

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

September 12, 2023

AGENDA

6:30 PM

REGULAR PLANNING AND ZONING COMMISSION MEETING

- **CALL TO ORDER**

Invocation

Pledge of Allegiance

Roll Call and Determination of Quorum

Annual Elections

- **CONSENT**

1. Approval of Minutes from the Planning & Zoning Meeting held on August 8, 2023

- **OLD BUSINESS**

- **NEW BUSINESS**

1. The Backyard Annexation & Rezoning from County A-1 to City C-2 - AX-07-28-06 & RZ-23-07-06. **(Zoning Manager Whitfield)**
2. 606 Ocoee Apopka Sports Training Center Large Scale Preliminary Site Plan - LS-2023-007 **(Development Services Director Rumer)**
3. 2493 Sweet Oaks Street - Crawford Variance - VR-23-02. **(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.

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

MINUTES

August 8, 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 Chacon, Member Crocker, Member Keller, Member Williams

Absent: Member Forges

Also Present: Development Services Director Rumer, Zoning Manager Whitfield, Board Attorney Mai, Recording Clerk Heard

Chair Lomneck welcomed new Member Chacon and asked if he would like to introduce himself.

Member Chacon introduced himself and stated he recently finished serving on the Charter Review Commission.

Chair Lomneck welcomed new Board Attorney Mai with Fishback Dominic.

• CONSENT AGENDA

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

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

• OLD BUSINESS – None

• NEW BUSINESS

1. **Howard Meadows Large Scale Preliminary Subdivision Plan (PSP) (LS-2023-016). (Zoning Manager Whitfield)**

Zoning Manager Whitfield presented a brief overview of the subject property which is located at 8708 A. D. Mims Road, on the south side, beginning approximately 160 feet west of Prairie Lake Boulevard. The property is approximately 2.25 acres, is currently vacant, and was recently annexed into the City and rezoned to City R-1AA. The applicant is proposing a six (6) lot residential subdivision on quarter (1/4) acre lots with one (1) stormwater tract and two (2) open space tracts. She clarified this project is a large scale PSP, because it is introducing a new public road.

Zoning Manager Whitfield stated the Development Review Committee (DRC) reviewed this item and made a recommendation of approval subject to the following conditions:

1. Continuation of the utility easement along all lot fronts, and
2. Relocation of the water line from the utility easement within the lots to within the ROW between the sidewalk and roadway, and
3. Creation of open space tracts between Lots 1 and 6 (these tracts will also allow for utility, landscaping, and signage), and
4. Minimum lot size (at time of final engineering and permitting) needed to accommodate a private septic system on each lot, and
5. Revision to Landscape Note that lot tree selection shall be from the Arbor Code.

Chair Lomneck inquired if the road will be wide enough for parking and firetruck access. **Zoning Manager Whitfield** answered in the affirmative.

Member Crocker asked about the width of the road and whether there will be enough room for a firetruck if cars are parked on each side of the road. **Development Services Director Rumer** explained the width is the standard 24 feet. **Member Crocker** inquired if this subdivision will landlock the adjacent parcel. **Zoning Manager Whitfield** explained the adjacent parcel is a flag lot. Discussion ensued regarding the adjacent lot.

Member Keller asked where Lot 3 ends in case the adjacent parcel to the south wants to build in the future. **Zoning Manager Whitfield** explained the driveway of the adjacent lot.

Chair Lomneck asked if the applicant is present.

Winston Moxey, *Applicant, 1026 Home Grown Drive, Winter Garden*, indicated his engineer is not present; however, cars should have no issues accessing this proposed subdivision.

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

Member Chacon inquired what impact, if any, this subdivision and the one to the northeast (Covington Oaks) might have on traffic flow and whether the surrounding neighbors have been informed. **Zoning Manager Whitfield** explained the concurrency management system and said the two (2) subdivisions will not affect the level of service; and further, the surrounding neighbors have all been notified and no feedback was noted.

(6:59 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Howard Meadows Large Scale Preliminary Subdivision Plan (PSP) (LS-2023-016), subject to resolution of the remaining staff comments before the City Commission meeting; Moved by Member Crocker, Seconded by Member Williams; motion carried unanimously with Member Forges absent.

• **MISCELLANEOUS**

1. Comprehensive Planning 101 (Zoning Manager Whitfield)

Development Services Director Rumer announced that staff has been working on an internal amendment to the Comprehensive Plan, and currently they are at the data and analysis segment in hopes to start bringing items to this commission as the Land Planning Agency.

Development Services Director Rumer and **Zoning Manager Whitfield** gave a brief history of growth in Ocoee. They provided overviews and information with regards to the following elements within the Comprehensive Plan:

- Future Land Use Element (FLU)
- Transportation Element
- Housing Element
- Infrastructure Element
- Conservation Element
- Recreation & Open Space Element
- Capital Improvements Element
- Intergovernmental Coordination Element
- Public Schools Facilities Element
- Private Property Rights Element

2. Project Status Report

Development Services Director Rumer updated the Board with the following:

- Advised the next meeting will entail elections for Chair and Vice-Chair, and Sunshine Law training will be provided at a future meeting.
- An update was provided on the mast arms for Lakewood Avenue.
- An update was provided on the Ocoee Village Center.
- An update was provided on the Alibi Apartments.
- An update was provided on the expansion of Clarke Road.

• **ADJOURNMENT 8:15 pm**

ATTEST:

APPROVED:

Kathy Heard, Recording Clerk

Brad Lomneck, Chair



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

STAFF REPORT

Meeting Date: September 12, 2023
Item #: 1

Contact Name: Anoch Whitfield, Zoning Manager **Department Director:** Michael Rumer
Subject: The Backyard Annexation & Rezoning from County A-1 to City C-2 - AX-07-28-06 & RZ-23-07-06. **(Zoning Manager Whitfield)**

BACKGROUND SUMMARY:

Owner/Applicant: The property is owned by the Carolyn Hovey Werst Revocable Trust, represented by Jenny Lynn Childs, Successor Trustee. The applicant is Joshua Halperin, representing The Backyard.

Site Location: The property is located in Commission District 1 on the south side of West Road, beginning approximately 50 feet east of Fountains West Boulevard, immediately east of the Duke Energy facility.

Property Size & Parcel Identification Number: The property contains approximately 1.77 acres and is assigned parcel ID number 06-22-28-0000-00-035.

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

Current Future Land Use Map (FLUM) Designation	Current Zoning District	Existing Land Use	Unique Features/Overlay Districts
Commercial (per JPA)	County A-1	Single family residential dwelling	None

The table below lists the jurisdictions, future land use designations, zoning districts and existing uses of the surrounding properties.

Direction	Jurisdiction	Future Land Use Designation	Zoning	Existing Land Uses
North	City of Ocoee	Commercial	PUD-COMM	Restaurant
South	City of Ocoee	Low Density Residential	R-1A	West Orange Trail & Vacant Land
East	Orange County	Rural	A-1	Single-Family Residential
West	Orange County	Rural	A-1	Duke Energy Facility

Proposed Development: The applicant is requesting a rezoning from County A-1 to C-2 (Community Commercial) in order to develop an indoor/outdoor restaurant use.

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 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, the annexation 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 C-2 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.

Transportation and Access: The site is currently accessed by West Road. The affected segment is West Road (which is an Orange County facility) from Ocoee Apopka Road to SR 429. The adopted level of service (LOS) standard is E, and the operating LOS is currently at D. Therefore, since the property already has a Commercial future land use designation on both the City's Future Land Use Map and the JPA Future Land Use Map, a traffic capacity analysis is not required at this time. However, a traffic operations analysis may be required at time of site plan review to ensure the safe operations near the West Road at Fountains West Boulevard intersection.

Utilities: The property is served by Orange County Utilities for water and sewer; however, reclaimed water service will be provided by the City of Ocoee. Design and engineering of the reclaimed water will occur during site plan review.

Stormwater: Stormwater will be required to be provided on-site and will be evaluated at the time of site plan review.

Schools: Not applicable.

Public Safety: The nearest fire station is located within 1.5 miles, and fire emergency service is available in under five (5) minutes with a flow rate of 1,000 gallons per minute. The property is located within Police Patrol Zone 5, with a response time of four (4) minutes and 4 seconds. The nearest police station is 4.6 miles away, and the average non-emergency travel time is 11 minutes.

Recreation and Open Space: The property is located within the Wekiva Study Area but does not contain any unique features. The proposed use is commercial, and as such, recreation/open space is not required.

Please see the Annexation and Feasibility Analysis document for The Backyard attached for more details.

ISSUE:

Should the Planning and Zoning Commission (PZC), acting as the Local Planning Agency (LPA), make a recommendation of approval of proposed ordinances for the Annexation and Rezoning from County A-1 (Citrus Rural District) to City C-2 (Community Commercial District) for the property located at 2214 West Road, assigned parcel ID number 06-22-28-0000-00-035?

RECOMMENDATIONS:

Development Review Committee (DRC) Recommendation

The DRC met on Tuesday, August 29, 2023, to review and consider the proposed Annexation and Rezoning. As no concerns or issues were raised, the DRC made a recommendation of approval of the proposed Annexation and Rezoning from County A-1 to City C-2 for the property located at 2214 West Road, assigned parcel ID number 06-22-28-0000-00-035.

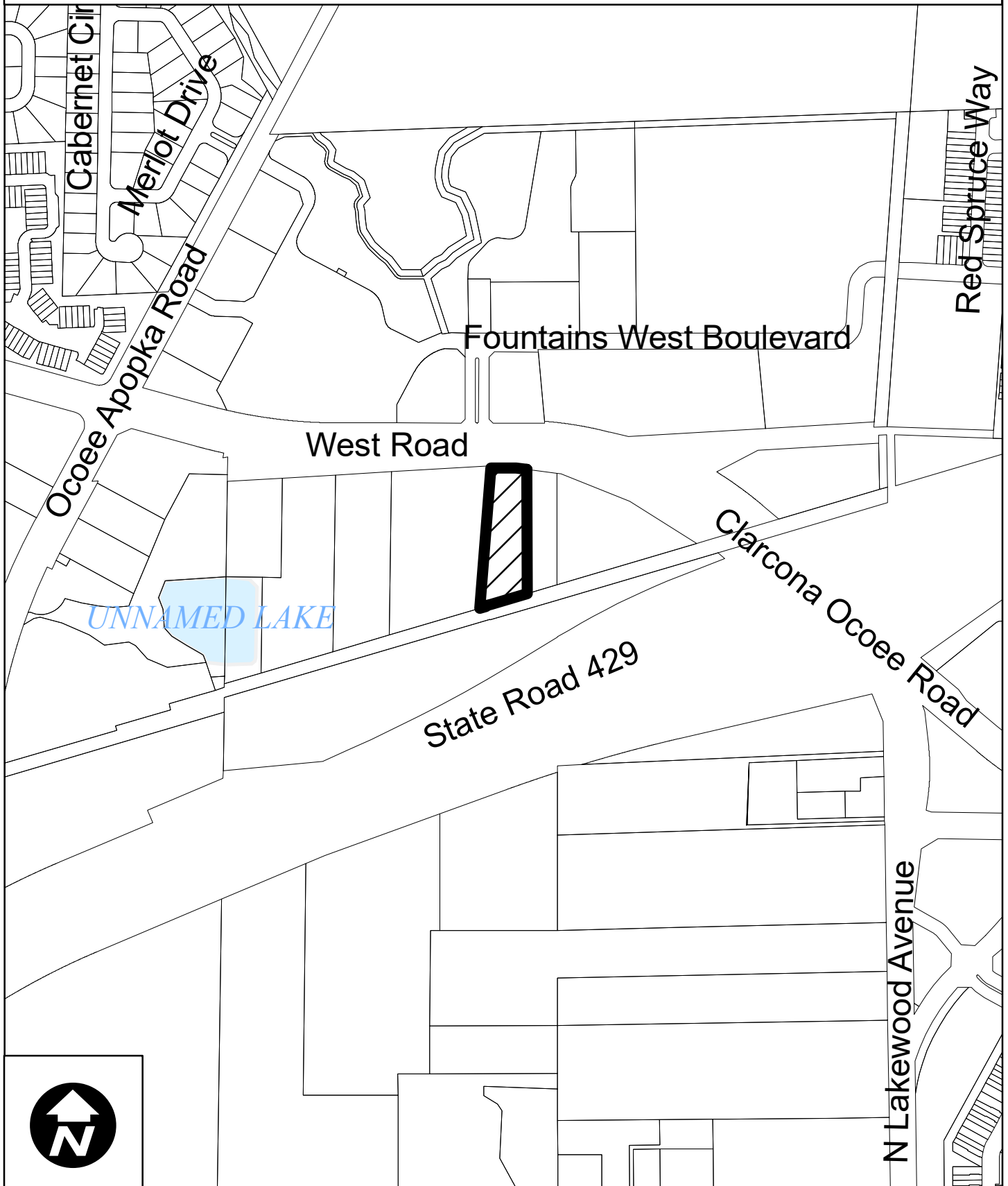
Staff Recommendation

Staff recommends that the Planning and Zoning Commission (PZC), acting as the Local Planning Agency (LPA), make a recommendation of approval of the proposed ordinances for the Annexation and Rezoning from County A-1 to City C-2 for the property located at 2214 West Road, assigned parcel ID number 06-22-28-0000-00-035.

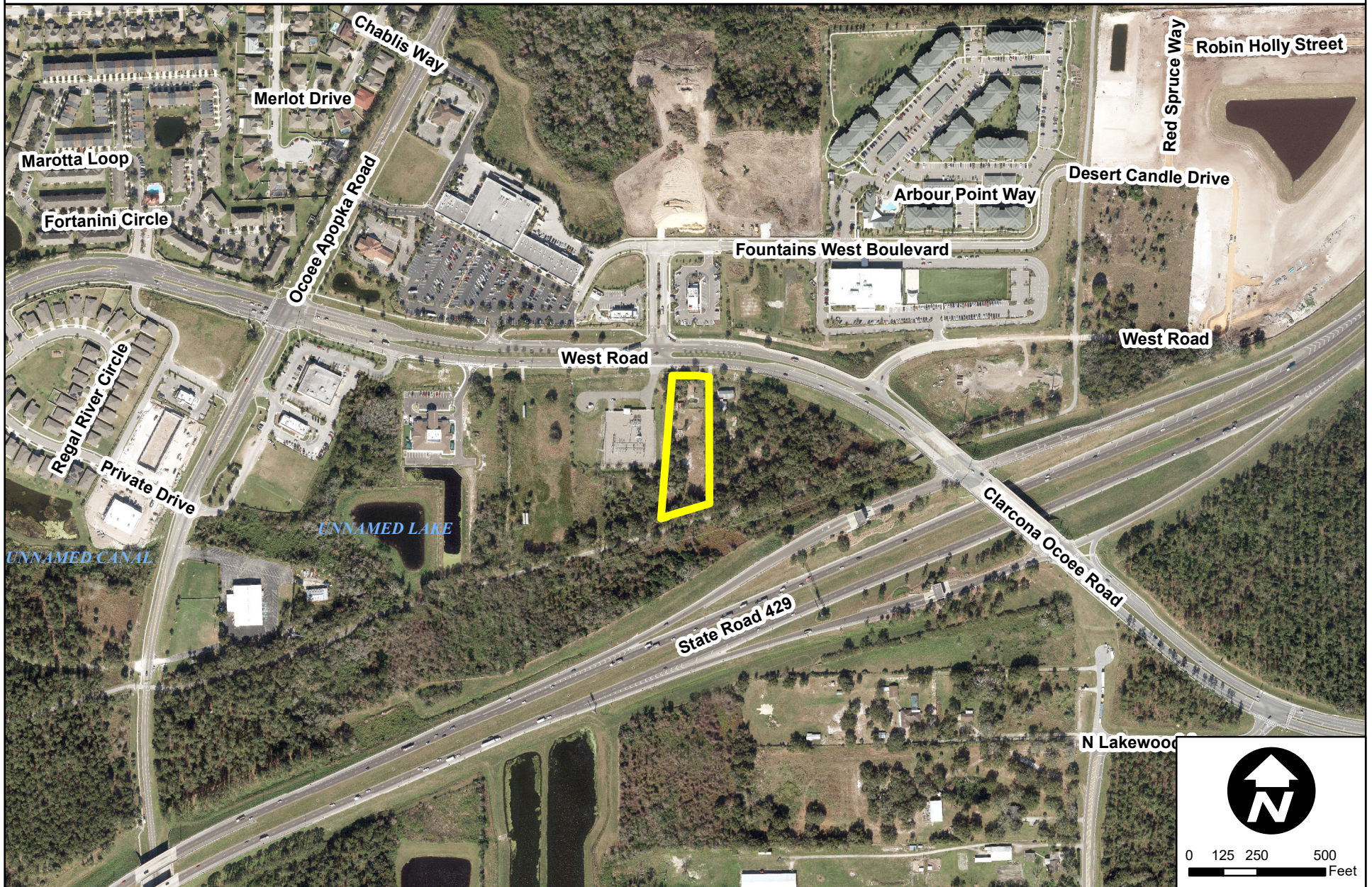
ATTACHMENTS:

1. The.Backyard-Location
2. The.Backyard-Aerial
3. The.Backyard-Zoning
4. The.Backyard-FLU
5. Annexation and Rezoning Feasibility Report_The Backyard - 2214 West Rd Property
6. Annexation Ordinance - The Backyard 2214 West Rd
7. Rezoning Ordinance - The Backyard 2214 West Rd
8. 23-054_AFD_Ad The Backyard_2214 West Rd AX & RZ PZC

The Backyard - Annexation & Rezoning Location Map



The Backyard - Annexation & Rezoning Aerial Map



The Backyard - Annexation & Rezoning Surrounding Zoning Map



Development Services
Department

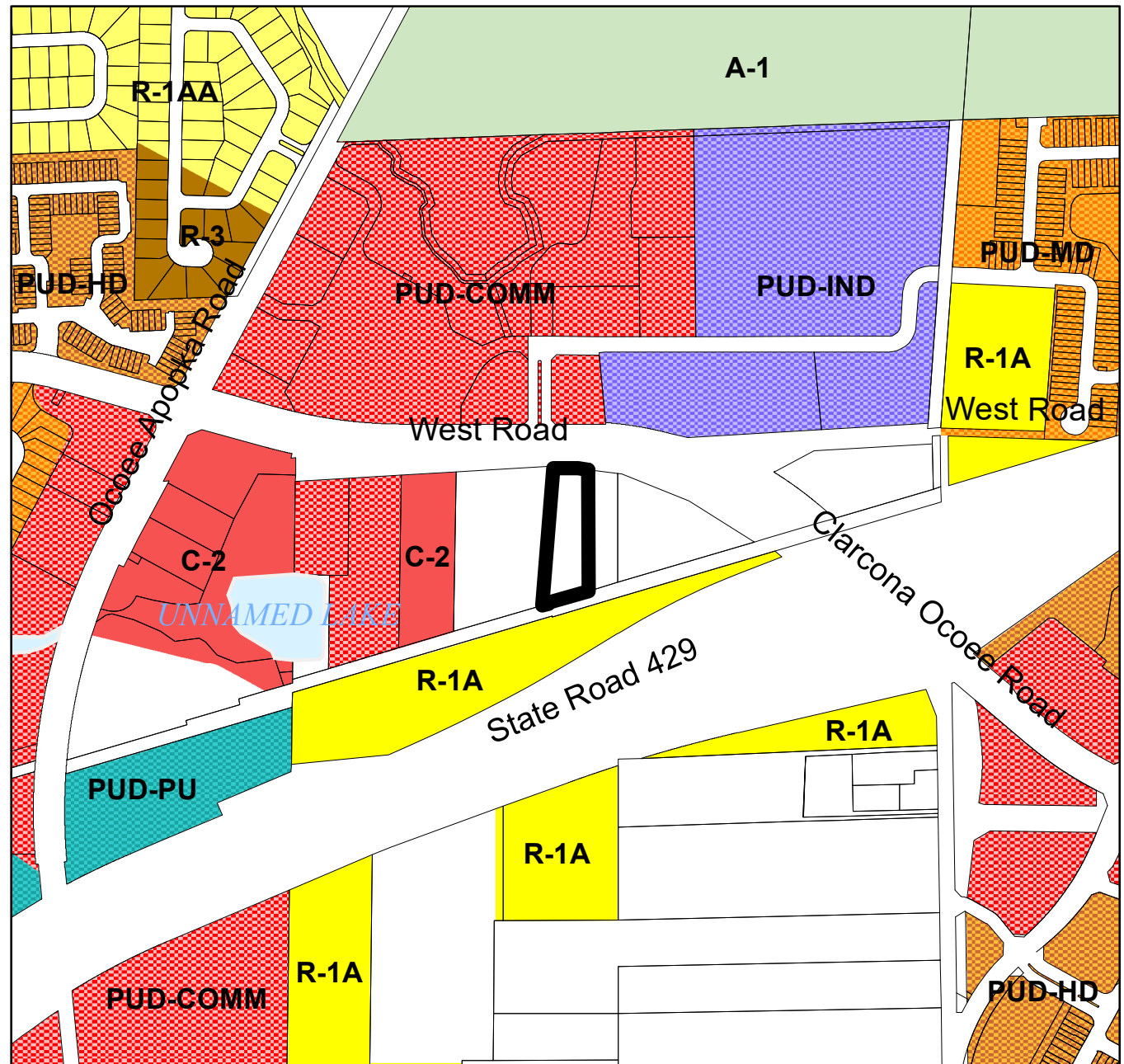
0 150 300 600
Feet

Created: August 2023

 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



The Backyard - Annexation & Rezoning Surrounding Future Land Use Map



Development Services
Department

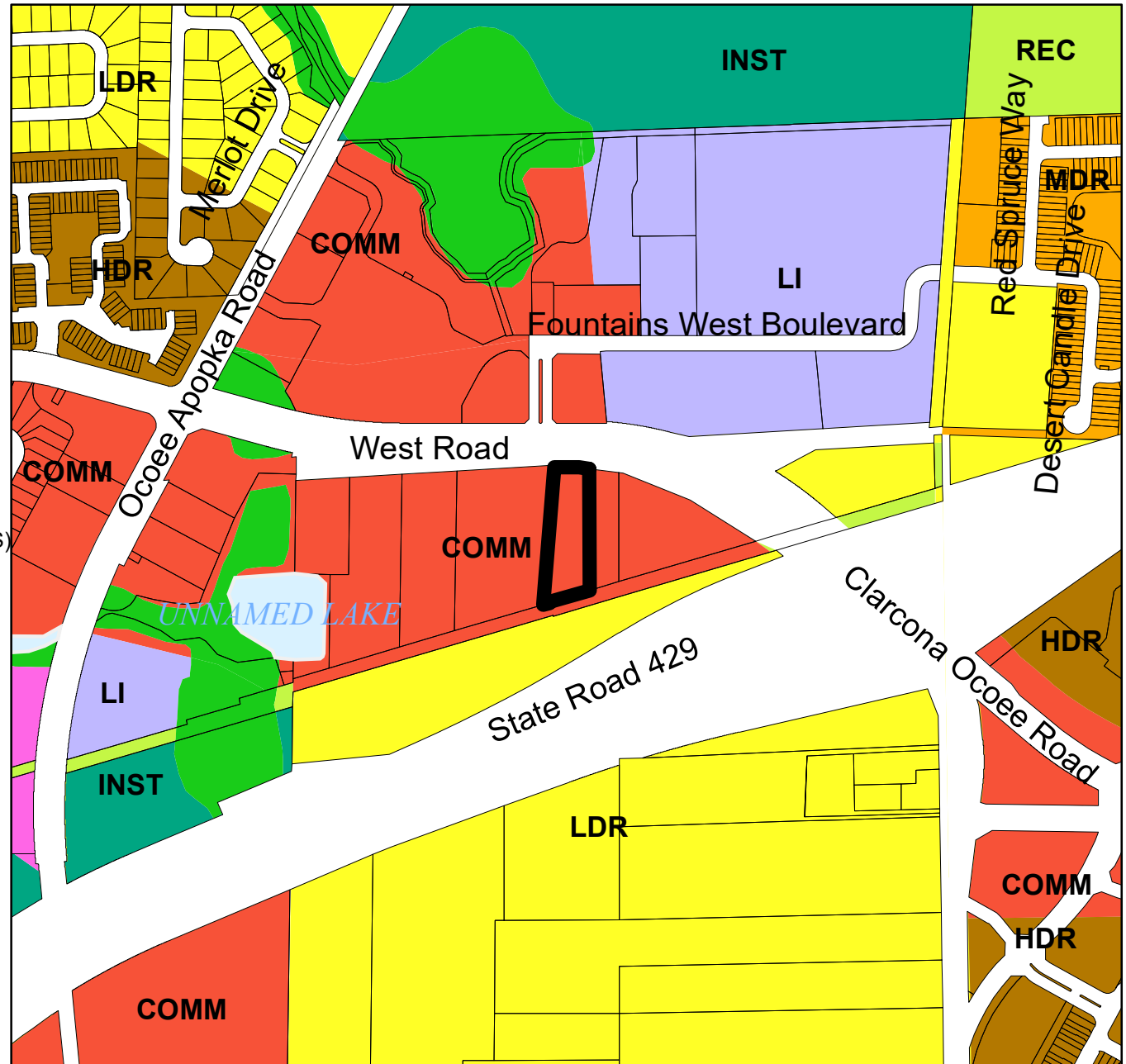
0 150 300 600
Feet

Created: August 2023

 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)



CITY OF OCOEE

ANNEXATION FEASIBILITY ANALYSIS

CASE NUMBER: AX-07-28-06 & RZ-23-07-06

APPLICANT NAME: JOSHUA HALPERIN, THE BACKYARD INC.

PROJECT NAME: THE BACKYARD – 2214 WEST ROAD

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

I. PLANNING DEPARTMENT	Anoch Whitfield, Zoning Manager
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A. Applicant/Owner

1. Owner (if different from Applicant):	Carolyn Hovey Werst Revocable Trust (Represented by Jenny Lynn Childs, Successor Trustee)
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B. Property Location

1. General Location:	The property is generally located on the south side of West Road, beginning approximately 50 feet east of Fountains West Boulevard, next to a Duke Power Facility.
2. Parcel Identification Number:	06-22-28-0000-00-035
3. Street Addresses:	2214 West Road
4. Size and Number of Parcels:	1.77 acres (1 parcel)

C. Use Characteristics

1. Existing Use:	Generally wooded with a single-family dwelling near West Road
2. Proposed use:	Food truck park for dining with small restaurant/café
3. Density / Intensity:	
4. Projected Population:	N/A

D. Zoning and Land Use

1. Orange County Future Land Use:	
2. Orange County Zoning:	A-1
3. Existing Ocoee Future Land Use:	Commercial per Comp Plan FLUM and JPA FLUM
4. Proposed Ocoee Zoning:	C-2

E. Consistency

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

II. FIRE DEPARTMENT

1. Estimated Response Time:	Under 5 minutes
2. Distance to Property:	1.5 miles
3. Fire Flow Requirements:	1,000 gallons per minute

III. POLICE DEPARTMENT

1. Police Patrol Zone / Grid / Area:	5
2. Estimated Response Time:	4 minutes and 4 seconds
3. Distance to Property:	4.6 miles
3. Average Travel Time	11 mins

IV. ECONOMIC VALUE		Anoch Whitfield, Zoning Manager
1. Property Appraiser Market Value:	\$72,277 (as single-family detached dwelling in County)	
2. Property Appraiser Taxable Value	\$46,179 (as single-family detached dwelling 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:	

VI. UTILITIES		Jennifer Bolling, Engineering Manager
A. Potable Water		
1. In Ocoee Service Area:	No, potable water service. Yes, reclaimed water service	
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:	No
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 – West Road	
2. ROW Dedication:	No	
3. Traffic Study:	No	
4. Traffic Analysis Zone:		

VIII. PRELIMINARY CONCURRENCY EVALUATION	
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A. Transportation:	
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B. Parks / Recreation:	
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C. Water / Sewer:	
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D. Stormwater:	
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E. Solid Waste:	
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F. Impact Fees:	
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IX. SITE SPECIFIC ISSUES

All Departments

X. CONSISTENCY WITH STATE ANNEXATION REGULATIONS

Anoch Whitfield, Zoning Manager

**ORDINANCE NO. 2023-
(Annexation Ordinance for The Backyard
– 2214 West Road)**

TAX PARCEL ID: 06-22-28-0000-00-035

CASE NO. AX-07-28-06: The Backyard – 2214 West Road Annexation

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF OCOEE, FLORIDA, CERTAIN REAL PROPERTIES CONTAINING APPROXIMATELY 1.77 ACRES LOCATED AT 2214 WEST ROAD, GENERALLY ON THE SOUTH SIDE OF WEST ROAD, BEGINNING APPROXIMATELY 50 FEET EAST OF FOUNTAINS WEST BOULEVARD; 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 UPDATING OF OFFICIAL CITY MAPS; PROVIDING DIRECTION TO THE CITY CLERK; PROVIDING FOR SEVERABILITY; REPEALING INCONSISTENT ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 171.044, Florida Statutes, the owner of certain real properties located in unincorporated Orange County, Florida, as hereinafter described, has petitioned the City Commission of the City of Ocoee, Florida (the “Ocoee City Commission”) to annex approximately 1.77 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 and authorization 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) of Article V of the Land Development Code of the City of Ocoee (the “Code”); and

WHEREAS, on September 12, 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 and authorizations 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 _____, 2022
READ SECOND TIME AND ADOPTED
_____, 2023, UNDER AGENDA
ITEM NO. ____

FISHBACK DOMINICK

By: _____
City Attorney

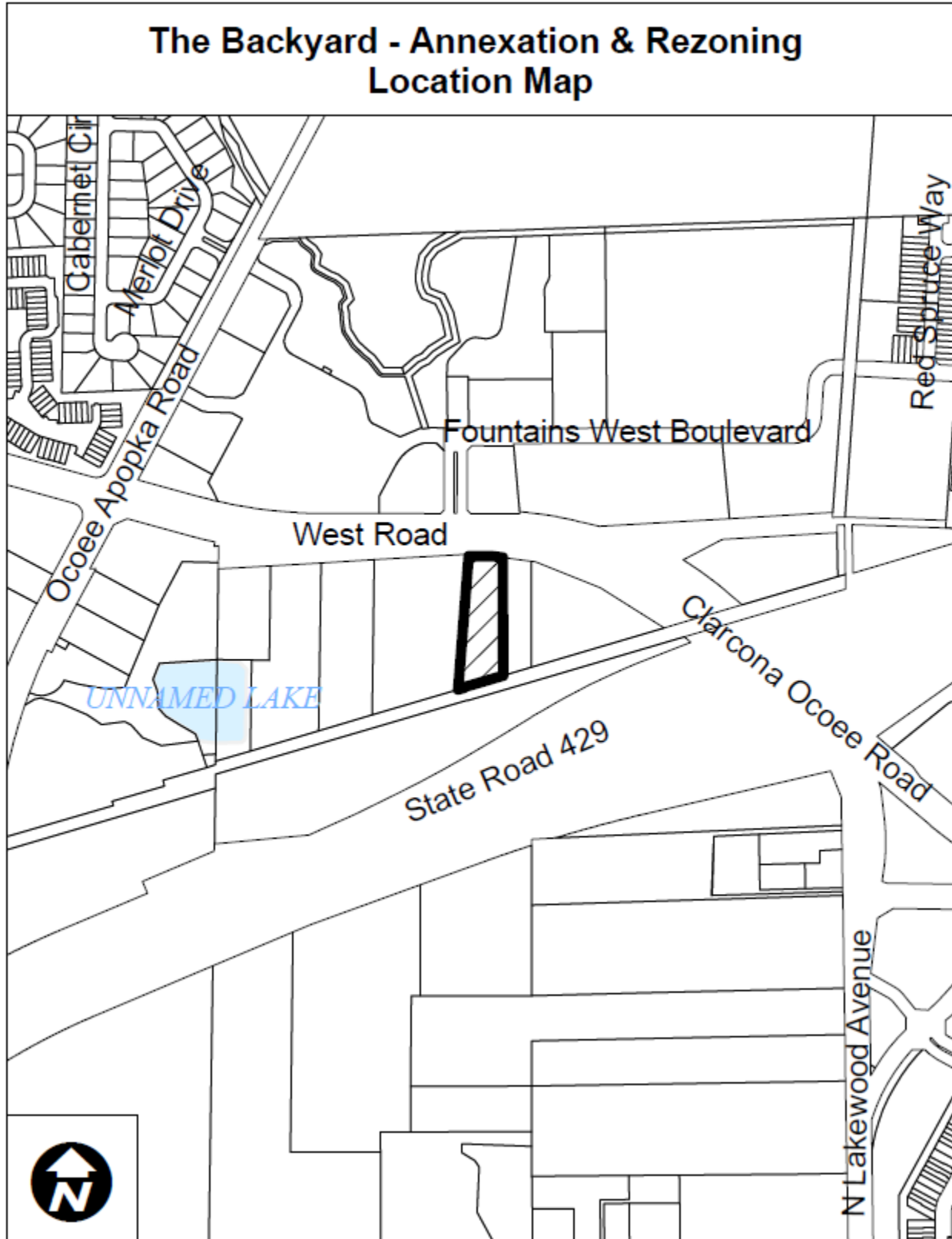
EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ID NO.: 06-22-28-0000-00-035

BEG 113 FT W OF NE COR OF NW1/4 OF SE1/4 RUN W 120 FT S 570 FT TO RR E 120 FT N TO POB (LESS R/W ON N) & (LESS PT TAKEN ON N FOR R/W PER 6897/2238 03-CA-1742) & BEG NE COR OF NW1/4 OF SE1/4 TH W 230 FT S 570 FT M/L TO RR R/W W 45 FT NELY TO PT 15 FT W OF POB TH E 15 FT TO POB SEE 4969/3955

EXHIBIT "B"



**ORDINANCE NO. 2023-
(Rezoning Ordinance for The Backyard
– 2214 West Road)**

TAX PARCEL ID: 06-22-28-0000-00-035

CASE NO. RZ-23-07-06: The Backyard – 2214 West Road

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM ORANGE COUNTY A-1 (CITRUS RURAL DISTRICT) TO CITY OF OCOEE C-2 (COMMUNITY COMMERCIAL DISTRICT) ON CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 1.77 ACRES LOCATED AT 221 WEST ROAD, GENERALLY ON THE SOUTH SIDE OF WEST ROAD, BEGINNING APPROXIMATELY 50 FEET EAST OF FOUNTAINS WEST BOULEVARD; 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 1.77 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 C-2; and

WHEREAS, pursuant to Section 5-9(B) of 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 September 12, 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 that the Rezoning requested by the Applicant to be consistent with the Ocoee Comprehensive Plan; and

WHEREAS, on October 17, 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 1.77 acres located within the corporate limits of the City of Ocoee, Florida, is hereby changed from Orange County A-1 to City of Ocoee C-2. 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 _____, 2022.
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.

FISHBACK DOMINICK

By: _____
City Attorney

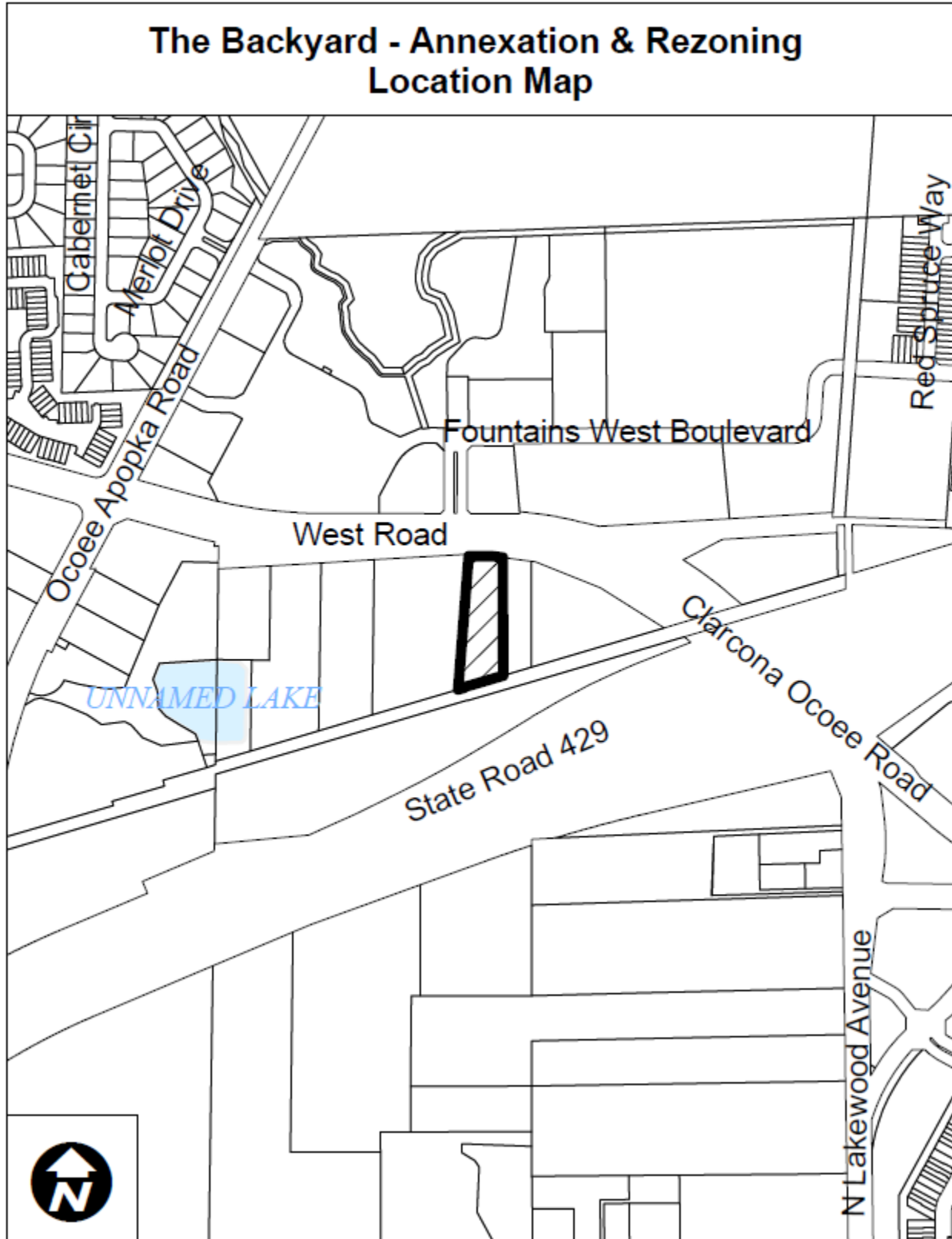
EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ID NO.: 06-22-28-0000-00-035

BEG 113 FT W OF NE COR OF NW1/4 OF SE1/4 RUN W 120 FT S 570 FT TO RR E 120 FT N TO POB (LESS R/W ON N) & (LESS PT TAKEN ON N FOR R/W PER 6897/2238 03-CA-1742) & BEG NE COR OF NW1/4 OF SE1/4 TH W 230 FT S 570 FT M/L TO RR R/W W 45 FT NELY TO PT 15 FT W OF POB TH E 15 FT TO POB SEE 4969/3955

EXHIBIT "B"



Serial Number
23-03409W

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 Cyndi Gustafson 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 September 12, 2023
2214 West Rd Annex & Rezone

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

issues of 8/31/2023

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.

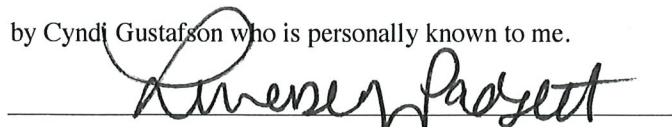


Cyndi Gustafson

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

31st day of August, 2023 A.D.

by Cyndi Gustafson who is personally known to me.



Lindsey Padgett
Notary Public, State of Florida
(SEAL)



Lindsey Padgett
Comm.: HH 389871
Expires: April 24, 2027
Notary Public - State of Florida

CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE
THE BACKYARD - 2214 WEST ROAD
ANNEXATION AND REZONING FROM ORANGE COUNTY A-1
TO CITY OF OCOEE C-2

CASE NUMBER: AX-07-28-06 & RZ-23-07-06

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, SEPTEMBER 12, 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 The Backyard - 2214 West Road. The property is assigned Parcel ID # 06-22-28-0000-00-035 and consists of approximately 1.77 acres. The property is located on the south side of West Road, beginning approximately 50 feet from Fountains West 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 C-2 (Community Commercial 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.

August 31, 2023

23-03409W



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

STAFF REPORT

Meeting Date: September 12, 2023
Item #: 2

Contact Name: Michael Rumer, Development Services Director
Department Director: Michael Rumer
Subject: 606 Ocoee Apopka Sports Training Center Large Scale Preliminary Site Plan - LS-2023-007
(Development Services Director Rumer)

BACKGROUND SUMMARY:

The subject property is zoned I-1 (Light Industrial) and has a Light Industrial Future Land Use Map designation. It is located on the west side of Ocoee Apopka Road, approximately 1,950 feet north of the intersection of Palm Drive and Ocoee Apopka Road. The property address is 606 Ocoee Apopka Road and consists of approximately 5.185 acres of undeveloped land. The table below lists the future land use designations, zoning classifications, and existing land uses of the surrounding parcels.

Direction	Future Land Use	Zoning Classification	Existing Land Use
North	Light Industrial	I-1	Industrial / Heavy Industrial
South	Light Industrial	I-1	Future 429 Business Center East
East	Low Density Residential	County A-1	Plant Nursery
West	Low Density Residential	County R-1A	Vacant

The subject property is also located within the SR 429 Overlay District Business Center Character Area and complies with the intent of the Overlay. The 606 Ocoee Apopka Sports Training Center is a proposed 52,800 SF one-story building that will be utilized as a commercial recreation facility providing athletic training. The building will be constructed as a grade height tilt wall building (see architectural renderings) with an adjacent 240x180 turf area providing the opportunity to provide multiple training opportunities at one location.

The site will be accessed via a new east-west road along the south side of the subject property. The road is being developed by the project on the south side (429 Business Center East & West) which will connect to Ocoee Apopka Road. Stormwater will be provided on-site at the rear of the property adjacent to the existing ditch. Buffering is being provided from the 100-year flood elevation line which is located within the ditch. Water will be provided by an existing water main and a new sewer force main being run to the property by the development on the south side.

In terms of traffic, as part of the Business Character Area Overlay, the City has negotiated with Orange County in the most recent 2019 Joint Planning Area Agreement to cooperate in efforts to facilitate improvements of Ocoee Apopka Road to a Complete Streets Road Design and widening. The Complete Streets design calls for improvements such as a 12-foot-wide trail along the west side of Ocoee Apopka Road. This project will construct the 12 foot section of trail.

ISSUE:

Should the Planning and Zoning Commission recommend approval of a proposed Large-Scale Preliminary Site Plan for the 606 Ocoee Apopka Road Sports Training Facility located at 606 Ocoee Apopka Road, assigned parcel ID number 18-22-28-0000-00-001?

RECOMMENDATIONS:Development Review Recommendation:

On August 29, 2023, the DRC met to determine if the proposed Preliminary Site Plan for the 606 Ocoee Apopka Road Sports Training Facility was consistent with the City's regulations and intent for the character area. The Development Review Committee voted to recommend approval of the project subject to the following condition:

- The Final Site Plan approval and Site Permit issuance is predicated on the development to the south, bringing the sewer to the property, and constructing the new east / west road, which is the site's only access. If such infrastructure is not in place or revisions are made, the Final Site plan and Site permit will be affected by this project.

Staff Recommendation:

Staff recommends that the Planning and Zoning Commission recommend approval of the proposed Large-Scale Preliminary Site Plan for the 606 Ocoee Apopka Road Sports Training Facility located at 606 Ocoee Apopka Road, assigned parcel ID number 18-22-28-0000-00-001, subject to the following condition:

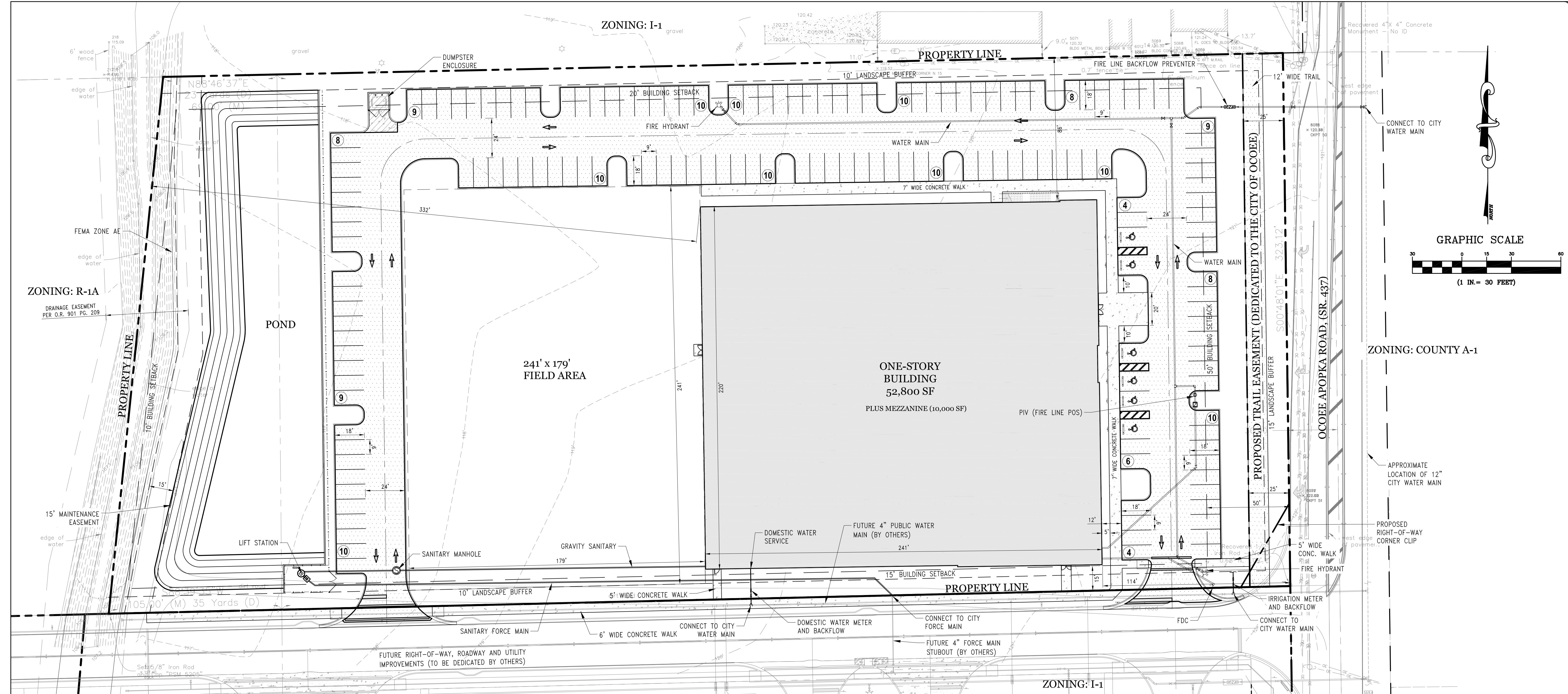
- The Final Site Plan approval and Site Permit issuance is predicated on the development to the south, bringing the sewer to the property, and constructing the new east / west road, which is the site's only access. If such infrastructure is not in place or revisions are made, the Final Site plan and Site permit will be affected by this project.

ATTACHMENTS:

1. Preliminary Site Plan
2. Location Map
3. 606 Ocoee Apopka Road_Aerial
4. 606 Ocoee Apopka Road Zoning Map
5. 606 Ocoee Apopka Ave_FLU
6. Bldg Rendering East
7. Bldg Rendering Main Entrance
8. Bldg Rendering Southeast
9. Preliminary Landscape Plan
10. 23-055_AFD_Ad 606 Sports Training Facility PSP PZC

File Location : S:\Projects\Land Projects 2023\23ROMA001 - 606 Sports Training\dwg

Filename : C100-SITE-23ROMA001-PSP.dwg Plot Date : Jul. 20, 2023 4:41pm



APPLICANT CONTACT INFORMATION

MATT IMMERFALL
VICTOR'S MARCH, LLC
50 FOREST STREET
WINDERMERE, FL 34786
PHONE: 407-920-9236
EMAIL: MATTHEWIMMERFALL@GMAIL.COM

PROPERTY INFORMATION

ADDRESS: 606 OCOEE APOPKA ROAD, OCOEE, FL 34761
PARCEL ID: 18-22-28-0000-00-001
SITE AREA: 225,956 SF / 5.19 AC

ZONING

SUBJECT SITE: I-1
NORTH: I-1
SOUTH: I-1
EAST: COUNTY A-1
WEST: R-1A

BUILDING SETBACKS:

YARD (IDENTIFICATION)	BUILDING SETBACK REQUIRED	BUILDING SETBACK PROVIDED
FRONT (EAST) OCOEE APOPKA RD.-	50'	114'
REAR (WEST) -	10'	332'
SIDE (NORTH) -	20'	86'
SIDE (SOUTH) 429 BUSINESS CTR. -	15'	15'

BUILDING INFORMATION

MAXIMUM PERMITTED BUILDING COVERAGE: 30%
PROPOSED BUILDING COVERAGE: 62,800 / 225,206 = 28%*

MAXIMUM PERMITTED BUILDING HEIGHT: COMMERCIAL: FIVE-STORY
INDUSTRIAL: TWO-STORY

PROPOSED BUILDING HEIGHT: ONE-STORY WITH MEZZANINE

*PROPOSED BUILDING COVERAGE IS BASED ON THE SITE AREA PRIOR TO RIGHT-OF-WAY DEDICATION.

UTILITY NOTE:

FINAL WATER MAIN LAYOUT TO BE DETERMINED DURING FINAL SITE PLAN REVIEW.

PAVING LEGEND:

	CONCRETE WALK		CONCRETE PAVEMENT
	ASPHALT PAVEMENT SECTION		

PROJECT BENCHMARK

SOURCE: BOUNDARY & TOPOGRAPHIC SURVEY OF 606 OCOEE APOPKA ROAD, OCOEE, FLORIDA, SECTION 18, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AS PREPARED BY BENCHMARK SURVEYING & MAPPING, LLC, MARCH 2, 2020.

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK, AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

FLOODPLAIN NOTE

SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE AE, AND AREA WHERE BASE FLOOD ELEVATIONS ARE DETERMINED (114') ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 12095C0210H, DATED SEPTEMBER 24, 2021.

SOILS

WABASSO FINE SAND
ZOLFO FINE SAND
SMYRNA FINE SAND

AREA CALCULATIONS:

MAXIMUM PERMITTED IMPERVIOUS SURFACE: 70%
PROPOSED IMPERVIOUS SURFACE: 51%¹

	SF	AC	%
PROPOSED PERVIOUS AREA :	111,580	2.56	49.4 ²
PROPOSED IMPERVIOUS AREA:	114,376	2.63	50.6
TOTAL AREA:	225,956	5.19	100.0

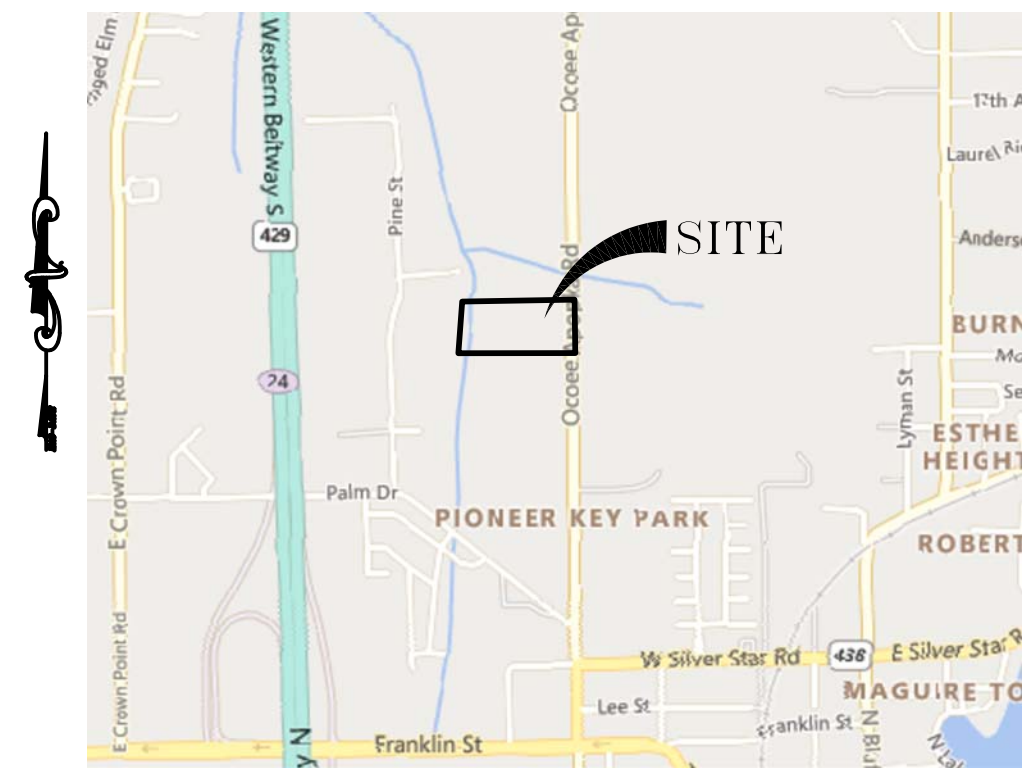
¹ PROPOSED IMPERVIOUS SURFACE PERCENTAGE IS BASED ON THE SITE AREA PRIOR TO RIGHT-OF-WAY DEDICATIONS.

² 274 SF (0.01 AC) OF PERVIOUS AREA IS CONTAINED WITHIN THE RIGHT-OF-WAY DEDICATION.

PARKING COUNT:

PROPOSED STANDARD SPACES: 149
PROPOSED ACCESSIBLE SPACES: 6
TOTAL PROPOSED SPACES: 155

LOCATION MAP



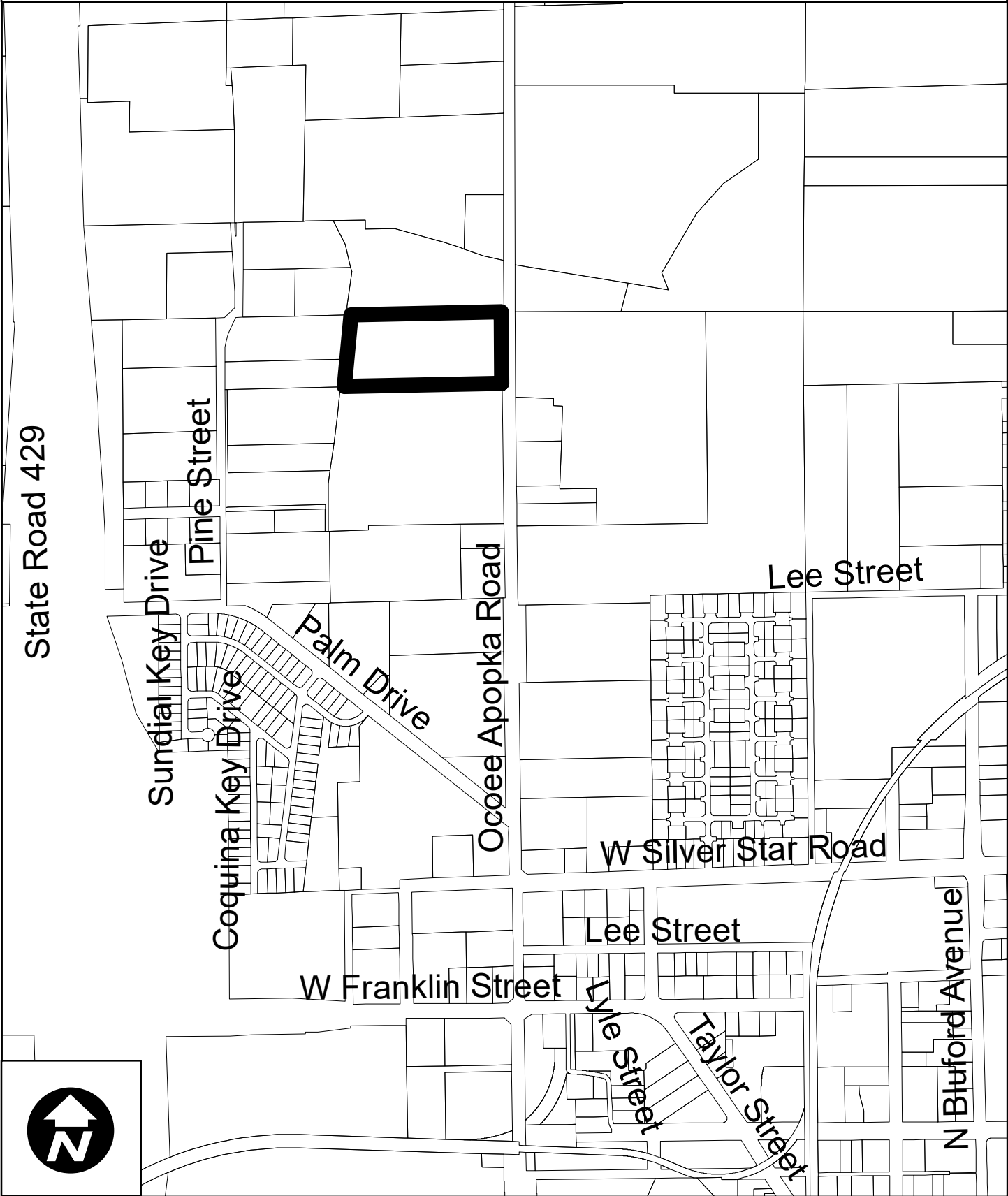
NOT TO SCALE

606 SPORTS TRAINING 606 OCOEE APOPKA ROAD, OCOEE, FLORIDA LARGE SCALE PRELIMINARY SITE PLAN

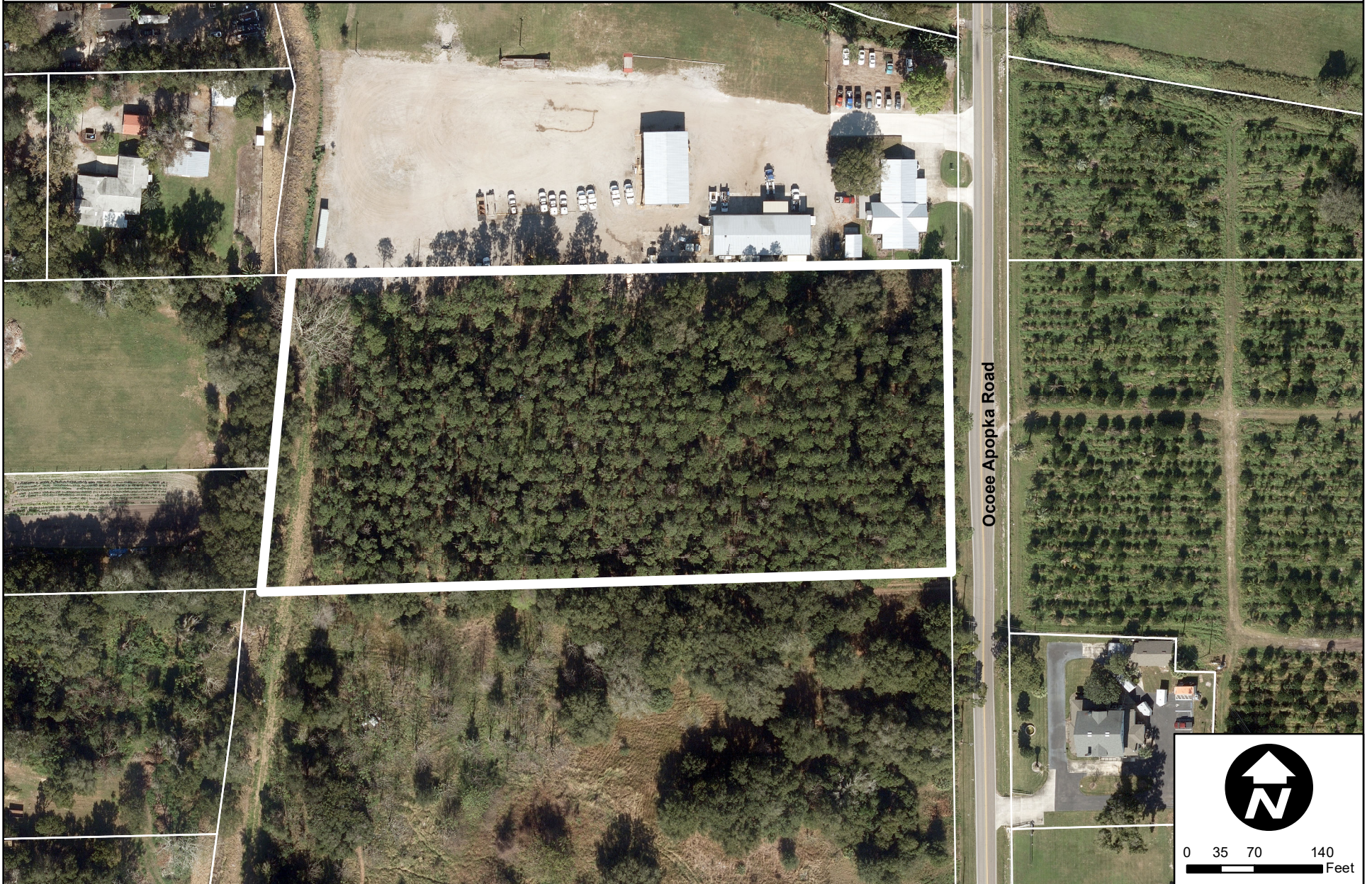
revision	description	date
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drawn by: CC
checked by: SW
date: 07.19.23
plot scale: AS SHOWN
project number: 23ROMA001
file name: C100-SITE-23ROMA001-PSP.DWG

606 Ocoee Apopka Road
Sports Trianing Center Large Scale Site Plan
Location Map



606 Ocoee Apopka Road Aerial



606 Ocoee Apopka Sports Training Center Surrounding Zoning Map



Development Services
Department

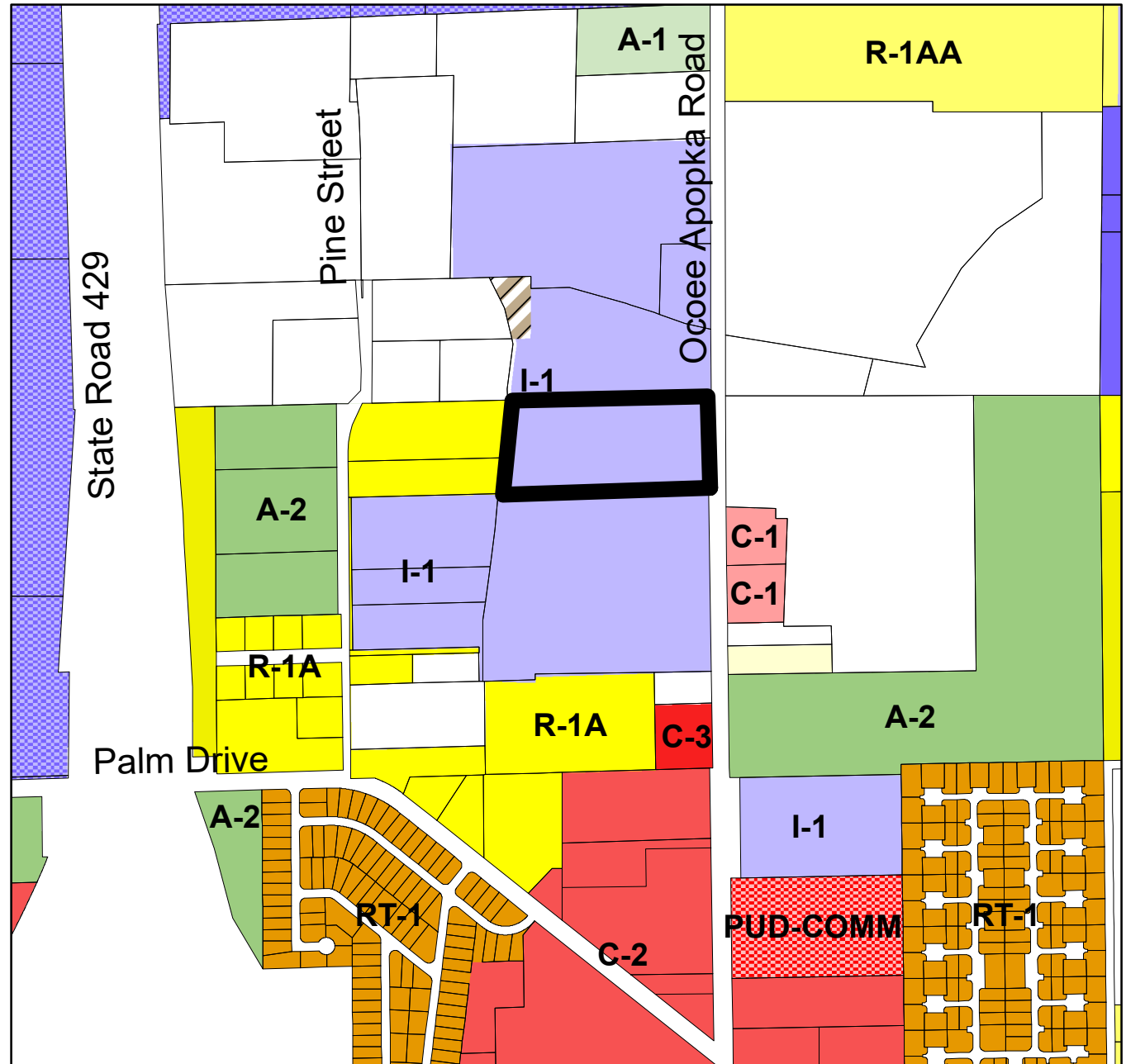
0 137.5 275 550
Feet

Created: August 2023

 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



606 Ocoee Apopka Road Sports Trainanig Center Surrounding Future Land Use Map



Development Services
Department

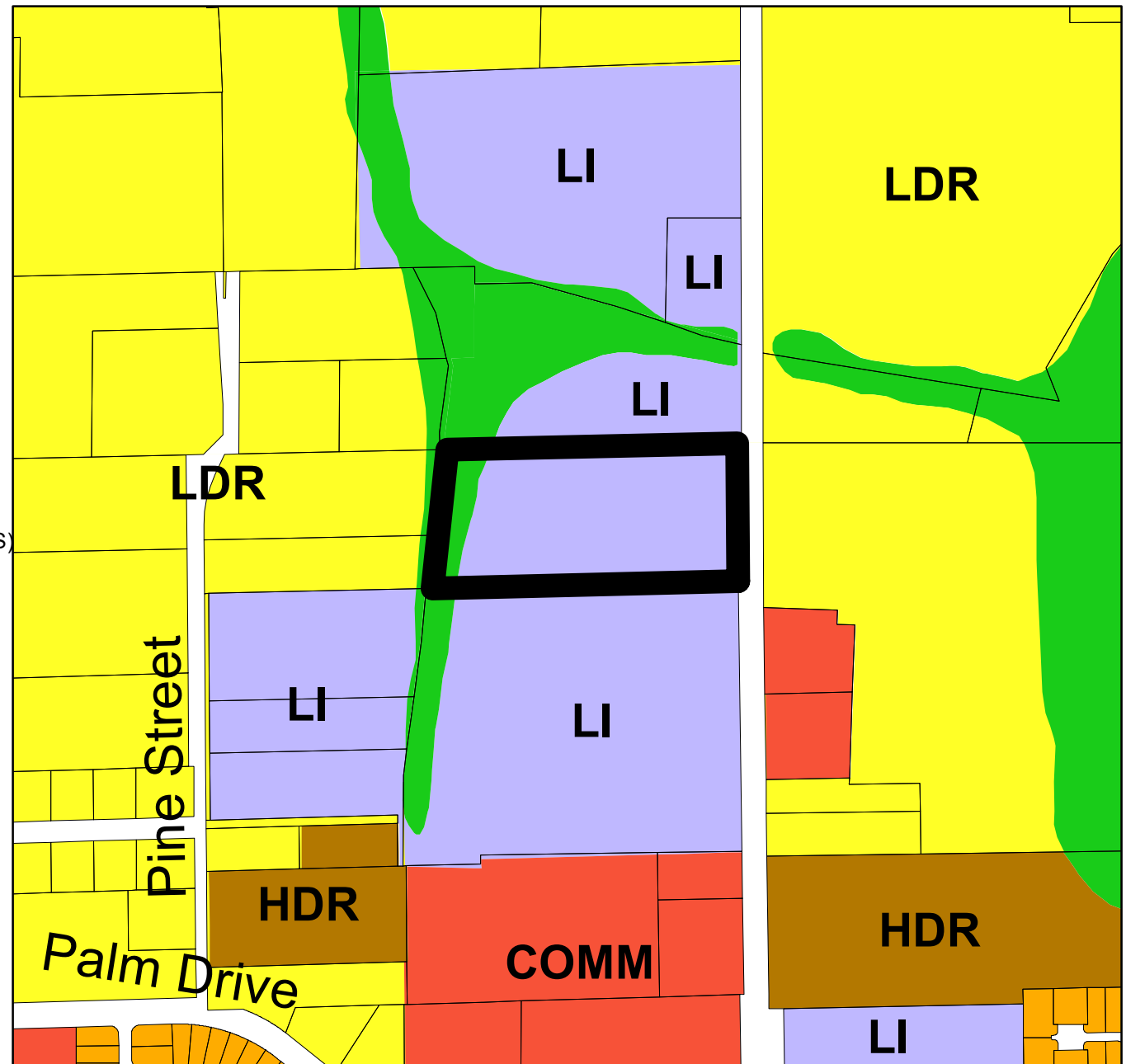
0 90 180 360
Feet

Created: August 2023

 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)

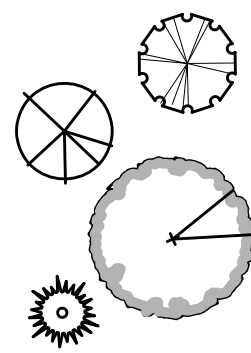
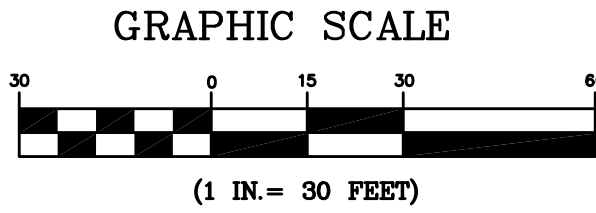
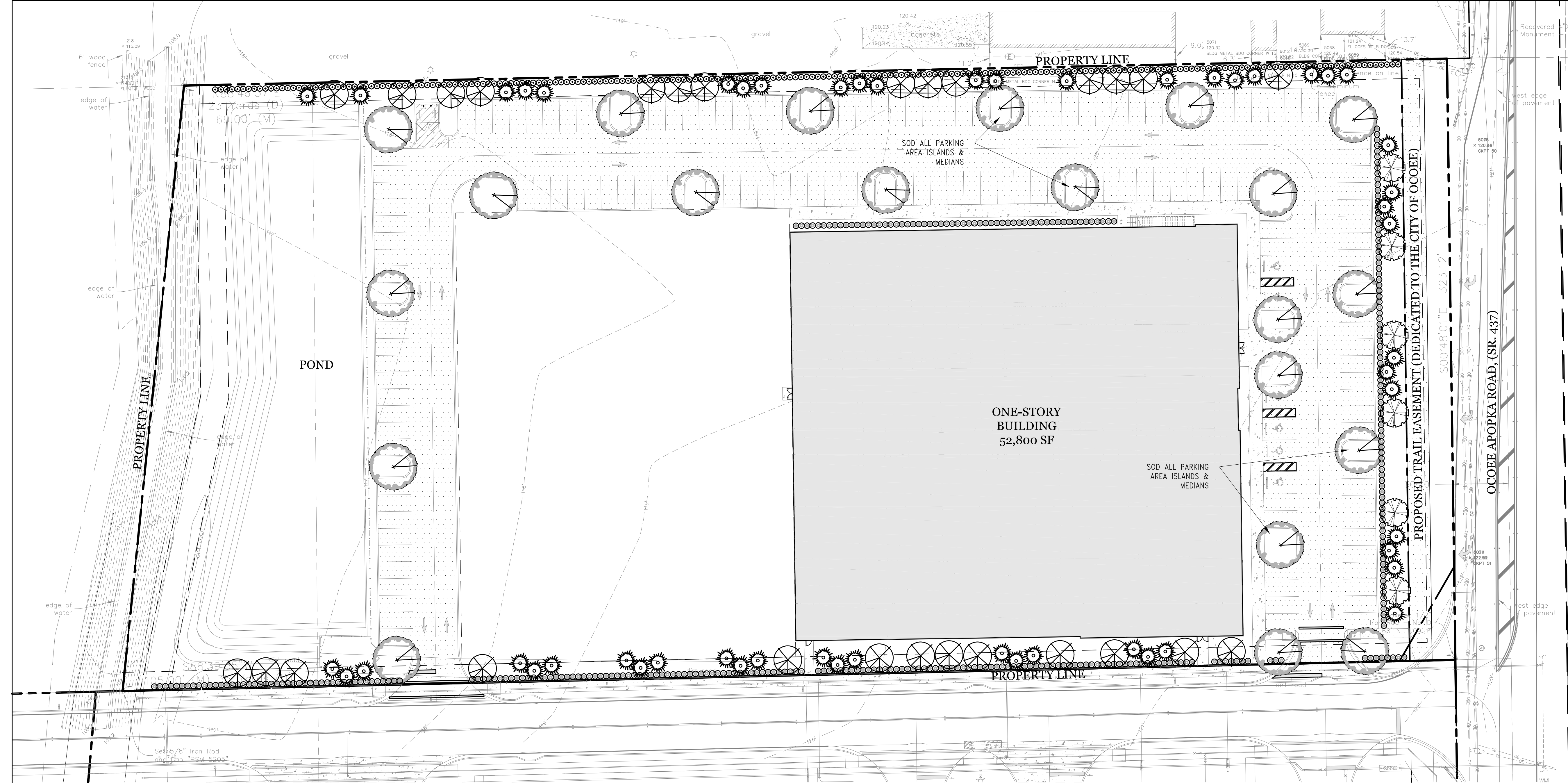








File Location : S:\Projects\Land Projects 2023\23ROMA001 - 606 Sports Training\wp1



TREES			
Symbol	Totals	Botanical Name	Common Name
MG	6	Magnolia grandiflora	Magnolia/Southern Magnolia
PE	27	Pinus eliottii	Slash Pine
QV	21	Quercus virginiana	Live Oak
SP	53	Sabal palmetto	Cabbage Palm



SHRUBS			
Symbol	Totals	Botanical Name	Common Name
Vo	213	Viburnum odoratissimum	Sweet Viburnum
Vs	339	Viburnum suspensum	Sandankwa Viburnum

606 SPORTS TRAINING

606 OCOFEE APOPKA ROAD, OCOFEE, FLORIDA

LARGE SCALE

PRELIMINARY LANDSCAPE PLAN

revision	description	date
△		
△		
△		
△		
△		
△		

drawn by: CC

checked by: SW

date: 07.19.23

plot scale: AS SHOWN

project number: 23ROMA001

file name: C:\s\LAND-23ROMA001-PSP.DWG

Serial Number
23-03410W

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 Cyndi Gustafson 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 September 12, 2023
606 Sports Prelim Large Scale Site Plan

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

issues of 8/31/2023

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
606 SPORTS TRAINING FACILITY
PRELIMINARY LARGE-SCALE SITE PLAN
CASE NUMBER: LS-2023-007**

NOTICE IS HEREBY GIVEN, pursuant to Article IV Section 4-3A.(3)(b) of the City of Ocoee Land Development Code, that on **TUESDAY, SEPTEMBER 12, 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, 1 North Bluford Avenue, Ocoee, Florida, to consider the Preliminary Large-Scale Site Plan for the 606 Sports Training Facility. The property identified is parcel number 18-22-28-0000-00-001. The subject property is approximately 5.19 acres in size and is located on the west side of Ocoee Apopka Road, approximately 1958 feet north of the intersection of Palm Drive and Ocoee Apopka Road. The physical address of the property is 606 Ocoee Apopka Road. The proposed use is for a one-story 52,800 SF sports training facility with a 10,000 SF mezzanine within the building and an open field area located behind the building.

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.
August 31, 2023

23-03410W

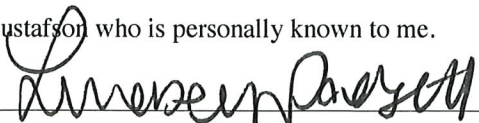


Cyndi Gustafson

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

31st day of August, 2023 A.D.

by Cyndi Gustafson who is personally known to me.



Notary Public, State of Florida
(SEAL)



Lindsey Padgett
Comm.: HH 389871
Expires: April 24, 2027
Notary Public - State of Florida



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

STAFF REPORT

Meeting Date: September 12, 2023
Item #: 3

Contact Name: Anoch Whitfield, Zoning Manager

Department Director: Michael Rumer

Subject: 2493 Sweet Oaks Street - Crawford Variance - VR-23-02. (Zoning Manager Whitfield)

BACKGROUND SUMMARY:

The property is located in Commission District 4 and addressed at 2493 Sweet Oak Street. It is zoned R-1A (Single Family Dwelling District) and is assigned parcel ID number 04-22-28-6567-00-700. Per Section 5-14A and the corresponding Table 5-2 (Minimum Zoning Descriptions on Permitted Uses) of Article V of the Land Development Code, the maximum allowable impervious surface area (ISA) for all lots within all residential zoning districts is 50% of the lot area. The applicant is requesting a 19.8% variance to Table 5-2 to exceed the maximum allowable impervious surface area (ISA) by 9.9% (for a total ISA of 59.9%) for purposes of installing and constructing improvements in the rear yard, specifically:

- Construction of a pergola with paver patio at the rear of the house, and
- Installation of sidewalk and other impervious materials along the north side yard and rear of the house.

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

- (1) That special conditions and circumstances exist which are peculiar to the land, structures, or required subdivision improvements involved and which are not applicable to other lands, structures, or required subdivision improvements;
- (2) That a literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties with similar conditions;
- (3) That the special conditions and circumstances do not result from the actions of the applicant; and
- (4) That the granting of the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, structures, or required subdivision improvements under similar conditions.

Applicant Response: The applicant's justifications are as follows:

- The proposed pergola will provide essential outdoor space for recreational activities, family gatherings and an extension of the living area. She states that strict adherence of the ISA maximum will present challenges. She states that the topography of the lot includes a slope, and the irregular shape of the lot limits available usable space. The pergola and pavers will provide a level space for entertainment.
- The placement of the pergola aligns with the property layout and provides an opportunity to enhance the aesthetic appeal of the space, and screening elements would ensure privacy and minimize visual impacts on neighboring properties.
- The current zoning regulations impose property line setbacks that restrict the placement of structures near the lot boundaries. The pergola and pavers, while not conforming to these setbacks, will not negatively affect adjacent properties or obstruct sightlines.
- The mature trees and existing landscape elements on the property present a unique land feature and necessitate a specific location for the pergola that maximizes the use of the space while preserving natural beauty of the land.
- The pergola and pavers align with the architectural style of the neighborhood and contribute positively to the community's character.

- These alternatives are either impractical or would result in an outdoor space that does not serve the intended purpose.

Staff Analysis: Staff finds that the justifications provided by the applicant do not support the requested variance and are not sufficient to demonstrate compliance with the four (4) evaluation criteria. Staff's analysis is summarized below:

- **Criteria 1 Special Circumstances & Conditions:** There are no special conditions and circumstances that exist which are peculiar to the land. The lot is of similar dimensions, shape and size as all of the lots in this block of the subdivision. It is a standard rectangular lot and is not irregularly shaped.
- **Criteria 2 Literal Interpretation of Code:** The literal interpretation of the provisions of these regulations would not deprive the property owner of rights commonly enjoyed by other properties with similar conditions. Construction of the house, driveway and walkway yielded an ISA of approximately 42%, leaving approximately 8% (or 640 SF) of impervious surface area available for use by the property owner. The property owner applied for and was issued two (2) permits in 2022 - one for the widening of the driveway and adding a new walkway along the north side of the property and one for the installation of a shed in the rear corner of the property. These improvements are reflected in green in the attached site plan. These two (2) permits brought the lot ISA to 49.8%.
- **Criteria 3 Actions of the Applicant:** The circumstances of this variance are the result of the actions of the applicant/property owner as the owner desires these additional improvements to the property. Currently, the pergola has been constructed but does not yet have a paver floor; however, the property owner desires to add pavers under the pergola as well as an additional four (4) feet of paver area outside of the pergola area. The property owner also desires to add a walkway along the rear wall of the house (refer to attached site plan).
- **Criteria 4 Conference of Special Privilege:** Granting the requested variance would confer a special privilege to the applicant that is denied by these regulations to other lands, structures, or required subdivision improvements under similar conditions.

Like all of the lots in the subdivision, the subject lot has a 5-foot Utility Easement along the north and south property lines where impervious materials are not permitted. Staff does not support the requested variance as there is insufficient justification to support the variance. Note, approval of the variance would not constitute approval of the placement of crushed rocks in the Utility Easements.

ISSUE:

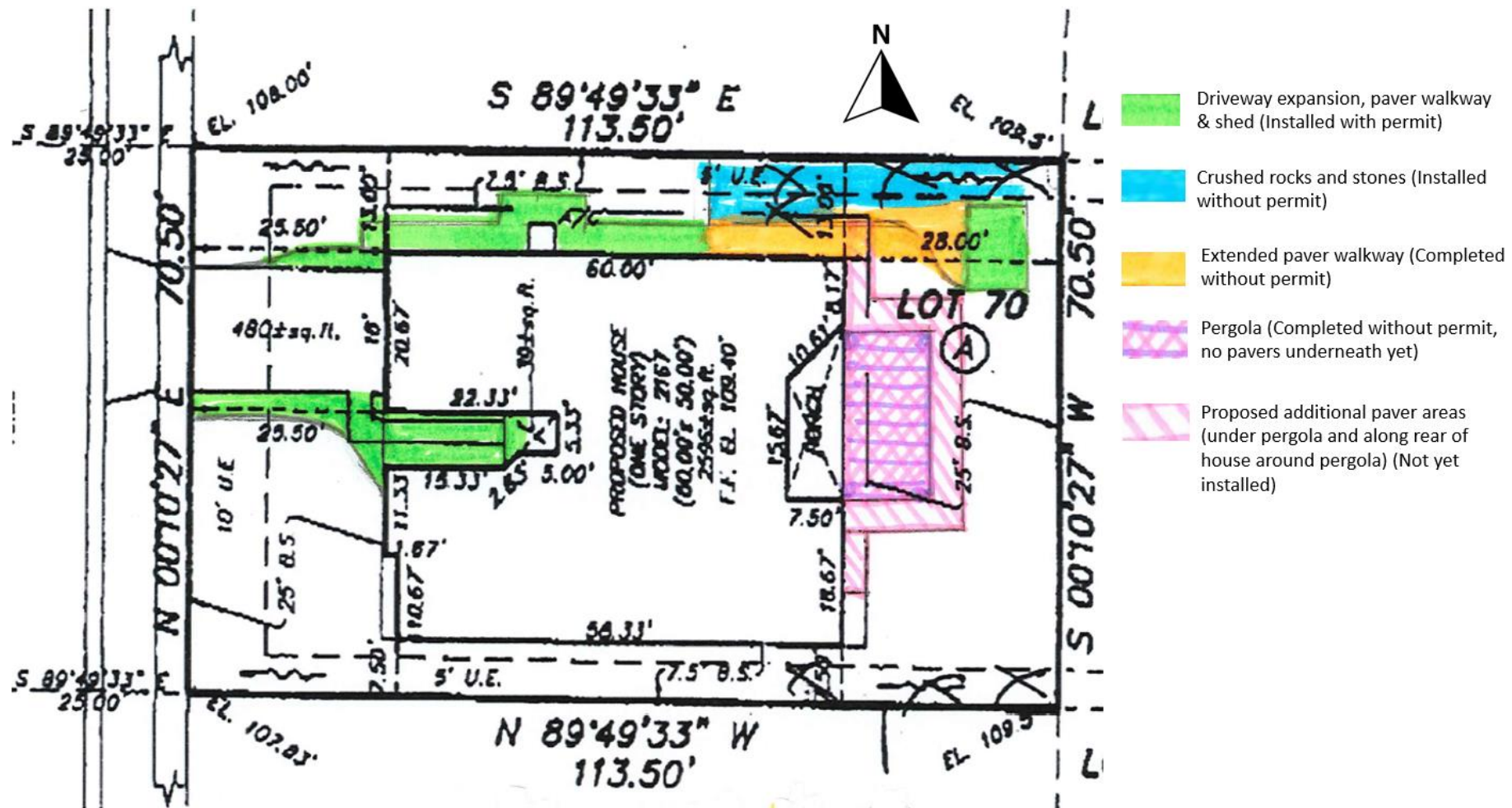
Should the Planning and Zoning Commission (PZC) make a recommendation of approval for the requested variance to Section 5-14A, and the corresponding Table 5-2 of Article V, of the Land Development Code, to exceed the maximum allowable impervious surface area (ISA) by 9.9% (for a total ISA of 59.9%) for purposes of installing/constructing a pergola with paver patio at the rear of the house and walkway and addition impervious materials along the north side yard and rear of the house, representing a 19.8% variance?

RECOMMENDATIONS:

Staff recommends that the Planning and Zoning Commission (PZC) make a recommendation of denial of the requested variance to Section 5-14A, and the corresponding Table 5-2 of Article V, of the Land Development Code, and not allow the property to exceed the maximum 50% allowable impervious surface area (ISA) for the purposes of installing the pergola, paver area and other additional improvements on the lot.

ATTACHMENTS:

1. 2493 Sweet Oak Variance - Site Plan
2. Variance Application
3. 2493 Variance
4. Prairie Lake Drainage Plan
5. 23-053_AFD_Ad Crawford Property_2493 Sweet Oak St. Variance PZC



Briefly Address the following:

B. The need and justification for the requested action:

1. Lot 70 as with all lots in the phase is 8001 square feet. 2493 Sweet Oak Street Home

The purpose of this variance request is to outline the exceptional circumstances that justify the need for a pergola and pavers on my property. The proposed pergola and pavers would serve as an essential outdoor space for recreational activities, family gatherings, and as an extension of our living area. However, due to the unique characteristics of the land, strict adherence to the existing zoning regulations presents challenges that can only be addressed through a variance.

Several factors contribute to the unique circumstances surrounding my property:

Topographical Constraints: The lay of the land includes a natural slope and irregular shape that limit the available usable outdoor space. The proposed pergola would provide a level area for enjoyment, mitigating the effects of the natural topography. I will comply to have the pergola and pavers slope to ensure it does not impact neighboring property lines and drain on my premises efficiently.

Privacy and Aesthetics: The placement of the pergola aligns with my property's layout and provides an opportunity to enhance the aesthetic appeal of the space. The addition of screening elements would ensure privacy and minimize visual impact on neighboring properties.

Property Line Setbacks: The current zoning regulations impose property line setbacks that restrict the placement of structures near boundaries. The pergola and pavers proposed location, while not conforming to these setbacks, will not negatively affect adjacent properties or obstruct sightlines.

Unique Land Features: The presence of mature trees and existing landscaping elements necessitates a specific location for the pergola that maximizes the use of the space while preserving the natural beauty of the land.

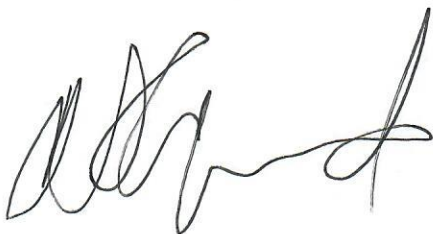
Community Character: The proposed pergola and pavers aligns with the architectural style prevalent in the neighborhood, contributing positively to the community's character.

I have carefully considered alternative solutions to address my outdoor space needs while complying with zoning regulations. However, due to the aforementioned factors, these alternatives are either impractical or would result in an outdoor space that does not serve the intended purpose.

I am committed to implementing appropriate measures such as landscaping, screening, and adhering to any additional conditions stipulated by the zoning department to ensure the pergola's harmonious integration within the environment.

In conclusion, I kindly request the City of Ocoee Commission's consideration and approval of the property variance for the installation of the pergola. The unique circumstances outlined in this letter support the need for this variance and underscore my commitment to responsible land use.

I am more than willing to provide additional information, attend any hearings, or participate in discussions to further explain the specifics of my request. Thank you for your time and attention to this matter.



8/15/23

To: City of Ocoee Commission

Date: August 15, 2023

From: Amanda J Crawford
2493 Sweet Oak Street
Ocoee, FL 34761
Parcel ID: 04.22.28.6567.00.700
Prairie Lake Village Phase 1 36/69 Lot 70

To All Concerned:

I am the owner of this one-story single-family residence zoned in the Prairie Lake subdivision. I purchase this home on 05/07/2015 with my daughter and now fiancé. As a new homeowner I continue to and try to be proactive with all respects to my neighbor's and communities and follow rules and guidelines.

Over the last two years I have updated the interior and exterior of my home; Not only to make it comfortable for a long-term placement for my family and potential expansion of family but to also bring overall value to the community and property value.

I am a DIY enthusiast and love interior and exterior design. My current social media platform content has over 36,000 subscribers that also thrive from the updates and renovations to my home.

I have updated my driveway and walkway for a better appearance. The walkway was completed as a prior 80 ft tree and the roots underneath caused interior cracking inside of the home master bedroom and with all the stump grinding of the roots causing slab damage would not allow any landscaping to grow effectively. The walkway was executed for appearance of the side wall of the home to esthetically please the passing neighbors and not look neglected.

Painted the exterior of my home. Replacement of the roof gutters and light fixtures and added a shed to the home for storage of power tools for my outside of home projects at other individual's homes that are inspired by my work. Renovated my interior homes flooring, plumbing and bathrooms.

When purchasing a home, I was never taught nor advised of impervious calculations. Even with taking a first-time homeowner's course. Now that working with staff in the city of Ocoee I want to become an advocate to speak for future home owners to understands guidelines of impervious calculations and setbacks when performing upgrades to their home. At this time, it has come to my attention that due to my lot size of 8001 square feet that the final addition I want to complete my home's value is over the 50% approved impervious for my home.

As a hardworking mother, partner, auntie, friend and number 1 go to gal for my family this project process overwent my process in complying. My records with the City of Ocoee shows that I ensure a permit is pulled for every instance and ensure I gain approval from the HOA for additions and changes. I also seek the suggestions of my immediate neighbors prior to enhancements. I always look to their recommendations of how a paver would look, how will this light fixture offset their home and if this color would not cause distractions. I love their input and they appreciate me taking the time to show them what I want my home to develop into my dream.

I am a very transparent individual and express myself with open honesty. I am requesting a variance to add more outdoor / living space needed to feel comfortable with my work from home space. This area will be used for Zen treatment with my chronic vertigo and separation anxiety I face when being out in public places. Also, a flexible space to enjoy the outdoors. I have installed a Pergola affixed to the home that is 21 x 12 feet in dimensions. I would like to be able to place furniture beneath the pergola with the square footage of pavers beneath that would increase my impervious calculation to total 59%. If any objects or recommendations to this final project I welcome any feedback.

The variance will improve the value of my home and neighborhood. The increase in variance will not impede or cause any issues to my immediate neighbors.

I appreciate your time in reviewing my request and recommendations.

Best Regards
Amanda C.

 8/15/23



Pergola currently installed with variance approval I would be able to add pavers beneath to add patio furniture.





Property Record - 04-22-28-6567-00-700

Orange County Property Appraiser •
<http://www.ocpafl.org>

Property Summary

Property Name

2493 Sweet Oak St

Names

Crawford Amanda

Municipality

OCO - Ocoee

Property Use

0103 - Single Fam Class III

Mailing Address

2493 Sweet Oak St
Ocoee, FL 34761-7607

Physical Address

2493 Sweet Oak St
Ocoee, FL 34761



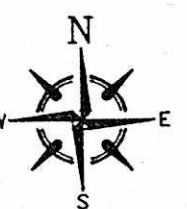
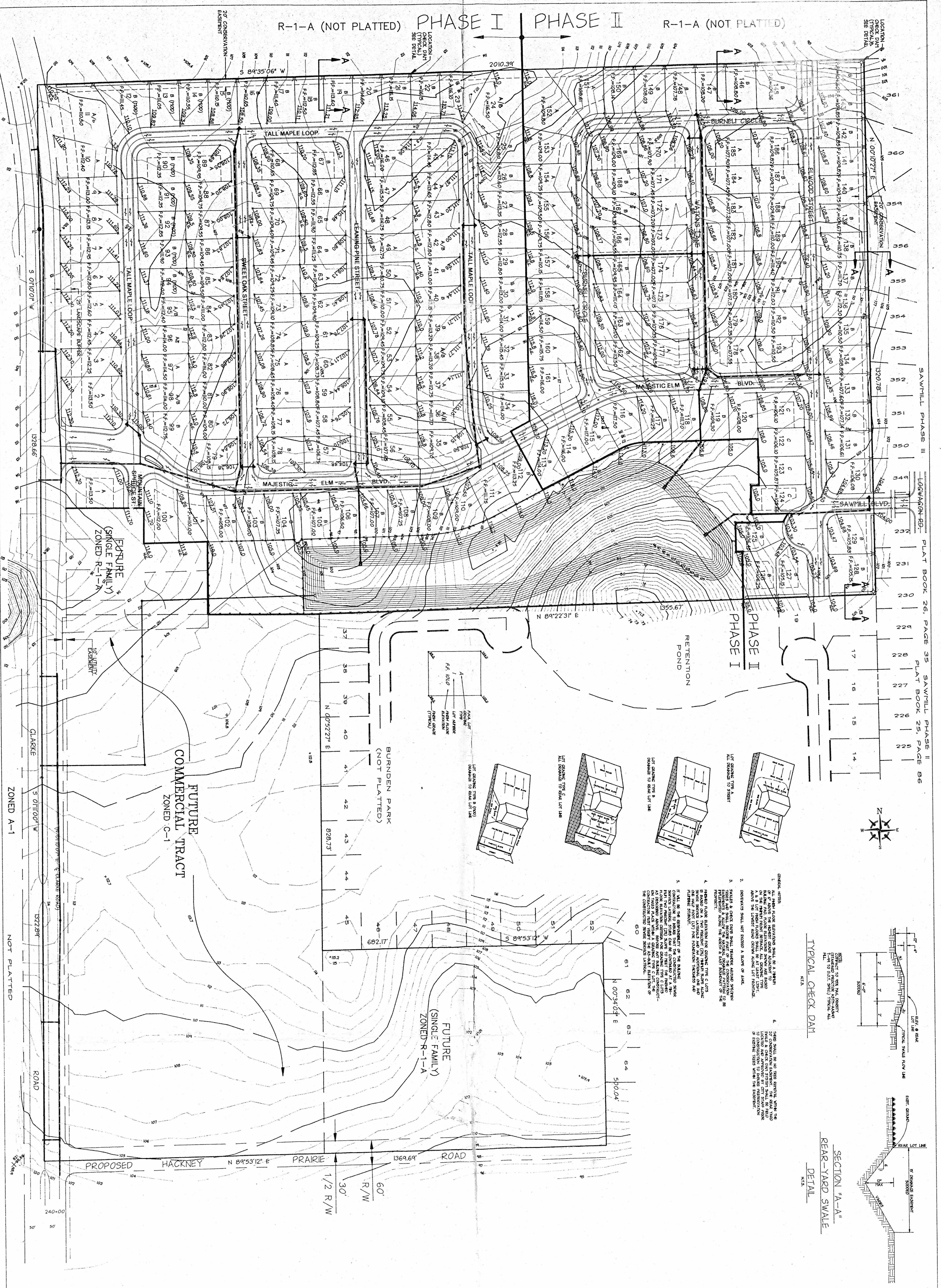
QR Code For Mobile Phone



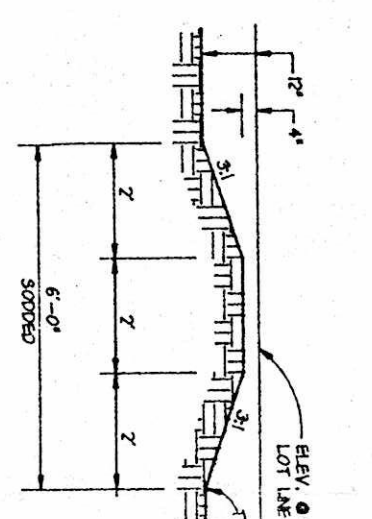
2493 SWEET OAK ST, OCOEE, FL 34761 12/12/2018 2:28 PM



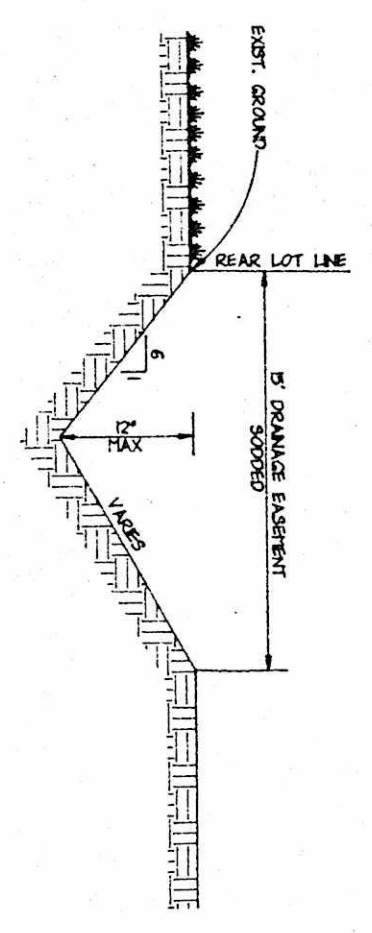
2493 SWEET OAK ST 09/19/2014



TYPICAL CHECK DAM



SECTION "A-A" REAR-YARD SWALE



- GENERAL NOTES:
1. ALL LOT GRADING SHALL BE TO A MINIMUM OF 2% SLOPE AWAY FROM BUILDINGS AND DRIVEWAYS.
 2. DRIVEWAYS SHALL BE SLOPED AT A MINIMUM OF 2% SLOPE AWAY FROM BUILDINGS.
 3. SWALES & CREEKS SHALL BE SLOPED AWAY FROM BUILDINGS AND DRIVEWAYS.
 4. DRIVEWAYS SHALL BE SLOPED AT A MINIMUM OF 2% SLOPE AWAY FROM BUILDINGS.
 5. IF ALL BE THE RESPONSIBILITY OF THE BUILDER, THE BUILDER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.
 6. THERE SHALL BE NO TREE REMOVAL WITHIN THE 20' CONSERVATION EASEMENT. THE BUILDER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES.

ENGINEER:	HUSKY W. HAWKINS, REG. NO. 11629
DATE:	DECEMBER 1991
SHEET:	3 OF 20
JOB NO.:	8867B
DESIGN BY:	L.M.
DRAWN BY:	R.L.L.
SCALE HOR.:	1" = 100'
SCALE VER.:	1" = 100'

HARLING LOCKLIN & ASSOCIATES, INC.
CONSULTING ENGINEERS
PLANNERS • SURVEYORS
850 COURTLAND STREET
ORLANDO, FLORIDA 32804
(407) 629-1061

PRAIRIE LAKE SUBD.
CITY OF OCOEE, FLORIDA
LOT & BLOCK GRADING PLAN

NO.	DATE	REVISIONS
5	1/9/96	REVISED STREET NAMES FOR PHASE I
4	1/3/96	REVISED LOT GRADES FOR LOTS 24, 62 & 63
3	10/23/95	REVISED LOT GRADES FOR PHASE I
2	5/23/94	REVISED PER 5/20/94 D.R.C. COMMENTS
1	4/18/94	REVISED PER 4/13/94 D.R.C. COMMENTS

Serial Number
23-03408W

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 Cyndi Gustafson 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 September 12, 2023
Crawford Property Variance

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

issues of 8/31/2023

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

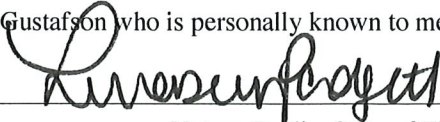
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Cyndi Gustafson

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

31st day of August, 2023 A.D.

by Cyndi Gustafson who is personally known to me.



Notary Public, State of Florida
(SEAL)



Lindsey Padgett
Comm.: HH 389871
Expires: April 24, 2027
Notary Public - State of Florida

CITY OF OCOEE
NOTICE OF PUBLIC HEARING
2493 SWEET OAK STREET - CRAWFORD PROPERTY
VARIANCE REQUEST
CASE NUMBER: VR-23-02

NOTICE IS HEREBY GIVEN, that the OCOEE PLANNING & ZONING COMMISSION will hold a PUBLIC HEARING on TUESDAY, SEPTEMBER 12, 2023, at 6:30 P.M. or as soon thereafter as possible, at the Ocoee City Commission Chambers, 1 North Bluford Avenue, Ocoee, Florida, in order to consider the petition of Amanda Crawford for a variance according to the provisions of Article IV, Subsection 4-9 of the City of Ocoee Land Development Code.

Action Requested: The parcel is located at 2493 Sweet Oak Street. The Orange County Property Appraiser Parcel ID # is 04-22-28-6567-00-700. The applicant is requesting a variance to Section 5-14A, and the corresponding Table 5-2 of Article V, of the Land Development Code, to exceed the maximum allowable impervious surface area (ISA) by 9.9% (for a total ISA of 59.9%) for purposes of installation/ construction of a pergola with paver patio at the rear of the house and sidewalk and impervious materials along the north side yard and rear of the house, representing a 19.8% variance. This variance is being sought for work done without a permit.

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.

August 31, 2023

23-03408W



September 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
7-ELEVEN 2308 Ocoee Apopka Road Parcel # 06-22-28-9243-04-000 2.12 acres Commission District 1 – Scott R. Kennedy	Small Scale Site Plan for a 4,650 SF Convenience Store and Fuel Station	3rd Review comments sent September 7, 2023 - Awaiting 4th submittal
COMMERCE 429 FKA BELTWAY 429 FKA PROGRESS COMMERCE PARK 1290 Ocoee Apopka Road Parcel # 07-22-28-0000-026 24.95 acres Pine St Parcel # 07-22-28-0000-00-096 13.01 acres 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 
MAGNOLIA RESERVE TOWNHOMES 2199 West Road Parcel # 05-22-28-0000-00-029 5.08 acres 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	3rd Review comments sent on August 31, 2023 - Awaiting 4th submittal
MIXED-USE @ FULLERS CROSS RD & OCOEE APOPKA RD Fullers Cross Road Parcel # 06-22-28-0000-00-056 17.96 acres Commission District 1 – Scott R. Kennedy	Large Scale Preliminary Site Plan for mixed-use consisting of Apartments and Commercial	Planning & Zoning Meeting: July 12, 2022 City Commission Meeting: <u>TBD</u> 1st Review comments sent May 11, 2022
OCOEE CROWN POINT MIXED USE DEVELOPMENT 2012 Ocoee Apopka Road Parcel # 06-22-28-0000-00-005 Parcel # 06-22-22-0000-00-082 16.19 acres Commission District 1 – Scott R. Kennedy	Large Scale Final Site Plan for mixed-use consisting of Multifamily and Retail	- Approved for construction - Pending Pre-Construction Meeting

OCOEE VILLAGE CENTER ALLURE Clarcona Ocoee Road Parcel # 05-22-28-0000-00-040 15.63 acres 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 
OCOEE VILLAGE CENTER SOUTHEAST COMMERCIAL 10711 N Lakewood Ave Parcel # 05-22-28-0000-00-004 4.7 acres 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 
OCOEE VILLAGE CENTER TOWNHOMES 10711 N Lakewood Ave Parcel # 05-22-28-0000-00-004 34.48 acres Commission District 1 – Scott R. Kennedy	Large Scale Preliminary/Final Subdivision Plan for 232 – 2 story Townhome units	Under Construction 
OCOEE VILLAGE CENTER TOWNHOMES 10711 N Lakewood Ave Parcel # 05-22-28-0000-00-004 34.48 acres Commission District 1 – Scott R. Kennedy	Plat for 232 – 2 story Townhome units	Plat Recorded December 14, 2022
District 2 – Rosemary Wilsen		
Project Name & General Location	Project Description	Status
626 SOUTH BLUFORD AVE. WAREHOUSE AND OFFICE 606 South Bluford Ave. Parcel # 17-22-28-6144-04-402 1.1 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan, 10,000 SF Building	Under Construction 
CITY CENTER WEST ORANGE, PARCEL 1, PHASE IV, LOT 4A 251 Main Street Parcel # 20-22-28-0000-00-015 11.92 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan, two-story 20,000 SF office/retail building	2nd Review Comments sent on June 18th, 2019 - Awaiting resubmittal for 3rd Review
DARREN CENTER 9961 W Colonial Drive Parcel # 21-22-28-0000-00-012 7.06 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan 18,302 SF Medical & Professional Office	Under Construction 
HEARTLAND DENTAL 1100 Blackwood Avenue Parcel # 20-22-28-0742-02-000 1.96 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 5,984 SF Dental Office Building	Under Construction 

HUDSON FURNITURE 10401 W. Colonial Dr. Parcel # 20-22-28-4238-00-030 Commission District 2 – Rosemary Wilsen	Small Scale Site Plan to add an additional 13,866 SF to the existing 15,615 SF Building	Under Construction 
OCOEE OAKS JOINT VENTURE 201 S. Clark Rd. Parcel # 21-22-28-0000-00-027 12.59 acres Commission District 2 – Rosemary Wilsen	Preliminary Subdivision Plan	1st review comment sent on July 24, 2023 - Awaiting resubmittal
OCOEE OAKS UMC 201 S. Clark Rd. Parcel # 21-22-28-0000-00-027 12.59 acres Commission District 2 – Rosemary Wilsen	Special Exception was requested to allow a monopine style communication tower on a parcel zoned A-1	Approved at the City Commission Meeting: January 17, 2023
OCOEE OAKS UMC 201 S. Clark Rd. Parcel # 21-22-28-0000-00-027 12.59 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 135-foot communication tower	Approved for Construction
OCOEE TOWN SHOPS (Wawa) 9729 W. Colonial Dr. Parcel # 21-22-28-0000-00-070 3.39 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan	1st review comment sent on July 24th, 2023 - Awaiting resubmittal
O'REILLY'S OCOEE 1891 E. Silver Star Road Parcel # 16-2-28-8049-00-003 5.06 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 7,453 SF O'Reillys Auto Parts store	- Approved for construction - Pending Pre-Construction Meeting
O'REILLY'S OCOEE 1891 E. Silver Star Road Parcel # 16-2-28-8049-00-003 5.06 acres Commission District 2 – Rosemary Wilsen	Plat	City Commission Meeting (Consent Item): TBD 4th review comment sent on September 20th - Awaiting resubmittal
SIRI OFFICE BUILDING 3872 Old Winter Garden Road Parcel # 28-22-28-0000-00-019 1.25 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for 28,000 SF Office Building	Approved for Construction
WENDYLYN'S BEAUTY SALON, FKA 54 REWIS STREET 54 Rewis Street Parcel # 18-22-28-7900-05-051 0.25 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 1275 SF Building, Mixed-use of Beauty Salon, and Residence	APPROVED for construction - Pending Pre-Construction Meeting

WEST OAKS SELF-STORAGE AND OFFICE / SHOPPES AT WEST OAKS PD 9000 W. Colonial Drive Parcel # 27-22-28-8005-00-040 4.1 acres Commission District 2 – Rosemary Wilsen	Rezoning from Community Commercial to Planned Development	Under Construction 
WEST ORANGE MEDICAL 3442 Old Winter Garden Road 3462 Old Winter Garden Road Parcel # 29-22-28-0000-00-028 Parcel # 29-22-28-0000-00-036 1.21 acres combined Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for an 11,800 SF Medical Office	• Approved for construction • Pending Pre-Construction Meeting
WEST ORANGE SURGERY CENTER 3422 Old Winter Garden Road Parcel # 29-22-28-0000-00-030 1.26 acres combined Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for an 11,500 SF Surgery Center	• Approved for construction • Pending Pre-Construction Meeting
District 3 – Richard Firstner		
Project Name & General Location	Project Description	Status
409 OCOEE APOPKA ROAD PUD 409 Ocoee Apopka Road Parcel # 18-22-28-0000-00-056 4.76 acres Commission District 3 – Richard Firstner	Large Scale Preliminary/ Final Site Plan for two Industrial Warehouse Buildings totaling 61,797 SF	Approved for Construction
429 BUSINESS CENTER PHASE II EAST 450 Ocoee Apopka Road Parcel # 18-22-28-0000-00-006 11.21 acres combined Commission District 3 – Richard Firstner	Large Scale Final Site Plan for three (3) one story buildings totaling 126,402 SF	• 2nd Review comments sent on 05/31/2023 • Pending resubmittal for 3rd review • City commission meeting: September 19, 2023
429 BUSINESS CENTER PHASE II WEST 701 Pine Street 707 Pine Street 711 Pine Street Parcel # 18-22-28-0000-00-005 Parcel # 18-22-28-0000-00-106 Parcel # 18-22-28-0000-00-105 5.90 acres combined Commission District 3 – Richard Firstner	Large Scale Final Site Plan for a one-story building consisting of 70,720 SF	• Approved for construction • Pending Pre-Construction Meeting • City commission meeting: September 19, 2023
606 SPORTS TRAINING 606 Ocoee Apopka Road Parcel # 18-22-28-0000-00-001 5.19 acres Commission District 3 – Richard Firstner	Large Scale Preliminary Site Plan for a one-story 52,800 SF sports training facility	• 1st Review Comments sent • Awaiting 2nd submittal • Planning & Zoning Meeting: September 12, 2023 • City Commission Meeting: TBD

CHRISTIAN BROTHERS AUTOMOTIVE West Colonial Dr. Parcel # 20-22-28-9138-03-000 .62 acres Commission District 3 – Richard Firstner	Small Scale Site Plan for a 5000 SF Automotive Service Building	Under Construction 
DOUBLE O'S OCOEE Maguire Rd. Parcel # 30-22-28-0000-00-020 2.09 acres Commission District 3 – Richard Firstner	Small Scale Site Plan to construct 670 SF building for a Drive-Through Coffee Shop	Under Construction 
FIRST CHOICE DOOR AND MILLWORK 393 Enterprise Street Parcel# 19-22-28-9153-02-601 1.26 acres 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 
HAMPTON INN BY HILTON AKA COMFORT INN – MAINSTAY SUITES 11405 W. Colonial Dr. Parcel # 19-22-28-0000-00-007 945 Marshall farms Rd. Parcel# 19-22-28-0000-00-008 Commission District 3 – Richard Firstner	Preliminary/Final Large-Scale Site Plan for a six-story 74,657 SF hotel with 120 rooms	Under Construction 
ALIBI AKA LAKE LILLY 2802 Old Winter Garden Road Parcel # 29-22-28-0000-00-007 16.61 acres Commission District 3 – Richard Firstner	Large Scale Final Site Plan for 410 Luxury Multifamily Rental Units	Under Construction 
O2B KIDS 880 Bluford Avenue Parcel # 20-22-28-0000-00-059 Parcel# 20-22-28-0000-00-055 2.48 acres combined 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	• Approved for construction • Pending Pre-Construction Meeting
OCOEE-TOMYN SELF STORAGE FACILITY AKA BARKERITAVILLE PUD AKA PET PARADISE Parcel # 31-22-28-0000-00-050 8.13 acres Commission District 3 – Richard Firstner	Preliminary/Final Large-Scale Site Plan	Under Construction 
OCOEE VILLAGE Franklin Street Parcel # 18-22-28-0000-00-025 5.77 acres Commission District 3 – Richard Firstner	Large Scale Final Site Plan, for two (2) two-story buildings with 72,712 sf for office/retail.	• Planning & Zoning Meeting: September 14, 2021 • City Commission meeting: October 5, 2021 • 1st Review comments sent on August 31, 2021 • awaiting resubmittal for 2nd review

OCOEE VILLAGE GREEN Maguire Rd. Parcel # 30-22-28-0000-00-020 2.09 acres Commission District 3 – Richard Firstner	Small Scale Site Plan to construct hardscape common areas	Approved for Construction January 24, 2023
PRUITT HEALTH 870 Tomyon Blvd Parcel# 30-22-28-2861-01-000 10.73 acres Commission District 3 – Richard Firstner	Substantial Amendment to the PUD for a Nursing Facility	Approved at the August 17, 2023 City Commission Meeting
THE REGENCY 1601 Maguire Road # 28-22-30-0000-00-059 Parcel # 28-22-30-0000-00-016 Parcel # 28-22-30-0000-00-018 16.68 acres Commission District 3 – Richard Firstner	Large Scale Final Site Plan for 300 Multifamily units and 7000 SF of Retail	- Approved for construction - Pending Pre-Construction Meeting
District 4 - Ages Hart		
Project Name & General Location	Project Description	Status
COVINGTON OAKS 8667 A. D. Mims Road Parcel # 10-22-28-0000-00-004 9.94 acres Commission District 4 - Ages Hart	Preliminary Subdivision Plan for 17 Single-Family Residential Lots	Planning & Zoning Meeting: April 11, 2022 City Commission meeting: August 15, 2023 2nd review comments sent on June 14th, Pending resubmittal of 3rd review
EVEREST REHABILITATION HOSPITAL AKA OCOEE LANDINGS COMMERCIAL 1842 E. Silver Star Road Parcel # 16-22-28-4532-00-040 5.12 acres Commission District 4 - Ages Hart	Large Scale Site Plan for a 39,817 SF, single-story, Rehabilitation Hospital	Under Construction 
GARDENIA POINTE Clarke Road/ A. D. Mims Road Parcel # 10-22-28-0000-00-003 # 10-22-28-0000-00-011 # 10-22-28-0000-00-128 # 03-22-28-2834-01-201 37.37 acres Commission District 4 - Ages Hart	Rezoning from A-1 (General Agriculture) to PUD (Planned Unit Development)	Planning & Zoning Meeting: TBD City Commission meeting 1st Reading: TBD City Commission 2nd Reading: TBD 1st Review comments sent April 11, 2023 - Awaiting 2nd submittal
HOWARD MEADOWS 8708 A. D. Mims Road Parcel # 10-22-28-0000-00-133 2.25 acres Commission District 4 - Ages Hart	Preliminary Subdivision Plan for Six (6) Single-Family Residential Lots	Planning & Zoning Meeting: TBD City Commission meeting: TBD - Under 3rd Review

LAKE MEADOW LANDING (F.K.A ARDEN LANDING; CIARA PLACE / F.K.A. VILLA ROMA) 2121 North Clarke Road Parcel # 04-22-28-0000-00-048 21.05 acres 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 
OCOEE LANDINGS PUD E. Silver Star Road Parcel # 16-22-28-4532-00-140 1.77 acres Commission District 4 - Ages Hart	Large Scale Site Plan consisting of commercial/retail and 46 apartments combined as an approved use for the PUD	Approved at City Commission meeting on November 1, 2022
PRAIRIE LAKE SUBDIVISION Ocoee Vista Parkway/AD Mims Road Parcel # 09-22-28-0000-00-056 11.99 acres Commission District 4 - Ages Hart	Preliminary Final Subdivision Plan to construct 78 lots, each containing a two-story townhome	Under Construction 
RESERVE AT LAKE MEADOWS 2149 Lauren Beth Avenue Parcel # 04-22-28-0000-00-024 18.58 acres Commission District 4 - Ages Hart	A Large-Scale Final Subdivision plan for 46 single-family homes	APPROVED for Construction - Pre-Construction meeting scheduled for April 4, 2023
WYNWOOD PHASE 1 & 2 FKA CLRM 44 W. McCormick Road Parcel # 33-21-28-0000-00-007 100 E McCormick Road Parcel # 34-21-28-0000-00-022 3201 Trout Lake Road Parcel # 33-21-28-0000-00-020 212.30 acres 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 
WYNWOOD PHASE 3 & 4 FKA CLRM Greenwood Oak Drive Parcel # 34-21-28-9490-06-001 Coachwood Drive Parcel # 34-21-28-9490-06-002 56.63 acres Commission District 4- Ages Hart	Large Scale Preliminary/Final Subdivision Plan to construct 187 single family residential lots	1st Review Comments sent August 24, 2023 - Awaiting resubmittal - City Commission Meeting (Consent): TBD