Meeting:</b> April 11, 2022</li> <li><b>City Commission meeting:</b> August 15, 2023</li> <li>2<sup>nd</sup> review comments sent on June 14<sup>th</sup>, Pending resubmittal of 3<sup>rd</sup> review</li> </ul>          |

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| <b>EVEREST REHABILITATION HOSPITAL AKA OCOEE LANDINGS COMMERCIAL</b><br>1842 E. Silver Star Road<br>Parcel # 16-22-28-4532-00-040<br>5.12 acres<br>Commission District 4 - Ages Hart                                                                                   | Large Scale Site Plan for a 39,817 SF, single-story, Rehabilitation Hospital                                                                                                                                          | Under Construction                                                                                                                                                                                                                                        |
| <b>GARDENIA POINTE</b><br>Clarke Road/ A. D. Mims Road<br>Parcel # 10-22-28-0000-00-003<br># 10-22-28-0000-00-011<br># 10-22-28-0000-00-128<br># 03-22-28-2834-01-201<br>37.37 acres<br>Commission District 4 - Ages Hart                                              | Rezoning from A-1 (General Agriculture) to PUD (Planned Unit Development)                                                                                                                                             | <ul style="list-style-type: none"> <li>• <b>Planning &amp; Zoning Meeting:</b> TBD</li> <li>• <b>City Commission meeting 1<sup>st</sup> Reading:</b> TBD</li> <li>• <b>City Commission 2<sup>nd</sup> Reading:</b> TBD</li> <li>• 1<sup>st</sup> Review comments sent April 11, 2023</li> <li>• Awaiting 2<sup>nd</sup> submittal</li> </ul> |
| <b>HOWARD MEADOWS</b><br>8708 A. D. Mims Road<br>Parcel # 10-22-28-0000-00-133<br>2.25 acres<br>Commission District 4 - Ages Hart                                                                                                                                      | Preliminary Subdivision Plan for Six (6) Single-Family Residential Lots                                                                                                                                               | <ul style="list-style-type: none"> <li>• <b>Planning &amp; Zoning Meeting:</b> TBD</li> <li>• <b>City Commission meeting:</b> TBD</li> <li>• Under 1<sup>st</sup> Review</li> </ul>                                                                                                                                                          |
| <b>LAKE MEADOW LANDING</b><br>(F.K.A ARDEN LANDING; CIARA PLACE / F.K.A. VILLA ROMA)<br>2121 North Clarke Road<br>Parcel # 04-22-28-0000-00-048<br>21.05 acres<br>Commission District 4 - Ages Hart                                                                    | Large Scale Preliminary/Final Subdivision Plan, 88-unit 1,391 SF (per unit) residential townhomes with a 2,400-SF clubhouse                                                                                           | Under Construction                                                                                                                                                                                                                                        |
| <b>OCOEE LANDINGS PUD</b><br>E. Silver Star Road<br>Parcel # 16-22-28-4532-00-140<br>1.77 acres<br>Commission District 4 - Ages Hart                                                                                                                                   | Large Scale Site Plan consisting of commercial/retail and 46 apartments combined as an approved use for the PUD                                                                                                       | <ul style="list-style-type: none"> <li>• Approved at City Commission meeting on November 1, 2022</li> </ul>                                                                                                                                                                                                                                  |
| <b>PRAIRIE LAKE SUBDIVISION</b><br>Ocoee Vista Parkway/AD Mims Road<br>Parcel # 09-22-28-0000-00-056<br>11.99 acres<br>Commission District 4 - Ages Hart                                                                                                               | Preliminary Final Subdivision Plan to construct 78 lots, each containing a two-story townhome                                                                                                                         | Under Construction                                                                                                                                                                                                                                      |
| <b>RESERVE AT LAKE MEADOWS</b><br>2149 Lauren Beth Avenue<br>Parcel # 04-22-28-0000-00-024<br>18.58 acres<br>Commission District 4 - Ages Hart                                                                                                                         | A Large-Scale Final Subdivision plan for 46 single-family homes                                                                                                                                                       | <ul style="list-style-type: none"> <li>• <b>APPROVED</b> for Construction</li> <li>• Pre-Construction meeting scheduled for April 4, 2023</li> </ul>                                                                                                                                                                                         |
| <b>WYNWOOD PHASE 1 &amp; 2 FKA CLRM</b><br>44 W. McCormick Road<br>Parcel # 33-21-28-0000-00-007<br>100 E McCormick Road<br>Parcel # 34-21-28-0000-00-022<br>3201 Trout Lake Road<br>Parcel # 33-21-28-0000-00-020<br>212.30 acres<br>Commission District 4- Ages Hart | Large Scale Preliminary/Final Subdivision to construct 190 single-family residential lots in Phases 1 & 2 with stormwater ponds, open space, and a park/recreation area and 187 lots for Mass Grading in Phases 3 & 4 | Under Construction                                                                                                                                                                                                                                      |