

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

January 9, 2024

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 on December 12, 2023

• OLD BUSINESS

• NEW BUSINESS

1. 440 Ocoee Apopka Road - Parrinello Property Annexation & Rezoning from County A-2 (Farmland Rural District) to City C-3 (General Commercial District) - AX-10-23-07 & RZ-23-10-10 (**Zoning Manager Whitfield**)
2. Mansour Property Rezoning from R-1 (Single Family Dwelling District) to C-2 (Community Commercial District) - RZ-23-12-11 (**Zoning Manager Whitfield**)
3. Gardenia Pointe Rezoning from Unclassified District and R-1A (single-family Dwelling) to PUD (Planned Unit Development District) - RZ-23-02-02 (**Zoning Manager Whitfield**)
4. Ocoee Oaks Joint Venture Large-Scale Preliminary Subdivision Plan LS-2023-004 (**Zoning Manager Whitfield**)
5. Annual Comprehensive Plan Text Amendment to Adopt Five-Year Schedule of Capital Improvements and Update the Capital Improvement Element (CIE) - CPA-2023-003 (**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.



OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

December 12, 2023

MINUTES

6:30 PM

REGULAR PLANNING AND ZONING COMMISSION MEETING

• 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. **City Clerk Sibbitt** called the roll and declared a quorum present.

Present: Chair Lomneck, Vice-Chair Forges, and Member Keller

Absent: Member Williams, Member Crocker, and Alternate Member Chacon

Also Present: Zoning Manager Whitfield, Assistant Board Attorney Mai, and City Clerk Sibbitt

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on November 14, 2023.

Motion for Approval of the Consent Agenda: Moved by Member Keller, Seconded by Vice-Chair Forges; Motion carried unanimously with Member Williams, Member Crocker and Alt. Member Chacon absent.

• OLD BUSINESS - *None*

• NEW BUSINESS

1. Ocoee Oaks Joint Venture Preliminary Final Subdivision Plan - LS-2023-004 (Zoning Manager Whitfield)

CONTINUED TO A FUTURE DATE TO BE DETERMINED

2. 16 Floral Street - Wright Property Variance - VR-23-03 (Zoning Manager Whitfield)

Zoning Manager Whitfield presented a brief overview of the variance request for the property located at 16 Floral Street. The applicant is requesting approval of one (1) variance from Section 5-14A and corresponding Table 5-2 as follows: 1) 17.7-foot (representing a 69%) reduction of the minimum front building setback from 25 feet to 7.7 feet along the west property line to accommodate an attached garage for a single-family home on a corner lot. The subject property is a corner lot with roadway right-of-way (ROW) frontage along the north (Floral Street) and west (South Cumberland Avenue). The primary entrance of the residence is along the north. Per Section 5-4G, Article V, LDC, "on a corner lot", the applicable front yard setback shall apply to both street frontages. Consequently, both the north and west property line are considered a front yard

and, as such, are subject to the required front yard setback of 25 feet.

According to Chapter 4-9 A., the variance application/applicant must demonstrate:

1. Special conditions and circumstances exist that are peculiar to the land, structures or required subdivision improvements involved and 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 of the applicant any special privilege that is denied by these regulations to other lands, structures or required subdivision improvements under similar conditions.

Staff provided testimony that the variance demonstrates satisfaction with the four (4) review criteria and supports the request.

The Board had no comments or questions.

Chair Lomneck opened the public hearing.

Patricia Gleason, *neighbor*, spoke in support of the variance request and shared it would enhance the property. This addition would not negatively impact the neighboring residents.

Chair Lomneck closed the public hearing.

(6:40 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Variance Request for 16 Floral Street – Wright Property – VR-23-03, based on factual interpretation of the code requirements, as presented by staff, and public testimony related; Moved by Member Keller, Seconded by Vice-Chair Forges; motion carried unanimously with Member Williams, Member Crocker and Alt. Member Chacon absent.

• MISCELLANEOUS

1. Project Status Report

Zoning Manager Whitfield updated the Board with the following:

- LDC and Comp Plan Update
- Announced next agenda will have about six (6) items

•ADJOURNMENT - 6:43 PM

ATTEST:

APPROVED:

Melanie Sibbitt, City Clerk

Brad Lomneck, Chair



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

STAFF REPORT

Meeting Date: January 9, 2024
Item #: 1

Contact Name: Anoch Whitfield, Zoning Manager **Department Director:** Michael Rumer
Subject: 440 Ocoee Apopka Road - Parrinello Property Annexation & Rezoning from County A-2 (Farmland Rural District) to City C-3 (General Commercial District) - AX-10-23-07 & RZ-23-10-10 (**Zoning Manager Whitfield**)

BACKGROUND SUMMARY:

Owner/Applicant: The property/applicant is owned by Denise May Parrinello.

Site Location: The property is located in Commission District 3 on the west side of Ocoee Apopka Road, beginning approximately 1,800 feet north of Palm Drive at the intersection of Ocoee Apopka Road.

Property Size & Parcel Identification Number: The property contains approximately 0.51 acres and is assigned parcel ID number 18-22-28-0000-00-002.

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-2	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	Light Industrial	I-1	Vacant land (429 Business Center)
South	City of Ocoee	Commercial	C-3	Vacant land
East	City of Ocoee	High Density Residential	A-2	Agricultural use
West	City of Ocoee	Commercial	R-1A	Stormwater pond

Proposed Development: The applicant is requesting an annexation and rezoning from County A-2 (Farmland Rural District) to City of Ocoee C-3 (General Commercial District) and is not proposing a specific use at this time.

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 all sides 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 adequately 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-3 zoning classification is consistent with FLUE Policy 1.15, which stipulates that the City may assign an initial zoning after annexation in a manner consistent with both the Future Land Use Map and the JPA Agreement.

Transportation and Access: The site is currently accessed by Ocoee Apopka Road. The affected segment is Ocoee Apopka Road (which is an Orange County facility) from SR 438/Silver Star Road to Fullers Cross Road. 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, an operations analysis may be required at the time of site plan review to ensure safe operations on Ocoee Apopka Road.

Utilities: The Utilities Department has no issues with this annexation and rezoning and provides the below informational comments:

1. Water service is available via a 12-inch water main on Ocoee Apopka Road. GIS records indicate that the water main is under the roadway in the northbound lane; however, GIS records are approximate and should not be used in lieu of a survey.
2. Sewer service is not currently available but may be available in the future as a result of the 429 Business Center Phase II - East project, which proposes the installation of a 6-inch forceman on the west side of Ocoee Apopka Road.
3. Upon redevelopment for a commercial use, the property would be required to connect to City water (and sewer if available).

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 1.4 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 Grid 1, with a four (4) minutes response time. The nearest police station is 2.8 miles away, and the average non-emergency travel time is 8 minutes.

Recreation and Open Space: The property is located within the Wekiva Study Area but does not contain any unique features. As the allowable uses will be commercial uses in nature, recreation/open space is not required.

Please see the attached Annexation and Feasibility Analysis document for Parrinello Property 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-2 (Farmland Rural District) to City C-3 (General Commercial District) for the property located at 440 Ocoee Apopka Road, assigned parcel ID number 18-22-28-0000-00-002?

RECOMMENDATIONS:

Development Review Committee (DRC) Recommendation:

The DRC met on Tuesday, January 2, 2024, to consider this item and, finding no issues, made a recommendation of approval of the annexation and rezoning to C-3.

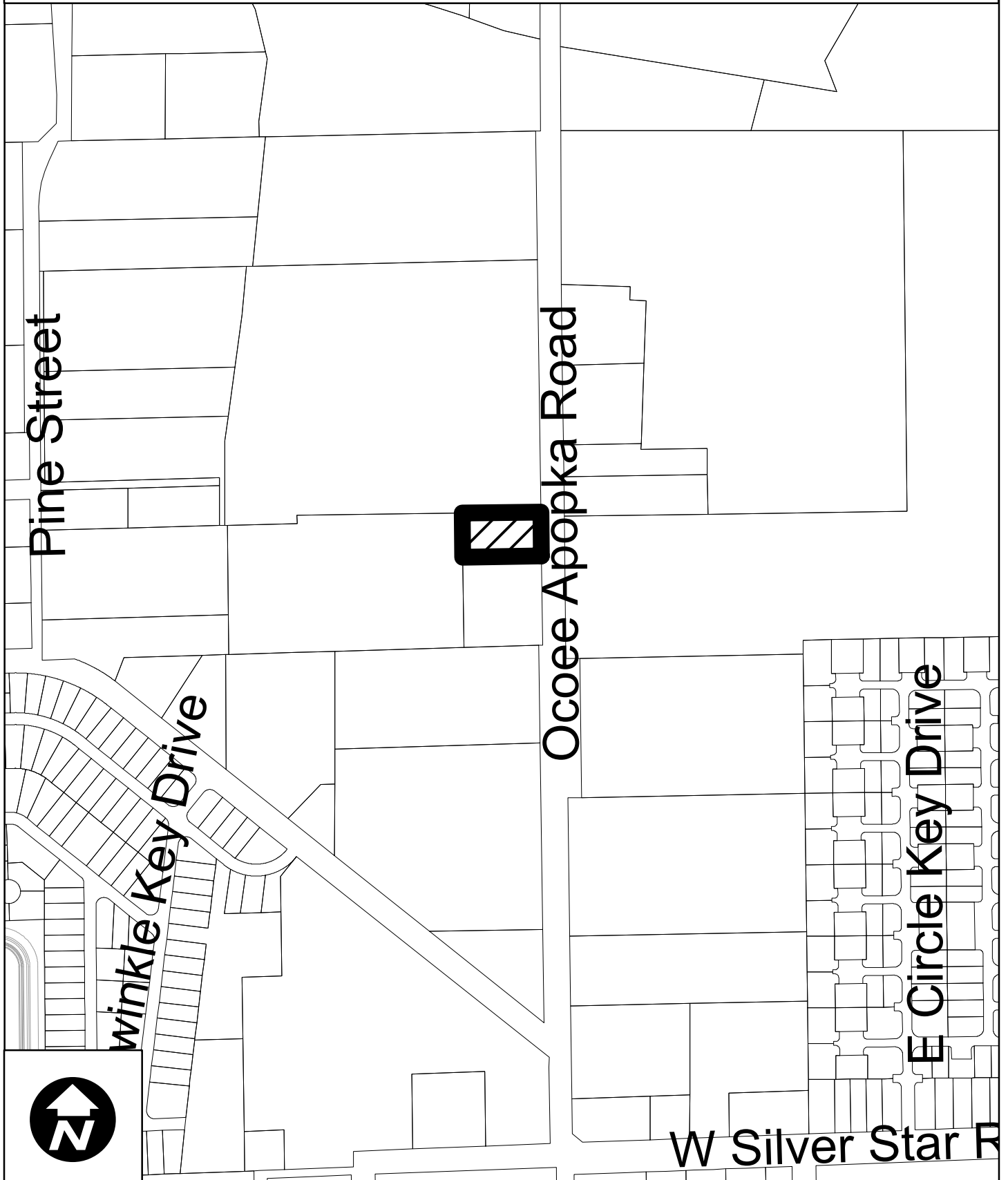
Staff Recommendation:

Staff recommends that 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-2 (Farmland Rural District) to City C-3 (General Commercial District) for the property located at 440 Ocoee Apopka Road, assigned parcel ID number 18-22-28-0000-00-002.

ATTACHMENTS:

1. 440.Ocoee.Apopka.Rd_Location.2
2. 440.Ocoee.Apopka.Rd_Aerial
3. 440.Ocoee.Apopka.Rd_FLU
4. 440.Ocoee.Apopka.Rd_Zoning
5. Annexation and Rezoning Feasibility Report_440 Ocoee Apopka Rd_Parrinello Property
6. Survey
7. Annexation Ordinance - 440 Ocoee Apopka Rd Parrinello Property
8. Rezoning Ordinance - 440 Ocoee Apopka Road Parrinello Property
9. 440 OCOEE APOPKA RD - WOT AFFIDAVIT

440 Ocoee Apopka Road - Annexation & Rezoning Location Map



440 Ocoee Apopka Road - Annexation & Rezoning Aerial Map



440 Ocoee Apopka Road - Annexation & Rezoning Surrounding Future Land Use Map



Development Services
Department

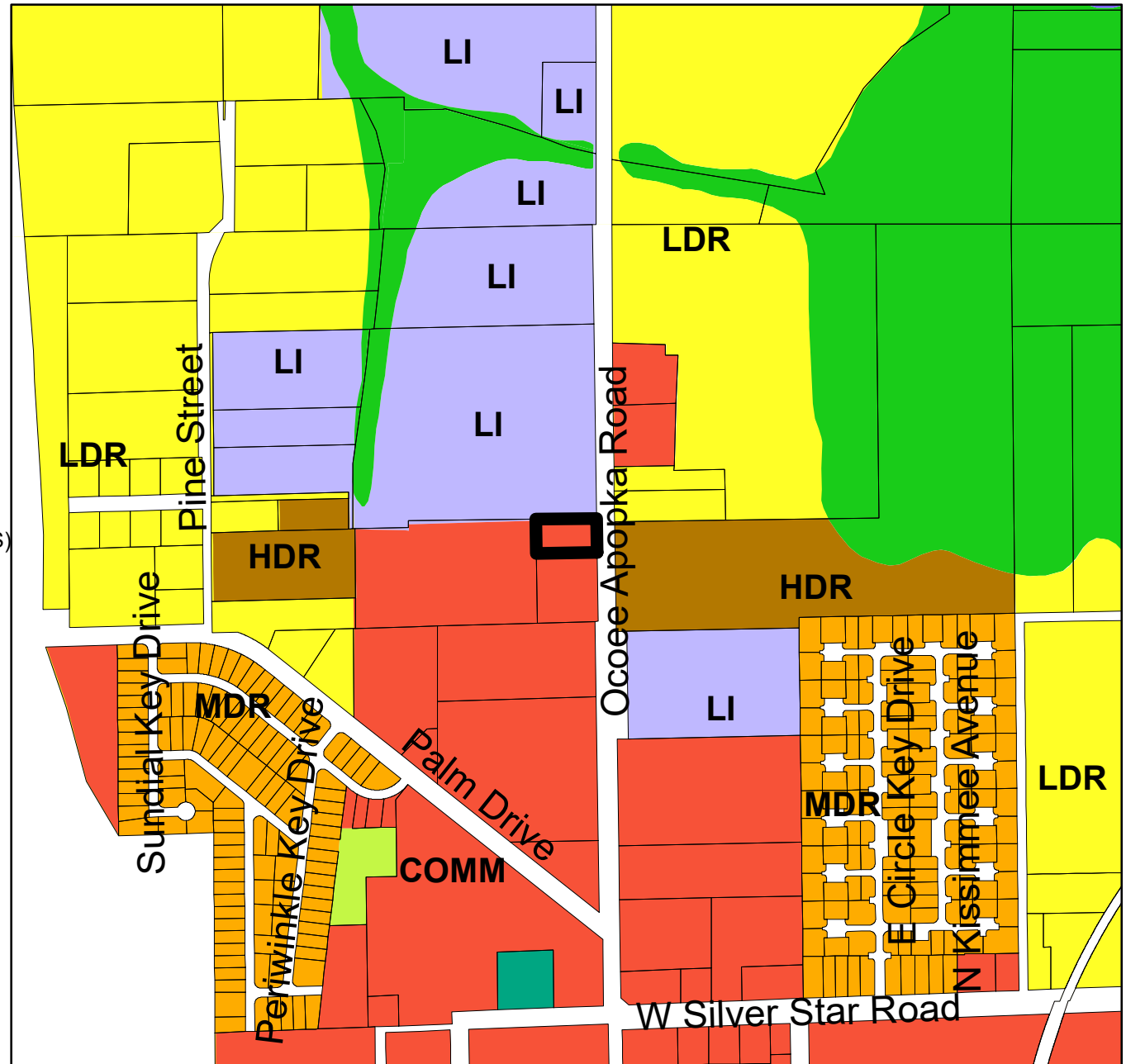
0 125 250 500
Feet

Created: October 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)



440 Ocoee Apopka Raod - Annnexation & Rezoning Surrounding Zoning Map



Development Services
Department

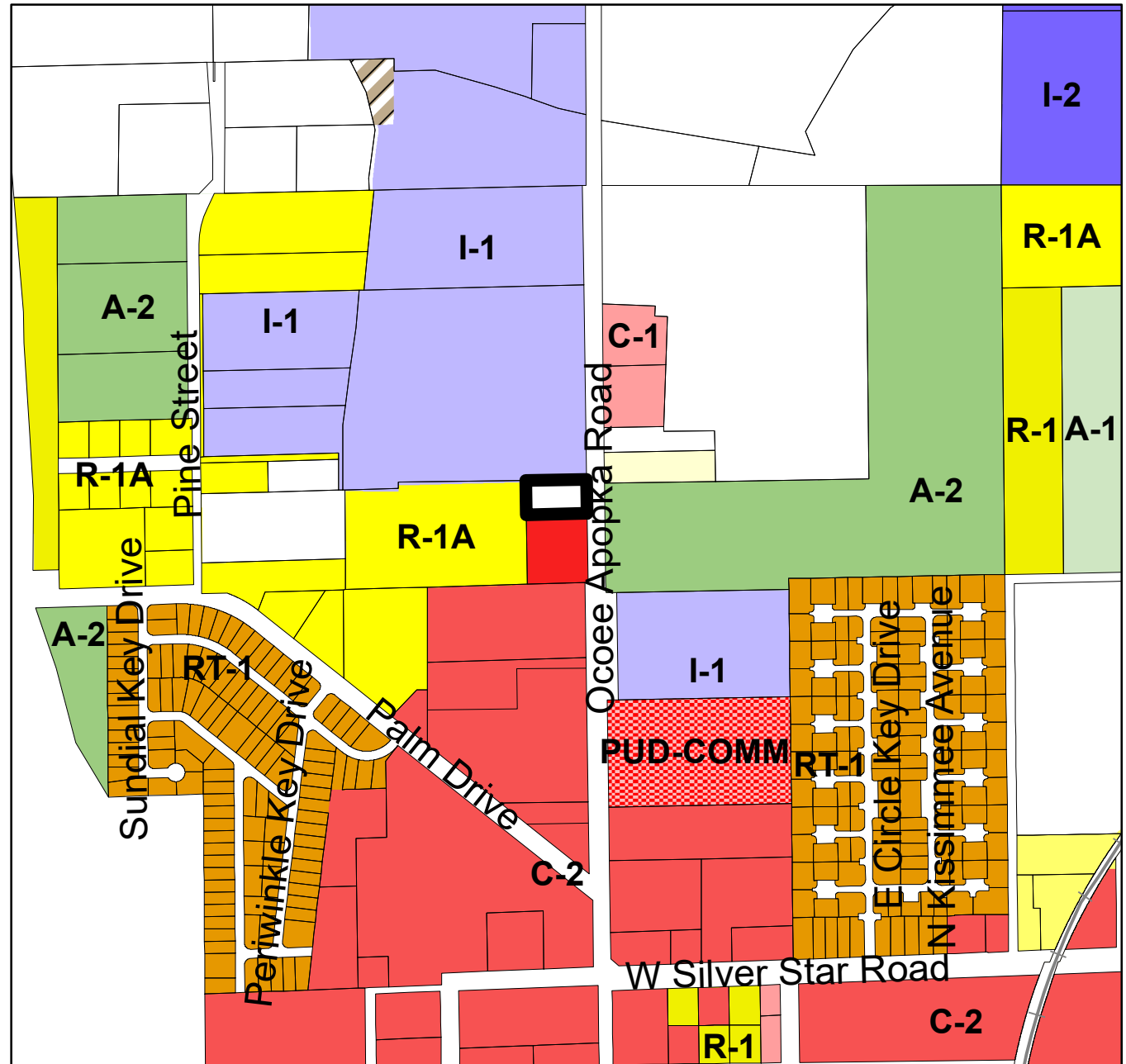
0 125 250 500
Feet

Created: October 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



CITY OF OCOEE

ANNEXATION FEASIBILITY ANALYSIS

CASE NUMBER: AX-10-23-07 & RZ-23-10-10

APPLICANT NAME: Denise May Parrinello, Property Owner

PROJECT NAME: 440 OCOEE APOPKA ROAD – PARRINELLO 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.

I. PLANNING DEPARTMENT		Anoch Whitfield, Zoning Manager
A. Applicant/Owner		
1. Owner (if different from Applicant):	Denise May Parrinello	
B. Property Location		
1. General Location:	The property is generally located on the east side of Ocoee Apopka Road beginning approximately 1,800 feet north of the Palm Drive at Ocoee Apopka Road intersection.	
2. Parcel Identification Number:	18-22-28-0000-00-002	
3. Street Addresses:	440 Ocoee Apopka Road	
4. Size and Number of Parcels:	.51 acres	
C. Use Characteristics		
1. Existing Use:	Single-family residential dwelling (occupied)	
2. Proposed use:	None at this time	
3. Density / Intensity:		
4. Projected Population:	N/A	
D. Zoning and Land Use		
1. Orange County Future Land Use:	Commercial	
2. Orange County Zoning:	A-2 (Farmland Rural District)	
3. Existing Ocoee Future Land Use:	Commercial and Conservation per JPA FLUM	
4. Proposed Ocoee Zoning:	C-3 (General Commercial District)	
E. Consistency		
1. Joint Planning Area:	Yes	
2. Comprehensive Plan:	Yes	
II. FIRE DEPARTMENT		
1. Estimated Response Time:	5 minutes	
2. Distance to Property:	1.4 miles	
3. Fire Flow Requirements:	1,000 gallons per minute	
III. POLICE DEPARTMENT		
1. Police Patrol Zone / Grid / Area:	1	
2. Estimated Response Time:	4 mins	
3. Distance to Property:	2.8 miles	
3. Average Travel Time	8 mins	

IV. ECONOMIC VALUE	Anoch Whitfield, Zoning Manager
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1. Property Appraiser Market Value:	\$95,240
2. Property Appraiser Taxable Value	\$35,403
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	
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1. Within the 100-year Flood Plain:	No
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VI. UTILITIES	Jennifer Bolling, Utilities Deputy Director
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A. Potable Water	
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1. In Ocoee Service Area:	Yes
2. City Capable of Serving Area:	
3. Extension Needed:	
4. Location and Size of Nearest Water Main:	

B. Sanitary Sewer	
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1. In Ocoee Service Area:	Yes
2. City Capable of Serving Area:	Sewer service currently not available but may be available in the future as a result of the 429 Business Center Phase II East project (6" force main on the west side of Ocoee Apopka Rd is proposed)
3. Extension Needed:	TBD
4. Location and Size of Nearest Force Main:	TBD
5. Annexation Agreement Needed:	No

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

VII. TRANSPORTATION	Anoch Whitfield, Zoning Manager
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1. Paved Access:	Yes – Ocoee Apopka Road
2. ROW Dedication:	No
3. Traffic Study:	No
4. Traffic Analysis Zone:	

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

IX. SITE SPECIFIC ISSUES	All Departments
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X. CONSISTENCY WITH STATE ANNEXATION REGULATIONS	Anoch Whitfield, Zoning Manager
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**ORDINANCE NO. 2024-
(Annexation Ordinance for 440 Ocoee Apopka Road –
Parrinello Property)**

TAX PARCEL ID: 18-22-28-0000-00-002

CASE NO. AX-10-23-07: 440 Ocoee Apopka Road – Parrinello 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 0.51 ACRES LOCATED AT 440 OCOEE APOPKA ROAD ON THE EAST SIDE OF OCOEE APOPKA ROAD BEGINNING APPROXIMATELY 1,800 FEET NORTH OF THE PALM DRIVE AT OCOEE APOPKA ROAD INTERSECTION AND ASSIGNED PARCEL ID NUMBER 18-22-28-0000-00-002, 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; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 171.044, Florida Statutes, the owner of certain real property located in unincorporated Orange County, Florida, as hereinafter described, has petitioned the City Commission of the City of Ocoee, Florida (the “Ocoee City Commission”) to annex approximately 0.51 acres of property, as more particularly described in Exhibit “A” attached hereto, into the corporate limits of the City of Ocoee, Florida; and

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

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

WHEREAS, on January 9, 2024, 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. This ordinance prevails in the event of any inconsistency with all ordinances or parts of ordinances in conflict herewith.

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

PASSED AND ADOPTED this _____ day of _____, 2024.

ATTEST:

**APPROVED:
CITY OF OCOEE, FLORIDA**

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

ADVERTISED _____, 2024
READ FIRST TIME _____, 2024.
READ SECOND TIME AND ADOPTED
_____, 2024.
UNDER AGENDA ITEM NO. _____

**FOR USE AND RELIANCE ONLY BY THE
CITY OF OCOEE, FLORIDA; APPROVED AS
TO FORM AND LEGALITY**

this _____ day of _____, 2024.

FISHBACK DOMINICK

By: _____
City Attorney

EXHIBIT "A"

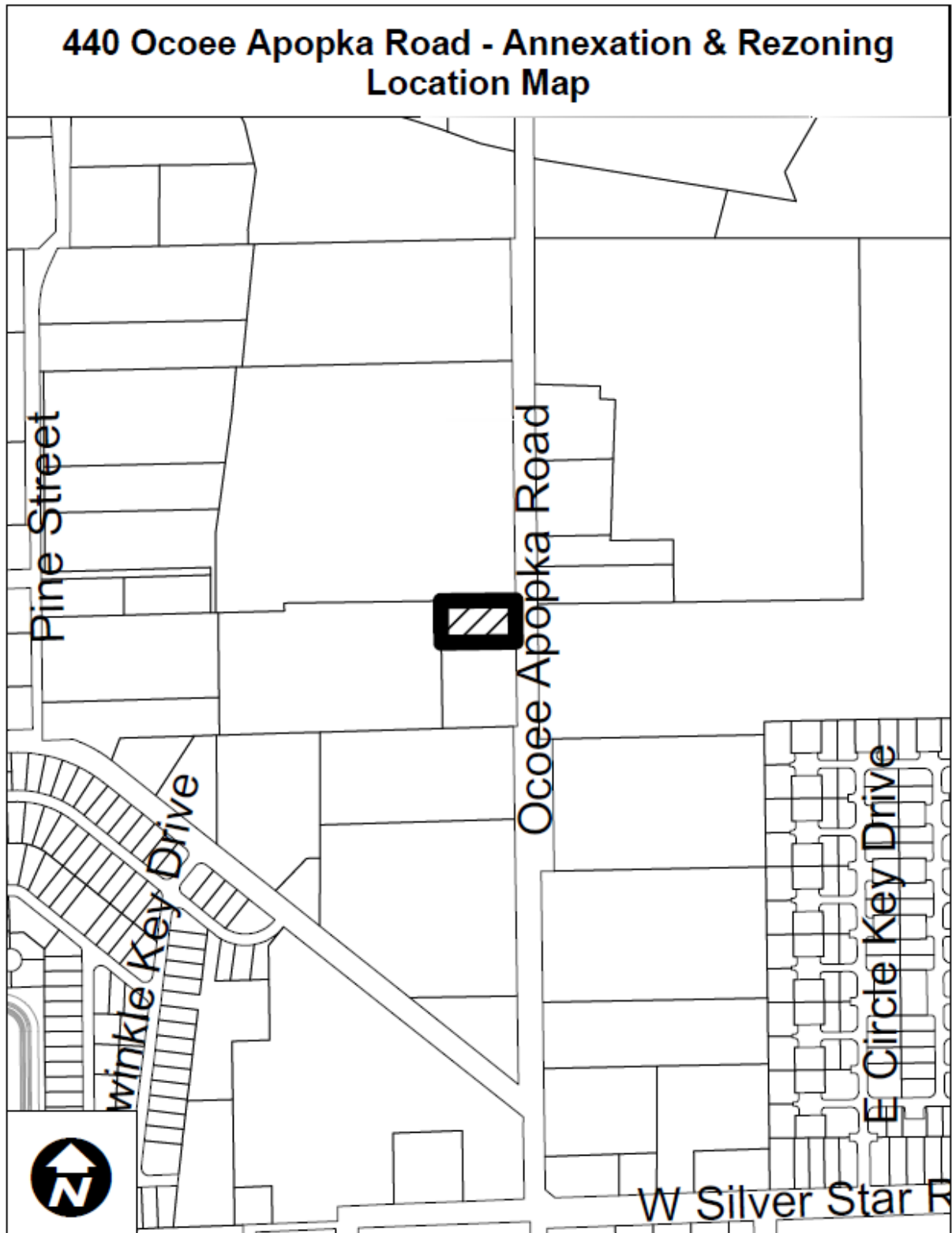
LEGAL DESCRIPTION

PARCEL ID NO.: 18-22-28-0000-00-002

BEG 958.98 FT S OF N1/4 COR OF SEC RUN S 110 FT W 228 FT N 110 FT E 228 FT TO POB (LESS
E 30 FT RD R/W) IN SEC 18-22-28

EXHIBIT "B"

LOCATION MAP



**ORDINANCE NO. 2024-
(Rezoning Ordinance for 440 Ocoee Apopka Road
– Parrinello Property)**

TAX PARCEL ID: 18-22-28-0000-00-002

CASE NO. RZ-23-10-10: 440 Ocoee Apopka Road – Parrinello Property

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM ORANGE COUNTY A-2 (FARMLAND RURAL DISTRICT) TO CITY OF OCOEE C-3 (GENERAL COMMERCIAL DISTRICT) ON CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.51 ACRES LOCATED AT 440 OCOEE APOPKA ROAD BEGINNING 1,800 FEET NORTH OF THE PALM DRIVE AT OCOEE APOPKA ROAD INTERSECTION; FINDING SUCH ZONING TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY ZONING MAP; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Applicant seeks to rezone certain real property containing approximately 0.51 acres, more particularly described in Exhibit “A” attached hereto and by this reference made a part hereof, from Orange County A-2 to City of Ocoee C-3; 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 January 9, 2024, 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 February 6, 2024, 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 0.51 acres located within the corporate limits of the City of Ocoee, Florida, is hereby changed from Orange County A-2 to City of Ocoee C-3. 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. This ordinance prevails in the event of any inconsistency with all ordinances or parts of ordinances in conflict herewith.

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

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

PASSED AND ADOPTED this _____ day of _____, 2024.

ATTEST:

**APPROVED:
CITY OF OCOEE, FLORIDA**

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

ADVERTISED _____, 2024
READ FIRST TIME _____, 2024.
READ SECOND TIME AND ADOPTED
_____, 2024.
UNDER AGENDA ITEM NO. _____

**FOR USE AND RELIANCE ONLY BY THE
CITY OF OCOEE, FLORIDA; APPROVED AS
TO FORM AND LEGALITY**

this _____ day of _____, 2024.

FISHBACK DOMINICK

By: _____
City Attorney

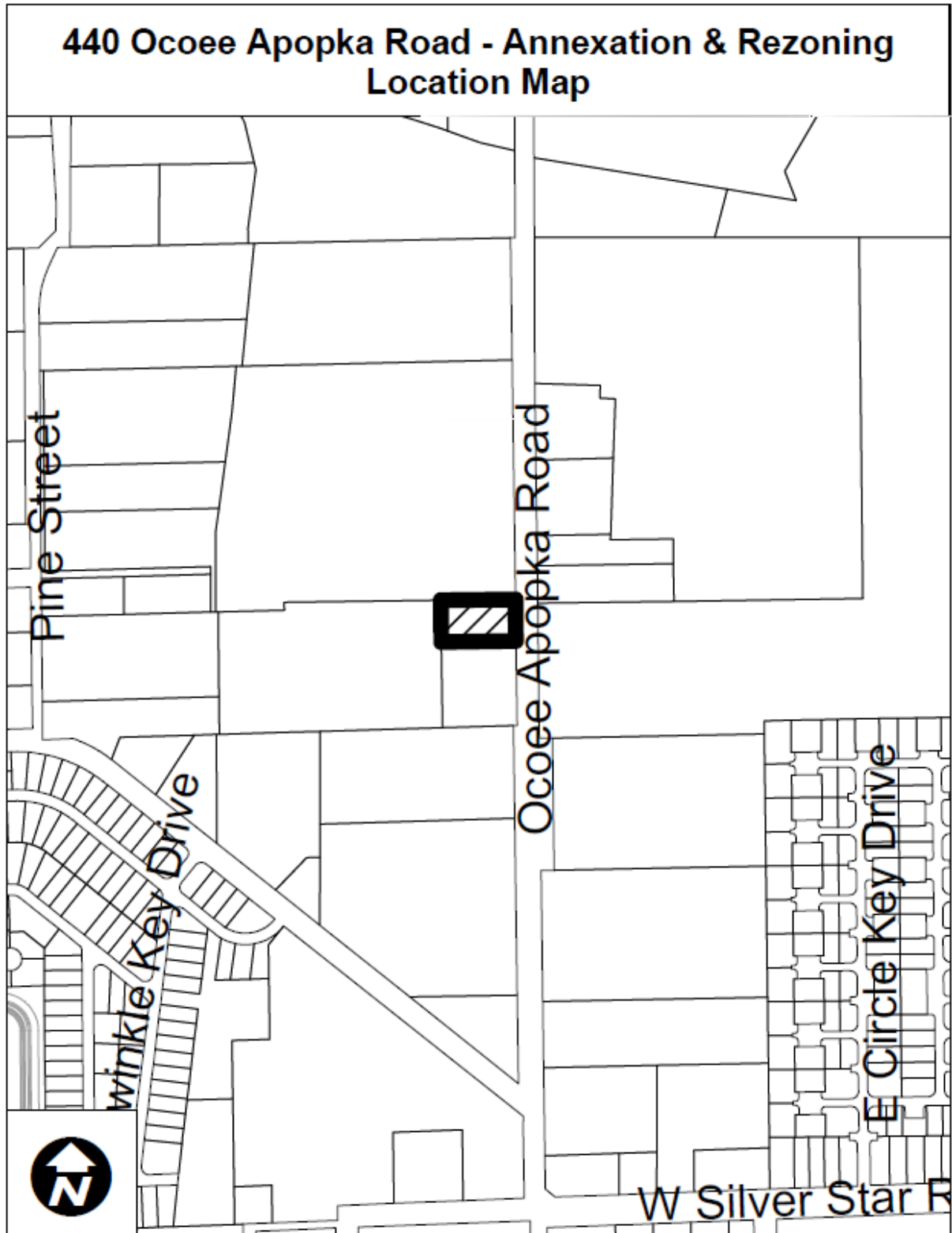
EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ID NO.: 18-22-28-0000-00-002

BEG 958.98 FT S OF N1/4 COR OF SEC RUN S 110 FT W 228 FT N 110 FT E 228 FT TO POB (LESS E
30 FT RD R/W) IN SEC 18-22-28

EXHIBIT "B"



Serial Number
23-04923W

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 January 9, 2024
Parrinello Property

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

issues of 12/28/2023

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,

28th day of December, 2023 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)

KIMBERLY S. MARTIN
MY COMMISSION # HH 282034
EXPIRES: July 25, 2026

CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE
440 OCOEE APOPKA RD - PARRINELLO PROPERTY
ANNEXATION AND REZONING FROM ORANGE COUNTY A-2
TO CITY OF OCOEE C-3

CASE NUMBER: AX-10-23-07 & RZ-23-10-10

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-9 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on **TUESDAY, JANUARY 9, 2024, 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 440 Ocoee Apopka Road - Parrinello Property. The property is assigned Parcel ID # 18-22-28-0000-00-002 and consists of approximately 0.51 acres. The property is located on the west side of Ocoee Apopka Road beginning approximately 1,800 feet north of the Palm Drive at Ocoee Apopka Road intersection.

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-2 (Farmland Rural District) to City of Ocoee C-3 (General 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 for legal holidays. The City Commission may continue the public hearing to other dates and times as it deems necessary. Any interested party shall be advised that the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearings and that no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made during the public hearings will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of the proceedings should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.
December 28, 2023 23-04923W



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

STAFF REPORT

Meeting Date: January 9, 2024
Item #: 2

Contact Name: Anoch Whitfield, Zoning Manager **Department Director:** Michael Rumer
Subject: Mansour Property Rezoning from R-1 (Single Family Dwelling District) to C-2 (Community Commercial District) - RZ-23-12-11 (**Zoning Manger Whitfield**)

BACKGROUND SUMMARY:

Owner/Applicant: The property/applicant is owned by Magdy Mansour.

Site Location: The property is located in Commission District 3 on the south side of West Silver Star Road, beginning approximately 181 feet east of the intersection of Ocoee Apopka Road and West Silver Star Road.

Property Size & Parcel Identification Number: The property contains approximately 0.28 acres and is assigned parcel ID number 18-22-28-3116-02-140.

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

Current Future Land Use Map (FLUM) Designation	Current Zoning District	Existing Land Use	Unique Features/Overlay Districts
Commercial	R-1	Vacant	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	C-2	Single-family residential
South	City of Ocoee	Commercial	C-2	Vacant
East	City of Ocoee	Commercial	C-2	Single-family residential
West	City of Ocoee	Commercial	C-2	Commercial/Retail

Proposed Development: The applicant is requesting a rezoning from R-1 (Single Family Dwelling District) to C-2 (Community Commercial District) and is not proposing a specific use at this time.

Consistency with the Adopted Comprehensive Plan: The proposed C-2 zoning classification will bring the property into compliance and consistency with the current Commercial future land use designation.

Transportation and Access: The site is currently accessed by and will continue to be accessed via West Silver Star Road.

Utilities: The Utilities Department has no issues with this rezoning.

Stormwater: Stormwater will be required to be provided on-site as needed and will be evaluated at the time of site

plan review.

Schools: Not applicable.

Recreation and Open Space: Not applicable.

ISSUE:

Should the Planning and Zoning Commission (PZC), acting as the Local Planning Agency (LPA), make a recommendation of approval of the proposed ordinance for the Rezoning from R-1 (Single Family Dwelling District) to C-2 (Community Commercial District) for the property located on the Mansour Property, assigned parcel ID number 18-22-28-3116-02-140?

RECOMMENDATIONS:

Development Review Committee (DRC) Recommendation:

The DRC met on Tuesday, January 2, 2024, to consider this item and, finding no issues, made a recommendation of approval of the rezoning from R-1 to C-2 for the Mansour Property, assigned parcel ID number 18-22-28-3116-02-140.

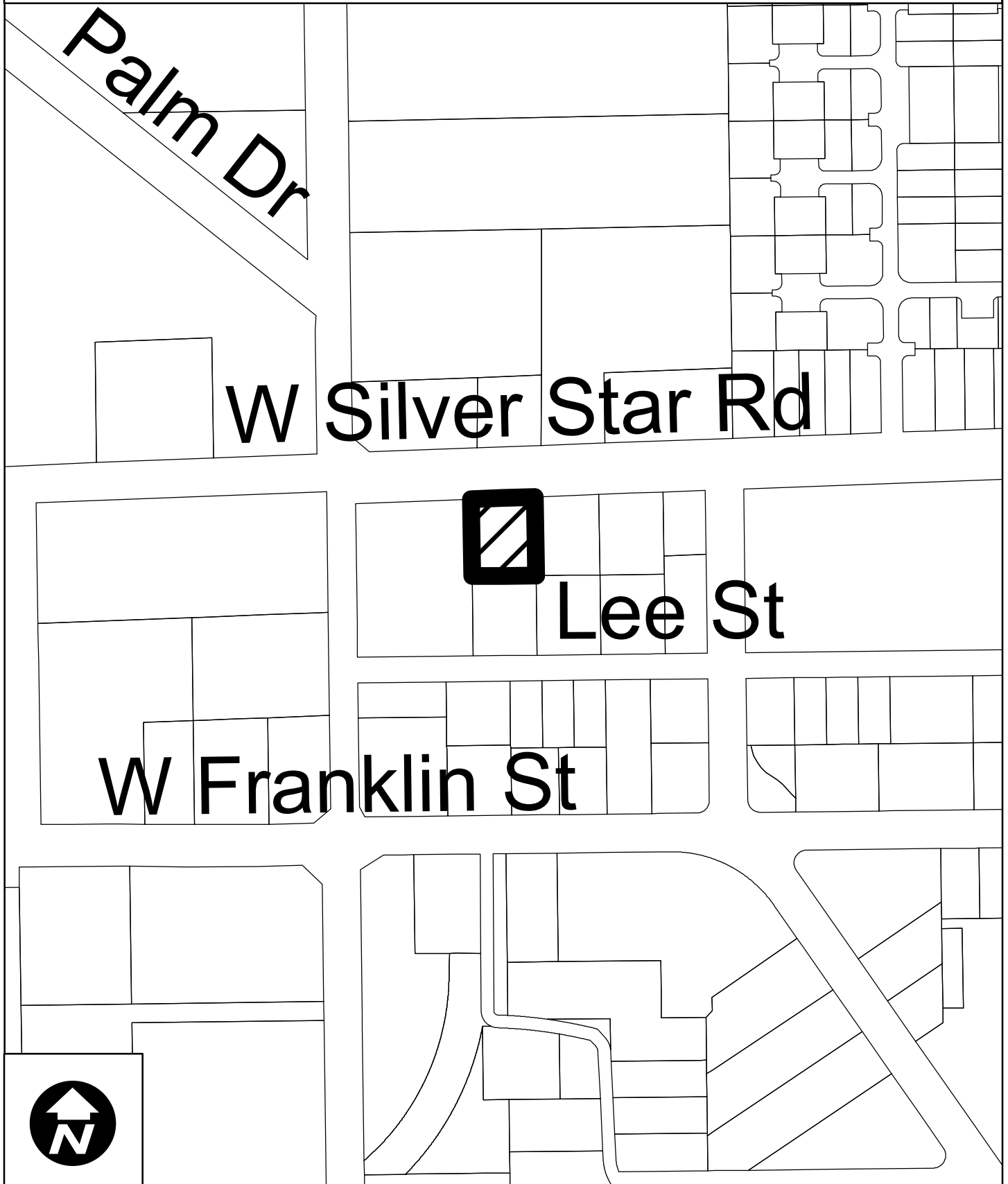
Staff Recommendation:

Staff recommends that the Planning and Zoning Commission (PZC), acting as the Local Planning Agency (LPA), make a recommendation of approval of the proposed ordinance for the Rezoning from R-1 (Single Family Dwelling District) to C-2 (Community Commercial District) for the property located on the Mansour Property, assigned parcel ID number 18-22-28-3116-02-140.

ATTACHMENTS:

1. Mansour Rezoning Location Map
2. Mansour Rezoning Aerial Map
3. Mansour Rezoning FLU Map
4. Mansour Rezoning Surrounding Zoning Map
5. Rezoning Ordinance - Mansour Property
6. MANSOUR PROPERTY - WOT AFFIDAVIT

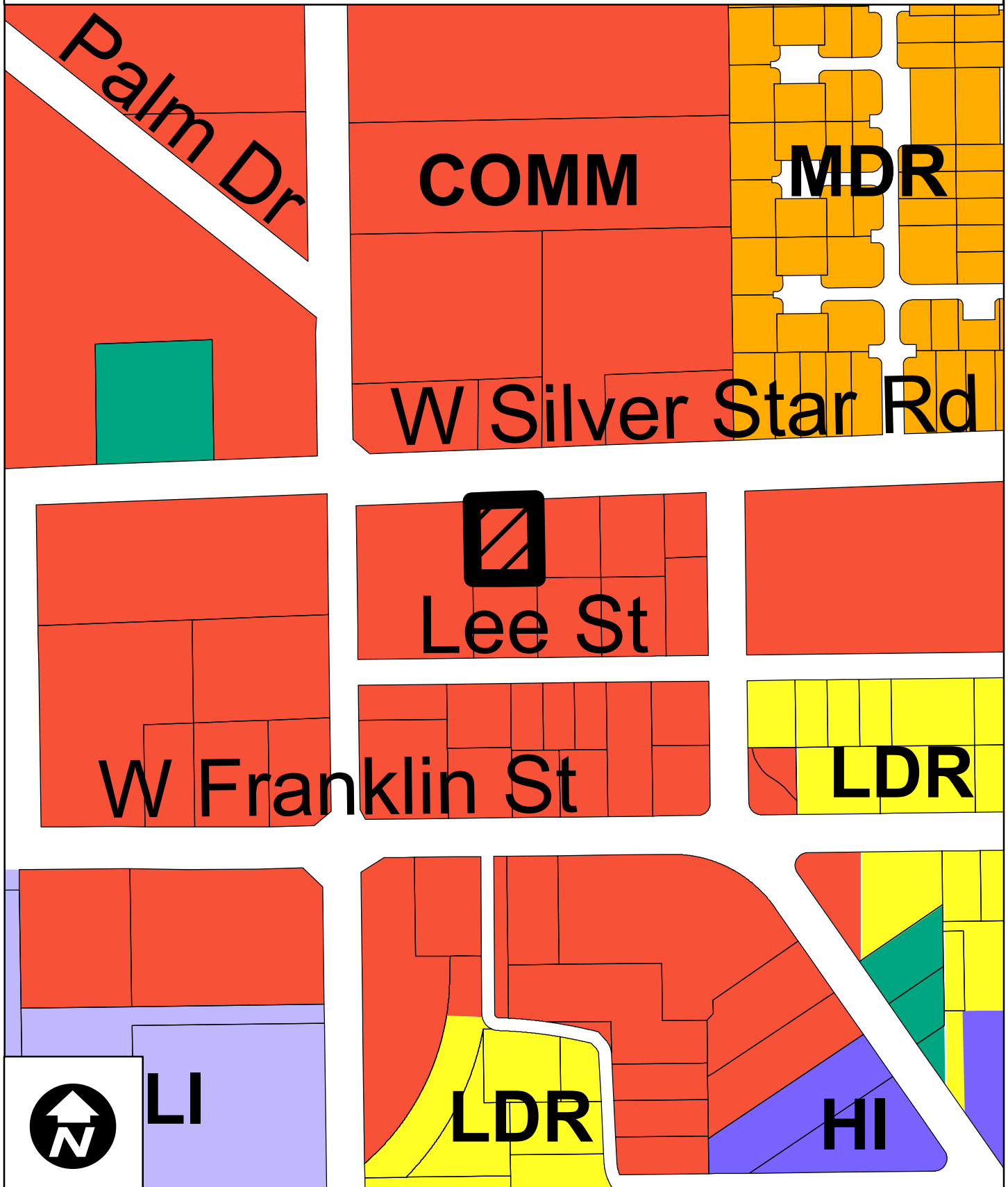
Mansour Property Rezoning Location Map



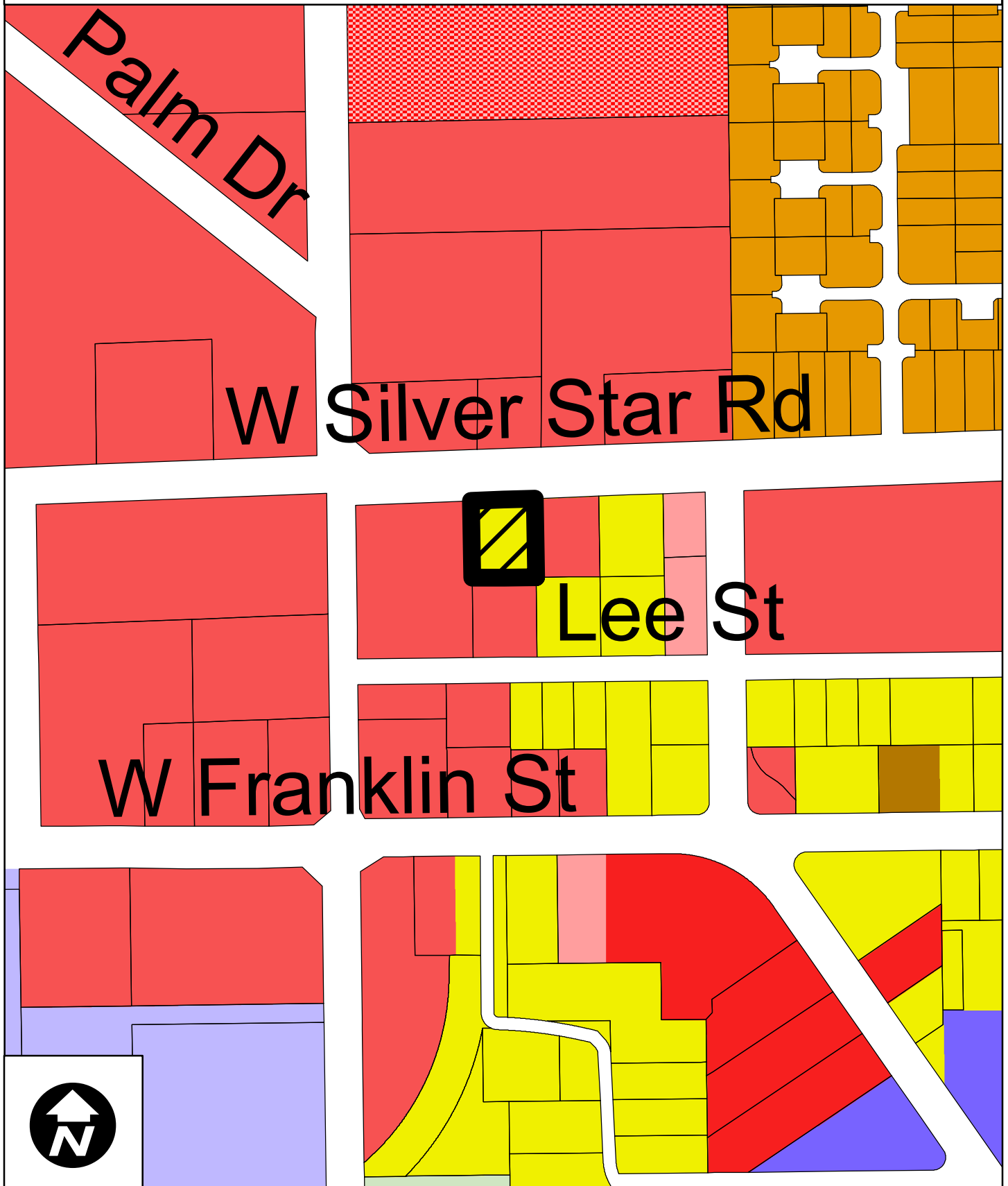
Mansour Property Rezoning 2022 Aerial Map



Mansour Property Rezoning Future Land Use Map



Mansour Property Rezoning Surrounding Zoning Map



**ORDINANCE NO. 2024-
(Rezoning Ordinance for Mansour Property)**

TAX PARCEL ID: 18-22-28-3116-02-140

CASE NO. RZ-23-12-11: Mansour Property

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM R-1 (SINGLE FAMILY DISTRICT TO C-2 (COMMUNITY COMMERCIAL DISTRICT) ON CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.28 ACRES LOCATED AT ON THE SOUTH SIDE OF WEST SILVER STAR ROAD, BEGINNING APPROXIMATELY 181 FEET EAST OF THE OCOEE APOPKA ROAD AT WEST SILVER STAR ROAD INTERSECTION, AND ASSIGNED PARCEL IDENTIFICATION NUMBER 18-22-28-3166-02-140; FINDING SUCH ZONING TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY ZONING MAP; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Applicant seeks to rezone certain real property containing approximately 0.28 acres, more particularly described in **Exhibit “A”** attached hereto and by this reference made a part hereof, from R-1 to 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 January 9, 2024, 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 February 6, 2024, 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 0.28 acres located within the corporate limits of the City of Ocoee, Florida, is hereby changed from R-1 to 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. This ordinance prevails in the event of any inconsistency with all ordinances or parts of ordinances in conflict herewith.

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

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

PASSED AND ADOPTED this _____ day of _____, 2024.

ATTEST:

**APPROVED:
CITY OF OCOEE, FLORIDA**

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

ADVERTISED _____, 2024
READ FIRST TIME _____, 2024.
READ SECOND TIME AND ADOPTED
_____, 2024.
UNDER AGENDA ITEM NO. _____

**FOR USE AND RELIANCE ONLY BY THE
CITY OF OCOEE, FLORIDA; APPROVED AS
TO FORM AND LEGALITY**

this _____ day of _____, 2024.

FISHBACK DOMINICK

By: _____
City Attorney

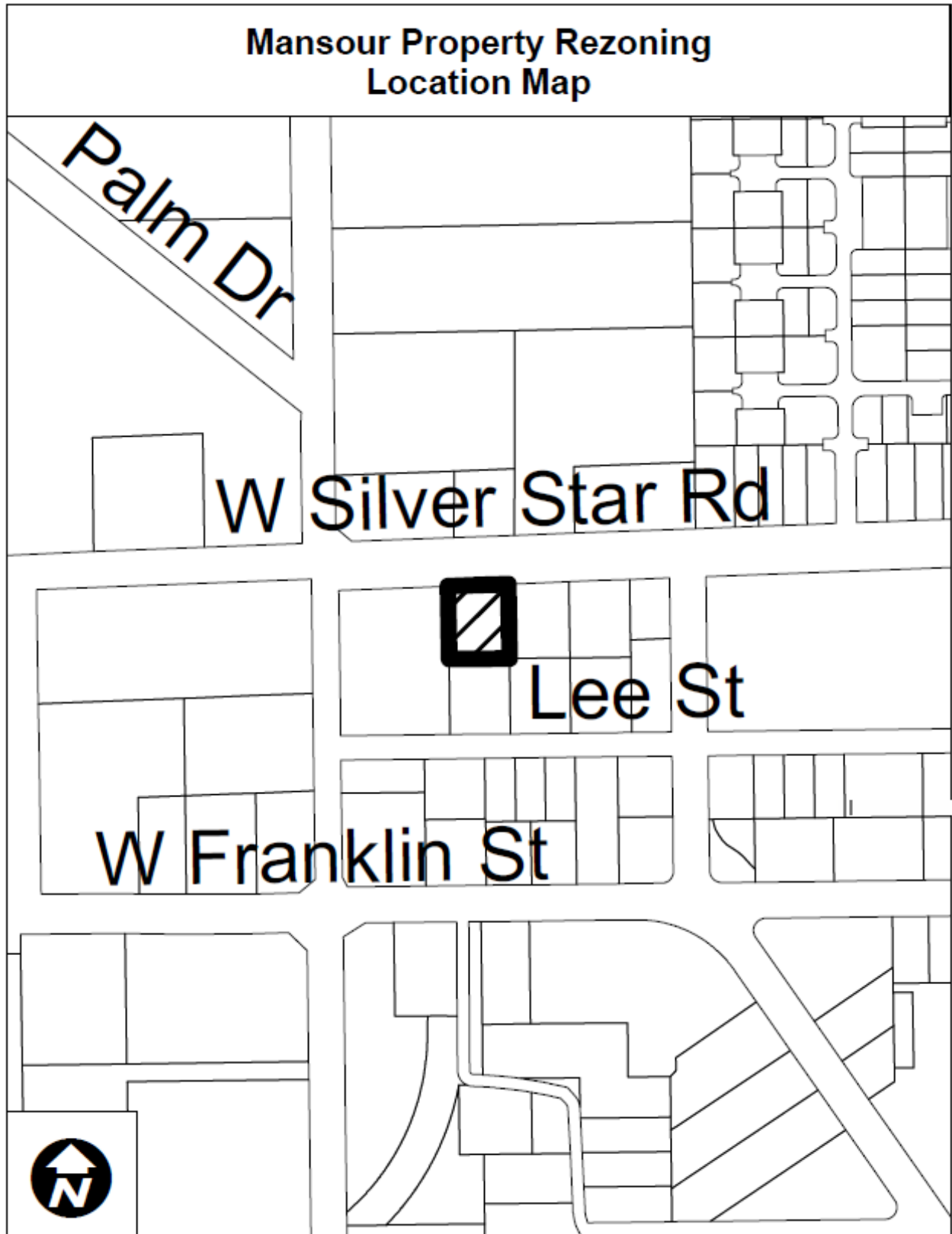
EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ID NO.: 18-22-28-3116-02-140

GRACE PARK M/8 LOTS 14 & 15 BLK B

EXHIBIT "B"



Serial Number
23-04920W

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 January 9, 2024
Mansour Property

in the Court, was published in said newspaper by print in the
issues of 12/28/2023

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
MANSOUR PROPERTY
REZONING FROM R-1 TO C-2
CASE NUMBER: RZ-23-12-11

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-9 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on **TUESDAY, JANUARY 9, 2024, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOOE 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 Rezoning for the Mansour Property. The property is assigned Parcel ID # 18-22-28-3116-02-140 and consists of approximately 0.28 acres. The property is located on the south side of West Silver Star Road, beginning approximately 181 feet east of the Ocoee Apopka Road and West Silver Star Road intersection.

Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file may be inspected at the Ocoee Development Services Department, located at 1 North Bluford Avenue, Ocoee, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except for legal holidays. The Planning & Zoning Commission may continue the public hearing to other dates and times as it deems necessary. Any interested party shall be advised that the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearings and that no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made during the public hearings will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of the proceedings should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.
December 28, 2023

23-04920W

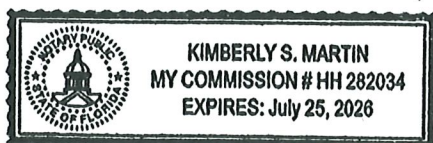

Lindsey Padgett

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

28th day of December, 2023 A.D.

by Lindsey Padgett who is personally known to me.


Notary Public, State of Florida
(SEAL)





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

STAFF REPORT

Meeting Date: January 9, 2024
Item #: 3

Contact Name: Anoch Whitfield, Zoning Manager **Department Director:** Michael Rumer
Subject: Gardenia Pointe Rezoning from Unclassified District and R-1A (single-family Dwelling) to PUD (Planned Unit Development District) - RZ-23-02-02 (**Zoning Manger Whitfield**)

BACKGROUND SUMMARY:

Owner/Applicant: The property is owned by the International Church of the Foursquare Gospel, and the applicant is Geoff Summitt, G L Summitt Engineering, Inc.

Site Location: The property is located in Commission District 4 on the north side of the FCEN Railroad tracks at the terminus of the unimproved Ocoee Vista Parkway right-of-way.

Property Size & Parcel Identification Number: The property consists of four (4) parcels, totaling approximately 37.37 acres, and is assigned parcel ID numbers 10-22-28-0000-00-003, 10-22-28-0000-00-011, 10-22-28-0000-00-128, and 03-22-28-2834-01-201.

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

Current Future Land Use Map (FLUM) Designation	Current Zoning District	Existing Land Use	Unique Features/Overlay Districts
Low Density Residential & Conservation	Unclassified & R-1A	Vacant	Karst Features, Type A Soils and Wetlands along the northern half of the property

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	Low Density Residential & Conservation	R-1A	Single-family residential in a portion of the northeast and Prairie Lake along the remainder of the north boundary
South	City of Ocoee/County	Low Density Residential & Conservation	City Unclassified & County A-1	Church use & a single-family dwelling
East	City	Low Density Residential	Ocoee R-1A & County A-1	Single-family detached subdivision
West	City	Low Density Residential & Conservation	PUD-MD	Single-family attached (townhome) subdivision

Proposed Development: The applicant is requesting a rezoning from Unclassified District and R-1A (single-family Dwelling) to PUD (Planned Unit Development District). Per the proposed Land Use Plan (LUP), the applicant proposes to develop an 84-lot single-family attached (fee simple townhome) residential subdivision at a proposed density of 3.43 units per acre. The proposed development standards in the LUP are as follows:

Consistency with Adopted Comprehensive Plan: The proposed PUD zoning classification and accompanying Land Use Plan for the development of single-family attached residential uses is consistent with the current Low Density Residential and Conservation future land use designations. The property is located within the Wekiva Study Area and contains karst features, Type A soils, and areas with three coincident protected features. As such, the property is subject to the requirement to set aside thirty-five percent (35%) open space, or approximately 13.08 acres. The proposed Land Use Plan proposes to preserve 12.87 acres of wetland area and create 8.25 acres of open space tracts for a total open space area of 56.5% (or approximately 21.12 acres). In addition, approximately 2.03 acres will be wet retention areas.

Transportation and Access: Because of the railroad tracks and the wetlands along the north, the site can only be accessed by Ocoee Vista Parkway. Ocoee Vista Parkway currently ends at the Prairie Lake Reserve and Prairie Meadows subdivisions entrances. The City's Ocoee Vista Parkway unimproved right-of-way (ROW) extends to this property's eastern boundary. Development of this proposed subdivision will include the construction (to City standards) of Ocoee Vista Parkway for the length of the unimproved ROW, where the road will then become a private roadway within a private ROW.

Utilities: The Utilities Department has indicated that water and reclaim water are available for this property; however, sewer is not readily accessible. Prior to the submittal of a preliminary subdivision/site plan, the applicant must schedule a meeting with the Utilities Department to discuss the connection to the sanitary sewer. Utility easements in the nearby townhome subdivisions along Ocoee Vista Parkway can be considered or used to access sewer. Engineering for utilities will occur at the time of the final subdivision plan submittal and review.

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

Schools: School capacity encumbrance letter (CEL) and school concurrency will need to be satisfied prior to final subdivision plan approval.

Recreation and Open Space: Per the proposed Land Use Plan, a minimum of 1.3 acres of active and passive recreation area will be provided, such as playgrounds, athletic fields, other play courts, picnic benches, and trails. In addition to the tot lot, the internal sidewalks will be demarcated to show distances to encourage use of the sidewalks for exercise purposes.

ISSUE:

Should the Planning and Zoning Commission (PZC), acting as the Local Planning Agency (LPA), make a recommendation of approval of the proposed ordinance for the Rezoning from Unclassified District and R-1A (single-family Dwelling) to PUD (Planned Unit Development District) for the Gardenia Pointe Subdivision to be located on four (4) parcels, assigned parcel ID numbers 10-22-28-0000-00-003, 10-22-28-0000-00-011, 10-22-28-0000-00-128, and 03-22-28-2834-01-201?

RECOMMENDATIONS:

Development Review Committee (DRC) Recommendation:

The DRC met on Tuesday, January 2, 2024, to consider this proposed rezoning and, finding no issues, made a recommendation of approval of proposed Rezoning from Unclassified District and R-1A to PUD (Planned Unit Development District) for the Gardenia Pointe Subdivision to be located on four (4) parcels, assigned parcel ID numbers 10-22-28-0000-00-003, 10-22-28-0000-00-011, 10-22-28-0000-00-128, and 03-22-28-2834-01-201.

Staff Recommendation:

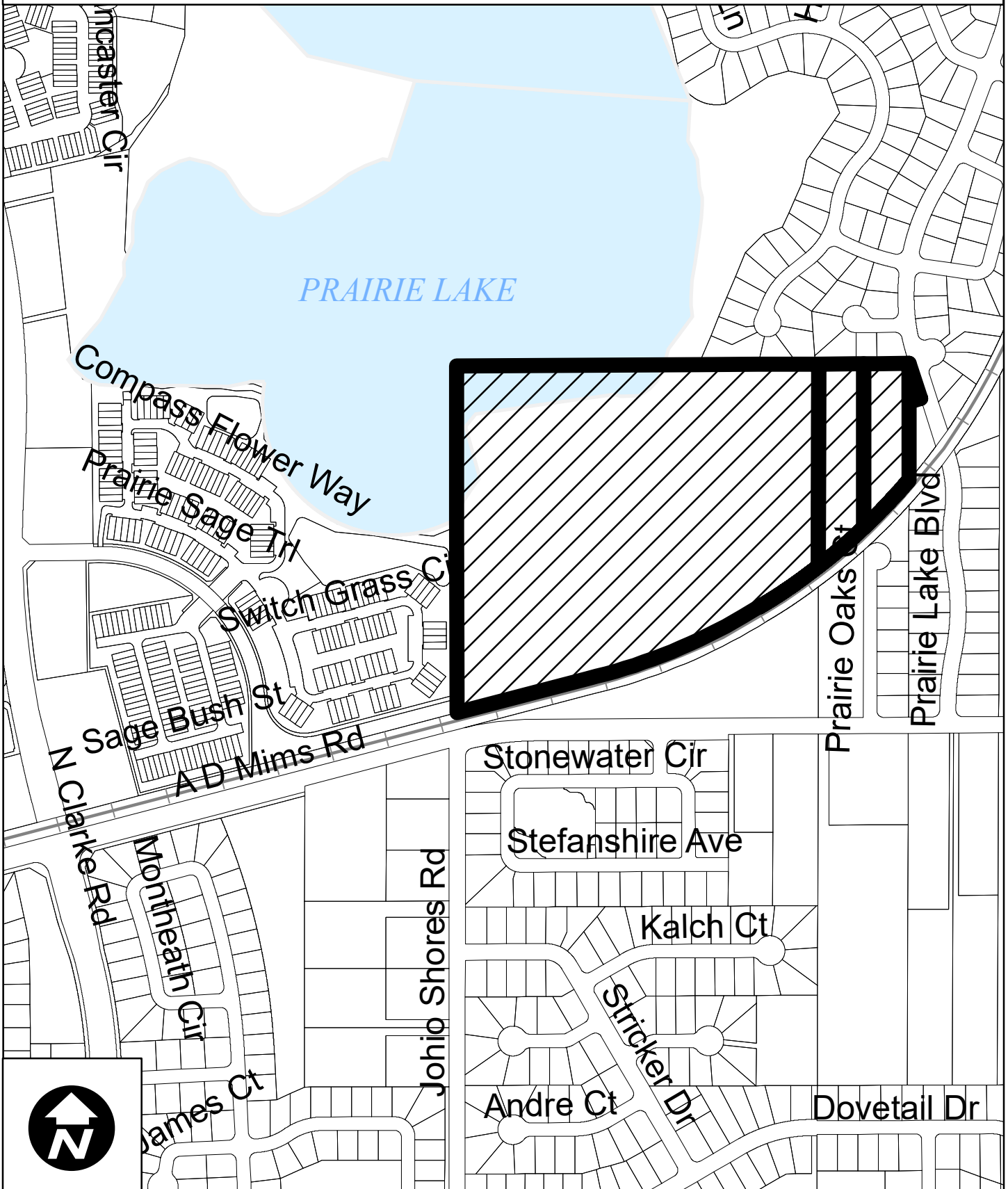
Staff recommends that the Planning and Zoning Commission (PZC), acting as the Local Planning Agency (LPA), make a recommendation of approval of proposed ordinance for the Rezoning from Unclassified District and R-1A to

PUD (Planned Unit Development District) for the Gardenia Pointe Subdivision to be located on four (4) parcels, assigned parcel ID numbers 10-22-28-0000-00-003, 10-22-28-0000-00-011, 10-22-28-0000-00-128, and 03-22-28-2834-01-201.

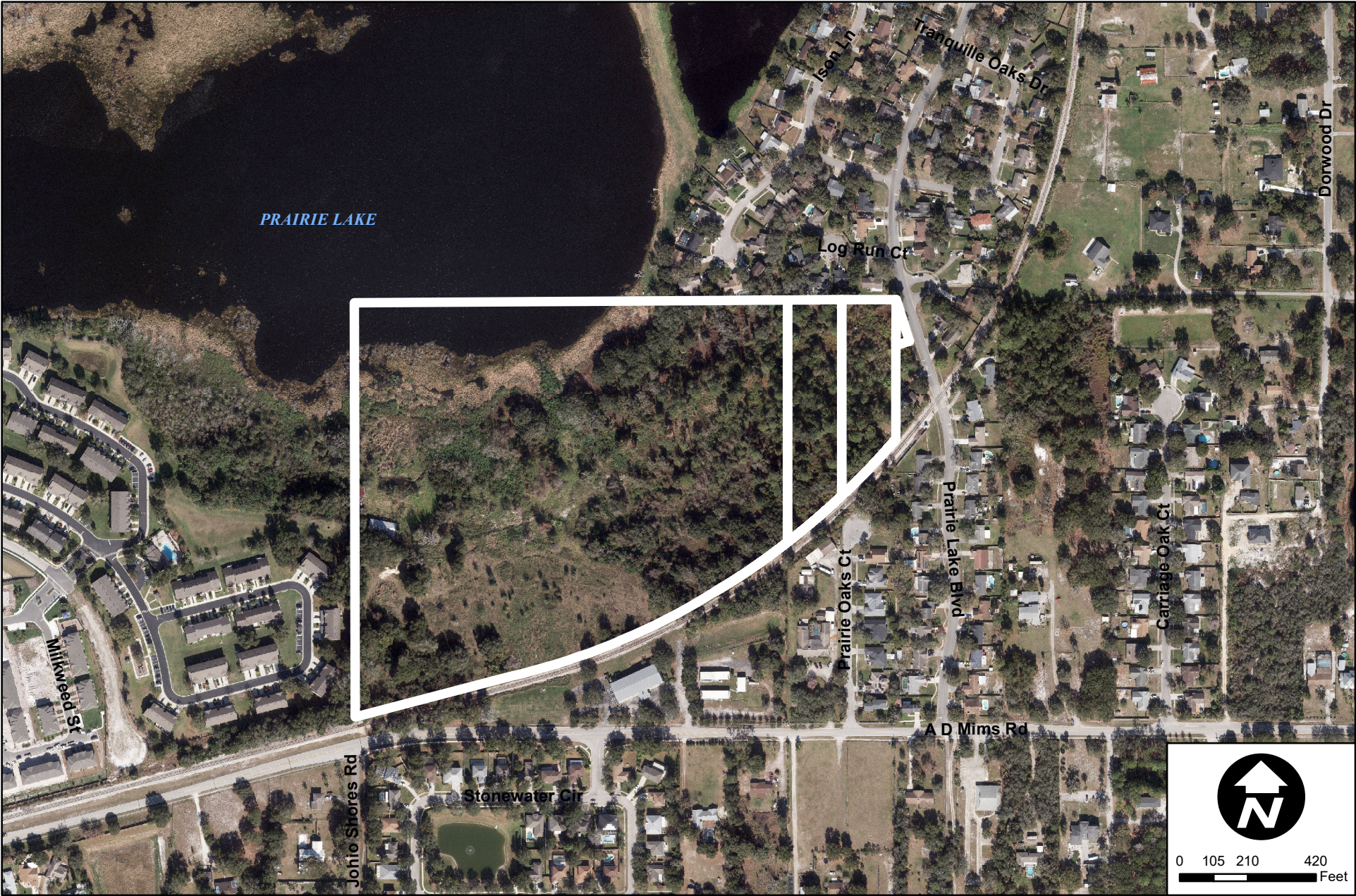
ATTACHMENTS:

1. Gardenia Pointe Rezoning Location Map
2. Gardenia Pointe Rezoning Aerial Map
3. Gardenia Pointe Rezoning FLU Map
4. Gardenia Pointe Rezoning Surrounding Zoning Map
5. Rezoning Ordinance - Gardenia Pointe
6. Gardenia Pointe LUP_122923
7. GARDENIA POINTE - WOT AFFIDAVIT

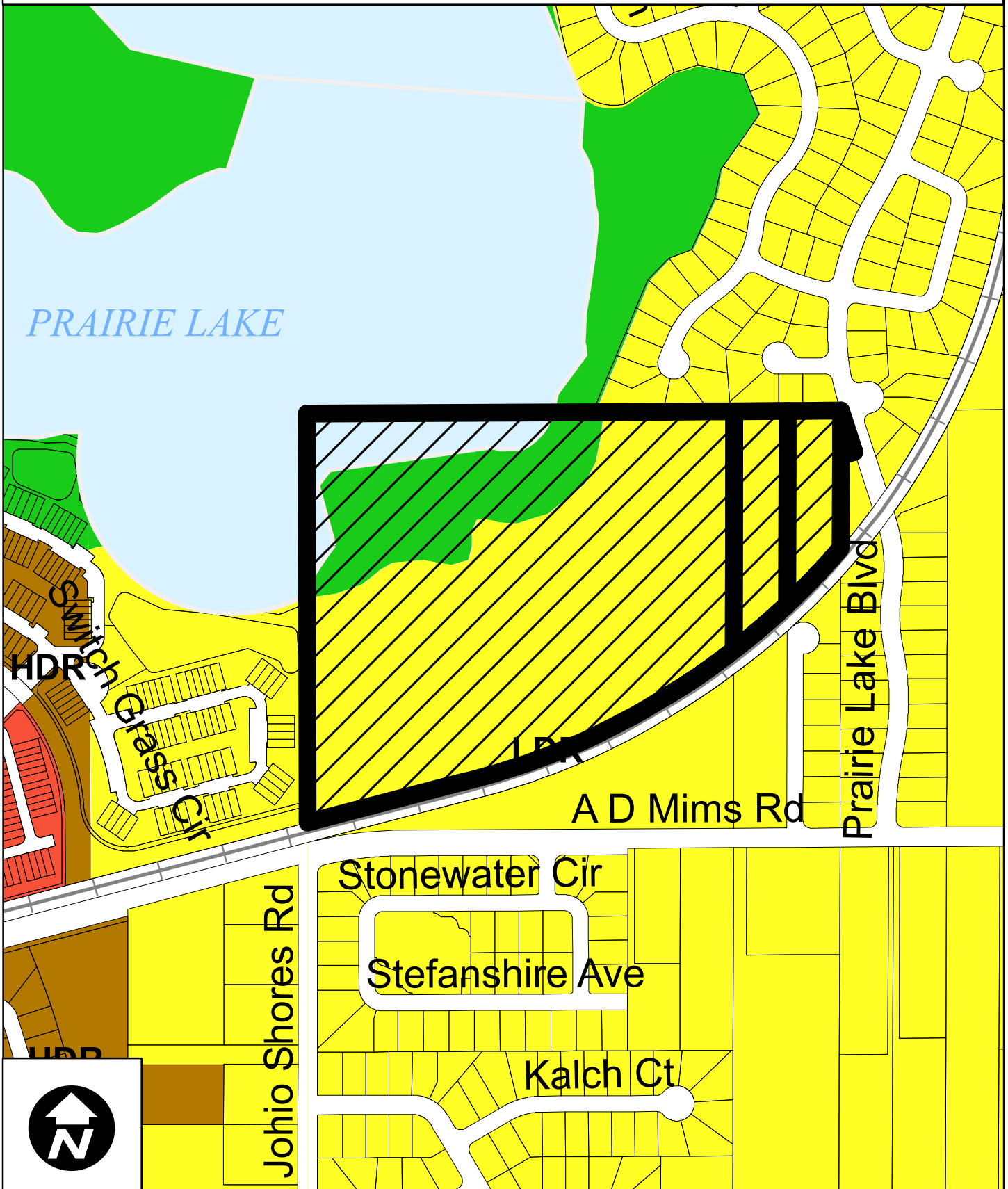
Gardenia Pointe Rezoning Location Map



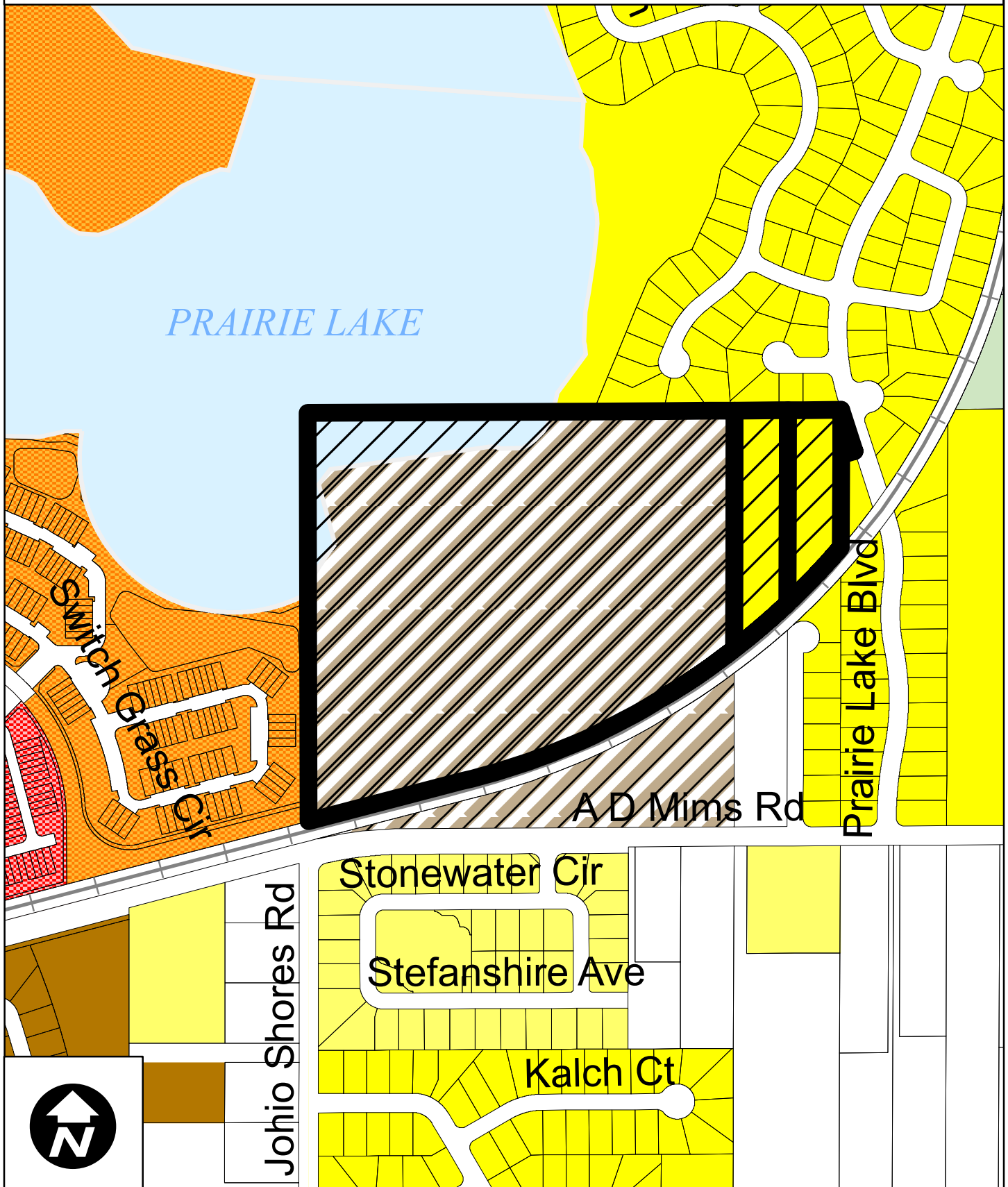
Gardenia Pointe Rezoning 2022 Aerial Map



Gardenia Pointe Rezoning Future Land Use Map



Gardenia Pointe Rezoning Surrounding Zoning Map



**ORDINANCE NO. 2024-
(Rezoning Ordinance for Gardenia Pointe)**

**TAX PARCEL ID: 10-22-28-0000-00-003,
10-22-28-0000-00-011, 10-22-28-0000-00-128
and 03-22-28-2834-01-201**

CASE NO. RZ-23-02-02: Gardenia Pointe

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM UNCLASSIFIED AND R-1A (SINGLE FAMILY DWELLING DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT DISTRICT) ON CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 37.37 ACRES LOCATED ON THE NORTH SIDE OF THE FCEN RAILROAD TRACKS AT THE TERMINUS OF THE UNIMPROVED OCOEE VISTA PARKWAY RIGHT-OF-WAY AND ASSIGNED PARCEL IDENTIFICATION NUMBERS 10-22-28-0000-00-003, 10-22-28-0000-00-011, 10-22-28-0000-00-128 AND 03-22-28-2834-01-201; FINDING SUCH ZONING TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY ZONING MAP; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Applicant seeks to rezone certain real property containing approximately 37.37 acres, more particularly described in Exhibit “A” attached hereto and by this reference made a part hereof, from Unclassified and R-1A to PUD; 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 January 9, 2024, 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 February 20, 2024, 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 37.37 acres located within the corporate limits of the City of Ocoee, Florida, is hereby changed from Unclassified and R-1A to PUD. A map of said land herein described which clearly shows the area of the Rezoning is attached hereto as **Exhibit “B”** and by this reference is made a part hereof.

SECTION 3. COMPREHENSIVE PLAN. The Ocoee City Commission hereby finds the Rezoning of the 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. This ordinance prevails in the event of any inconsistency with all ordinances or parts of ordinances in conflict herewith.

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

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

PASSED AND ADOPTED this _____ day of _____, 2024.

ATTEST:

**APPROVED:
CITY OF OCOEE, FLORIDA**

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

ADVERTISED _____, 2024
READ FIRST TIME _____, 2024.
READ SECOND TIME AND ADOPTED
_____, 2024.
UNDER AGENDA ITEM NO. _____

**FOR USE AND RELIANCE ONLY BY THE
CITY OF OCOEE, FLORIDA; APPROVED AS
TO FORM AND LEGALITY**
this _____ day of _____, 2024.

FISHBACK DOMINICK

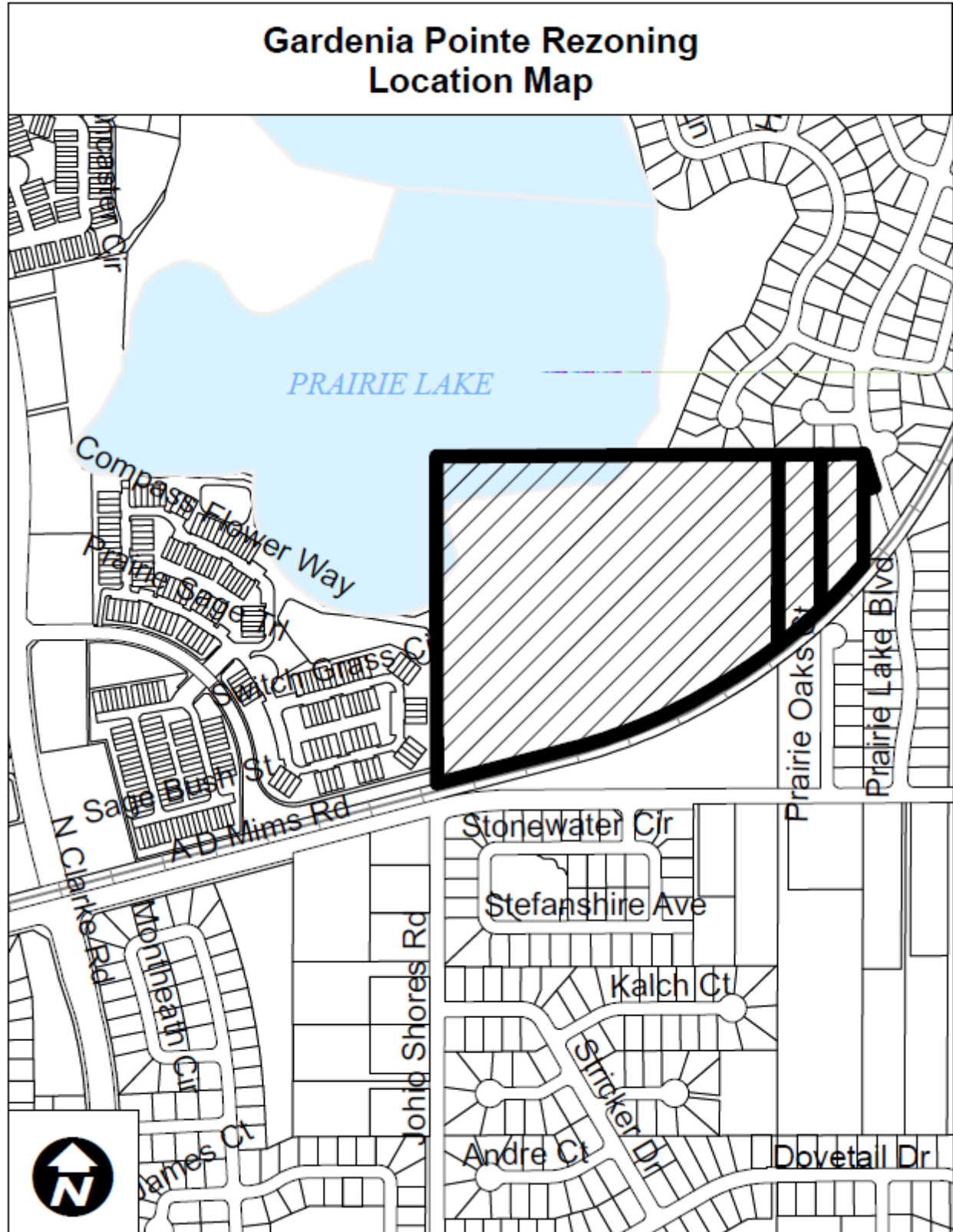
By: _____
City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

1. PARCEL ID NO.: 10-22-28-0000-00-003
SW1/4 OF NW1/4 (LESS THAT PART LYING S OF ACL RR) OF SEC 10-22-28
2. PARCEL ID NO.: 10-22-28-0000-00-011
W1/8 OF SE1/4 OF NW1/4 LYING N OF SEABOARD COASTLINE R/R & FLORIDA CENTRAL R/R IN SEC 10-22-28
3. PARCEL ID NO.: 10-22-28-0000-00-128
E1/2 OF W1/4 OF SE1/4 OF NW1/4 LYING N OF SCL RR IN SEC 10-22-28
4. PARCEL ID NO.: 03-22-28-2834-01-201
FOREST OAKS UNIT 1 13/84 BEG AT N COR OF LOT 120 TH S 18 DEG E 135 FT S 71 DEG W 44.77 FT N 142.33 FT TO POB

EXHIBIT "B"

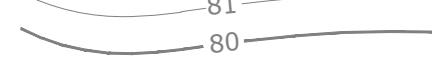
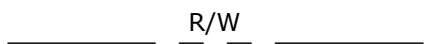
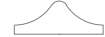
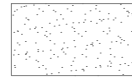
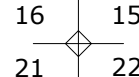


Page 51 of 125

ABBREVIATIONS

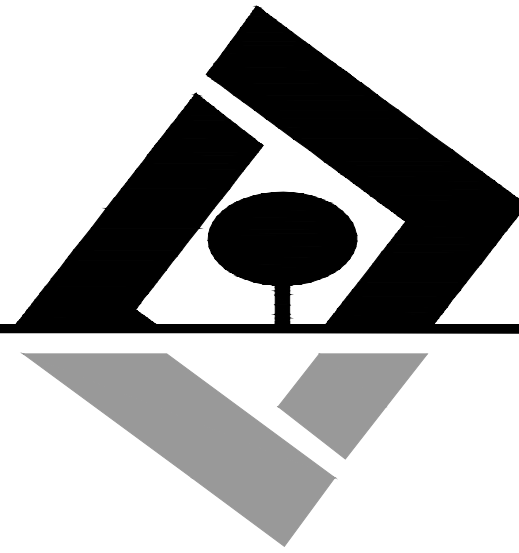
A A AREA AB ANCHOR BOLT ABD ABANDONED AC ACRE(S) AC-FT ACRE FOOT/FEET ACP ASBESTOS CEMENT PIPE ADDL ADDITIONAL ADT AVERAGE DAILY TRAFFIC AL ALUMINUM ALT ALTERNATE AM BEFORE NOON AMP AMPERE(S) APPROX APPROXIMATE ARV AIR RELEASE VALVE ARVV AIR RELEASE VACUUM VALVE ASPH ASPHALT ASSY ASSEMBLY AVE AVENUE AVG AVERAGE AZ AZIMUTH	F F&C FRAME AND COVER FD FLOOR DRAIN FDN FOUNDATION FDOT FDOT FF FINISHED FLOOR FG FINISHED GRADE FH FIRE HYDRANT F&I FURNISH AND INSTALL FIG FIGURE FIN FINISHED FIT FITTING FL FENCE LINE FLR FLOOR FLEX FLEXIBLE FLG FLANGE FM FORCE MAIN FND FOUND FPH FEET PER HOUR FPM FEET PER MINUTE FPS FEET PER SECOND FT FOOT FTG FOOTING	P PC POINT OF CURVATURE PCC POINT OF COMPOUND CURVATURE PEF POLYETHYLENE PIPE PFGF PROFILE GRADE POINT PI POINT OF INTERSECTION PL PROPERTY LINE POB POINT OF BEGINNING POJ PUSH ON JOINT PR POWER ROLL PR PHONE RISER PRC POINT OF REVERSE CURVATURE PRESS PRESSURE PROJ PROJECT PROP PROPOSED PRVC POINT OF REVERSE VERTICAL CURVE PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PT POINT OF TANGENCY PVC POLYVINYL CHLORIDE PVMT PAVEMENT PWR POWER
B BFP BACKFLOW PREVENTER BL BASELINE BLDG BUILDING BLVD BOULEVARD BM BENCH MARK BND BOUNDARY BO BLOWOFF BOC BACK OF CURB BOT BOTTOM BRG BEARING BS BOTTOM OF SLOPE BV BUTTERFLY VALVE	G GA GAUGE GAL GALLON GALV GALVANIZED GM GALLONS PER DAY GPD GALLONS PER HOUR GPH GALLONS PER HOUR GPM GALLONS PER MINUTE GPS GALLONS PER SECOND GR GROUND/GRADE GRD GALVANIZED STEEL PIPE GSP GATE VALVE GV GUY WIRE GV&B GATE VALVE AND BOX GW GROUND WATER TABLE GWT	Q Q FLOW RATE R RADIUS RCP REINFORCED CONCRETE PIPE RCPA REINFORCED CONCRETE PIPE ARCH RD ROAD RDY ROADWAY RED REDUCER REF REFERENCE REFN REINFORCE(D) REQD REQUIRED REV REVISE/REVISION RPM REVOLUTIONS PER MINUTE RR RAILROAD RT RIGHT RV RELIEF VALVE RW RIGHT-OF-WAY RWM REUSE WATER MAIN
C CAP CAPACITY CB CATCH BASIN CC CENTER TO CENTER CEM CEMENT CF CUBIC FEET CFM CUBIC FEET PER MINUTE CFS CUBIC FEET PER SECOND C&G CAST AND GUTTER CI CAST IRON CIP CAST IRON PIPE CJ CONSTRUCTION JOINT CL CENTER LINE CLP CONCRETE LIGHT POLE CLR CLEAR/CLEARANCE CLS CLASS CM CONCRETE MONUMENT CMP CORRUGATED METAL PIPE CMPA CORRUGATED METAL PIPE ARCH CND CONDUIT CO COUNTY COL COLUMN COMP COMPLETE CONC CONCRETE CONN CONNECTION CONST CONSTRUCT(ION) CONT CONTINUOUS COORD COORDINATE(S) COR CORNER CPLG COUPLING CIP CONCRETE POWER POLE CS CONTROL STRUCTURE CTG COATING CTR CENTER CTV CABLE TELEVISION CULV CULVERT CY CUBIC YARD CYL CYLINDER	H HB HOSE BIBB HDPE HIGH DENSITY POLYETHYLENE HDW HARDWARE HORIZ HORIZONTAL HP HORSEPOWER HR HOUR HT HEIGHT HW HEADWALL HWL HIGH WATER LEVEL HWH HIGHWAY HYD HYDRAULIC	S S SOUTH SAN SANITARY SEWER SB SPLASH BLOCK SCH SCHEDULE SD SIDE DRAIN SDN SHEL DRAIN SE SOUTHEAST SEC SECONDS SECT SECTION SH SHEET SHGWT SEASONAL HIGH GROUND WATER TABLE SIM SIMILAR S/L SETBACK LINE SL SLOPE SM SHEET METAL SPEC SPECIFICATION(S) SQ SQUARE SQ IN SQUARE INCH(ES) SQ FT SQUARE FOOT/FEET SQ YD SQUARE YARD(S) SR STATE ROAD SS STAINLESS STEEL ST STREET STA STATION STD STANDARD STL STEEL STR STRUCTURE STS STORM SEWER SUP SUPPORT SUSP SUSPEND/SUSPENSION SVC SERVICE SW SOUTHWEST SIDEWALK SYN SYMBOL(S) SYMM SYMMETRICAL SYS SYSTEM
D DBL DOUBLE DEG OR ° DEGREE DEFL DEFLECTION(ION) DEPT DEPARTMENT DET DETAIL DHWL DESIGN HIGH WATER LEVEL DI DUCTILE IRON DIA DIAMETER DIAG DIAGNAL DIM DIMENSION DIP DUCTILE IRON PIPE DISCH DISCHARGE DIST DISTANCE DMH DROP MANHOLE DN DOWN DRN DRAIN DWG DRAWING DWY DRIVEWAY	I L LENGTH LAT LATITUDE LATL LATERAL LB POUND LF LINEAR FEET/FOOT LG LONG LIM LIMIT(S) LP LIGHT POLE LONG LONG LT LEFT LWL LOW WATER LEVEL	T T TANGENT TB TURB BLOCK T&B TOP AND BOTTOM TBM TEMPORARY BENCH MARK TC TIME OF CONCENTRATION TD TRENCH DRAIN TDH TOTAL DYNAMIC HEAD TECH TECHNICIAN/TECHNICAL TEMP TEMPORARY TL TERMINAL LAMPHOLE TOB TOP OF BANK TOC TOP OF CURB TOS TOE OF SLOPE TOT TOTAL TS TOP OF SLOPE TWP TOWNSHIP TYP TYPICAL
E EA EAST EACH EACH EC EDGE OF CONCRETE ED ENERGY DISSIPATOR EF EACH FACE EFF EFFLUENT EG EXISTING GRADE E/L EASEMENT LINE ELB ELBOW ELEC ELECTRIC ELEV ELEVATION ELLIP ELLIPSE/ELLIPTICAL ENC ENCASEMENT ENG ENGINEERING(S) EOP EDGE OF PAVEMENT EQ EQUAL/EQUATION EQUIP EQUIPMENT EQUIV EQUIVALENT ESMT EASEMENT EST ESTIMATE EW EACH WAY EWL ENDWALL EXC EXCAVATE/EXCAVATION EXIST EXISTING EXP EXPAND/EXPANSION EXT EXTEND/EXTENSION	M MAINT MAINTENANCE MATL MATERIAL MAX MAXIMUM MECH MECHANICAL ME MITERED END MFR MANUFACTURER MGD MILLION GALLONS PER DAY MH MANHOLE MHC MANHOLE COVER MHW MEAN HIGH WATER LEVEL MIN MINIMUM MISC MISCELLANEOUS MJ MECHANICAL JOINT MLP METAL LIGHT POLE MLWL MEAN LOW WATER LEVEL MON MONUMENT MPH MILES PER HOUR MSL MEAN SEA LEVEL MTG MOUNTING	U UD UNDERDRAIN UG UNDERGROUND UON UNLESS OTHERWISE NOTED UTC UNDERGROUND TELEPHONE CABLE
N NORTH NORTH NA NOT APPLICABLE N&C NAIL AND CAP NE NORTHEAST NG NATURAL GROUND NIC NOT IN CONTRACT NO OR # NO OR # NOM NOMINAL NTS NOT TO SCALE NW NORTHWEST NWL NORMAL WATER LEVEL	O OC ON CENTER OD OUTSIDE DIAMETER OE OR EQUAL OPEN OPENING OPP OPPOSITE ORCP OVAL REINFORCED CONCRETE PIPE OS OUTFALL STRUCTURE OVFL OVERFLOW OVHD OVERHEAD	V VB VALVE BOX VC VERTICAL CURVE VCP VITRIFIED CLAY PIPE VERT VERTICAL VPC VERTICAL POINT OF CURVE VPI VERTICAL POINT OF INTERSECTION VPT VERTICAL POINT OF TANGENCY
W W WEST W/ WITH WM WATER MAIN W/O WITHOUT WP WATER/WEATHER PROOF WPP WOOD POWER POLE WSP WATER SURFACE WSWT WET SEASON WATER TABLE WT WEIGHT WV WATER VALVE WWF WELDED WIRE FABRIC WWM WELDED WIRE MESH	MISC AND AT DELTA	Y YD YARD YR YEAR

EXISTING SYMBOLS

LINES			
	CENTER LINE		BUILDING LINE
	WIRE FENCE		CONTOURS
	CHAIN LINK FENCE		RAILROAD TRACKS
	WOOD FENCE		GAS MAIN
	GUARDRAIL		UNDERGROUND ELECTRIC
	EXISTING PLATS		UNDERGROUND TELEPHONE
	RETAINING WALL		OVERHEAD ELECTRIC
	RIGHT-OF-WAY LINE		OVERHEAD TELEPHONE
	SHORELINE		UNDERGROUND CABLE TELEVISION
	SWALE		EASEMENT
SANITARY			
	SANITARY SEWER LINE		FORCE MAIN
	CLEANOUT		MANHOLE
WATER & REUSE WATER			
	WATER MAIN 6" PVC PIPE		WATER VALVE
	REUSE WATER MAIN		FIRE HYDRANT
	BACKFLOW PREVENTOR		WATER METER
STORM DRAIN			
	STORM SEWER		FDOT TYPE 1 INLET
	MANHOLE		FDOT TYPE 2 INLET
	MITERED END		FDOT TYPE 3 INLET
	STORM INLET		FDOT TYPE 4 INLET
	FDOT TYPE 6 INLET		FDOT TYPE 5 INLET
HIGHWAY & UTILITIES			
	BENCHMARK		GUY POLE
	RECOVERED 4x4 CM		WOOD UTILITY POLE
	SET 4x4 CM		CONCRETE UTILITY POLE
	SET IRON ROD		ELECTRIC MANHOLE
	RECOVERED IRON ROD		TELEPHONE MANHOLE
	CONCRETE		TELEPHONE RISER
	COUNTY ROADS		ELECTRIC BOX / TRANSFORMER
	INTERSTATE ROADS		WELL
	STATE ROADS		MONITORING WELL
	WOOD AND/OR METAL LIGHT POLE		DUMPSTER
	CONCRETE LIGHT POLE		RR CROSSING SIGN
	YARD LIGHT		RR CROSSING GATE
	MISCELLANEOUS SIGN		TRAFFIC SIGNAL POLE
	SECTION CORNER		SATALLITE DISH
	EDGE OF PAVEMENT W/O CURB		GUY WIRE
	EDGE OF PAVEMENT W/CURB		HANDICAP PARKING
			SPOT ELEVATION

PROPOSED SYMBOLS

LINES		STORM DRAIN	
	BOUNDARY		100 LINEAR FEET STORM PIPE 24" REINFORCED CONCRETE PIPE @ 0.20%
	CONSERVATION SETBACK		UNDERDRAIN 6" PVC PIPE
	CENTER LINE		DRAINAGE FLOW DIRECTION
	CHAIN LINK FENCE		FDOT INLET TYPE 1
	CONTOUR		FDOT INLET TYPE 2
	EASEMENT		FDOT INLET TYPE 3
	GUARDRAIL		FDOT INLET TYPE 4
	LOT LINE		FDOT INLET TYPE 5
	PROPERTY LINE		FDOT INLET TYPE 6
	RETAINING WALL		MANHOLE
	RIGHT-OF-WAY LINE		MITERED END SECTION
	SETBACK LINE		SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
	SHORELINE		SPOT ELEVATION
	SWALE		STORM INLET
	TREE LINE		
SANITARY		HIGHWAY & UTILITIES	
	100 LF SAN 8 PVC 0.40%		BOUND CORNER
	CLEANOUT		CONCRETE
	DOUBLE SANITARY SERVICE		COUNTY ROADS
	FORCE MAIN		DETAIL REFERENCE
	MANHOLE		DUMPSTER PAD
			FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
			GUY POLE
			HANDICAP PARKING
			INTERSTATE ROADS
			LIGHT POLE
			SIGNS
			SECTION CORNER
			STATE ROADS
			SILT FENCE
			TRAFFIC FLOW PAVEMENT MARKING
			UTILITY POLE
			BLDG OR STRUCTURE
			TYPE F CURB & GUTTER
			MIAMI CURB
			CROSS SECTION DETAIL
WATER & REUSE WATER			
	WATER MAIN		
	11 1/2° BEND		
	22 1/2° BEND		
	45° BEND		
	90° BEND		
	TEE		
	CROSS		
	CHECK VALVE		
	DOUBLE DETECTOR CHECK VALVE		
	DOUBLE WATER SERVICE		
	GATE VALVE		
	FIRE HYDRANT		
	METER		
	REDUCER		
	BLOWOFF		
	BACKFLOW PREVENTER		
	SAMPLE POINT		
	UNDERDRAIN CEANOUT		
	RECLAIMED WATER MAIN		
	REUSE WATER SYSTEM CONNECTION		
	DOUBLE REUSE WATER SERVICE		



G L SUMMITT
—ENGINEERING INC—
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

PMDW Ventures, LLC
6 Ambrose Lane
South Barrington, IL 60010

Gardenia Pointe
Townhomes
City of Ocoee, Florida

Planned Development
Master Plan

Symbols &
Abbreviations

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: November 20, 2023
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	01/04/23	Initial Release
2	08/14/23	Response To Comments
3	11/20/23	Response To Comments
4	—	—
5	—	—
6	—	—
7	—	—
8	—	—
9	—	—
10	—	—

SHEET NUMBER
2 OF 11

LEGAL DESCRIPTION

Description (per Doc # 20160351579 and ORB 7421, PG 615):

That portion of the West Half of the Southwest quarter of the Northwest Quarter of Section 10, Township 22 South, Range 28 East, Orange County, Florida, lying North of the A.C.L. Railroad right-of-way, and
That portion of the East Half of the Southwest Quarter of the Northwest Quarter of Section 10, Township 22 South, Range 28 East, Orange County, Florida, lying North of the A.C.L. Railroad right-of-way.

Parcel 1:
The East 1/2 of the West 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 22 South, Range 28 East, Orange County, Florida, lying North of the SCL Railroad.

Parcel 2:
That part of lot 120, FOREST OAKS UNIT 1, according to the plat thereof, as recorded in Plat Book 12, Page 84, for the Public Records of Orange County, Florida, described as follows: BEGINNING at the North corner of said Lot 120 on the West right-of-way of Prairie Lake Boulevard (the "POINT OF BEGINNING"), thence run South 18° 07' 47" East along said West, at the right angles to the West line of said Lot 120; thence run North 00° 13' 06" East along the West line of said Lot 120, a distance of 142.33 feet to the POINT OF BEGINNING.

Parcel 3:
The West 1/8 of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 22 South, Range 28 East, Orange County, Florida, lying North of the SCL Railroad.

ABBREVIATIONS

(C) = CALCULATED
CONC = CONCRETE
CL = CENTERLINE
(CM) = CONCRETE MONUMENT
(D) = DEED
FD = FOUND
ID = IDENTIFICATION
IR = IRON PIPE
IP = IRON PIPE
LB = LICENSED BUSINESS
(M) = MEASURED
ORB = OFFICIAL RECORD BOOK
PG = PAGE
ND = NAIL AND DISK
PRM = PERMANENT REFERENCE MONUMENT
FF = FINISHED FLOOR
ELEV = ELEVATION
APPROX = APPROXIMATE
RCP = REINFORCED CONCRETE PIPE
CPP = CORRUGATED PLASTIC PIPE
VCP = VITRIFIED CLAY PIPE
PVC = POLYVINYL CHLORIDE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY
UE = UTILITY EASEMENT
AC = AIR CONDITIONER
PHR = PHONE RISER
EJB = ELECTRIC JUNCTION BOX
PP = POWER POLE
WM = WATER METER
CTVR = CABLE TV RISER
C = CLEAN OUT
WV = WATER VALVE
OHL = OVERHEAD LINE
LP = LIGHT POLE
BFP = BACK FLOW PREVENTER
EM = ELECTRIC METER
CA = COVERED AREA
TBM = TEMPORARY BENCHMARK
CCR = CERTIFIED CORNER OF RECORD
CATV = CABLE TELEVISION RISER

SYMBOLS

CONC MONUMENT
TYPE AS INDICATED
CONTROL POINT
TYPE AS INDICATED
BENCHMARK
TYPE AND ELEVATION
AS INDICATED
S SANITARY SEWER MANHOLE
D DRAINAGE MANHOLE
MH MANHOLE
OHL OVERHEAD LINE
ATT AT&T LINE
CTV CABLE TV LINE
ELC ELECTRIC LINE
FD FIBER OPTIC LINE
GAS GAS LINE
UTL UTILITY LINE
W WATER LINE
SS SEWER LINE
C CHAIN LINK FENCE
X WIRE FENCE
D WOOD FENCE
TR TRANSFORMER BOX
WATER METER
TRAFFIC SIGNAL BOX
ELECTRIC BOX
LIGHT POLE
UTILITY POLE
GUY WIRE
FIRE CONNECTION
CLEAN OUT
SIGN

SURVEYORS NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION. THERE MAY EXIST MATTERS ON RECORD AFFECTING THE SUBJECT PROPERTY.

BEARINGS BASED ON THE SOUTH LINE OF THE NW 1/4 OF SECTION 10, T22S, R28E AS BEING N 89°41'16" W (AN ASSUMED DATUM PER GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983, AS DERIVED FROM A PRIVATE NETWORK SOLUTION).

NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.

ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED UNLESS NOTED OTHERWISE.

SYMBOLS ARE NOT TO SCALE.

THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF FENCES.

FENCES ARE GRAPHICAL IN NATURE AND NOT TO SCALE. FENCE TIES ARE AS SHOWN HEREON.

ELEVATIONS SHOWN HEREON ARE BASED UPON AND MATCHED TO ORANGE COUNTY BENCHMARK DESIGNATION S-766021, HAVING A PUBLISHED ELEVATION OF 124.908, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 88).

SITE BENCHMARKS ARE AS SHOWN.

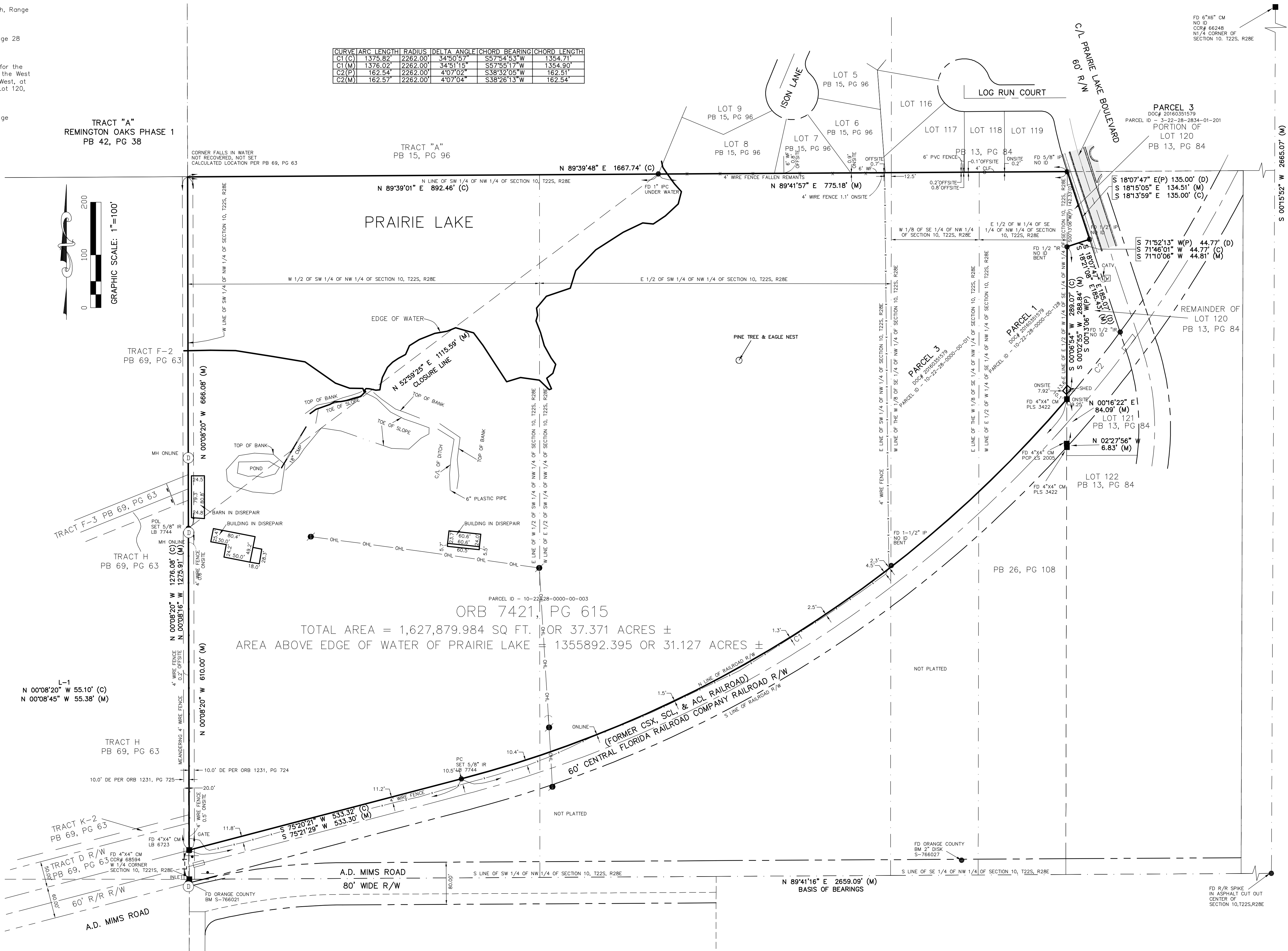
BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 12095C0210F HAVING A REVISION DATE OF SEPTEMBER 25, 2009, THE PROPERTY SHOWN HEREON LIES IN UNSHADED ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND FLOOD ZONE AE HAVING A BASE FLOOD ELEVATION OF 84.9

NO JURISDICTIONAL WETLANDS OR ENVIRONMENTAL AREAS HAVE BEEN LOCATED AS A PART OF THIS SURVEY. THERE MAY EXIST WETLANDS OR ENVIRONMENTAL AREAS AND THE SURVEYOR MAKES NO DETERMINATION OF SUCH.

THIS SURVEY DOES NOT DETERMINE THE "ORDINARY HIGH WATER LINE" OR THE "MEAN HIGH WATER LINE". THE STATE OF FLORIDA MAY OWN OR CLAIM THE OWNERSHIP OF THOSE LANDS LYING BELOW THE "ORDINARY HIGH WATERLINE" OR THE "MEAN HIGH WATER LINE" OR WITHIN ANY WETLAND LIMITS.

THE SCALE FOR THE MAP/DRAWING SHOWN HEREON IS 1"=100' AND IS INTENDED TO BE DISPLAYED ON A 24"x36" SIZED SHEET. ANY OTHER SHEET SIZE WILL ALTER THE SCALE OF THE DRAWING. COPIES AND REPRODUCTIONS MADE FROM PRINTS WILL/MAY ALTER THE SCALE OF THE DRAWING AS WELL.

BOUNDARY SURVEY



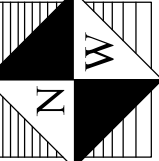
Surveyors Certification:

I hereby certify that this survey shown hereon was made in accordance with the "Standards of Practice" for land surveying in the State of Florida Chapter 5J-17-.050 to 0.052 Florida Administrative Code, pursuant to Chapters 177 and 472, Florida Statutes and unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, this drawing, sketch, plot or map is for informational purposes only and is not valid.

Ralph A. Nieto PSM No. 6025

Print Date

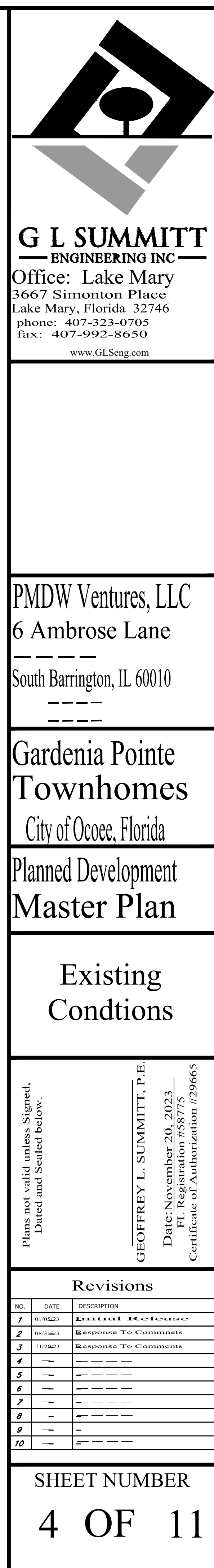
Nieto-Whittaker Surveying LLC
1728 N. Ronald Reagan Blvd., Longwood, FL 32750
PH: (407) 636-8460 FAX: (407) 636-8461
LB No. 7744

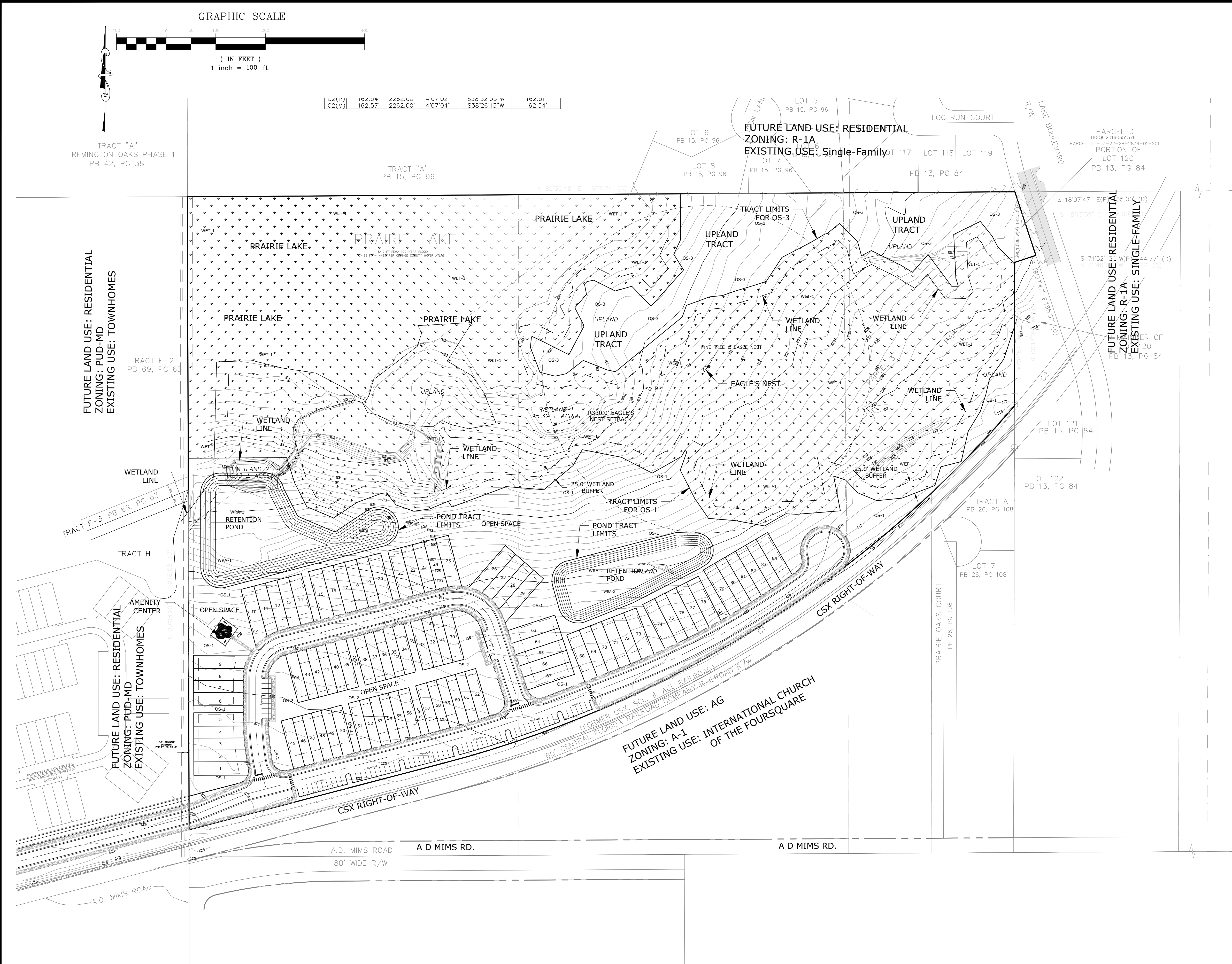


DATE: X/X/X
ORDER NO.: NW21-114
DRAWN BY: BPS
SHEET: 1 OF 1
SCALE: 1"=100'

NO.	DATE	REVISIONS

PREPARED FOR:
INTERNATIONAL CHURCH OF THE
FOURSQUARE GOSPEL
2200 A D MIMS ROAD, OCOEE, FL 34761





SITE DATA:

Parcel I.D. #: 09-22-26-1100-0580-0001; 0000

Property FLU: Low Density Residential
Property Zoning: A (existing), PD (proposed)

Gross Land Area: 37.37 acres
Wetland Area: 12.87 acres
Prairie Lake: 6.51 acres
Gross Developable Area: 24.50 acres
Net Developable Area: 24.50 acres

Stormwater Management Area: 2.03 acres
Right-of-Way Area: 3.18 acres
Offsite Right-of-Way Dedication: 0.00 acres
Public Open Space Tracts: 8.25 acres

Proposed Residential Units: 84 Single-Family Attached Lots
Net Residential Density: 3.43 dwelling units/Net Developable Acre

Minimum Living Area: 1,400 sqft. (Heated/cooled space)
Maximum Building Height: Two Stories, 35'
Minimum Lot Width: 20' (Internal Block); 24' (External Block)
Minimum Lot Depth: N/A
Minimum Lot Size: 2,000 (Attached)
Maximum Lot Coverage: 80%
Minimum Open Space %: 25%

Setbacks:

20' Internal Block Lots:
Front: 25'
Side: 0.0' (Interior); 3.0' (End-Unit)
Rear: 17'
Rear Porch: 7.5'

24' External Block Lots:
Front: 20'
Side: 0.0' (Interior); 3.0' (End-Unit)
Rear: 17'
Rear Porch: 7.5'

Open Space Requirements:

Open Space Required: 24.50ac. * .25 = 6.13 acres (required)
Open Space Provided:
Tract OS-1: 4.54 acres
Tract OS-2: .78 acres
Tract OS-3: 2.93 acres
Tract WRA-1: 1.25 acres
Tract WRA-2: 0.78 acres
Total: 10.28 acres (6.13 required)

Major Street Setbacks:

CSX Railway: 25' (setback from right-of-way line)

Additional Notes:

- Billboards and pole signs shall be prohibited.
- There is no proposed 100 yr. Flood Plain encroachment and the property is in Zone 'X' & 'AE' areas inside/outside of the 100 yr. flood plain.
- A Homeowner's Association will be created for maintenance and ownership of common area tracts as reflected in the tract table.
- Fire Protection will be provided by City of Ocoee in accordance with the 2018 Florida Fire Prevention Code.
- The project will be constructed in a single phase.
- All units will be sprinkled for fire protection purposes.
- A Minimum of 1.3 acres of active and passive recreation (i.e. playgrounds, athletic fields, other play courts, picnic benches, trails, etc.).
- In addition to the tot lots the internal sidewalks will be demarcated to show distance to encourage use for exercise.

Off-Street Parking:

Required Parking: 2.0 spaces per Unit (for Single-Family Detached): 84 units x 2.0 spaces/unit = 168

Total Required Parking: 168
Provided Parking:
Guest Parking: 70 spaces
Units with 1-Space Garage: 33 spaces
Units with 2-Space Garage: 51 spaces
Driveway Parking Space: 84 spaces
Total Parking Provided: 289 spaces

Phasing:

This project is to be developed in one phases.

Traffic:

Single-Family Residential: 84 d.u. * 9.57 trip/d.u. = 804 A.D.T.

Stormwater Management:

The project will meet the requirements of City of Ocoee Land Development Code and the St. Johns River Water Management District.

School Age Population:

84 d.u. * .350 children/unit = 29 children

Needed Fire Flow (NFF): (Based on FFPC 2018 7th Edition Chapter 18 & Annex I)

Single-Family (less than 5,000 sqft.): 1,000 gpm
Single-Family (more than 5,000 sqft.): Per Table 18.4.5.2.1

Water, Sewer and Solid Waste Demand:

Water Demand:
84 Units * 350 gallons/day = 29,400 gallons/day

Sewer Demand:
84 Units * 300 gallons/day = 25,200 gallons/day

Solid Waste Demand:
84 Units * 2.6 persons/unit * 4.3 Lb./person/day = 939 Lb/day

TRACT TABLE				
TRACT LABEL	TRACT TYPE	Area (Ac.)	TRACT DEDICATED TO	EASEMENT DEDICATED TO
RW-1	Rights-of-Way	3.17	HOA	
OS-1	Open Space Area	4.84	HOA	
OS-2	Open Space Area	0.78	HOA	
OS-3	Open Space Area	2.93	HOA	
WET-1	Wetland/Water/Buffer	19.38	HOA	City of Ocoee/SJRWMD
WRA-1	Dry Retention Pond	1.25	HOA	City of Ocoee
WRA-2	Dry Retention Pond	0.78	HOA	City of Ocoee

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PMDW Ventures, LLC
6 Ambrose Lane
South Barrington, IL 60010

Gardenia Pointe
Townhomes
City of Ocoee, Florida
Planned Development
Master Plan

Overall Site
Plan

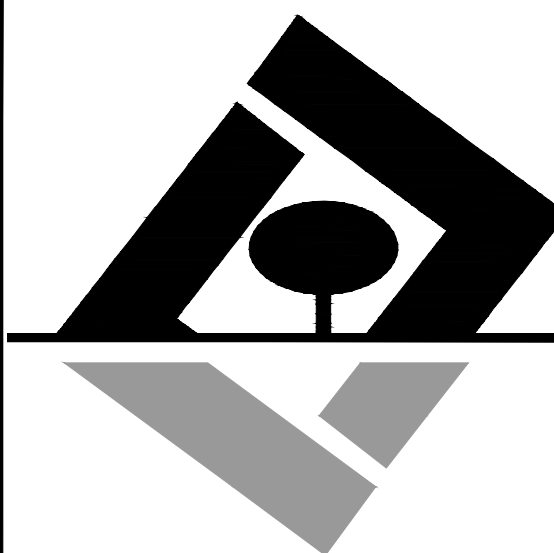
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GEOFFREY L. SUMMITT, P.E.
Date: November 20, 2023
FL Registration #58775
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Revisions		
NO.	DATE	DESCRIPTION
1	01/04/23	Initial Release
2	08/31/23	Response To Comments
3	11/20/23	Response To Comments
4	-	-
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Gardenia Pointe Townhomes

City of Ocoee, Florida

Planned Development Master Plan

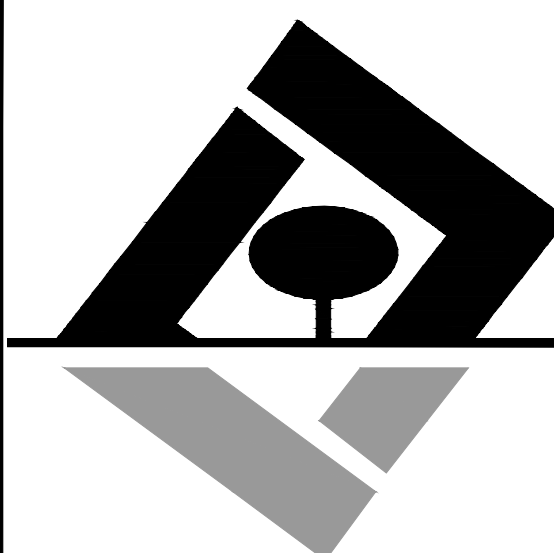
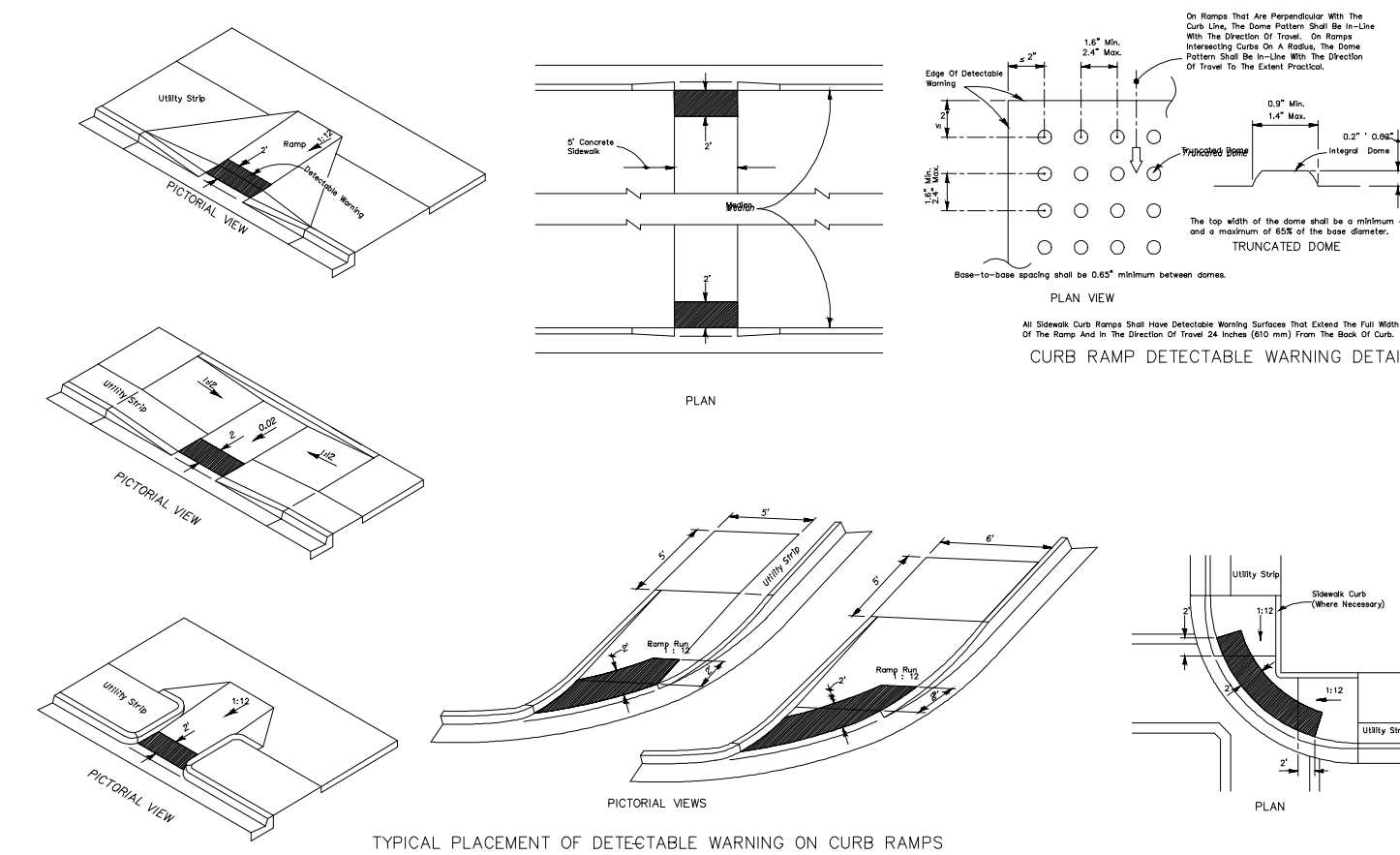
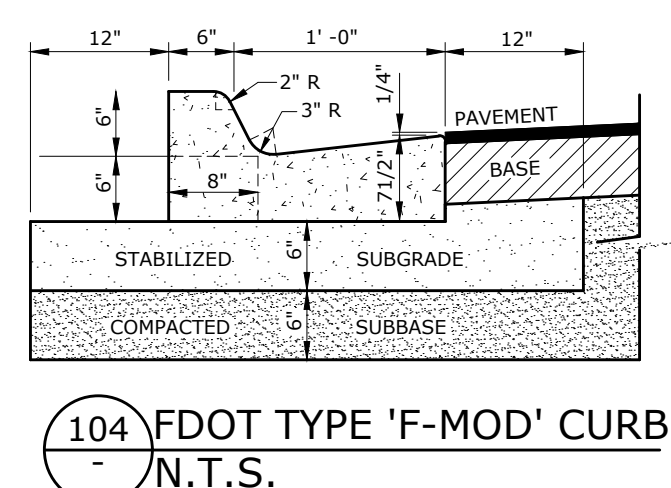
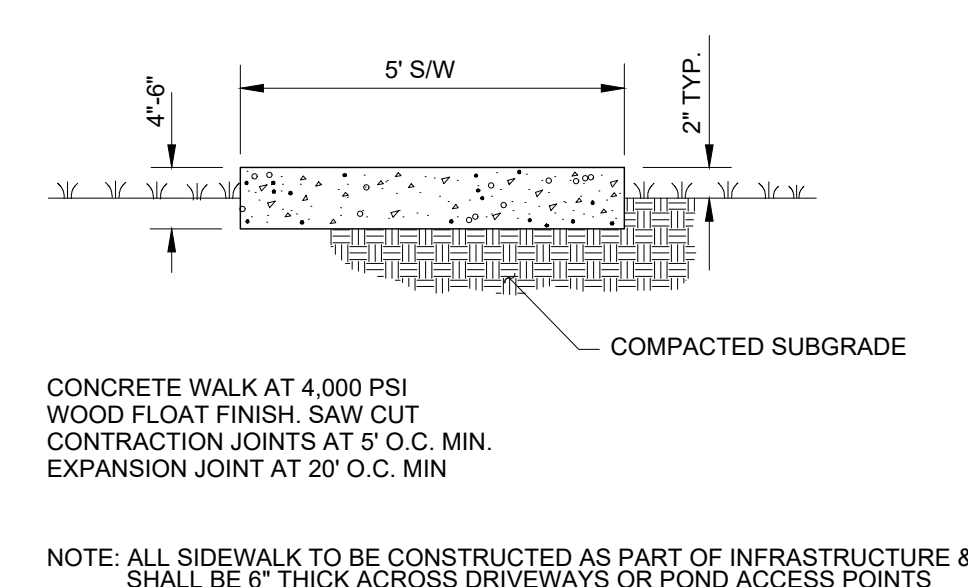
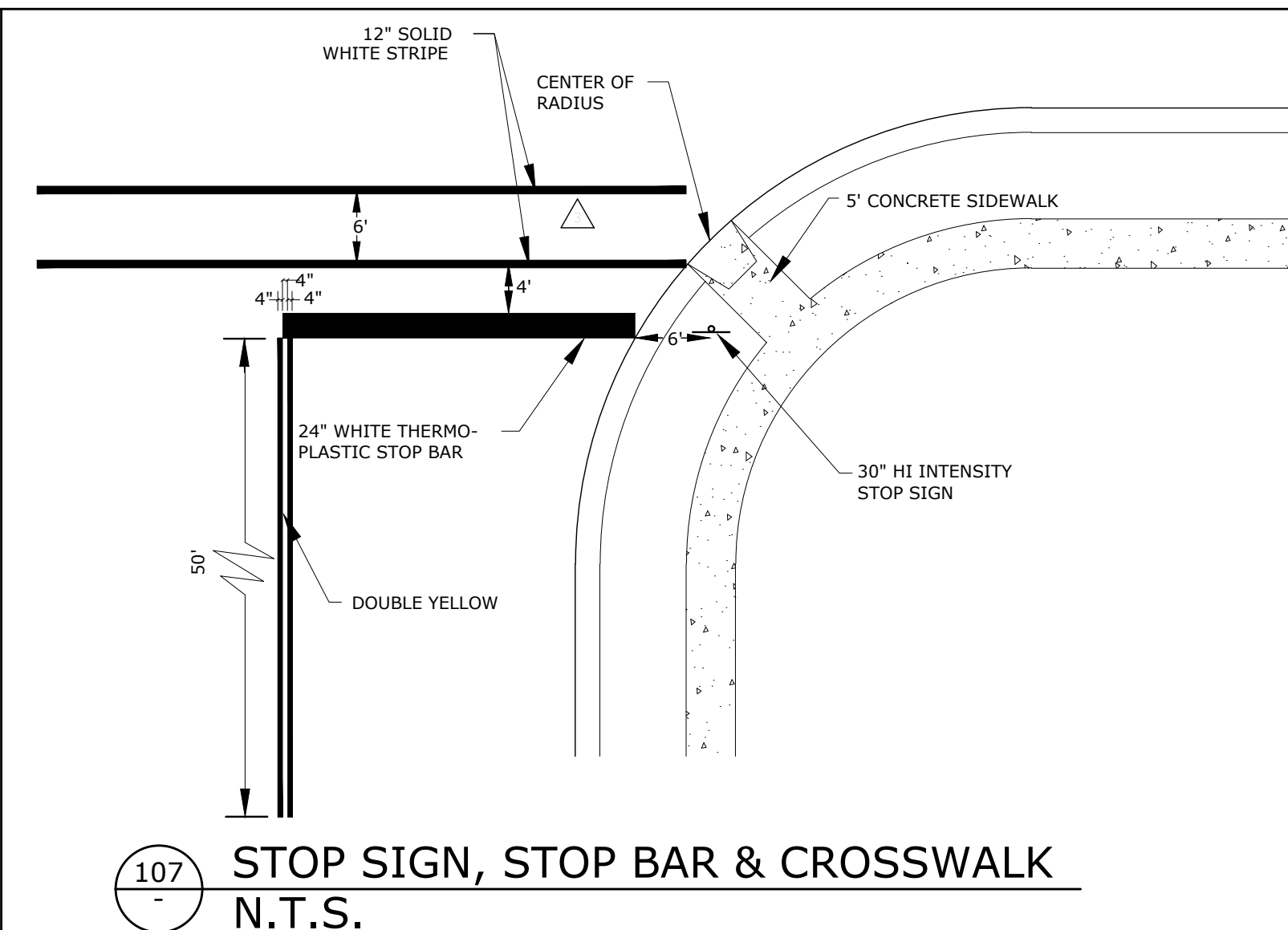
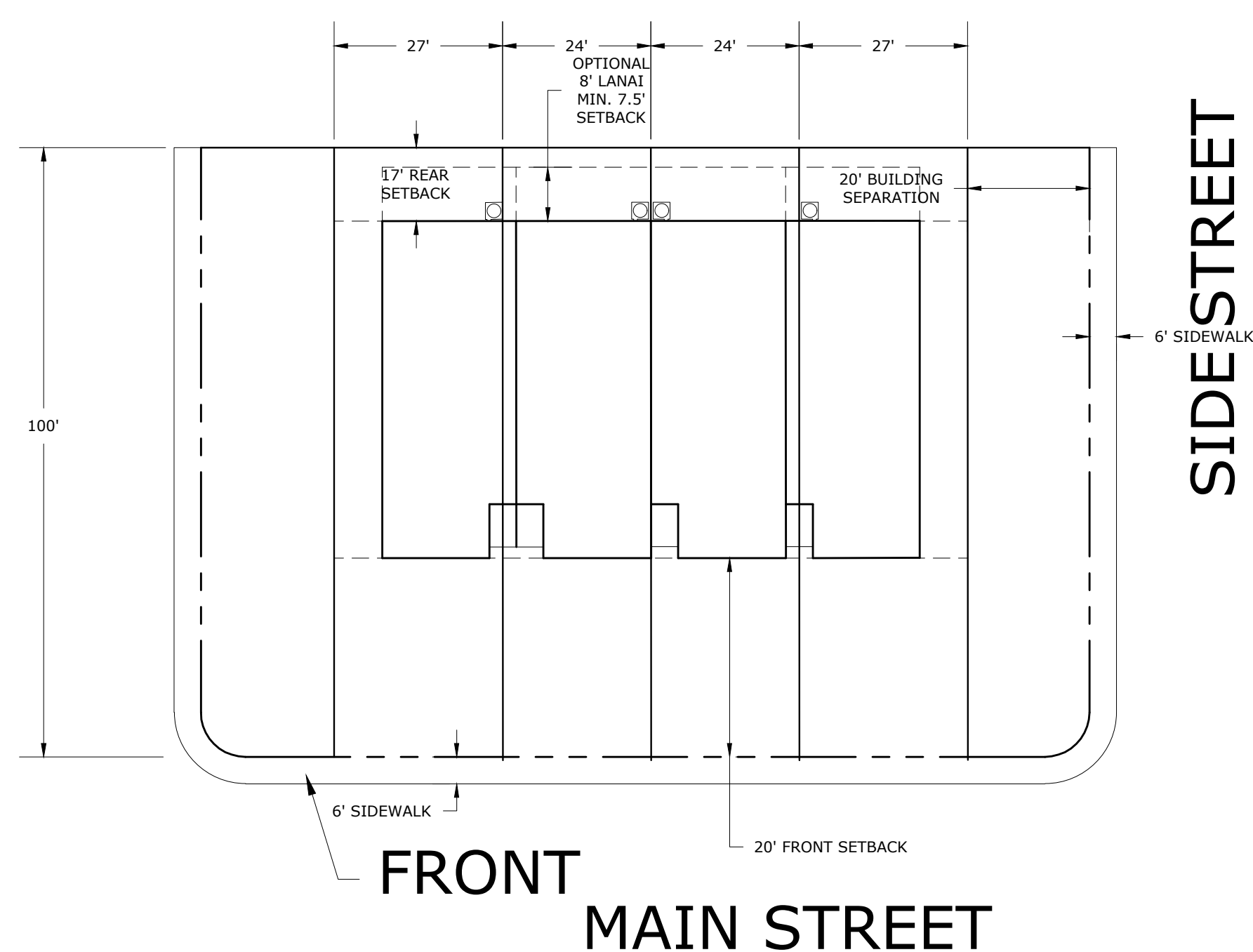
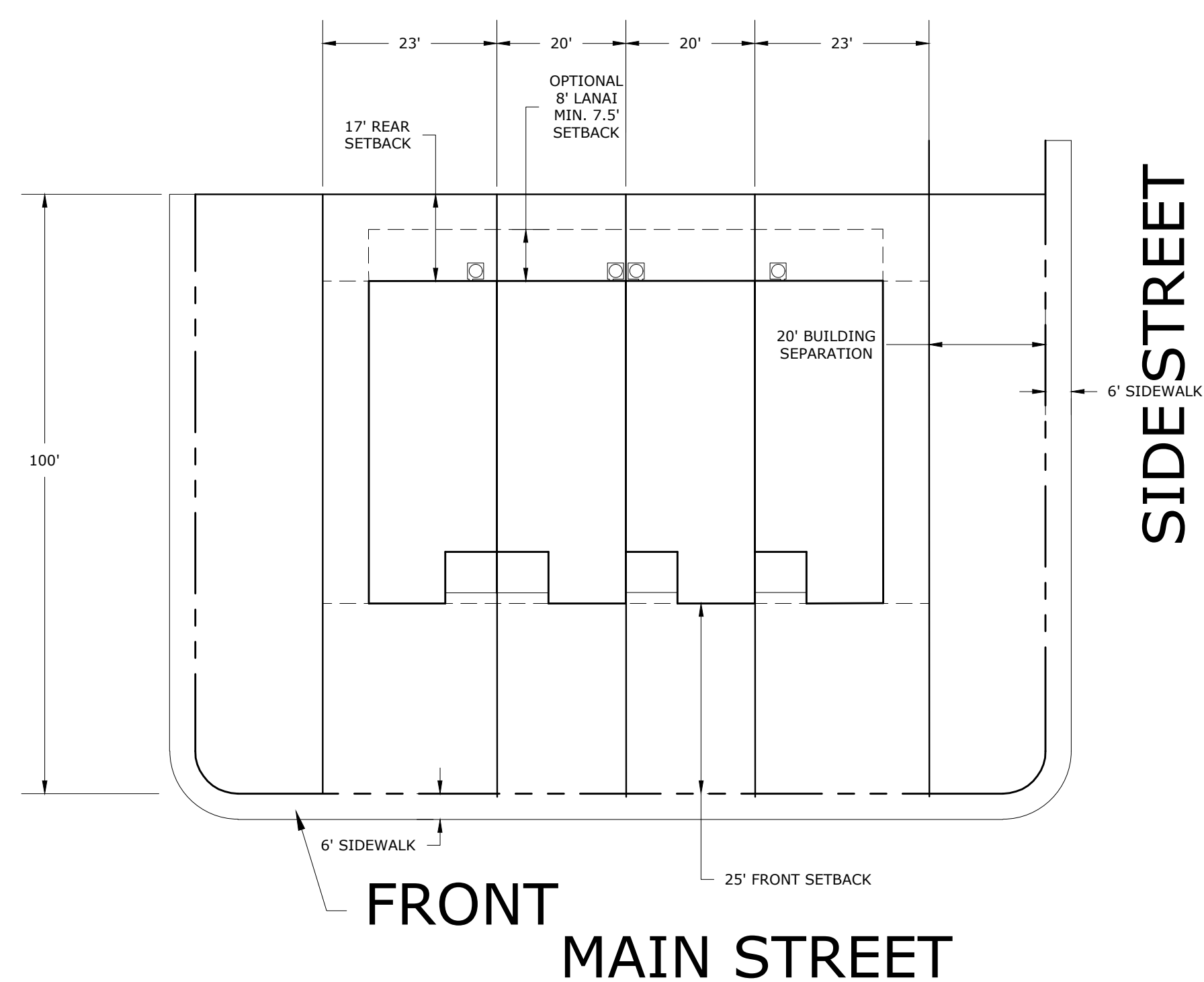
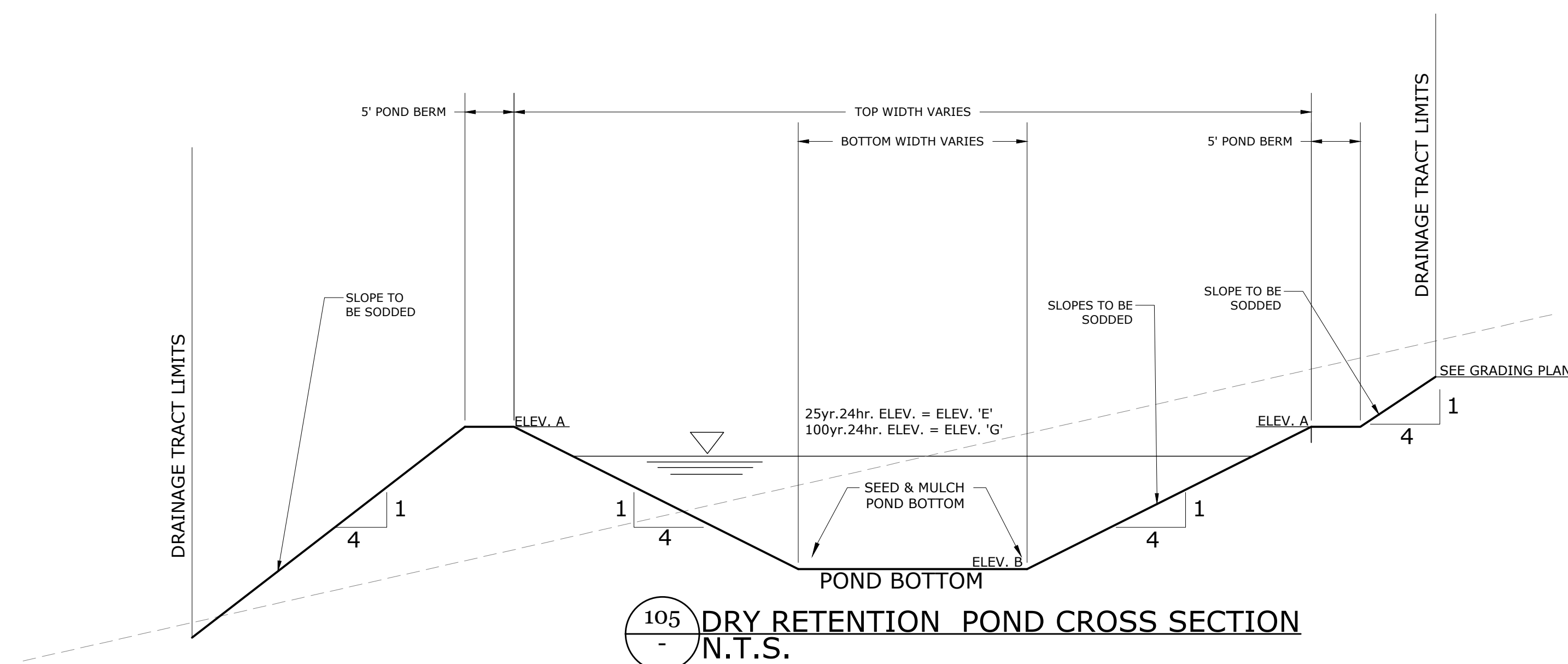
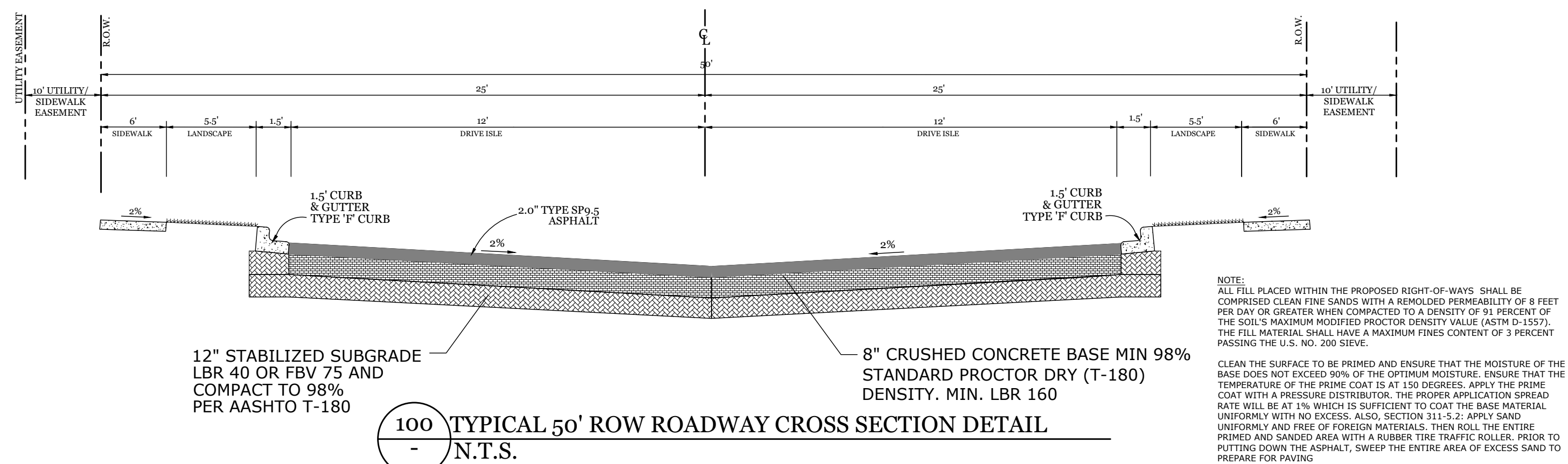
Ocoee Vista Parkway Extension

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Revisions		
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Gardenia Pointe Townhomes

City of Ocoee, Florida

Planned Development Master Plan

General Details

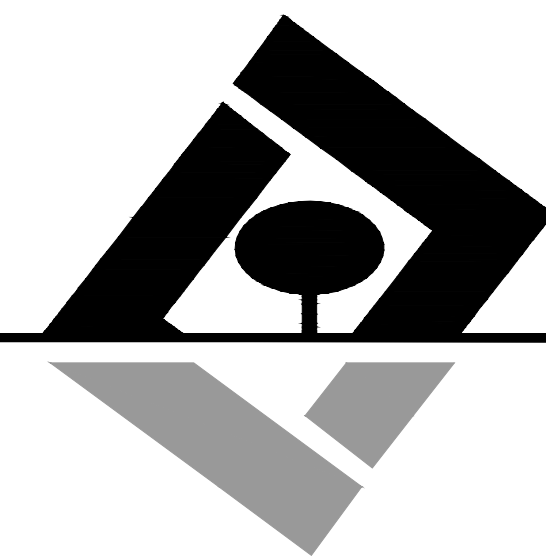
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City of Ocoee, Florida

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Master Plan

Architectural
Elevations 1

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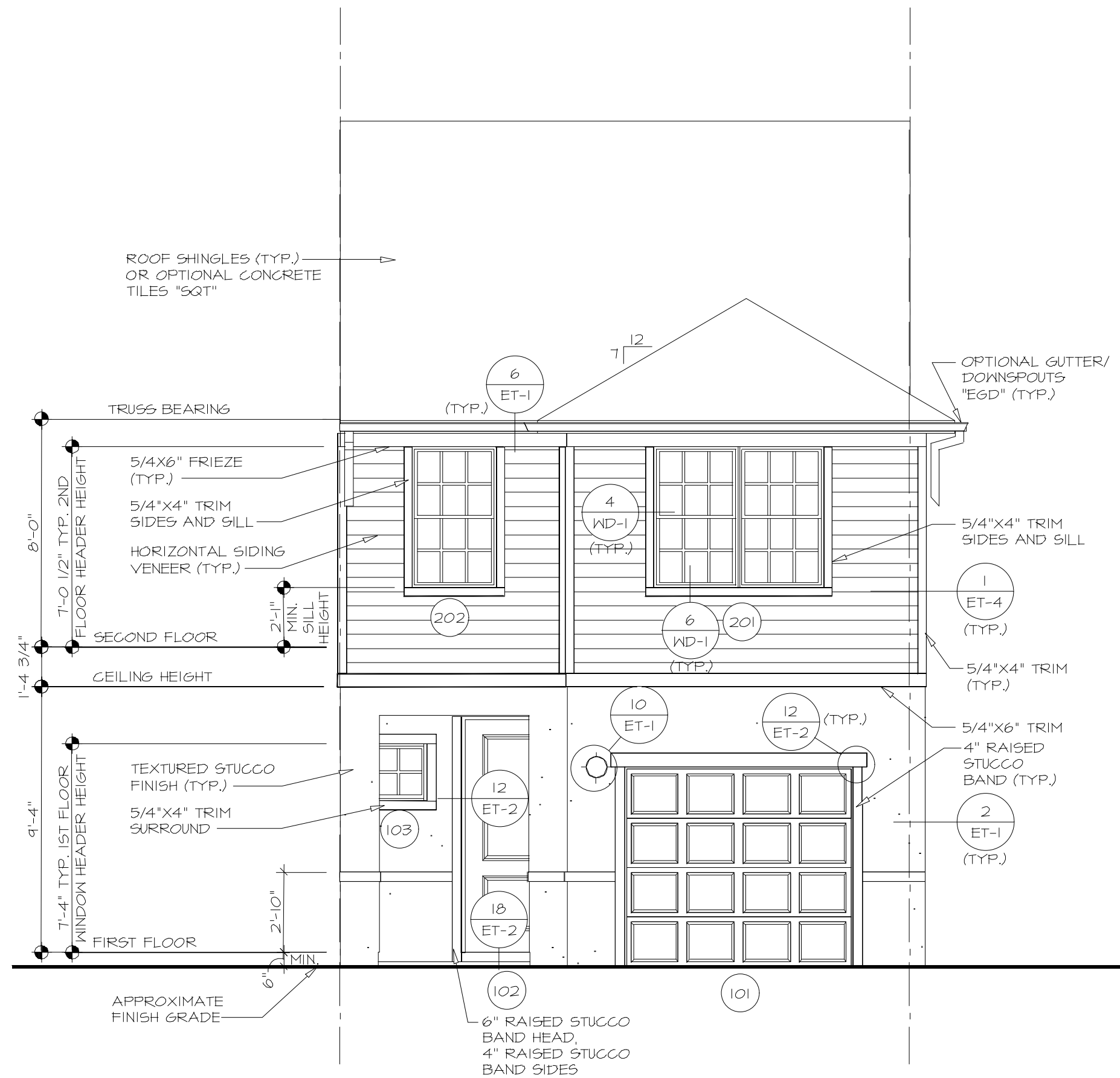
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Revisions

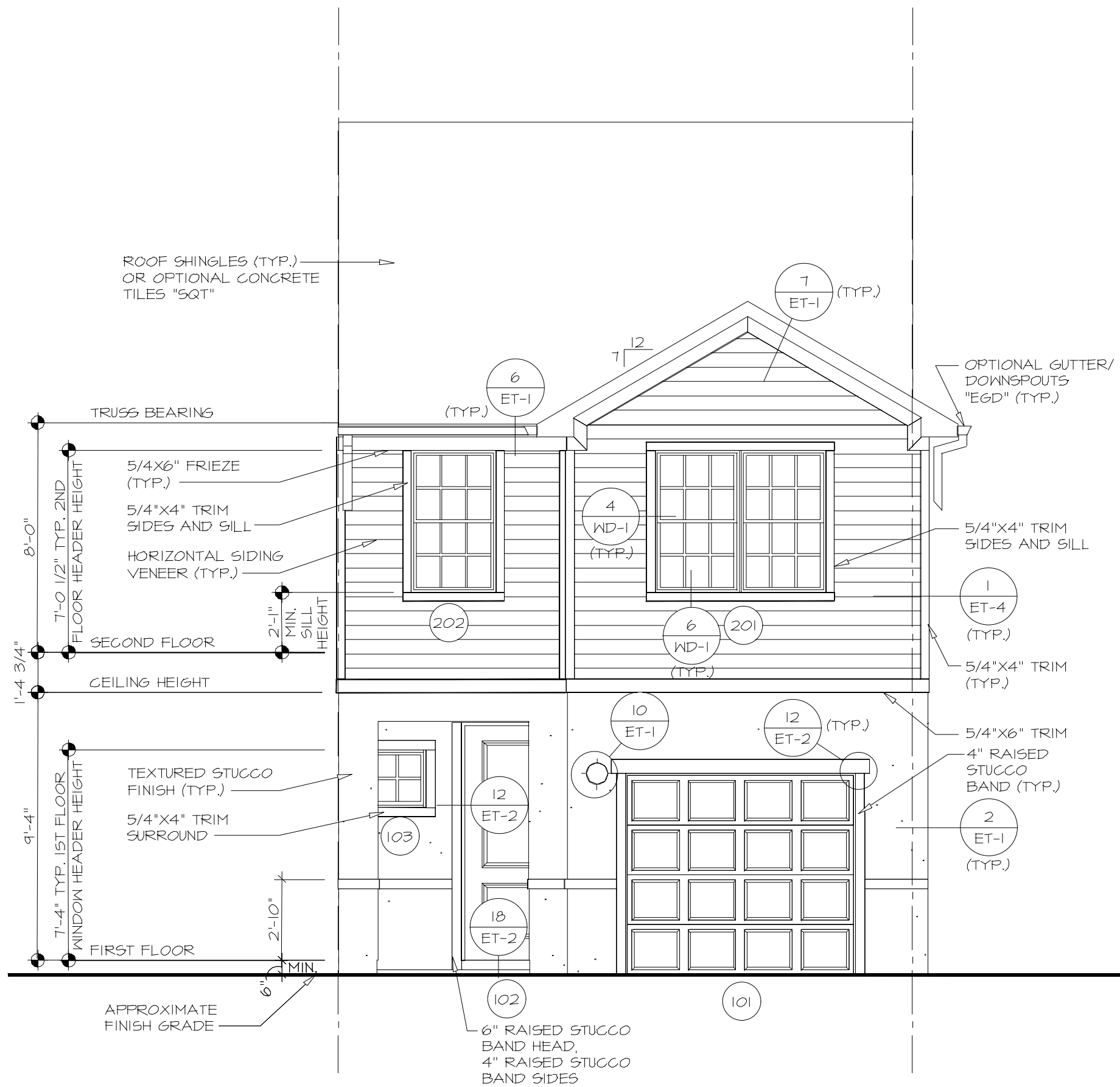
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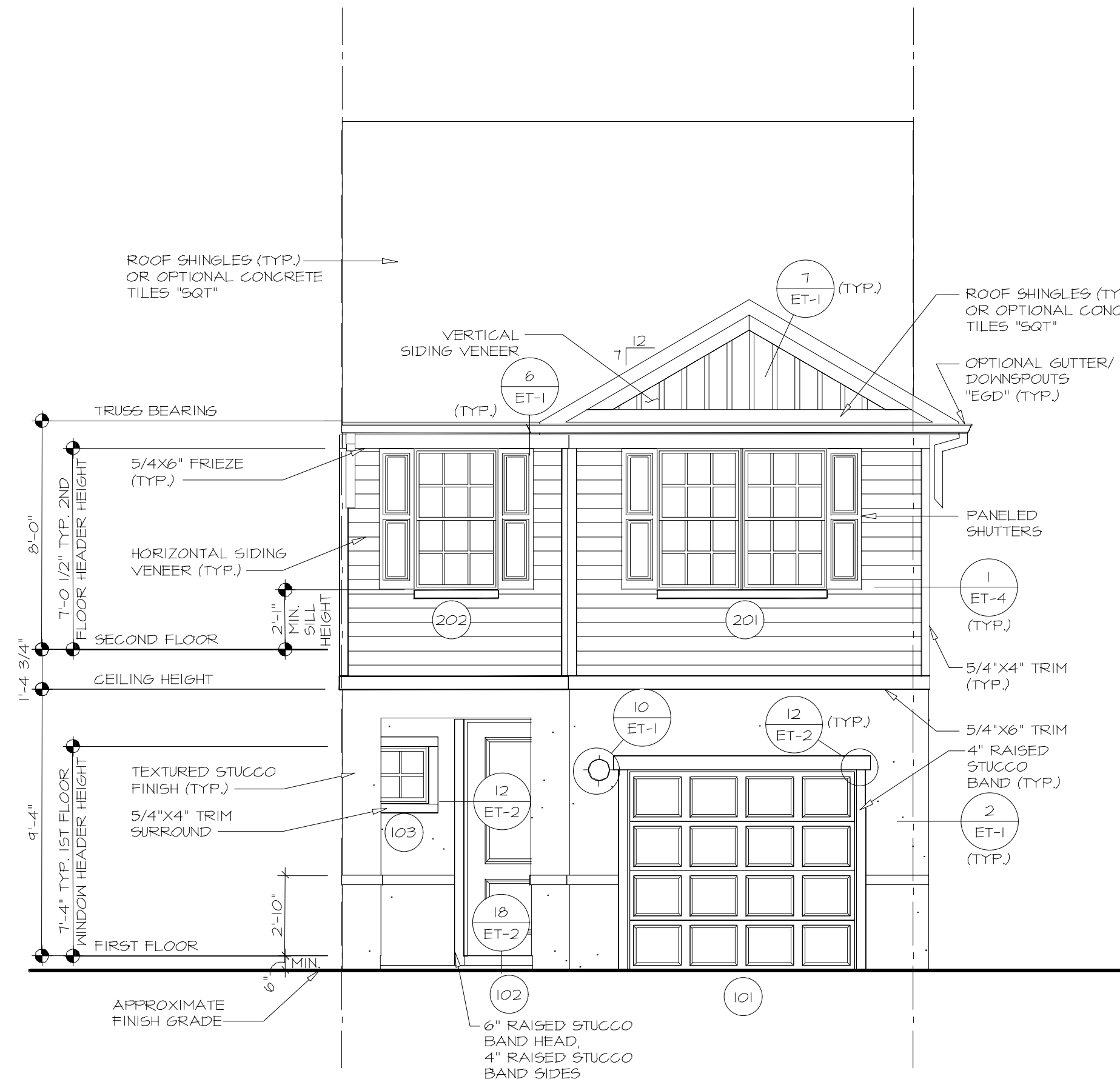
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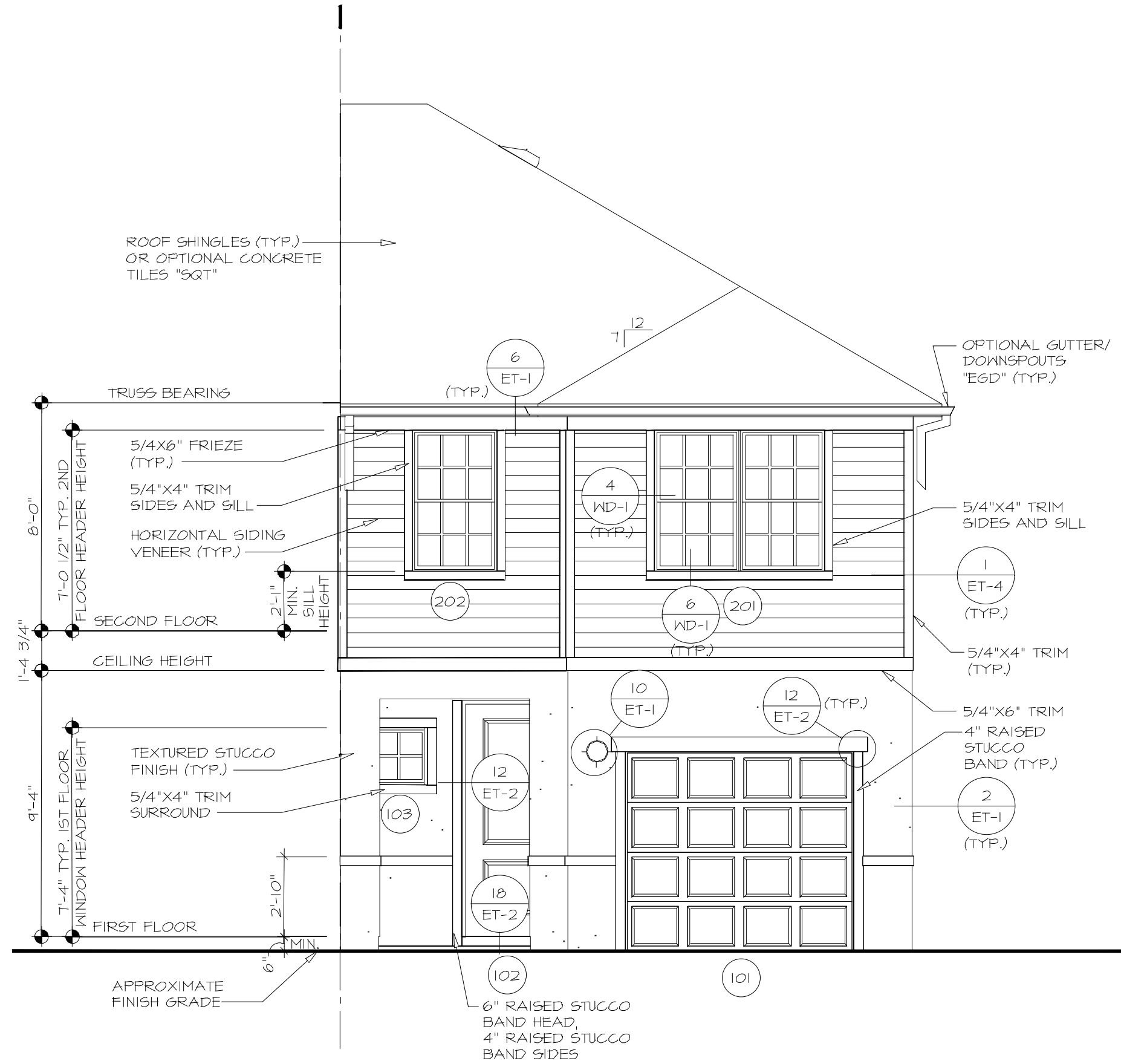
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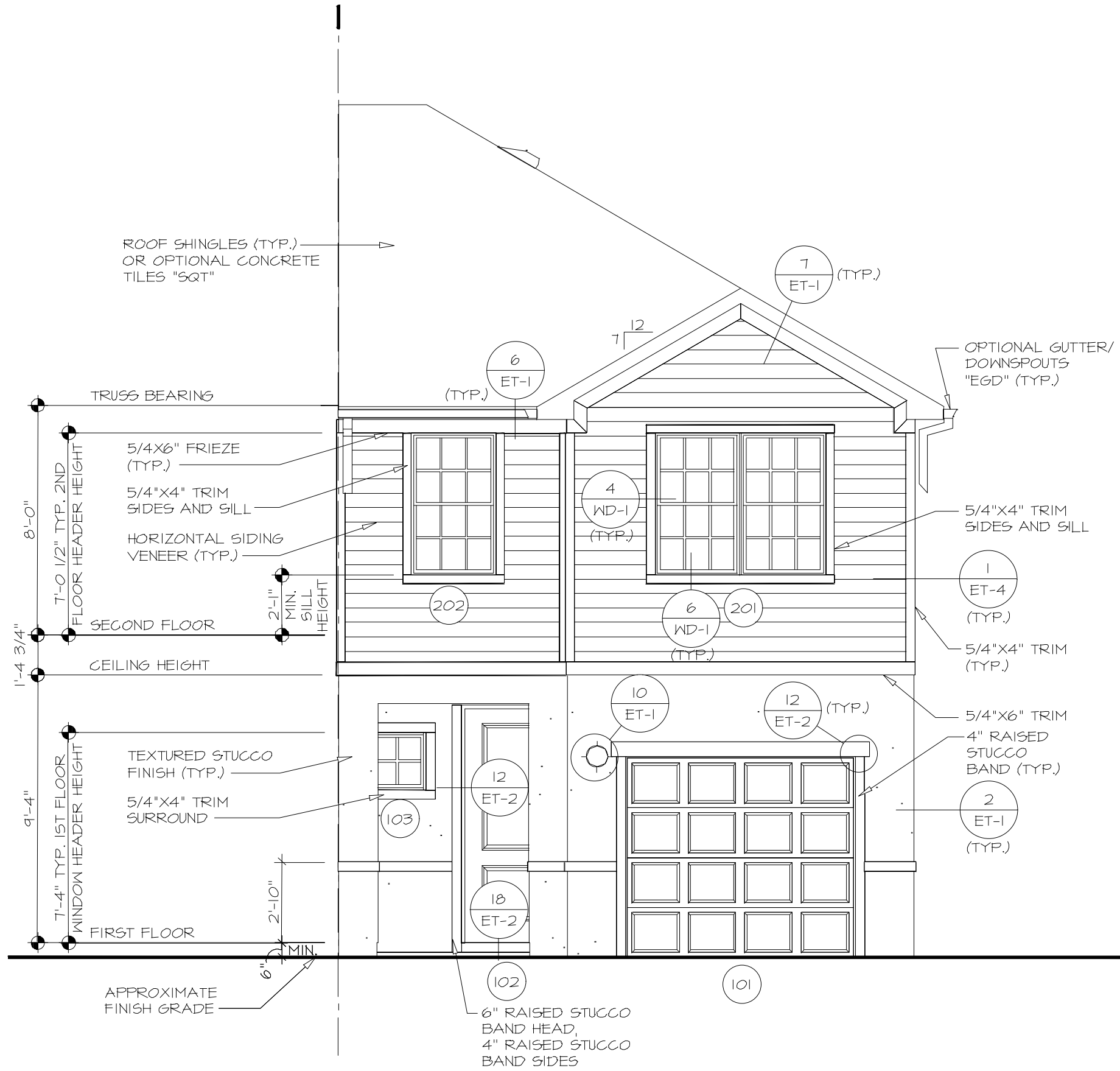
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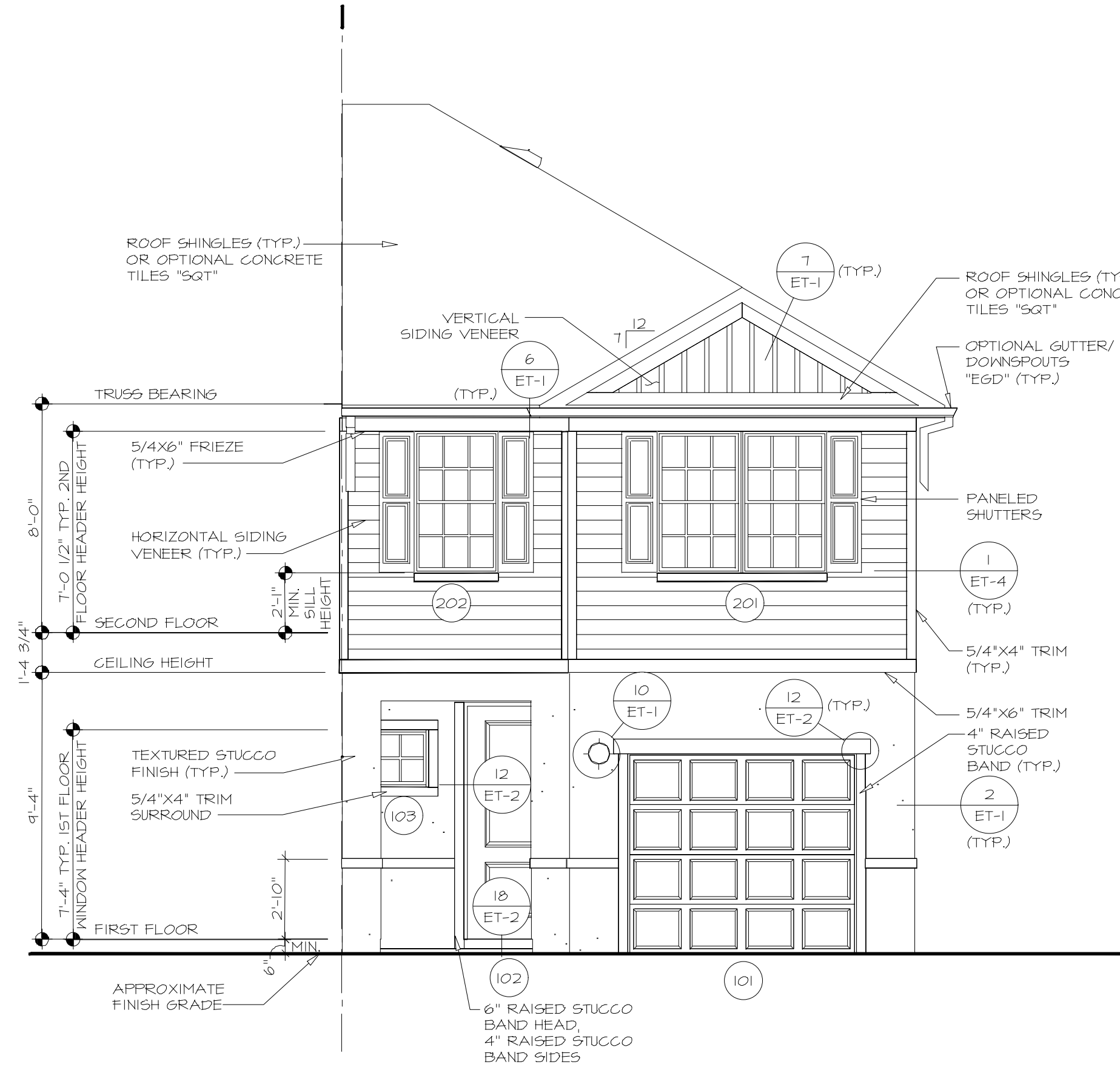
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A-1 SCALE: 1/4" = 1'-0" INTERIOR UNIT "SAO"



4 FRONT ELEVATION "A"
A-1 SCALE: 1/4" = 1'-0" END UNIT "SAE"



5 FRONT ELEVATION "B"
A-1 SCALE: 1/4" = 1'-0" END UNIT "SAE"



6 FRONT ELEVATION "C"
A-1 SCALE: 1/4" = 1'-0" END UNIT "SAE"



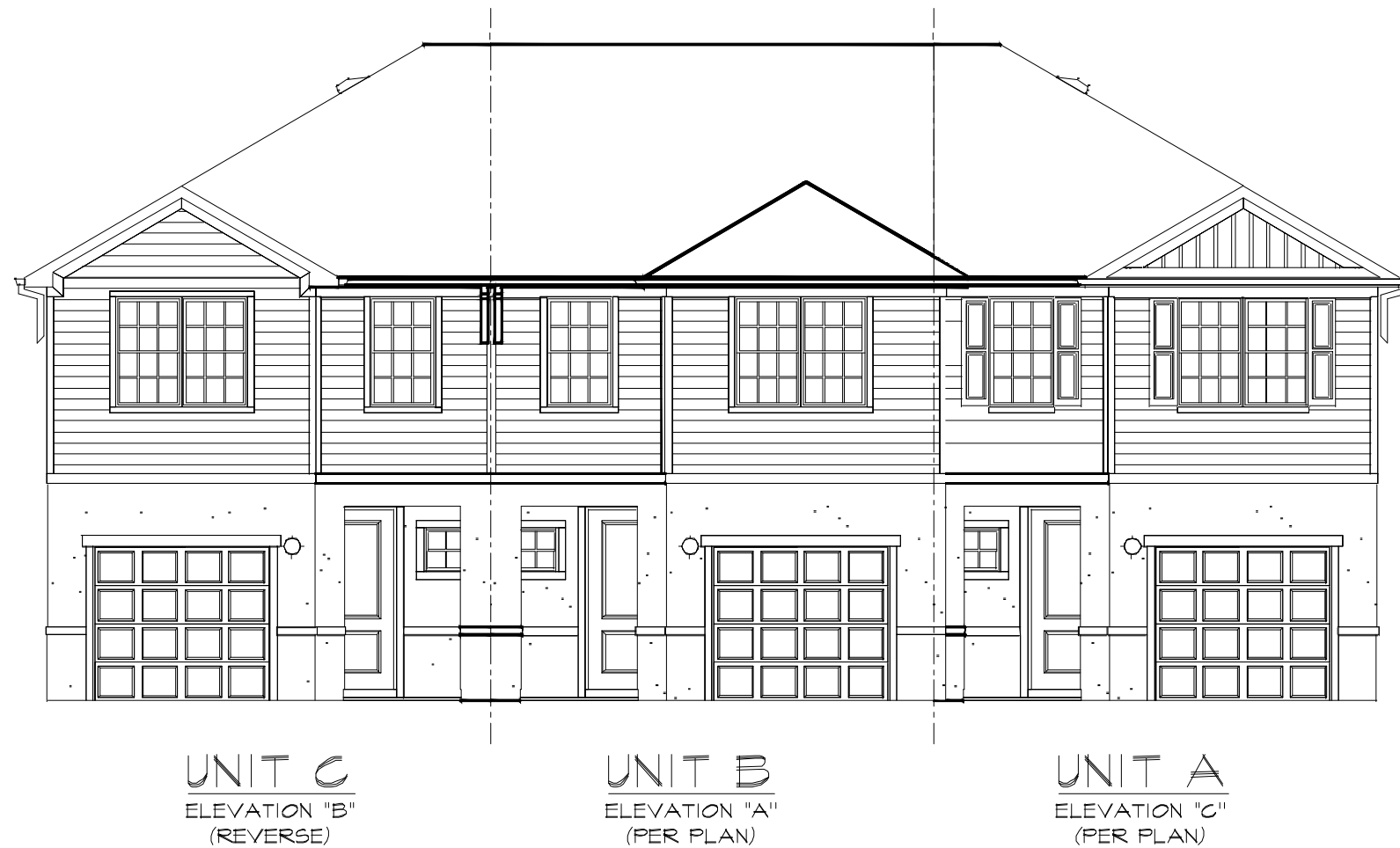
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B-2 SCALE: 1/8" = 1'-0" MPTB2



3 2 - UNIT BUILDING
B-2 SCALE: 1/8" = 1'-0" MPTC2



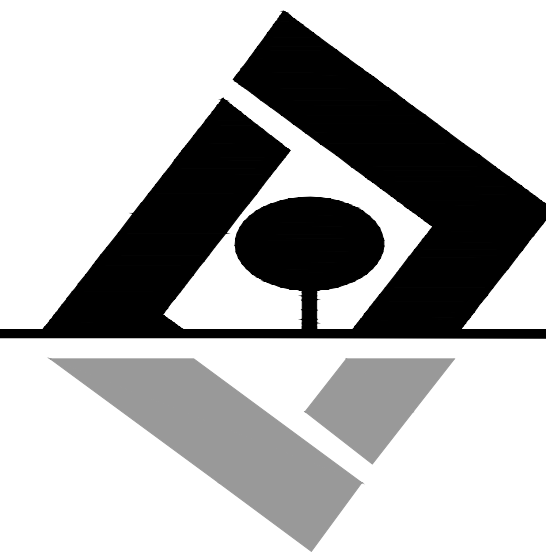
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B-2 SCALE: 1/8" = 1'-0" MPTO3



5 4 - UNIT BUILDING
B-2 SCALE: 1/8" = 1'-0" MPTO4



6 5 - UNIT BUILDING
B-2 SCALE: 1/8" = 1'-0" MPTO5



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Planned Development
Master Plan

Architectural
Elevations 2

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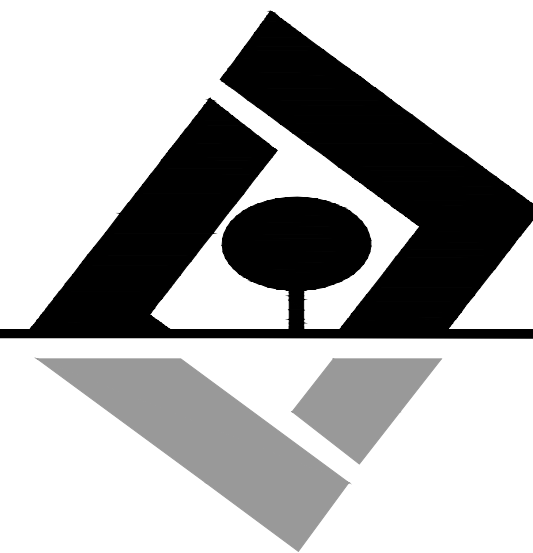
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B-3
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2
B-3
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MPT07



3
B-3
8 - UNIT BUILDING
SCALE: 1/8" = 1'-0"
MPT08



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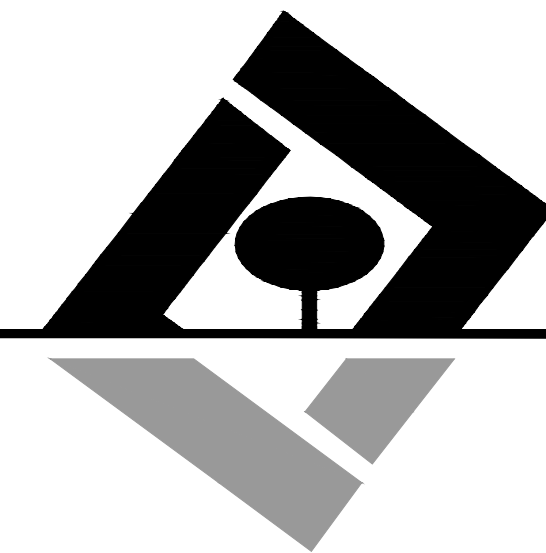
Architectural
Elevations 3

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SHEET NUMBER
11 OF 11

STANDARD BUILDING CONFIGURATION



Serial Number
23-04921W

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 January 9, 2024
Gardenia Pointe

in the Court, was published in said newspaper by print in the
issues of 12/28/2023

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
GARDENIA POINTE
REZONING FROM UNCLASSIFIED & R-1A TO PUD
CASE NUMBER: RZ-23-02-02

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-9 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on **TUESDAY, JANUARY 9, 2024, 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 Rezoning from Unclassified and R-1A to PUD for the Gardenia Pointe development. The subject property consists for four (4) parcels assigned Parcel ID #s 10-22-28-0000-00-003, 10-22-28-0000-00-011, 10-22-28-0000-00-128 and 03-22-28-2834-01-201 and combined totals approximately 37.37 acres. The property is located on the north side of the FCEN Railroad tracks at the terminus of the unimproved Ocoee Vista Parkway right-of-way.

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

December 28, 2023

23-04921W


Lindsey Padgett

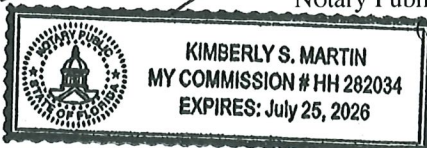
Sworn to and subscribed, and personally appeared by physical presence before me,

28th day of December, 2023 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(REAL)


KIMBERLY S. MARTIN
MY COMMISSION # HH 282034
EXPIRES: July 25, 2026



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

STAFF REPORT

Meeting Date: January 9, 2024
Item #: 4

Contact Name: Anoch Whitfield, Zoning Manager

Department Director: Michael Rumer

Subject: Ocoee Oaks Joint Venture Large-Scale Preliminary Subdivision Plan LS-2023-004 (**Zoning Manager Whitfield**)

BACKGROUND SUMMARY:

Owner/Applicant: The property is owned by the Ocoee United Methodist Church, Inc. (Ocoee UMC), and the applicant is Carlos Bonilla, Esquire.

Site Location: The property is located in Commission District 2, generally on the northeast corner of the South Clarke Road and White Road intersection.

Property Size & Parcel Identification Number: The subject property consists of the southern 5.71-acre portion of the property address at 201 S. Clarke Road, assigned Parcel ID # 21-22-28-0000-00-027.

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

Current Future Land Use Map (FLUM) Designation	Current Zoning District	Existing Land Use	Unique Features/Overlay Districts
Low Density Residential	R-1A	Vacant	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	Low Density Residential	R-1A	Single-family residential homes
South	City of Ocoee	Low Density Residential	PUD-LD	Single-family residential homes
East	City of Ocoee	Low Density Residential	R-1A	Single-family residential homes
West	Orange County	Institutional	A-1	Public utility facilities

Transportation and Access: The subdivision will have two (2) limited access points. The primary access point is via a new public road (50-foot right-of-way) off of White Road, which will be limited to a right-in/right-out operation and which will be dedicated to the City. The secondary access point is via a new private driveway (30-foot width) off of South Clarke Road (just south of the existing church entrance), which will also be limited to a right-in/right-out operation. This secondary private driveway will also provide access to the recently approved telecommunications bell tower via a shared access easement and agreement. Based on the Traffic Impact Analysis (TIA) provided, the proposed 18-lot subdivision will not cause the affected transportation network along White Road or South Clarke Road to operate below the adopted level of service. Project traffic is fairly minimal (16 AM and 20 PM Peak Hour

Trips), and the turn lane analysis at the Clarke Road at White Road traffic signal indicated sufficient storage length in both eastbound (EB) and westbound (WB) directions.

Utilities: The Utilities Department approved the Ocoee Oaks Joint Venture project as a preliminary subdivision plan. The City has sufficient water/wastewater treatment capacity at the respective treatment plants for the project; however, capacity is reserved when the vertical construction permit(s) are issued. The points of connection for utilities shall be as follows:

1. Potable water service is available from the City's 10" main on the east side of Clarke Rd.
2. Sanitary sewer service is available at the terminal manhole in the Whitehill subdivision on Robyns Glenn Rd.
3. Reclaimed water service is available from the City's 16" reclaimed mains on White Rd or Clarke Rd and shall be used for irrigation as the lower-quality water source.

Utilities staff continues to work with the designer to resolve outstanding comments/concerns regarding the final subdivision plan review.

Stormwater: Drainage requirements for the development of this subdivision will be provided in the existing stormwater pond on the remainder of the church property via a drainage shared-use agreement.

Schools: The applicant will need to receive school concurrency approval with Orange County Public Schools prior to Final Subdivision Plan approval.

Recreation and Open Space: Per Section 6-9, subdivisions with 10 to 50 units are required to provide a minimum of one (1) open space amenity. Ocoee Oaks Joint Venture proposes a tot lot/playground to satisfy this requirement.

Approval of this subdivision and subsequent plat will both create the subdivision and parcel out the remainder of the church property.

ISSUE:

Should the Planning and Zoning Commission (PZC) make a recommendation of approval for the Ocoee Oaks Joint Venture Large-Scale Preliminary Subdivision Plan (PSP) for the development of an 18-lot single-family attached, fee-simple townhome subdivision on the southern 5.71-acre portion of the property assigned parcel ID number 21-22-28-0000-00-027?

RECOMMENDATIONS:

Development Review Committee (DRC) Recommendation:

The DRC met on Tuesday, January 2, 2024, to consider the proposed Large-Scale Preliminary Subdivision Plan (PSP) and, finding no issues, made a recommendation of approval of the Ocoee Oaks Joint Venture Large-Scale PSP on the southern 5.71-acre portion of the property assigned parcel ID number 21-22-28-0000-00-027.

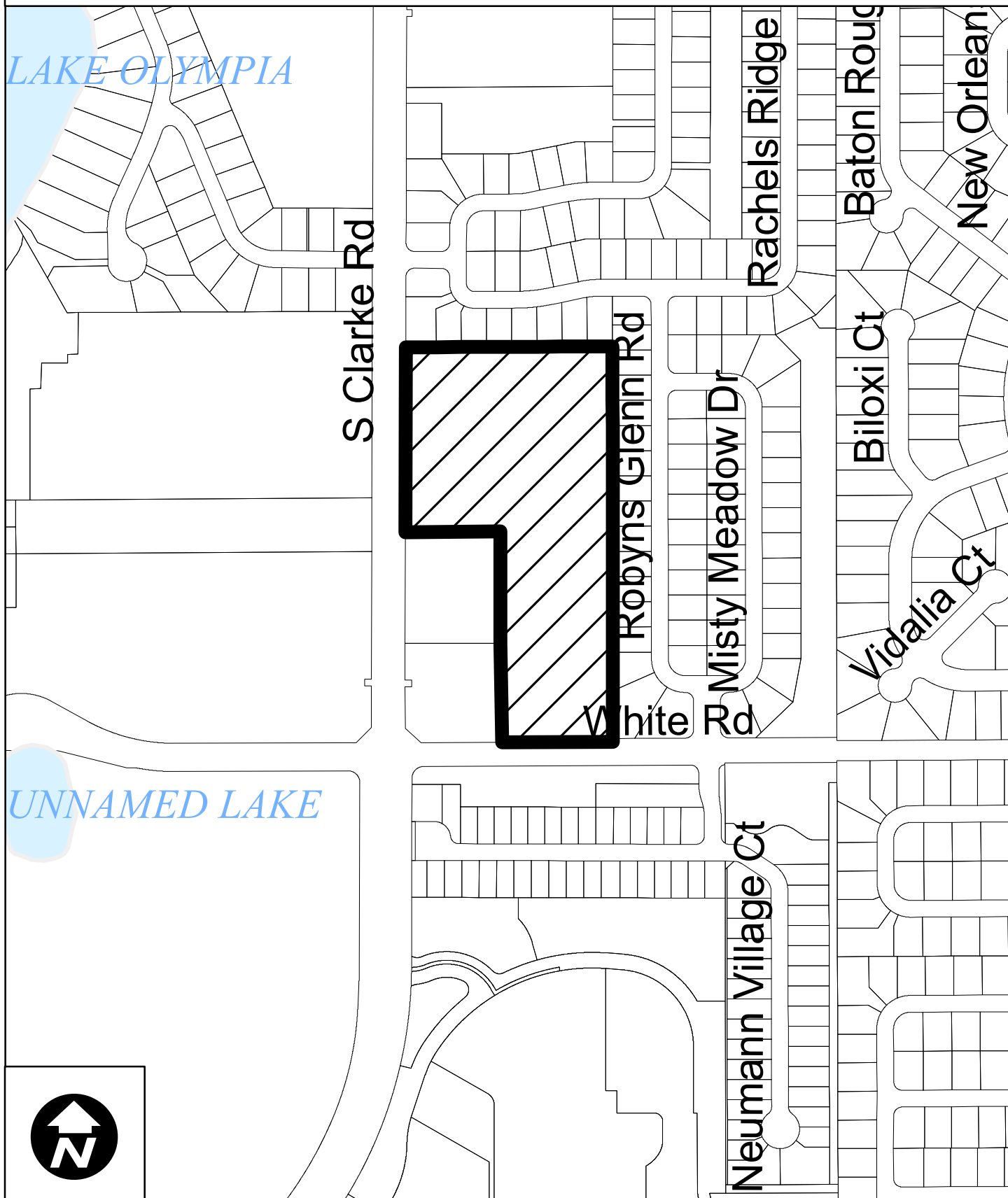
Staff Recommendation:

Staff recommends that the Planning and Zoning Commission (PZC) make a recommendation of approval for the Ocoee Oaks Joint Venture Large-Scale Preliminary Subdivision Plan (PSP) for the development of an 18-lot single-family attached, fee-simple townhome subdivision on the southern 5.71-acre portion of the property assigned parcel ID number 21-22-28-0000-00-027.

ATTACHMENTS:

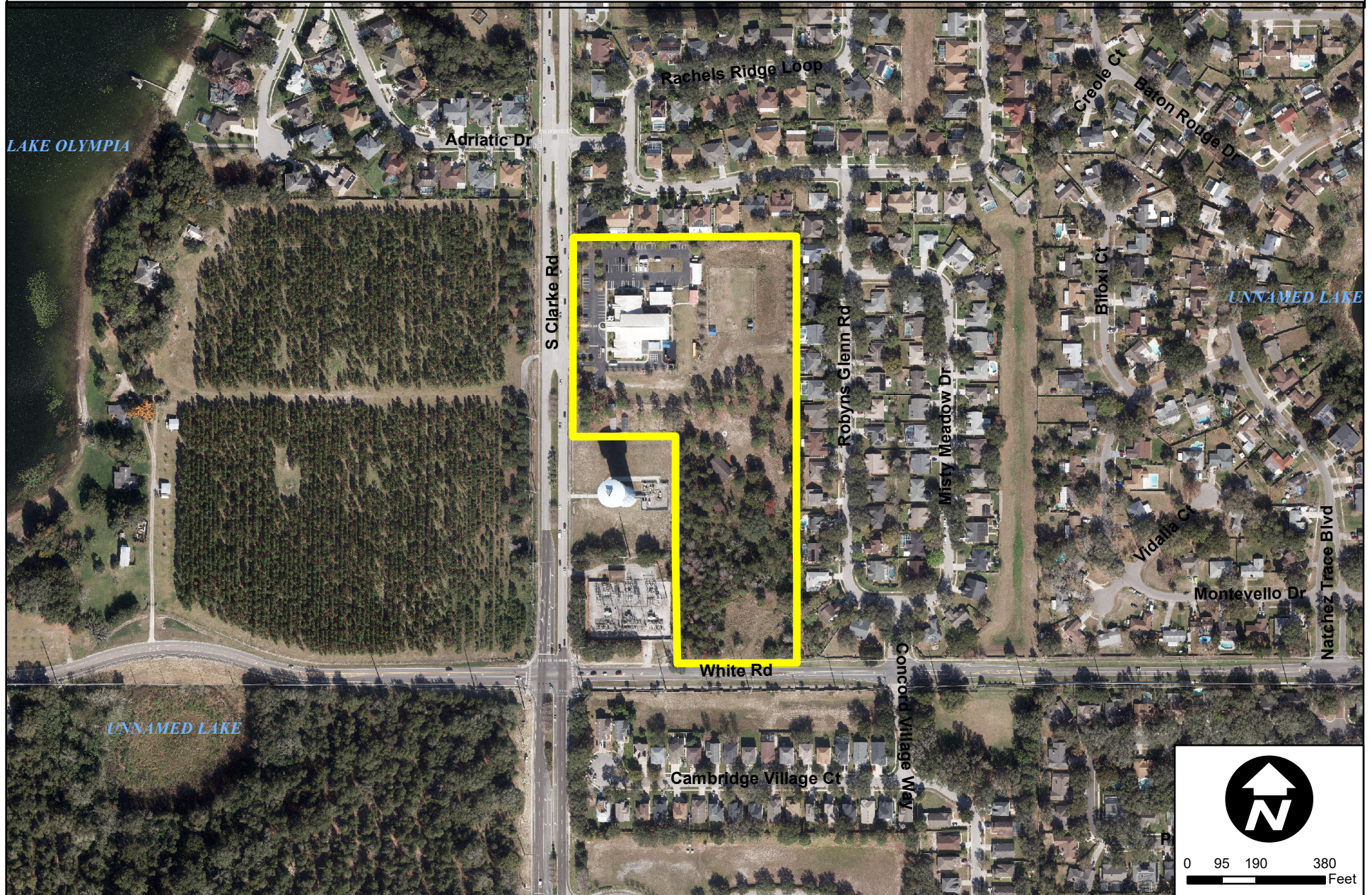
1. Ocoee Oaks Joint Venture_Location Map
2. Ocoee Oaks Joint Venture_Aerial Map
3. Ocoee Oaks Joint Venture_Surrounding FLU Map
4. Ocoee Oaks Joint Venture_Surrounding Zoning Map
5. OJV-1 PSP full Set PZC
6. OCOEE OAKS JOINT VENTURE - WOT AFFIDAVIT

Ocoee Oaks Joint Venture Large-Scale PSP Location Map



Ocoee Oaks Joint Venture Large-Scale Preliminary Subdivision Plan

2022 Aerial Photography



Ocoee Oaks Joint Venture Large-Scale Preliminary Subdivision Plan Surrounding FLU Map



Ocoee
Development Services
Department

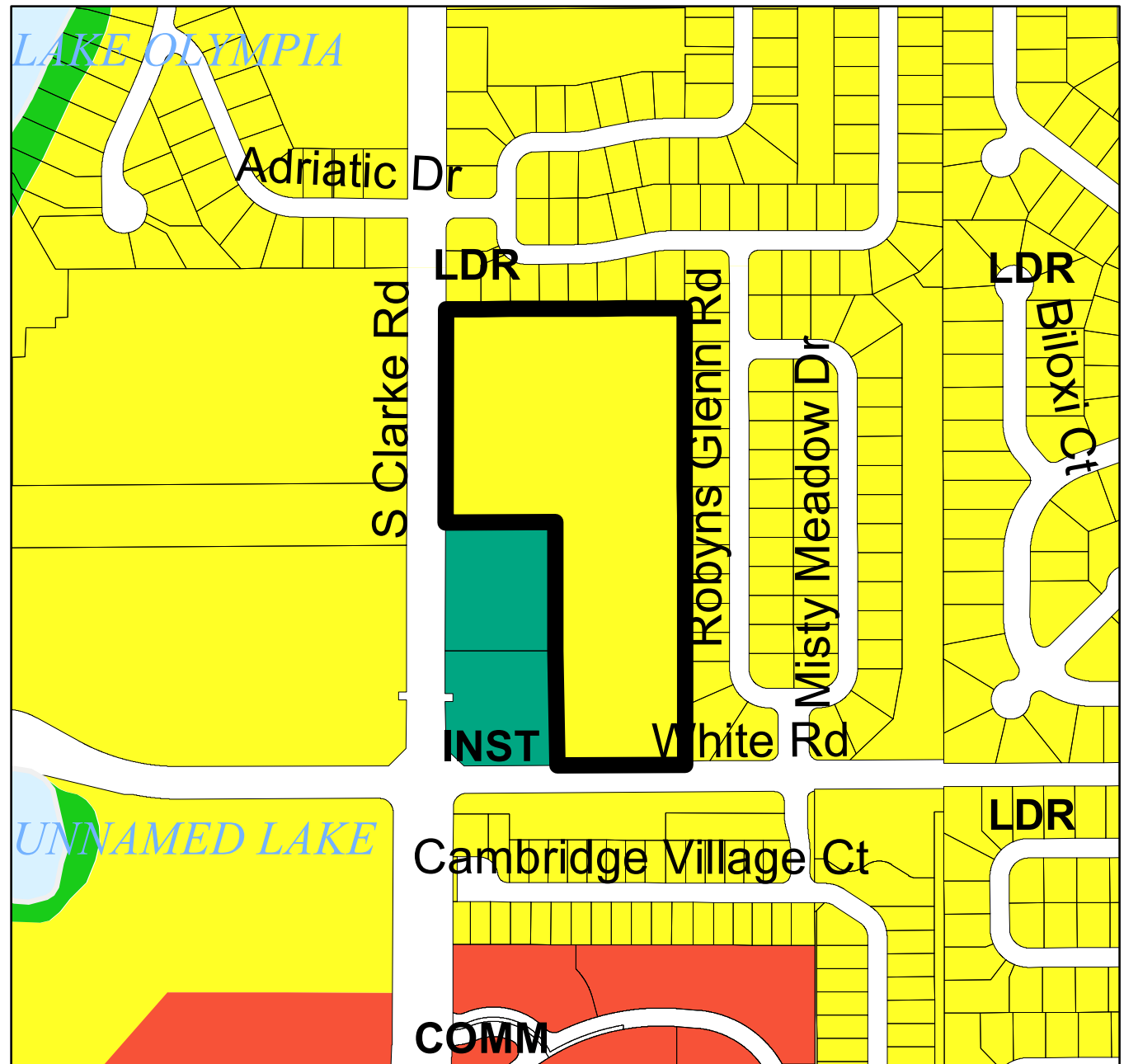
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Created: month year

 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



Ocoee Oaks Joint Venture Large-Scale Preliminary Subdivision Plan Surrounding Zoning Map



Ocoee
Development Services
Department

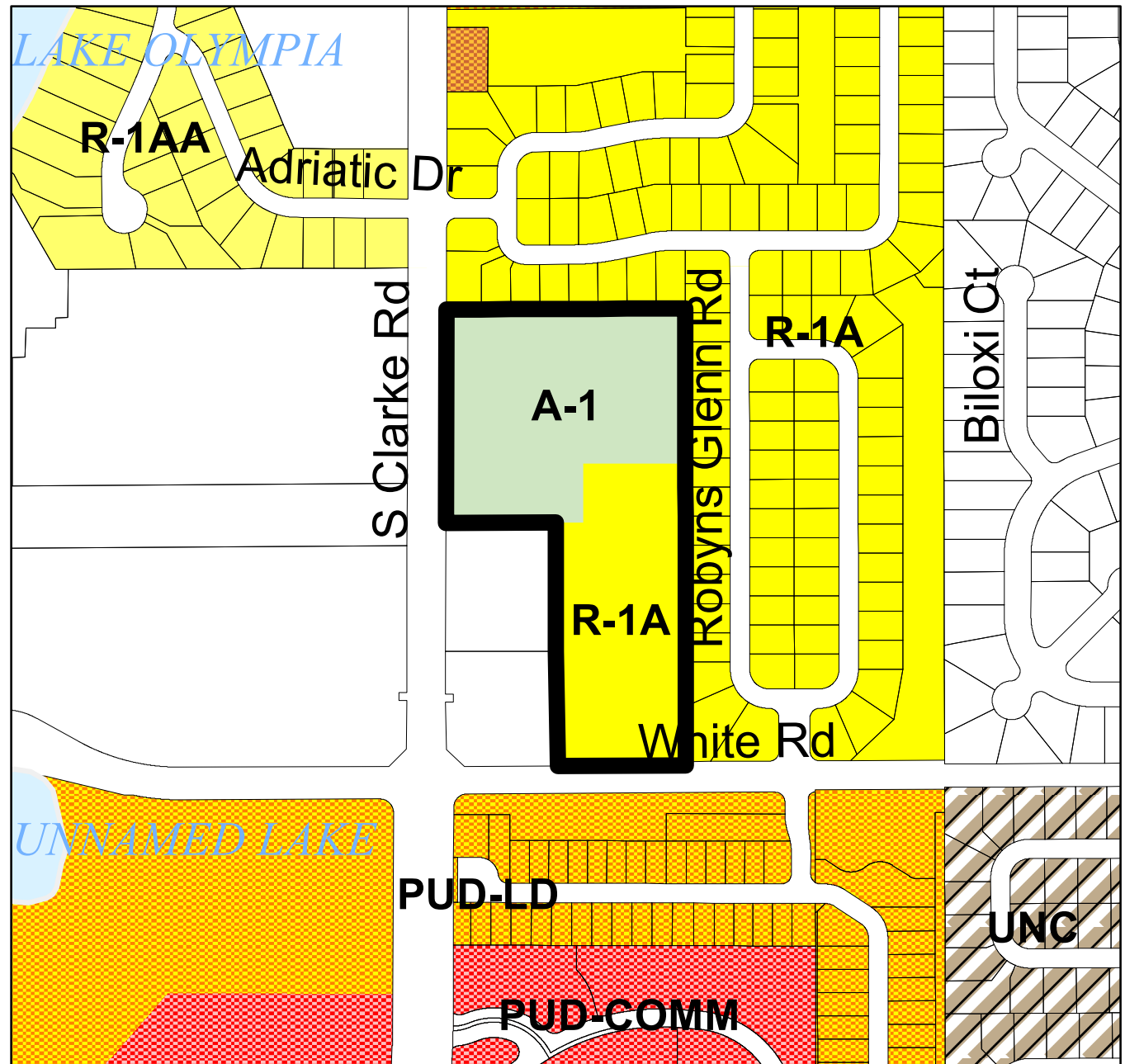
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-  High Density (PUD)
-  Public Use (PUD)
-  Unclassified



OCOEE OAKS JOINT VENTURE LARGE-SCALE PRELIMINARY SUBDIVISION PLAN

CITY OF OCOEE, FLORIDA

SECTION 21, TOWNSHIP 22 , RANGE 28
PARCEL ID
No. 21-22-28-0000-00-027

OWNER:
OCOEE OAKS UNITED METHODIST CHURCH, INC.
10275 KRISTEN PARK DR.,
ORLANDO, FL 32832
CONTACT: DONALD THALMANN
PHONE: 407-293-0700

APPLICANT:
CARLOS BONILLA
7901 KINGSPONTE PKWY, STE 8,
ORLANDO, FL 32819
CONTACT: CARLOS BONILLA
PHONE: 407-557-6208
EMAIL: CARLOS@ELPGLOBAL.COM

CIVIL ENGINEER:
DAVE SCHMITT ENGINEERING, INC.
12301 LAKE UNDERHILL ROAD, SUITE 241
ORLANDO, FL 32828
CONTACT: DAVE SCHMITT, P.E.
PHONE: 407-207-9088
EMAIL: DSEMAILBOX@DSEORL.COM

LANDSCAPE:
BORRELLI + PARTNERS
720 VASSAR STREET
ORLANDO, FL 32804
CONTACT: CHRIS RICE
PHONE: 407 418-1338
EMAIL: CRICE@BORRELLIARCHITECTS.COM

GEOTECHNICAL ENGINEER:
UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BOULEVARD
ORLANDO, FLORIDA 32811
CONTACT: ROBERT A. TROMPKE, P.E.
PHONE: 407-304-5560

TRAFFIC PLANNING AND DESIGN INC.:
535 VERSAILLES DRIVE
MAITLAND, FLORIDA 32751
CONTACT: ALEXA L. BUNDY
PHONE: 407-423-0504

PEC SURVEYING AND MAPPING LLC:
2100 ALAFAYA TRAIL, SUITE 203
OVIEDO, FLORIDA 32765
CONTACT: DAVID WHITE P.S.M.
PHONE: 407-542-4967

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THE EAST 3.00 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST, RUN S 00°00'38" W. ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 627.89 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WHITE ROAD; THENCE S 89°45'08" W. ALONG SAID RIGHT- OF-WAY LINE A DISTANCE OF 208.12 FEET; THENCE N 00°00'38" E. A DISTANCE OF 627.91 FEET TO A POINT OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, THENCE N. 89°45'20" E. A DISTANCE OF 208.12 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE EAST 3.00 ACRES, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST; RUN S. 89°45'20" W. ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 208.12 FEET TO THE NORTHWEST CORNER OF THE EAST 3.00 ACRES OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A POINT OF BEGINNING; THENCE SOUTH 00°00'38" W. ALONG THE WEST LINE OF SAID EAST 3.00 ACRES, A DISTANCE OF 627.91 FEET A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WHITE ROAD; THENCE SOUTH 89°45'08" W. A DISTANCE OF 125.21 FEET TO A POINT ON THE WEST LINE OF SAID EAST 1/2; THENCE N. 00°02'51" E. A DISTANCE OF 627.92 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2; THENCE N. 89°45'20" E. A DISTANCE OF 124.80 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THE SOUTH 550 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 25 FEET THEREOF AND LESS ROAD RIGHT OF WAY ON WEST.

PREPARED FOR:

OCOEE OAKS JOINT VENTURE

WATER / SEWER SERVICE:
CITY OF OCOEE UTILITIES DEPARTMENT
1800 A.D. MIMS RD.
OCOEE, FL 34761
PHONE: (407) 905-3159

ELECTRIC SERVICE:
DUKE ENERGY
452 EAST CROWN POINT ROAD
WINTER GARDEN, FL 33787
PHONE: (407) 905-3321

TELEPHONE SERVICE:
AT&T-SOUTHEAST
450 N. GOLDENROD ROAD
ORLANDO, FLORIDA 32807
PHONE: (407) 380-0938

CABLE SERVICE:
SPECTRUM
1004 US HIGHWAY 92 W
AUBURNDALE, FL 33823
PHONE: (866) 309-3279

GAS SERVICE:
LAKE APOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN-VINELAND ROAD
WINTER GARDEN, FL 34778
PHONE: (407) 656-2734



Know what's below.
Call before you dig.

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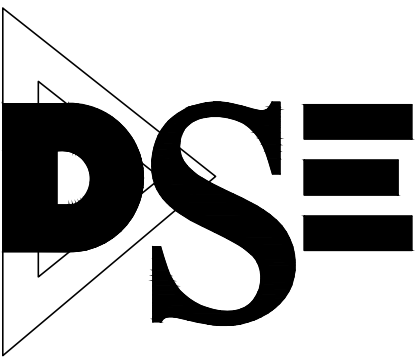
VICINITY MAP

Scale 1:5000



LOCATION MAP

Scale 1:1000



**DAVE SCHMITT
ENGINEERING, INC.**
12301 LAKE UNDERHILL ROAD
SUITE 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

DATE: MAY 2023

JOB NO.: OJV-1

SHEET: 01 OF 19

F:\0JV1\CAD\Planset\Final\2 GENERAL NOTES.dwg,12/15/2023 8:41:25 AM

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM WITH CITY OF OCOEE ENGINEERING STANDARDS MANUAL, F.D.O.T. STANDARDS FOR ROAD & BRIDGE CONSTRUCTION AND THE CITY OF OCOEE. THE MOST STRINGENT STANDARDS BETWEEN THE CITY STANDARDS AND THE STANDARDS SET FORTH IN THE GENERAL NOTES. ALL IMPROVEMENTS TO BE DEDICATED AND/OR MAINTAINED BY THE CITY SHALL BE IN CONFORMANCE WITH THE CITY OF OCOEE ENGINEERING STANDARDS MANUAL, MATERIALS LIST, AND DETAILS. FINAL PLAN APPROVAL DOES NOT PROVIDE EXEMPTION TO THESE REQUIREMENTS.
2. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN EXISTING ROAD RIGHTS-OF-WAY WITH THE CITY OF OCOEE CITY ENGINEER AND THE FLORIDA DEPARTMENT OF TRANSPORTATION.
3. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND IN-HAND BEFORE BEGINNING CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA AND SCHEDULES, AND FOR SIGNING SAID INSPECTIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND FOR NOTIFYING THE VARIOUS UTILITY PROVIDERS TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, TEMPORARY DISRUPTION OF SERVICE, OR CLARIFICATION OF ACTIVITY REGARDING SAID UTILITY. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY PROVIDERS AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY PROVIDER DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
6. THE LOCATION OF ALL EXISTING UTILITIES, STORM DRAINAGE SYSTEMS AND TOPOGRAPHIC FEATURES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, WHICH WOULD APPRECIABLY AFFECT THE EXECUTION OF THESE PLANS, THE CONTRACTOR WILL HALT ALL CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY.
7. DUKE ENERGY WILL INSTALL, REGULATE AND MAINTAIN THE PROPOSED POWER DISTRIBUTION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH PROGRESS ENERGY TO INSURE PROPER CONSTRUCTION PHASING, ELIMINATE CONFLICTS IN THE WORK, AND AVOID UNNECESSARY DELAYS.
8. THE LOCAL TELEPHONE COMPANY WILL INSTALL, REGULATE AND MAINTAIN THE PROPOSED COMMUNICATION DISTRIBUTION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH SAID PROVIDER TO INSURE PROPER CONSTRUCTION PHASING, ELIMINATE CONFLICTS AND AVOID UNNECESSARY DELAYS.
9. ALL WORK AND MATERIALS FURNISHED SHALL BE IN REASONABLE CONFORMITY WITH THE LINES, GRADES, GRADING SECTIONS, CROSS SECTIONS, DIMENSIONS, MATERIAL REQUIREMENTS, AND TESTING REQUIREMENTS THAT ARE SPECIFIED IN THE CONTRACT, PLANS OR SPECIFICATIONS.
10. THE CONTRACTOR SHALL CONTROL HIS OPERATIONS AND THOSE OF HIS SUBCONTRACTORS, AND ALL SUPPLIERS TO ASSURE THE LEAST INCONVENIENCE TO THE TRAVELING PUBLIC. THE CONTRACTOR SHALL MAINTAIN FREE AND UNOBSTRUCTED MOVEMENT OF VEHICULAR TRAFFIC AND SHALL LIMIT HIS OPERATIONS FOR THE SAFETY AND CONVENIENCE OF THE TRAVELING PUBLIC. UNDER ALL CIRCUMSTANCES, SAFETY SHALL BE THE MOST IMPORTANT CONSIDERATION.
11. PRIOR TO COMMENCING WORK THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL BARRICADES, WARNING SIGNS, AND MARKINGS FOR HAZARDS AND THE CONTROL OF TRAFFIC, IN REASONABLE CONFORMITY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS OR AS DIRECTED BY THE CITY OF OCOEE TRAFFIC ENGINEER, SUCH AS TO EFFECTIVELY PREVENT ACCIDENTS IN ALL PLACES WHERE THE WORK CAUSES OBSTRUCTIONS TO THE NORMAL TRAFFIC OR CONSTITUTES IN ANY WAY A HAZARD TO THE PUBLIC.
12. THE CONTRACTOR SHALL COMPLY WITH ALL LOAD RESTRICTIONS IN THE HAULING OF MATERIALS IN PUBLIC ROADS BEYOND THE LIMITS OF THE WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR THE DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT.
13. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE POLICIES AND GUIDELINES ESTABLISHED BY CITY OF OCOEE, FLORIDA FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE OR INJURY TO PROPERTY OF ANY CHARACTER, DURING THE EXECUTION OF THE WORK, RESULTING FROM ANY OMISSION, NEGLIGENCE, OR MISCONDUCT IN HIS MANNER OR METHOD OF EXECUTING THE WORK, OR AT ANYTIME DUE TO DEFECTIVE WORK OR MATERIALS.
14. THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR PLACEMENT OF ALL HEADWALL/ENDWALL FOOTINGS, RETAINING WALLS, AND IN GENERAL, ANY FOOTING SUPPORT DESCRIBED ON THESE PLANS. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SUFFICIENT SOILS TESTING HAS BEEN PERFORMED PRIOR TO CONSTRUCTION.
15. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE GEOTECHNICAL ENGINEER'S REPORT FOR THIS PROJECT FROM DAVE SCHMITT ENGINEERING, INC. AND MEET THE GEOTECHNICAL ENGINEER'S REQUIREMENTS FOR SOIL PREPARATION ON THE SITE.
16. AFTER THE ROADWAY HAS BEEN CONSTRUCTED TO SUBGRADE, IT SHALL BE PROOF-ROLLED TO ASSURE THAT PROPER COMPACTION HAS BEEN ATTAINED. THE PROOF-ROLLING AND COMPACTION OPERATIONS SHALL BE INSPECTED AND TESTED BY A FLORIDA LICENSED GEOTECHNICAL ENGINEER TO ASSURE THAT THE SPECIFIED COMPACTION IS MAINTAINED AND THAT ALL DELETERIOUS MATERIALS HAVE BEEN REMOVED.
17. COMPACT THE TRENCHES WITHIN ROADWAYS TO 98% OF THE MODIFIED PROCTOR DENSITY; WITHIN OTHER AREAS TO 95%.
18. IN OTHER AREAS WHICH REQUIRE FILL MATERIAL THE CONTRACTOR WILL STRIP OR OTHERWISE REMOVE ALL VEGETATION SUCH AS BRUSH, HEAVY SODS, HEAVY GROWTH OF GRASS, DECAYED VEGETABLE MATTER, RUBBISH AND ANY OTHER DELETERIOUS MATERIAL BEFORE EMBANKMENT IS STARTED. IMMEDIATELY PRIOR TO THE PLACEMENT OF FILL MATERIALS, THE ENTIRE AREA UPON WHICH FILL IS TO BE PLACED, SHALL BE SCARIFIED IN A DIRECTION APPROXIMATELY PARALLEL TO THE AXIS OF FILL. THE GEOTECHNICAL ENGINEER SHALL APPROVE THE AREA PRIOR TO THE PLACEMENT OF FILL.
19. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH FDOT STANDARD INDEX.
20. ROADWAY AND DRAINAGE DESIGN PER CURRENT CITY OF OCOEE AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
21. THE CONTRACTOR SHALL SUBMIT A MAINTENANCE OF TRAFFIC PLAN TO CITY OF OCOEE AND OBTAIN PLAN APPROVAL PRIOR TO CONSTRUCTION.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL RETENTION AND DETENTION FACILITIES AND ALL LANDSCAPE BUFFERS, THROUGH THE DURATION OF THE PROJECT, AND UNTIL THE WORK IS ACCEPTED BY THE OWNER, ALL DISRUPTED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
23. CONTRACTOR IS REQUIRED TO CALL SUNSHINE UTILITY LOCATES AT 811, MINIMUM OF 2 DAYS TO A MAXIMUM OF 5 DAYS, PRIOR TO ANY EXCAVATION.

24. MISCELLANEOUS ENGINEER NOTIFICATIONS
- A. THE CONTRACTOR SHALL PROVIDE THE CITY 48 HOUR ADVANCE NOTIFICATION FOR THE FOLLOWING CONSTRUCTION AND OBSERVATION ACTIVITIES.
- a. SANITARY SEWER VIDEO INSPECTION.
- b. CONNECTIONS TO EXISTING SYSTEMS
- c. THRUST BLOCK POURS AND RESTRAINT CONNECTIONS
- d. STORM DRAINAGE LAMPING
- e. INLET TOP POURS (REINFORCING STEEL CHECK)
- f. WATER & FORCE MAIN PRESSURE TESTS
- g. BACTERIOLOGICAL SAMPLING
- h. BASE OBSERVATION & SOUNDING
- i. ASPHALT PLACEMENT
- j. PRE-FINAL INSPECTION
- k. FINAL INSPECTION
- B. THE CONTRACTOR SHALL KEEP DAILY "AS-BUILT" DRAWINGS AND MAKE THEM READILY ACCESSIBLE.
- C. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A PROJECT CONSTRUCTION SCHEDULE (BAR GRAPH) AND UPDATE SAID SCHEDULE ON A MONTHLY BASIS.
- D. THE CONTRACTOR SHALL COORDINATE ALL BACKFILL OPERATIONS WITH THE PROJECT GEOTECHNICAL ENGINEER AND SUBMIT TEST REPORTS TO THE ENGINEER PRIOR TO BEGINNING WORK ON THE NEXT ITEM OF WORK, I.E. SUBGRADE PRIOR TO CURB.
- E. THE ENGINEER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER, RETEST AND OR PERFORM ANY ACTION NECESSARY TO ENSURE THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
25. AS-BUILTS NEED TO BE SUBMITTED TO THE CITY SIGNED AND SEALED IN ACCORDANCE WITH SECTION 3.01.05 OF THE ENGINEERING STANDARDS MANUAL IN THE FOLLOWING FORMATS:
- A. 1 PDF COPY
- B. CAD COPY DRAWN IN STATE PLANE COORDINATES

WATER

26. THE FOLLOWING UTILITY PROVIDER IS LISTED FOR THE CONVENIENCE TO THE CONTRACTOR.

WATER:

CITY OF OCOEE UTILITIES DEPARTMENT
1800 A.D. MIMS RD.
OCOEE, FLORIDA 34761
(407) 905-3159



27. WATER AND UTILITY CROSSINGS:

UTILITY SEPARATION-VERTICAL CLEARANCE

- A. THE WATER MAIN SHALL BE LAID ABOVE THE SEWER WHENEVER THEY CROSS. IF POSSIBLE WATER MAIN SHALL BE ABOVE OTHER PIPES.
- B. WHERE WATER MAINS CROSS A GRAVITY SANITARY SEWER, STORM SEWER, OR RECLAIMED WATER MAIN, A VERTICAL SEPARATION (OUTSIDE TO OUTSIDE) OF AT LEAST 12 INCHES MUST BE MAINTAINED FROM THE RECLAIMED WATER MAIN. A VERTICAL SEPARATION OF 18 INCHES MUST BE MAINTAINED FROM THE GRAVITY SANITARY SEWER AND STORM SEWER MAIN. THE WATER MAIN SHALL BE LAID ABOVE THE OTHER PIPE.
- C. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ON THE OTHER PIPELINE SO THAT THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE JOINTS OF THE OTHER PIPE.
- UTILITY SEPARATION-HORIZONTAL SEPARATION
- D. WHEN WATER MAINS PARALLEL A GRAVITY SANITARY SEWER MAIN NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., A SEPARATION (MEASURED OUTSIDE TO OUTSIDE) OF AT LEAST TEN FEET MUST BE MAINTAINED.
- E. WHERE WATER MAINS PARALLEL A GRAVITY STORM SEWER PIPE OR RECLAIMED WATER MAIN REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. A MINIMUM OF 3 FEET HORIZONTAL SEPARATION (MEASURED OUTSIDE TO OUTSIDE) MUST BE MAINTAINED.
- F. NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY MANHOLE OR STORM SEWER INLET OR MANHOLE.
- G. FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM THE A STORM SEWER OR RECLAIMED WATER MAIN REGULATED BY PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET, FROM A GRAVITY SANITARY SEWER NOT REGULATED BY PART III OF CHAPTER 62-610, F.A.C.
- H. THE WATER MAIN PIPE SHALL BE LAID SUCH THAT THE JOINTS ARE STAGGERED AS FAR AS POSSIBLE FROM THE JOINTS OF THE OTHER PIPE.
- I. REFER TO OCOEE PIPE SEPARATION REQUIREMENT TABLE SHEET (UT013) ON SHEET 13

28. ALL FIRE HYDRANTS SHALL BE POSITIONED NO MORE THAN 5 FEET FROM THE CURB.

NOTE:
PRESSURE PIPE LENGTHS DO NOT INCLUDE BENDS, AIR
RELEASE VALVES, OR FIRE HYDRANT ASSEMBLIES.

29. A BACKFLOW DEVICE (I.E. JUMPER CONNECTION) IS REQUIRED AT ALL ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS.

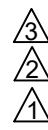
FIRE PROTECTION SHALL BE IN ACCORDANCE WITH CITY OF OCOEE CHAPTER 78 - FIRE PREVENTION CODE AND NFPA1, FIRE CODE, 2012 FIFTH EDITION.

SEWER

30. THE FOLLOWING UTILITY PROVIDER IS LISTED FOR THE CONVENIENCE TO THE CONTRACTOR.

SEWER:

CITY OF OCOEE UTILITIES DEPARTMENT
1800 A.D. MIMS RD.
OCOEE, FLORIDA 34761
(407) 905-3159



31. ALL GRAVITY SEWER LINES SHALL BE A MINIMUM OF 2' FROM THE CURB AT ALL LOCATIONS.

32. CITY OF OCOEE UTILITIES EMERGENCY WASTEWATER SPILL AND WATER MAIN BREAK PROCEDURES.

- A. TELEPHONE NOTIFICATION

THE CITY OF OCOEE INSPECTOR SHALL BE NOTIFIED IMMEDIATELY IN THE EVENT OF A FORCEMAIN, GRAVITY SEWER OR WATERMAIN BREAK OR DAMAGE AT 407-905-3159.

- B. REPAIR IMMEDIATELY

ALL DAMAGE TO CITY OF OCOEE'S MAINS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY THE CITY OF OCOEE UTILITIES INSPECTOR, CITY OF OCOEE MAY PERFORM REPAIRS AND THE CONTRACTOR WILL BE CHARGED FOR THOSE REPAIRS.

- C. CITY OF OCOEE UTILITIES GENERAL TELEPHONE NUMBERS

CONSTRUCTION INSPECTION SECTION 407-905-3100 X1510

ENGINEERING DEPT 407-905-3100 X1504

- D. ADVANCE NOTIFICATION OF CONSTRUCTION

- E. ADVANCE NOTIFICATION OF PENDING CONNECTION

COORDINATE WITH/ THROUGH CITY'S INSPECTOR

- F. OPERATION OF CITY OF OCOEE VALVES

WATER, WASTEWATER, AND REUSE VALVES ARE TO BE OPERATED ONLY BY A CITY OF OCOEE UTILITIES INSPECTOR (407-905-3100). ALL VALVES BEING INSTALLED ARE TO REMAIN CLOSED DURING CONSTRUCTION.

- G. OPERATION OF CITY OF OCOEE PUMP STATIONS

THE CONTRACTOR SHALL COORDINATE ALL PUMP STATION OPERATIONS AND SHUT DOWN CONTROLS WITH AN CITY OF OCOEE UTILITIES INSPECTOR (407-905-3100).

33. PRESSURE PIPE LENGTHS DO NOT INCLUDE BENDS, AIR RELEASE VALVES OR FIRE HYDRANT ASSEMBLIES.

34. THE MOST STRINGENT STANDARDS BETWEEN THE CITY OF OCOEE AND FDEP STANDARDS SHALL BE FOLLOWED FOR ALL PUBLIC UTILITIES.



35. AS-BUILTS NEED TO BE SUBMITTED TO THE CITY SIGNED AND SEALED IN ACCORDANCE WITH SECTION 3.01.05 OF THE ENGINEERING STANDARDS MANUAL IN THE FOLLOWING FORMATS:

- a. 1 PDF COPY
- b. CAD COPY DRAWN IN STATE PLANE COORDINATES

36. ALL FINISHED FLOOR ELEVATIONS WILL EXCEED THE 100-YEAR FLOOD PLAIN BY A MINIMUM OF TWO FEET (2').

37. IN THE EVENT OF EXCESSIVE OFF-SITE TRACKING, THE CONTRACTOR WILL BE OBLIGATED TO INSTALL ADDITIONAL MEASURES. SHOULD OFF-SITE TRACKING BECOME AN ISSUE, THE CITY WILL REQUIRE INSTALLATION OF THE YELLOW RUMBLE STRIP ANTI SEDIMENT TRACKING DEVICE.



38. ANY DEVIATION FROM THE CITY OF OCOEE ENGINEERING STANDARDS MUST BE REQUESTED AND APPROVED IN WRITING PRIOR TO CONSTRUCTION.

39. CONTRACTOR SHALL REFER TO THE CITY OF OCOEE ENGINEERING STANDARDS MANUAL, LAND DEVELOPMENT CODE, APPROVED MATERIALS LIST, AND CITY DETAILS. THE MOST STRINGENT STANDARDS BETWEEN THE CITY OF OCOEE STANDARDS AND STANDARDS SET FORTH IN THESE NOTES SHALL BE FOLLOWED.

40. ALL FINISH FLOOR ELEVATIONS WILL EXCEED THE 100-YRS FLOOD PLAIN BY A MINIMUM OF TWO FEET (2').

41. THE MOST STRINGENT STANDARDS BETWEEN THE CITY STANDARDS AND THE STANDARDS SET FORTH IN THE GENERAL NOTES (AS DETERMINED BY THE ENGINEER OF RECORD OR THE CITY ENGINEER) SHALL BE FOLLOWED.

42. AS-BUILT NEED TO BE SUBMITTED TO THE CITY SIGNED AND SEALED IN ACCORDANCE WITH SECTION 3.01.05 OF THE ENGINEERING STANDARDS MANUAL IN THE FOLLOWING FORMAT:
- A-1 PDF COPY
- B-CAD COPY DRAWN IN STATE PLANE COORDINATES.

SUBDIVISION NOTE:

- STRUCTURES, IMPERVIOUS MATERIALS AND FENCES ARE NOT PERMITTED WITHIN THE SWALE AREAS IN ORDER TO PREVENT IMPEDING OR OBSTRUCTING DRAINAGE FLOWS IN THE REARS OF THE LOTS.



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Certification of Authorization #27471

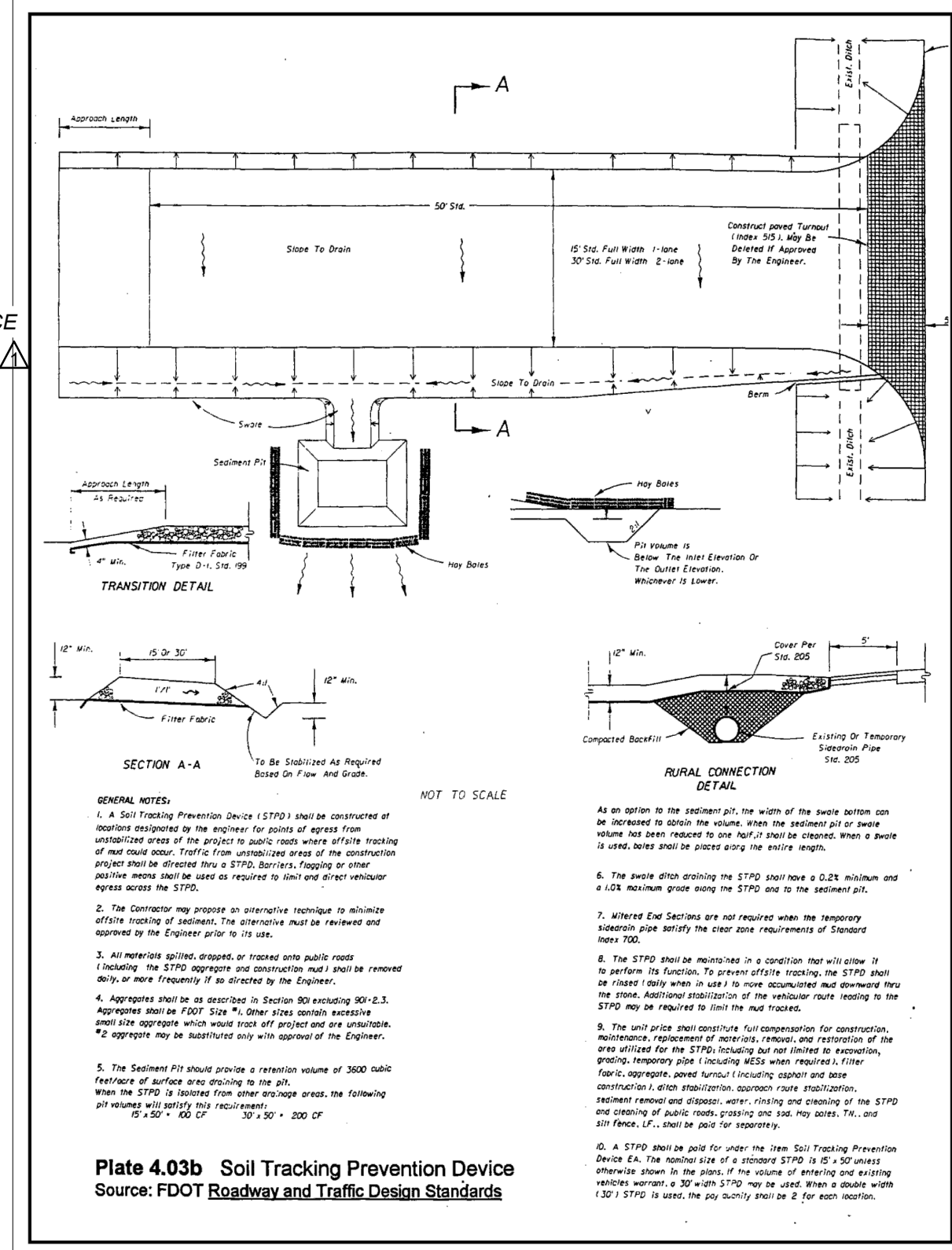
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			11-21-2023	DM	REV PER CITY/SJRWMD COMMENTS
			10-13-2023	DM	REV PER CITY/SJRWMD COMMENTS
			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

GENERAL CONSTRUCTION NOTES
OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: NONE
SHEET: 02 OF 19

1. CONTRACTOR TO ENSURE SILT FENCING, SEDIMENT BASINS, CONSTRUCTION ENTRANCE ARE INSTALLED ON SITE PRIOR TO ANY LAND DISTURBANCE, CLEARING AND MASS GRADING ACTIVITIES.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL ON-SITE EROSION PROTECTION, TO THAT SHOWN ON THESE PLANS, MUST BE PROVIDED TO ENSURE SILT OR DUST DOES NOT LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LOADED WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
5. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT, PLUGGED WHEN REQUIRED AND IN WORKING ORDER AT THE END OF ACCEPTANCE.
6. SILT FENCES, FILTER BARRIERS, ETC. SHALL BE INSPECTED EVERY 7 DAYS OR WITHIN 24 HOURS OF RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
7. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT (WATER OR AIR BORN) LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN GOOD WORKING CONDITION AT THE END OF EACH WORKING DAY.
8. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEFUL LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
9. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
10. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
11. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
12. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
13. SOIL SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
14. ANY DISCHARGE FROM DRAINAGE ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
15. Dewatering PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SRWMD).
16. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, VEGETATION AND/OR GRASS SOIL. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOIL GRASS SOD.
17. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
18. ALL EROSION, AND SEDIMENT CONTROL, TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
19. THESE PLANS INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
20. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL CITY, WATER MANAGEMENT DISTRICT AND/OR DEED INQUIRIES, RELATIVE TO COMPLIANCE OF EROSION AND SEDIMENTATION CONTROLS. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT. COPIES OF ALL INQUIRES SHALL BE FORWARDED TO THE ENGINEER FOR REVIEW.
21. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS, ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SRWMD) AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) SPECIFICATIONS AND CRITERIA.
22. CONTRACTOR TO REFER TO THE PROJECT SWPPP FOR ADDITIONAL INFORMATION ON EROSION CONTROL MEASURE.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL, REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) CHAPTER 6.
24. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AS FOLLOWS:
 - A. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 - B. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF ITS USE, IT SHALL BE REPLACED PROMPTLY.
 - C. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT.
 - D. ANY SEDIMENT DEPOSITS LEFT IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE FINISHED GRADE, PREPARED AND SEEDED.



0 20' 40' 80'

SCALE: 1" = 40'

SURVEY DATUM: NAVD 1988
ORANGE COUNTY BENCHMARKS:
BMH L972016, EL=131.322'
BMH L972011, EL=129.179'

FABRIC

SILT FENCE POST
(INCLINE POSTS 20° TOWARDS FLOW)

EXISTING GROUND

FLOW DIRECTION

8' 36"

FDOT APPROVED TEMPORARY SILT FENCE PRE-ASSEMBLED IN 100' ROLLS UTILIZING 2" X 2" X 4" WOODEN POSTS @ 8' C/C MAX, w/3' OF WOVEN GEOTEXTILE MATERIAL, MEETING THE REQUIREMENTS OF SEC. 885-4, SIMILAR & EQUAL TO THAT SUPPLIED BY FIFEPIPE CO. OF TAMPA FLA.

The diagram illustrates a three-fence system with the following components and dimensions:

- SILT FENCE POST TYP. (INCLINE POSTS 20° TOWARDS FLOW)**: Points to the first fence structure.
- SILT FENCE FABRIC (TYP.)**: Points to the fabric of the first fence.
- EXIST. GROUND**: Indicated by a horizontal line with a downward arrow.
- FLOW DIRECTION**: Indicated by an arrow pointing right, with a note **8" MIN. (TYP.)** for the distance from the ground line to the first fence.
- ORANGE "ENVIRO" FENCE ATTACHED TO VERTICAL POST**: Points to the second fence structure.
- 3' BUFFER LINE**: Points to the third fence structure.
- ENVIRO CONSTRUCTION LIMITS**: Points to the boundary line.
- WETLAND LINE**: The final boundary line on the right.
- Dimensions**:
 - 12" MIN.**: Distance between the first and second fences.
 - 24" MIN.**: Distance between the second and third fences.
 - 25' NORMAL**: Distance from the third fence to the wetland line.

FDOT APPROVED TEMPORARY SILT FENCE PRE-ASSEMBLED IN 100' ROLLS
UTILIZING 2" X 2" X 4' WOODEN POSTS @ 8' C/C MAX. w/3' OF WOVEN
GEOTEXTILE MATERIAL MEETING THE REQUIREMENTS OF SEC. 985-4,
SIMILAR & EQUAL TO THAT SUPPLIED BY FIFEPIPE CO. OF TAMPA FLA.

F:\QJV1\CAD\Planset\Final\3 DEMO & EROSION CONTROL PLAN.dwg,12/15/2023 8:42:02 AM



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DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
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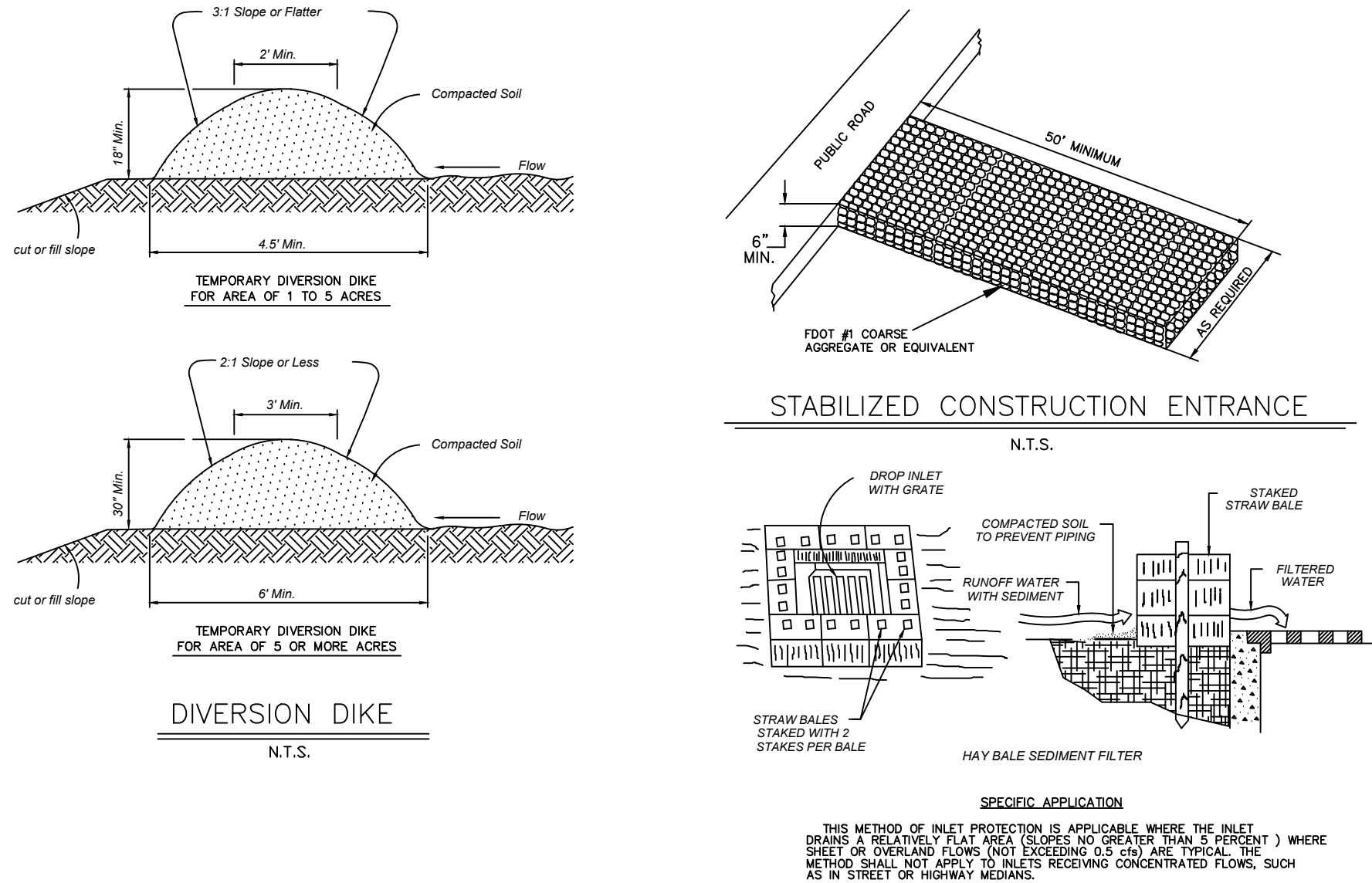
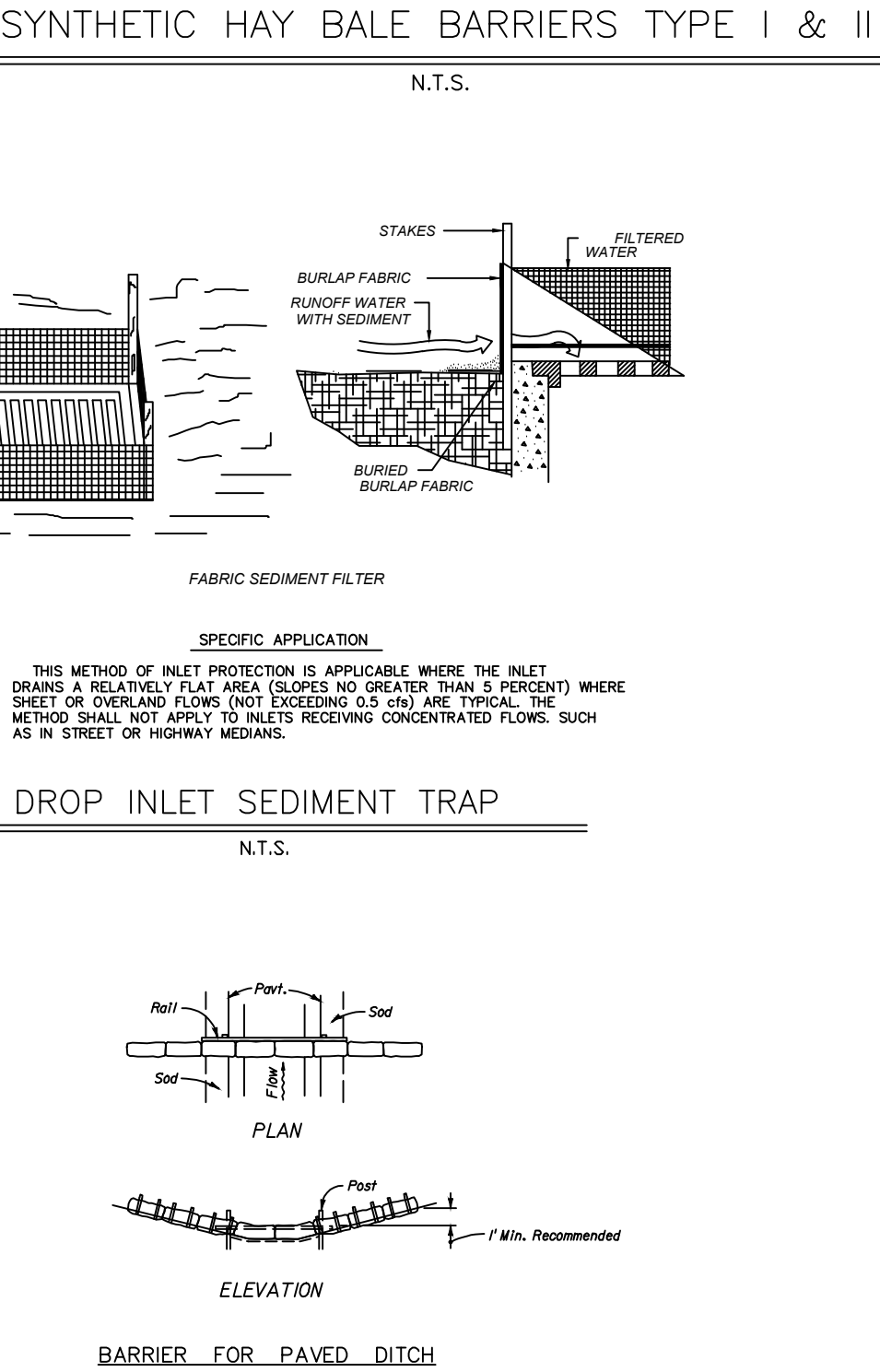
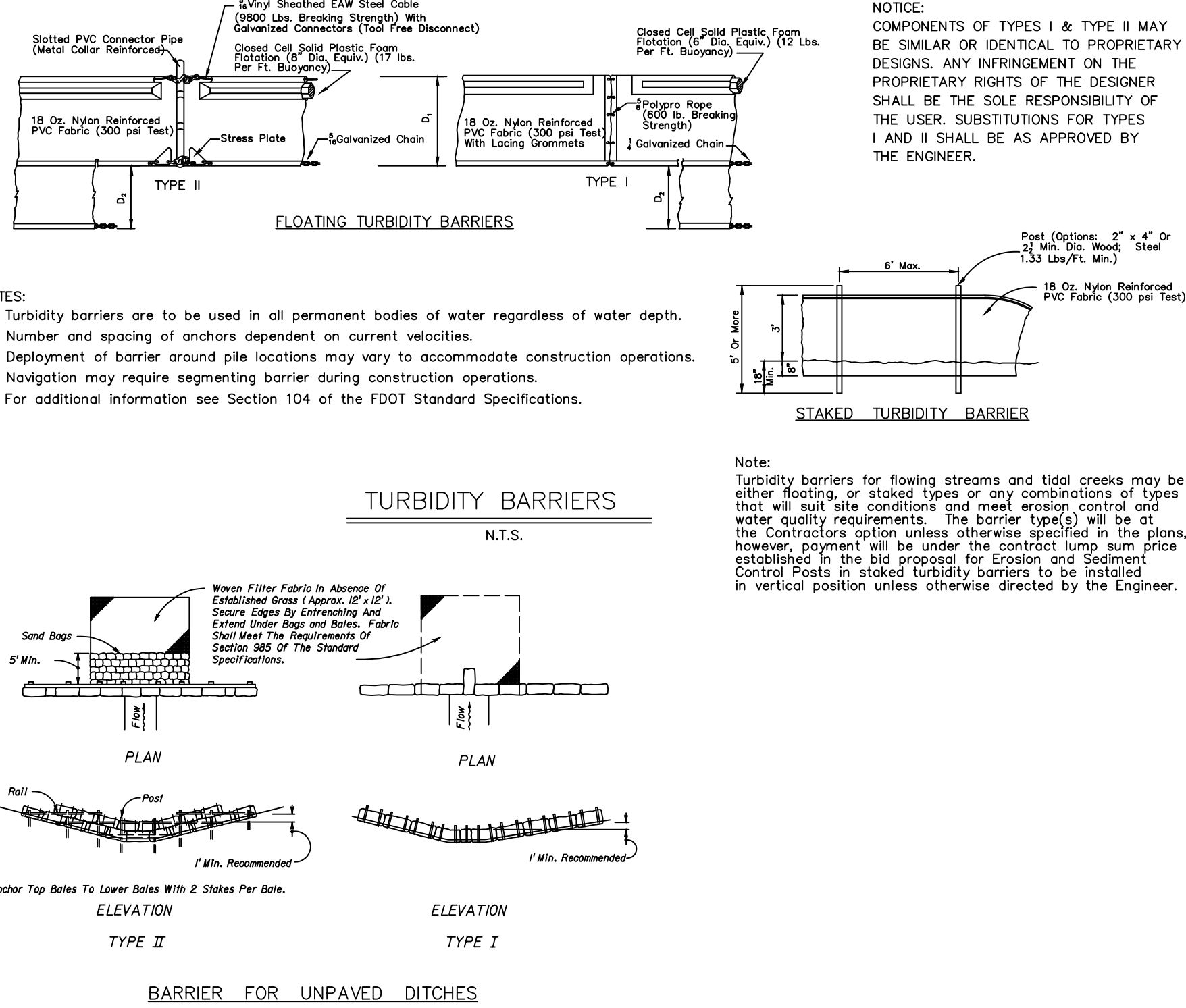
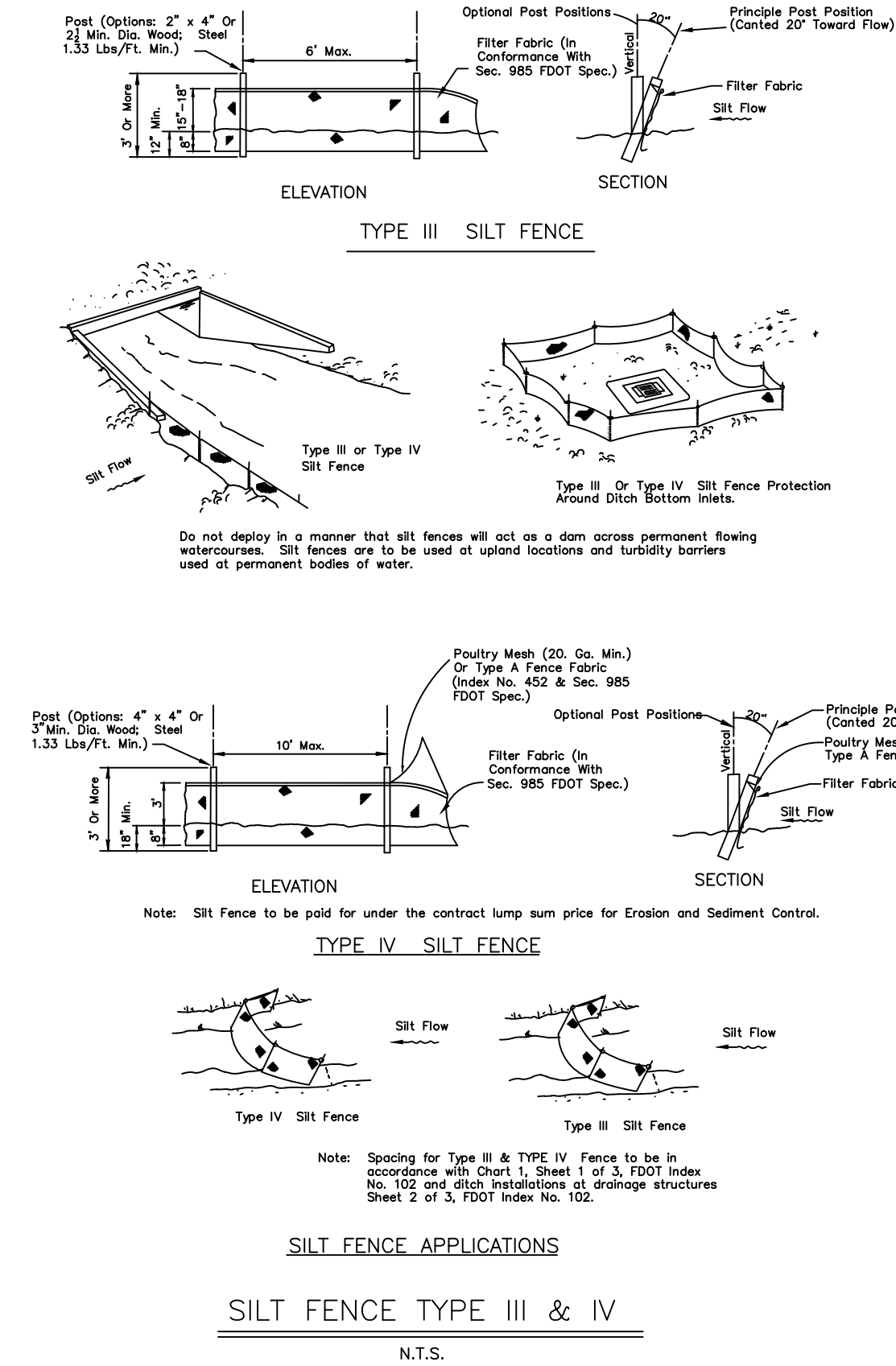
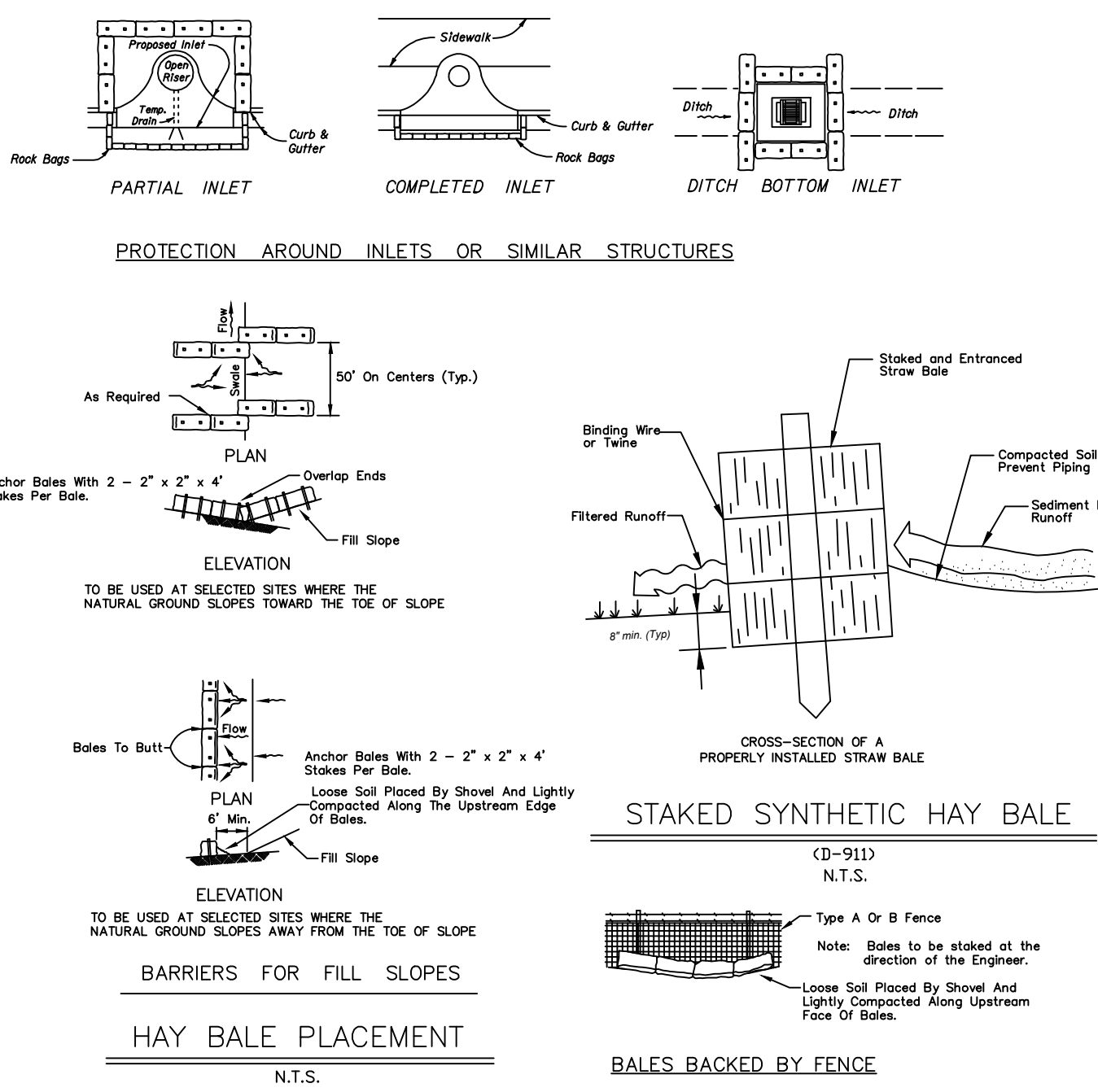
EROSION CONTROL & DEMO PLAN
OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=40'
SHEET: 03 OF 19

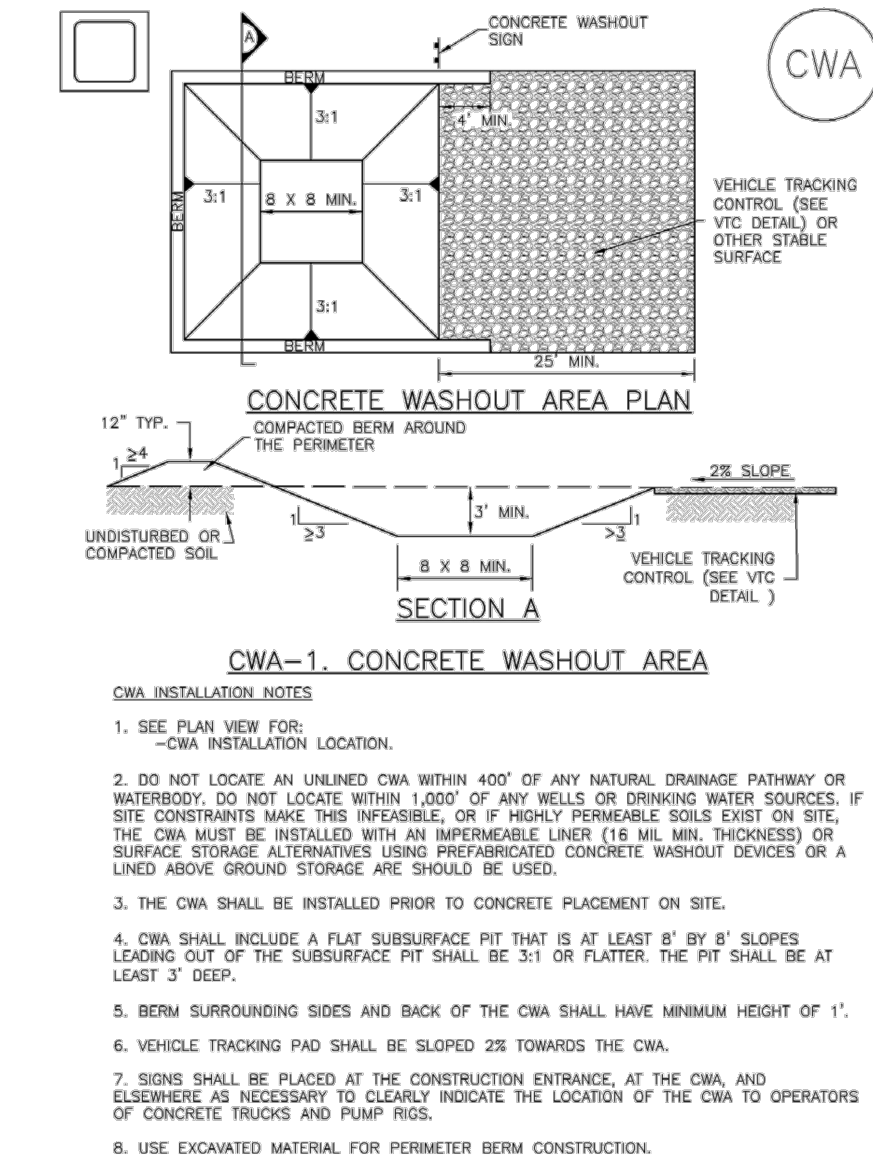
EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SHALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION - ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONTIGUES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAD OVER THE DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 10-INCH OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FOOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED IN D-903. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALES SHALL BE EITHER WIRE BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 6 INCHES AFTER THE BALES ARE STAKED. THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.
13. STRAW BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES. END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.
17. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
18. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
19. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
20. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEED.
21. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
22. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/3 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
23. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SPECIFICATIONS AND CRITERIA.
24. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL, REFER TO THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (D.E.R.) CHAPTER 6.
25. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION.
26. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
27. SOO SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
28. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
29. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSULTATIVE USE PERMIT FROM THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
30. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAY BALES, AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOO.
31. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
32. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
33. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER MANAGEMENT DISTRICT INQUIRIES RELATIVE TO COMPLIANCE OF SURFING FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.

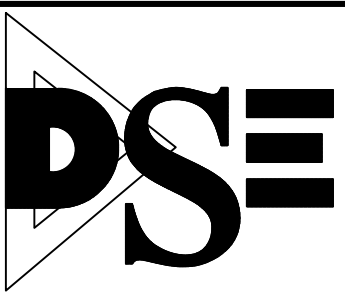
NOTE:
WHERE FDOT SPECS AND INDEX ARE
REFERENCED, PLEASE REFER TO FDOT
ROADWAY & TRAFFIC DESIGN STANDARDS,
AND FDOT STANDARD SPECIFICATIONS
FOR ROAD & BRIDGE CONSTRUCTION.



Concrete Washout Area (CWA) MM-1



CONCRETE WASHOUT AREA (CWA) DETAILS



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DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
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EROSION CONTROL DETAILS
OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: NONE
SHEET: 04 OF 19

OWNER'S REQUIREMENTS		CONTRACTOR'S REQUIREMENTS				
SITE DESCRIPTION	GENERAL	CONTROLS CONT'D.	OTHER CONTROLS	SPILL PREVENTION CONT'D.	MAINT./INSP. PROCEDURES CONT'D.	
PROJECT NAME AND LOCATION: COOCE OAKS, JOINT VENTURE CITY OF COOCE, FLORIDA OWNER NAME AND ADDRESS: COOCE OAKS JOINT VENTURE 7501 KINGSPOINT PKWY, STE. B ORLANDO, FL 32819 CONTACT: CARLOS BONILLA PHONE: 407-552-6208 DESCRIPTION: THIS PROJECT INCLUDES THE CONSTRUCTION OF ROADWAYS, LOT GRADING, UTILITY CONSTRUCTION, DRAINAGE SYSTEM CONSTRUCTION EXISTING RETENTION POND) AND LANDSCAPING. SOIL DISTURBING ACTIVITIES WILL INCLUDE, BUT NOT LIMITED TO: CLEARING AND GRUBBING, EARTHWORK, DRAINAGE SYSTEM PAVING, AND PREPARATION FOR FINAL LANDSCAPING. RUNOFF CURVE NUMBERS: 1. PRE-CONSTRUCTION = SEE DRAINAGE CALCULATION NOTEBOOK 2. DURING CONSTRUCTION = SEE DRAINAGE CALCULATION NOTEBOOK 3. POST-CONSTRUCTION = SEE DRAINAGE CALCULATION NOTEBOOK SOILS: SEE GEOTECHNICAL REPORT FOR BORINGS AND SOILS DATA. SITE MAPS: *SEE ATTACHED PLANS FOR PRE & POST DEVELOPMENT GRADES, AREAS OF SOILS DISTURBANCE, LOCATION OF SURFACE WATERS, WETLANDS, PROTECTED AREAS, MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS AND STORM WATER DISCHARGE POINTS. *SEE ATTACHED EROSION CONTROL PLAN FOR LOCATION OF TEMPORARY STABILIZATION PRACTICES AND EROSION CONTROL DETAILS. *SEE ATTACHED GENERAL NOTES SHEET AND EROSION CONTROL PLAN FOR REQUIREMENTS FOR TEMPORARY AND PERMANENT STABILIZATION. SITE AREA: 1. TOTAL AREA OF SITE = 12.97 AC. 2. TOTAL AREA TO BE DISTURBED = 5.95 AC. 3. TOTAL AREA REMAINING = 6.62 AC NAME OF RECEIVING WATERS: EXISTING RETENTION POND: Long 91° 37' 55.99" Lat 28° 33' 56.29" 1. ANTICIPATED START DATE OF CONSTRUCTION: 8/24 2. ANTICIPATED END DATE OF CONSTRUCTION: 8/25 (CONSTRUCTION DATES ARE TO BE FILLED IN PRIOR TO COMMENCEMENT OF CONSTRUCTION)	THE CONTRACTOR SHALL, AT A MINIMUM, IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION, THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS, DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION. THE CONTRACTOR MAY BE REQUIRED TO ADD FLOODPLAINZ TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION. SEQUENCE OF MAJOR ACTIVITIES: THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS: 1. INSTALL STABILIZED CONSTRUCTION ENTRANCE 2. INSTALL SILT FENCES AS REQUIRED 3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN 4. COMPLETE GRADING AND INITIAL PERMANENT SEEDING/SOIL AND PLANTING 5. CONTINUE CLEARING AND GRUBBING 6. STOCKPILE TOP SOIL, IF REQUIRED 7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED 8. STABILIZE DISTURBED AREAS AND STOCKPILES AS SOON AS PRACTICABLE 8. INSTALL UTILITIES, STORM SEWER, CURBS & GUTTER 9. APPLY BASE TO PROJECT 10. COMPLETE GRADING AND INITIAL PERMANENT SEEDING/SOIL AND PLANTING 11. COMPLETE GRADING AND INITIAL PERMANENT SEEDING/SOIL AND PLANTING 12. COMPLETE FINAL PAVING 13. REMOVE ACCUMULATED SEDIMENT FROM BASINS 14. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOIL AS REQUIRED 15. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOIL AS REQUIRED	6. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LOADED STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET. 7. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. 8. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDBED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH. 9. TEMPORARY GRASSING: THE SEEDBED OR SEEDBED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS. 10. TEMPORARY REGRASSING: IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 85 PERCENT UNIFORM GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER. 11. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED. 12. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES. 13. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.	HAZARDOUS WASTE ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED. HAZARDOUS WASTE ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED. HAZARDOUS WASTE ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED. HAZARDOUS WASTE ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.	PRODUCT SPECIFIC PRACTICES THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON-SITE: PETROLEUM PRODUCTS ALL OIL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS. FERTILIZERS FERTILIZERS WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS. PANTS ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS. CONCRETE TRUCKS WASHING OF VEHICLES SHOULD BE CONDUCTED USING PRACTICES THAT WILL PREVENT DIRECT, UNTREATED DISCHARGES OF WASTEWATER AND HAZARDOUS WASTES TO SURFACE AND GROUND WATERS. A DESIGNATED AREA MUST BE CREATED SPECIFICALLY FOR WASHING VEHICLES THAT WILL BE LAID WITH FILTER FABRIC, CRUSHED STONE (DOT GRAVEL #2 AND UP) AND COVERED WITH LINER BERM. SPILL CONTROL PRACTICES IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP: MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO: BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE. SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED. THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ON-SITE. MAINTENANCE/INSPECTION PROCEDURES EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS: *NO MORE THAN 10 ACRES OF THE SITE WILL BE DEMONSTRATED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER. *ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER. *ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF DISCOVERY. *BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE. *SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND. *DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.	*THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST. *TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH. *A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE SUPERINTENDENT. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE. *THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT. *PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON-SITE IN GOOD WORKING ORDER. NON-STORM WATER DISCHARGES IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD: *WATER FROM WATER LINE FLESHING *PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR H	

GENERAL
PROJECT SHALL COMPLY WITH THE RESIDENTIAL DESIGN STANDARDS SET FORTH BY THE CITY OF OCOEE, FLORIDA.

LANDSCAPING
ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF OCOEE LAND DEVELOPMENT CODE AND WILL BE DONE WITH INDIVIDUAL LOTS.

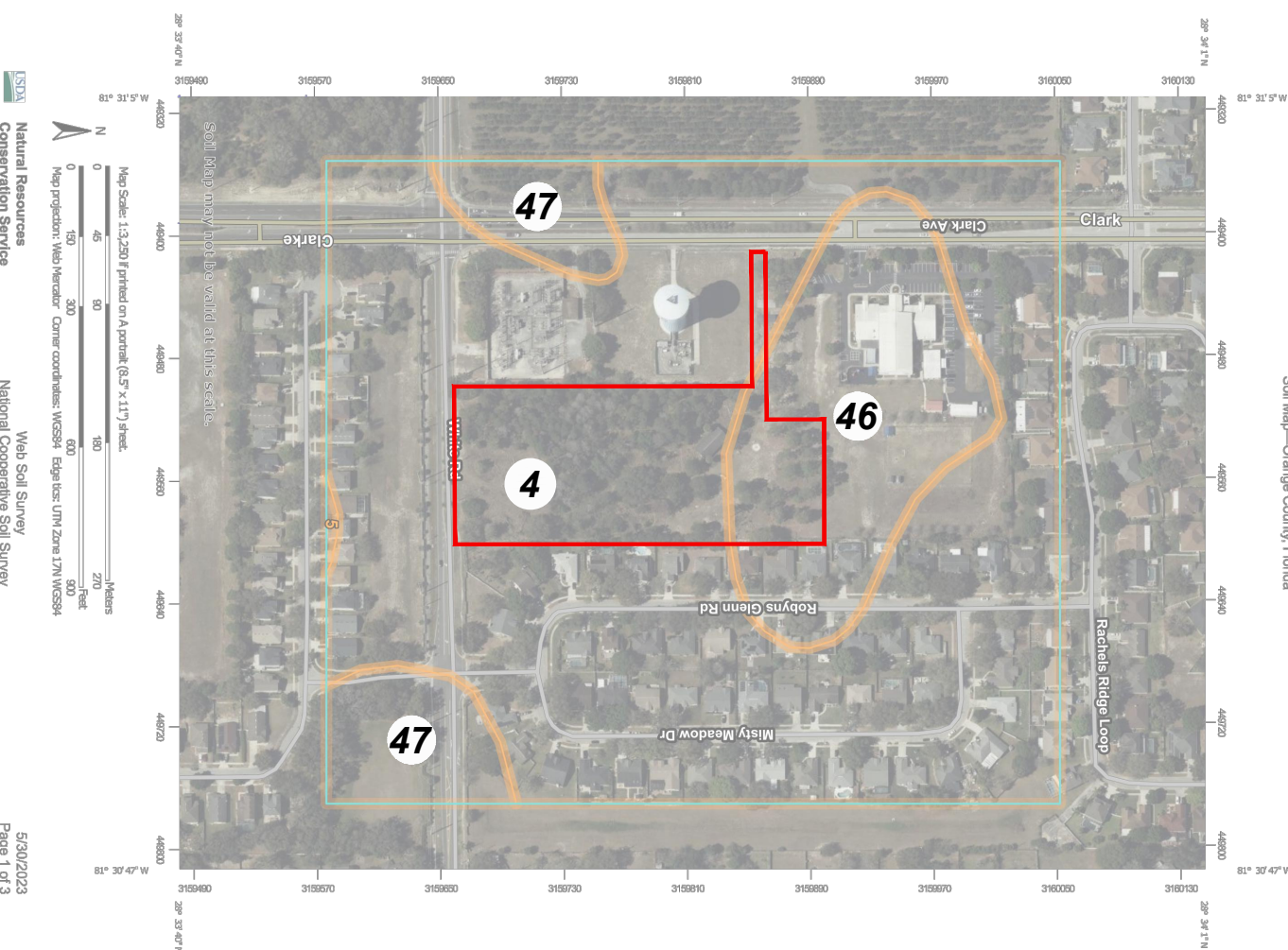
SIGNAGE
POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. ALL OTHER SIGNAGE SHALL COMPLY WITH THE CITY OF OCOEE LAND DEVELOPMENT CODE.

EASEMENTS
ANY EASEMENT SHOWN AS PROPOSED WILL BE RECORDED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY.

VEGETATION
GENERALIZED VEGETATION BASED UPON THE FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) OR THE NATURAL COMMUNITY TYPES AS DEVELOPED BY THE FLORIDA NATURAL AREAS INVENTORY.

TRAFFIC ANALYSIS
PER 10TH EDITION ITE TRIP GENERATION MANUAL: 18 SINGLE FAMILY HOUSING - DETACHED (210) 170 ADT 18 PM PEAK HOUR TRIP (50% IN / 50% OUT)

SOILS	
SOIL SYMBOL	SOIL DESCRIPTION
4	CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
46	TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES



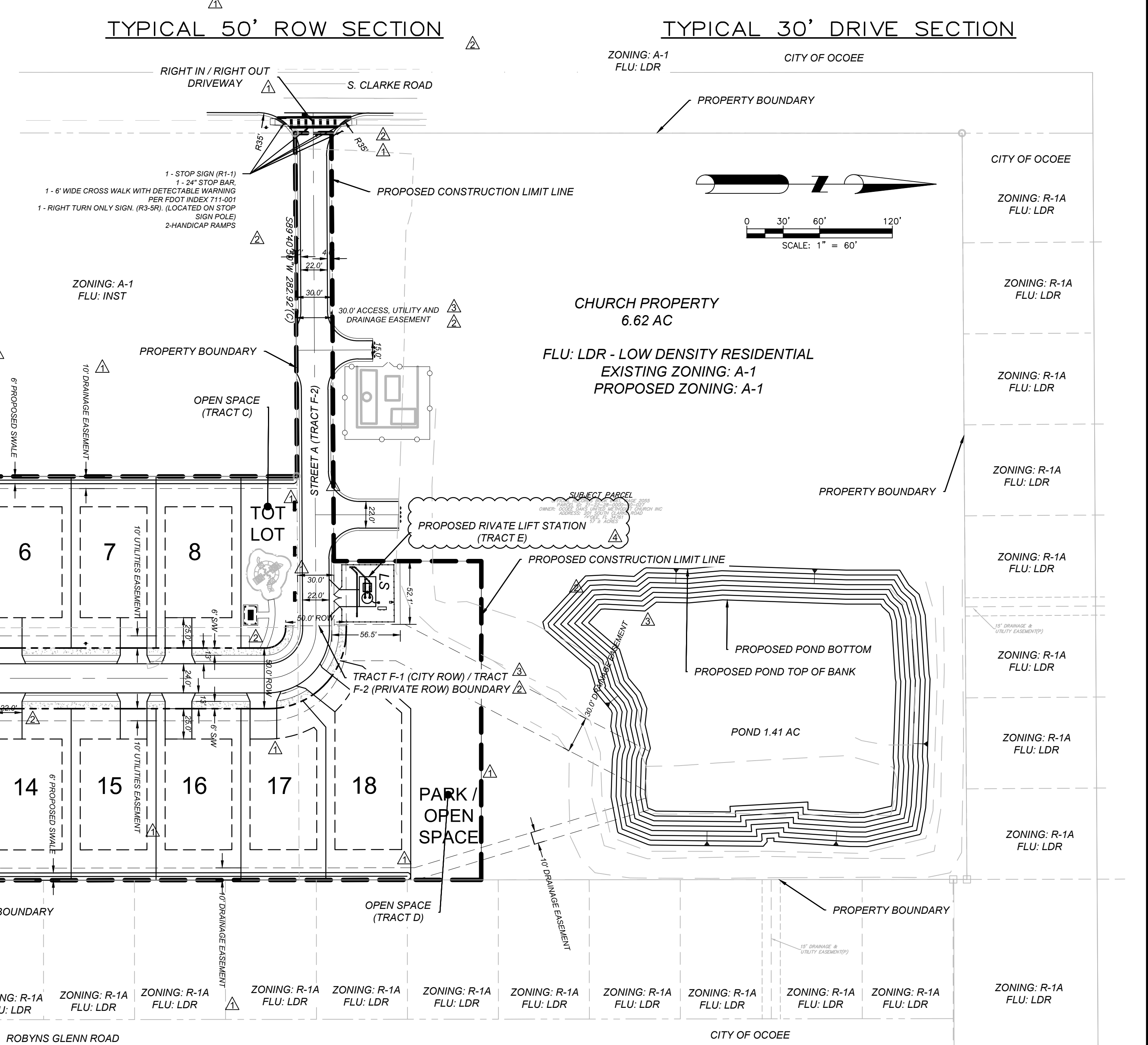
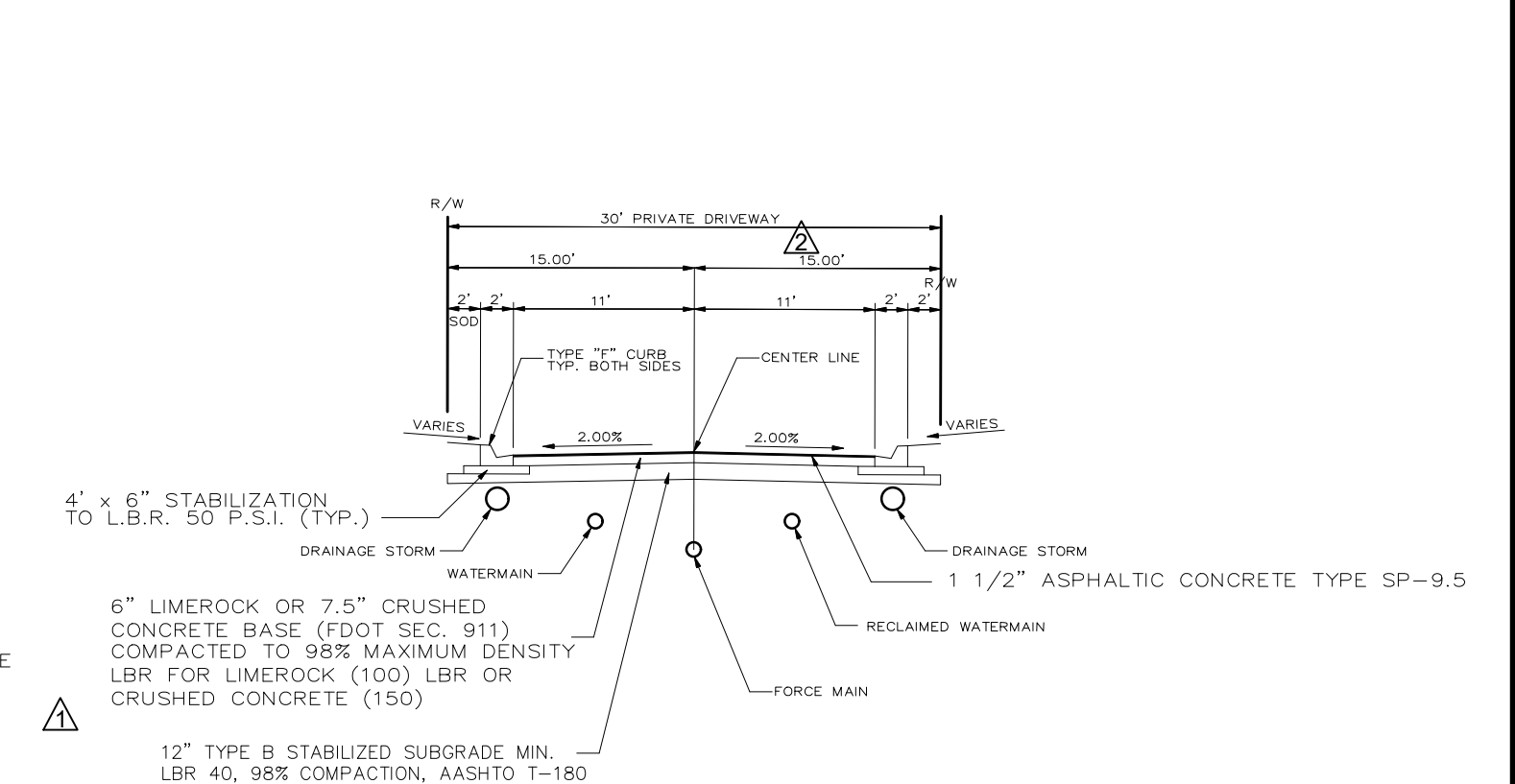
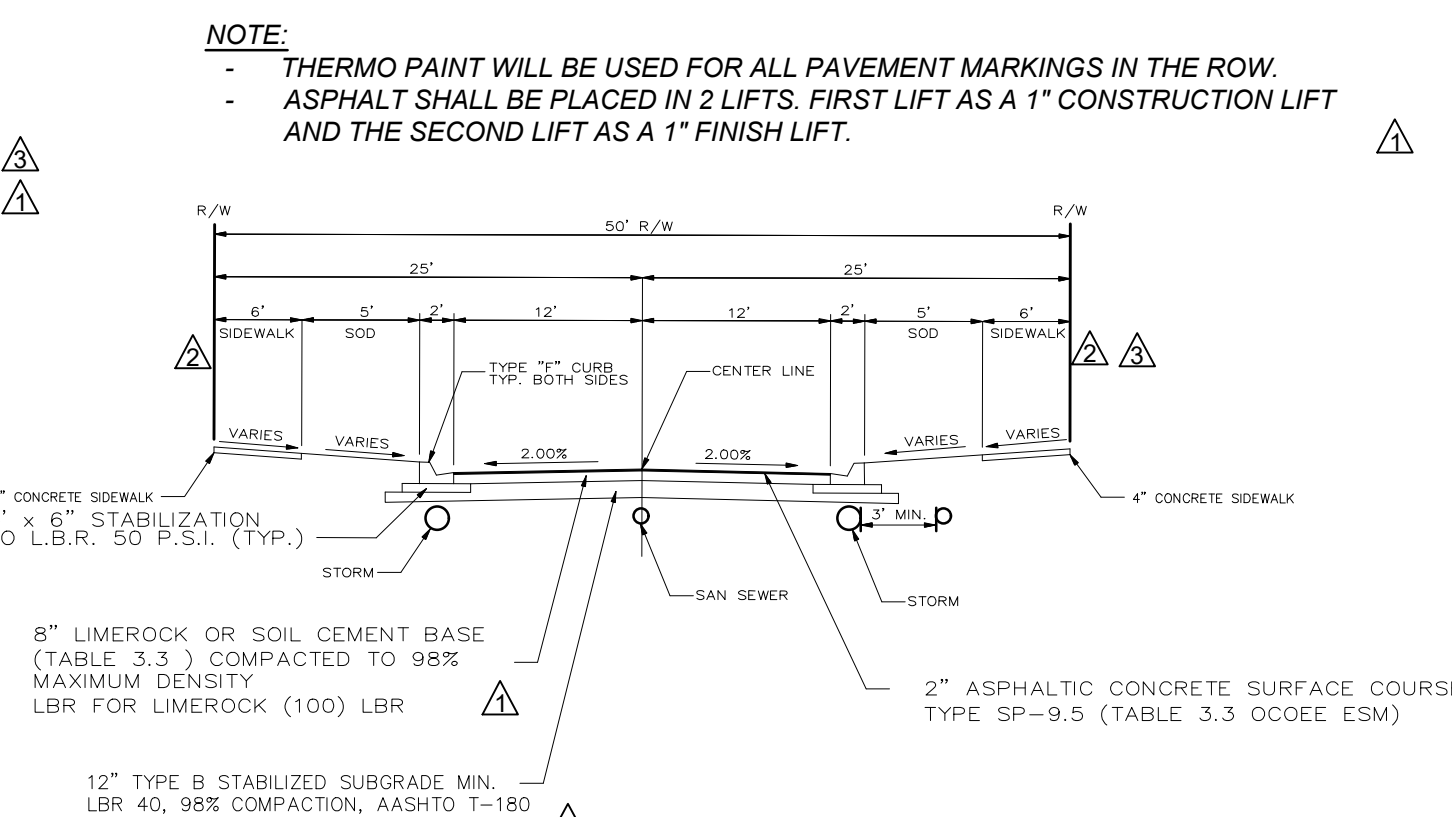
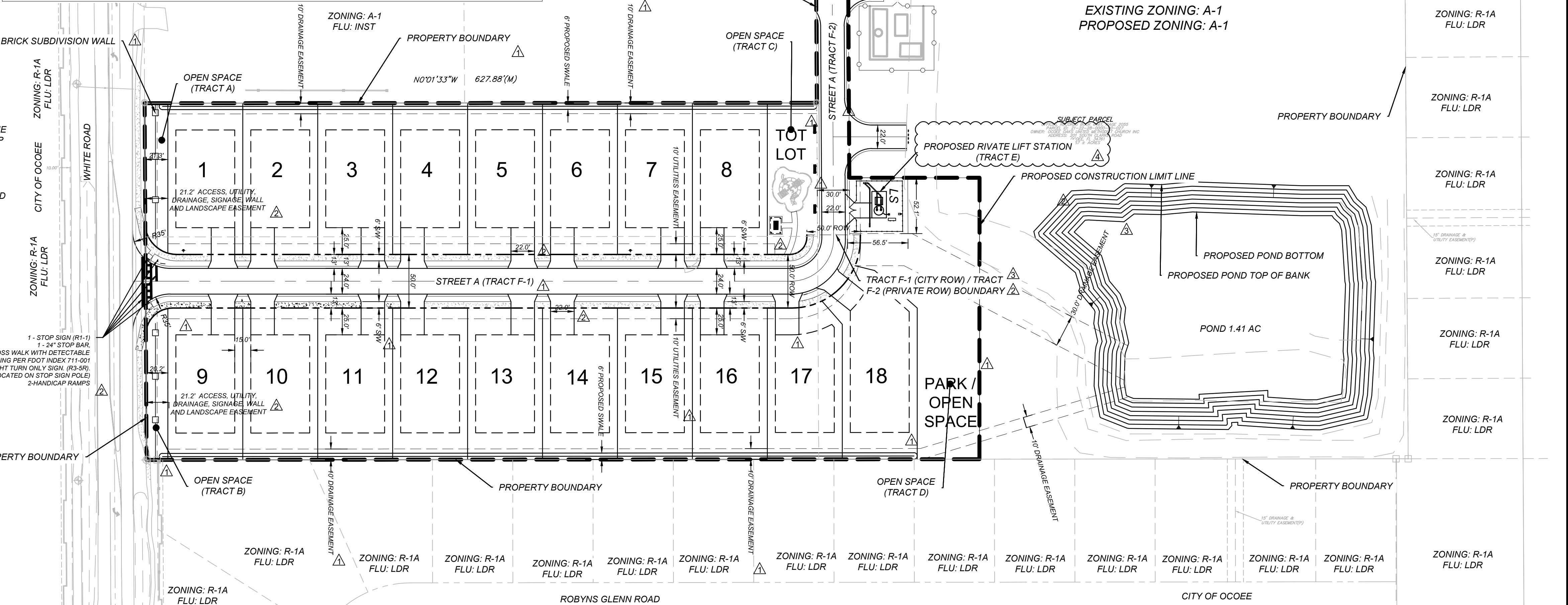
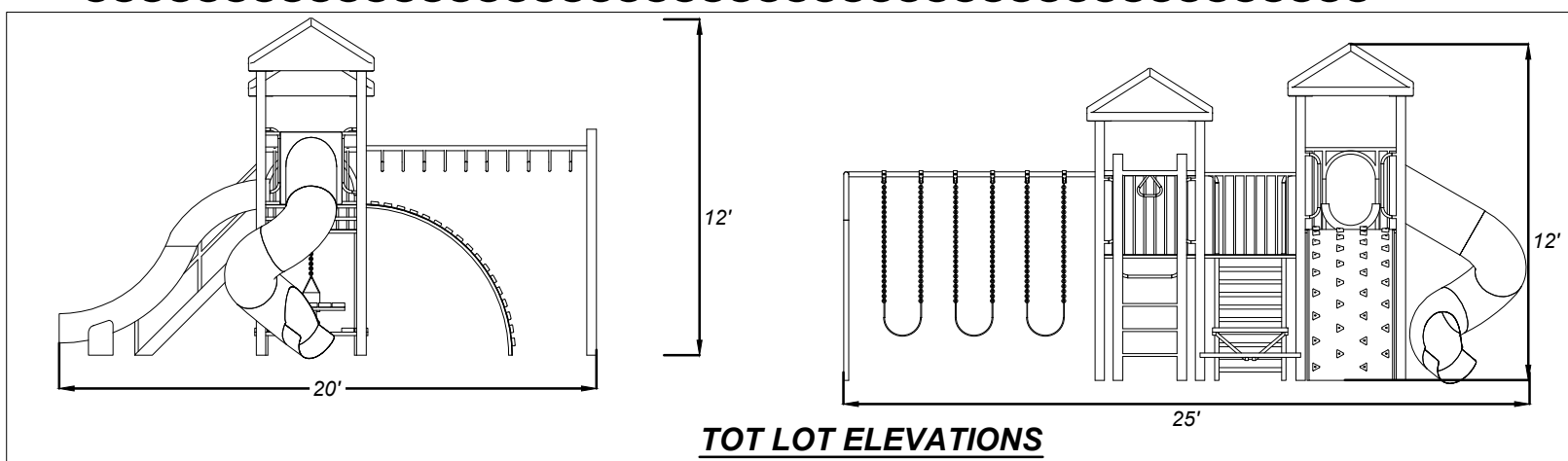
STORMWATER MANAGEMENT
STORMWATER FOR THE PROPERTY WILL BE HANDLED BY ON-SITE POND AS REQUIRED BY ORANGE COUNTY AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 12069C0330E EFFECTIVE DECEMBER 18, 2012 THE DESCRIBED PROPERTY IS WITHIN ZONE "X" WITH NO BASE FLOOD ELEVATION ESTABLISHED.

FIRE
FIRE DEPARTMENT ACCESS AND WATER SUPPLY SHALL COMPLY WITH REQUIREMENTS OF NFPA 1 (2022 EDITION) AND FFPC (7TH EDITION)

SITE DATA	
TOTAL PARCEL AREA	12.57 AC
PROPOSED REZONING AREA	5.95 AC
NON-IMPACTED AREA	6.62 AC
DEVELOPABLE AREA	5.95 AC
ALLOWABLE DENSITY	5.95 AC * 4 DU/AC = 23.8 DU
PROPOSED DENSITY	18 DU/5.95 AC = 3.02 DU/AC
IMPERVIOUS AREA	= 2.88 AC. (47.0%)
PERVIOUS AREA	= 3.07 AC. (53.0%)
TOTAL DEVELOPABLE AREA	= 5.95 AC. (100%)
EXISTING ZONING	R-1A
ADJACENT ZONING	A-1
FUTURE LAND USE	LDR - LOW DENSITY RESIDENTIAL (4 DU/AC)
EXISTING USE	RELIGIOUS FACILITY
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
TOTAL NUMBER OF LOTS	18
MINIMUM LOT WIDTH PROVIDED	70'
MINIMUM LOT DEPTH PROVIDED	140'
MINIMUM LOT AREA PROVIDED	9,800 SF
MAX. BUILDING HEIGHT	35'
OPEN SPACE AMENITY AREAS REQUIRED	1 (10-50 UNITS)
OPEN SPACE AMENITY AREA PROVIDED	0.70 AC OPEN SPACE
SETBACKS	
FRONT	25'
REAR	25'
SIDE	7.5'
SIDE CORNER	25'

OWNERSHIP/MAINTENANCE	
ROADWAYS	PUBLIC (F-1): 50' ROW ROAD TO BE OWNED AND MAINTAINED BY CITY OF OCOEE.
PRIVATE (F-2): 30' DRIVEWAY ROAD TO BE OWNED AND MAINTAINED BY HOA.	
STORM WATER	PRIVATE: EXISTING OFF-SITE POND AND SUBDIVISION STORMWATER SYSTEM TO BE OWNED AND MAINTAINED BY THE HOA/OWNER. EMERGENCY MAINTENANCE EASEMENT GRANTED TO CITY OF OCOEE
DRAINAGE EASEMENTS	PUBLIC: TO BE OWNED AND MAINTAINED BY THE HOMEOWNER EASEMENT GRANTED TO CITY OF OCOEE-FL.
UTILITY EASEMENTS	PUBLIC: TO BE OWNED AND MAINTAINED BY THE HOMEOWNER WITH EASEMENT GRANTED TO CITY OF OCOEE-FL..
SANITARY SEWER,	PUBLIC: TO BE OWNED AND MAINTAINED BY CITY OF OCOEE
PRIVATE LIFT STATION (TRACT E)	PRIVATE: TO BE OWNED AND MAINTAINED BY HOA
POTABLE WATER	PUBLIC: TO BE OWNED AND MAINTAINED BY CITY OF OCOEE.
RECLAIMED WATER	PUBLIC: TO BE OWNED AND MAINTAINED BY CITY OF OCOEE.
RECREATION / AMENITY / OPEN SPACE / LANDSCAPE (TRACTS A,B,C,D)	PRIVATE: TO BE OWNED AND MAINTAINED BY THE HOA.

TRACT	DESCRIPTION	OWNERSHIP / MAINTAINED	ACREAGE
A	OPEN SPACE	HOA	0.07
B	OPEN SPACE	HOA	0.06
C	OPEN SPACE	HOA	0.15
D	OPEN SPACE	HOA	0.42
E	LIFT STATION	HOA	0.07
F-1	ROADWAYS	PUBLIC	0.76
F-2	ROADWAYS	PRIVATE	0.28
TRACT F-2 WILL HAVE A ACCESS, DRAINAGE AND UTILITY EASEMENT OVER THE ENTIRE 30 FEET STREET			



DAVE SCHMITT
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12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
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Certification of Authorization #27471

REVISIONS		DAVE M. SCHMITT FLORIDA REG. NUMBER 48274	OVERALL SITE PLAN OCOEE OAKS JOINT VENTURE CITY OF OCOEE, FLORIDA	DATE: MAY 2023
DATE	BY			PROJECT NO.: OJV-1
12-13-2023	DM			DRAWN BY: BC
11-21-2023	DM			CHECKED BY: DMS
10-13-2023	DM			SCALE: 1"=60'
09-12-2023	DM			SHEET: 06 OF 19

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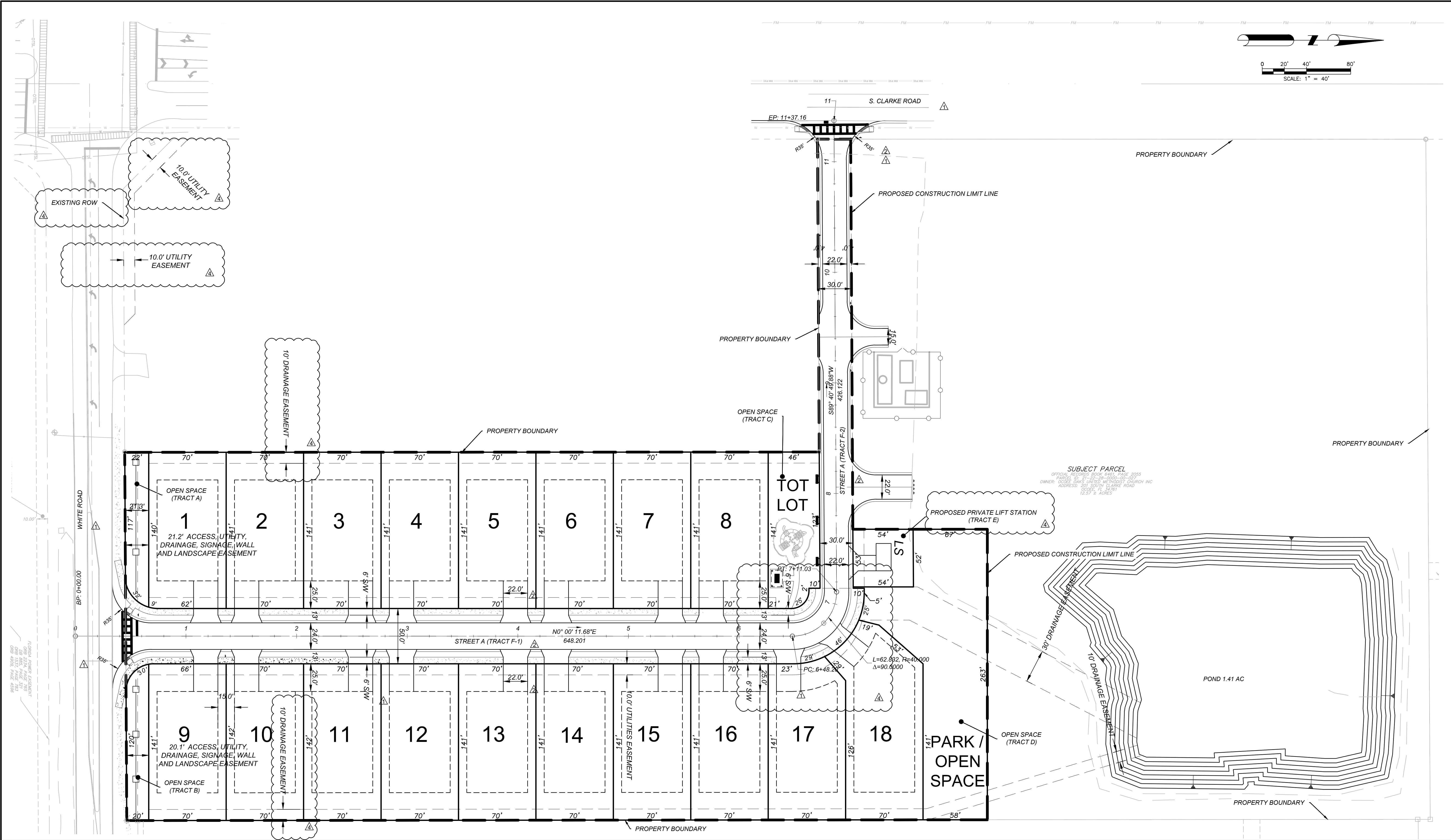
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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
12-13-2023	DM	REV PER CITY COMMENTS			
10-13-2023	DM	REV PER CITY/SJRWMD COMMENTS			
09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS			

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

GEOMETRY PLAN
OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=40'
SHEET: 07 OF 19

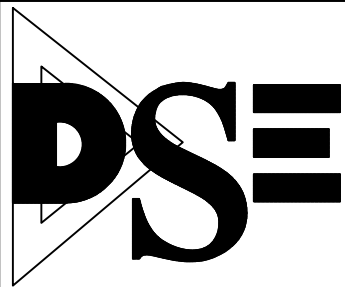


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DRAINAGE STRUCTURE DATA

D-1 TYPE P5R INLET STA: 0+61.27 (-14.29'L) TOP EL: 130.45 E INV EL: 125.74	D-2 TYPE P5L INLET STA: 0+61.28 (14.41'R) TOP EL: 130.45 W INV EL: 125.68 N INV EL: 125.58	D-3 TYPE P5R INLET STA: 3+46.41 (-13.23'L) TOP EL: 133.55 E INV EL: 128.54	D-4 TYPE P5L INLET STA: 3+46.14 (13.27'R) TOP EL: 133.55 W INV EL: 128.39 S INV EL: 124.99 N INV EL: 124.89	D-5 TYPE "P7" MANHOLE STA: 7+03.10 (13.35'R) TOP EL: 136.50 SE INV EL: 124.01 N INV EL: 123.23 W INV EL: 123.33	D-6 TYPE "P7" MANHOLE STA: 7+07.20 (69.99'R) TOP EL: 129.07 S INV EL: 122.90 NE INV EL: 122.80	D-7 TYPE P5L INLET STA: 10+99.37 (-12.30'L) TOP EL: 129.22 N INV EL: 124.51
D-8 TYPE P5R INLET STA: 10+99.34 (12.25'R) TOP EL: 129.22 E INV EL: 124.35 S INV EL: 124.45	D-9 TYPE P5R INLET STA: 9+06.48 (12.25'R) TOP EL: 134.35 W INV EL: 123.95 S INV EL: 127.73 E INV EL: 123.85	D-10 TYPE P5L INLET STA: 9+06.50 (-12.25'L) TOP EL: 134.35 N INV EL: 128.15	D-11 TYPE "F BOX" INLET MODIFIED TO BUBBLE UP BOX N: 1538620.02 E: 490673.52 TOP EL: 123.00 SW INV EL: 122.00	D-12 TYPE "F BOX" INLET MODIFIED TO BUBBLE UP BOX N: 1538625.78 E: 490690.57 TOP EL: 123.00 S INV EL: 117.90	D-5A TYPE "V" INLET N: 1538309.59 E: 490603.06 TOP EL: 136.50 S INV EL: 124.24 NW INV EL: 124.14	YD-MH-1 TYPE YARD DRAIN N: 1537709.06 E: 490428.61 TOP EL: 132.98 N INV EL: 128.27
YD-3A TYPE YARD DRAIN N: 1538032.41 E: 490755.55 TOP EL: 125.98 N INV EL: 121.54	YD-1 TYPE YARD DRAIN N: 1538032.41 E: 490428.47 TOP EL: 129.93 S INV EL: 124.99 N INV EL: 124.89	YD-2 TYPE YARD DRAIN N: 1537752.41 E: 490428.60 TOP EL: 133.22 N INV EL: 128.08 S INV EL: 128.18	YD-3 TYPE YARD DRAIN N: 1537748.58 E: 490755.51 TOP EL: 126.35 S INV EL: 121.41 N INV EL: 121.31	YD-4 TYPE YARD DRAIN N: 1538411.06 E: 490754.92 TOP EL: 127.70 S INV EL: 118.45 N INV EL: 118.35	YD-5 TYPE YARD DRAIN N: 1537818.58 E: 490755.45 TOP EL: 127.09 S INV EL: 121.08 N INV EL: 120.98	YD-6 TYPE YARD DRAIN N: 1537888.58 E: 490755.39 TOP EL: 127.99 S INV EL: 120.75 N INV EL: 120.65
YD-7 TYPE YARD DRAIN N: 1537958.58 E: 490755.32 TOP EL: 128.74 S INV EL: 120.42 N INV EL: 120.32	YD-8 TYPE YARD DRAIN N: 1538028.58 E: 490755.26 TOP EL: 128.90 N INV EL: 119.99 S INV EL: 120.09	YD-10 TYPE YARD DRAIN N: 1538098.58 E: 490755.20 TOP EL: 128.65 S INV EL: 119.76 N INV EL: 119.66	YD-11 TYPE YARD DRAIN N: 1538168.58 E: 490755.14 TOP EL: 128.40 S INV EL: 119.43 N INV EL: 119.33	YD-12 TYPE YARD DRAIN N: 1538238.58 E: 490755.08 TOP EL: 128.20 S INV EL: 119.10 N INV EL: 119.00	YD-13 TYPE YARD DRAIN N: 1538308.58 E: 490755.01 TOP EL: 128.05 S INV EL: 118.77 N INV EL: 118.67	YD-14 TYPE YARD DRAIN N: 1537822.41 E: 490428.56 TOP EL: 132.63 S INV EL: 127.92 N INV EL: 127.82
YD-15 TYPE YARD DRAIN N: 1537892.41 E: 490428.53 TOP EL: 131.18 S INV EL: 126.47 N INV EL: 126.37	YD-16 TYPE YARD DRAIN N: 1537962.41 E: 490428.50 TOP EL: 129.95 S INV EL: 125.24 N INV EL: 125.14	YD-17 TYPE YARD DRAIN N: 1538102.41 E: 490428.43 TOP EL: 130.95 S INV EL: 124.74 N INV EL: 124.74	YD-18 TYPE YARD DRAIN N: 1538172.41 E: 490428.40 TOP EL: 132.32 S INV EL: 124.59 N INV EL: 124.49	YD-19 TYPE YARD DRAIN N: 1538242.41 E: 490428.37 TOP EL: 133.65 S INV EL: 124.34 N INV EL: 124.24	D-10A TYPE "P7" MANHOLE N: 1538347.50 E: 490428.33 TOP EL: 135.12 W INV EL: 123.70 E INV EL: 123.60 S INV EL: 124.02	

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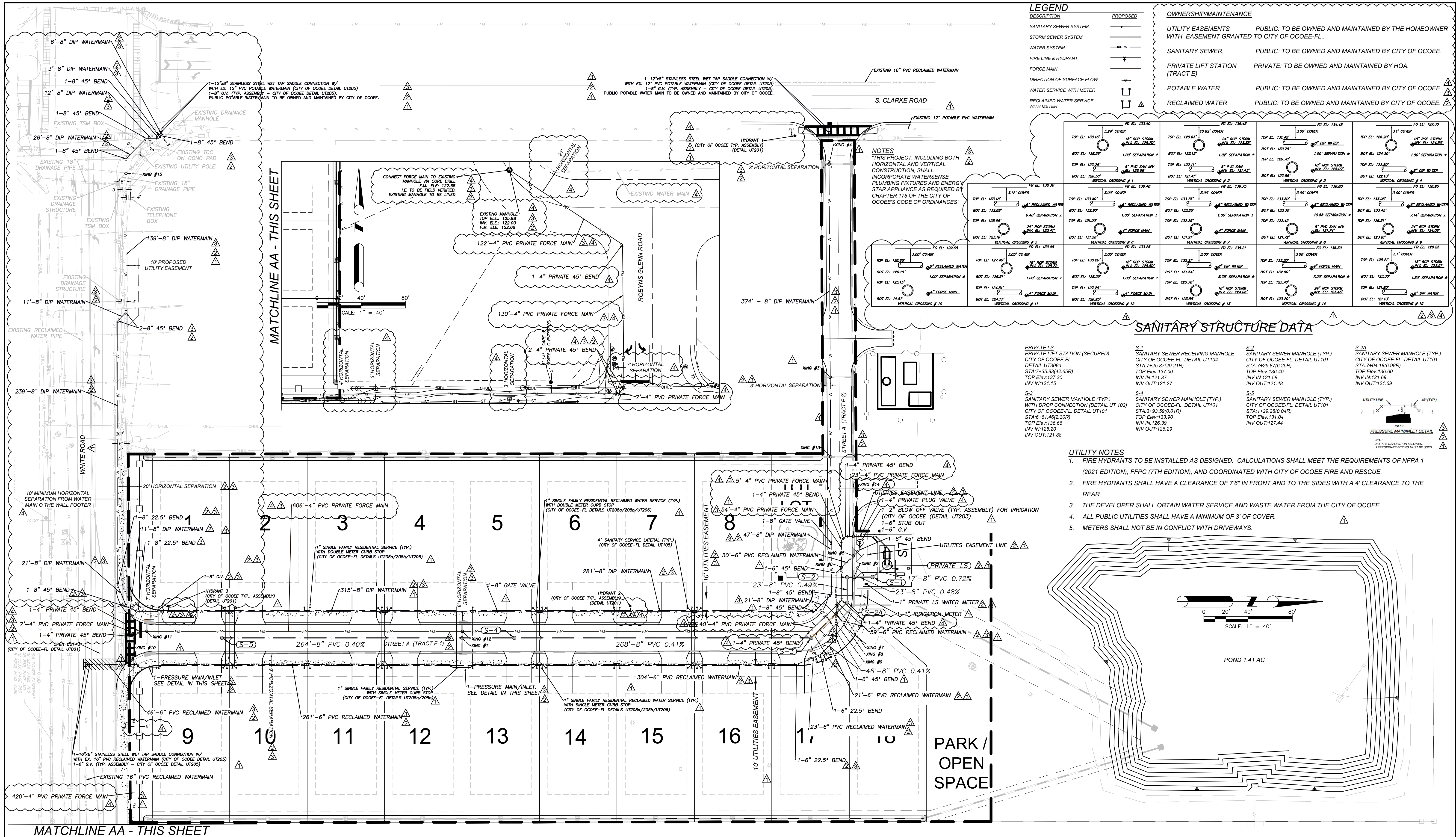
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			07-31-2023	DM	REV PER CITY/SJRWMD COMMENTS

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GRADING & DRAINAGE PLAN
OCOE OAKS JOINT VENTURE
CITY OF OCOE, FLORIDA

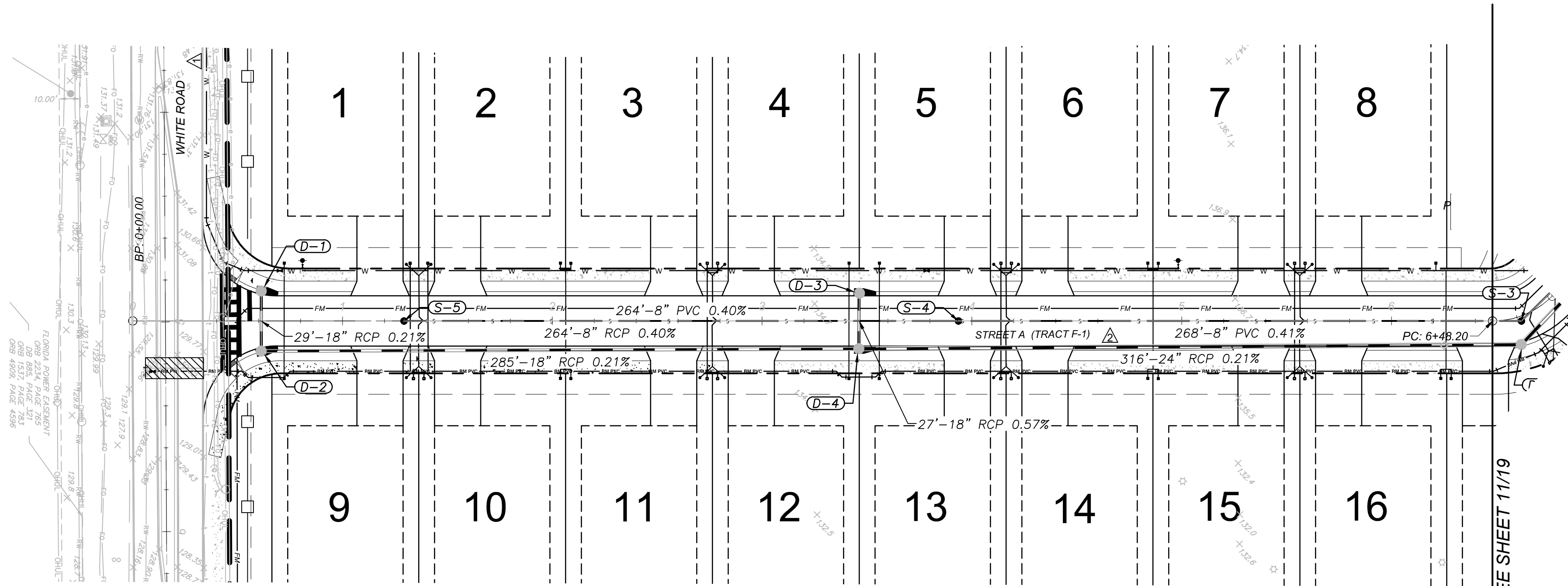
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SHEET: 08-A OF 19

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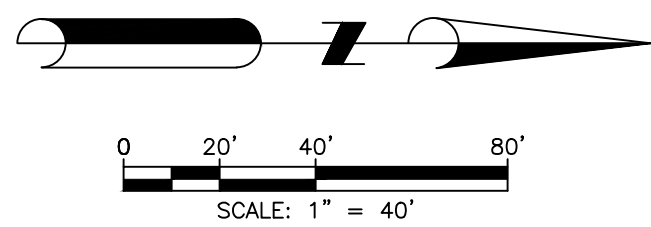
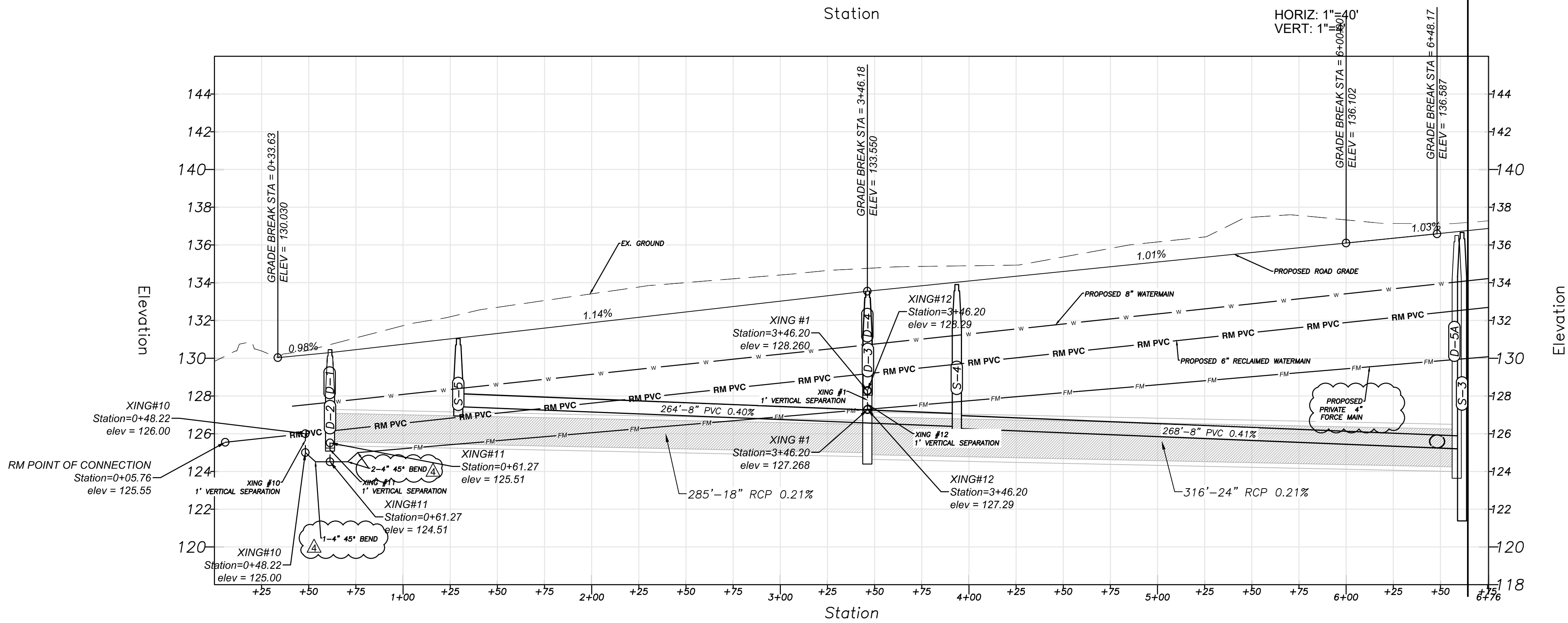
 DAVE SCHMITT ENGINEERING, INC. 12301 Lake Underhill Road Suite 241 ORLANDO, FL 32828 407-207-9088 FAX 407-207-9089 Certification of Authorization #27471	REVISIONS				DAVE M. SCHMITT FLORIDA REG. NUMBER 48274	UTILITY PLAN OCOEE OAKS JOINT VENTURE CITY OF OCOEE, FLORIDA	DATE: MAY 2023		
	DATE	BY	DESCRIPTION	DATE			BY	DESCRIPTION	PROJECT NO.: OJV-1
				12-13-2023			DM	REV PER CITY COMMENTS	DRAWN BY: BC
				11-21-2023			DM	REV PER CITY/SJRWM COMMENTS	CHECKED BY: DMS
			10-13-2023	DM	REV PER CITY/SJRWM COMMENTS	SCALE: 1"=40'			
			09-12-2023	DM	REV PER CITY/SJRWM COMMENTS	SHEET: 09 OF 19			

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NOTE:
- ALL PUBLIC UTILITIES SHALL HAVE A MINIMUM OF 3' OF COVER.

STREET A PROFILE



LEGEND

DESCRIPTION	PROPOSED
SANITARY SEWER SYSTEM	—●—
STORM SEWER SYSTEM	—■—
WATER SYSTEM	—w—
FIRE LINE & HYDRANT	—h—
FORCE MAIN	—FM—
DIRECTION OF SURFACE FLOW	—>—



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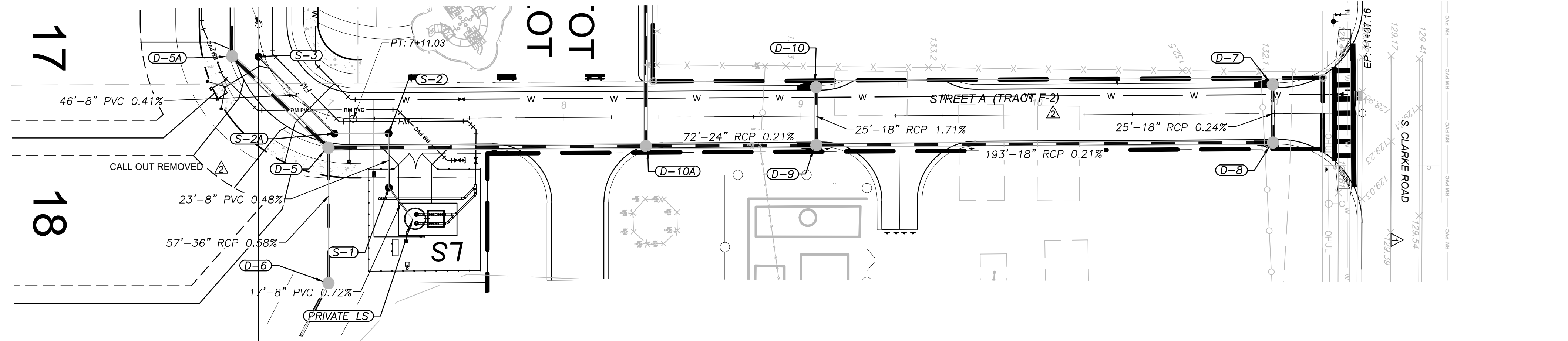
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			12-13-2023	DM	REV PER CITY COMMENTS
			11-21-2023	DM	REV PER CITY/SJRWM COMMENTS
			10-13-2023	DM	REV PER CITY/SJRWM COMMENTS
			09-12-2023	DM	REV PER CITY/SJRWM COMMENTS

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

PLAN & PROFILE (STREET A) - 1
OCOE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

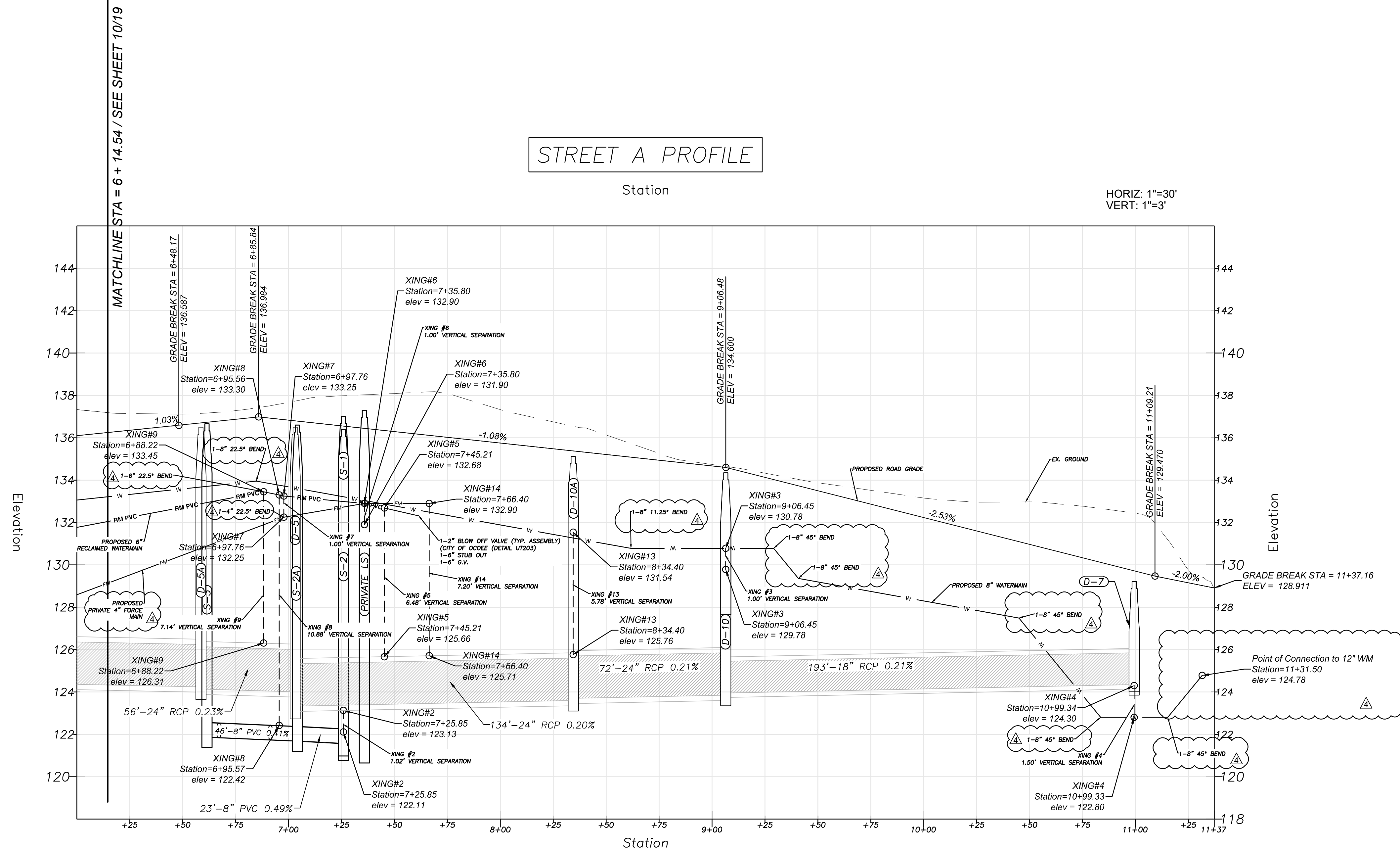
DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=40'
SHEET: 10 OF 19

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NOTE:
- ALL PUBLIC UTILITIES SHALL HAVE A MINIMUM OF 3' OF COVER.

STREET A PROFILE



LEGEND	
DESCRIPTION	PROPOSED
SANITARY SEWER SYSTEM	
STORM SEWER SYSTEM	
WATER SYSTEM	
FIRE LINE & HYDRANT	
FORCE MAIN	
DIRECTION OF SURFACE FLOW	



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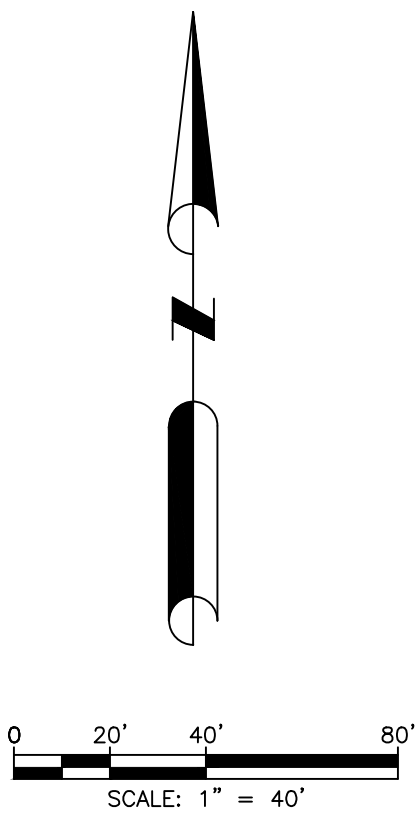
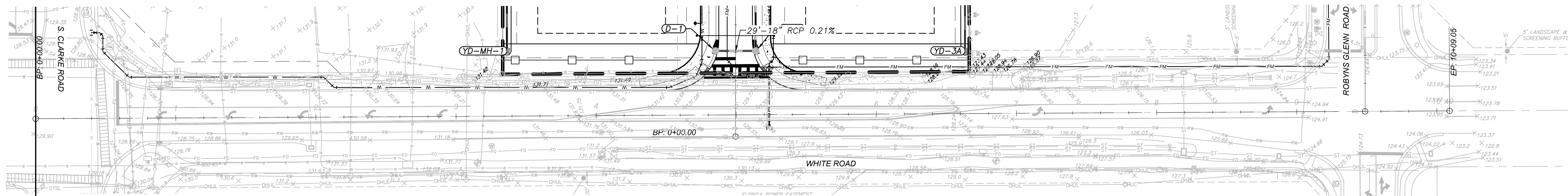
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DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			12-13-2023	DM	REV PER CITY COMMENTS
			11-21-2023	DM	REV PER CITY/SJRWMD COMMENTS
			10-13-2023	DM	REV PER CITY/SJRWMD COMMENTS
			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

PLAN & PROFILE (STREET A) - 2
OCOE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=30'
SHEET: 11 OF 19

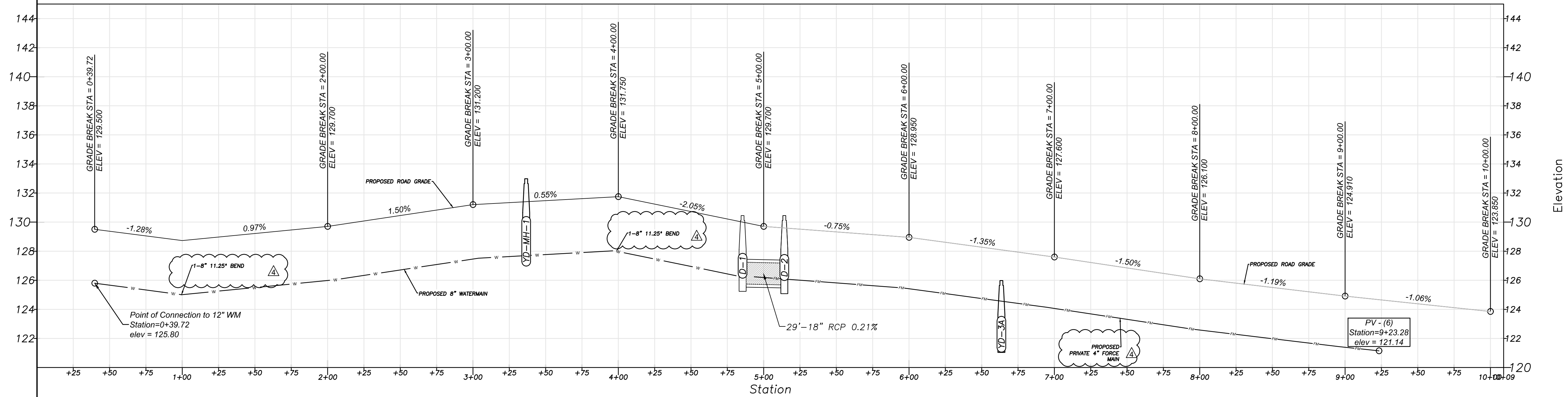
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NOTE:
ALL PUBLIC UTILITIES SHALL HAVE A MINIMUM OF 3' OF COVER.

LEGEND	
DESCRIPTION	PROPOSED
SANITARY SEWER SYSTEM	
STORM SEWER SYSTEM	
WATER SYSTEM	
FIRE LINE & HYDRANT	
FORCE MAIN	
DIRECTION OF SURFACE FLOW	

WHITE ROAD PROFILE



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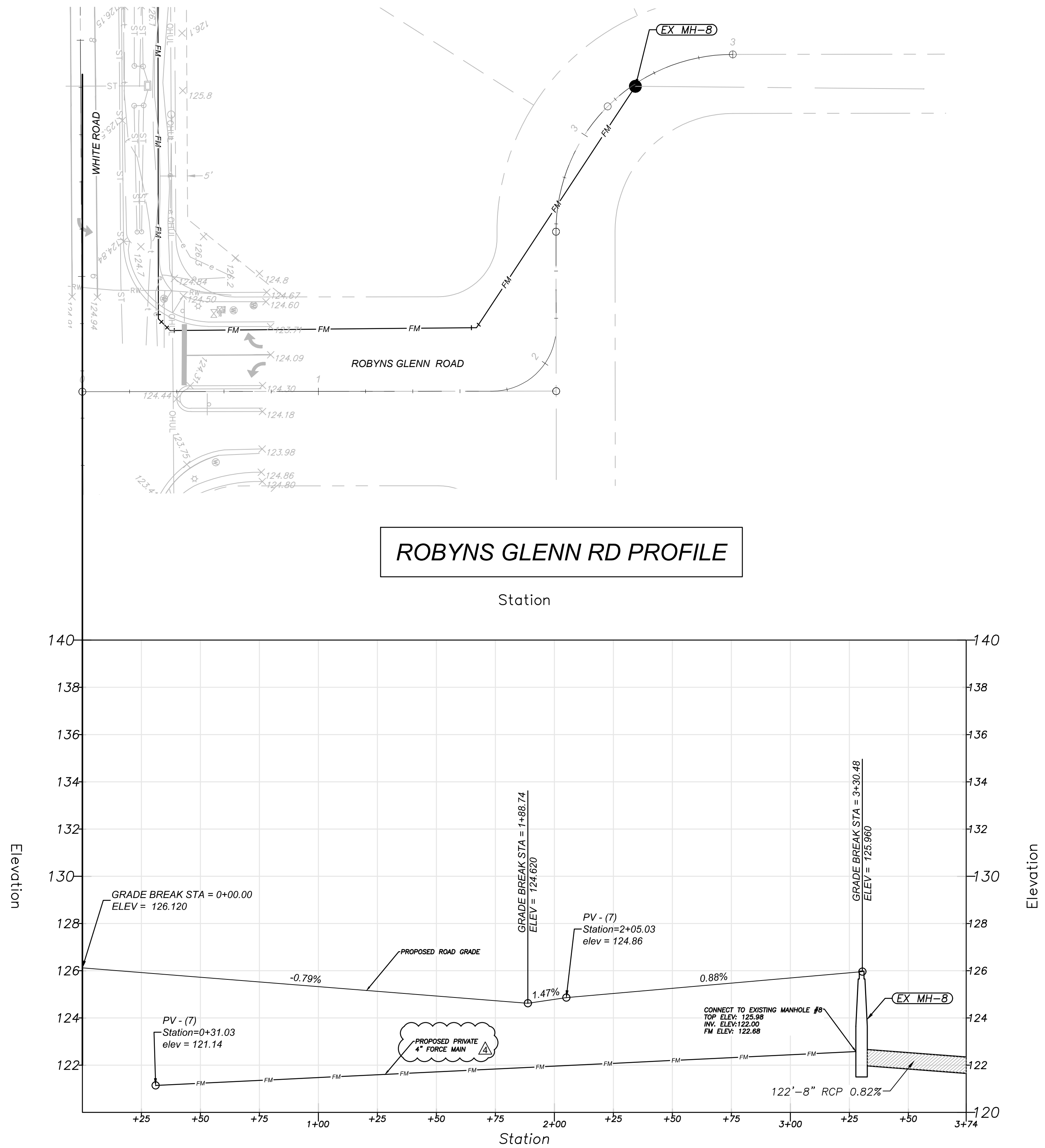
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			12-13-2023	DM	REV PER CITY COMMENTS
			11-21-2023	DM	REV PER CITY/SJRWMD COMMENTS
			10-13-2023	DM	REV PER CITY/SJRWMD COMMENTS
			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

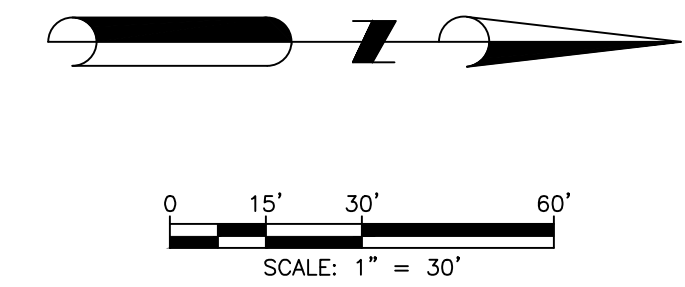
PLAN & PROFILE (WHITE ROAD)-3
OCOE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=40'
SHEET: 11A OF 19

F:\QJV1\CAD\PlanSet\Final\10-11 PLAN & PROFILE (STREET A).dwg,12/15/2023 9:25:58 AM



NOTE:
- ALL PUBLIC UTILITIES SHALL HAVE A MINIMUM OF 3' OF COVER.



LEGEND

DESCRIPTION	PROPOSED
SANITARY SEWER SYSTEM	—●—
STORM SEWER SYSTEM	—■—
WATER SYSTEM	—+—
FIRE LINE & HYDRANT	—+—
FORCE MAIN	—FM—
DIRECTION OF SURFACE FLOW	—>—



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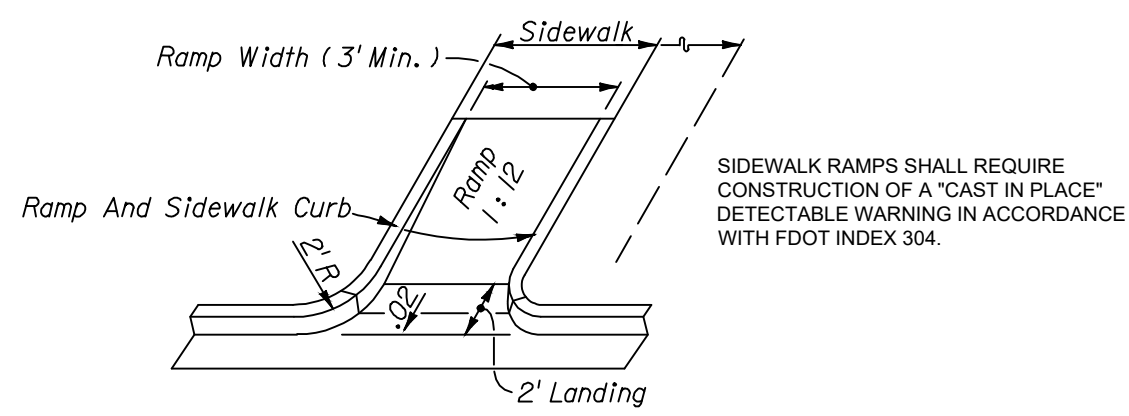
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

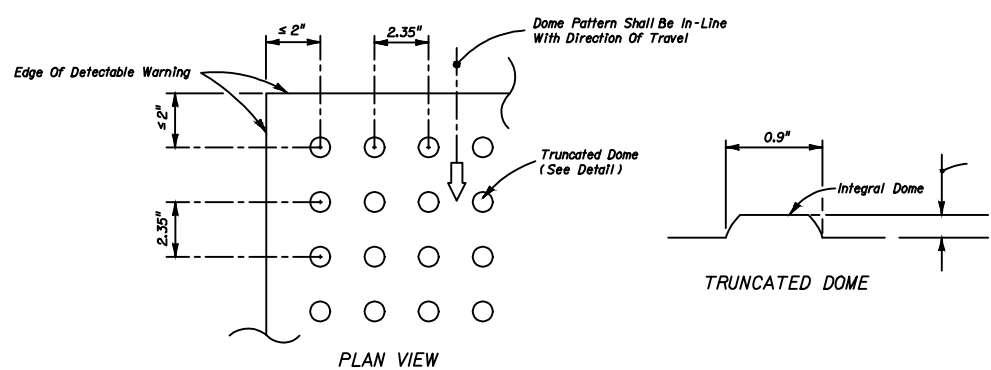
PLAN & PROFILE (ROBYNS GLENN RD) - 4
OCOE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=40'
SHEET: 11 BOF 19

F:\QJV1\CAD\PlanSet\Final\12 SIGNAGE & STRIPING PLAN.dwg,12/15/2023 5:01:03 PM

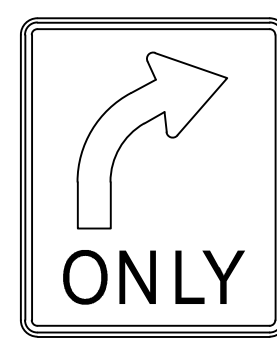
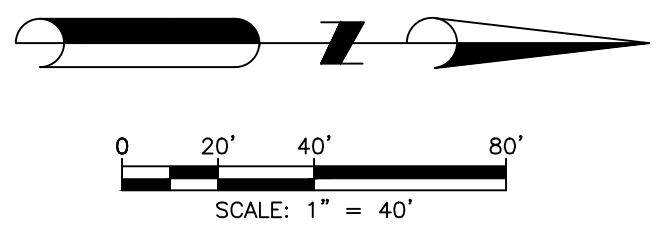
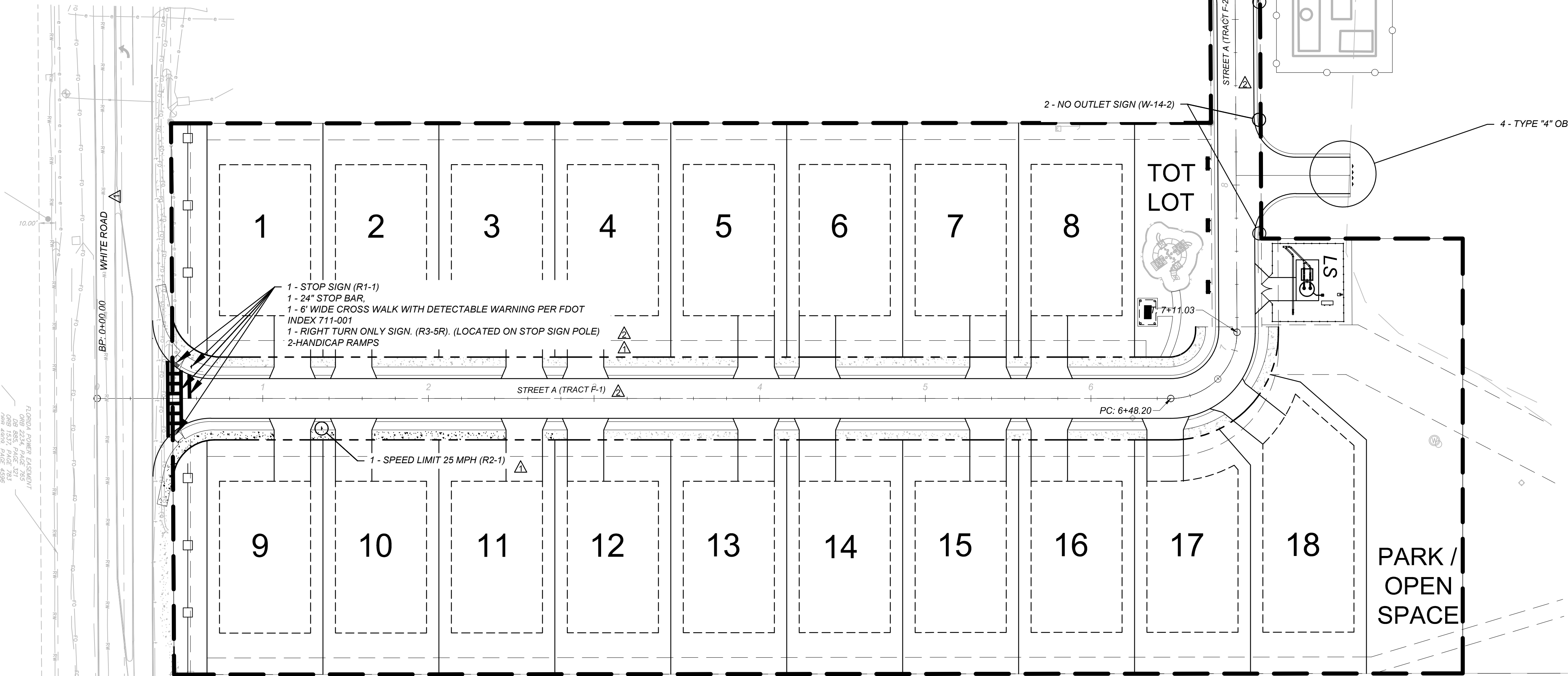


**FDOT SIDEWALK CURB RAMP
ALONG MASSEE DRIVE**

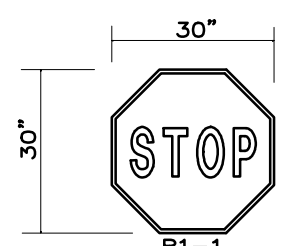


CURB RAMP DETECTABLE WARNING

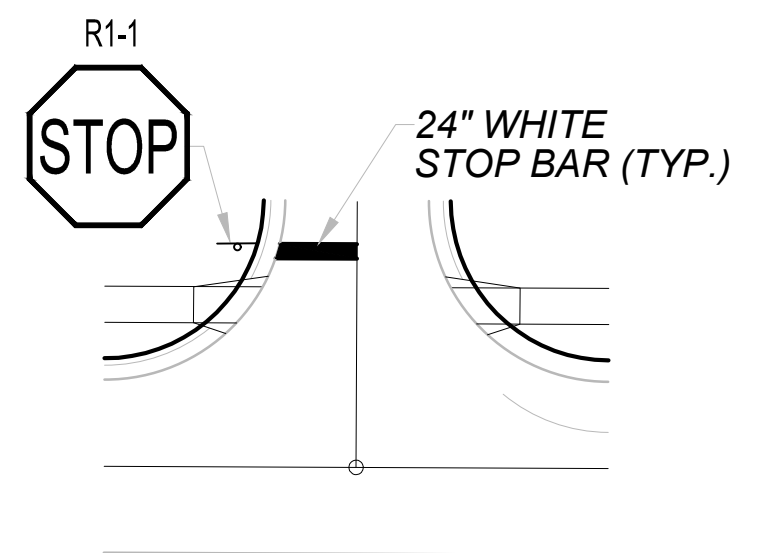
NOTE:
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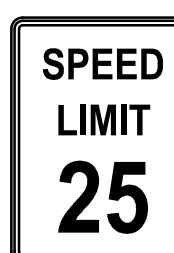
R3-5R



TYPICAL STOP SIGN



**TYPICAL INTERSECTION
SIGNING & STRIPING**



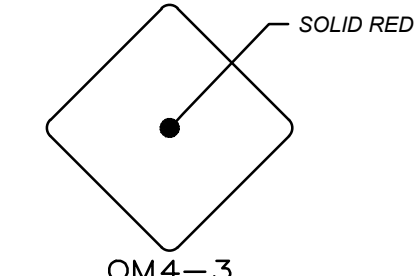
R2-1

**TYPICAL 25 MPH
SPEED LIMIT SIGN**



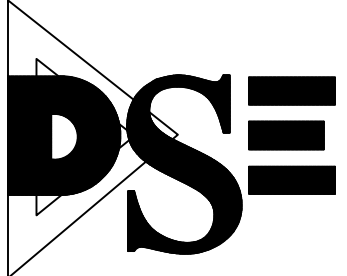
W14-2

NO OUTLET SIGN



OM4-3

**TYPE "4" OBJECT
MARKER**



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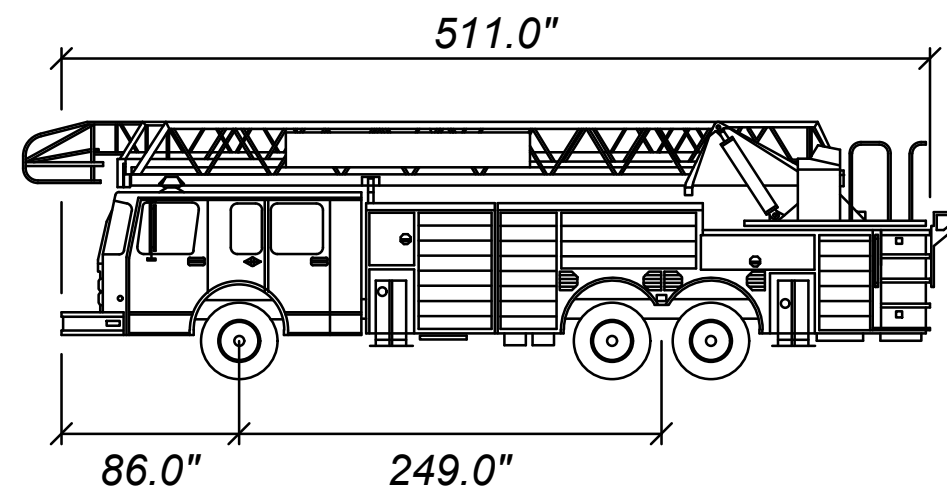
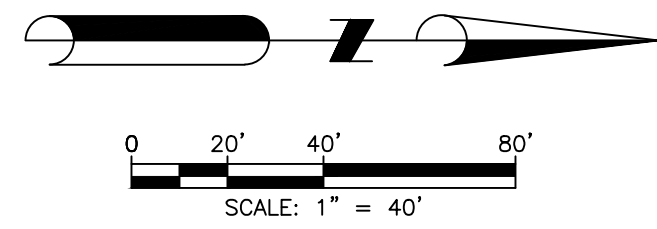
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
10-13-2023	DM	REV PER CITY/SJRWM COMMENTS			
09-12-2023	DM	REV PER CITY/SJRWM COMMENTS			

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

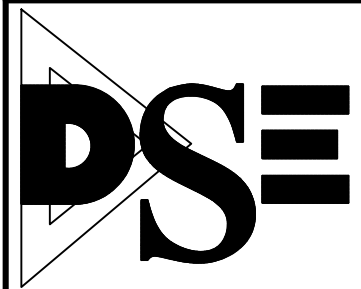
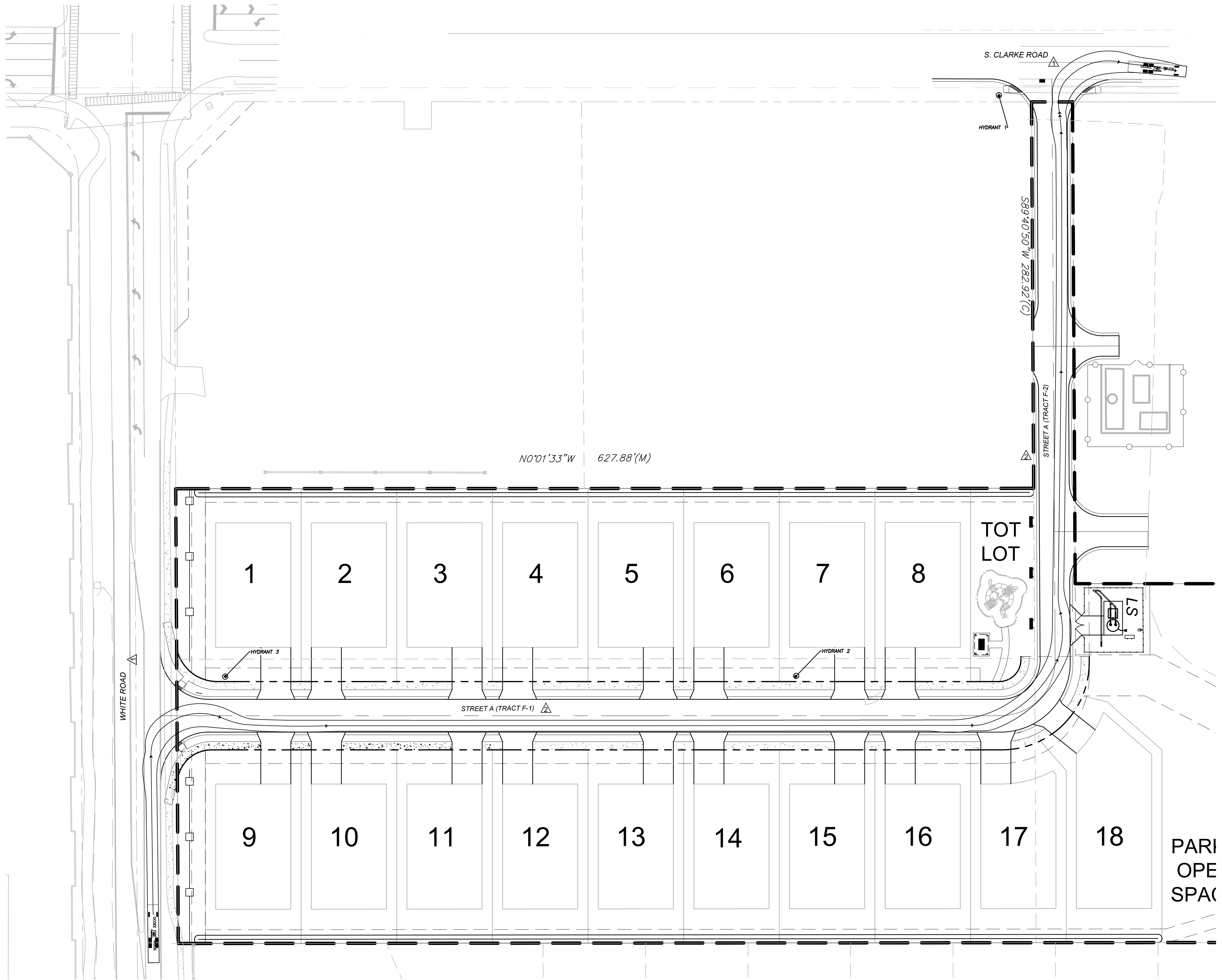
SIGNAGE & STRIPING PLAN
OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=40'
SHEET: 12 OF 19

F:\QJV1\CAD\PlanSet\Final\13 FIRE TRUCK ROUTE PLAN.dwg,12/15/2023 5:00:39 PM



FIRE TRUCK	inches
Width:	96.0
Track:	80.7
Lock to Lock Time:	6.0
Steering Angle:	41.7



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Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
10-13-2023	DM	REV PER CITY/SJRWMD COMMENTS			
09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS			

DAVE M. SCHMITT
FLORIDA REG. NUMBER
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FIRE TRUCK ROUTE PLAN
OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=40'
SHEET: 13 OF 19

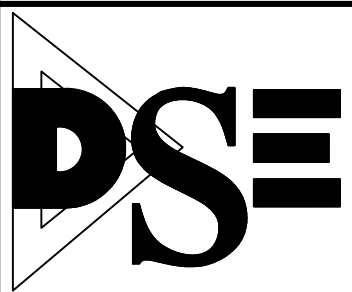
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

UTILITY DETAILS-2
OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: NONE
SHEET: 15 OF 19

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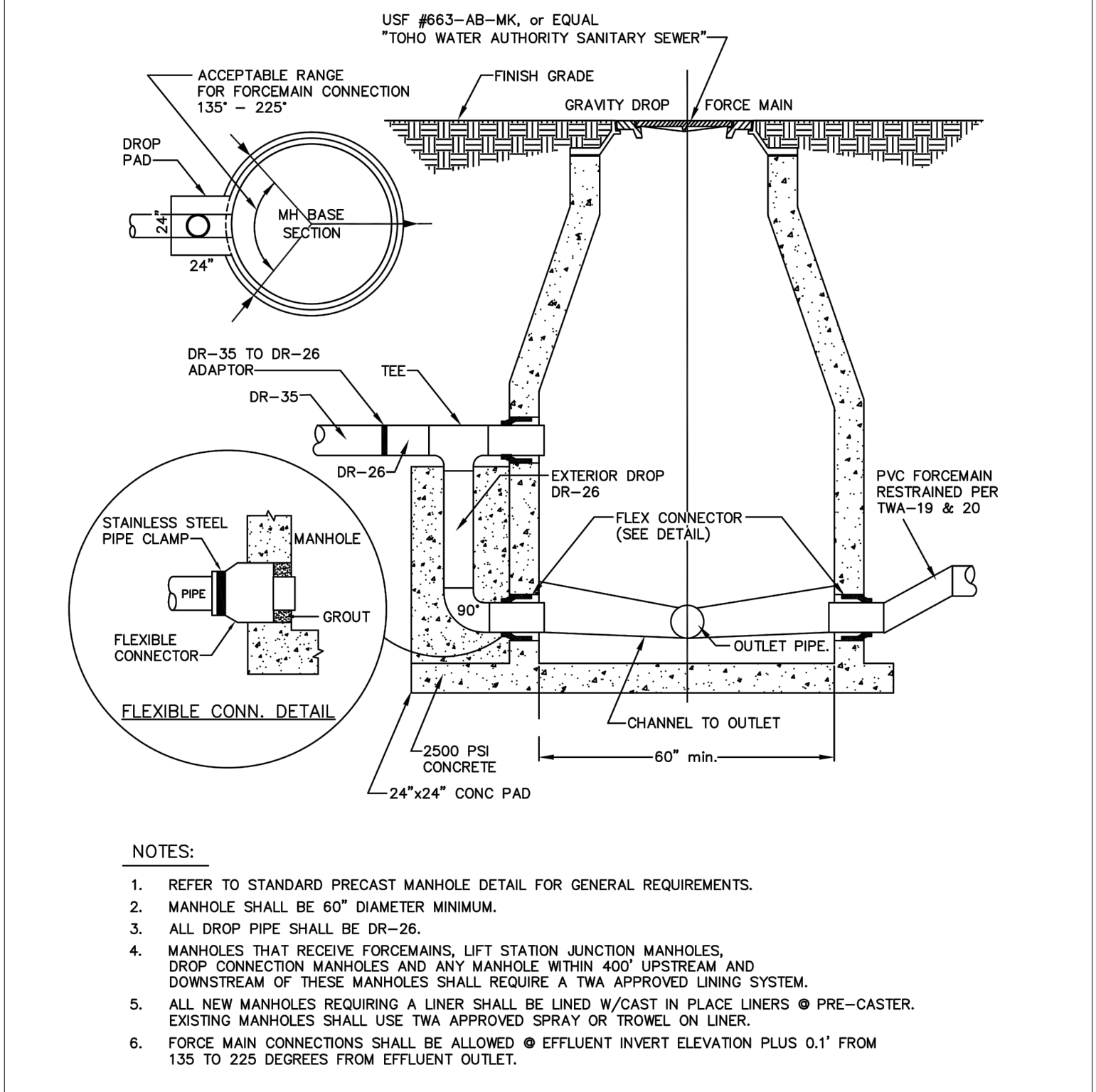
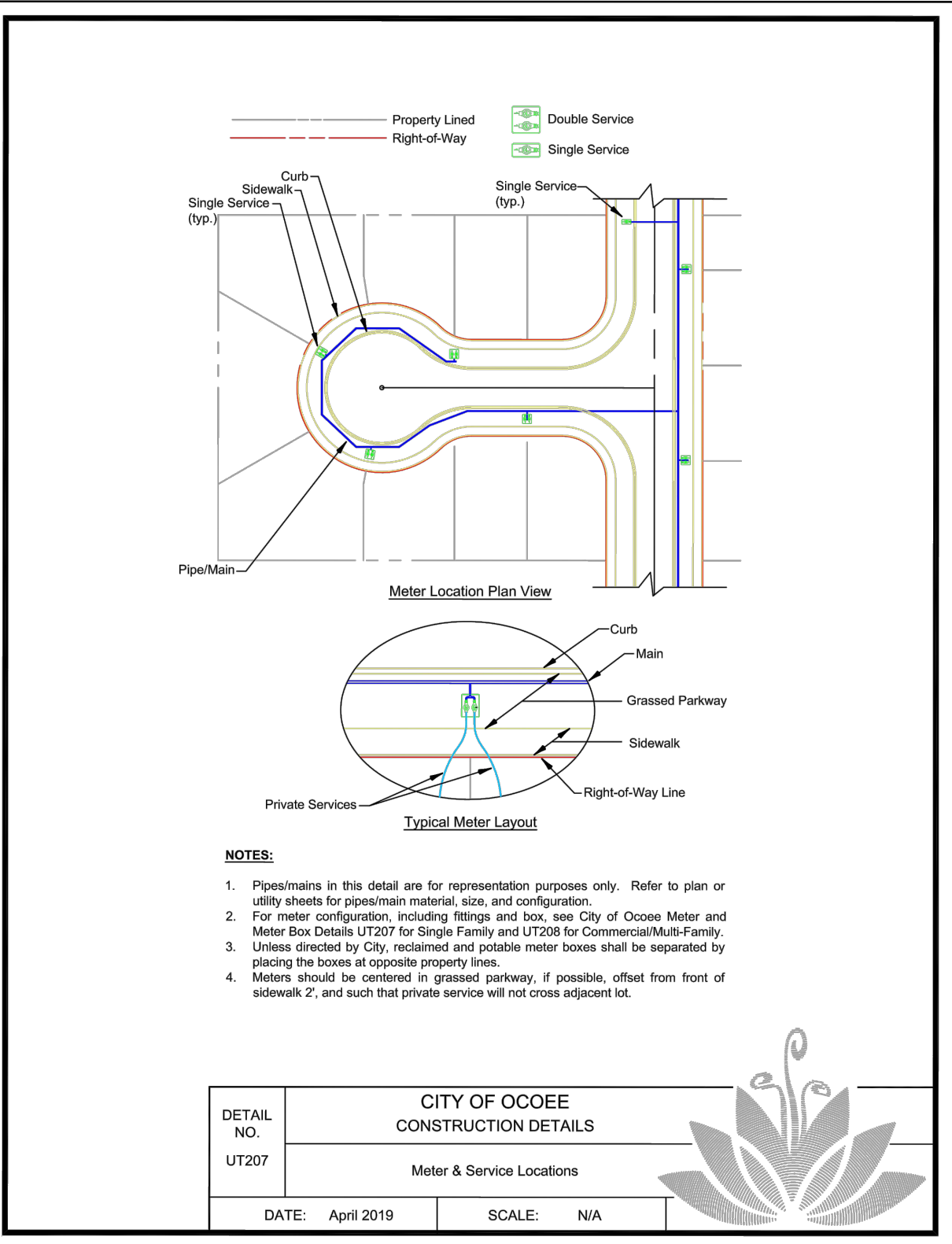
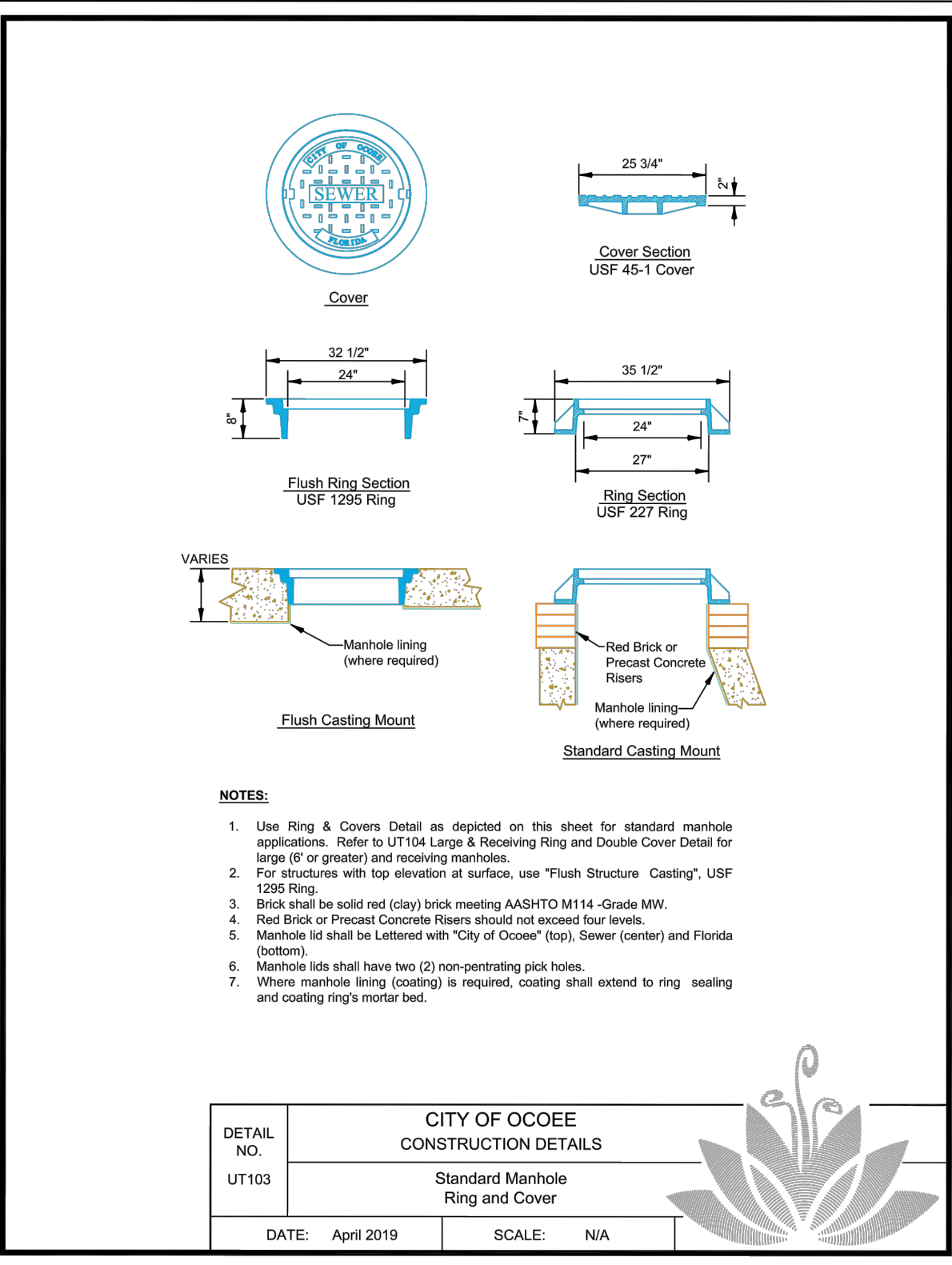
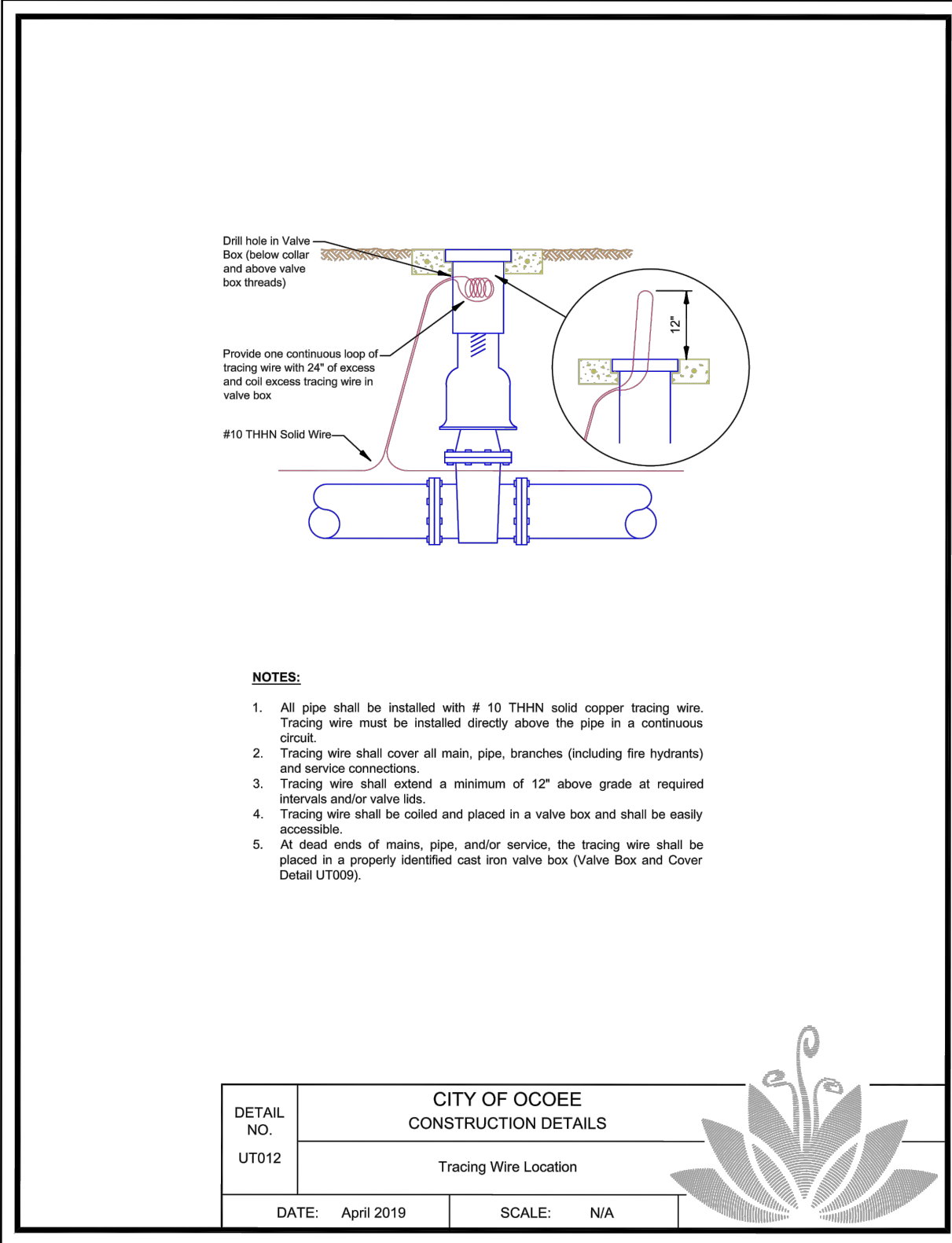
DAVE SCHMITT
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ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
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			11-21-2023	DM	REV PER CITY/SJRWM COMMENTS
			09-12-2023	DM	REV PER CITY/SJRWM COMMENTS

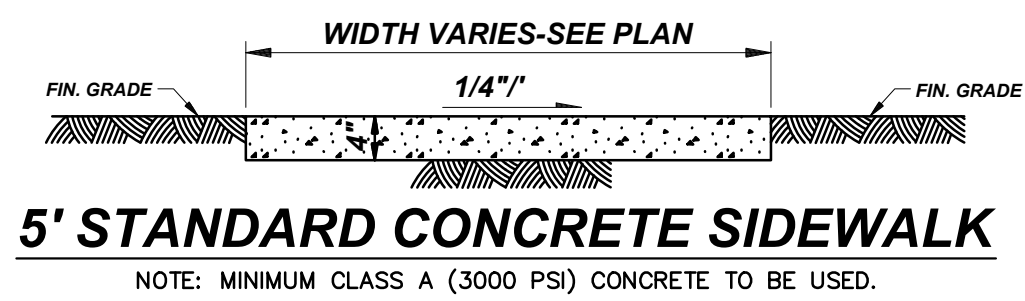
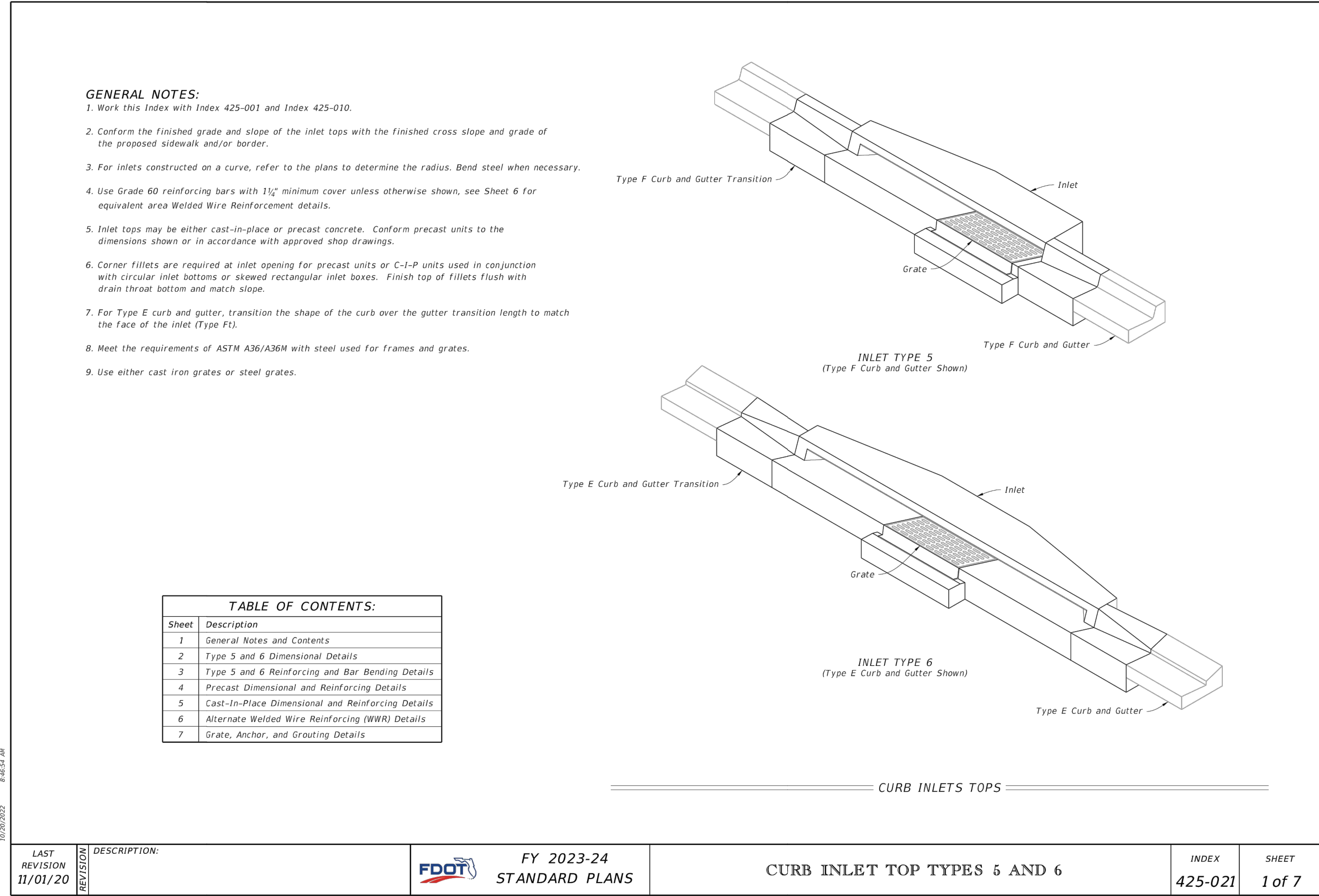
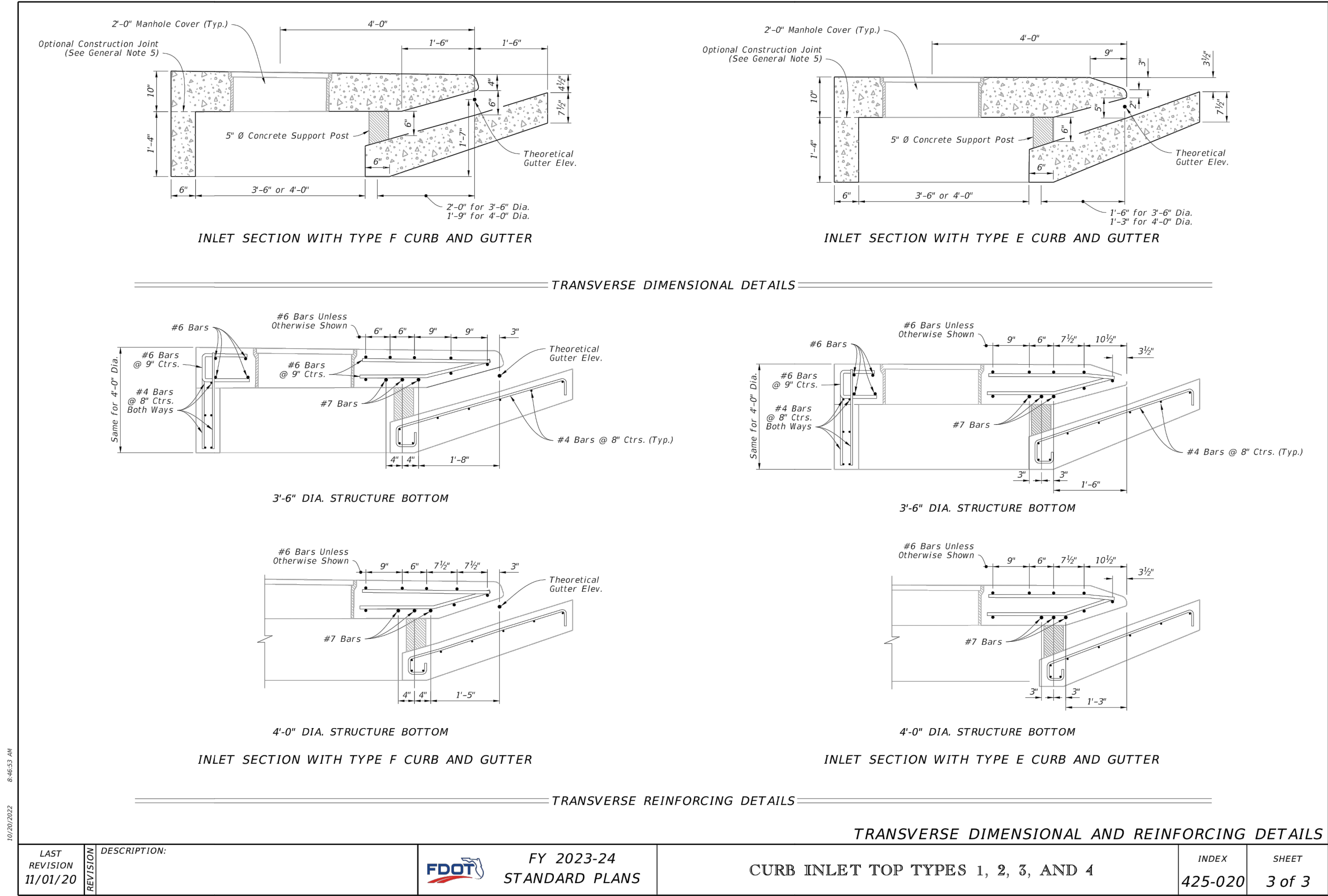
DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

UTILITY DETAILS-3
OCOE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: NONE
SHEET: 15-A OF 19

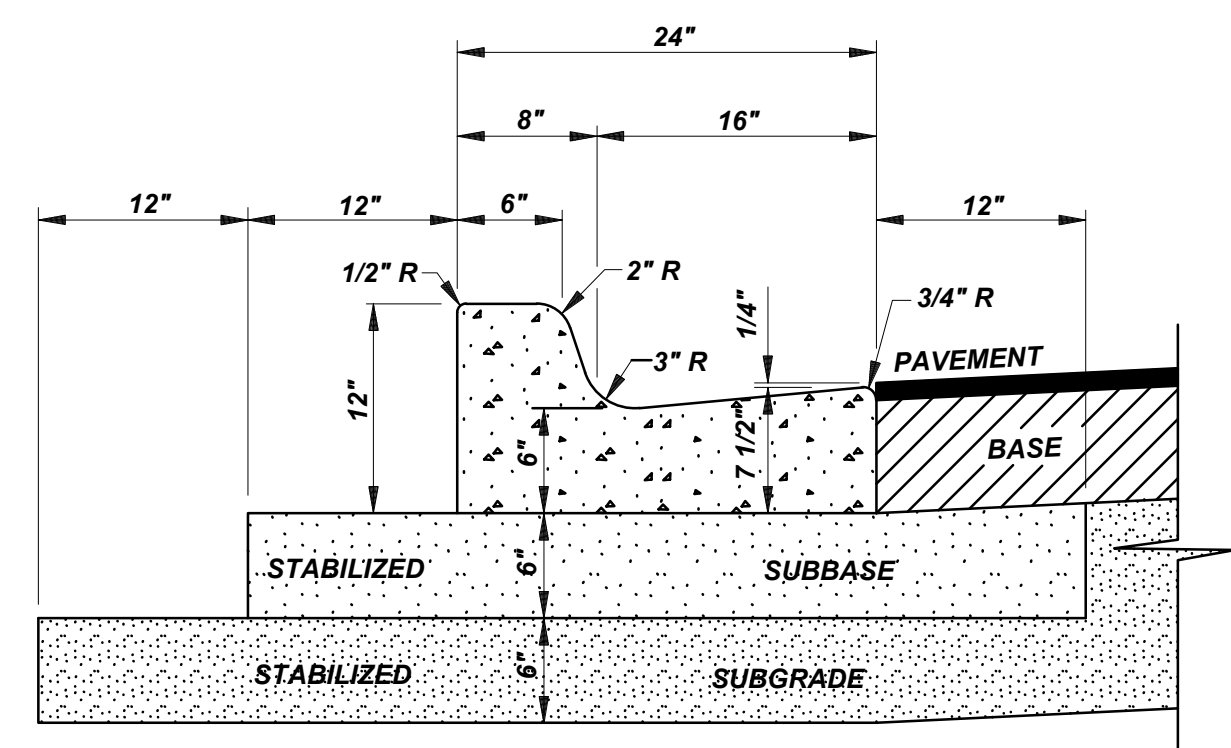
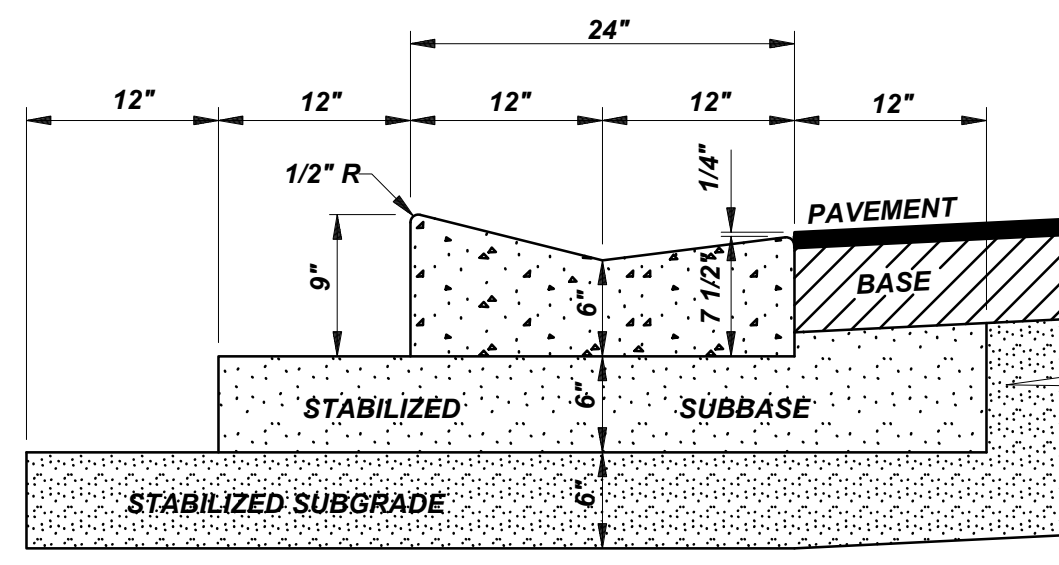


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F.D.O.T. STANDARD PLANS - FY 2022-23

CONTRACTOR SHALL COMPLY WITH F.D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION, FY 2022-23 F.D.O.T. DESIGN MANUAL 2022, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM" F.D.O.T. INDEX 425-010 - STRUCTURE BOTTOMS TYPE J AND P F.D.O.T. INDEX 425-001 - SUPPLEMENTARY DETAILS FOR MANHOLES AND INLETS F.D.O.T. INDEX 425-020 - CURB INLET TOPS TYPES 1, 2, 3 & 4 F.D.O.T. INDEX 425-053 - DITCH BOTTOM INLET TYPES C, D, E & H F.D.O.T. INDEX 430-021 - CROSS DRAIN MITERED END SECTION SINGLE AND MULTIPLE ROUND CONCRETE PIPE F.D.O.T. INDEX 520-001 - CURB & CURB & GUTTER F.D.O.T. INDEX 522-001 / 522-002 / 522-003 - CONCRETE SIDEWALK / DETECTABLE WARNINGS & SIDEWALK CURB RAMPS / CONCRETE FLARED DRIVEWAYS F.D.O.T. INDEX 711-001 - SPECIAL MARKING AREAS.



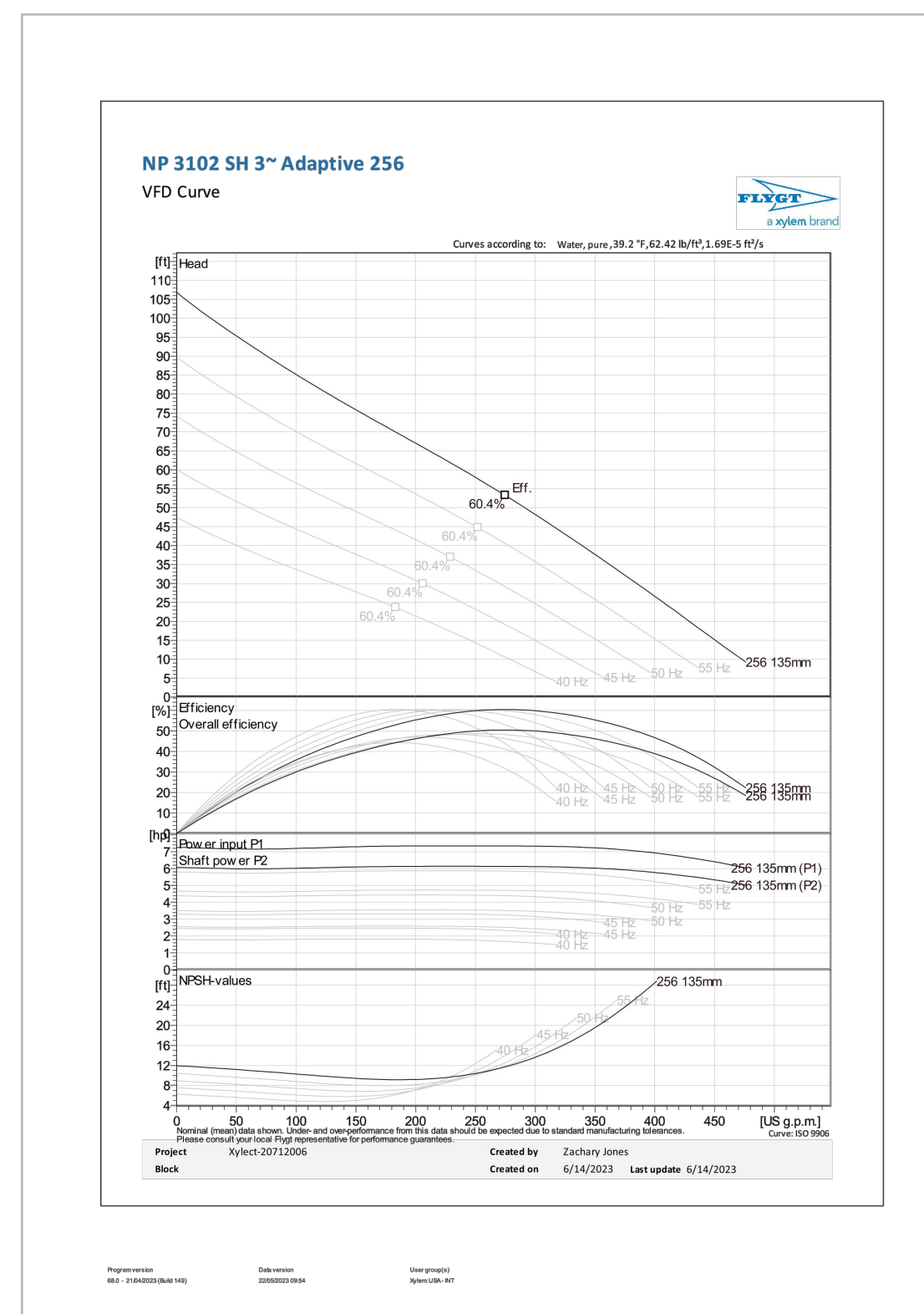
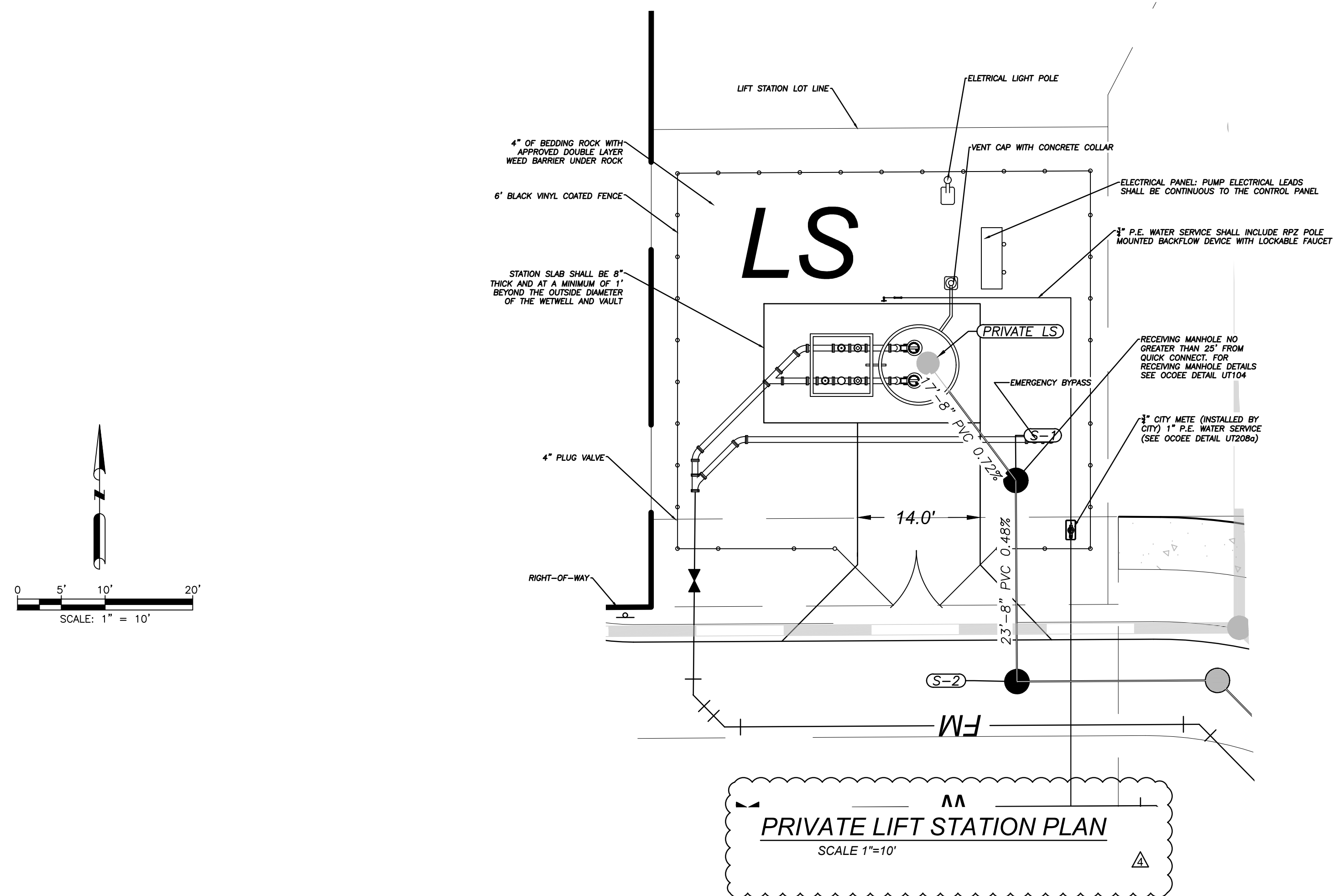
**DAVE SCHMITT
ENGINEERING, INC.**
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

PAVING, GRADING & DRAINAGE DETAILS
OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: NONE
SHEET: 16 OF 19



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12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			12-13-2023	DM	REV PER CITY COMMENTS
			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

LIFT STATION PLAN
OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=10'
SHEET: 17 OF 19

PUMP MANUFACTURER: _____ MODEL: _____ HP: _____
IMPELLER: _____ GPM at: _____ TDH _____

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

LIFT STATION DETAILS - 1
OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: NONE
SHEET: 18 OF 19

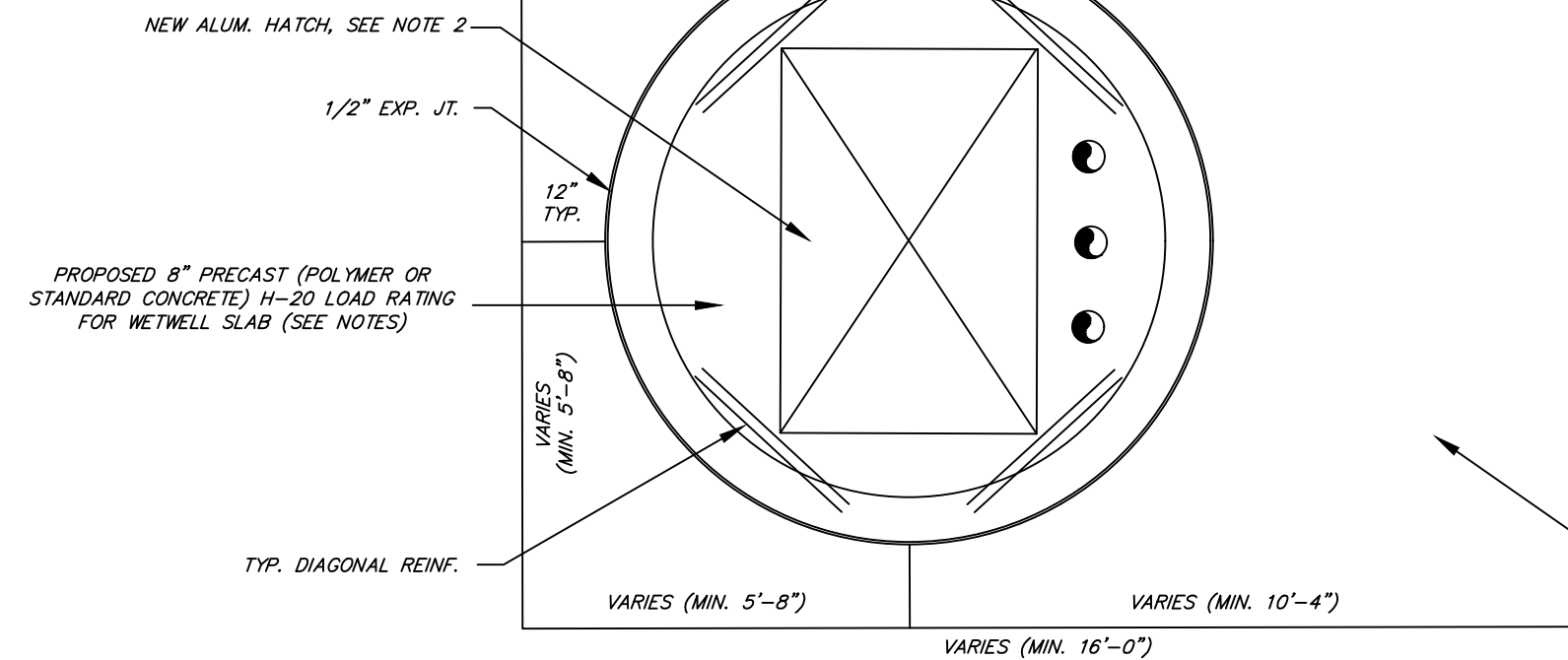
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			09-12-2023	DM	REV PER CITY/SJRWM COMMENTS

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

LIFT STATION DETAILS - 2
 OCOEE OAKS JOINT VENTURE
 CITY OF OCOEE, FLORIDA

SHEET: 19 OF 19

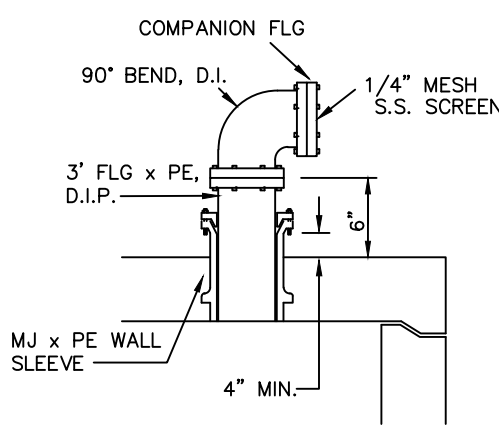


TYPICAL LIFT STATION SLAB DETAIL

NOT TO SCALE

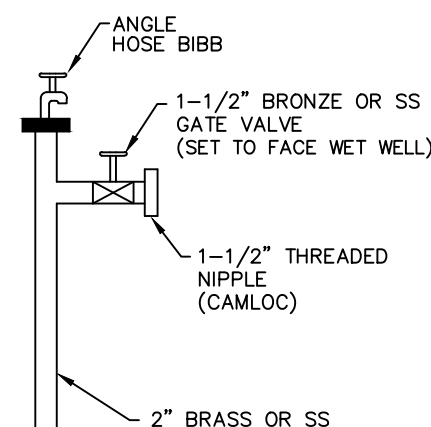
- 1.) SAWCUT 2" DEEP JOINT AS SHOWN, SAW CUTTING TO BE PERFORMED IMMEDIATELY AFTER PLACEMENT, AS SOON AS THE CONCRETE IS FIRM ENOUGH TO SUPPORT THE SAW AND TO NOT BE TORN OR DAMAGED BY THE BLADE.
- 2.) ALUMINUM ACCESS HATCH SHALL BE BY HALLIDAY MODEL SERIES W2S WITH AN ANTI-CLIMB LOCK AND ONE 1/4" THICK POLYURETHANE FOAM BITUMINOUS COATING WHERE ALUMINUM IS IN CONTACT WITH CONCRETE.
- 3.) PROVIDE SAWCUTS EVERY 12' IN LENGTH AND WIDTH OF ACCESS DRIVEWAY AND LIFT STATION SLAB AND AS SHOWN.
- 4.) SEE CIVIL DRAWINGS FOR SLAB LOCATION AND DIMENSIONS.
- 5.) ALL OTHER SLAB STAIRWARD CONCRETE, ALL OTHER NET WELL CONCRETE SECTIONS SHALL BE POLYMER ONLY.

- PROPOSED LIFT STATION SLAB SHALL BE MIN. 6" THICK CONCRETE (4,000 PSI, TYPE 2 CEMENT) REINF. w/6X6 WWF, H-20 TRAFFIC LOADING. STABILIZE SUBGRADE TO MIN. 12"



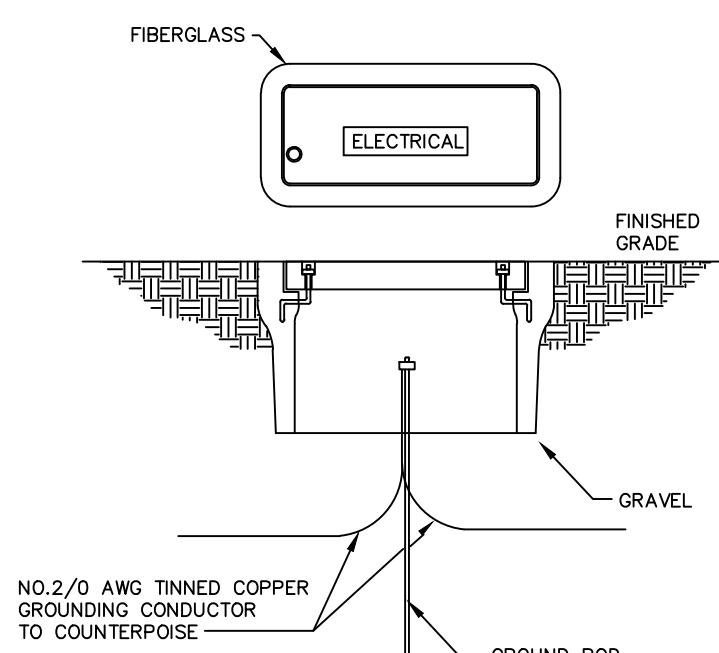
VENT DETAIL

NOT TO SCALE



WATER OUTLET DETAIL

NOT TO SCALE

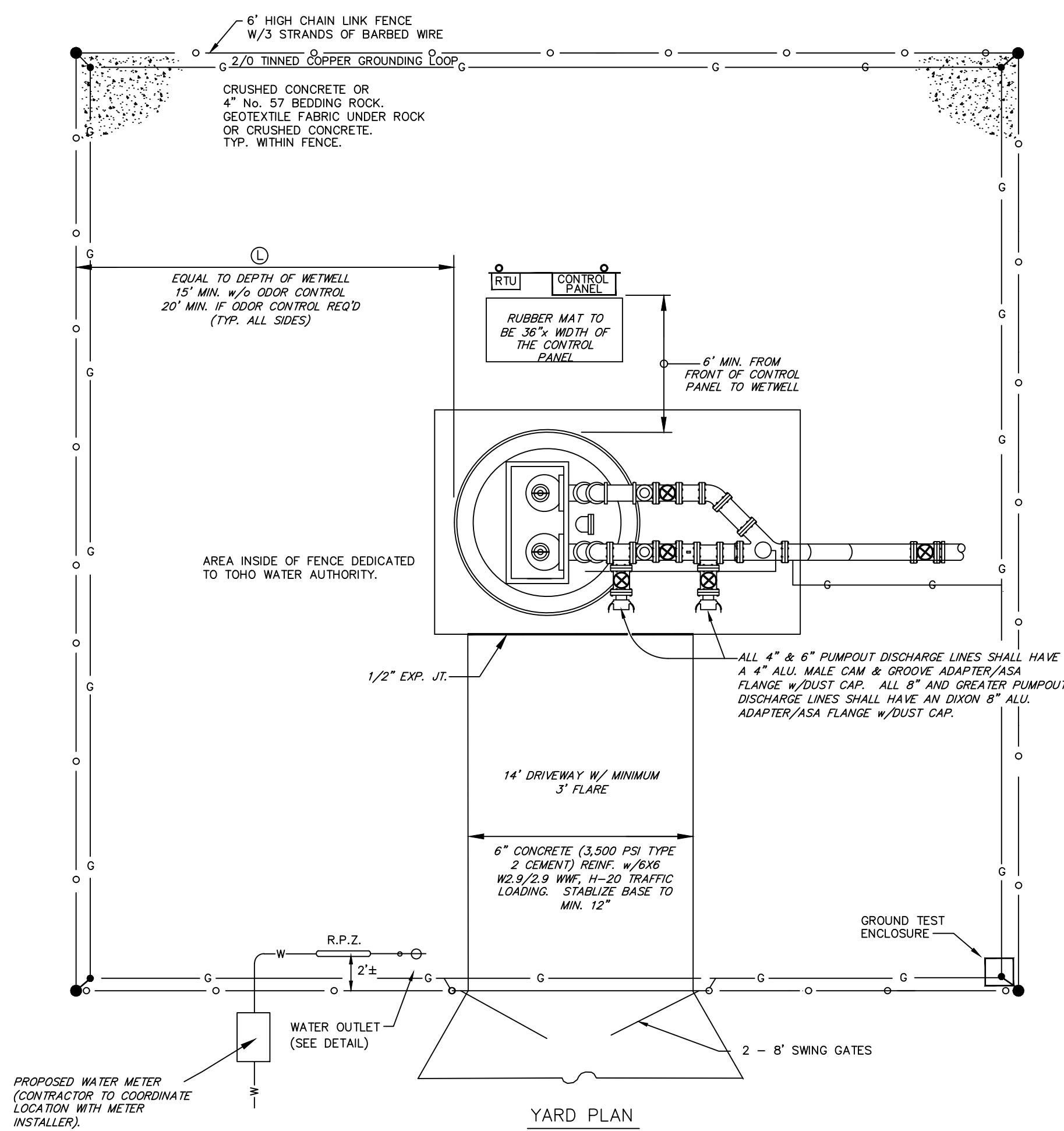


GROUND TEST ENCLOSURE

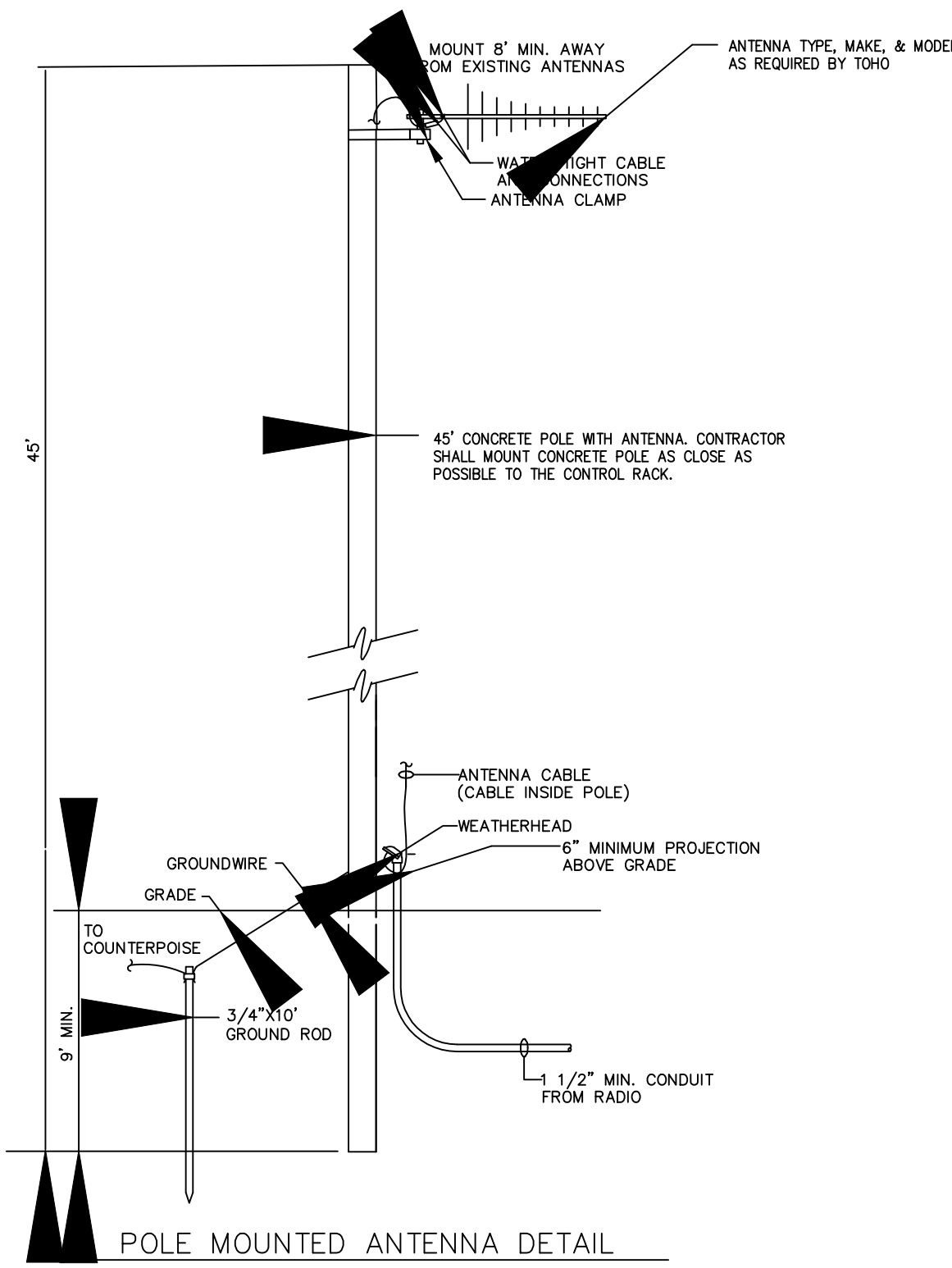
THE GROUNDED COUNTERPOISE LOOP SHALL BE BONDED BY CADWELL TO GROUND RODS AND GROUND WIRE PIGTAILS.

THE FOLLOWING SHALL BE MECHANICALLY BONDED
TO THE COUNTERPOISE LOOP:

1. CORNER POSTS
2. GATE POSTS, GATE AND FENCE
3. WATER SERVICE
4. CONTROL PANEL
5. WET WELL HATCH AND HANDRAIL
6. DISCHARGE PIPING
7. ALL CONDUIT ENTRIES (METAL) INTO CONTROL PANEL BY MEANS OF GROUNDING BUSHINGS.
8. MAIN DISCONNECT SWITCH
9. UTILITY COMPANY TRANSFORMER
10. GENERATOR
11. ODOR CONTROL
12. SERVICE DISCONNECT SWITCH
13. TELEMETRY PANEL
14. TELEMETRY MAST



YARD PLAN

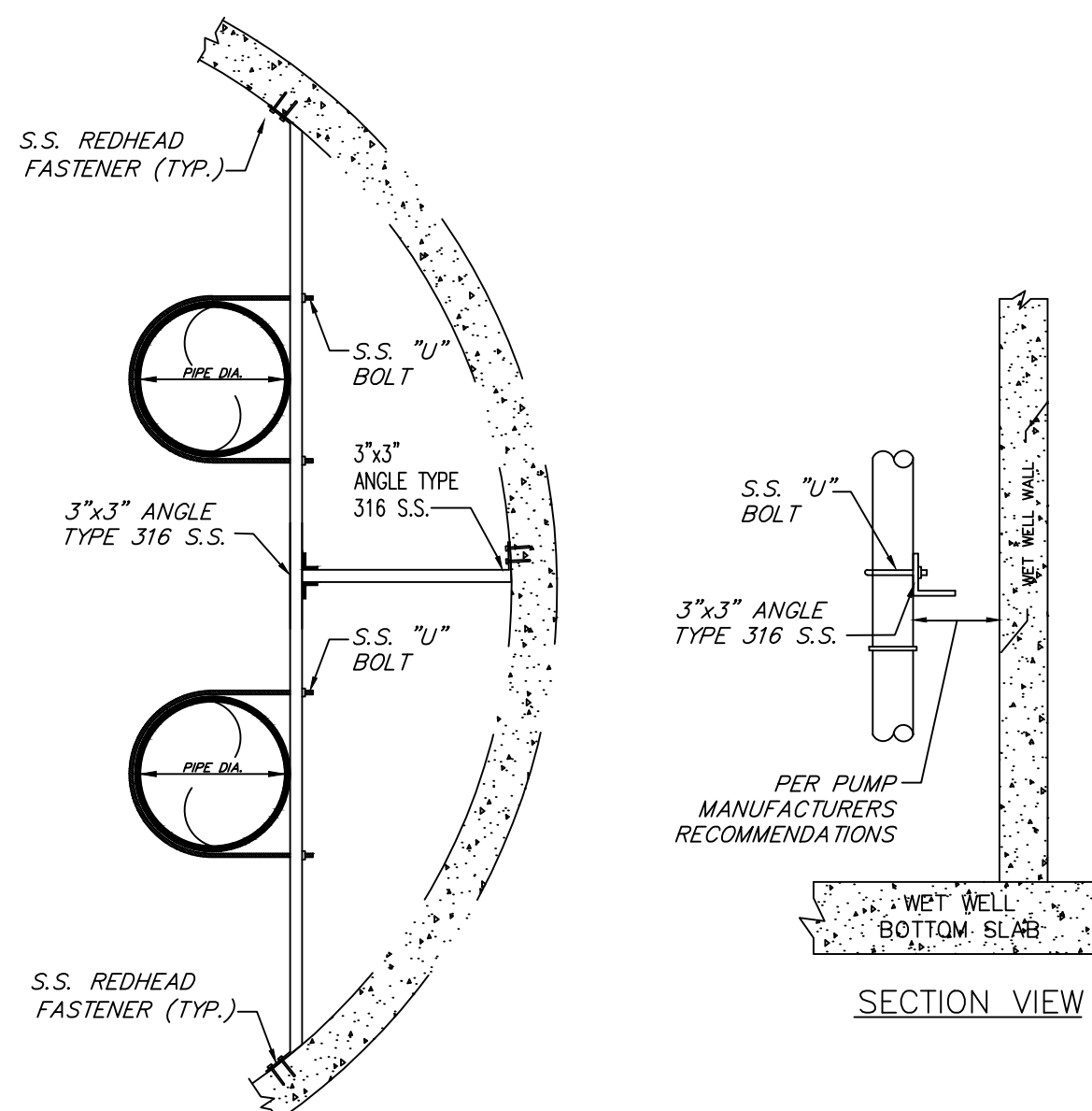


UNITED ANTENNA DETAIL

NO SCALE

NOTES:

2. YARD PIPING PLAN IS A GENERAL PLAN SHOWING REQUIRED PIPING AND MINIMUM CLEARANCES, SEPARATIONS, AND SITE SIZING REQUIREMENTS
3. SITE SPECIFIC YARD PIPING PLAN IS REQUIRED
4. A SITE SPECIFIC PLAN IS REQUIRED THAT IDENTIFIES THE LOCATION OF THE DRAINAGE, ACCESS ROADS, AND THE LOCATION OF THE FEATURE LOCATED NEAR THE SITE GRADING TO SHOW DRAINAGE AWAY FROM THE WELL AND AROUND THE SITE IN GENERAL.
5. A LAYOUT DEVIATING FROM THIS DETAIL SHALL BE DRAWN TO SCALE AND SHOW WETHELL PUMPS AND THE ELECTRICAL TRANSFORMERS TO BE LOCATED TO ACCOMMODATE ALL MECHANICAL EQUIPMENT AND PIPING
6. ELECTRICAL TRANSFORMERS MUST BE LOCATED OUTSIDE OF THE FENCED AREA
7. ALL "DRIVEWAYS" MINIMUM 14' FLARE MUST EXTEND TO A PAVED PUBLIC OR PRIVATE ROADWAY
8. PREVENTION SITES LOCATED ON ROADS WITH POSTED SPEED LIMITS OF 25MPH OR GREATER REQUIRE DRIVE-THRU OR TURNAROUND ACCESS
9. COMBINATION SITE CLEANING AND SERVICE
10. ENGINEER SHALL PROVIDE A TRANSPORT AUTO-TURN OR AUTOCHECK VEHICLE TRACKING ANALYSIS FOR A



SECTION VIEW

TOP VIEW

NOTES:

1. ALL COMPONENTS AND BRACKET ASSEMBLY SHALL BE GRADE 316 STAINLESS STEEL.
2. BRACKETS SHALL BE SPACED AS INDICATED IN THE CONSTRUCTION DRAWING OR AT THE DIRECTION OF TWA.
3. PIPE SIZE AND MATERIALS SHALL BE AS INDICATED IN THE CONSTRUCTION DRAWINGS.
4. A MINIMUM OF 2 BRACKETS REQUIRED. MAX 10' SPACING.
5. WELD ALL CONNECTIONS EXCEPT U-BOLTS.

PIPE FASTENING BRACKET

NOT TO SCALE

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: NONE
SHEET: 19-A OF 19

**DAVE SCHMITT
ENGINEERING, INC.**
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

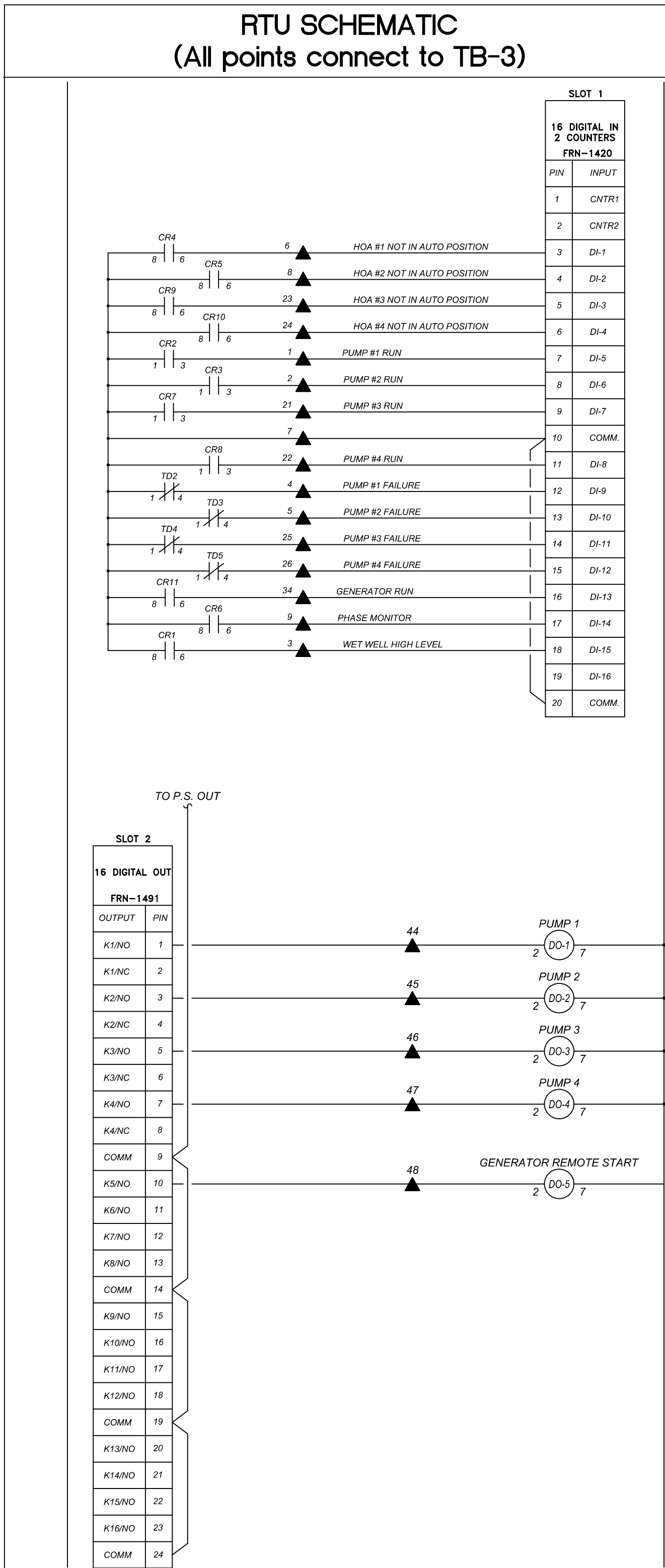
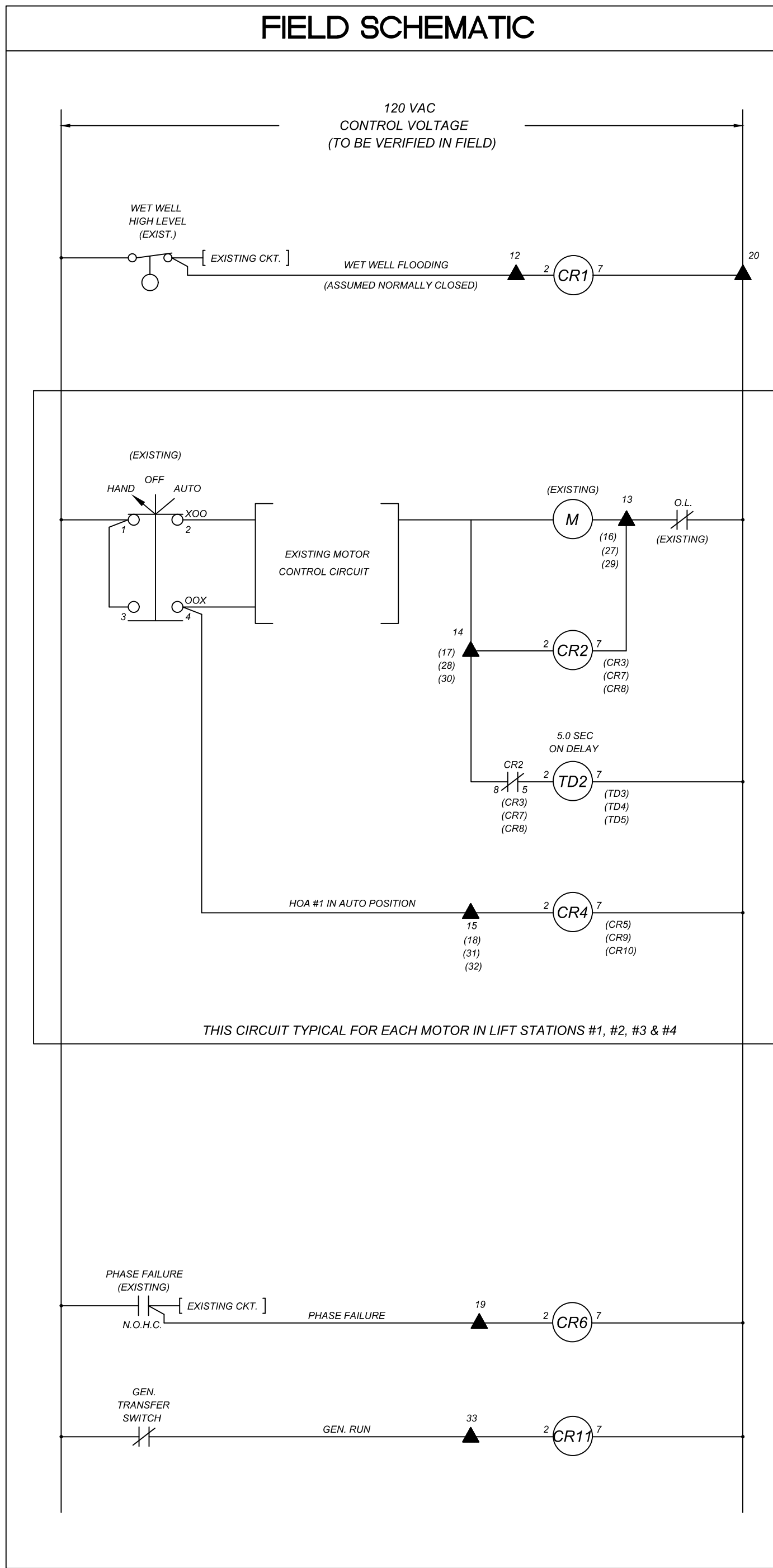
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

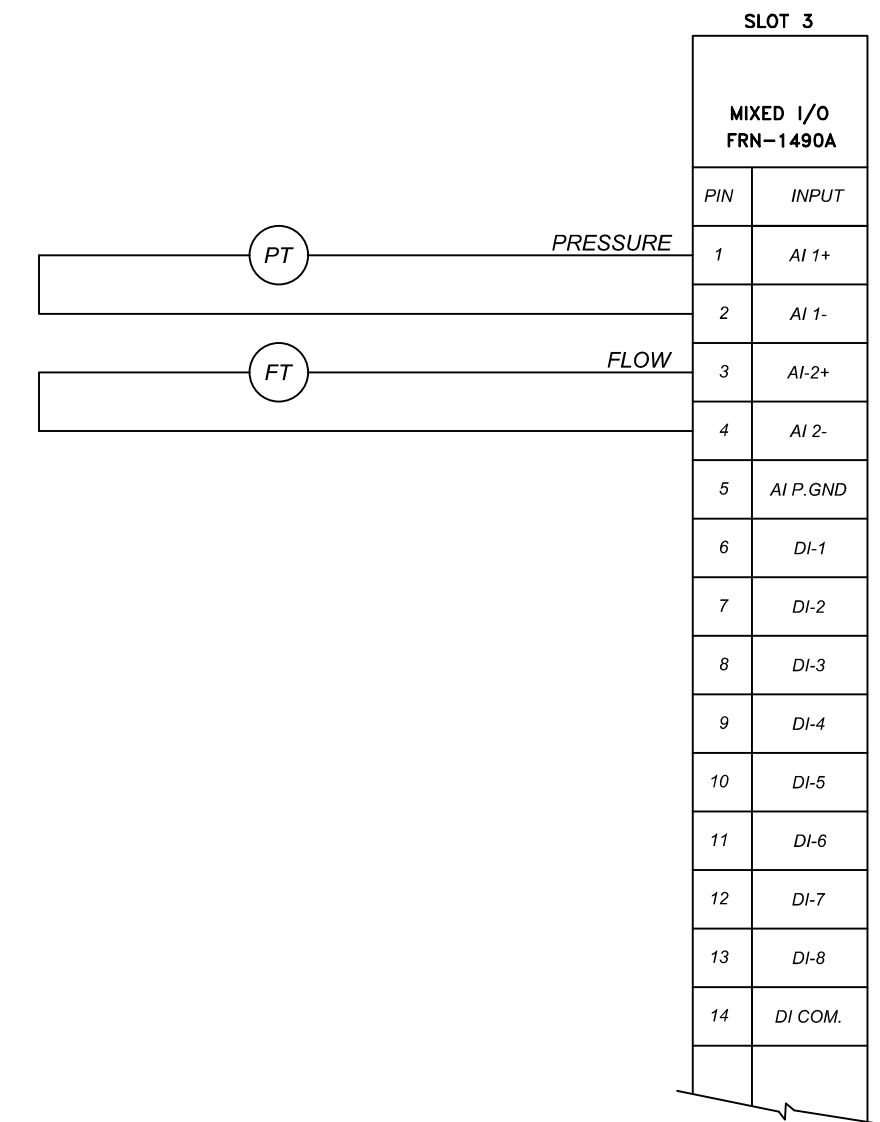
LIFT STATION DETAILS - 4
OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: NONE
SHEET: 19-B OF 19

F:\QJV1\CAD\PlanSet\Final\17-19 LIFT STATION PLAN.dwg, 11/27/2023 12:11:27 PM



- INSTALLATION NOTES:
- INSTALLER TO VERIFY CONTROL VOLTAGE IN ORDER TO DETERMINE RELAY COIL VOLTAGES.
 - INSTALLER TO VERIFY DATA SHEETS AS TO WHAT OPTIONS ARE TO BE INSTALLED AT EACH LIFT STATION
 - INSTALLER TO VERIFY THAT ALL SIGNALS ARE NORMALLY CLOSED. CONTACT OPENS ON SIGNAL.
(i.e. SOME SIGNALS MAY BE GENERATED AS NORMALLY OPEN FROM FIELD LIMIT SWITCH.)
 - TYPICAL RELAY PIN OUT IS AS FOLLOWS:
-
- ALL CONTROL RELAYS TO BE P & B #KRP11AN OR EQUAL.
 - ALL TIME DELAY RELAYS TO BE DIGI SWITCH TYPE TDM OR EQUAL.
 - ▲ - TB2 LOCATED IN JUNCTION BOX. TO BE PRE-WIRED IN SHOP.



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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS			

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

LIFT STATION DETAILS - 5
OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: NONE
SHEET: 19-C OF 19

TREE MITAGATION CHART

#	TREE TYPE	SIZE	REMOVED INCHES	SAVED INCHES	MITIGATION
1	OAK	11"	11"	-	4
2	PINE	7"	-	7"	-
3	PINE	15"	-	15"	-
4	PINE	11"	-	11"	-
5	PINE	16"	-	16"	-
6	PINE	14"	-	16"	-
7	PINE	14"	-	14"	-
8	PINE	16"	-	16"	-
9	PINE	17"	17"	-	4
10	UNIDENTIFIED	8",7",6"	21"	-	12
11	PINE	12"	12"	-	4
12	PINE	14"	-	14"	-
13	PINE	6"	-	6"	-
14	PINE	16"	-	16"	-
15	PINE	18"	18"	-	4
16	PINE	11"	-	11"	-
17	PINE	12"	-	12"	-
18	PINE	16"	-	16"	-
19	PINE	14"	14"	-	4
20	OAK	27"	-	27"	-
21	OAK	8"	-	8"	-
22	OAK	34"	-	34"	-
23	PINE	13"	13"	-	4
24	PINE	17"	17"	-	4
25	PINE	13"	13"	-	4
26	PINE	14"	14"	-	4
27	PINE	11"	11"	-	4
28	PINE	15"	15"	-	4
29	PINE	15"	15"	-	4
30	PALM	18"	18"	-	4
31	PINE	14"	14"	-	4
32	PINE	14"	-	14"	-
33	PINE	16"	16"	-	4
34	PINE	11"	11"	-	4
35	PINE	16"	16"	-	4
36	PINE	15"	15"	-	4
37	PINE	15"	15"	-	4
38	PINE	14"	14"	-	4
39	PINE	17"	17"	-	4
TOTAL		578"	327"	253"	96

TREE MITIGATION CHART

#	TREE TYPE	SIZE	REMOVED INCHES	SAVED INCHES	MITIGATION
157	PINE	13"	13"	-	4
158	PINE	15"	15"	-	4
159	PINE	15"	15"	-	4
160	PINE	17"	17"	-	4
161	PINE	13"	13"	-	4
162	PINE	14"	14"	-	4
163	PINE	15"	15"	-	4
164	PINE	16"	16"	-	4
165	UNIDENTIFIED	16"	16"	-	4
166	UNIDENTIFIED	14"	14"	-	4
167	PINE	14"	14"	-	4
168	OAK	8"	8"	-	4
169	OAK	12"	12"	-	4
170	UNIDENTIFIED	7"	7"	-	4
171	UNIDENTIFIED	9"	9"	-	4
172	UNIDENTIFIED	8"	8"	-	4
173	OAK	12"	12"	-	4
174	PINE	12"	12"	-	4
175	PINE	10"	10"	-	4
176	PINE	15"	15"	-	4
177	PINE	14"	14"	-	4
178	PINE	9"	9"	-	4
179	PINE	14"	14"	-	4
180	PINE	10"	10"	-	4
181	PINE	10"	10"	-	4
182	PINE	10"	10"	-	4
183	UNIDENTIFIED	XX	XX	-	XX
184	PINE	10"	10"	-	4
185	PINE	12"	12"	-	4
186	PINE	10"	10"	-	4
187	PINE	11"	11"	-	4
188	PINE	15"	15"	-	4
189	PINE	8"	8"	-	4
190	PINE	10"	10"	-	4
191	PINE	12"	12"	-	4
192	PINE	16"	16"	-	4
193	PINE	14"	14"	-	4
194	PINE	10"	10"	-	4
195	PINE	9"	9"	-	4
TOTAL		459"	459"	0"	152

TREE MITIGATION CHART

#	TREE TYPE	SIZE	REMOVED INCHES	SAVED INCHES	MITIGATION
40	PINE	17"	-	17"	-
41	PINE	16"	-	16"	-
42	PINE	15"	-	15"	-
43	PINE	12"	-	12"	-
44	OAK	8"	8"	-	4
45	CRAPE MYRTLE	9"	-	9"	-
46	OAK	15"	-	15"	-
47	PINE	15"	15"	-	4
48	PINE	15"	15"	-	4
49	CRAPE MYRTLE	8"	8"	-	4
50	OAK	8"	8"	-	4
51	PINE	15"	15"	-	4
52	PINE	12"	12"	-	4
53	OAK	20"	20"	-	4
54	PINE	16"	16"	-	4
55	UNIDENTIFIED	10"	10"	-	4
56	PINE	15"	15"	-	4
57	PINE	11"	11"	-	4
58	PINE	20"	20"	-	4
59	PINE	15"	15"	-	4
60	PINE	18"	18"	-	4
61	PINE	15"	15"	-	4
62	PINE	9"	9"	-	4
63	PINE	10"	10"	-	4
64	PINE	8"	8"	-	4
65	PINE	10"	10"	-	4
66	OAK	11"	11"	-	4
67	PINE	15"	15"	-	4
68	PINE	15"	15"	-	4
69	PALM	18"	18"	-	4
70	PINE	12"	12"	-	4
71	PINE	14"	14"	-	4
72	PINE	14"	14"	-	4
73	PINE	12"	12"	-	4
74	PINE	16"	16"	-	4
75	PINE	15"	15"	-	4
76	PINE	8"	8"	-	4
77	PINE	9"	9"	-	4
78	PINE	8"	8"	-	4
TOTAL		509"	425"	84"	132

TREE MITIGATION CHART

#	TREE TYPE	SIZE	REMOVED INCHES	SAVED INCHES	MITIGATION
196	PINE	16"	16"	-	4
197	PINE	8"	8"	-	4
198	PINE	9"	9"	-	4
199	PINE	18"	18"	-	4
200	PINE	9"	9"	-	4
201	PINE	8"	8"	-	4
202	PINE	12"	12"	-	4
203	PINE	12"	12"	-	4
204	PINE	12"	12"	-	4
205	PINE	10"	10"	-	4
206	PINE	14"	14"	-	4
207	PINE	22"	22"	-	4
208	PINE	12"	12"	-	4
209	PINE	11"	11"	-	4
210	OAK	10"	10"	-	4
211	PINE	12"	12"	-	4
212	PINE	10"	10"	-	4
213	PINE	10"	10"	-	4
214	PINE	11"	11"	-	4
215	PINE	8"	8"	-	4
216	PINE	10"	10"	-	4
217	PINE	8"	8"	-	4
218	PINE	11"	11"	-	4
219	PINE	13"	13"	-	4
220	PINE	11"	11"	-	4
221	PINE	13"	13"	-	4
222	PINE	12"	12"	-	4
223	PINE	12"	12"	-	4
224	PINE	8"	8"	-	4
225	PINE	12"	12"	-	4
226	PINE	11"	11"	-	4
227	PINE	17"	17"	-	4
228	PINE	20"	20"	-	4
229	PINE	10"	10"	-	4
230	PINE	16"	16"	-	4
231	PINE	15"	15"	-	4
232	PINE	9"	9"	-	4
233	PINE	12"	12"	-	4
234	PINE	13"	13"	-	4
TOTAL		467"	467"	0"	156

TREE MITIGATION CHART

#	TREE TYPE	SIZE	REMOVED INCHES	SAVED INCHES	MITIGATION
79	PINE	9"	9"	-	4
80	PINE	14"	14"	-	4
81	PINE	10"	10"	-	4
82	PINE	9"	9"	-	4
83	PINE	14"	14"	-	4
84	PINE	11"	11"	-	4
85	PINE	11"	11"	-	4
86	PINE	15"	15"	-	4
87	PINE	12"	12"	-	4
88	PINE	11"	11"	-	4
89	PINE	12"	12"	-	4
90	PINE	15"	15"	-	4
91	OAK	15"	15"	-	4
92	PINE	9"	9"	-	4
93	PINE	17"	17"	-	4
94	PINE	12"	12"	-	4
95	PALM	17"	17"	-	4
96	PINE	11"	11"	-	4
97	PINE	10"	10"	-	4
98	PINE	21"	21"	-	4
99	PINE	10"	10"	-	4
100	PINE	15"	15"	-	4
101	PINE	9"	9"	-	4
102	PINE	18"	18"	-	4
103	UNIDENTIFIED	12"	12"	-	4
104	UNIDENTIFIED	14"	14"	-	4
105	PINE	18"	18"	-	4
106	UNIDENTIFIED	12"	12"	-	4
107	PINE	15"	15"	-	4
108	PINE	20"	20"	-	4
109	PINE	8"	8"	-	4
110	PINE	8"	8"	-	4
111	PINE	10"	10"	-	4
112	UNIDENTIFIED	11"	11"	-	4
113	PINE	15"	15"	-	4
114	PINE	9"	9"	-	4
115	PINE	14"	14"	-	4
116	PINE	17"	17"	-	4
117	PINE	8"	8"	-	4
TOTAL		498"	498"	0"	156

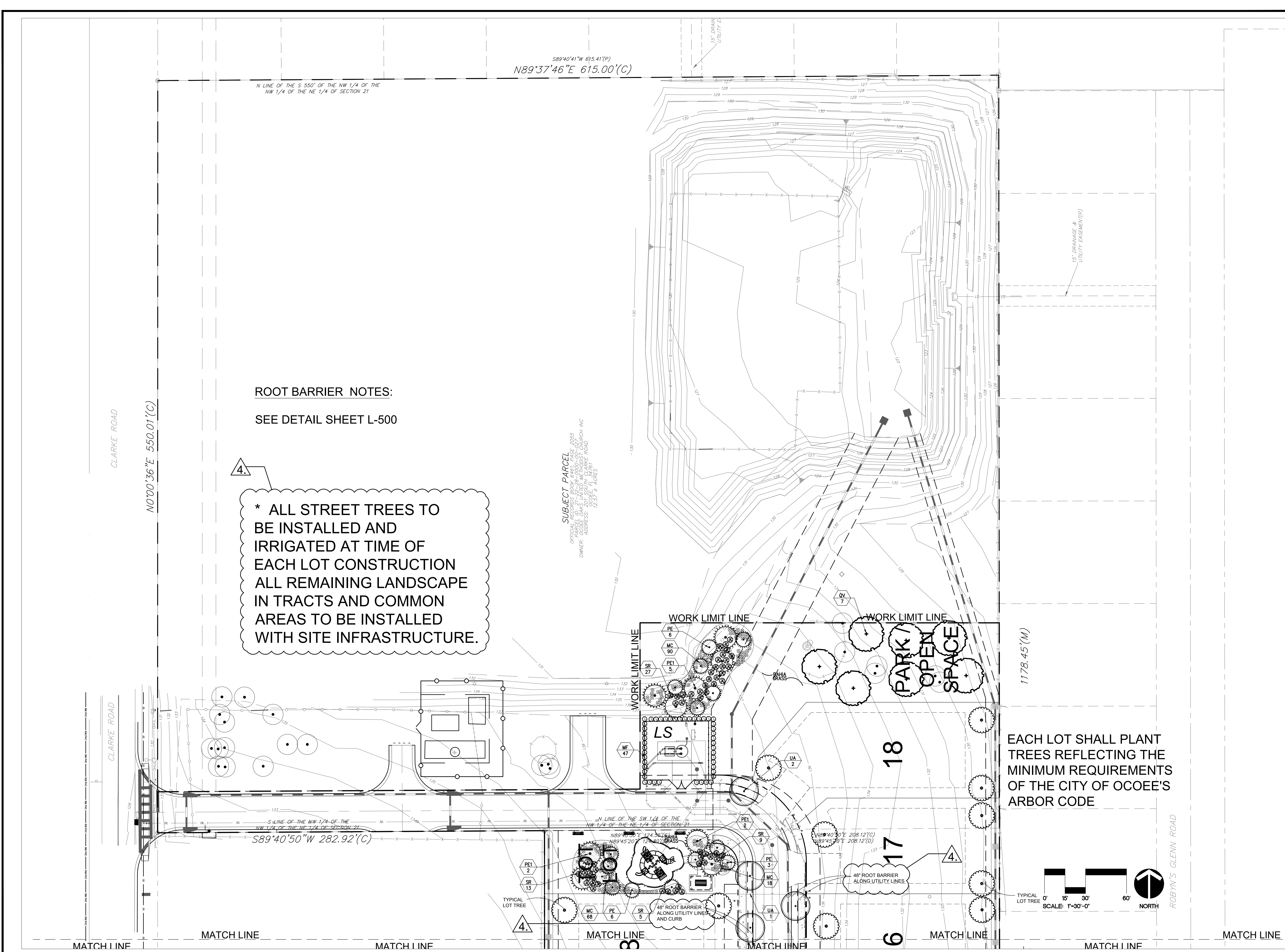
TREE MITIGATION CHART

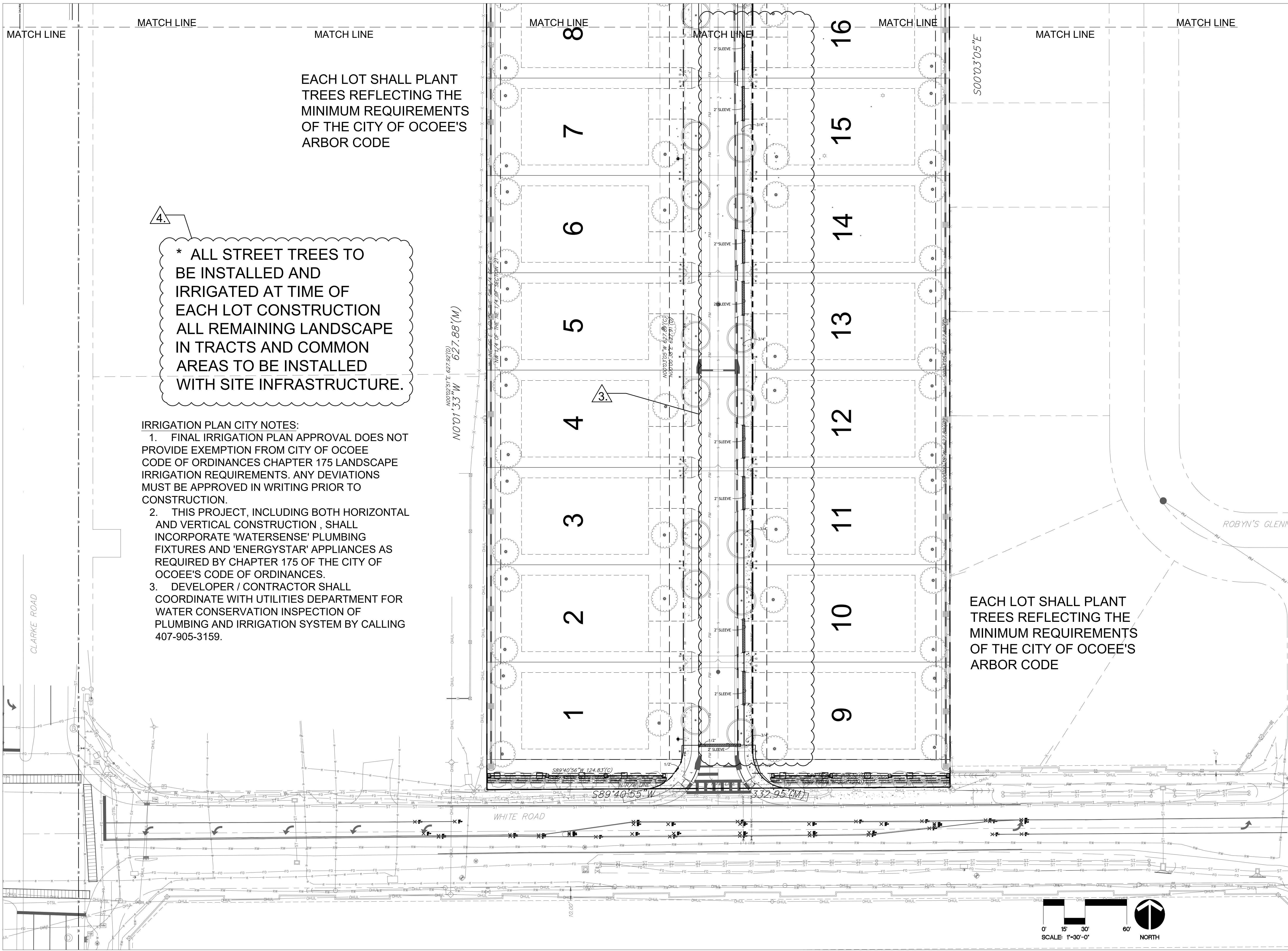
#	TREE TYPE	SIZE	REMOVED INCHES	SAVED INCHES	MITIGATION
235	PINE	11"	11"	-	4
236	PINE	11"	11"	-	4
237	PINE	8"	8"	-	4
238	PINE	12"	12"	-	4
239	PINE	7"	7"	-	4
240	PINE	9"	9"	-	4
241	PINE	11"	11"	-	4
242	PINE	12"	12"	-	4
243	PINE	9"	9"	-	4
244	PINE	8"	8"	-	4
245	PINE	11"	11"	-	4
246	PINE	11"	11"	-	4
247	PINE	18"	18"	-	4
248	PINE	9"	9"	-	4
249	PINE	8"	8"	-	4
250	PINE	14"	14"	-	4
251	PINE	12"	12"	-	4
252	PINE	12"	12"	-	4
253	PINE	14"	14"	-	4
254	OAK	46"	46"	-	4
255	UNIDENTIFIED	7"	7"	-	4
256	OAK	21"	21"	-	4
257	UNIDENTIFIED	12"	12"	-	4
258	PINE	11"	11"	-	4
259	PINE	9"	9"	-	4
260	PINE	12"	12"	-	4
261	OAK	26"	26"	-	4
262	PINE	16"	16"	-	4
263	PINE	15"	15"	-	4
264	PINE	12"	12"	-	4
265	OAK	14"	14"	-	4
266	OAK	24"	24"	-	4
267	PINE	11"	11"	-	4
268	PINE	11"	11"	-	4
269	PINE	14"	14"	-	4
270	PINE	17"	17"	-	4
271	OAK	30"	30"	-	4
272	OAK	34"	34"	-	4
TOTAL		549"	549"	-	152

TOTAL	SIZE	REMOVED INCHES	SAVED INCHES	MITIGATION
	3,559"	3,224	337"	996 TREES

TREE MITIGATION CHART

#	TREE TYPE	SIZE	REMOVED INCHES	SAVED INCHES	MITIGATION
118	PINE	13"	13"	-	4
119	PINE	12"	12"	-	4
120	OAK	20"	20"	-	4
121	OAK	22"	22"	-	4
122	PINE	10"	10"	-	4
123	PINE	11"	11"	-	4
124	OAK	54"	54"	-	4
125	PINE	14"	14"	-	4
126	PINE	9"	9"	-	4
127	PINE	8"	8"	-	4
128	PINE	10"	10"	-	4
129	PINE	10"	10"	-	4
130	PINE	8"	8"	-	4
131	OAK	24"	24"	-	4
132	PINE	12"	12"	-	4
133	PINE	17"	17"	-	4
134	PINE	11"	11"	-	4
135	PINE	12"	12"	-	4
136	PINE	24"	24"	-	4
137	PINE	13"	13"	-	4
138	PINE	12"	12"	-	4
139	PINE	14"	14"	-	4
140	PINE	13'	13'	-	4
141	PINE	14"	14"	-	4
142	UNIDENTIFIED	8"	8"	-	4
143	UNIDENTIFIED	11"	11"	-	4
144	UNIDENTIFIED	8"	8"	-	4
145	UNIDENTIFIED	9"	9"	-	4
146	UNIDENTIFIED	10"	10"	-	4
147	UNIDENTIFIED	8"	8"	-	4
148	UNIDENTIFIED	9"	9"	-	4
149	PINE	10"	10"	-	4
150	PINE	XX	XX	-	4
151	PINE	XX	XX	-	4
152	OAK	24"	24"	-	4
153	PINE	14"	14"	-	4
154	PINE	12"	12"	-	4
155	UNIDENTIFIED	XX	XX	-	XX
156	PINE	9"	9"	-	4
	TOTAL	499"	499"	0"	152





4. * ALL STREET TREES TO BE INSTALLED AND IRRIGATED AT TIME OF EACH LOT CONSTRUCTION ALL REMAINING LANDSCAPE IN TRACTS AND COMMON AREAS TO BE INSTALLED WITH SITE INFRASTRUCTURE.

- IRRIGATION PLAN CITY NOTES:
1. FINAL IRRIGATION PLAN APPROVAL DOES NOT PROVIDE EXEMPTION FROM CITY OF OCOEE CODE OF ORDINANCES CHAPTER 175 LANDSCAPE IRRIGATION REQUIREMENTS. ANY DEVIATIONS MUST BE APPROVED IN WRITING PRIOR TO CONSTRUCTION.
 2. THIS PROJECT, INCLUDING BOTH HORIZONTAL AND VERTICAL CONSTRUCTION, SHALL INCORPORATE 'WATERSENSE' PLUMBING FIXTURES AND 'ENERGYSTAR' APPLIANCES AS REQUIRED BY CHAPTER 175 OF THE CITY OF OCOEE'S CODE OF ORDINANCES.
 3. DEVELOPER / CONTRACTOR SHALL COORDINATE WITH UTILITIES DEPARTMENT FOR WATER CONSERVATION INSPECTION OF PLUMBING AND IRRIGATION SYSTEM BY CALLING 407-905-3159.

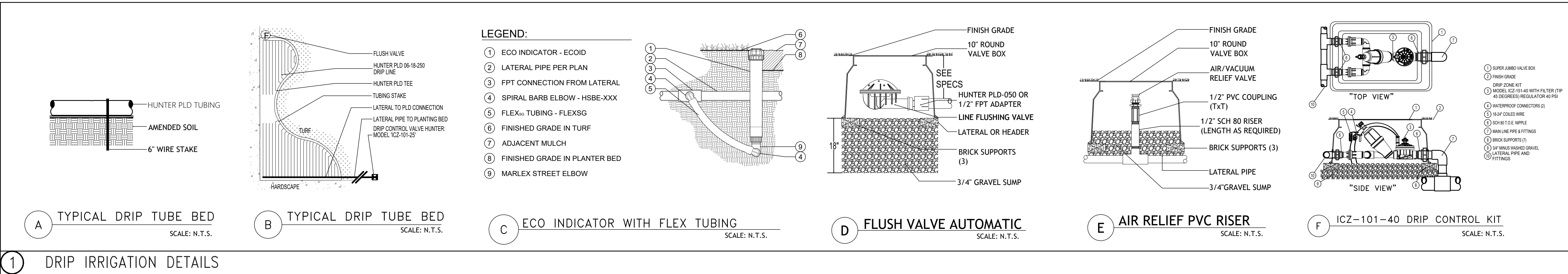
EACH LOT SHALL PLANT TREES REFLECTING THE MINIMUM REQUIREMENTS OF THE CITY OF OCOEE'S ARBOR CODE

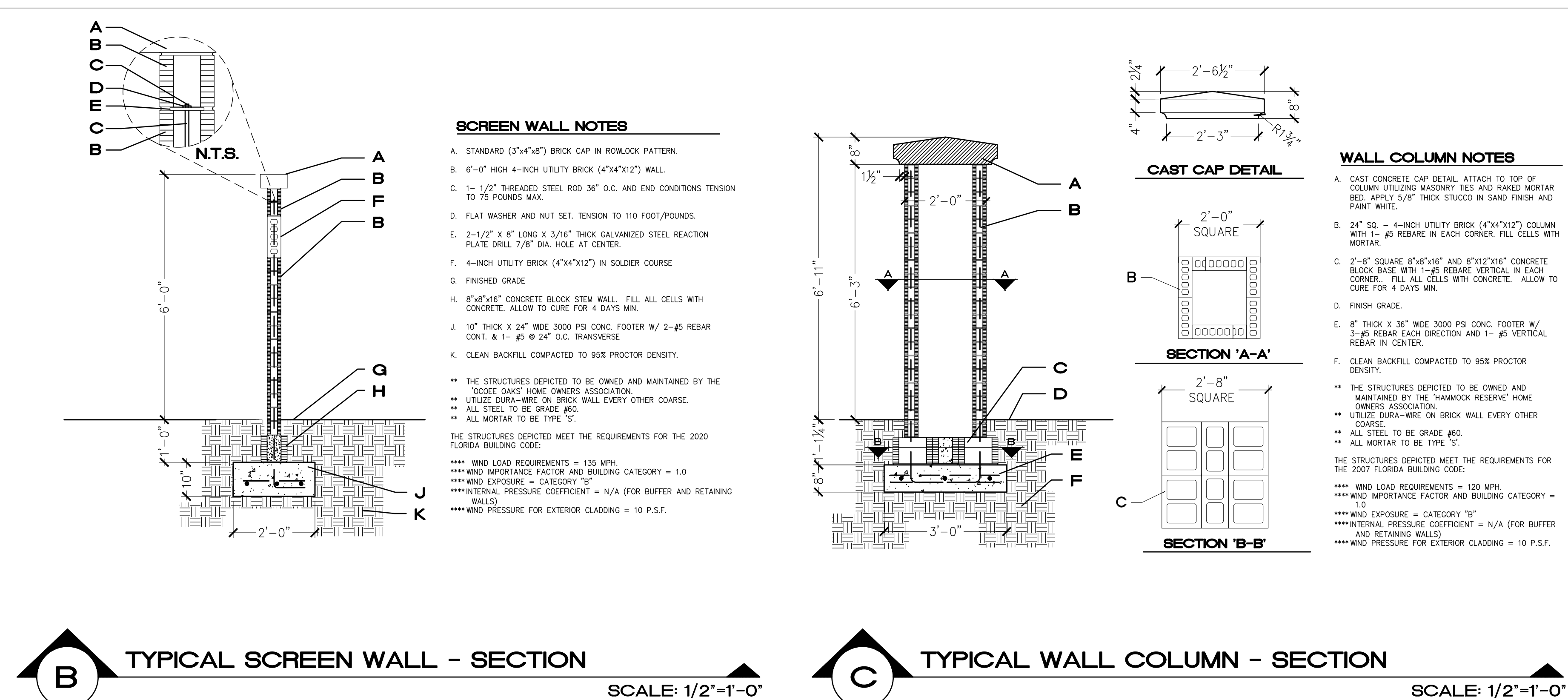
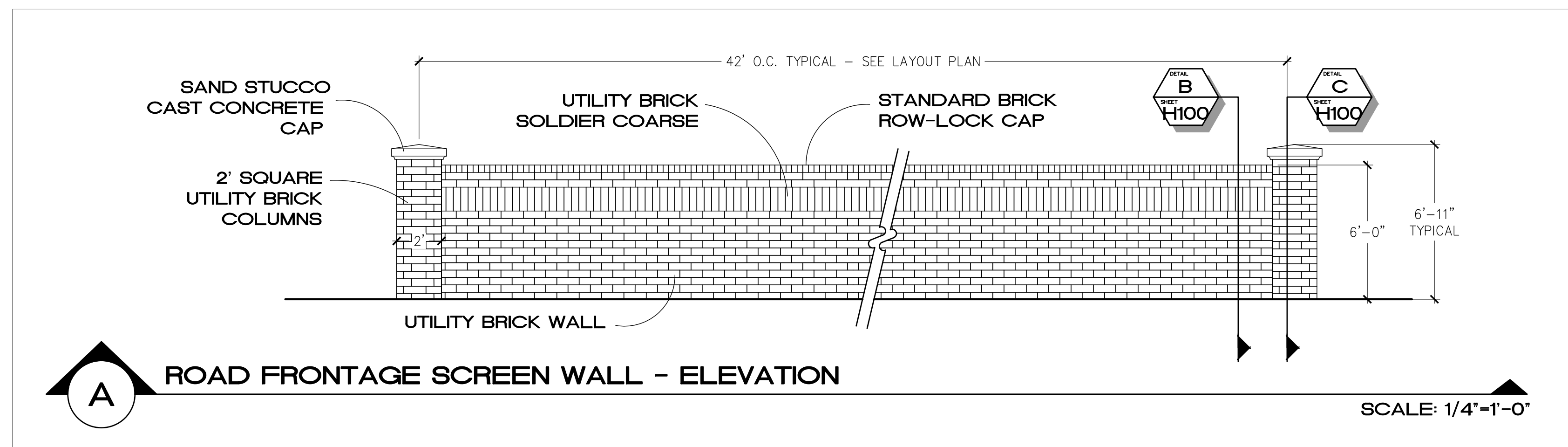
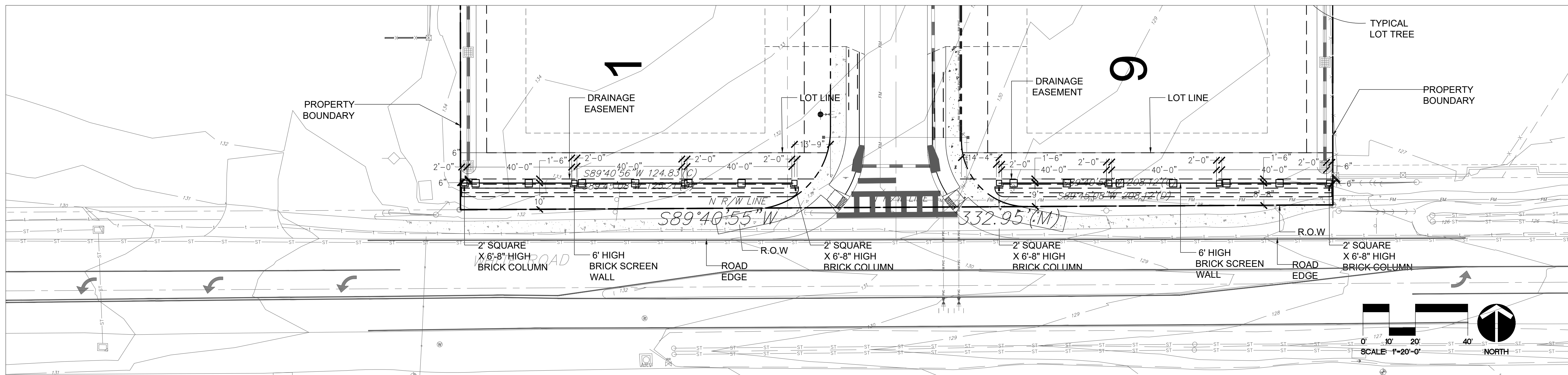
EACH LOT SHALL PLANT TREES REFLECTING THE MINIMUM REQUIREMENTS OF THE CITY OF OCOEE'S ARBOR CODE

OCOEE OAKS

PROJECT NO. 22-087		DESCRIPTION DATE		PROJECT ADDRESS		DRAWING TITLE		CONSULTANTS		SIGNATURE AND DATED SEAL	
PHASE CONSTRUCTION DOCUMENTS		1. CITY COMMENTS 08/25/23		2. CITY COMMENTS 10/26/23		3. CITY COMMENTS 11/27/23		4. CITY COMMENTS 12/14/23		BORRELLI + PARTNERS ARCHITECTURE PLANNING LANDSCAPE INTERIOR ORLANDO, FL 32804 (407) 418-1338 720 VASSAR STREET CONFIDENTIAL: THIS DRAWING IS THE PROPERTY OF BORRELLI + PARTNERS. UNLESS OTHERWISE NOTED, IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BORRELLI + PARTNERS. A&P 001	
SCALE 1"=30'-0"		FILE NAME CAD FILE		OWNER NAME AND ADDRESS		IRRIGATION PLAN					
DRAWN BY LS		CHECKED BY CR									
DATE 06-13-2023											

IRRIGATION DETAILS





LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THE EAST 3.00 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST, RUN S 00°00'38" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 627.89 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WHITE ROAD; THENCE S 89°45'08" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 208.12 FEET; THENCE N 00°00'38" E A DISTANCE OF 627.91 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, THENCE N 89°45'20" E A DISTANCE OF 208.12 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE EAST 3.00 ACRES, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST; RUN S 89°45'20" W ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 208.12 FEET TO THE NORTHWEST CORNER OF THE EAST 3.00 ACRES OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A POINT OF BEGINNING; THENCE SOUTH 00°00'38" W ALONG THE WEST LINE OF SAID EAST 3.00 ACRES, A DISTANCE OF 627.91 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WHITE ROAD; THENCE SOUTH 89°45'08" W A DISTANCE OF 125.21 FEET TO A POINT ON THE WEST LINE OF SAID EAST 1/2; THENCE N 00°02'51" E A DISTANCE OF 627.92 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2; THENCE N 89°45'20" E A DISTANCE OF 124.80 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THE SOUTH 550 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 25 FEET THEREOF AND LESS ROAD RIGHT OF WAY ON WEST.

SURVEYOR'S NOTES:

- (1) THIS MAP OF BOUNDARY & TOPOGRAPHIC SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE MEASURED EAST LINE OF THE SUBJECT PARCEL, BEING SOUTH 00°03'05" EAST.
- (3) THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.
- (4) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED OFF OF THE FOLLOWING ORANGE COUNTY BENCHMARKS: BM# L972016, EL=131.322' & BM# L972011, EL=129.179'
- (5) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSERVED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
- (6) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 10,000 FEET.
- (7) THE LANDS SHOWN HEREON LIE IN ZONE "X", DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12095C0210H, MAP REVISED: SEPTEMBER 24, 2021.

WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE, COMMITMENT NO. 5570620, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: APRIL 28, 2022. THOSE INSTRUMENTS INCLUDED IN "SCHEDULE B-II" OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.

SCHEDULE B-II EXCEPTIONS:

- 3) RESOLUTION NO. 85-3 RECORDED MARCH 4, 1985 IN BOOK 3613, PAGE 2368. (AS TO PARCELS A, B AND C) AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT.

- 4) ORANGE COUNTY/PRIMA VISTA UTILITY COMPANY, INC. SEWER SERVICE TERRITORIAL AGREEMENT, CONTRACT NO. S-87-8 RECORDED JUNE 10, 1987 IN BOOK 3894, PAGE 1363; FIRST AMENDMENT RECORDED FEBRUARY 23, 1994 IN BOOK 4702, BOOK 2089; SECOND AMENDMENT RECORDED DECEMBER 7, 1999 IN BOOK 5896, PAGE 3531; AND THIRD AMENDMENT RECORDED JANUARY 11, 2002 IN BOOK 6432, PAGE 2130. (AS TO PARCELS A, B AND C) AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT.

- 5) ORANGE COUNTY/CITY OF OCOCHEE WATER SERVICE TERRITORIAL AGREEMENT, CONTRACT NO. W-88-06 RECORDED OVEMBER 23, 1988 IN BOOK 4034, PAGE 291 AND RECORDED AUGUST 1, 1989 IN BOOK 4102, PAGE 367; FIRST AMENDMENT RECORDED FEBRUARY 23, 1994 IN BOOK 4702, PAGE 2576; SECOND AMENDMENT RECORDED JANUARY 11, 2002 IN BOOK 6432, PAGE 2116 AND THIRD AMENDMENT RECORDED JANUARY 11, 2002 IN BOOK 6432, PAGE 2130. (AS TO PARCELS A, B AND C) AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT.

- 6) Ordinance No. 88-19 recorded February 22, 1990 in Book 4159, Page 2859. (As to Parcels A and B) AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT.

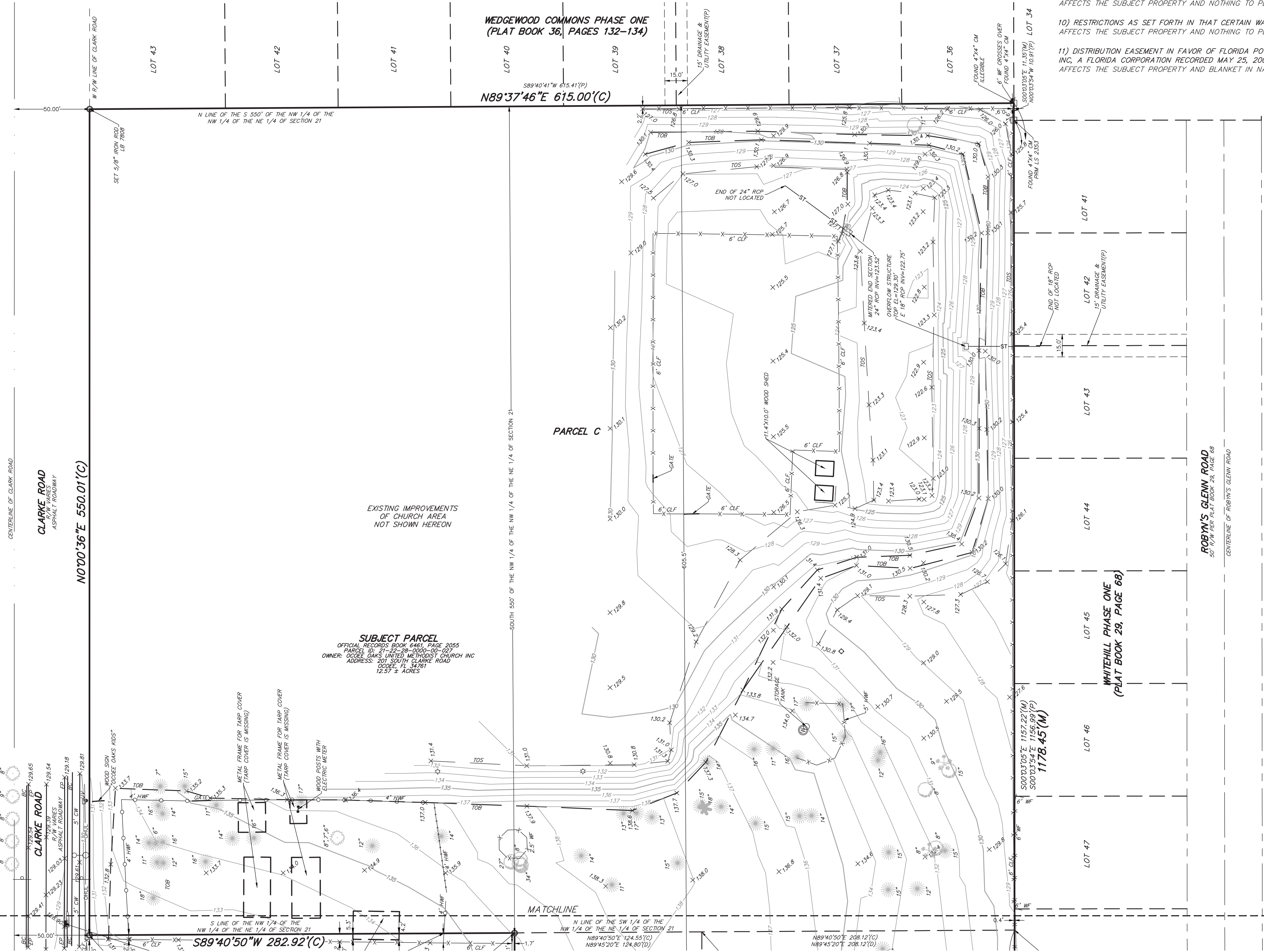
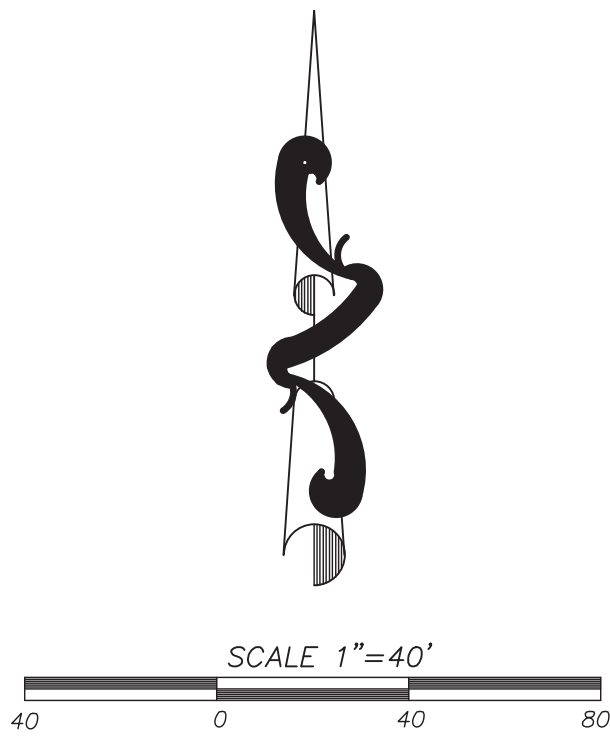
- 7) ANNEXATION HOLD HARMLESS AGREEMENT BY AND BETWEEN REFORMED PRESBYTERIAN CHURCH AND THE CITY OF OCOCHEE, A MUNICIPAL CORPORATION RECORDED FEBRUARY 22, 1990 IN BOOK 4159, PAGE 2861. (AS TO PARCEL B) AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT.

- 8) AGREEMENT REGARDING CLARK ROAD (METHODIST CHURCH DISTRICT) BY AND BETWEEN METHODIST CHURCH DISTRICT BOARD OF MISSIONS AND CHURCH EXTENSION OF ORLANDO DISTRICT, INC., A FLORIDA NON-PROFIT CORPORATION AND THE CITY OF OCOCHEE, A MUNICIPAL CORPORATION RECORDED JULY 1, 1991 IN BOOK 4301, PAGE 4124. (AS TO PARCEL C) AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT.

- 9) ORDINANCE NO. 97-21 RECORDED OCTOBER 24, 1997 IN BOOK 5351, PAGE 32. (AS TO PARCEL C) AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT.

- 10) RESTRICTIONS AS SET FORTH IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 30, 2000 IN BOOK 6077, PAGE 2481. AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT.

- 11) DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION DOING BUSINESS AS PROGRESS ENERGY FLORIDA, INC., A FLORIDA CORPORATION RECORDED MAY 25, 2004 IN BOOK 7452, PAGE 4906. (AS TO PARCEL C) AFFECTS THE SUBJECT PROPERTY AND BLANKET IN NATURE BASED ON UTILITIES.



LEGEND	
	 WATER VALVE
	 WELL
	 ELECTRIC BOX
	 TRAFFIC SIGN
	 DOUBLE SUPPORT SIGN
	 WOOD POWER POLE
	 GUY ANCHOR
	 3' DIAMETER METAL/CONCRETE POWER POLE
	 FRISBEE GOAL
	 LIGHT POLE
	 FIBER OPTIC MARKER
	 IRRIGATION VALVE
	 WOOD POWER POLE WITH LIGHT
	 RECLAIMED WATER METER
	 SEWER VALVE
	 TELEPHONE RISER
	 CONCRETE POLE WITH CROSSWALK SIGNAL
	 TRAFFIC SIGNAL METER
	 GRAPE MYRTLE
	 OAK TREE
	 PINE TREE
	 UNDEIDENTIFIED TREE
	 OVERHEAD TRAFFIC SIGNAL LINE
	 OVERHEAD UTILITY LINE
	 UNDERGROUND ELECTRIC LINE
	 UNDERGROUND FIBER OPTIC LINE
	 UNDERGROUND FORCE MAIN
	 UNDERGROUND RECLAIMED WATER MAIN
	 UNDERGROUND STORM PIPE
	 UNDERGROUND TELEPHONE LINE
	 UNDERGROUND UNKNOWN UTILITY LINE
	 UNDERGROUND WATER MAIN

BC	BACK OF CURB
BW	BRICK WALL
(C)	CALCULATED
CB	CONCRETE BLOCK
CBW	CONCRETE BLOCK WALL
CLF	CHAIN LINK FENCE
CM	CONCRETE MONUMENT
CONC	CONCRETE
CW	CONCRETE WALK
(D)	DEED
DIA	DIAMETER
EL	ELEVATION
EP	EDGE OF PAVEMENT
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
FTE	FINISHED FLOOR ELEVATION
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HWF	HOD WIRE FENCE
ID	IDENTIFICATION
INV	INVERT
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
LSA	LAND SCAPE AREA
(M)	MEASURED
NO	NUMBER
(P)	PLATTED
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SEC	SECTION
TCC	TRAFFIC CONTROL CABINET
TOS	TOP OF BANK
TOS	TOE OF SLOPE
UV	UTILITY VAULT
WF	WOOD FENCE

NOT VALID WITHOUT SHEETS 1 THROUGH 2

DATE	BY	REVISIONS
05-19-2023	R.J.G.	ADDRESS COMMENTS

PEC

SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM dw@peconline.com

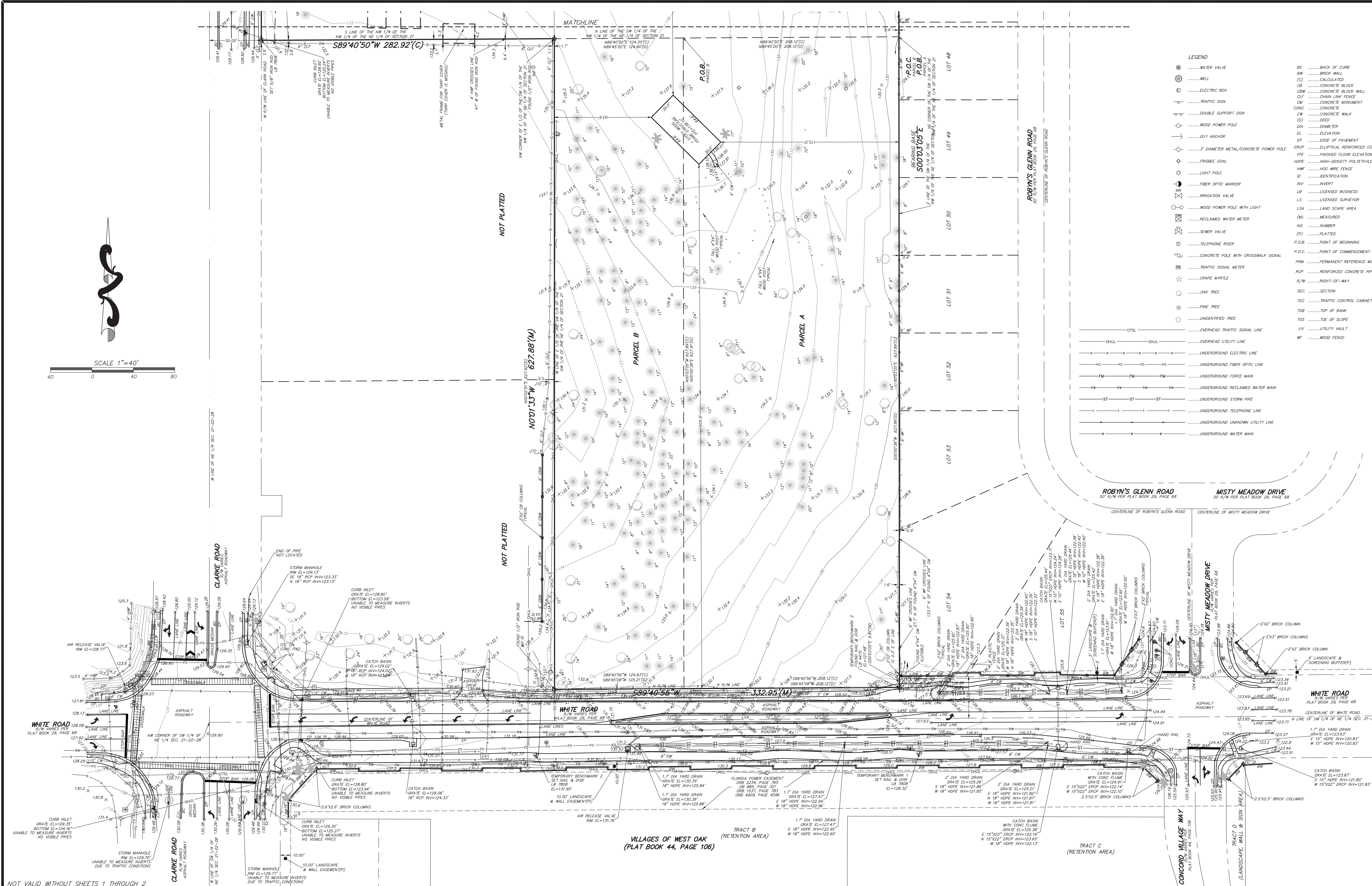
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
LOCATED IN
SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

SHEET 1 OF 2

JOB NO.:	22-040
DATE:	06-08-2022
DRAWN BY:	R.J.G.
CHECKED BY:	D.A.W.
F.B.	2439
PAGE(S)	18-53

Digitally signed by David A White Date: 2023.05.26 09:55:06 -04'00'

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION LB #7808
DATE OF FIELD SURVEY: 06-08-2022
DATE OF SIGNATURE: 06-16-2022



NOT VALID WITHOUT SHEETS 1 THROUGH 2			DATE			BY			REVISIONS		

Serial Number
23-04918W

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 January 9, 2024
Ocoee Oaks Joint Venture

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

issues of 12/28/2023

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
OCOEE OAKS JOINT VENTURE
LARGE-SCALE PRELIMINARY SUBDIVISION PLAN
CASE NUMBER: LS-2023-004**

NOTICE IS HEREBY GIVEN, pursuant to Section 4-4G of Article IV of the Ocoee Land Development Code, that the OCOEE PLANNING & ZONING COMMISSION will hold a PUBLIC HEARING on TUESDAY, JANUARY 9, 2024, 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 Preliminary Subdivision Plan for the Ocoee Oaks Joint Venture Subdivision. The property is located in the southern 5.71-acre portion of the property addressed at 201 S. Clarke Road, assigned Parcel ID # 21-22-28-0000-00-027, and is generally located in the north-east corner of the South Clarke Road and White Road intersection. The property received rezoning approval by the City Commission from A-1 (General Agriculture District) to R-1A (Single Family Dwelling District) on October 4, 2022, for the proposed development of an 18-lot single-family residential subdivision.

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.
December 28, 2023 23-04918W



Lindsey Padgett

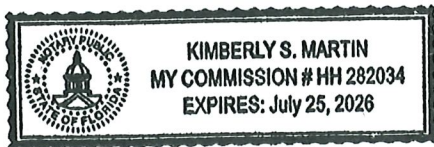
Sworn to and subscribed, and personally appeared by physical presence before me,

28th day of December, 2023 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)





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

STAFF REPORT

Meeting Date: January 9, 2024
Item #: 5

Contact Name: Anoch Whitfield, Zoning Manager

Department Director: Michael Rumer

Subject: Annual Comprehensive Plan Text Amendment to Adopt Five-Year Schedule of Capital Improvements and Update the Capital Improvement Element (CIE) - CPA-2023-003 (**Zoning Manager Whitfield**)

BACKGROUND SUMMARY:

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

Capital Improvements Element Policy 1.5 states that the City shall continue, in conjunction with the annual process for the preparation of the operating budget, to prepare/update and adopt a five-year capital improvements program (CIP) in accordance with the timeline and priorities set forth in that Policy as well as Policies 1.1, 1.2 and 1.3. Pursuant to these policies, the City has reviewed its existing public services and facilities and future needs over the next five (5) years and prepared a five-year capital improvement plan and budget. The City conducted two (2) advertised and publicly noticed public hearings to consider the budget and the proposed improvements. The adoption public hearing was held on September 20, 2023. After consideration of public comments, the City Commission adopted the FY 23/24 Budget and Schedule of Capital Improvements at its September 20, 2023, public hearing.

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

ISSUE:

Should the Planning and Zoning Commission, acting as the Local Planning Agency (LPA), recommend approval of the ordinance to amend the Capital Improvements Element and update the Five-Year Schedule of Capital Improvements within the City's Comprehensive Plan in accordance with Section 163.3177(3), Florida Statutes (F.S.), and Policy 1.5 of the Capital Improvements Element?

RECOMMENDATIONS:

Staff recommends that the Planning and Zoning Commission, acting as the Local Planning Agency (LPA), recommend approval of the ordinance to amend the Capital Improvements Element and update the Five-Year Schedule of Capital Improvements within the City's Comprehensive Plan in accordance with Section 163.3177(3), Florida Statutes (F.S.), and Policy 1.5 of the Capital Improvements Element.

ATTACHMENTS:

1. FY23-28 CIE Update_Ordinance
2. CIE - WOT AFFIDAVIT

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

**ORDINANCE NO. 2024-
(Amendment to Capital Improvements Element
of the Comprehensive Plan and Update of the
Five-Year Schedule of Capital Improvements)
CASE NO. CPA-2023-003**

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, AMENDING THE OCOEE COMPREHENSIVE PLAN AS ADOPTED IN 1991, AS AMENDED, IN ORDER TO COMPLY WITH SECTION 163.3177(3), FLORIDA STATUTES; AMENDING THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, pursuant to Section 163.3177(3)(b), F.S., the Capital Improvements Element, to include the Five-Year Schedule of Capital Improvements, must be reviewed and updated annually, and such update may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan; and

WHEREAS, pursuant to Section 166.041(3), F.S., on January 9, 2024, the Planning and Zoning Commission held an advertised and publicly noticed public hearing to consider the amendment to the Capital Improvements Element to update the Five-Year Schedule of Capital Improvements; and

WHEREAS, following advertisement and a duly noticed public hearing on the Ordinance, on February 6, 2024, the Ocoee City Commission, in good faith, determined that this Ordinance is in the best interest of the City and its residents and approved the amendment to the Capital Improvements Element to update the Five-Year Schedule of Capital Improvements.

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

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

SECTION 2. AMENDMENT OF THE COMPREHENSIVE PLAN. The Ocoee City Commission hereby amends the Capital Improvement Element of the Comprehensive Plan as set forth in **Exhibit “A”** attached hereto and by this reference made a part hereof, with underlines representing additions and strike-throughs representing deletions.

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

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereto

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

PASSED AND ADOPTED this _____ day of _____, 2024.

ATTEST:

**APPROVED:
CITY OF OCOEE, FLORIDA**

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

ADVERTISED _____, 2024
READ FIRST TIME _____, 2024.
READ SECOND TIME AND ADOPTED
_____, 2024.
UNDER AGENDA ITEM NO. _____

**FOR USE AND RELIANCE ONLY BY THE
CITY OF OCOEE, FLORIDA; APPROVED AS
TO FORM AND LEGALITY**
this _____ day of _____, 2024.
FISHBACK DOMINICK

By: _____
City Attorney

EXHIBIT “A”

The Capital Improvements Element is hereby amended as follows:

CITY OF OCOEE COMPREHENSIVE PLAN

CAPITAL IMPROVEMENTS ELEMENT

IV. GOALS, OBJECTIVES, AND POLICIES

Policy 1.5: The City shall continue, in the conjunction with the annual process for preparation of the operating budget, to prepare/update and adopt a Five-Year Schedule of Capital Improvements, the first year of which shall be the annual capital portion of the adopted budget. The following criteria shall be followed in developing and updating the Schedule:

- A. The timetable for preparation shall be similar to that used for the preparation of the annual budget so that financial resources available for capital projects can be identified, implications of planned capital projects on the operating budget can be reflected.
- B. The Schedule (and the process for its update) shall conform to this plan, including specifically, but not limited to, the level of service standards, the implementation of projects identified in the various elements, the criteria for evaluating projects, and the criteria for establishing project priorities.
- C. This Element shall be reviewed at least annually in conjunction with the update of the CIP and shall be updated as needed to remain consistent with new information.
- D. The limitation on the use of revenue bonds as a percentage of total debt.
- E. The maximum ratio of total debt service and outstanding capital indebtedness to total revenue and property tax base. The City of Ocoee will manage its outstanding debt by limiting outstanding capital debt to a 1:10 ratio of total annual debt service to total annual City revenues.

Policy 1.6: Pursuant to Section 163.3177(3)(b), F.S., amendments to the Five-Year Schedule of Capital Improvements may be accomplished by ordinance and may not be deemed to be amendments to the Comprehensive Plan. Table 6 reflects the capacity capital improvements from the City's currently adopted Fiscal Year ~~2022/2027~~2023/2028 Five-Year Schedule of Capital Improvements, as adopted by the Ocoee City Commission on ~~September 21, 2022~~September 20, 2023, to maintain the adopted levels of service standards for parks and recreation, stormwater, transportation and water and sewer utilities.

Table 6. City of Ocoee Five-Year Capital Improvements Plan

# Improvement Request Title	Funding Source	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	Total
Transportation Facilities							
Old Winter Garden Road/Maguire							
1 Intersection Improvements	CRA	\$ 830,616.00				\$	830,616.00
2 Story Road Widening	CRA			\$ 800,000.00	\$ 9,000,000.00	\$	9,800,000.00
3 Maguire Road Phase 5	CRA		\$ 3,000,000.00	\$ 3,000,000.00		\$	6,000,000.00
Transportation Facilities Total:							\$ 16,630,616.00
Utility Facilities							
Annual Major Water Line Extensions	Current Operating						
1 Program	Revenue	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$	600,000.00
Annual Waste Water Plant Minor Repairs	Current Operating						
2 and Upgrades	Revenue	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$	200,000.00
Annual Water Line Replacement &	Current Operating						
3 Upgrade Program	Revenue	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$	400,000.00
Fullers Cross/Ocoee Apopka & Clinger							
Cove New Lift Station, Force Main &							
4 Upgrade to Clinger Cove Lift Station	ARPA	\$ 2,200,000.00				\$	2,200,000.00
Lakewood Gravity Sewer Wurst Road to							
5 Rewis St	Fund Balance	\$ 2,500,000.00				\$	2,500,000.00
6 New Reclaimed Pumping Facility	ARPA	\$ 1,784,145.00				\$	1,784,145.00
7 New Reclaimed Storage Tank	ARPA	\$ 2,282,231.00				\$	2,282,231.00
Replacement of Existing Rotors and							
Addition of a New Rotor to each of the							
City's Oxidation Ditches along with							
Replacement/Upgrade of the							
Underground Electrical Chases,							
Associated Gear Boxes, VFD Pumps and							
8 Motors	ARPA	\$ 735,000.00				\$	735,000.00
Transmission Main from OC Inner-							
9 connect to New Pump Facility	ARPA	\$ 1,069,496.00				\$	1,069,496.00
10 Upgrade to Existing Reuse Pump Station	ARPA	\$ 225,000.00				\$	225,000.00
Upgrade to Existing Transfer Pump							
11 Station	ARPA	\$ 187,000.00				\$	187,000.00
Ocoee Wastewater Plant Nitrogen							
Removal - Design 2024/2025							
12 Construction 2025/2026	Fund Balance		\$ 175,000.00	\$ 6,000,000.00		\$	6,175,000.00
Utility Facilities Total:							\$ 18,357,872.00

Stormwater Facilities					
1 Regency Project	Current Operating Revenue	\$	193,461.00		\$ 193,461.00
2 General Stormwater Improvements	Fund Balance	\$	320,000.00	\$ 320,000.00	\$ 320,000.00
Stormwater Facilities					\$ 1,153,461.00

Parks & Recreation Facilities					
1 Ocoee Action Sports Park - Phase 3	Recreation Impact Fees	\$	290,000.00		\$ 290,000.00
2 Pickle Ball Court	Recreation Impact Fees	\$	200,000.00		\$ 200,000.00
3 Pickleball Courts	Recreation Impact Fees			\$ 500,000.00	\$ 500,000.00
Parks & Recreation Facilities Total:					\$ 990,000.00
GRAND TOTAL:					\$ 37,131,949.00

Serial Number
23-04922W

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 January 9, 2024
Case No: CPA-2023-003

in the Court, was published in said newspaper by print in the
issues of 12/28/2023

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
ANNUAL COMPREHENSIVE PLAN TEXT AMENDMENT TO ADOPT THE
FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS AND UPDATE
THE CAPITAL IMPROVEMENTS ELEMENT**

CASE NUMBER: CPA-2023-003

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-8 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code, that on **TUESDAY, JANUARY 9, 2024, at 6:30 p.m.** or as soon thereafter as practical, the **OCOOE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers, 1 North Bluford Avenue, Ocoee, Florida, to consider the adoption of the Five-Year Schedule of Capital Improvements and update the Capital Improvements Element within the City's Comprehensive Plan, in accordance with the requirements of Section 163.3177(3), Florida Statutes.

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

December 28, 2023

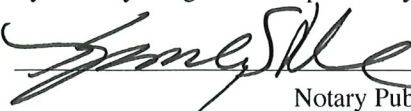
23-04922W

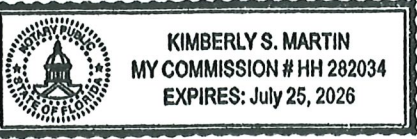

Lindsey Padgett

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

28th day of December, 2023 A.D.

by Lindsey Padgett who is personally known to me.


Notary Public, State of Florida
(SEAL)


KIMBERLY S. MARTIN
MY COMMISSION # HH 282034
EXPIRES: July 25, 2026



January 2024 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 Sage #2022-0045 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	Site Plan Approved
THE BACKYARD Sage #2023-0041 2214 West Road Parcel # 06-22-28-0000-00-035 1.1.51 acres Commission District 1 – Larry Brinson, Sr.	Small Scale Site Plan for a one story 924 SF Indoor and Outdoor Restaurant	1st Review Comments sent November 20, 2023 - Awaiting Resubmittal
COMMERCE 429 FKA BELTWAY 429 FKA PROGRESS COMMERCE PARK Sage #2021-0051 39.97 acres 1290 Ocoee Apopka Road Parcel # 07-22-28-0000-00-026 24.95 acres Pine St Parcel # 07-22-28-0000-00-096 13.01 acres Pine St. Parcel # 07-22-28-0000-00-066 .54 acres 865 Pine St. Parcel # 07-22-28-0000-00-024 1.47 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. Landscape Plan Sage Permit 2023-0031	Under Construction  2nd Review comments sent October 25, 2023 - Awaiting 3rd submittal
MAGNOLIA RESERVE TOWNHOMES Sage #2022-0057 2199 West Road Parcel # 05-22-28-0000-00-029 5.08 acres Commission District 1 – Scott R. Kennedy	Large Scale Final Subdivision Plan Proposing Townhome Subdivision with a minimum living area of 1,500 SF	- Under 5th Review - Approved by City Commission October 3, 2023

MAGNOLIA RESERVE TOWNHOMES Sage 2023-0023 Sage #2023-0023 2199 West Road Parcel # 05-22-28-0000-00-029 5.08 acres Commission District 1 – Scott R. Kennedy	Plat	Under 3 rd Review
MIXED-USE @ FULLERS CROSS RD & OCOEE APOPKA RD Sage #2022-0006 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 Sage #2022-0050 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	Final Site Plan Approved 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 Site 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 Site 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
16 FLORAL STREET – WRIGHT VARIANCE 16 Floral St. Parcel # 17-22-28-6144-03-631 .19 acres Commission District 2 – Rosemary Wilsen	Variance request to construct a patio and garage with a 7.7-foot set, instead of the allowed 25-foot front setback	Planning & Zoning Meeting: December 12, 2023 City Commission Meeting: January 16, 2024
474 S. BLUFORD AVENUE TOWNHOMES Sage #2022-0059 474 S. Bluford Ave. Parcel # 17-22-28-6144-04-361 .94 acres Commission District 2 – Rosemary Wilsen	Small-Scale Comprehensive Plan Amendment from Low Density Residential to Medium Density Residential and Rezoning from R-1AA to PUD	Planning & Zoning Meeting: TBD
626 SOUTH BLUFORD AVE. WAREHOUSE AND OFFICE 626 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 Maine Street Parcel # 20-22-28-0000-00-015 1.26 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan, two-story 20,000 SF office/retail building	2nd Review Comments sent on June 18, 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 
HUDSON FURNITURE Sage #2022-0044 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 Gateway Sage #2023-0033 9714 White Road Parcel # 21-22-28-0000-00-021 Parcel # 21-22-28-0000-00-029 69.29 acres Commission District 2 – Rosemary Wilsen	CPA and Rezoning from PUD-LDR, and PUD-COMM to PUD-LDR, PUD-MDR, and PUD-HDR, and PUD-COMM	1st Review Comments sent November 13, 2023, - Awaiting Resubmittal

OCOEE OAKS JOINT VENTURE Sage #2023-0021 201 S. Clark Rd. Parcel # 21-22-28-0000-00-027 12.59 acres Commission District 2 – Rosemary Wilsen	Large Scale Preliminary/Final Subdivision Plan	5th Review Comments sent January 2, 2024 - Awaiting Resubmittal - Planning & Zoning Meeting: January 9, 2024 - City Commission Meeting: February 6, 2024
OCOEE OAKS UMC Sage #2023-0031 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	Revision Under Review
OCOEE TOWN SHOPS (Wawa) Sage #2023-0020 9729 W. Colonial Dr. Parcel # 21-22-28-0000-00-070 3.39 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan	3rd review comments sent on December 11, 2023 - Awaiting resubmittal
O'REILLY'S OCOEE Sage #2021-0041 1891 E. Silver Star Road Parcel # 16-22-28-8049-00-003 5.06 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 7,453 SF O'Reillys Auto Parts store	Site Plan Approved Pending Pre-Construction Meeting
O'REILLY'S OCOEE Sage #2021-0057 1891 E. Silver Star Road Parcel # 16-22-28-8049-00-003 5.06 acres Commission District 2 – Rosemary Wilsen	Plat	City Commission Meeting (Consent Item): TBD 4th review comment sent on September 20, 2022 - Awaiting resubmittal
ROCKET CHIMP OFFICE Sage #2023-0035 300 N. Bluford Avenue Parcel # 18-22-28-4100-00-160 0.91 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 3,137 SF Office Building	1st Review Comments sent October 18, 2023 - Awaiting resubmittal
SIRI OFFICE BUILDING Sage #2023-0008 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	Under Construction 
WENDYLYN'S BEAUTY SALON, FKA 54 REWIS STREET Sage #2021-0033 54 Rewis Street Parcel # 18-22-28-7900-05-051 0.25 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 1,275 SF Building, Mixed-use of Beauty Salon, and Residence	Site Plan Approved Pending Pre-Construction Meeting

WEST OAKS SELF-STORAGE AND OFFICE / SHOPPES AT WEST OAKS PD Sage #2023-0017 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 Sage # 2023-0006 3442 Old Winter Garden Road 3462 Old Winter Garden Road Parcel # 29-22-28-0000-00-028 Parcel # 29-22-28-0000-00-036 1.21 acres combined Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for an 11,800 SF Medical Office	Site Plan Approved Pending Pre-Construction Meeting
WEST ORANGE SURGERY CENTER Sage #2022-0005 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	Site Plan Approved Pending Pre-Construction Meeting
District 3 – Richard Firstner		
Project Name & General Location	Project Description	Status
409 OCOEE APOPKA ROAD PUD Sage #2021-0035 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	Final Site Plan Approved
429 BUSINESS CENTER PHASE II EAST Sage #2022-0054 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	Site Plan Approved Approved at the December 5th City Commission Meeting:
429 BUSINESS CENTER PHASE II WEST Sage #2022-0055 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	- Site Plan Approved - Approved at the December 5th City Commission Meeting:

440 OCOEE APOPKA ROAD Sage #2023-0048 440 Ocoee Apopka Rd. Parcel # 18-22-28-0000-00-002 0.51 acres Commission District 3 – Richard Firstner	Annexation and Rezoning from Orange County A-2 to Ocoee C-3	- Planning & Zoning Meeting: January 9, 2024 - City Commission Meeting 1st Reading: January 16, 2024 - City Commission Meeting 2nd Reading: February 6, 2024
606 SPORTS TRAINING Sage #2023-0026 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	- Under Revised 1st Review - Planning & Zoning Meeting: October 10, 2023 - Approved at the City Commission Meeting: November 7, 2023
CHRISTIAN BROTHERS AUTOMOTIVE Sage #2021-0022 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 Sage #2023-0011 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 Sage #2021-0015 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 
FLOORING AMERICA STORAGE BUILDING Sage #2023-0034 10897 West Colonial Dr. Parcel # 20-22-28-0000-00-037 2.95 acres Commission District 3 – Richard Firstner	Small Scale Site Plan for a 13,700 SF Warehouse Building	Under 2nd Review
HAMPTON INN BY HILTON AKA COMFORT INN – MAINSTAY SUITES Sage #2021-0023 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 Sage #2021-0039 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 
MONSOUR PROPERTY – W. SILVER STAR ROAD Sage #2023-0049 W. Silver Star Rd. Parcel # 18-22-28-3116-02-140 0.28 acres Commission District 3 – Richard Firstner	Rezoning from R-1 to C-2	- Planning & Zoning Meeting: January 9, 2024 - City Commission Meeting 1st Reading: January 16, 2024 - City Commission Meeting 2nd Reading: February 6, 2024
O2B KIDS Sage #2022-0023 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	Under Construction 
OCOOE-TOMYN SELF STORAGE FACILITY AKA BARKERITAVILLE PUD AKA PET PARADISE Sage #2021-0044 Parcel # 31-22-28-0000-00-050 8.13 acres Commission District 3 – Richard Firstner	Preliminary/Final Large-Scale Site Plan	Under Construction 
OCOOE VILLAGE Sage #2022-0020 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.	Under Revision Review
OCOOE VILLAGE GREEN Sage #2022-0030 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	Under Construction 
PALM DRIVE – CHINAPEN PROPERTY Sage #2023-0037 Palm Drive Parcel # 18-22-28-0000-00-109 1.65 acres Commission District 3 – Richard Firstner	Small-Scale Comprehensive Plan Amendment from Low Density Residential to Commercial and Rezoning from R-1A to C-2	- Planning & Zoning Meeting: November 14, 2023 - City Commission Meeting 1st Reading: December 5, 2023 - City Commission Meeting 2nd Reading: January 16, 2024
PRUITT HEALTH 870 Tomin 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 Sage #2023-0015 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	Final Site Plan Approved Pending Pre-Construction Meeting
District 4 - Ages Hart		
Project Name & General Location	Project Description	Status
COVINGTON OAKS Sage #2023-0002 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 • Under 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 Sage #2023-0005 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: January 9, 2024 • City Commission Meeting 1st Reading: February 6, 2024 • City Commission Meeting 2nd Reading: February 20, 2024
HOWARD MEADOWS Sage #2023-0014 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: August 8, 2023 • City Commission Meeting: September 5, 2023
HOWARD MEADOWS Sage #2023-0032 8708 A. D. Mims Road Parcel # 10-22-28-0000-00-133 2.25 acres Commission District 4 - Ages Hart	Final Subdivision Plan for Six (6) Single-Family Residential Lots	• 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 Sage #2022-0026 <i>E. Silver Star Road</i> <i>Parcel # 16-22-28-4532-00-140</i> 1.77 acres <i>Commission District 4 - Ages Hart</i>	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 <i>Ocoee Vista Parkway/AD Mims Road</i> <i>Parcel # 09-22-28-0000-00-056</i> 11.99 acres <i>Commission District 4 - Ages Hart</i>	Preliminary Final Subdivision Plan to construct 78 lots, each containing a two-story townhome	Under Construction 
RESERVE AT LAKE MEADOWS Sage #2021-0043 2149 Lauren Beth Avenue <i>Parcel # 04-22-28-0000-00-024</i> 18.58 acres <i>Commission District 4 - Ages Hart</i>	A Large-Scale Final Subdivision plan for 46 single-family homes	Final Site Plan Approved
WYNWOOD PHASE 1 & 2 FKA CLRM Sage #2020-0014 44 W. McCormick Road <i>Parcel # 33-21-28-0000-00-007</i> 100 E McCormick Road <i>Parcel # 34-21-28-0000-00-022</i> 3201 Trout Lake Road <i>Parcel # 33-21-28-0000-00-020</i> 212.30 acres <i>Commission District 4- Ages Hart</i>	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 Sage #2023-0024 Greenwood Oak Drive <i>Parcel # 34-21-28-9490-06-001</i> Coachwood Drive <i>Parcel # 34-21-28-9490-06-002</i> 56.63 acres <i>Commission District 4- Ages Hart</i>	Large Scale Preliminary/Final Subdivision Plan to construct 187 single family residential lots	• 2nd Submittal Comments Sent December 11, 2023 • Awaiting Resubmittal • City Commission Meeting (Consent): TBD