

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

February 13, 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

1. 474 S. Bluford Avenue Townhomes - Comprehensive Plan Future Land Use Map Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) & Rezoning from R-1AA to PUD; Project No(s). CPA-2022-005 & RZ-22-12-45.
(Zoning Manager Whitfield)

• 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); Project No(s). 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); Project No. RZ-23-12-11 **(Zoning Manager Whitfield)**
3. W. Delaware Street - West Property Small-Scale Comprehensive Plan Amendment from Public Facilities/Institutional to Low Density Residential; Project No. CPA-2024-001 **(Zoning Manager Whitfield)**
4. Ocoee Oaks Joint Venture Large-Scale Preliminary Subdivision Plan; Project No. LS-2023-004 **(Zoning Manager Whitfield)**
5. 125 S. Lakeshore Drive - Barenburg Property Variance Request; Project No. VR-24-01 **(Zoning Manager Whitfield)**
6. Cambria Suites at Ocoee Large-Scale Preliminary Site Plan; Project No. LS-2023-010 **(Zoning Manager Whitfield)**
7. Gardenia Pointe Rezoning from Unclassified District and R-1A (single-family Dwelling) to PUD (Planned Unit Development District); Project No. RZ-23-02-02 **(Zoning Manager Whitfield)**
8. Annual Comprehensive Plan Text Amendment to Adopt Five-Year Schedule of Capital Improvements and Update the Capital Improvement Element (CIE); Project No. CPA-2023-003 **(Zoning Manager Whitfield)**
9. Ordinance Implementing Live Local Act **(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.



OCOE 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: February 13, 2024
Item #: 1

Contact Name: Anoch Whitfield, Zoning Manager

Department Director: Michael Rumer

Subject: 474 S. Bluford Avenue Townhomes - Comprehensive Plan Future Land Use Map Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) & Rezoning from R-1AA to PUD; Project No(s). CPA-2022-005 & RZ-22-12-45. **(Zoning Manager Whitfield)**

ISSUE:

Owner/Applicant: Jasbir S. Kalsi

General Location: The property is located in Commission District 2 on the east side of South Bluford Avenue, beginning approximately 235 feet north of East Orlando Avenue.

Property Size and Parcel ID No.: The property contains approximately 0.94 acres and is assigned parcel identification number 17-22-28-6144-04-361.

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

Current Future Land Use (FLU) Map Designation	Current Zoning District	Existing Land Use	Overlays/Unique Features
Low Density Residential (Up to 4 units per acre) (Max: 4 lots)	R-1AA	Vacant, wooded	Downtown Redevelopment Area Overlay District & Wekiva Study Area

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

Direction	Jurisdiction	FLUM Designation	Zoning District	Existing Land Use
North	City	Low Density Residential	R-1AA	Single Family Dwelling
South	City	Low Density Residential	R-1AA	Single Family Dwelling
East	City	Low Density Residential	R-1AA	Single Family Dwelling
West	City	Low Density Residential	R-1AA	Single Family Dwelling

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

Proposed FLUM Designation	Proposed Zoning District	Proposed Use	Proposed Development Standards
Medium Density Residential (4 to less than 8 units per acre) (Max: 8 lots)	PUD (Planned Unit Development)	5 Single-Family Attached (Fee-Simple) Residential Uses (Proposed density: 5.3 units per acre)	Standards established by the associated Land Use Plan are as follows: Building Setbacks: Front - 10 feet, Side - 10 feet, Rear - 10 feet

			Building Height: 45 feet Parking: 2 spaces per unit (garage) plus 8 guest parking spaces Maximum ISA: 60%
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Consistency with Florida Statutes: N/A

Consistency with JPA Agreement: N/A

Consistency with Adopted Comprehensive Plan: The property is located within the Downtown Redevelopment Area (DRA), which is intended to attract reinvestment in the downtown area of Ocoee through flexible development regulations and innovative designs. Development of the downtown should include mixed uses and various forms of residential uses.

Access: Access will continue to be via South Bluford Avenue. However, due to the existing and future median improvements at this location of South Bluford Avenue, access to the development will be limited to a right-in/right-out driveway to ensure safe traffic movement at this location.

Utilities: The proposed Land Use Plan (LUP) must be revised to show connections to a potable water system, including domestic water services, irrigation, and fire protection. Domestic water services shall be master metered. The fire protection line shall be tapped separately from domestic water and irrigation. Additionally, the LUP must be revised to show private sanitary sewer connections to the private force main. Specifically, the property shall connect to the nearest public manhole by private force main in the City's right-of-way (ROW) on South Bluford Avenue. The private force main in the City's ROW must be designed to City standards and must include a check valve near the property line outside of the pavement. The private force main in the ROW shall not use 90-degree elbows and shall be outside of the pavement whenever possible. The requirements of the City's Engineering Standards Manual, including Articles 3 and 31, shall be required to ensure that the proposed design meets City standards. A development agreement shall be prepared to require the property to abandon a portion of the private force main and connect to City gravity sewer on South Bluford Avenue directly west of the property when it becomes available. The Utilities Department has approved the proposed CPA and rezoning to PUD and has provided the applicants with a Utilities Checklist for when the Engineering Plans are prepared/submitted for review, including a requirement that the force main will be installed to City standards and owned and maintained by the developer and a plug valve shall be added to the private force main at the property line.

Transportation: Based on the concurrency management system (CMS) capacity spreadsheet (last updated 2022), all segments of South Bluford Avenue are currently operating at or above the adopted level of service (LOS) standard of D, with intersections performing at volume-to-capacity (v/c) with vested trip ratios ranging from 0.56 to 0.71 (meaning the volume does not exceed capacity). It should be noted that with the planned improvements associated with the South Bluford Avenue Streetscape Project, the existing median and turn lane in this area will be removed, and the sidewalk will be widened to a 10-foot sidewalk. Thus, the proposed access shown on the LUP will be a full-access driveway, and turning radii adjustments may be needed at time of site plan review.

Stormwater: Stormwater drainage will be provided on-site and will be finalized at the time of site plan review.

Schools: The proposed Medium Density Residential (MDR) designation allows up to 8 dwelling units per acre, resulting in a maximum of eight (8) dwelling units. Per the Interlocal Agreement with Orange County Public Schools, the maximum 8 units is considered de minimus.

Public Safety: The property is currently within fire and police protection and service zones. The property is located within 500 feet of Fire Station 25, located at 563 South Bluford Avenue, and within 1.25 miles of the Ocoee Police Station, located at 646 Ocoee Commerce Parkway.

BACKGROUND SUMMARY: Should the Planning & Zoning Commission (PZC), acting as the Local Planning Agency (LPA), recommend approval for a Small-Scale Comprehensive Plan Future Land Use Map Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) and corresponding Rezoning from R-

1AA (Single Family Dwelling District) to PUD (Planned Unit Development District) for the development of a 5-lot single-family attached (fee-simple townhome) subdivision on the property located at 474 South Bluford Avenue?

RECOMMENDATIONS:

Development Review Committee (DRC) Recommendation:

The Development Review Committee (DRC) met on Tuesday, February 7, 2023, to consider the application for a Small-Scale Comprehensive Plan Future Land Use Map Amendment (CPA) and Rezoning to PUD for the development of a condominium (multi-family residential) building at three (3) stories. At that meeting, the DRC made a recommendation of approval subject to the following conditions of approval:

- I. Revision of the Land Use Plan (LUP) to indicate a maximum impervious surface area (ISA) of 50% of the lot or parcel area and to include a note that the landscape buffer along South Bluford Avenue will complement the street landscaping from the Bluford Avenue Streetscape Plan,
- II. Resolution of all outstanding Utilities Department comments regarding water and sewer connections and Public Work comments regarding limited access (right-in/right-out) design and garbage dumpster location and
- III. Execution of a Development Agreement for infrastructure improvements and modifications as needed.

The item went to the Planning & Zoning Commission on Tuesday, February 14, 2023, where, based on concerns regarding traffic, circulation, and density, the PZC made a recommendation of denial. Since that time, the applicant has modified the proposed Land Use Plan to provide a maximum ISA of 60%, shift the driveway location, provide a dumpster, change the use from a multi-family residential product to a single-family attached fee-simple townhome product, reduce the number of units from six (6) to five (5) and reduce the height of the building from three (3) stories to (2) stories (proposed maximum height of 33 feet, which is less than the 35 feet allowed in all conventional residential zoning districts).

Subsequently, on Tuesday, February 6, 2024, the DRC met to re-consider the Small-Scale CPA and Rezoning to PUD for a single-family residential product and made a recommendation of approval subject to the condition that all outstanding staff comments, specifically Utilities comments, are addressed at the time of Preliminary Subdivision Plan submittal and review.

Staff Recommendations:

Staff recommends that the Planning & Zoning Commission (PZC), acting as the Local Planning Agency (LPA), make a recommendation of approval for the Small-Scale Comprehensive Plan Future Land Use Map Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) and corresponding Rezoning from R-1AA (Single Family Dwelling District) to PUD (Planned Unit Development District) for the development of a 5-lot single-family attached (fee-simple townhome) subdivision on the property located at 474 South Bluford Avenue, subject to the condition that all outstanding staff comments, specifically Utilities comments, are addressed at the time of Preliminary Subdivision Plan submittal and review.

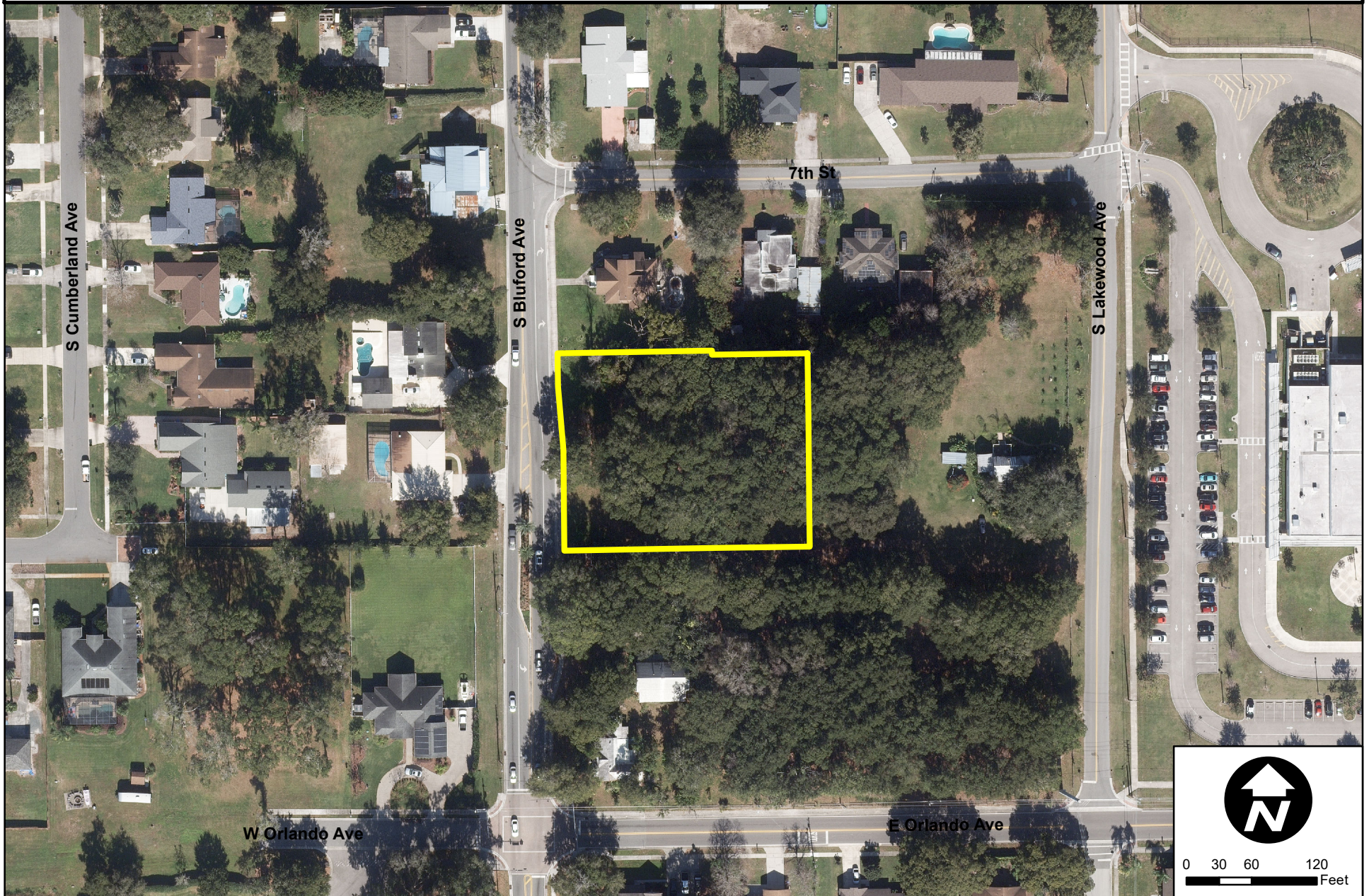
ATTACHMENTS:

1. 474 S Bluford Townhomes Location Map
2. 474 S Bluford Townhomes Aerial Map
3. FLU Map
4. Zoning Map
5. 474 S BLUFORD REVISED LAND USE PLAN
6. 474 S Bluford Ave TH Color Elevations 2-story
7. SSCPA Ordinance - 474 S Bluford Ave Property
8. Rezoning Ordinance - 474 S Bluford Ave Property
9. 24-010_AFD_Ad 474 S Bluford Townhomes_CPA RZ_Feb13 2024 PZC

474 S Bluford Ave Townhomes CPA & Rezoning Location Map



474 S. Bluford Ave Townhomes 2022 Aerial Photography



474 South Bluford Avenue Surrounding Future Land Use Map



Development Services
Department

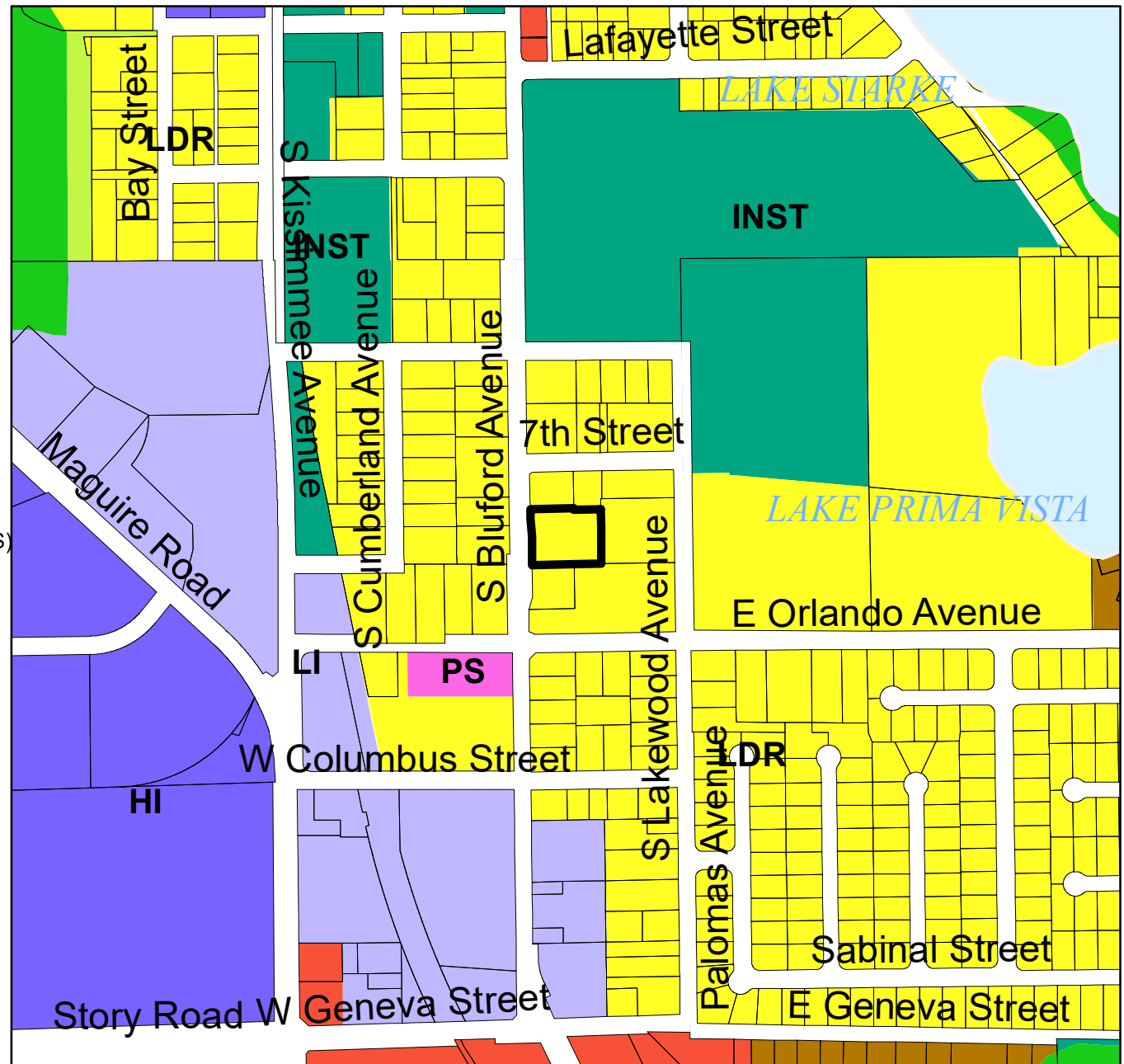
0 125 250 500
Feet

Created: January 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)



474 South Bluford Avenue Surrounding Zoning Map



Development Services
Department

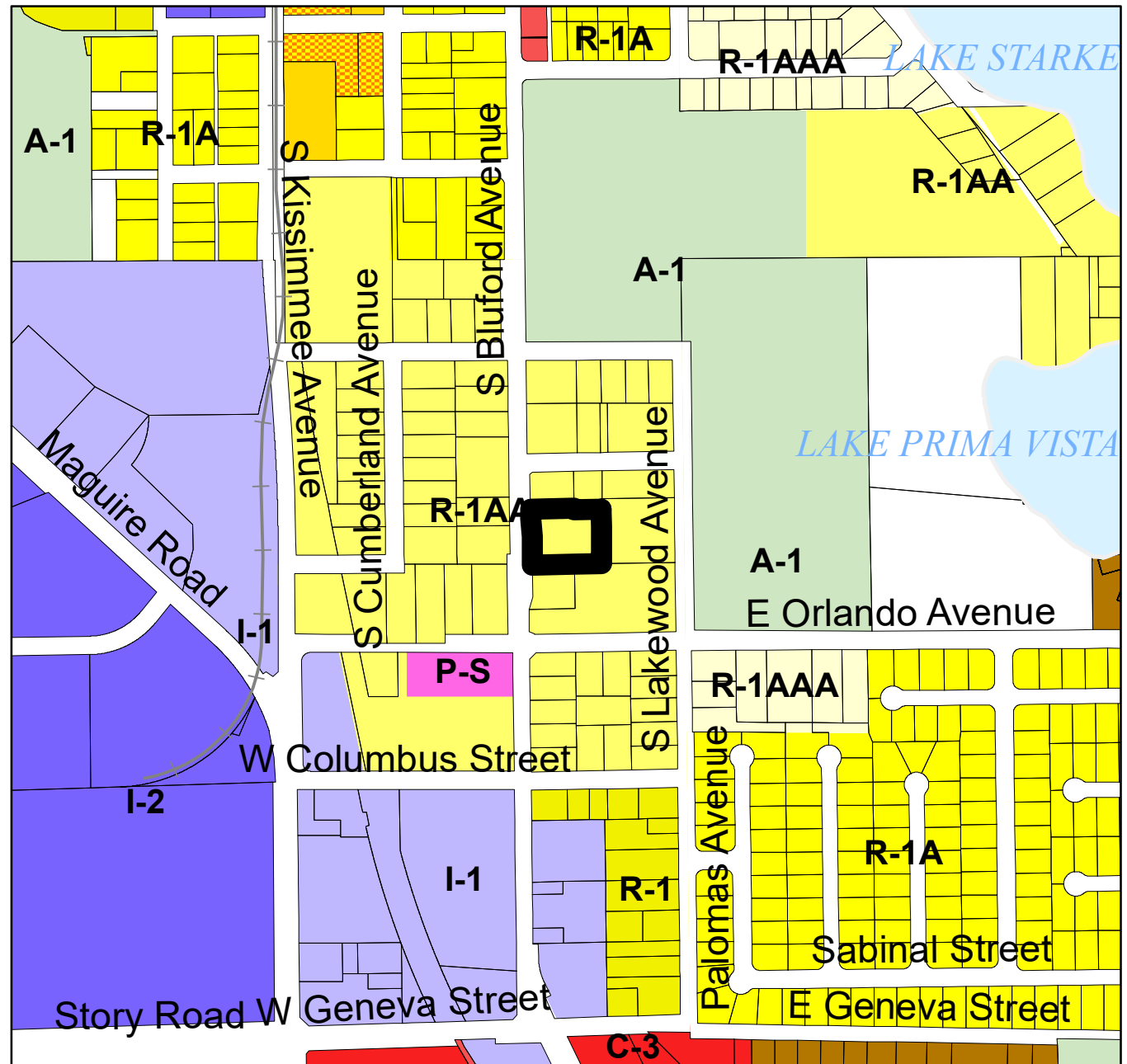
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Feet

Created: January 2023

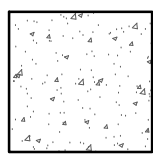
Subject Property

Zoning Classification:

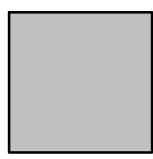
- General Agricultural (A-1)
- Suburban (A-2)
- Single-Family Dwelling (R-1AAA)
- Single-Family Dwelling (R-1AA)
- Single-Family Dwelling (R-1A)
- Single-Family Dwelling (R-1)
- One- & Two-Family Dwelling (R-2)
- Multiple-Family Dwelling (R-3)
- Mobile Home Subdivision (RT-1)
- Professional Offices &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



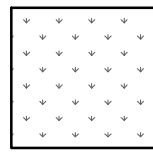
LEGEND:



CONCRETE (4" THICK UNLESS SPECIFIED OTHERWISE)



ASPHALT PAVEMENT



PRIVATE OPEN SPACE / YARDS (WITHIN TOWNHOME LOTS)

FUTURE TAPPING SLEEVE AND VALVE FOR WATER SERVICE

EXISTING 8" WATERMAIN

CROSS-WALK TO CONNECT TO FUTURE 10' WIDE SIDEWALK

RIGHT-OF-WAY LINE

EXISTING 16" FORCEMAIN

15' BUILDING SETBACK

10' LANDSCAPE BUFFER

FLU: LDR ZONED R-1AA

FUTURE CURBED ISLAND

EXISTING 16" SAN SEWER FORCEMAIN

16" TAP

FUTURE EDGE OF PAVEMENT

EXISTING 8" WATERMAIN

S. BLUFORD AVENUE

PUBLIC RIGHT-OF-WAY (WIDTH VARIES)

S. BLUFORD AVENUE

PUBLIC RIGHT-OF-WAY (WIDTH VARIES)

FLU: LDR ZONED R-1AA

REDUCED PRESSURE BACK FLOW DEVICES FOR FIRE, DOMESTIC WATER AND IRRIGATION. DOMESTIC WATER AND IRRIGATION METERS.

PLUG VALVE

PRIVATE FM

20 0 20 40
THIS PLAN MAY HAVE BEEN REDUCED IN SIZE
VERIFY BEFORE SCALING DIMENSIONS

10' LANDSCAPE BUFFER & BUILDING SETBACK

12'x12' DUMPSTER

6' HIGH PVC FENCE (TYP)

SANITARY SEWER PUMPING STATION

STORMWATER MANAGEMENT POND

7 GUEST PARKING SPACES

15' BUILDING SETBACK

30' INGRESS/EGRESS AND BUILDING SETBACK

RIGHT-OF-WAY LINE

10' LANDSCAPE BUFFER

FLU: LDR ZONED R-1AA

6' HIGH PVC FENCE (TYP)

FM TO BE INSTALLED BY DEVELOPER. FM TO BE OWNED AND MAINTAINED BY THE DEVELOPER VIA DEVELOPMENT AGREEMENT WITH THE CITY OF OCOEE.

SANITARY SEWER FORCEMAIN DISCHARGE TO NEAREST MANHOLE. DESIGN SHALL ADHERE TO THE CITY'S ENGINEERING STANDARDS MANUAL.

PLANNDDED DEVELOPMENT (PD) SITE DATA:

PARCEL ID: 17-22-28-6144-04-361
EXISTING FLU: LDR (LOW DENSITY RESIDENTIAL)
PROPOSED FLU: MDR (MEDIUM DENSITY RESIDENTIAL)
EXISTING ZONING: R-1AA (SINGLE FAMILY DWELLING)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
TOTAL PD ACREAGE: 0.94 ACRES
NET BUILDABLE AREA: 0.94 ACRES

PROPOSED DENSITY: 5 DU (5.4 DU/AC)
(5 TOWNHOME UNITS)

PARKING REQUIREMENTS: 2 PARKING SPACES / DU

BUILDING SETBACKS: FRONT - 15 FEET (FROM S. BLUFORD AVE)
SIDE (S) - 0 FEET
SIDE (N) - 0 FEET
REAR - 0 FEET

MAXIMUM SF: 3,000 SF
*INCLUDES GARAGE'S AND BALCONY'S

MAX BUILDING HEIGHT: 2-STORY 33'-0" 1 2

LANDSCAPE BUFFERS: FRONT - 10 FEET
SIDE (S) - 10 FEET
SIDE (N) - 10 FEET
REAR - 10 FEET

UTILITY SERVICES: WATER AND SANITARY SEWER - CITY OF OCOEE

SITE IMPERVIOUS AREA CALCULATIONS:

EXISTING CONDITIONS: 0.94 ACRES

PERVIOUS = 41,010.28 SF = 0.94 AC = 100.00%
TOTAL = 41,010.28 SF = 0.94 AC = 100.00%

PROPOSED CONDITIONS: 0.94 ACRES

LOT 1:

BUILDING = 1,500.00 SF = 0.035 AC
SIDEWALKS = 82.00 SF = 0.002 AC
PERVIOUS (OPEN SPACE) = 671.90 SF = 0.015 AC
TOTAL = 2,253.90 SF = 0.052 AC

LOT 2:

BUILDING = 1,500.00 SF = 0.035 AC
SIDEWALKS = 82.00 SF = 0.002 AC
PERVIOUS (OPEN SPACE) = 504.36 SF = 0.011 AC
TOTAL = 2,086.36 SF = 0.048 AC

LOT 3:

BUILDING = 1,500.00 SF = 0.035 AC
SIDEWALKS = 82.00 SF = 0.002 AC
PERVIOUS (OPEN SPACE) = 478.30 SF = 0.010 AC
TOTAL = 2,060.30 SF = 0.047 AC

LOT 4:

BUILDING = 1,500.00 SF = 0.035 AC
SIDEWALKS = 82.00 SF = 0.002 AC
PERVIOUS (OPEN SPACE) = 478.30 SF = 0.010 AC
TOTAL = 2,058.55 SF = 0.047 AC

LOT 5:

BUILDING = 1,500.00 SF = 0.035 AC
SIDEWALKS = 92.00 SF = 0.002 AC
PERVIOUS (OPEN SPACE) = 631.72 SF = 0.014 AC
TOTAL = 2,223.72 SF = 0.051 AC

TRACT "A":

IMPERVIOUS = 8,600.00 SF = 0.20 AC
PERVIOUS (OPEN SPACE) = 14,942.68 SF = 0.34 AC
TOTAL = 23,542.68 SF = 0.54 AC

TRACT "B":

PERVIOUS (OPEN SPACE) = 6,784.77 SF = 0.16 AC
TOTAL = 6,784.77 SF = 0.16 AC

OVERALL IMPERVIOUS AREA CALCULATIONS:

BUILDING = 7,500.00 SF = 0.17 AC = 18.29%
IMPERVIOUS = 8,600.00 SF = 0.20 AC = 20.97%
SIDEWALKS = 420.00 SF = 0.01 AC = 1.02%
PERVIOUS (OPEN SPACE) = 24,490.28 SF = 0.56 AC = 59.72%
TOTAL = 41,010.28 SF = 0.94 AC = 100.00%

1 MAXIMUM TOTAL IMPERVIOUS SURFACE AREA SHALL BE 60%

NOTES:

- TRACT "A" SHALL BE OWNED AND MAINTAINED IN ITS ENTIRETY BY A HOME OWNERS ASSOCIATION THAT SHALL BE ESTABLISHED AS PART OF THE HOA DOCUMENT PROCESS.
- TRACT "B" SHALL BE OWNED AND MAINTAINED BY THE HOA. NO DEVELOPMENT SHALL OCCUR ON THIS TRACT WITHOUT PRIOR APPROVAL BY THE CITY OF OCOEE.
- ALL SIGNAGE SHALL COMPLY WITH THE CITY OF OCOEE LAND DEVELOPMENT CODE.
- STORMWATER DESIGN SHALL MEET THE CRITERION SET FORTH BY THE CITY OF OCOEE AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- THE LANDSCAPE BUFFER ALONG S. BLUFORD AVENUE SHALL COMPLEMENT THE LANDSCAPING PROPOSED IN THE CITY OF OCOEE'S BLUFORD AVENUE STREETSCAPE PLAN.

TRI³

Civil Engineering
Design Studio, Inc.

P.O. Box 520062
Longwood, Florida 32752-0062
PHONE: 407.488.9456 FAX: 407.641.9993
CERTIFICATE OF AUTHORIZATION # 28312

474
S. BLUFORD
AVENUE
TOWNHOMES

Ocoee, Florida

ENGINEERS SEAL

CONSTANCE D. SILVER, P.E., LEED AP
FLORIDA LICENSE #54842

ISSUED:	DATE:
CITY OF OCOEE	09/14/22

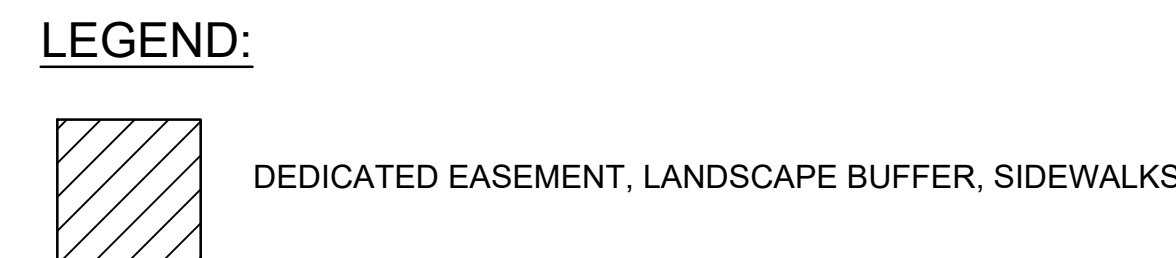
REV.	DATE	DESCRIPTION
1	02/09/23	CITY OF OCOEE
2	11/28/23	CITY OF OCOEE
3	01/30/24	CITY OF OCOEE

LAND USE
PLAN

Sheet Title

JOB NO. 2021.009
SCALE: AS SHOWN
DATE: 01/30/24
DESIGN CDS
DRAWN: CDS
CHECKED: JSY

C-200



	ACREAGE		MAINTENANCE AUTHORITY	OWNERSHIP
TRACT A	0.54 AC	PRIVATE ACCESS, DRIVEWAYS, PARKING LOTS, UTILITIES, STORMWATER RETENTION	HOME OWNERS ASSOCIATION	HOME OWNERS ASSOCIATION
TRACT B	0.16 AC	UTILITY AND INGRESS/EGRESS EASEMENT	HOME OWNERS ASSOCIATION	HOME OWNERS ASSOCIATION
LOT 1	0.052 AC	SINGLE FAMILY RESIDENTIAL, LANDSCAPE BUFFER, SIDEWALK AND DRIVEWAY EASEMENT	HOME OWNERS ASSOCIATION	JASBIR S. KALSI
LOT 2	0.048 AC	SINGLE FAMILY RESIDENTIAL, LANDSCAPE BUFFER, SIDEWALK EASEMENT	HOME OWNERS ASSOCIATION	JASBIR S. KALSI
LOT 3	0.047 AC	SINGLE FAMILY RESIDENTIAL, LANDSCAPE BUFFER, SIDEWALK EASEMENT	HOME OWNERS ASSOCIATION	JASBIR S. KALSI
LOT 4	0.047 AC	SINGLE FAMILY RESIDENTIAL, LANDSCAPE BUFFER, SIDEWALK EASEMENT	HOME OWNERS ASSOCIATION	JASBIR S. KALSI
LOT 5	0.051 AC	SINGLE FAMILY RESIDENTIAL, LANDSCAPE BUFFER, SIDEWALK EASEMENT	HOME OWNERS ASSOCIATION	JASBIR S. KALSI
TOTAL	0.94 AC			

NOTE: 1) NO DEVELOPMENT SHALL BE PERMITTED WITHIN TRACT "B" WITHOUT JOINT CONSENT OF THE CITY OF OCOEE AND THE HOA.



**Civil Engineering
Design Studio, Inc.**

P.O. Box 520062
Longwood, Florida 32752-0062
PHONE: 407.488.9456 FAX: 407.641.9993
CERTIFICATE OF AUTHORIZATION # 28312

**474
S. BLUFORD
AVENUE
TOWNHOMES**

Ocoee, Florida

ENGINEERS SEAL

CONSTANCE D. SILVER, P.E., LEED AP
FLORIDA LICENSE #54842

ISSUED:	DATE:
CITY OF OCOEE	01/30/24

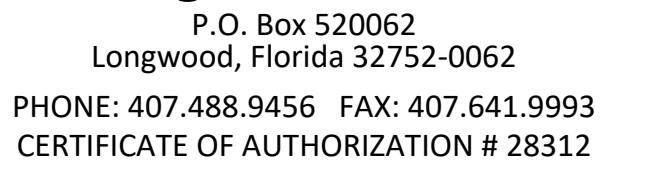
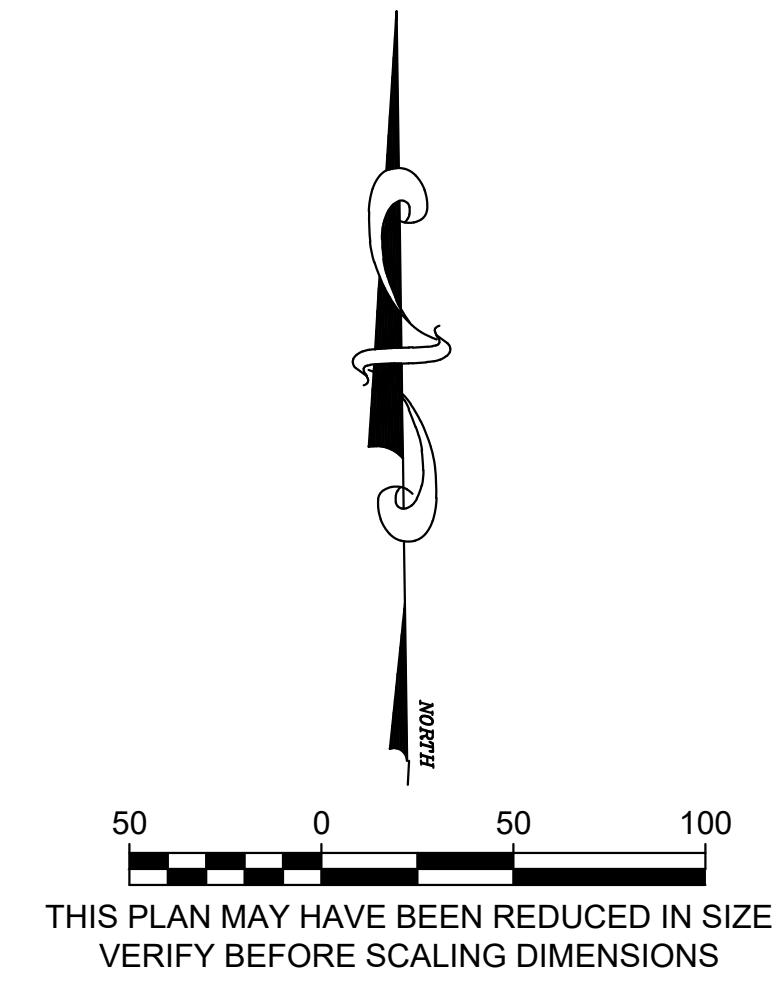
[illegible]

LOT PLAN

Sheet Title

JOB NO.	2021.009
SCALE:	AS SHOWN
DATE:	01/30/24
DESIGN	CDS
DRAWN:	CDS
CHECKED:	JSY

C-201



ENGINEERS SEAL

[illegible]

JOB NO.	2021.009
SCALE:	AS SHOWN
DATE:	01/30/24
DESIGN	CDS
DRAWN:	CDS
CHECKED:	JSY

C-202





BLUFORD AVE. TOWNHOMES

**ORDINANCE NO. 2024-
(Small-Scale CPA – 474 S Bluford Avenue Property)**

TAX PARCEL ID: 17-22-28-6144-04-361

CASE NO. CPA-2022-005: 474 S Bluford Avenue Property Small-Scale Comprehensive Plan Amendment

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, AMENDING THE CITY OF OCOEE COMPREHENSIVE PLAN AS ADOPTED IN 1991, AS AMENDED; AMENDING THE FUTURE LAND USE MAP OF THE OCOEE COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.94 ACRES LOCATED AT 474 SOUTH BLUFORD AVENUE ON THE EAST SIDE OF SOUTH BLUFORD AVENUE, BEGINNING APPROXIMATELY 235 FEET NORTH OF EAST ORLANDO AVENUE; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY FUTURE LAND USE MAP; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Ocoee (the “Ocoee City Commission”) has adopted the City’s Comprehensive Plan (the “Ocoee Comprehensive Plan”) by Ordinance No. 91-28 on September 18, 1991 pursuant to Chapter 163, Part II, Florida Statutes, the Growth Policy Act (the “Act”); and

WHEREAS, Chapter 163, Part II, Florida Statutes, sets forth procedures and requirements for a local government to adopt a comprehensive plan and amendments thereto; and

WHEREAS, the owner (the “Applicant”) of certain real property located within the corporate limits of the City of Ocoee, Florida, assigned tax parcel identification number 17-22-28-6144-04-361, more particularly described in **Exhibit “A”** and depicted in **Exhibit “B”**, has submitted an application to the Ocoee City Commission to amend the Comprehensive Plan Future Land Use designation (the “Comprehensive Plan Amendment”) of said real property from Low Density Residential to Medium Density Residential; and

WHEREAS, pursuant to Section 5-9(C) of Article V of the Land Development Code of the City of Ocoee, Florida, the Development Services Director has reviewed said Comprehensive Plan Amendment application and determined that said Comprehensive Plan Amendment is consistent with the Ocoee Comprehensive Plan, as amended from time to time; and

WHEREAS, pursuant to Section 163.3174(4)(a), Florida Statutes, the City’s Local Planning Agency (LPA) conducted a publicly noticed and advertised public hearing on Tuesday, February 13, 2024, to consider and make recommendation of said proposed Comprehensive Plan Amendment; and

WHEREAS, pursuant to Section 163.3184(11), Florida Statutes, on Tuesday, April 2, 2024, the Ocoee City Commission held a de novo advertised public hearing with respect to the proposed Comprehensive Plan Amendment and determined, after consideration of public comments, that the proposed Comprehensive Plan Amendment is consistent with the Ocoee Comprehensive Plan.

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

SECTION 1. RECITALS. The foregoing recitals are hereby ratified and confirmed as true and correct and incorporated herein by this reference.

SECTION 2. AUTHORITY. The City Commission of the City of Ocoee 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 3. COMPREHENSIVE PLAN AMENDMENT. The Future Land Use Map within the Future Land Use Element of the Ocoee Comprehensive Plan is hereby amended to change the future land use designation of the Subject Property, as particularly described in Exhibit “A” and depicted in Exhibit “B”, from Low Density Residential (LDR) to Medium Density Residential (MDR).

SECTION 4. COMPREHENSIVE PLAN. The City Clerk is hereby authorized and directed to revise the adopted Future Land Use Map of the City of Ocoee in order to incorporate the Comprehensive Plan Amendment enacted by this Ordinance.

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

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

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective thirty-one (31) days after adoption, unless challenged prior to that date pursuant to Section 163.3187(5), Florida Statutes.

PASSED AND ADOPTED this _____ day of _____, 2024.

Space intentionally left blank

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

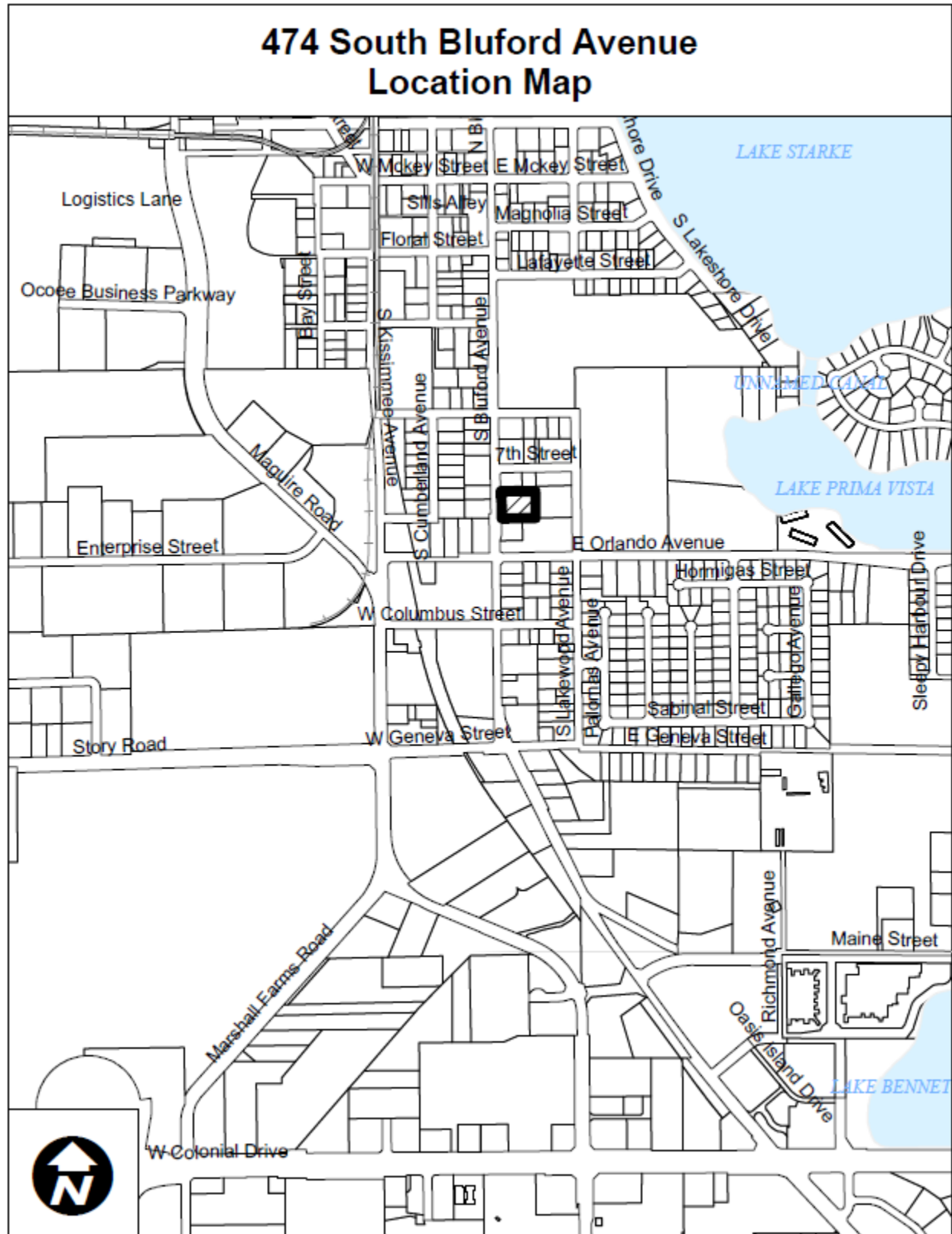
EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ID NO.: 17-22-28-6144-04-361

TOWN OF OCOEE A/100 LOTS 35 & 36 (LESS N 30 FT & LESS N 34 FT OF E 88 FT THEREOF) ALL IN BLK 4 & W 239 FT OF N1/2 OF VACATED R/W LYING ON S PER 9723/3599 & (LESS PT TAKEN FOR R/W PER 10751/5049 GT14-14131)

EXHIBIT “B”



**ORDINANCE NO. 2024-
(Rezoning Ordinance - 474 S Bluford Avenue Property)**

TAX PARCEL ID: 17-22-28-6144-04-361

CASE NO. RZ-22-12-45: 474 South Bluford Avenue Property Rezoing

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM R-1AA (SINGLE FAMILY DWELLING DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT DISTRICT) ON CERTAIN REAL PROPERTIES CONTAINING APPROXIMATELY 0.94 ACRES LOCATED AT 474 SOUTH BLUFORD AVENUE ON THE EAST SIDE OF SOUTH BLUFORD AVENUE BEGINNING APPROXIMATELY 235 FEET NORTH OF EAST ORLANDO AVENUE; FINDING SUCH ZONING TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY ZONING MAP; REPEALING INCONSISTENT ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Applicant seeks to rezone certain real properties containing approximately 0.94 acres, more particularly described in **Exhibit “A”** attached hereto and by this reference made a part hereof, from R-1AA (Single Family Dwelling District) to PUD (Planned Unit Development); 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 February 13, 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 April 2, 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 Properties described in **Exhibit “A”** containing approximately 0.94 acres located within the corporate limits of the City of Ocoee, Florida, is hereby changed from R-1AA (Single Family Dwelling District) to PUD (Planned Unit Development). A map of said land herein described which clearly shows the area of the Rezoning is attached hereto as **Exhibit “B”** and by this reference is made a part hereof.

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

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

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

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

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

PASSED AND ADOPTED this _____ day of _____, 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

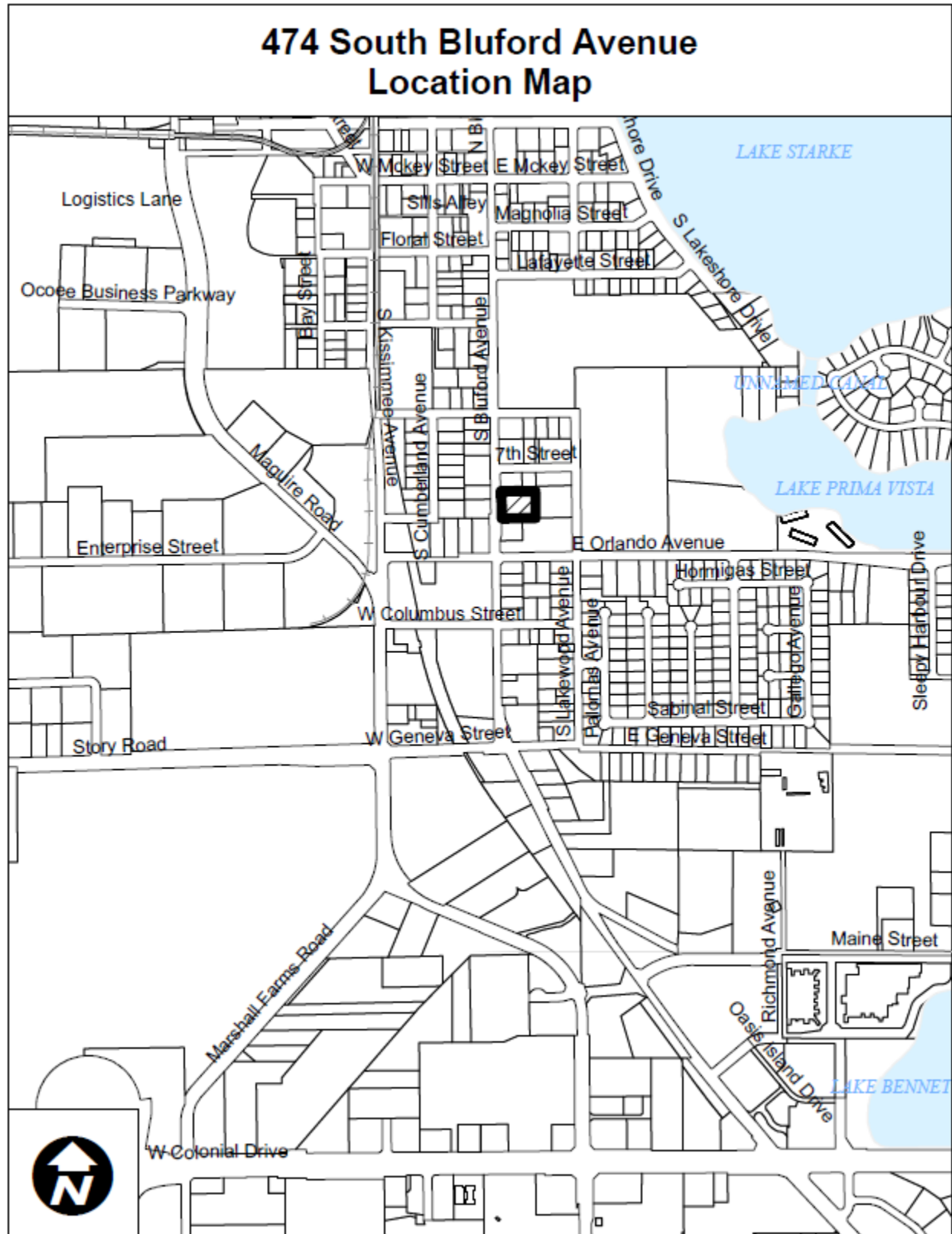
EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ID NO.: 17-22-28-6144-04-361

TOWN OF OCOEE A/100 LOTS 35 & 36 (LESS N 30 FT & LESS N 34 FT OF E 88 FT THEREOF) ALL
IN BLK 4 & W 239 FT OF N1/2 OF VACATED R/W LYING ON S PER 9723/3599 & (LESS PT TAKEN
FOR R/W PER 10751/5049 GT14-14131)

EXHIBIT “B”



Serial Number
24-00397W

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 February 13, 2024
Bluford Avenue Townhomes

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

issues of 2/1/2024

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,

1st day of February, 2024 A.D.

by Lindsey Padgett who is personally known to me.


Notary Public, State of Florida
(SEAL)

Kimberly S. Martin
Comm.:HH 282034
Expires: July 25, 2026

Notary Public - State of Florida



CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE
474 S. BLUFORD AVENUE TOWNHOMES
SMALL SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP
AMENDMENT FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM
DENSITY RESIDENTIAL (MDR) AND REZONING FROM R-1AA TO PUD
(PLANNED UNIT DEVELOPMENT DISTRICT)
CASE NUMBER: CPA-2022-005 & RZ-22-12-45
NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-8, 1-9 and 1-10, and
Article V, Section 5-9, of the City of Ocoee Land Development Code, that on **TUES-
DAY, FEBRUARY 13, 2024, AT 6:30 P.M.** or as soon thereafter as practical, the
OCOOE PLANNING & ZONING COMMISSION will hold a **PUBLIC HEAR-
ING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue,
Ocoee, Florida, to consider the Small-Scale Comprehensive Plan Future Land Use
Map Amendment from Low Density Residential (LDR) to Medium Density Resi-
dential (MDR) and corresponding Rezoning from R-1AA (Single Family Dwelling
District) to PUD (Planned Unit Development District) for the property located at
474 South Bluford Avenue. The property is assigned Parcel ID # 17-22-28-6144-04-
361 and consists of approximately 0.94 acres. The property is located on the east side
of South Bluford Avenue, beginning approximately 235 feet north of East Orlando
Avenue. The applicant proposes to develop a 6-lot single-family attached 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 Devel-
opment 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 ad-
vised 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 ac-
cordance with the Americans with Disabilities Act, persons needing special accom-
modations or an interpreter to participate in this proceeding should contact the City
Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.
February 1, 2024

24-00397W



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

STAFF REPORT

Meeting Date: February 13, 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); Project No(s). 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) minute 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.

For more details, please see the attached Annexation and Feasibility Analysis document for Parrinello Property.

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.

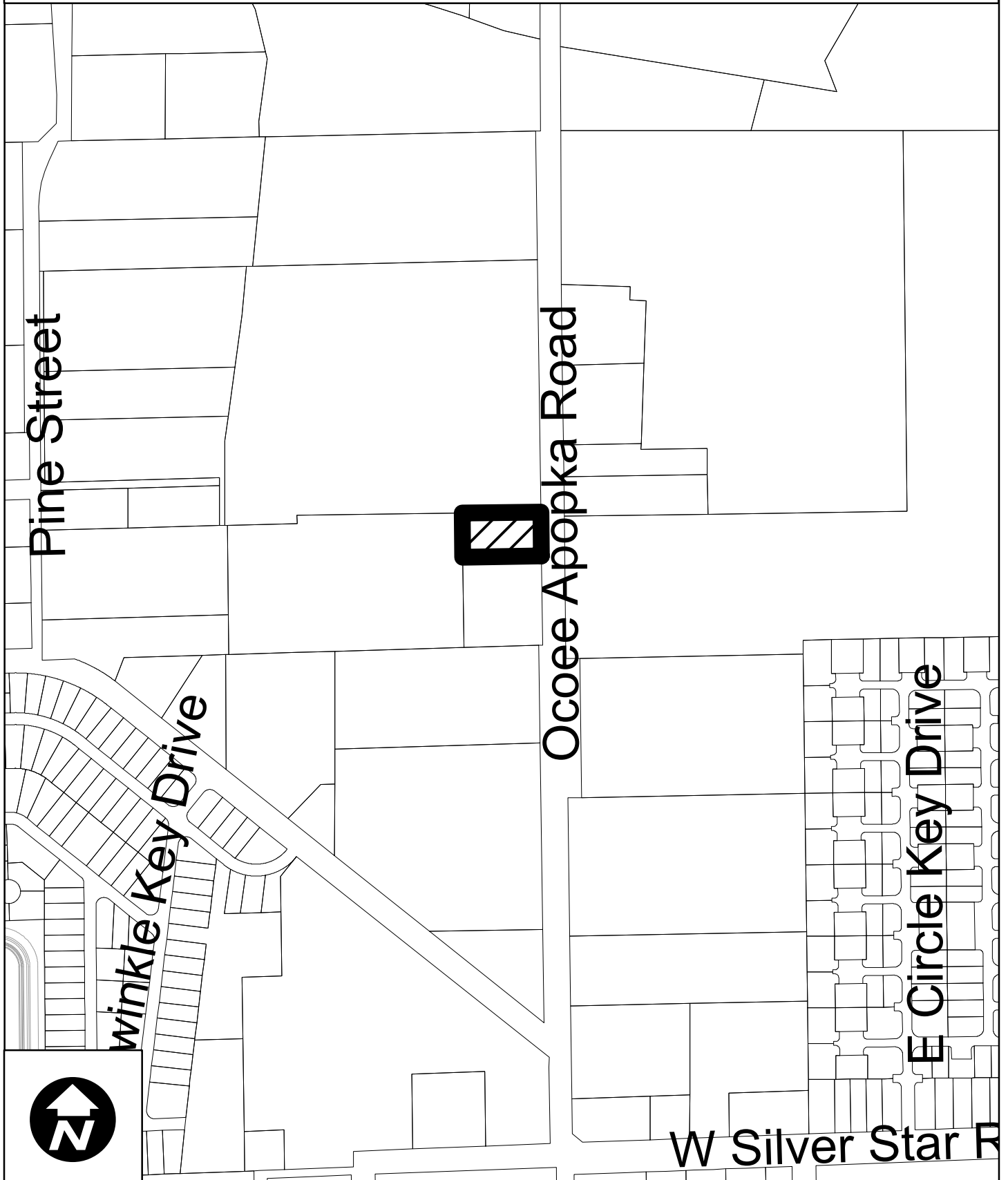
Staff Recommendation:

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 Aerial Map
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_Updated
8. Rezoning Ordinance - 440 Ocoee Apopka Road Parrinello Property_Updated
9. 24-004_AFD_Ad Parrinello Property_AX RZ_FEBRUARY 13 PZC (003)

440 Ocoee Apopka Road - Annexation & Rezoning Location Map



440 Ocoee Apopka Road Annexation & Rezoning 2022 Aerial Photography



0 30 60 120
Feet

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



Development Services
Department

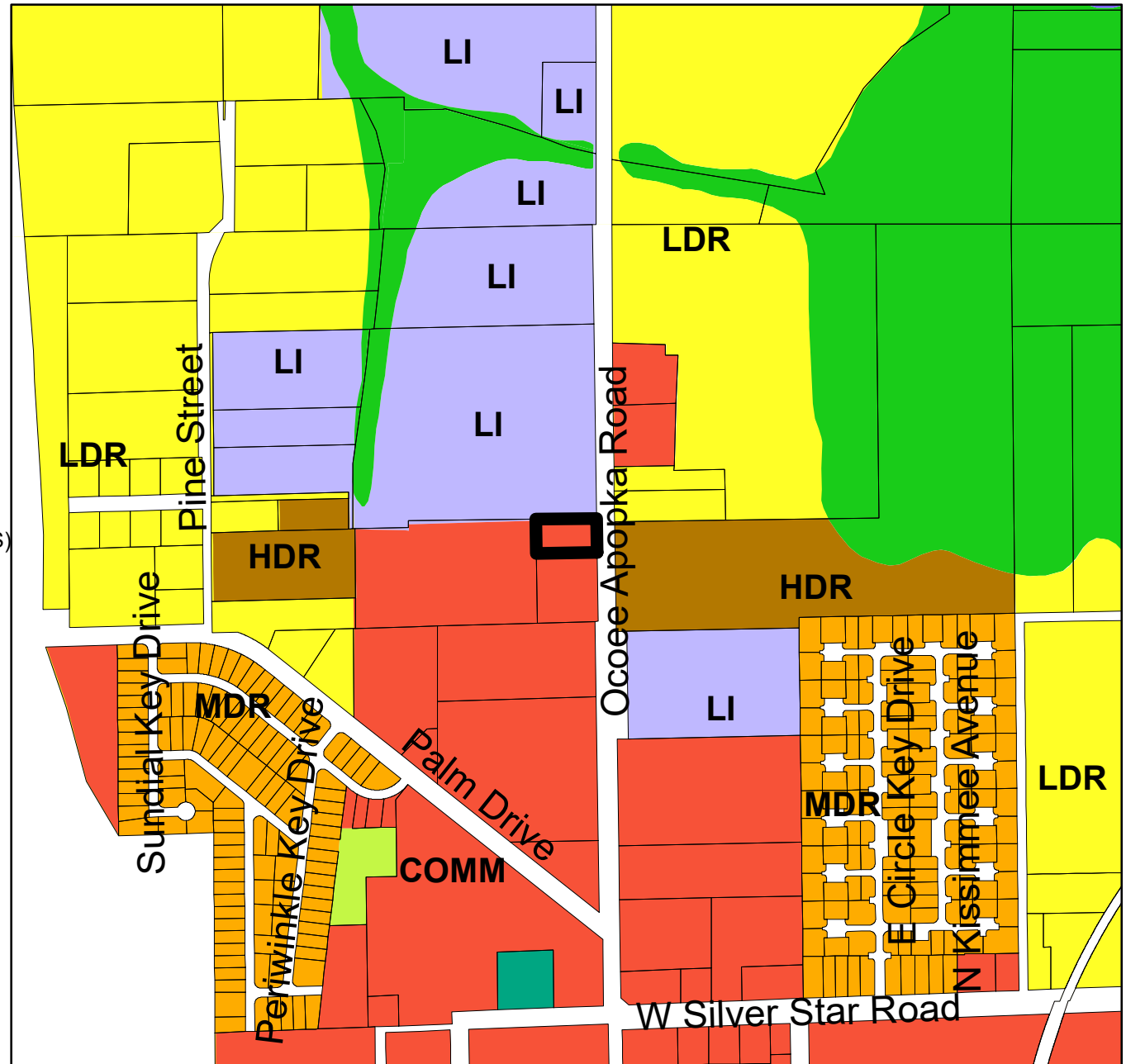
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Created: October 2023

 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 Road - Annnexation & Rezoning Surrounding Zoning Map



Development Services
Department

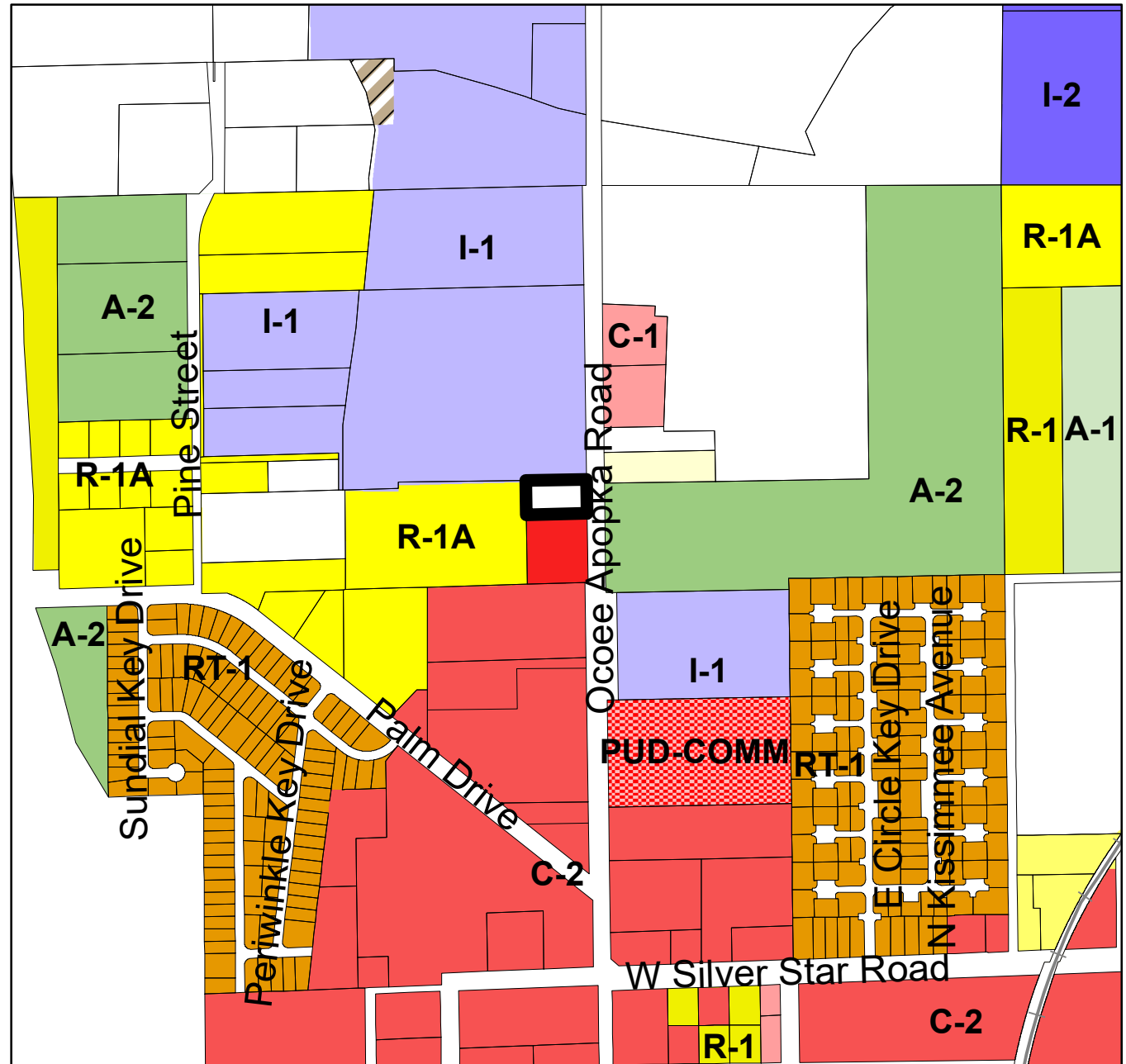
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Feet

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
---------------------------	---------------------------------

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	
--------------------------	--

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	
-----------------	--

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

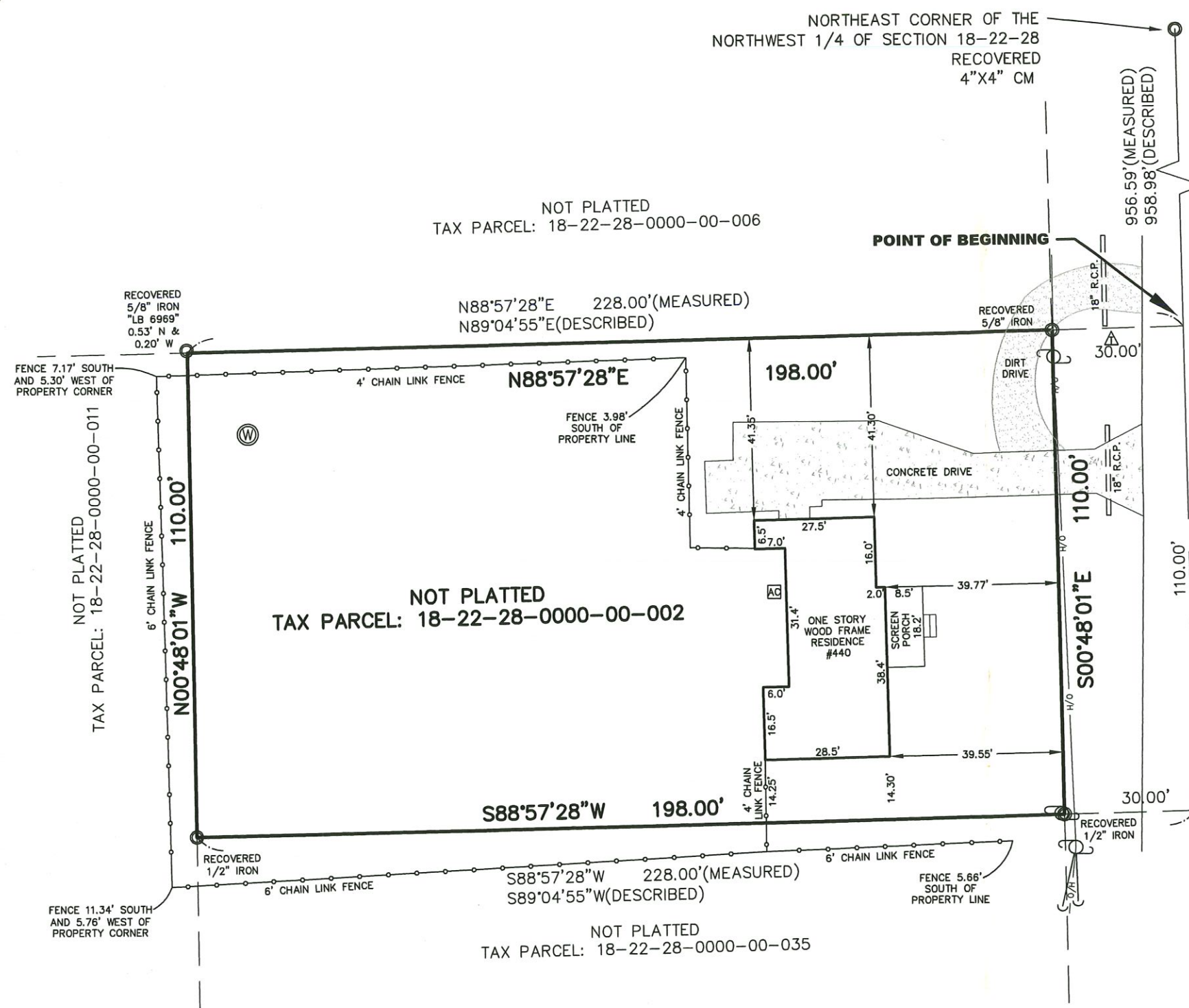
VII. TRANSPORTATION	Anoch Whitfield, Zoning Manager
----------------------------	---------------------------------

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
--------------------------	-----------------

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



BOUNDARY SURVEY

DESCRIPTION: BEGIN AT A POINT ON THE QUARTER SECTION LINE, 958.98 FEET SOUTH OF THE N 1/4 CORNER OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE S 110 FEET; THENCE S 89°04'55" W PARALLEL TO THE 40 ACRE LINE 228 FEET; THENCE N 110 FEET; THENCE N 89°04'44" E 228 FEET TO THE POINT OF BEGINNING.

- NOTES:
- BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF OCOEE-APOPKA ROAD AS BEING S00°48'01"E.
 - NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.

LEGEND	
	UTILITY POLE
	OVERHEAD LINE
	GUY ANCHOR
	TELEPHONE RISER
	WELL

OCOEE-APOPKA ROAD

JAMES R. SHANNON JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

DATE OF SURVEY: 11/14/2023
FIELD BY: TS-RR SCALE: 1" = 30'
FILE NUMBER: 18-22-28 440 OCOEE APOPKA RD

**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 February 13, 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"

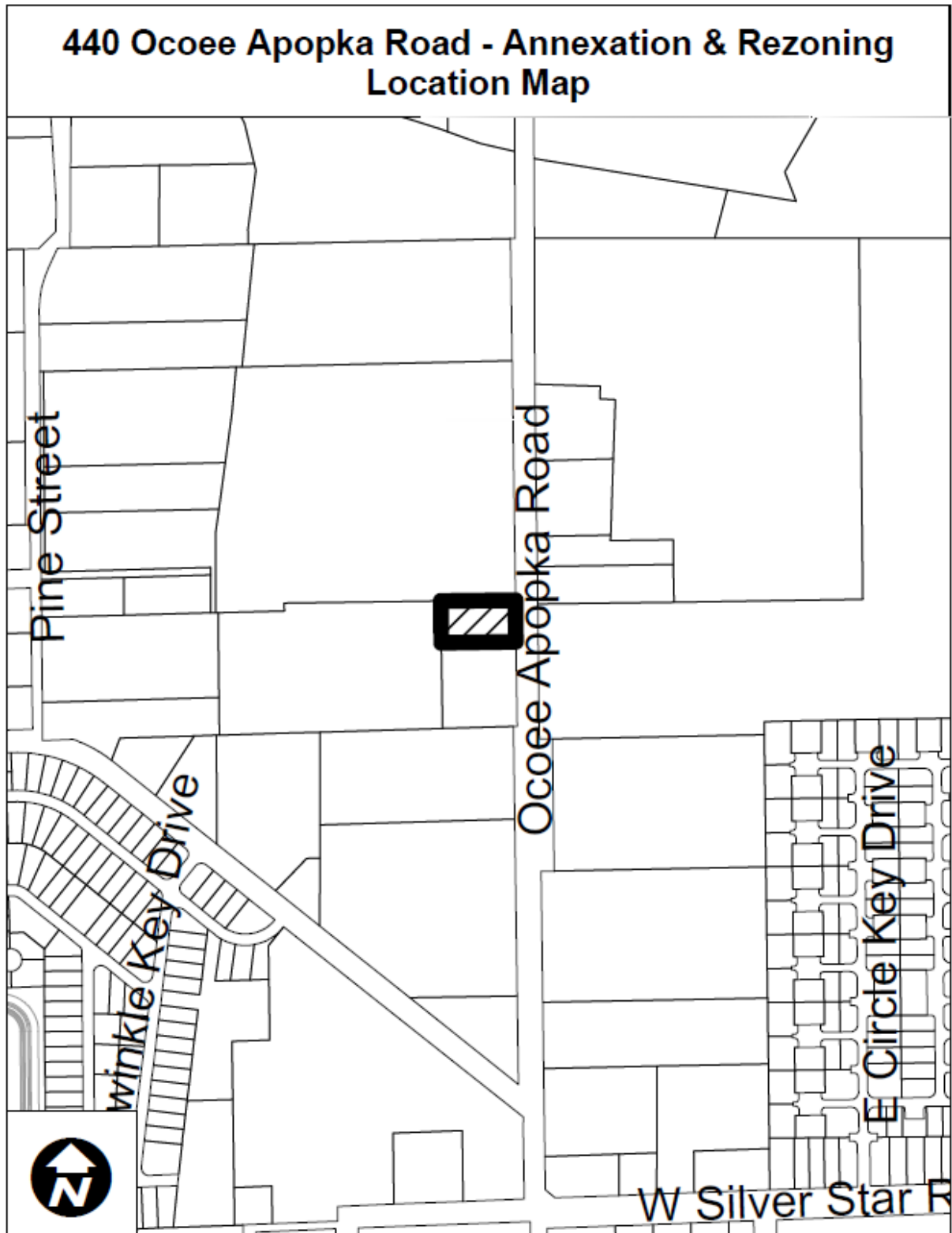
LEGAL DESCRIPTION

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 February 13, 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 March 5, 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
24-00347W

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 February 13, 2024
Parrinello Property

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

issues of 2/1/2024

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

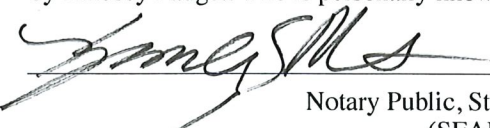
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Lindsey Padgett

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

1st day of February, 2024 A.D.

by Lindsey Padgett who is personally known to me.


Notary Public, State of Florida
(SEAL)

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



CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE
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, FEBRUARY 13, 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 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 Palm Drive at the intersection of Ocoee Apopka Road.

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

February 1, 2024

24-00347W



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

STAFF REPORT

Meeting Date: February 13, 2024
Item #: 2

Contact Name: Anoch Whitfield, Zoning Manager
Subject: Mansour Property Rezoning from R-1 (Single Family Dwelling District) to C-2 (Community Commercial District); Project No. RZ-23-12-11 (**Zoning Manger Whitfield**)
Department Director: Michael Rumer

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.

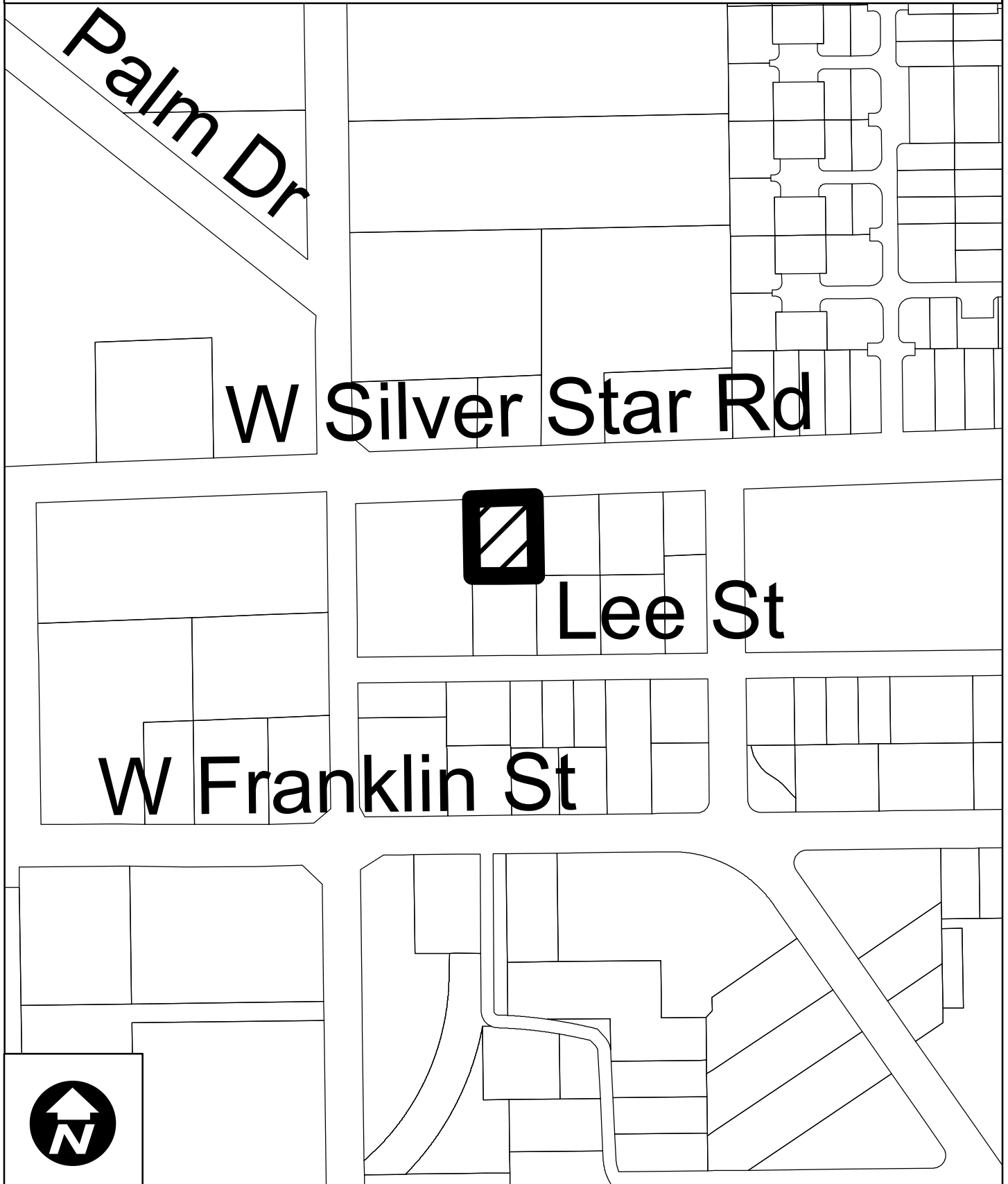
Staff Recommendation:

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_updated
6. 24-007_AFD_Ad Mansour Property_RZ_Jan 9 2024 PZC

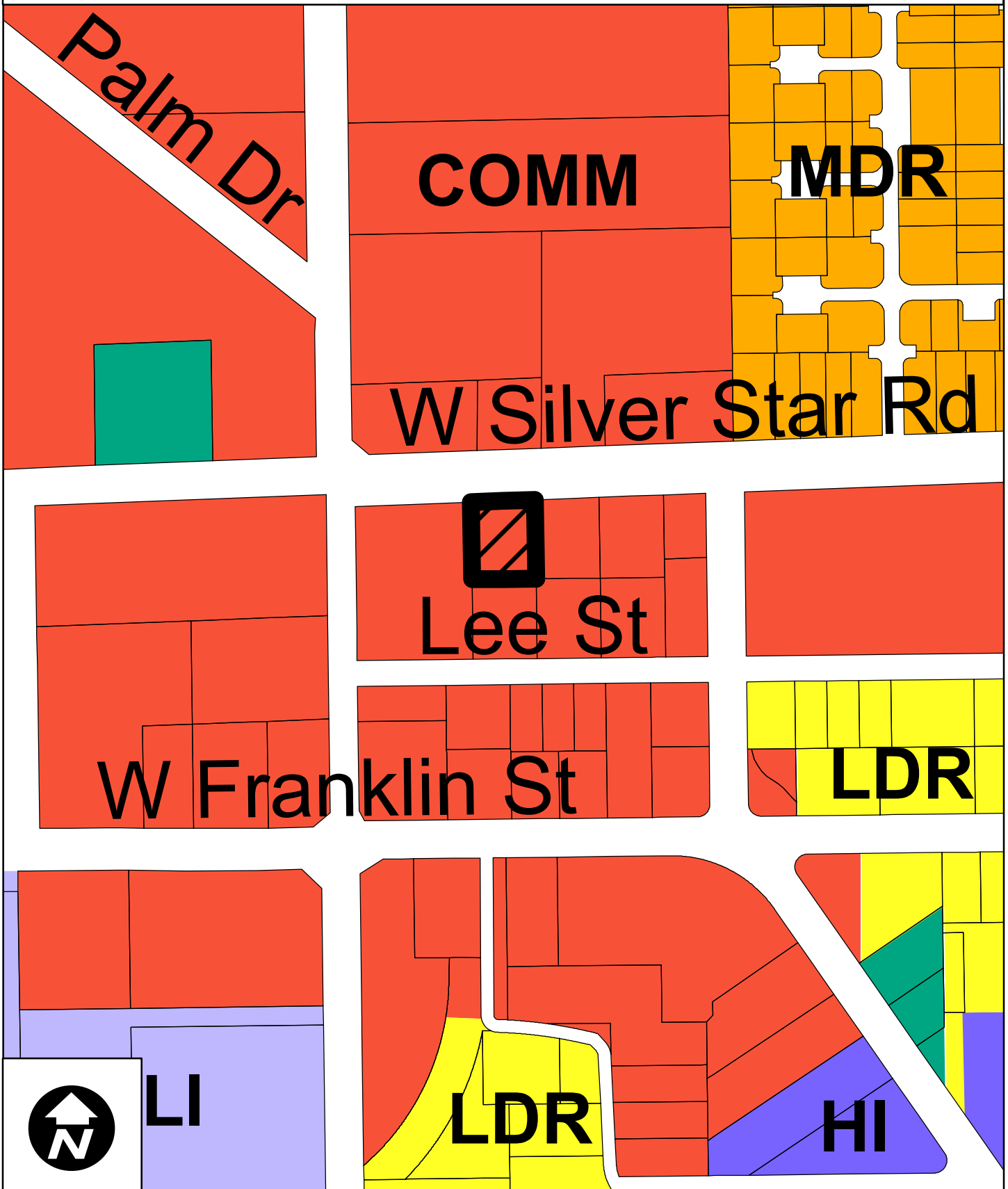
Mansour Property Rezoning Location Map



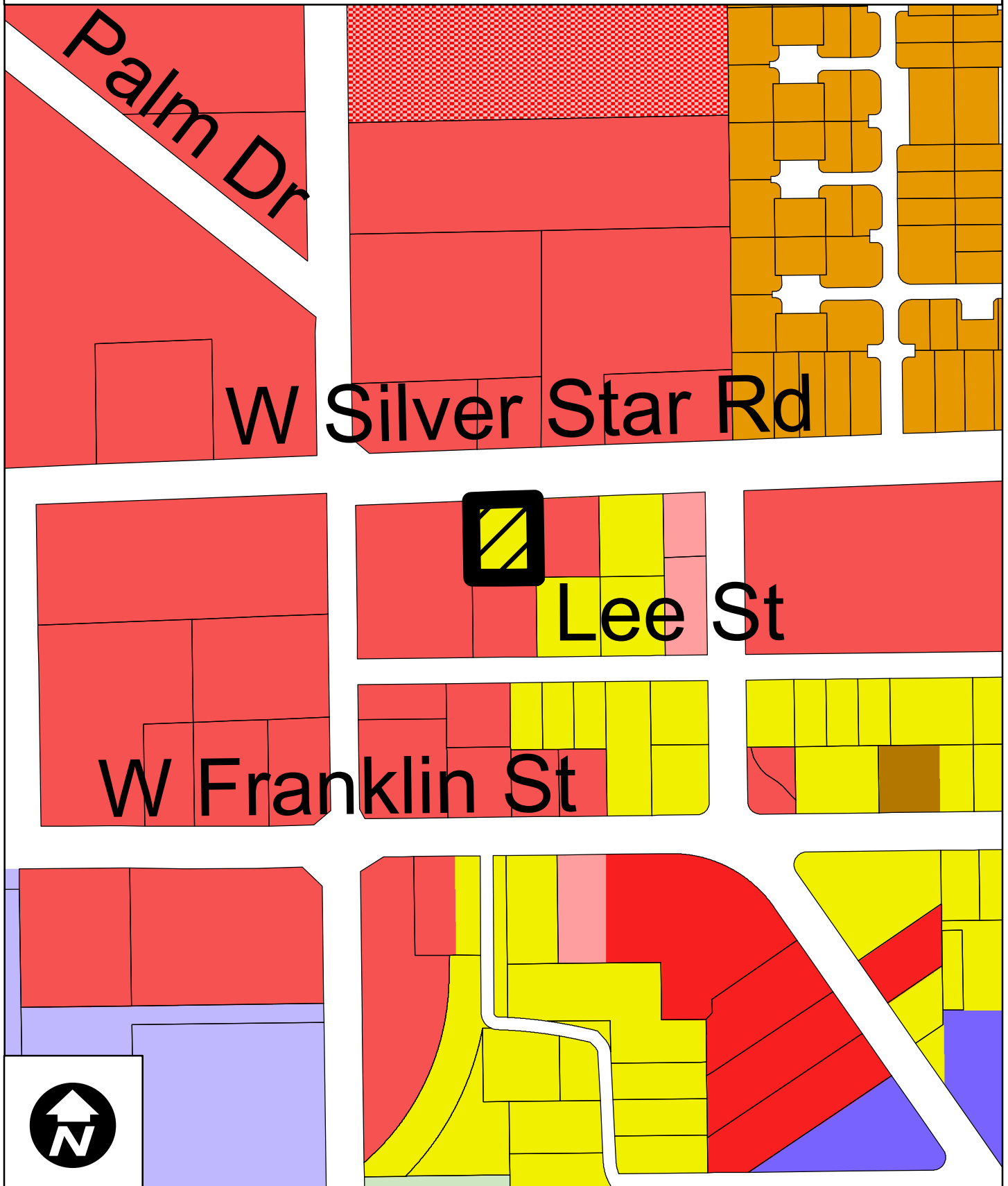
Mansour Property Rezoning 2022 Aerial Map



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 February 13, 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 March 5, 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

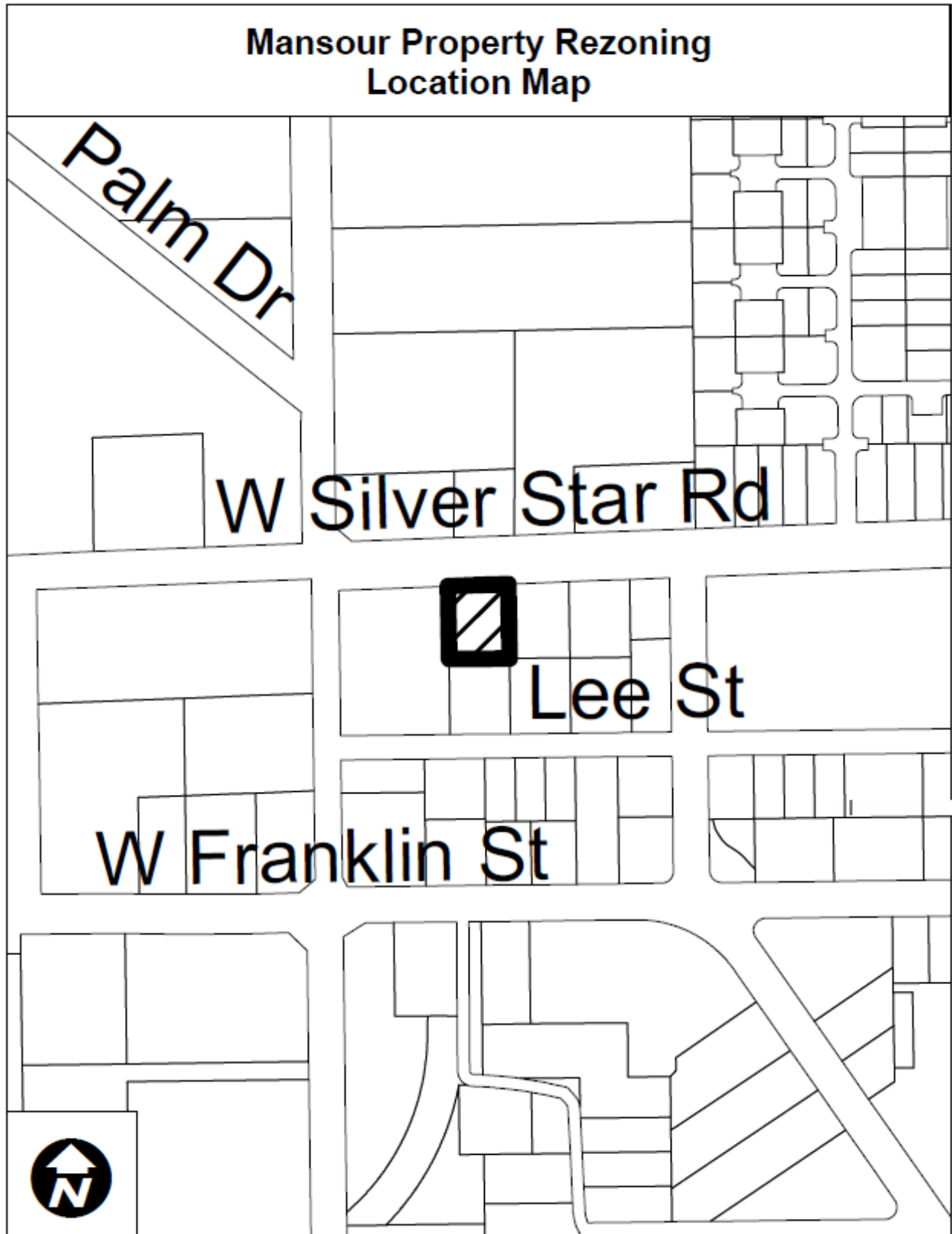
EXHIBIT "A"

LEGAL DESCRIPTION

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

GRACE PARK M/8 LOTS 14 & 15 BLK B

EXHIBIT "B"



Serial Number
24-00350W

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 February 13, 2024
Mansour Property

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

issues of 2/1/2024

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, FEBRUARY 13, 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 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 intersection of Ocoee Apopka Road and West Silver Star Road.

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

February 1, 2024

24-00350W


Lindsey Padgett

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

1st day of February, 2024 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



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



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

STAFF REPORT

Meeting Date: February 13, 2024
Item #: 3

Contact Name: Anoch Whitfield, Zoning Manager **Department Director:** Michael Rumer
Subject: W. Delaware Street - West Property Small-Scale Comprehensive Plan Amendment from Public Facilities/Institutional to Low Density Residential; Project No. CPA-2024-001 (**Zoning Manager Whitfield**)

BACKGROUND SUMMARY:

Owner/Applicant: The property/applicant is owned by Thomas Scott West.

Site Location: The property is located in Commission District 2 on the north side of West Delaware Street, beginning approximately 360 feet west of the West Delaware Street and South Bluford Avenue intersection.

Property Size & Parcel Identification Number: The property contains approximately 1.0 acres and is assigned parcel ID number 17-22-28-6144-04-031.

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

Current Future Land Use Map Designation	Current Zoning District	Existing Land Use	Unique Features/Overlay Districts
Public Facilities/Institutional	R-1AA	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	Public Facilities/Institutional	R-1AA	Vacant land with scattered trees
South	City of Ocoee	Low Density Residential	R-1AA	Single-family residential and Vacant Tract A
East	City of Ocoee	Low Density Residential	R-1AA	Single-family residential
West	City of Ocoee	Light Industrial	I-1	Vacant wooded land

Proposed Development: The property is predominantly surrounded by residential homes and has the Public Facilities/Institutional future land use designation, which does not allow residential uses. The applicant is requesting to change the future land use designation from Public Facilities/Institutional to Low Density Residential in order to split the property into three (3) 0.33-acre lots in order to build single-family detached homes. As the property is currently zoned R-1AA, the proposed Low Density Residential future land use will create consistency between the zoning district and the future land use designation.

Consistency with the Adopted Comprehensive Plan: The proposed Low Density Residential future land use

designation is consistent with the existing LDR designation of the surrounding properties on the west side of South Kissimmee Avenue and the railroad track.

Transportation and Access: The site is currently accessed by, and the future lots will continue to be accessed via West Delaware Street.

Utilities: The Utilities Department has no issues with this Comprehensive Plan Amendment.

Stormwater: Not applicable.

Schools: Not applicable.

Recreation and Open Space: Not applicable.

ISSUE:

Should the Planning and Zoning Commission, acting as the Local Planning Agency (LPA), make a recommendation of approval of the proposed ordinance for a Small-Scale Comprehensive Plan Future Land Use Map Amendment to change the future land use map designation from Public Facilities/Institutional (INST) to Low Density Residential (LDR) for the W. Delaware Street - West Property, assigned parcel ID number 17-22-28-6144-04-031?

RECOMMENDATIONS:

Development Review Committee Recommendation

The DRC met on Tuesday, February 6, 2024, to consider this item and, finding no issues, made a recommendation of approval of the Small-Scale Comprehensive Plan Future Land Use Map Amendment to change the future land use map designation from Public Facilities/Institutional to Low Density Residential for the West Delaware Street - West Property, assigned parcel ID number 17-22-28-6144-04-031.

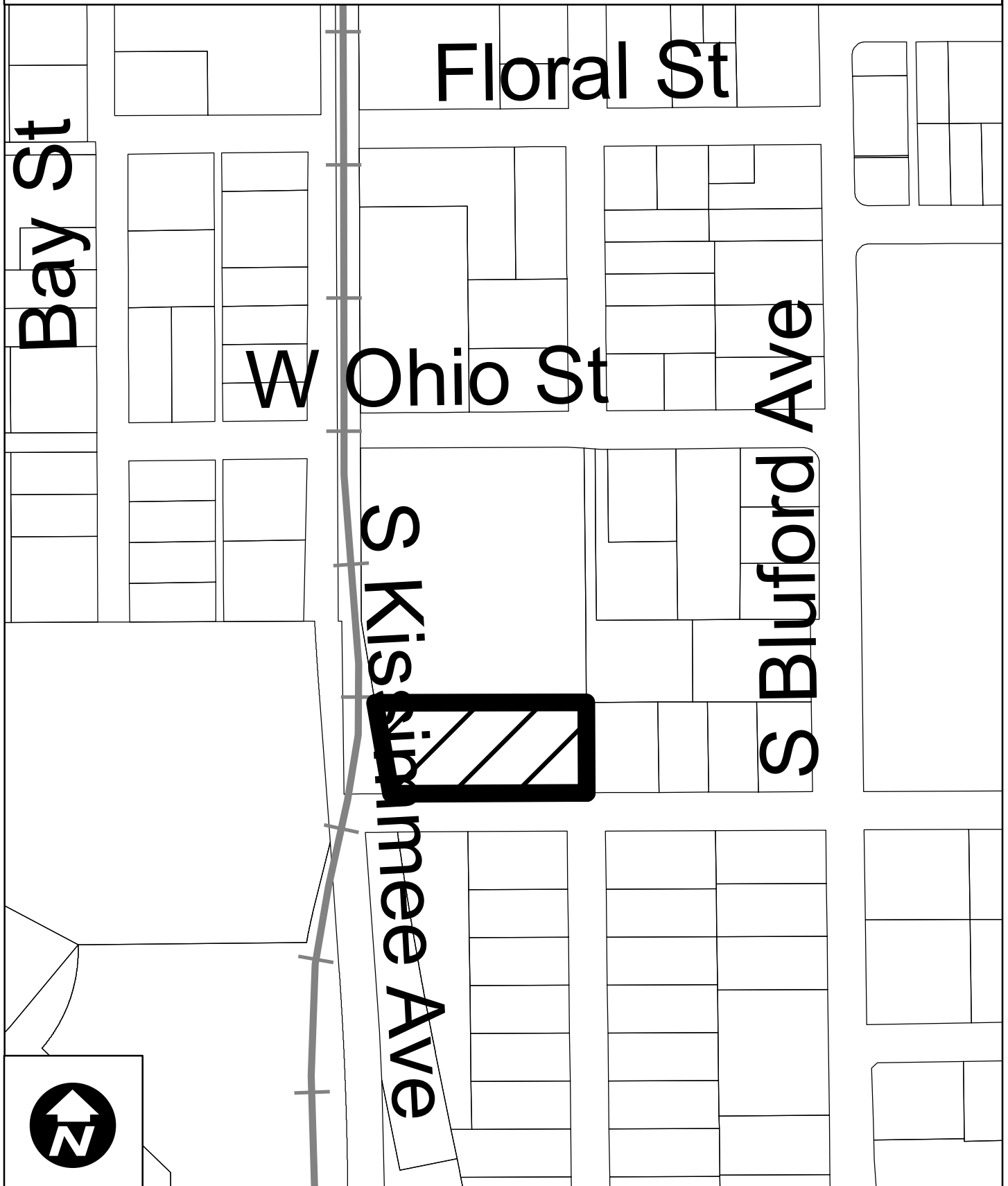
Staff Recommendation

Staff recommends that the Planning and Zoning Commission, acting as the Local Planning Agency (LPA), make a recommendation of approval of the proposed ordinance for a Small-Scale Comprehensive Plan Future Land Use Map Amendment to change the future land use map designation from Public Facilities/Institutional (INST) to Low Density Residential (LDR) for the W. Delaware Street - West Property, assigned parcel ID number 17-22-28-6144-04-031.

ATTACHMENTS:

1. W Delaware St Location Map
2. W Delaware St Aerial Map
3. W Delaware St Surrounding FLUM
4. W Delaware St Surrounding Zoning
5. Property Survey-West Property
6. SSCPA Ordinance - W Delaware St - West Property
7. 24-012_AFD_Ad West Property_CPA_Feb 13 24 PZC

W. Delaware St. - Small-Scale Comp. Plan Amendment Location Map



W. Delaware St - West Property Comprehensive Plan Amendment 2022 Aerial Photography



W Delaware St Property Comprehensive Plan Amendment Surrounding Future Land Use Map



Development Services
Department

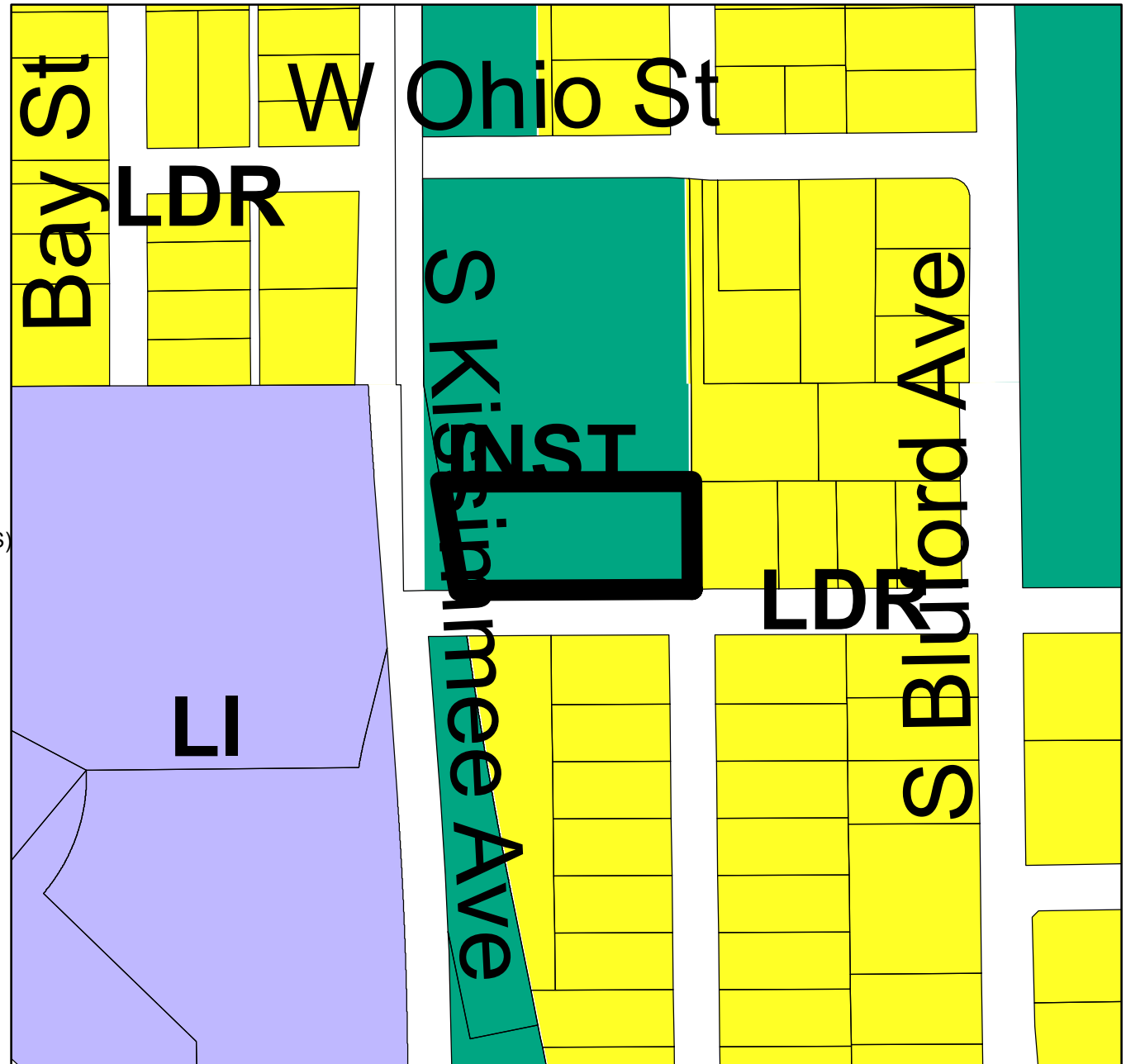
0 50 100 200
Feet

Created: month year

 Subject Property

Future Land Use Classification:

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



W Delaware St Property Small-Scale Comprehensive Plan Amendment Surrounding Zoning Map



Development Services
Department

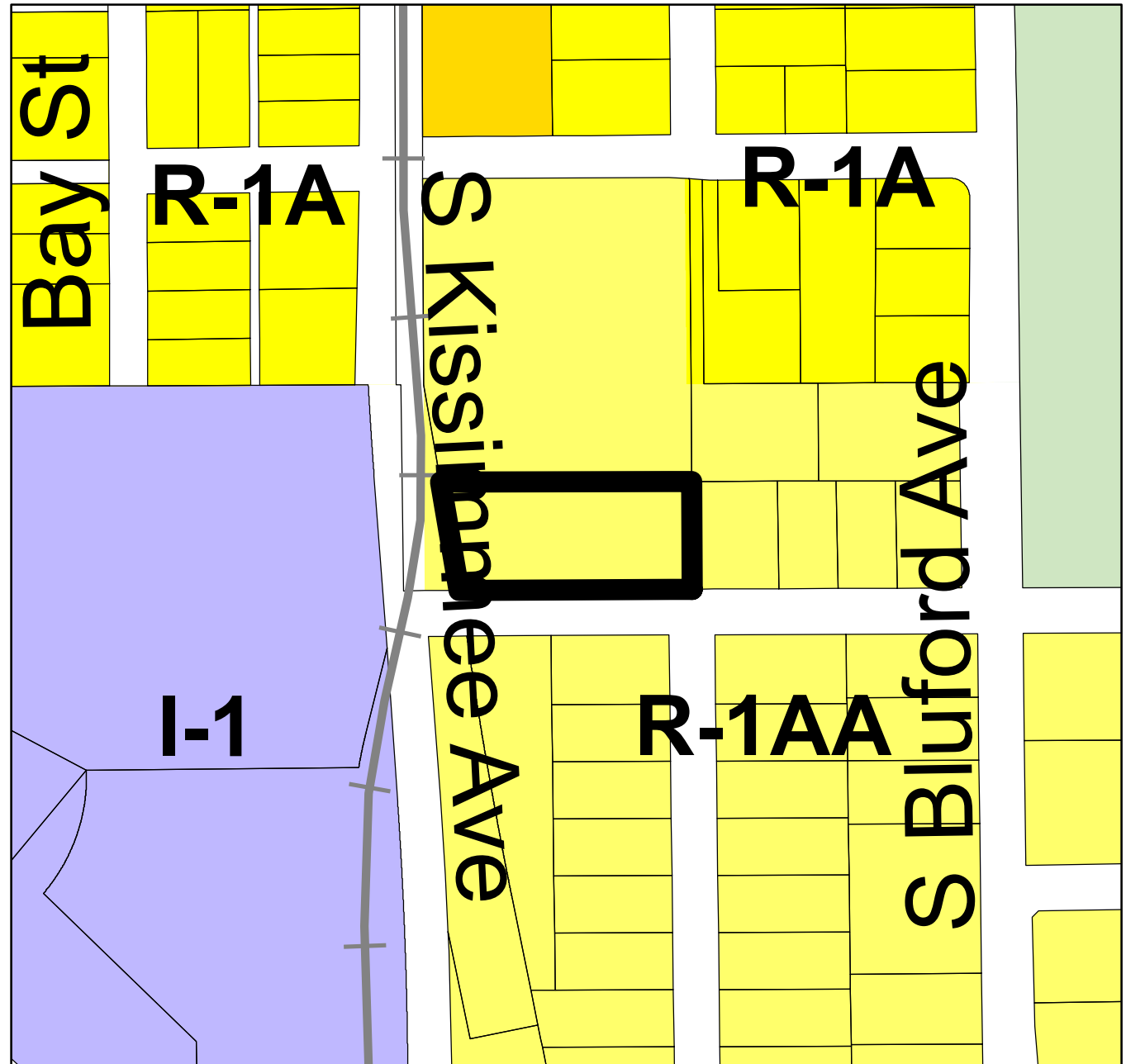
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Feet

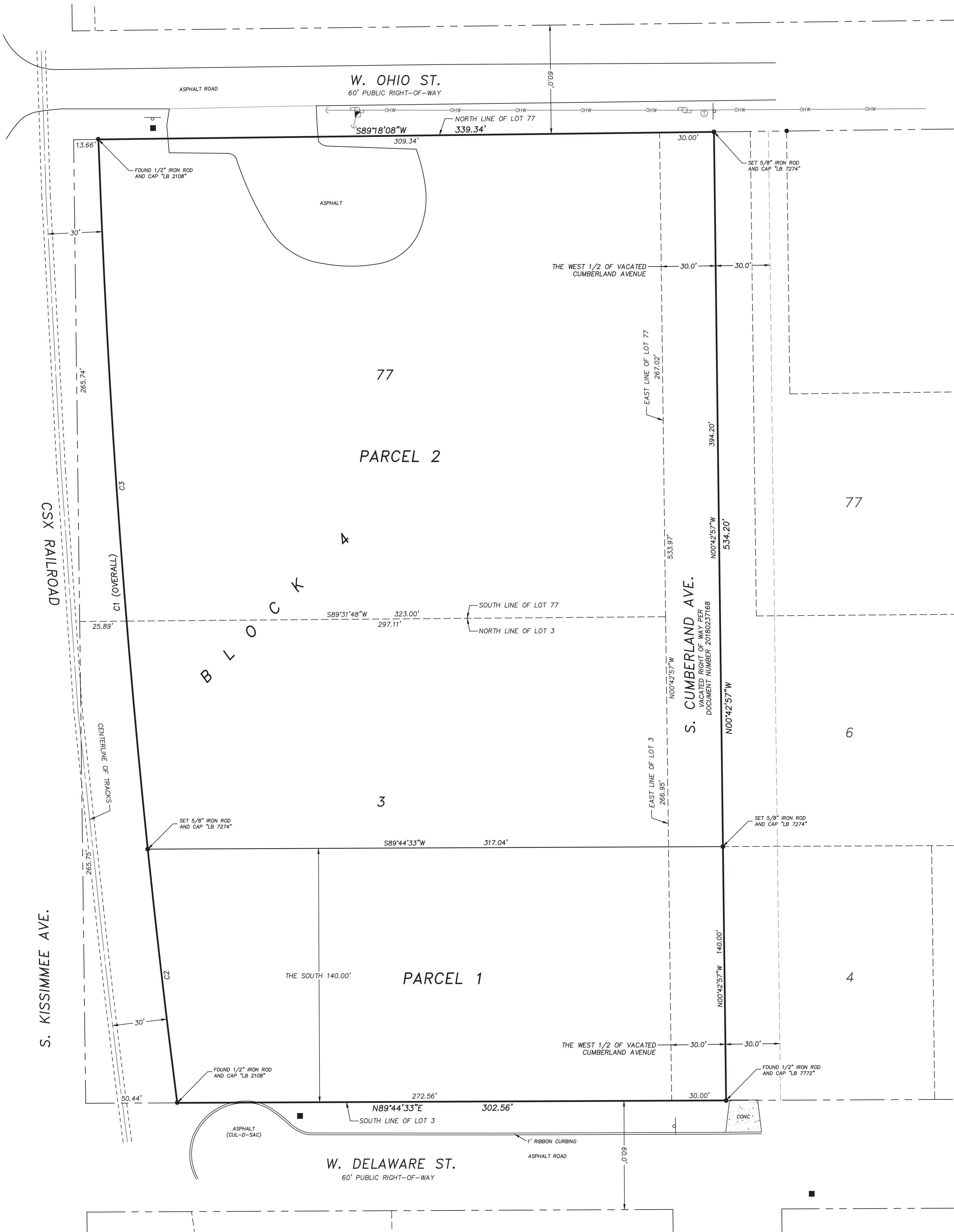
Created: month year

 Subject Property

Zoning Classification:

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





BOUNDARY SURVEY

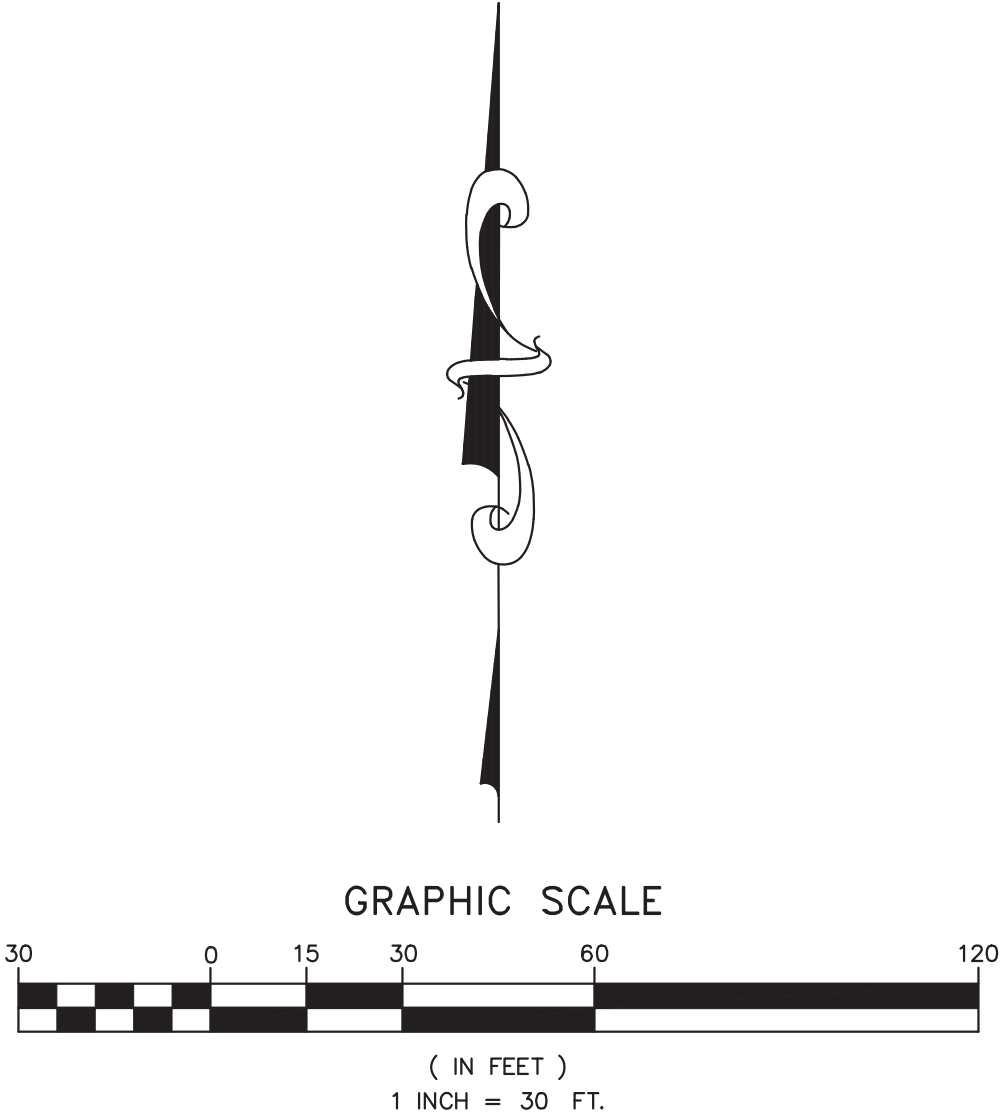
DESCRIPTION: (PARENT TRACT)
LOT 77, BLOCK 3, AND LOT 3, BLOCK 4, OF MAP OF OCOEE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 100, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH THAT PART OF THE WEST 1/2 OF VACATED SOUTH CUMBERLAND AVENUE, LYING EAST OF AND ADJACENT THERETO.
THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 3.976 ACRES, MORE OR LESS.

DESCRIPTION: (PARCEL 1)
THE SOUTH 140.00 FEET OF LOT 3, BLOCK 4, MAP OF OCOEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 100, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING EAST OF RAIL ROAD, TOGETHER WITH THE SOUTH 140.00 FEET OF THE WEST 30.00 FEET OF VACATED RIGHT OF WAY ON THE EAST AS RECORDED IN INSTRUMENT DOCUMENT NUMBER 20180237168, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 0.996 ACRES, MORE OR LESS.

DECRPTION: (PARCEL 2)
LOT 77, BLOCK 3, AND LOT 3, BLOCK 4, OF MAP OF OCOEE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 100, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH THAT PART OF THE WEST 1/2 OF VACATED SOUTH CUMBERLAND AVENUE, LYING EAST OF AND ADJACENT THERETO, LESS THE SOUTH 140.00 FEET THEREOF.
THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 2.980 ACRES, MORE OR LESS.

- SURVEYORS NOTES:
- NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
 - REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
 - BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF WEST OHIO STREET AS BEING S89°18'08"W (ASSUMED).
 - THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
 - UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
 - THE LANDS SHOWN HEREON LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO "FIRM" MAP NO. 12095C0260F, COMMUNITY NO. 120179, DATED SEPTEMBER 25, 2009.
 - THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.052 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	5°16'52"	5786.34'	533.35'	S04°40'24"E	533.16'
C3	3°53'11"	5786.34'	392.48'	S03°58'33"E	392.40'
C2	1°23'42"	5786.34'	140.87'	S06°36'59"E	140.87'



LEGEND/ABBREVIATIONS:

- NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED
- | | | | |
|--------|---------------------------------|---|-------------------------------|
| R | RADIUS | ⊙ | WELL |
| Δ | CENTRAL ANGLE | ⊘ | ELECTRICAL OUTLET |
| L | LENGTH | ⊚ | TELEPHONE RISER |
| CH | CHORD | ⊛ | FIRE HYDRANT |
| CB | CHORD BEARING | ⊜ | MASTER WATER ASSEMBLY |
| T.B | TANGENT BEARING | ⊝ | SEWER VALVE |
| (M) | MEASURED | ⊞ | WATER VALVE |
| (P) | PLAT | ⊠ | RECLAIMED WATER VALVE |
| (C) | CALCULATED | ⊡ | IRRIGATION VALVE |
| (D) | DESCRIPTION | ⊢ | GAS VALVE |
| POB | POINT OF BEGINNING | ⊣ | SANITARY MANHOLE |
| POC | POINT OF COMMENCEMENT | ⊤ | DRAINAGE MANHOLE |
| O.R. | OFFICIAL RECORDS BOOK | ⊥ | TELEPHONE MANHOLE |
| PG | PAGE | ⊦ | GREASE TRAP MANHOLE |
| TYP. | TYPICAL | ⊧ | POWER MANHOLE |
| P.T. | POINT OF TANGENCY | ⊨ | WATER SHUT-OFF VALVE |
| P.C. | POINT OF CURVATURE | ⊩ | POWER TRANSFORMER |
| ● | IRON ROD & CAP | ⊪ | WATER METER |
| ⊙ | NAIL & DISC | ⊫ | GAS METER |
| ⊠ | 4"x4" CONCRETE MONUMENT | ⊬ | POWER METER |
| ⊞ | IRON PIPE | ⊭ | WATER BLOW-OFF VALVE |
| —X— | BARBED WIRE FENCE | ⊮ | CLEAN-OUT |
| —D— | WOOD FENCE | ⊯ | FIRE DEPARTMENT CONTROL VALVE |
| —O— | CHAIN LINK FENCE | ⊰ | ELECTRIC HAND HOLE |
| — | EDGE OF ASPHALT PAVEMENT | ⊱ | WRING PULL BOX |
| E | CENTERLINE | ⊲ | CABLE TELEVISION RISER |
| LB | LICENSED BUSINESS | ⊳ | TELEPHONE ACCESS CABINET |
| PSM | PROFESSIONAL SURVEYOR & MAPPER | ⊴ | CATCH BASIN |
| PLS | PROFESSIONAL LAND SURVEYOR | ⊵ | DRAIN |
| PVC | POLYVINYL CHLORIDE PIPE | ⊶ | CURB INLET |
| RCP | REINFORCED CONCRETE PIPE | ⊷ | CURB INLET WITHOUT MANHOLE |
| CMP | CORRUGATED METAL PIPE | ⊸ | MITERED END SECTION |
| DIP | DUCTILE IRON PIPE | ⊹ | UTILITY VAULT |
| VCP | VITRIFIED CLAY PIPE | ⊺ | AIR CONDITIONER |
| OPR | CORRUGATED PLASTIC PIPE | ⊻ | POWER BOX |
| —OHW— | OVERHEAD UTILITY WIRES | ⊼ | MONITORING WELL |
| —UGP— | UNDERGROUND POWER LINE | ⊽ | WALKWAY LIGHT |
| —UGG— | UNDERGROUND GAS LINE | ⊾ | TRAFFIC SIGNAL BOX |
| —UGT— | UNDERGROUND TELEPHONE LINE | ⊿ | BOLLARD |
| —UGCT— | UNDERGROUND CABLE TELEVISION | ⊿ | CROSSWALK POST |
| —FOC— | FIBER OPTIC CABLE | ⊿ | TRAFFIC FLOW ARROW |
| ⊞ | WOODEN UTILITY POLE | ⊿ | SOIL BORING |
| ⊞ | CONCRETE UTILITY POLE | | |
| ⊞ | GUY POLE | | |
| ⊞ | GUY ANCHOR | | |
| ⊞ | INVERT ELEVATION | | |
| ⊞ | EXISTING GROUND ELEVATION | | |
| ⊞ | EXISTING GROUND CONTOUR | | |
| ⊞ | SINGLE POST SIGN | | |
| ⊞ | DRUMMING POST SIGN | | |
| ⊞ | HANDICAPPED PARKING SPACE (H/C) | | |
| ⊞ | SITE BENCH MARK (AS INDICATED) | | |

SECTION 18, 19
TOWNSHIP 22 SOUTH
RANGE 28 EAST

BISHMAN

Surveying & Mapping, Inc.

CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106, OAKLAND, FLORIDA 34760
Phone No. 407.905.8877

Digitally signed
by Aron Bishman
Date: 2023.04.26
08:27:39 -04'00'

ARON D. BISHMAN, P.S.M.

FLORIDA REGISTRATION NO. 5668

JOB NUMBER: 23021.000

SURVEY DATE: 4-20-2023
FIELD BY: T. CONARD
FIELD BOOK: 2302
PAGES: 61
FIELD FILE: 23021TC.MJF
DRAWING FILE: 23021TC.MJF

Page 69 of 297

**ORDINANCE NO. 2024-
(Small-Scale CPA – W. Delaware St. Property)**

TAX PARCEL ID: 17-22-28-6144-04-031

**CASE NO. CPA-2024-001: W. Delaware St. Property
Small-Scale Comprehensive Plan Amendment**

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, AMENDING THE CITY OF OCOEE COMPREHENSIVE PLAN AS ADOPTED IN 1991, AS AMENDED; AMENDING THE FUTURE LAND USE MAP OF THE OCOEE COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM PUBLIC FACILITIES/ INSTITUTIONAL TO LOW DENSITY RESIDENTIAL FOR CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 1.0 ACRES LOCATED ON THE NORTH SIDE OF WEST DELAWARE STREET BEGINNING APPROXIMATELY 360 FEET WEST OF THE WEST DELAWARE STREET AND SOUTH BLUFORD AVENUE INTERSECTION; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY FUTURE LAND USE MAP; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Ocoee (the “Ocoee City Commission”) has adopted the City’s Comprehensive Plan (the “Ocoee Comprehensive Plan”) by Ordinance No. 91-28 on September 18, 1991 pursuant to Chapter 163, Part II, Florida Statutes, the Growth Policy Act (the “Act”); and

WHEREAS, Chapter 163, Part II, Florida Statutes, sets forth procedures and requirements for a local government to adopt a comprehensive plan and amendments thereto; and

WHEREAS, the owner (the “Applicant”) of certain real property located within the corporate limits of the City of Ocoee, Florida, assigned tax parcel identification number 17-22-28-6144-04-031, more particularly described in Exhibit “A” and depicted in Exhibit “B”, has submitted an application to the Ocoee City Commission to amend the Comprehensive Plan Future Land Use designation (the “Comprehensive Plan Amendment”) of said real property from Institutional to Low Density Residential; and

WHEREAS, pursuant to Section 5-9(C) of Article V of the Land Development Code of the City of Ocoee, Florida, the Development Services Director has reviewed said Comprehensive Plan Amendment application and determined that said Comprehensive Plan Amendment is consistent with the Ocoee Comprehensive Plan, as amended from time to time; and

WHEREAS, pursuant to Section 163.3174(4)(a), Florida Statutes, the City’s Local Planning Agency (LPA) conducted a publicly noticed and advertised public hearing on Tuesday,

February 13, 2024, to consider and make recommendation of said proposed Comprehensive Plan Amendment; and

WHEREAS, pursuant to Section 163.3184(11), Florida Statutes, on Tuesday, March 5, 2024, the Ocoee City Commission held a de novo advertised public hearing with respect to the proposed Comprehensive Plan Amendment and determined, after consideration of public comments, that the proposed Comprehensive Plan Amendment is consistent with the Ocoee Comprehensive Plan.

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

SECTION 1. RECITALS. The foregoing recitals are hereby ratified and confirmed as true and correct and incorporated herein by this reference.

SECTION 2. AUTHORITY. The City Commission of the City of Ocoee 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 3. COMPREHENSIVE PLAN AMENDMENT. The Future Land Use Map within the Future Land Use Element of the Ocoee Comprehensive Plan is hereby amended to change the future land use designation of the Subject Property, as particularly described in Exhibit “A” and depicted in Exhibit “B”, from Public Facilities/Institutional (INST) to Low Density Residential (LDR).

SECTION 4. COMPREHENSIVE PLAN. The City Clerk is hereby authorized and directed to revise the adopted Future Land Use Map of the City of Ocoee in order to incorporate the Comprehensive Plan Amendment enacted by this Ordinance.

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 thirty-one (31) days after adoption, unless challenged prior to that date pursuant to Section 163.3187(5), Florida Statutes.

PASSED AND ADOPTED this _____ day of _____, 2024.

Space intentionally left blank

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

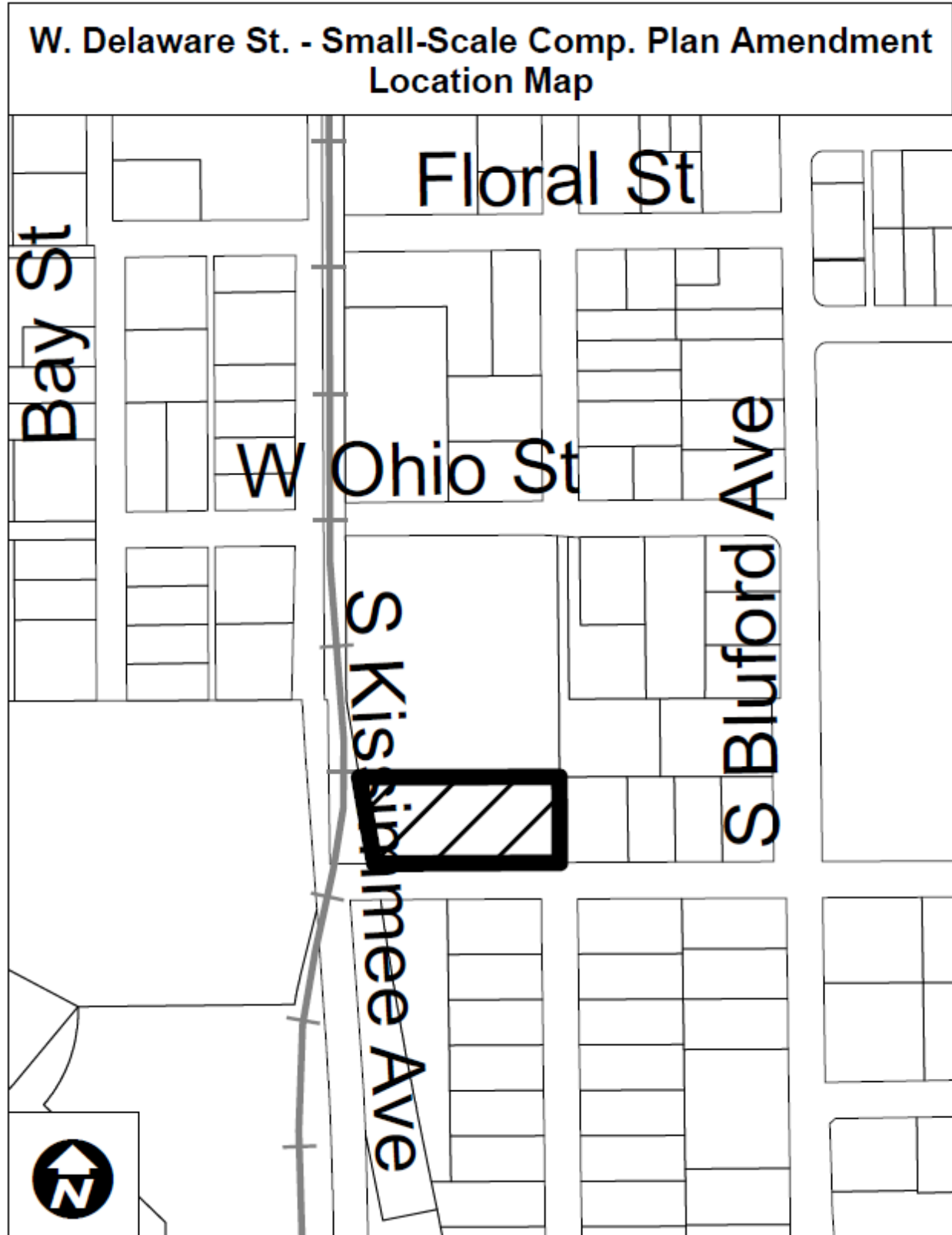
EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ID NO.: 17-22-28-6144-04-031

TOWN OF OCOEE A/100 S 140 FT LOT 3 BLK 4 LYING E OF RR R/W & S 140 FT OF W 30 FT OF VAC
R/W ON E PER 20180237168.

EXHIBIT "B"



Serial Number
24-00399W

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 February 13, 2024
West Property

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

issues of 2/1/2024

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
W. DELAWARE STREET - WEST PROPERTY
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT
FROM INSTITUTIONAL TO LOW DENSITY RESIDENTIAL
CASE NUMBER: CPA-2024-001

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-8 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on **TUESDAY, FEBRUARY 13, 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 a Small-Scale Comprehensive Plan Amendment (CPA) from Institutional to Low Density Residential for the W. Delaware Street - West Property. The property contains approximately 1.0 acres and is assigned parcel ID number 17-22-28-6144-04-031. It is located on the north side of West Delaware Street, beginning approximately 360 feet west of the West Delaware Street and South Bluford Avenue 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 and Zoning Commission may continue the public hearing to other dates and times as it deems necessary. Any interested party shall be advised that the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearings and that no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made during the public hearings will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of the proceedings should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.

February 1, 2024

24-00399W


Lindsey Padgett

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

1st day of February, 2024 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



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



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

STAFF REPORT

Meeting Date: February 13, 2024
Item #: 4

Contact Name: Anoch Whitfield, Zoning Manager

Department Director: Michael Rumer

Subject: Ocoee Oaks Joint Venture Large-Scale Preliminary Subdivision Plan; Project No. 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, that was rezoned to R-1A. The development acreage is 5.95 acres because it includes the 0.24 acre of land area to be used for the private access driveway that will be shared between the church, the subdivision and the communications tower.

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:

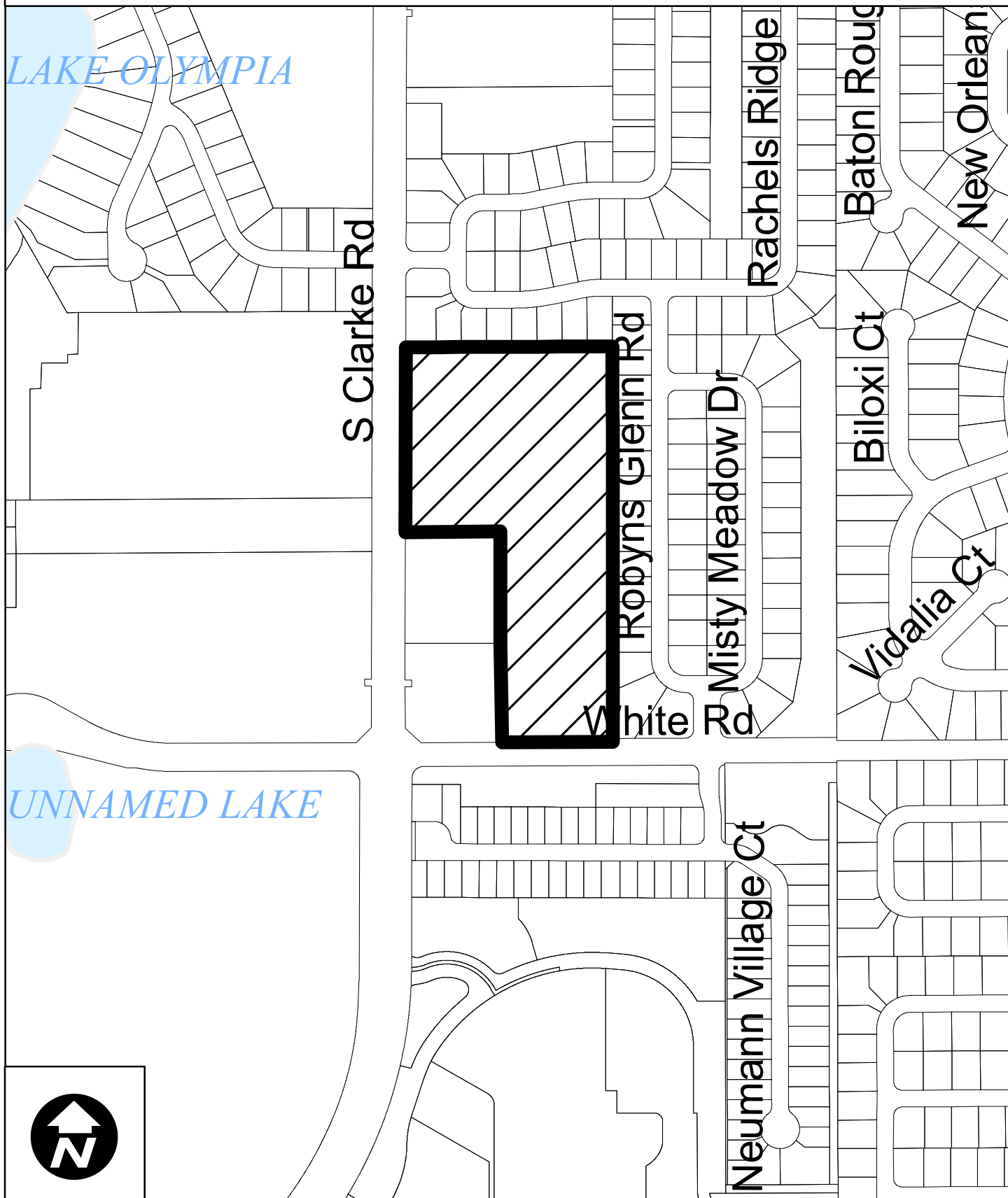
Staff recommends that the Planning and Zoning Commission (PZC) make a recommendation of approval for the Ocoee Oaks Joint Venture Large-Scale Preliminary Subdivision Plan (PSP) for the development of an 18-lot single-family attached, fee-simple townhome subdivision on the southern 5.71-acre portion of 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

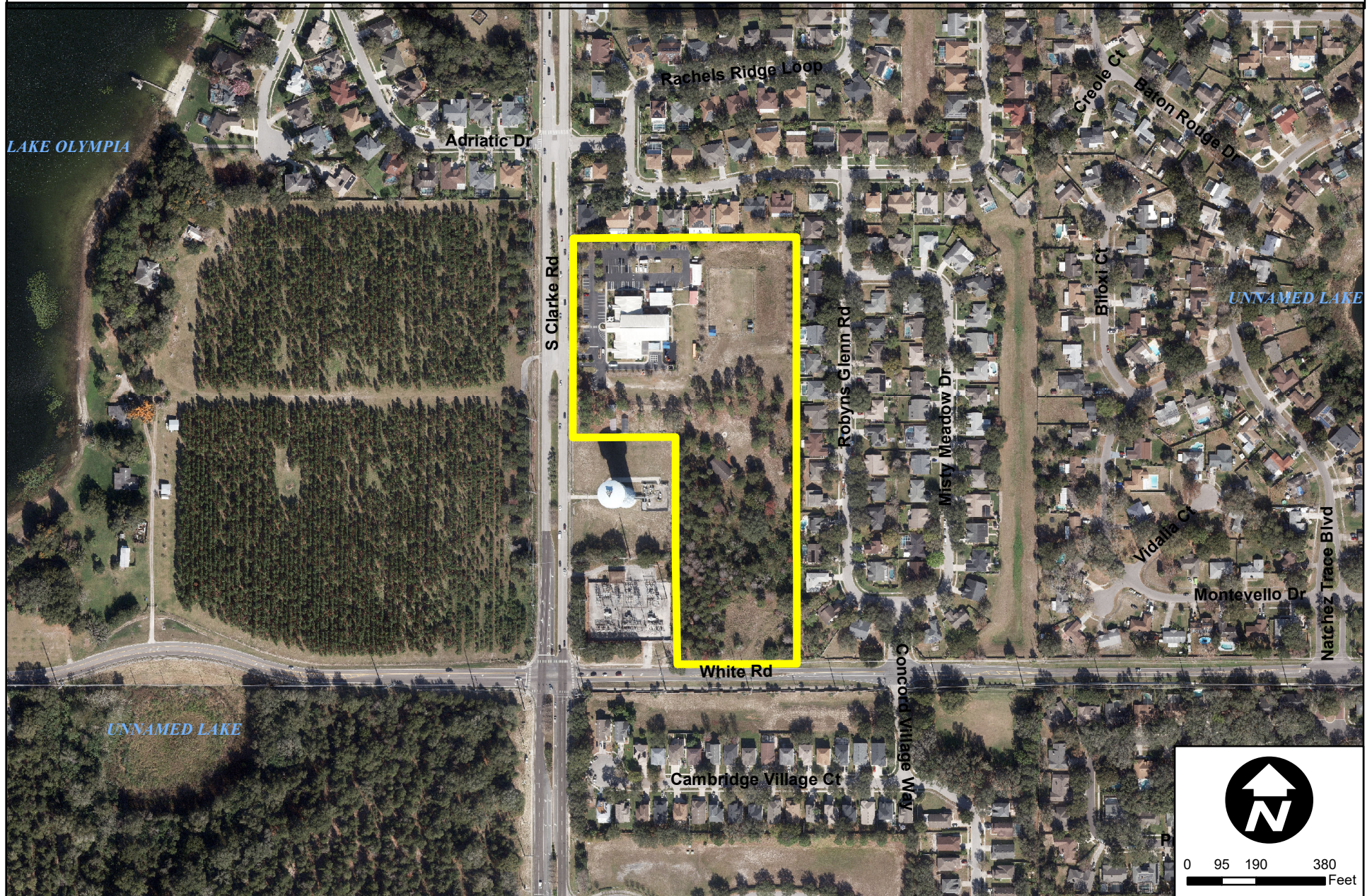
6. 24-006_AFD_Ad Ocoee Oaks Joint Venture PrelimFinal Subdiv Plan_FEB 13 2024 PZC Hearing

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

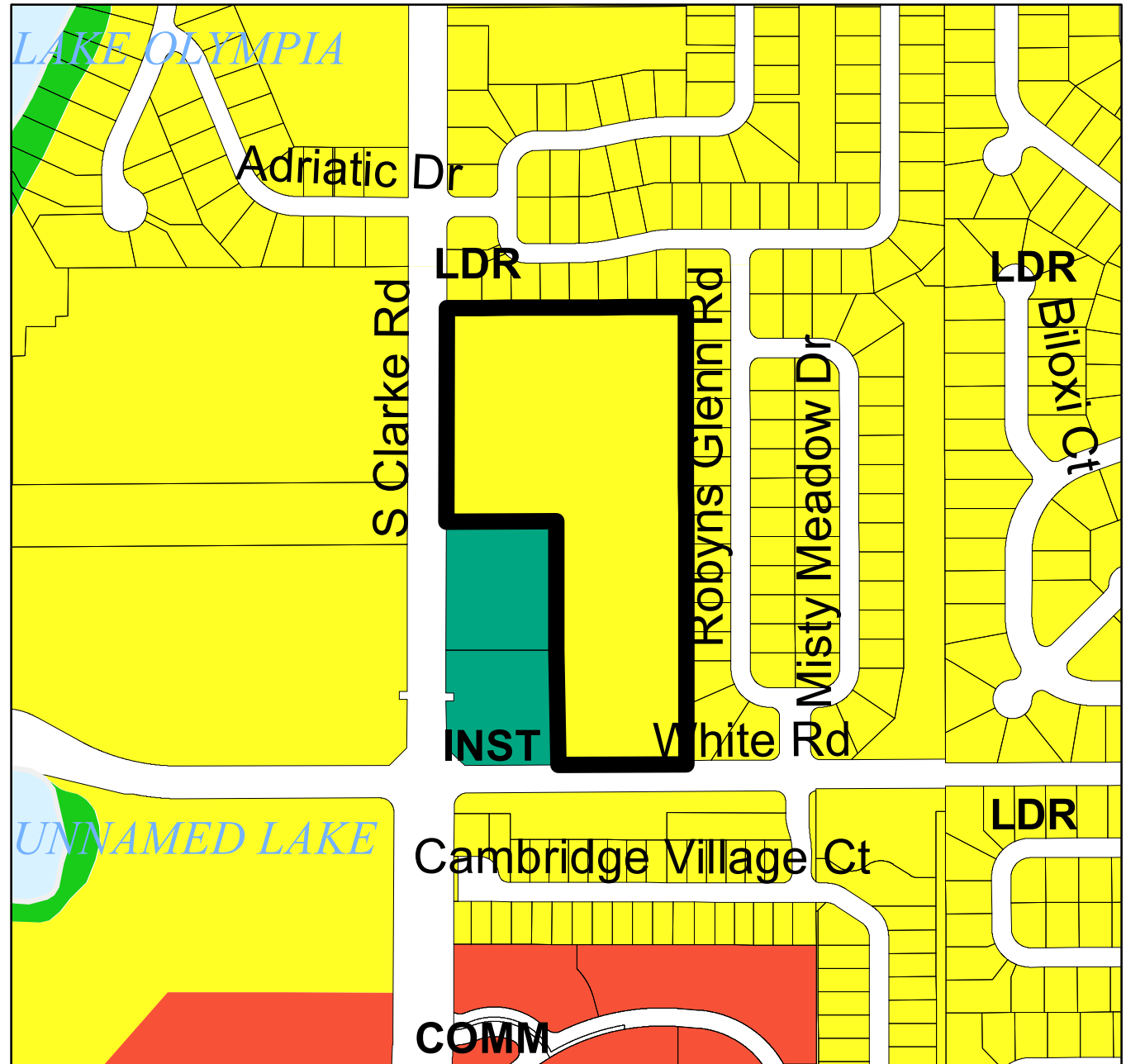
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Feet

Created: month year

 Subject Property

Zoning Classification:

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



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



Ocoee
Development Services
Department

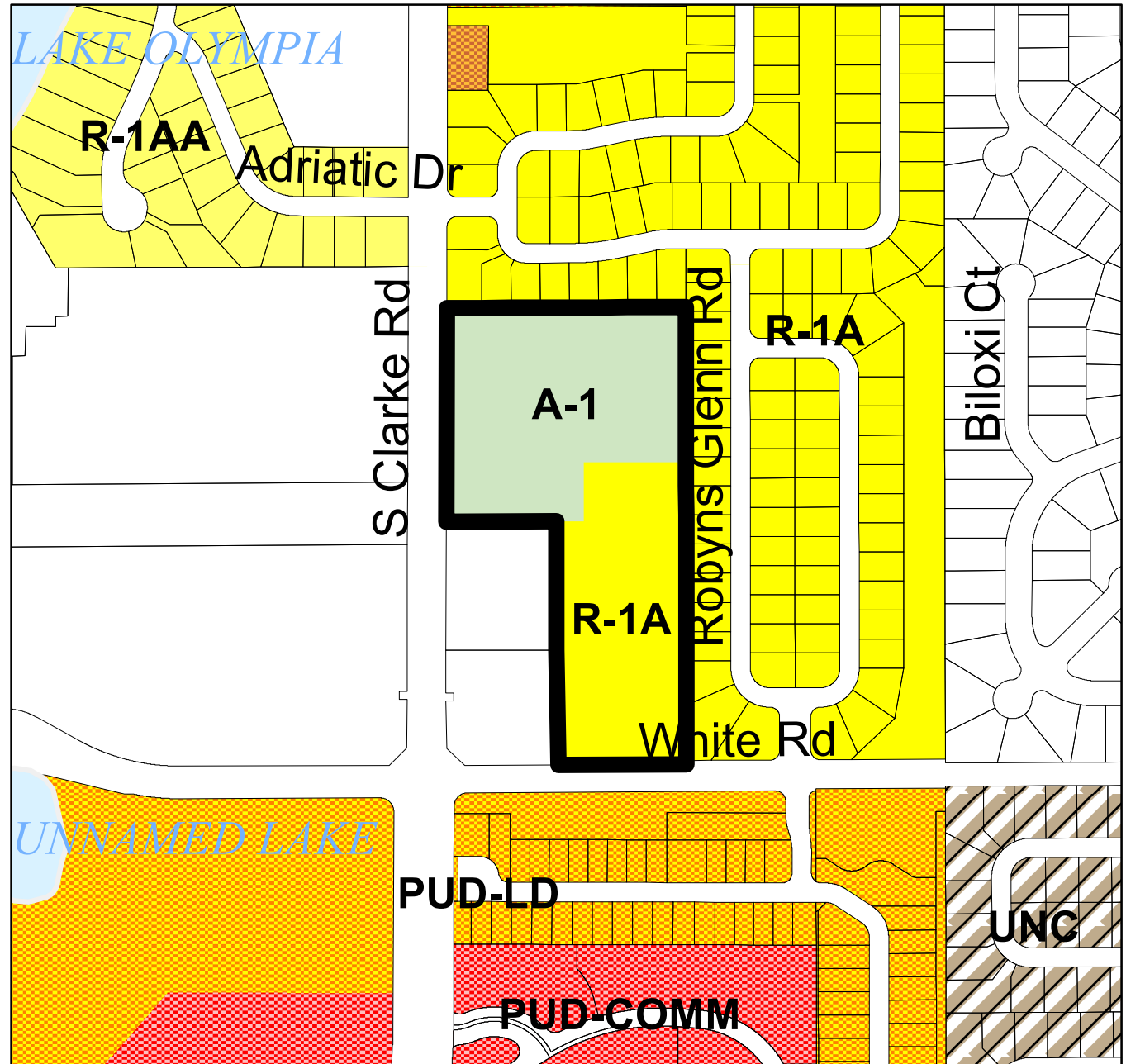
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-  Low Density (PUD)
-  Medium Density (PUD)
-  High Density (PUD)
-  Public Use (PUD)
-  Unclassified



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



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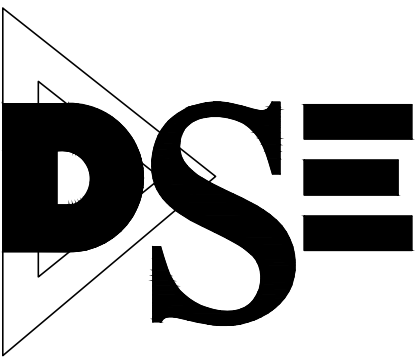
VICINITY MAP

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.

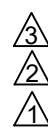
FIRE PROTECTION SHALL BE IN ACCORDANCE WITH CITY OF OCOEE CHAPTER 78 - FIRE PREVENTION CODE AND NFPA1, FIRE CODE, 2012 FIFTH EDITION.

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.



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
			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

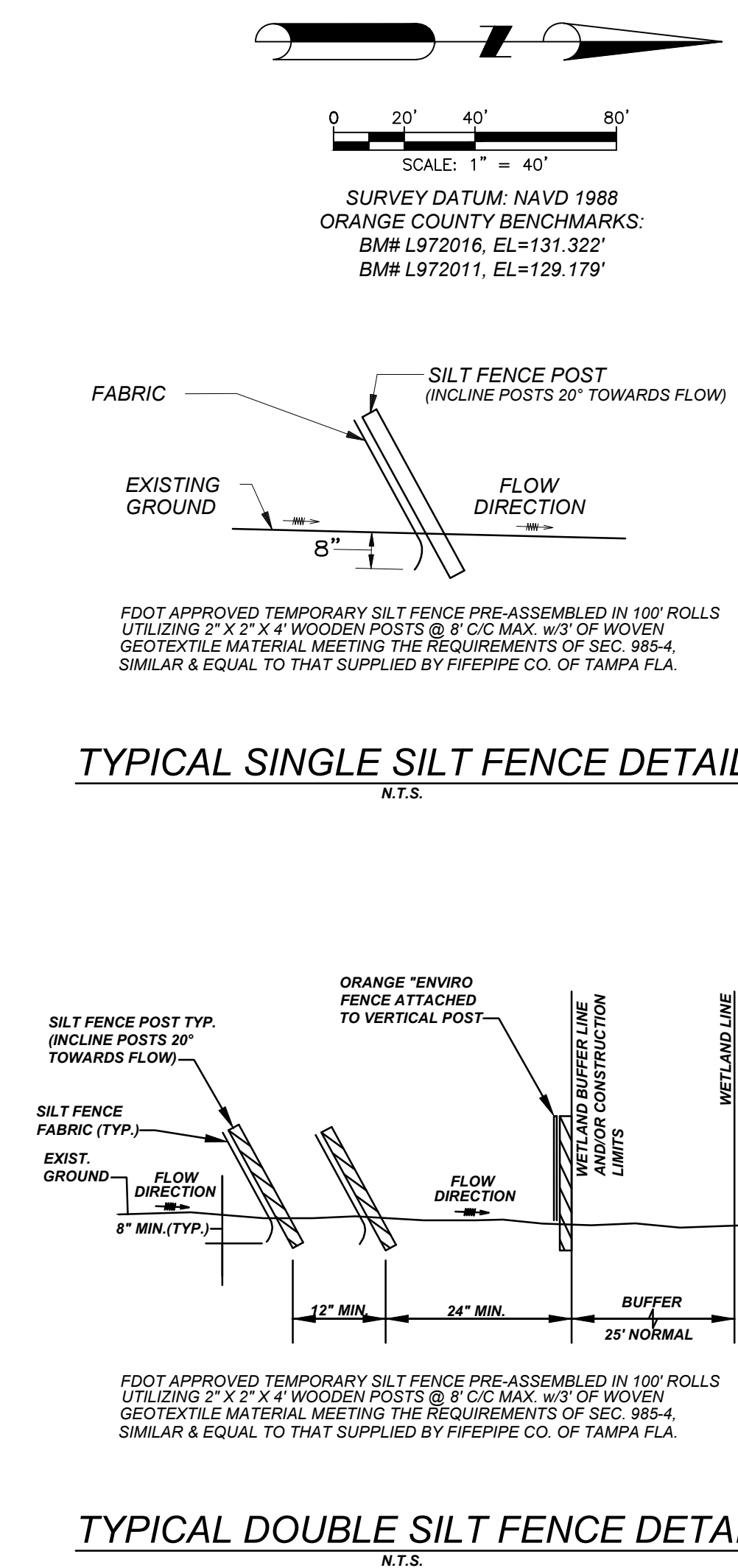
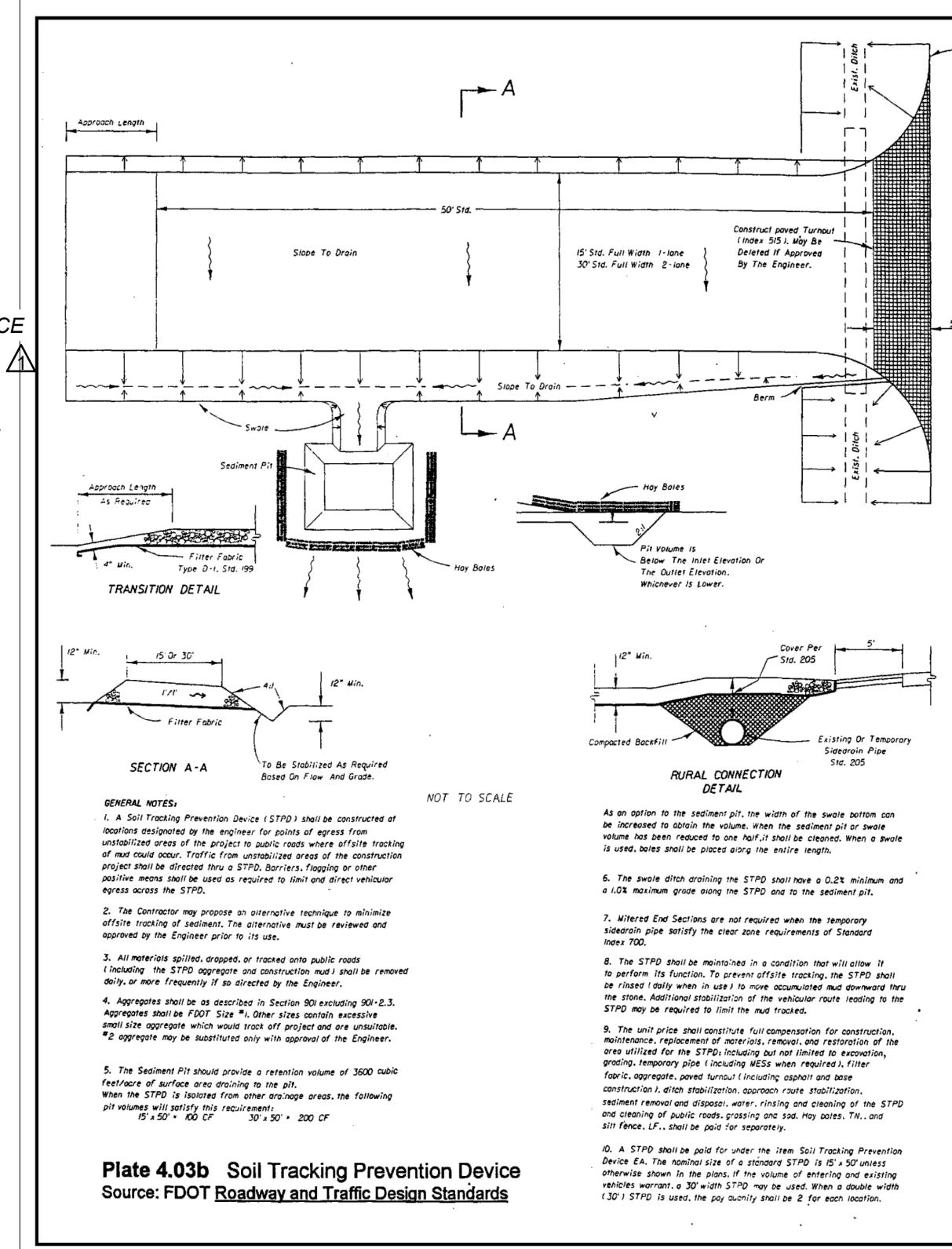
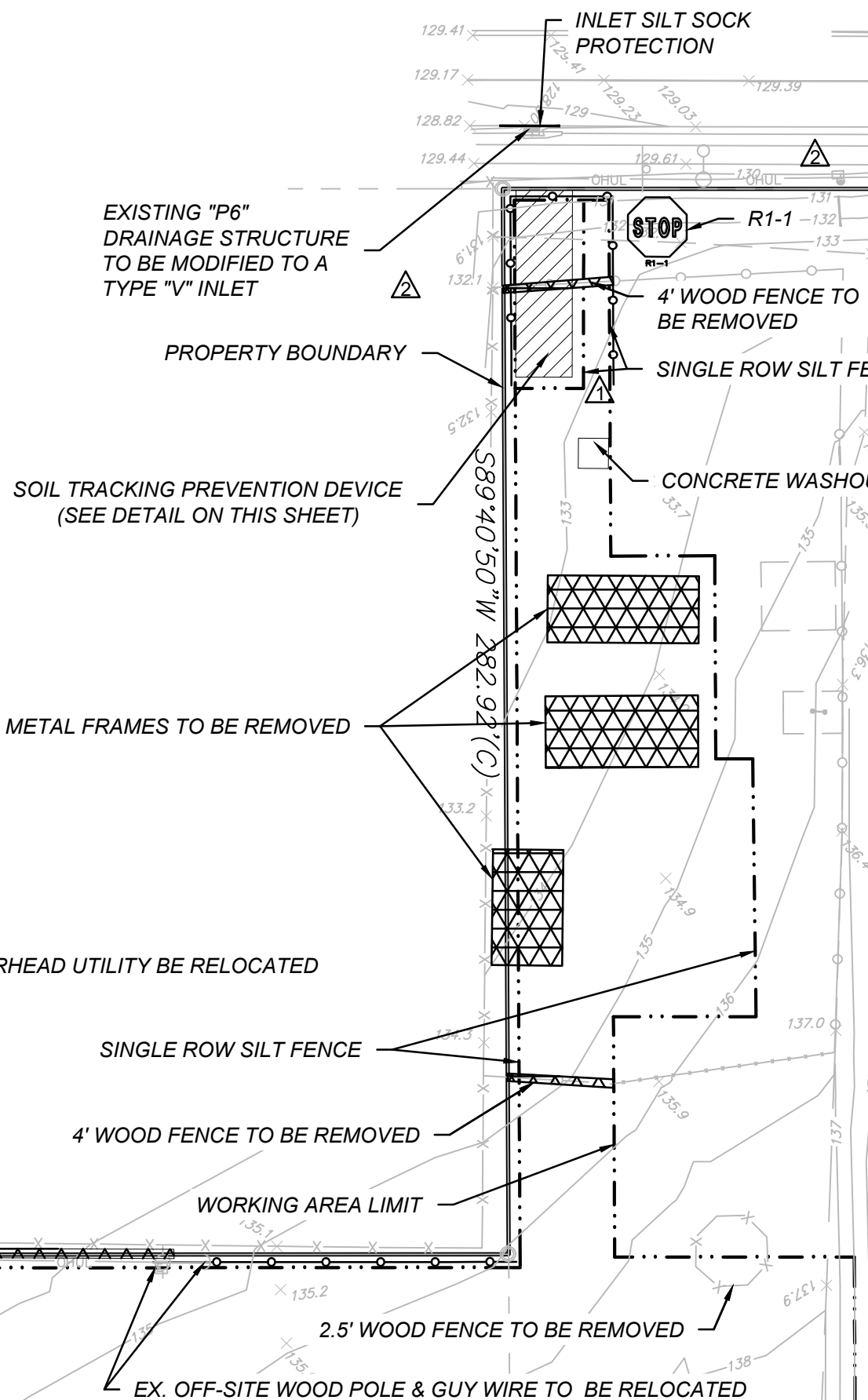
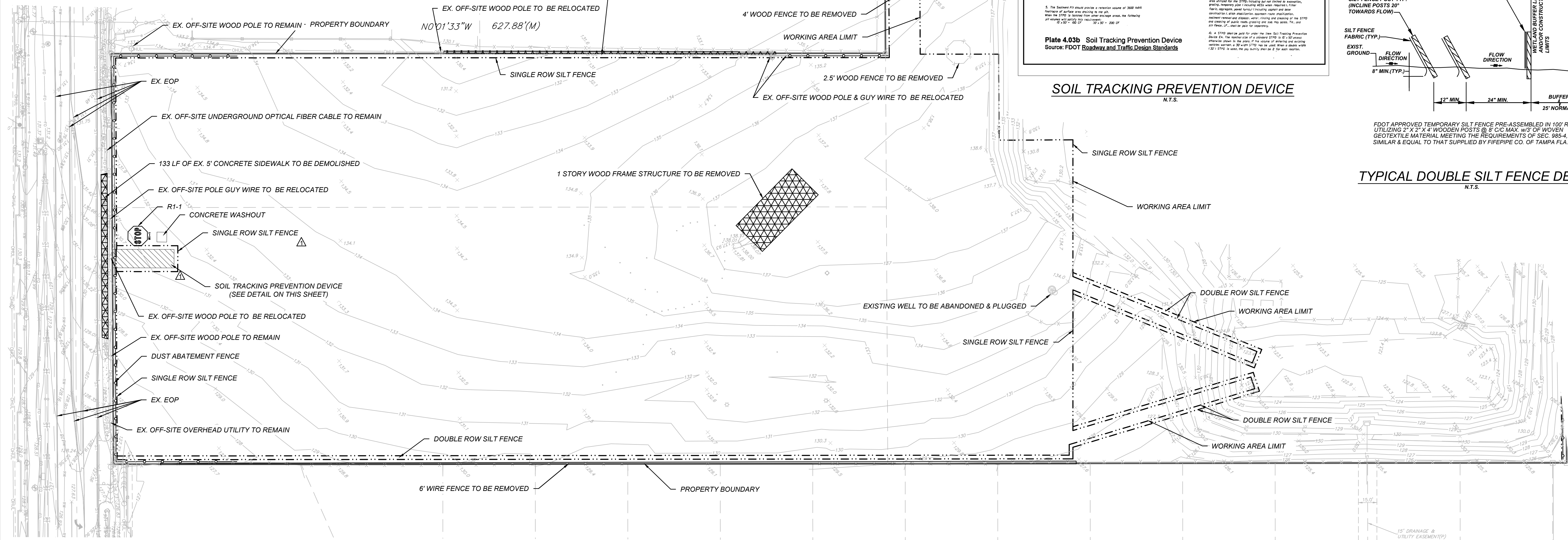
GENERAL CONSTRUCTION NOTES
OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

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

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EROSION AND SEDIMENT CONTROL NOTES

- CONTRACTOR TO ENSURE SILT FENCING, SEDIMENT BASINS, CONSTRUCTION ENTRANCE ARE INSTALLED ON SITE PRIOR TO ANY LAND DISTURBANCE, CLEARING AND MASS GRADING ACTIVITIES.
- 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.
- 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.
- SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
- CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT, PLUGGED WHEN REQUIRED AND IN WORKING ORDER AT TIME OF ACCEPTANCE.
- SILT FENCES, FILTER BARRIERS, ETC. SHALL BE INSPECTED EVERY 7 DAYS OR WITHIN 24 HOURS OF RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- 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.
- 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 IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
- 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.
- EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
- ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
- SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
- 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.
- DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SJRWMD).
- ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, VEGETATION AND/OR GRASS SOD. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID GRASS SOD.
- 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.
- ALL EROSION AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
- 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.
- THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL CITY, WATER MANAGEMENT DISTRICT AND/OR FDEP 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.
- 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 (SJRWMD) AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) SPECIFICATIONS AND CRITERIA.
- CONTRACTOR TO REFER TO THE PROJECT SWPPP FOR ADDITIONAL INFORMATION ON EROSION CONTROL MEASURE.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AS FOLLOWS:
 - SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 - SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF ITS USE, IT SHALL BE REPLACED PROMPTLY.
 - SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT.
 - 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 SEED.



	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	EROSION CONTROL & DEMO PLAN OCOEE OAKS JOINT VENTURE CITY OF OCOEE, FLORIDA	DATE: MAY 2023		
		DATE	BY	DESCRIPTION	DATE			BY	DESCRIPTION	PROJECT NO.: OJV-1
										DRAWN BY: BC
										CHECKED BY: DMS
										SCALE: 1"=40'
								SHEET: 03 OF 19		

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: NONE
SHEET: 05 OF 19

REVISIONS						DAVE M. SCHMITT FLORIDA REG. NUMBER 48274
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	

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.

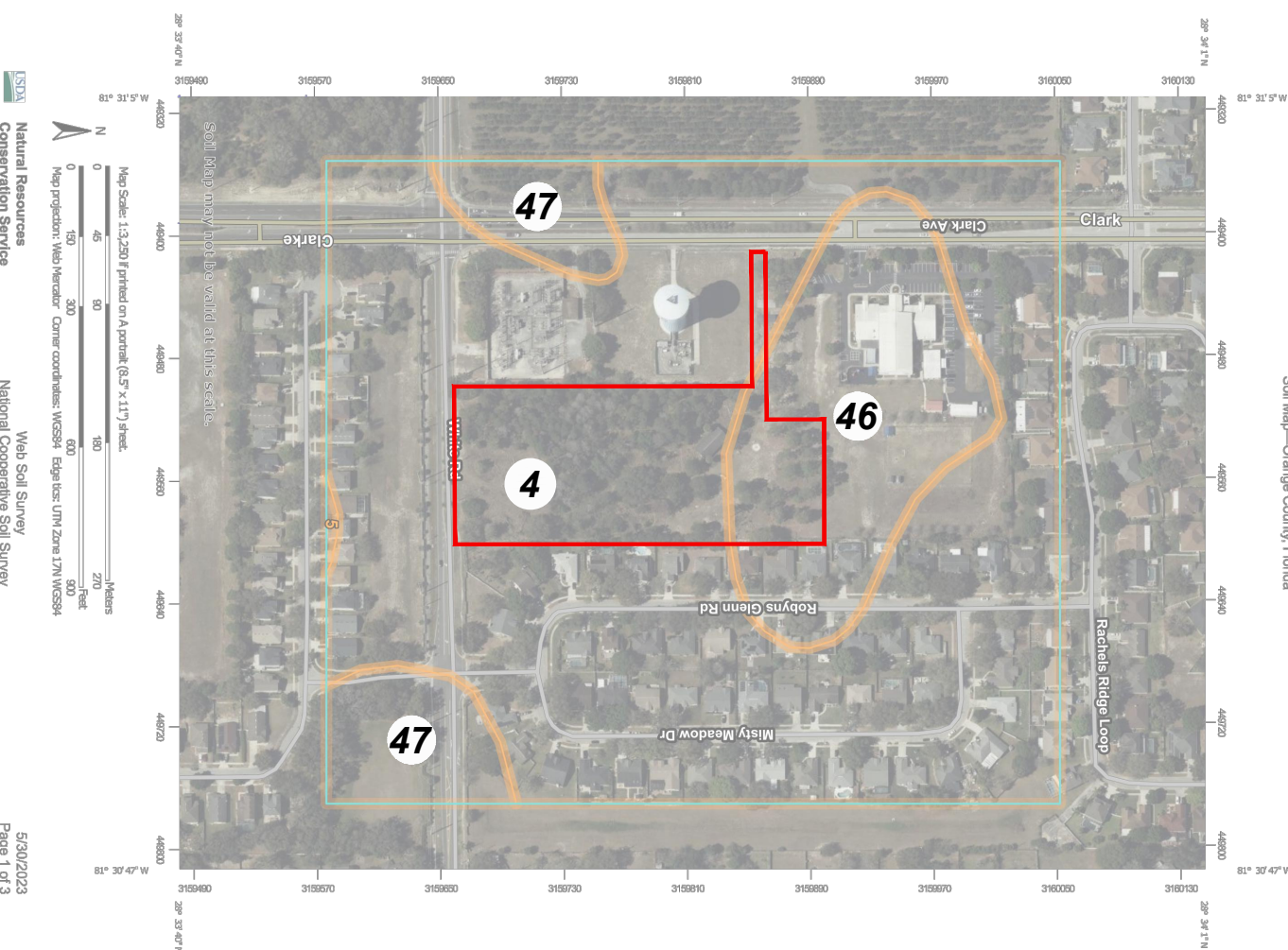
SIGNAGE
POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. ALL OTHER SIGNAGE SHALL COMPLY WITH THE CITY OF OCOEE LAND DEVELOPMENT CODE.

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



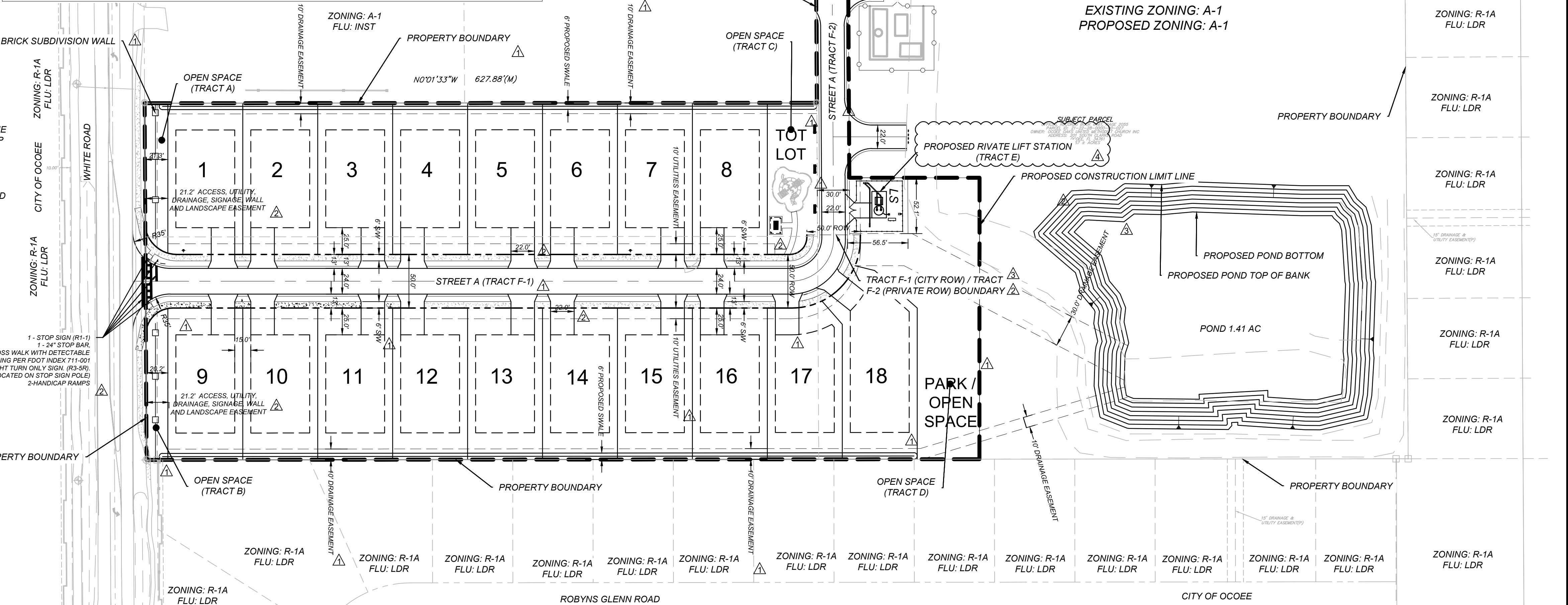
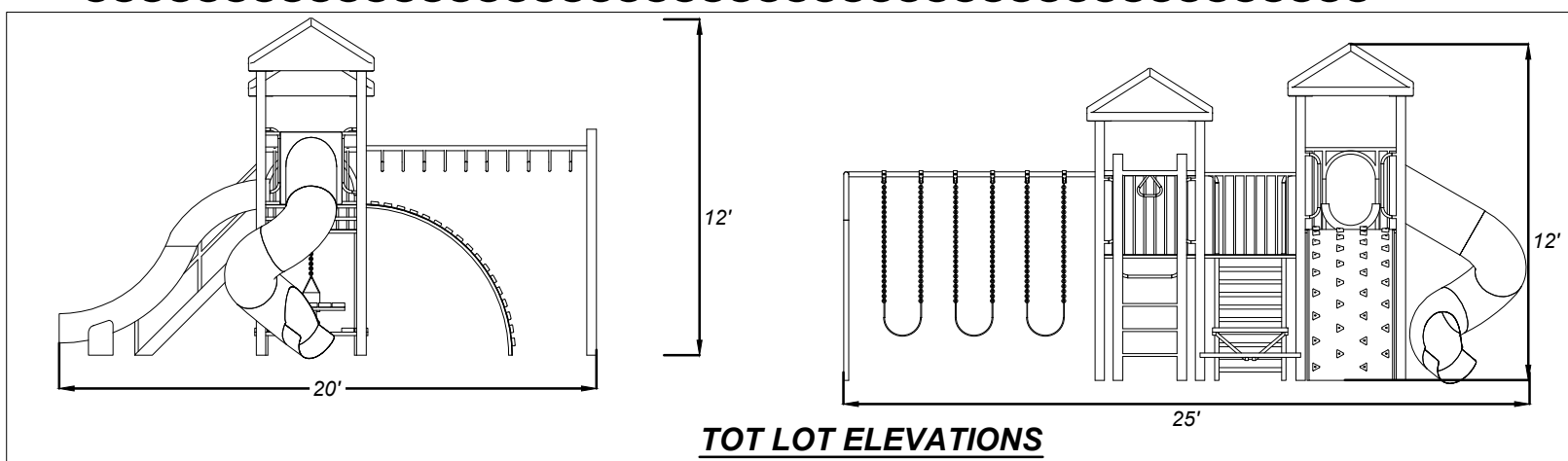
STORMWATER MANAGEMENT
STORMWATER FOR THE PROPERTY WILL BE HANDLED BY ON-SITE POND AS REQUIRED BY ORANGE COUNTY AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 12069C0330E EFFECTIVE DECEMBER 18, 2012 THE DESCRIBED PROPERTY IS WITHIN ZONE "X" 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	R-1A
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			



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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
				DRAWN BY: BC
				CHECKED BY: DMS
				SCALE: 1"=60'
				SHEET: 06 OF 19

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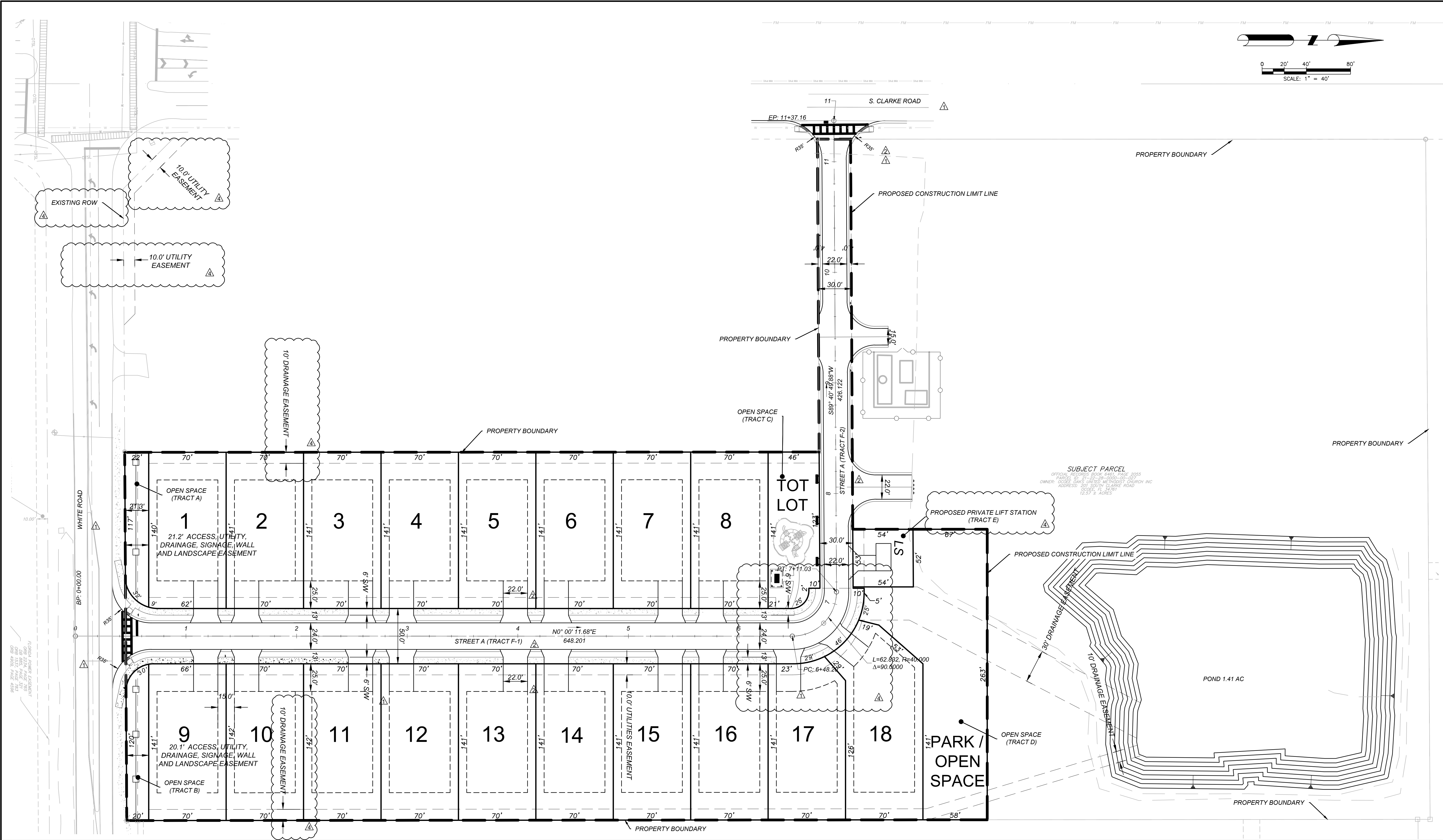
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REVISIONS					
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12-13-2023	DM	REV PER CITY COMMENTS			
10-13-2023	DM	REV PER CITY/SJRWMD COMMENTS			
09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS			

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

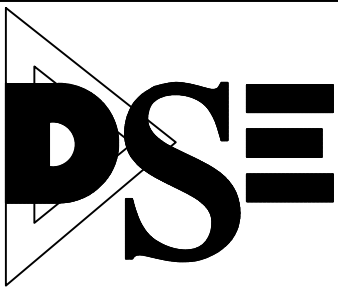


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DRAINAGE STRUCTURE DATA

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: 1537709.06 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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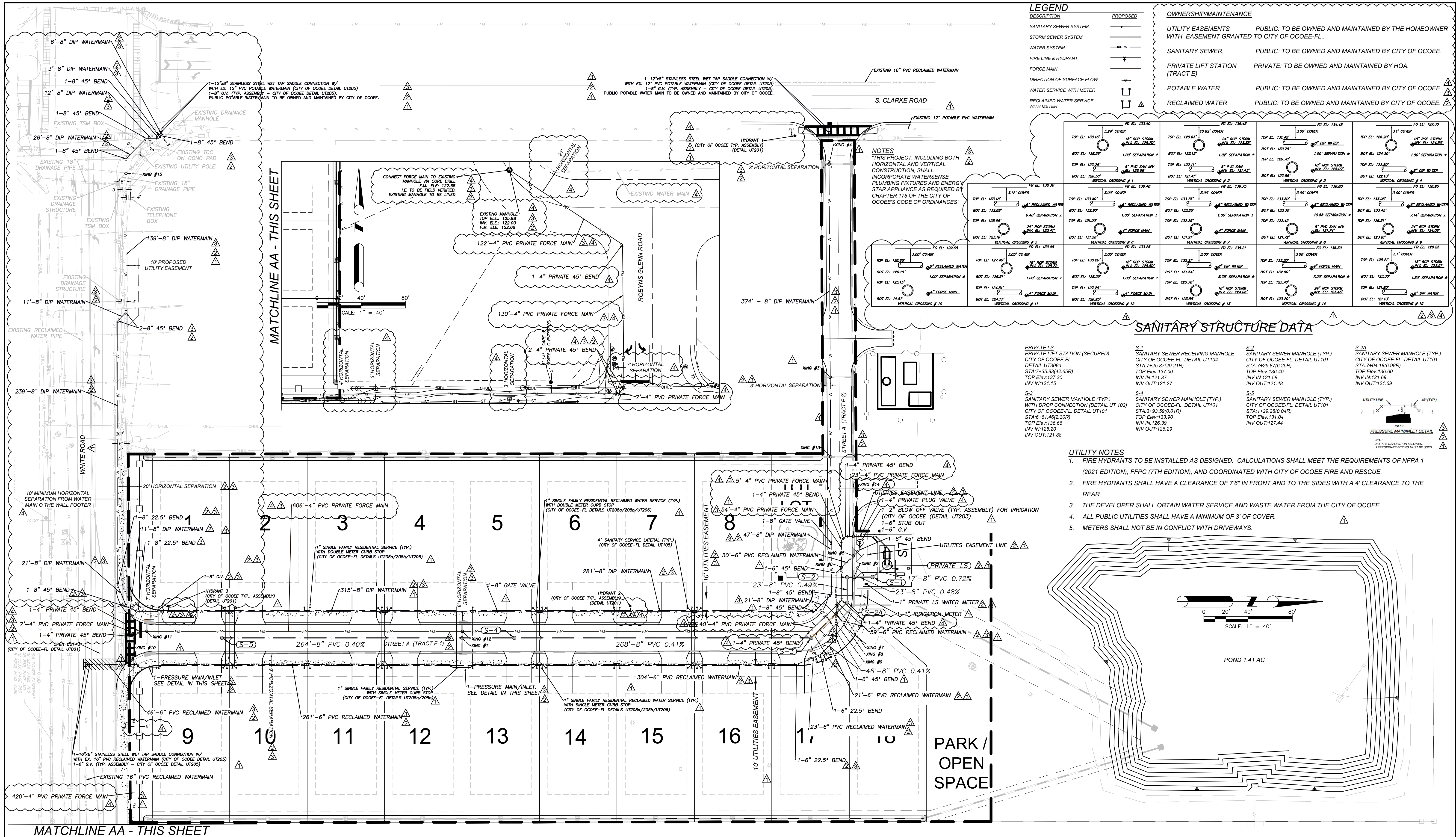
DAVE SCHMITT
ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			07-31-2023	DM	REV PER CITY/SJRWMD COMMENTS

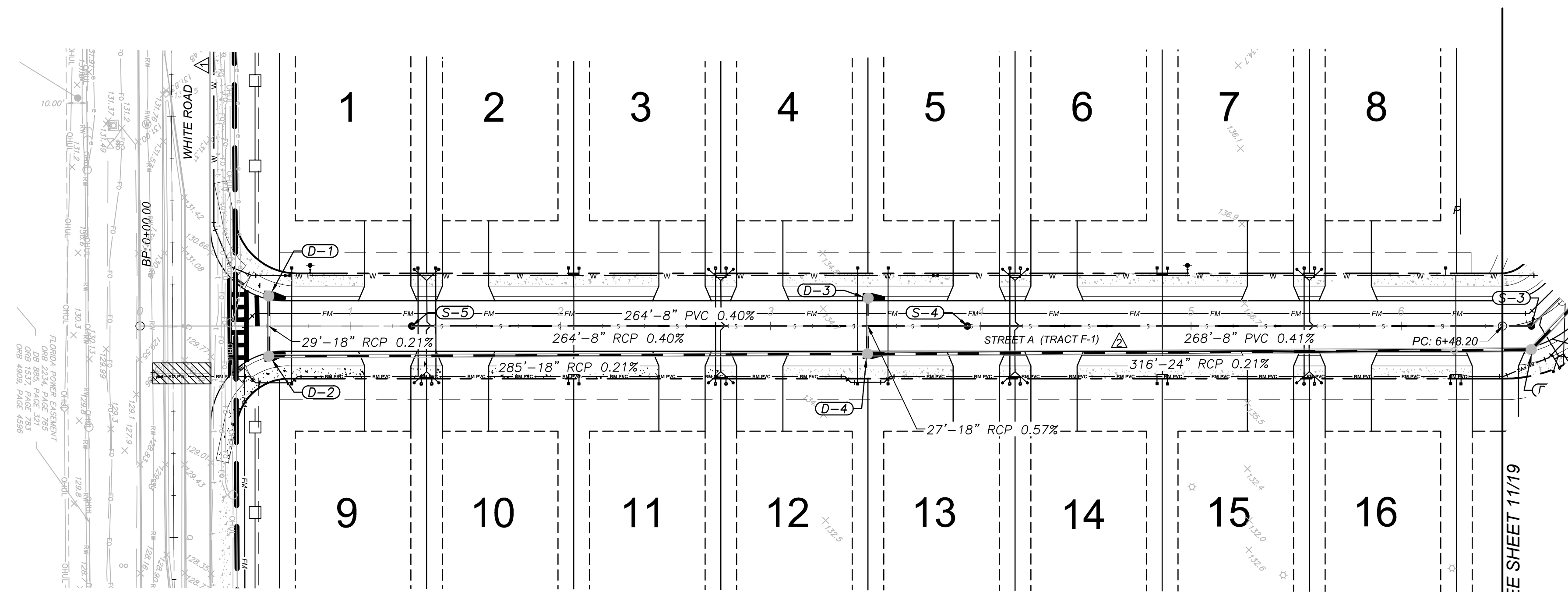
DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

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

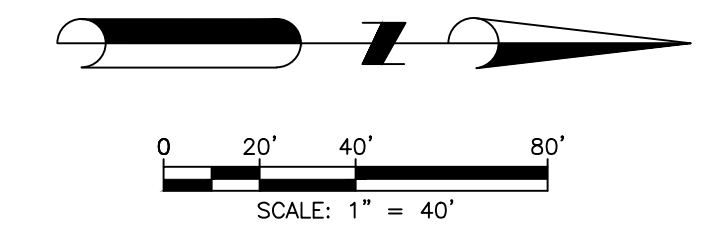
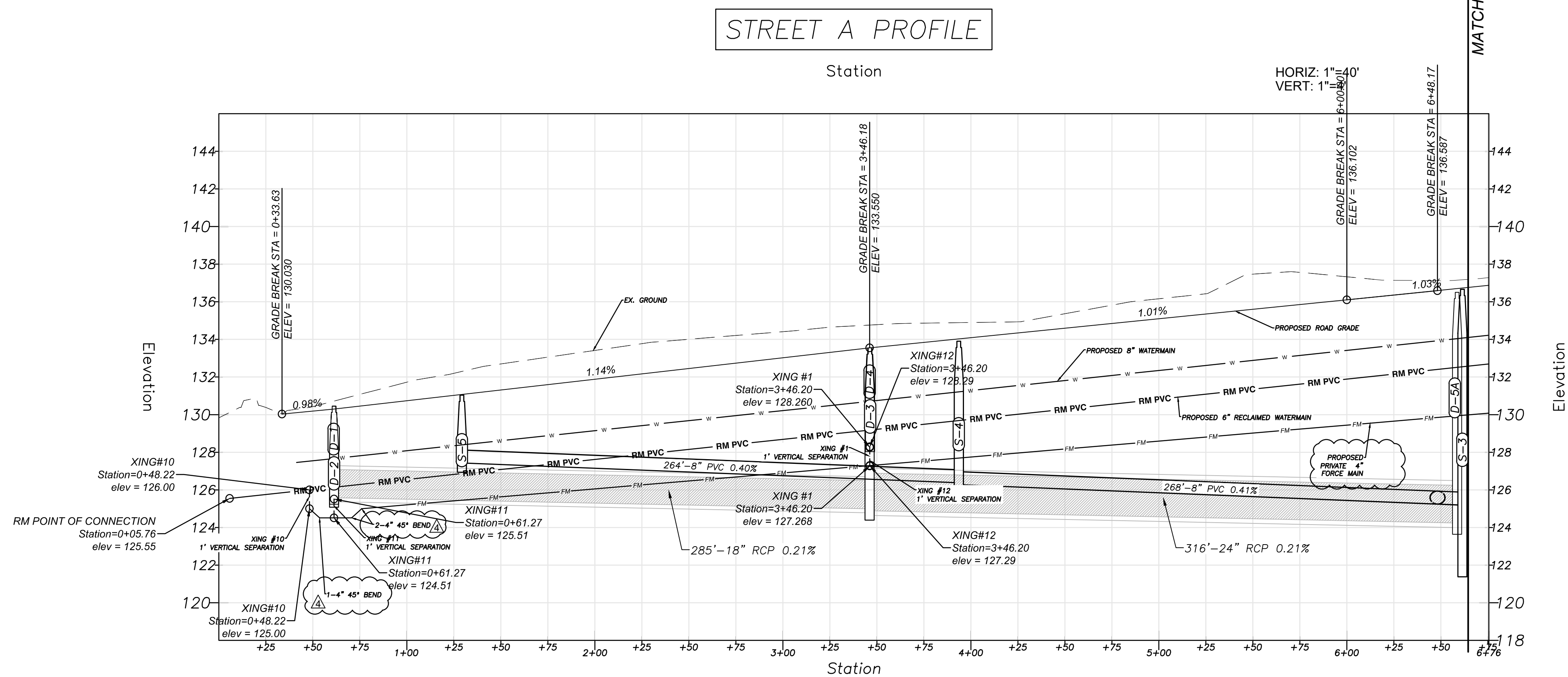
DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=40'
SHEET: 08-A OF 19



	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				DAVE M. SCHMITT FLORIDA REG. NUMBER 48274	UTILITY 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: 09 OF 19		
		DATE	BY	DESCRIPTION	DATE				BY	DESCRIPTION



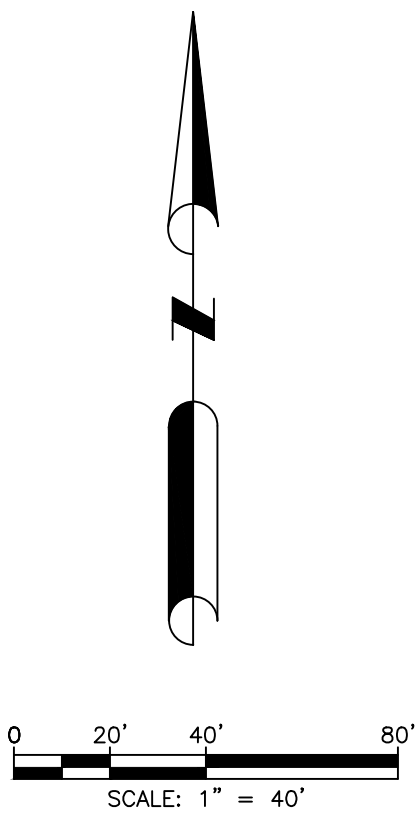
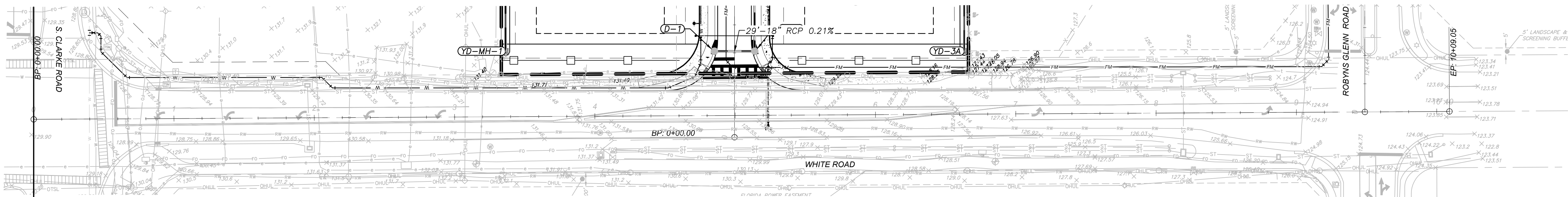
NOTE:
- ALL PUBLIC UTILITIES SHALL HAVE A MINIMUM OF 3' OF COVER.



<u>DESCRIPTION</u>	<u>PROPOSED</u>
SANITARY SEWER SYSTEM	
STORM SEWER SYSTEM	
WATER SYSTEM	
FIRE LINE & HYDRANT	
FORCE MAIN	
DIRECTION OF SURFACE FLOW	

 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 <table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>12-13-2023</td> <td>DM</td> <td>REV PER CITY COMMENTS</td> </tr> <tr> <td>11-21-2023</td> <td>DM</td> <td>REV PER CITY/SJRWMD COMMENTS</td> </tr> <tr> <td>10-13-2023</td> <td>DM</td> <td>REV PER CITY/SJRWMD COMMENTS</td> </tr> <tr> <td>09-12-2023</td> <td>DM</td> <td>REV PER CITY/SJRWMD COMMENTS</td> </tr> </tbody> </table> DAVE M. SCHMITT FLORIDA REG. NUMBER 48274										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	PLAN & PROFILE (STREET A) - 1 OCOE OAKS JOINT VENTURE CITY OF OCOE, FLORIDA		DATE: MAY 2023 PROJECT NO.: OJV-1 DRAWN BY: BC CHECKED BY: DMS SCALE: 1"=40' SHEET: 10 OF 19
	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																									

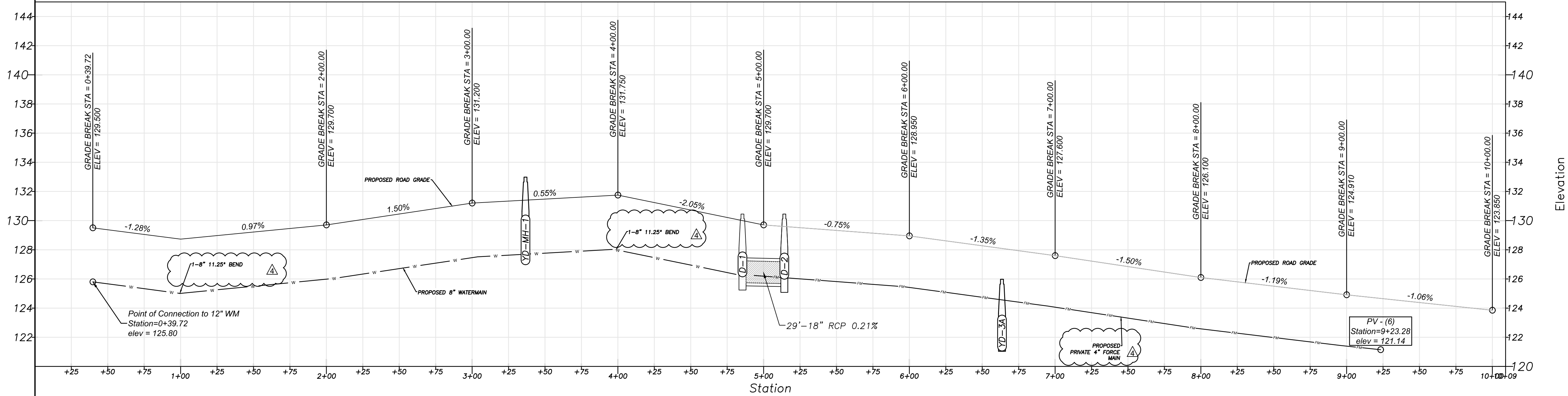
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NOTE:
ALL PUBLIC UTILITIES SHALL HAVE A MINIMUM OF 3' OF COVER.

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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ENGINEERING, INC.
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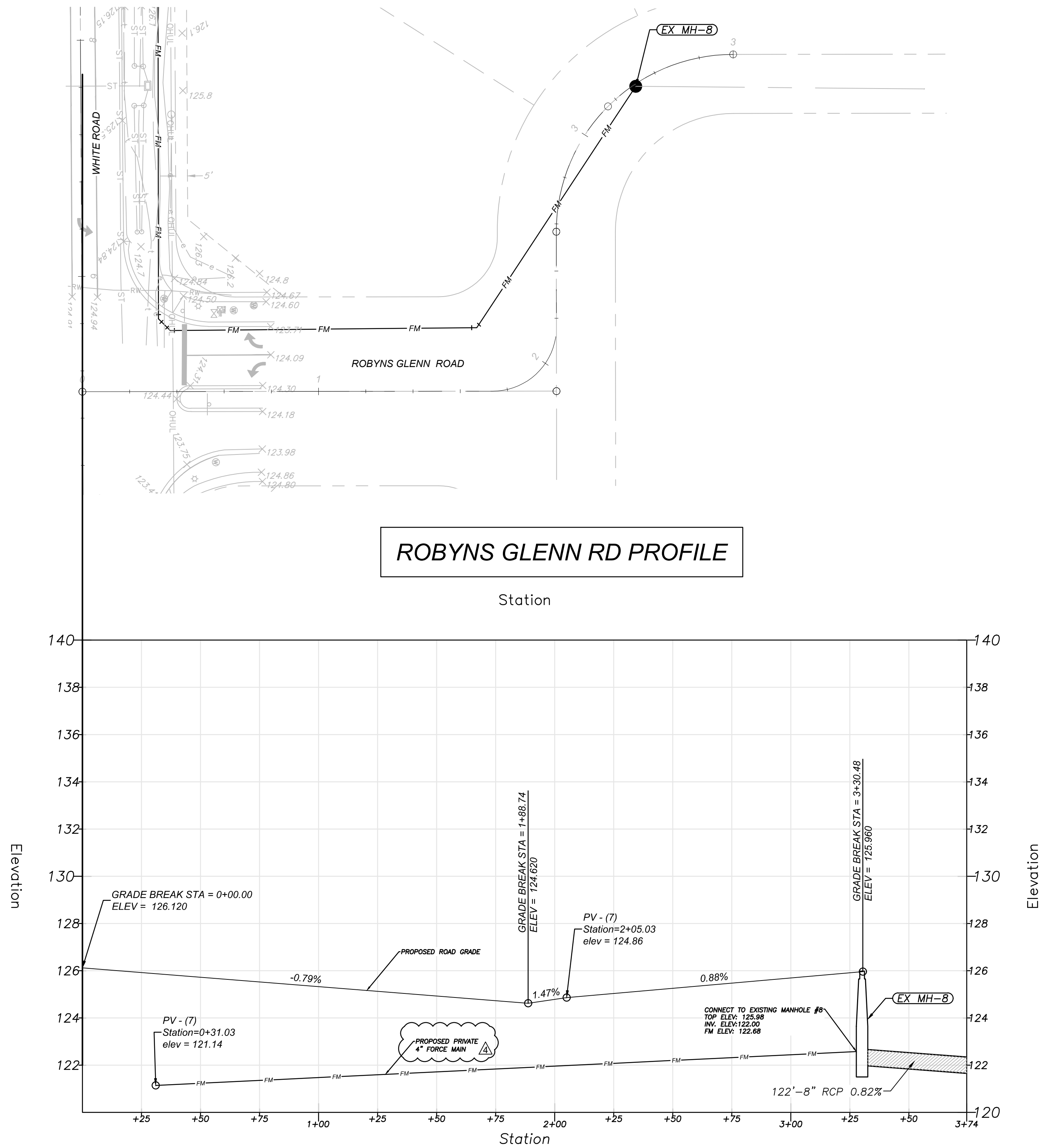
REVISIONS					
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			11-21-2023	DM	REV PER CITY/SJRWM COMMENTS
			10-13-2023	DM	REV PER CITY/SJRWM COMMENTS
			09-12-2023	DM	REV PER CITY/SJRWM COMMENTS

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

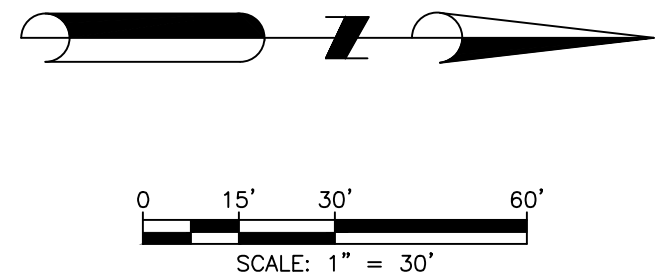
PLAN & PROFILE (WHITE ROAD)-3
OCOE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

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.



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



**DAVE SCHMITT
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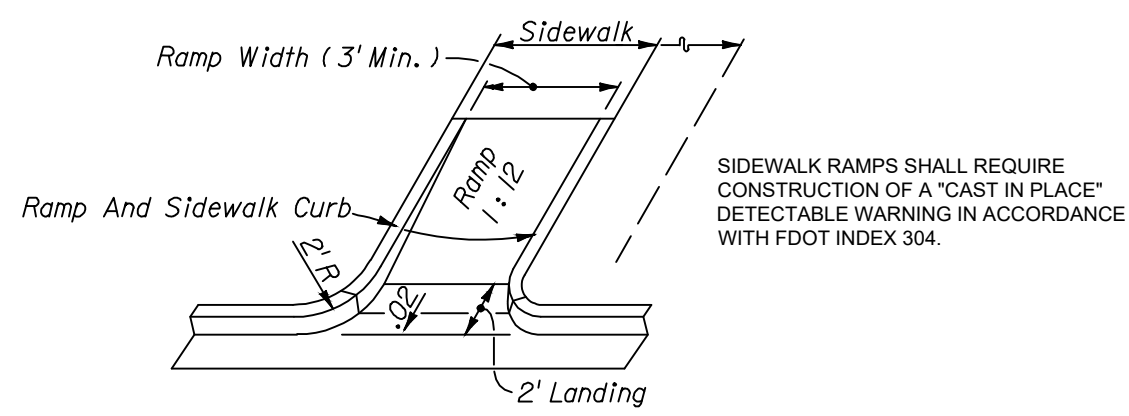
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DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

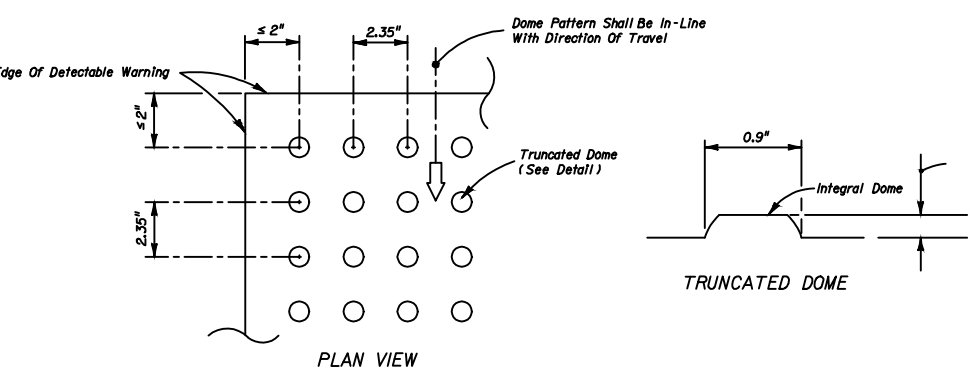
PLAN & PROFILE (ROBYNS GLENN RD) - 4
OCOE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

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

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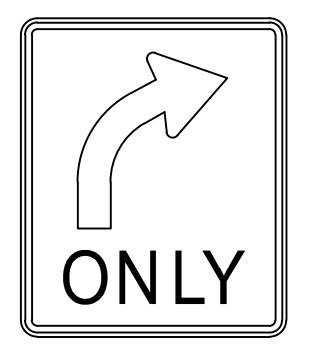
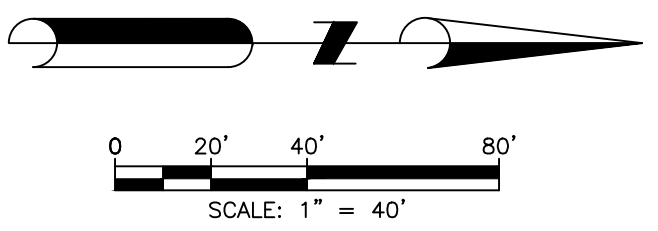
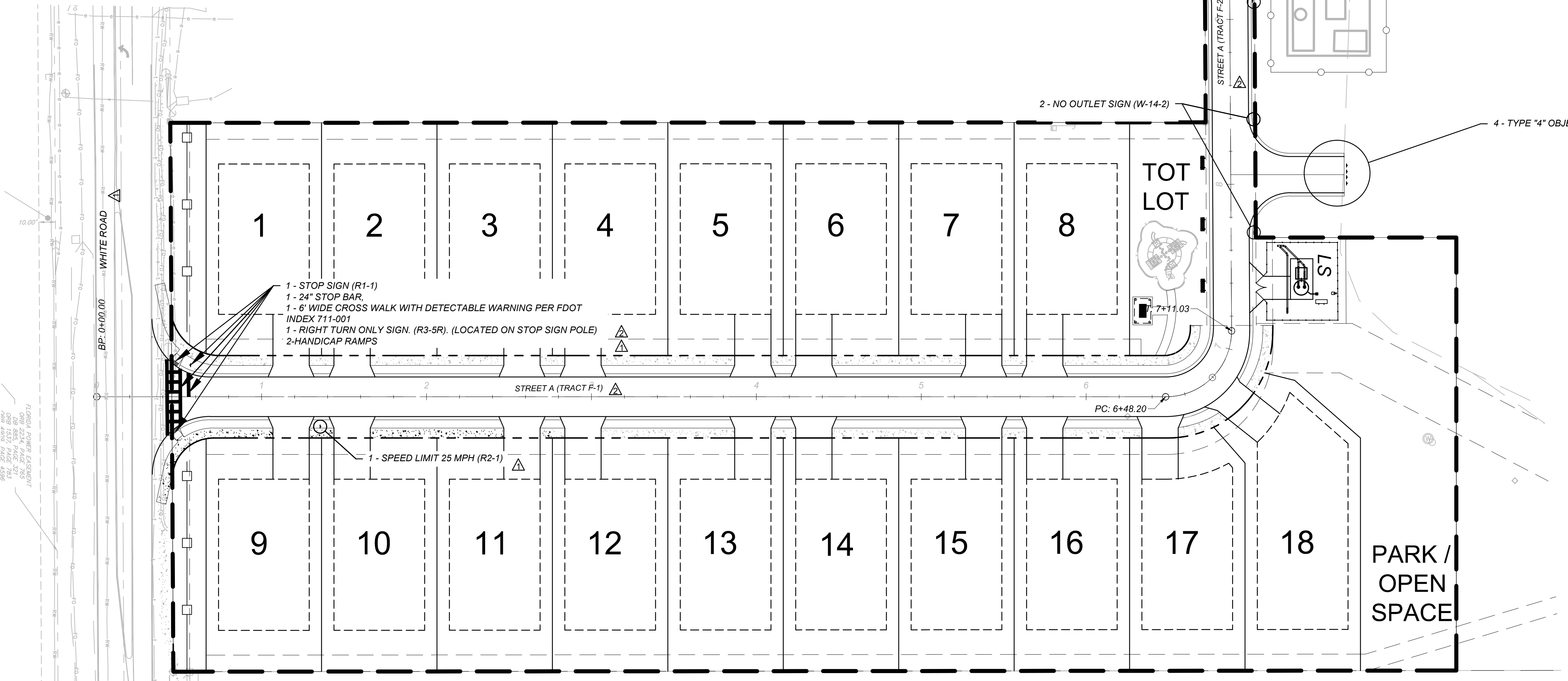


**FDOT SIDEWALK CURB RAMP
ALONG MASSEE DRIVE**

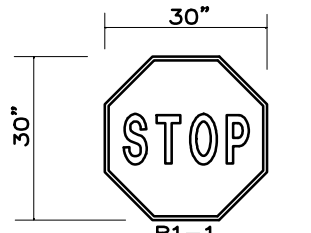


CURB RAMP DETECTABLE WARNING

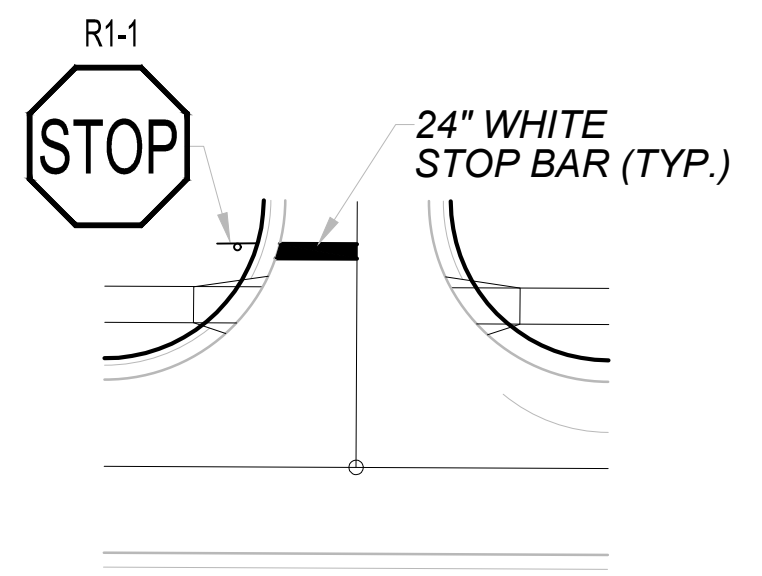
NOTE:
- THERMO PAINT WILL BE USED FOR ALL PAVEMENT MARKINGS IN THE ROW.



R3-5R



TYPICAL STOP SIGN



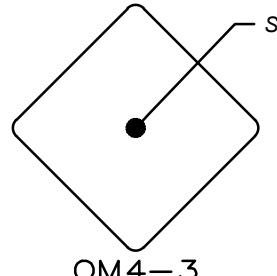
**TYPICAL INTERSECTION
SIGNING & STRIPING**



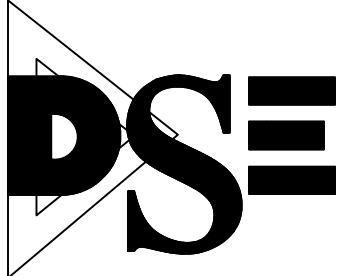
**TYPICAL 25 MPH
SPEED LIMIT SIGN**



**W14-2
NO OUTLET SIGN**



**OM4-3
TYPE "/>**



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12301 Lake Underhill Road Suite 241
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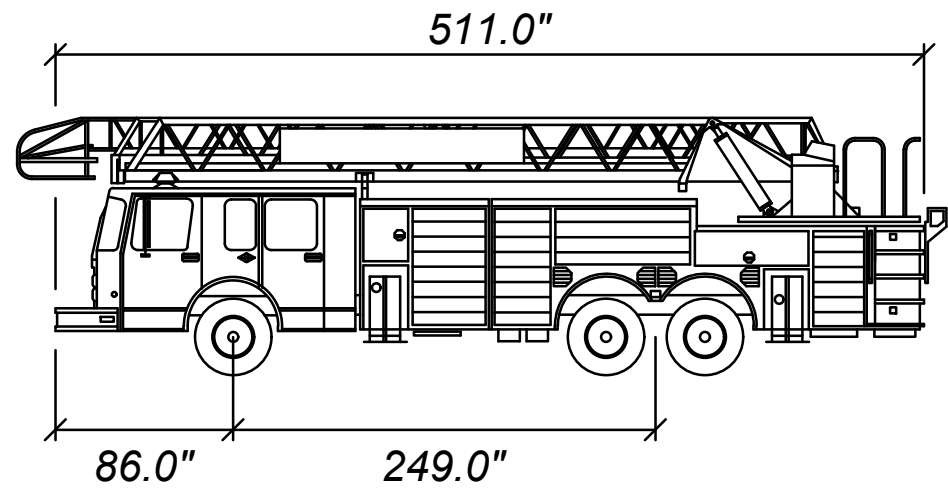
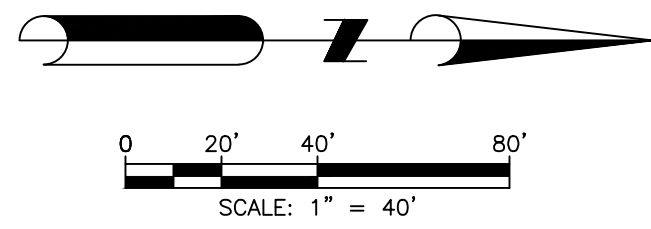
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
10-13-2023	DM	REV PER CITY/SJRWM COMMENTS			
09-12-2023	DM	REV PER CITY/SJRWM COMMENTS			

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

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

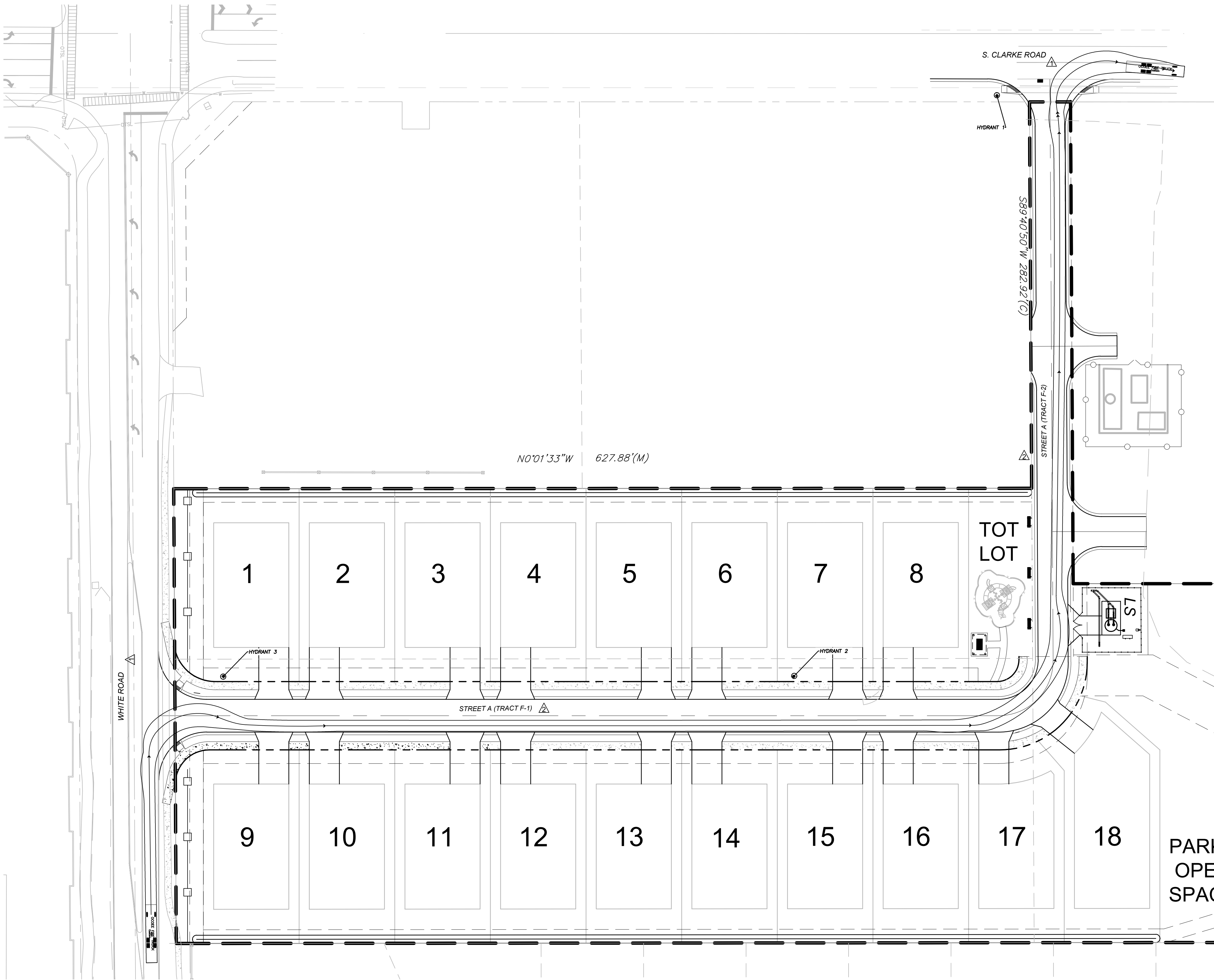
DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=40'
SHEET: 12 OF 19

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



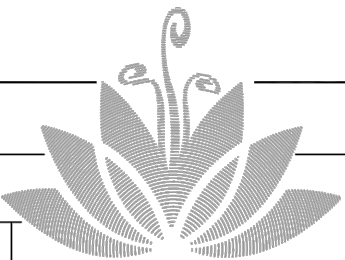
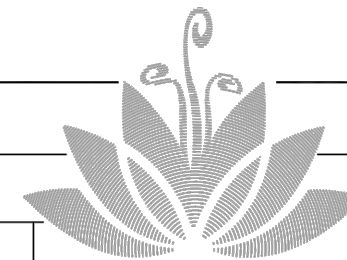
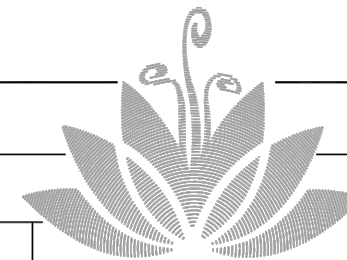
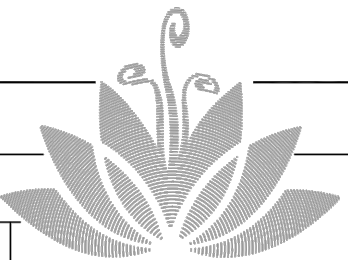
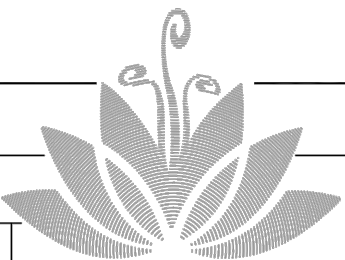
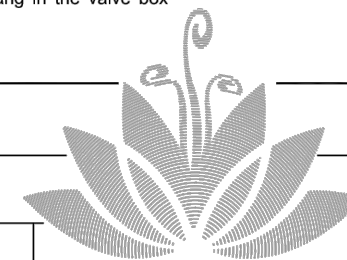
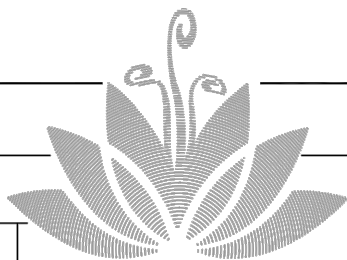
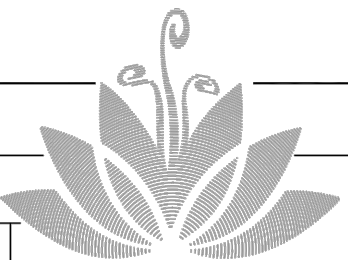
**DAVE SCHMITT
ENGINEERING, INC.**
12301 LAKE UNDERHILL ROAD
SUITE 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
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

FIRE TRUCK ROUTE PLAN
OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

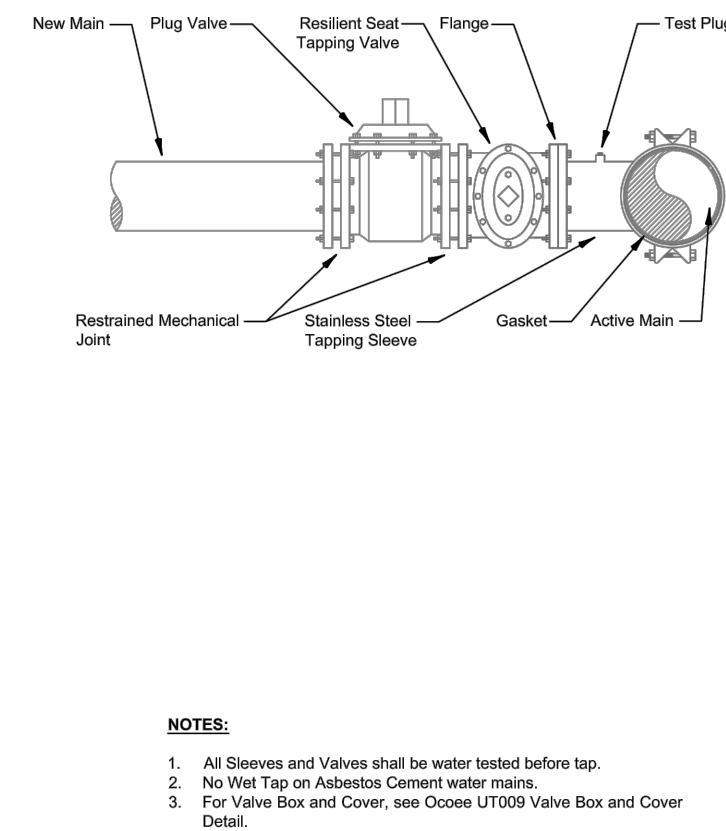
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PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=40'
SHEET: 13 OF 19



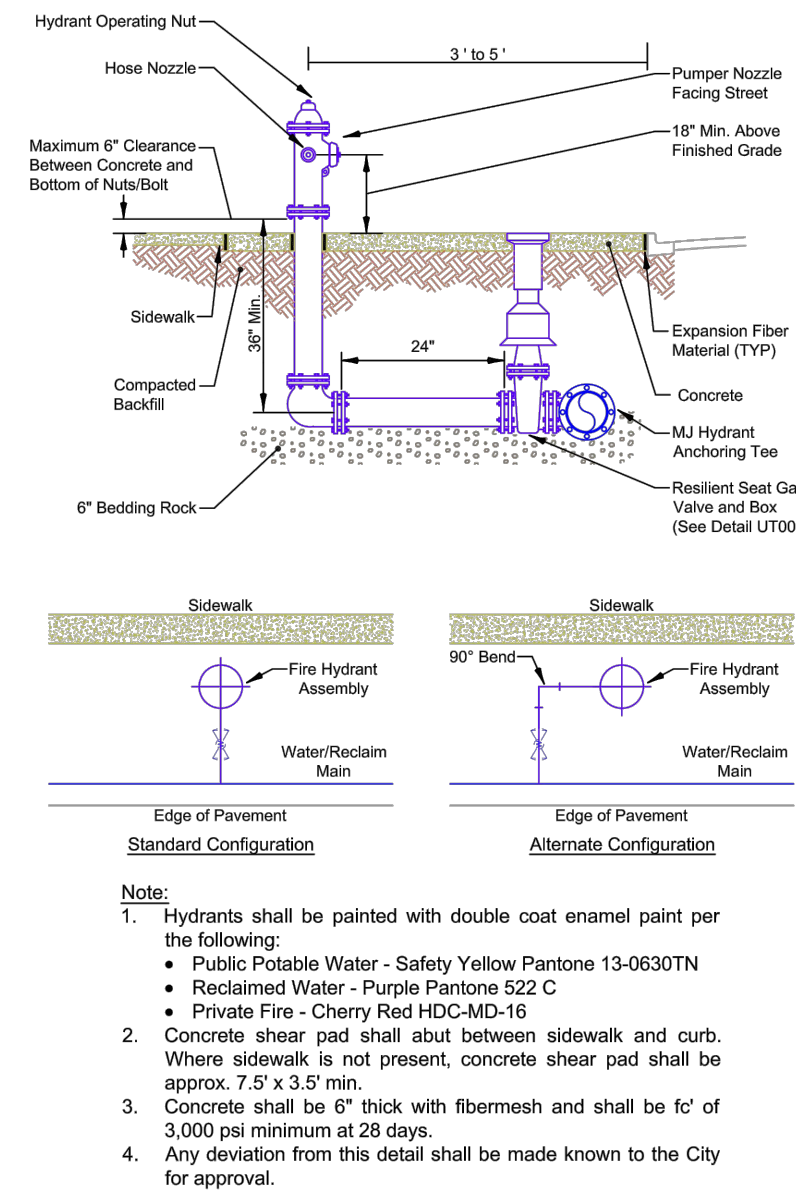
DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

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

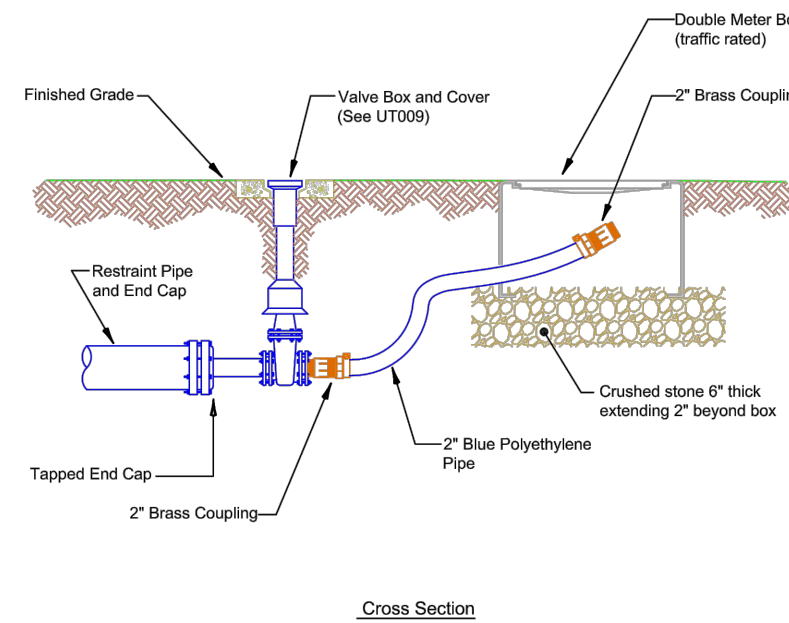
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PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: NONE
SHEET: 15 OF 19



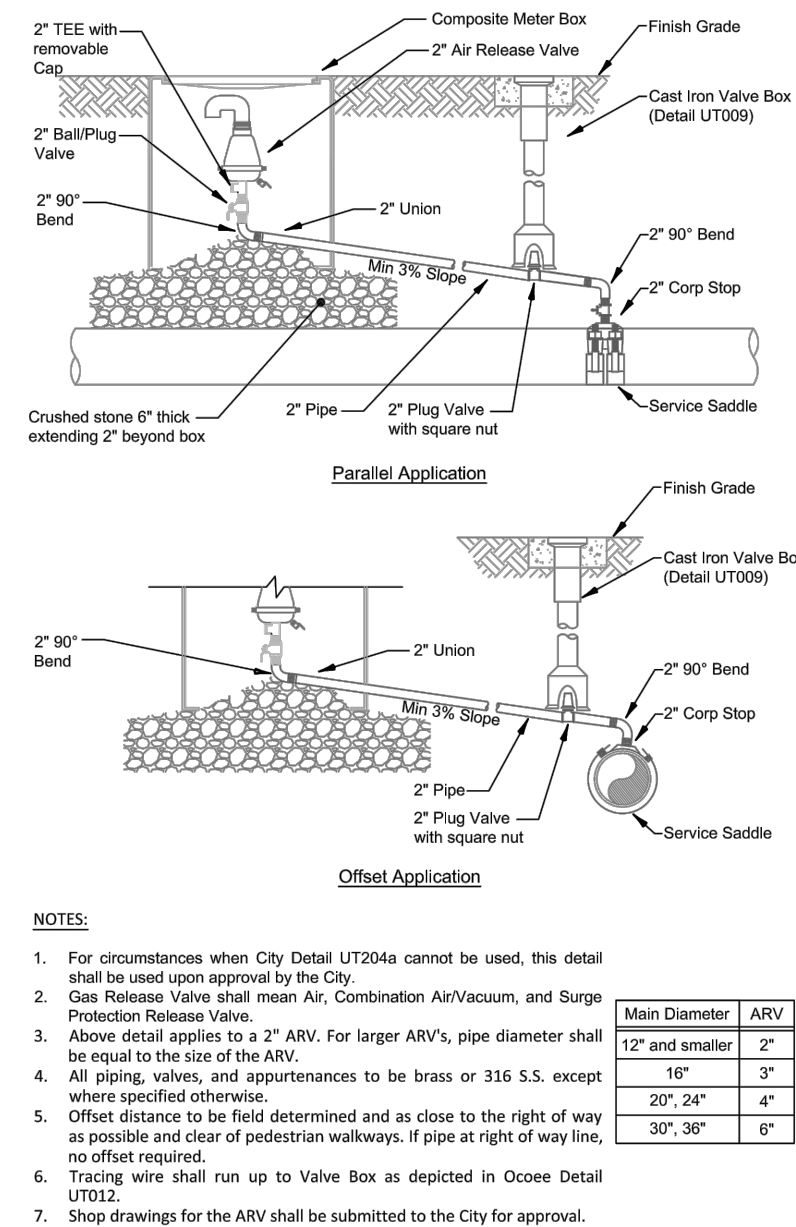
DETAIL NO.	CITY OF OCOCEE		
	CONSTRUCTION DETAILS		
UT107	Stainless Steel Tapping Saddle and Gate Valve Assembly Wastewater		
DATE: March 2020		SCALE: N/A	



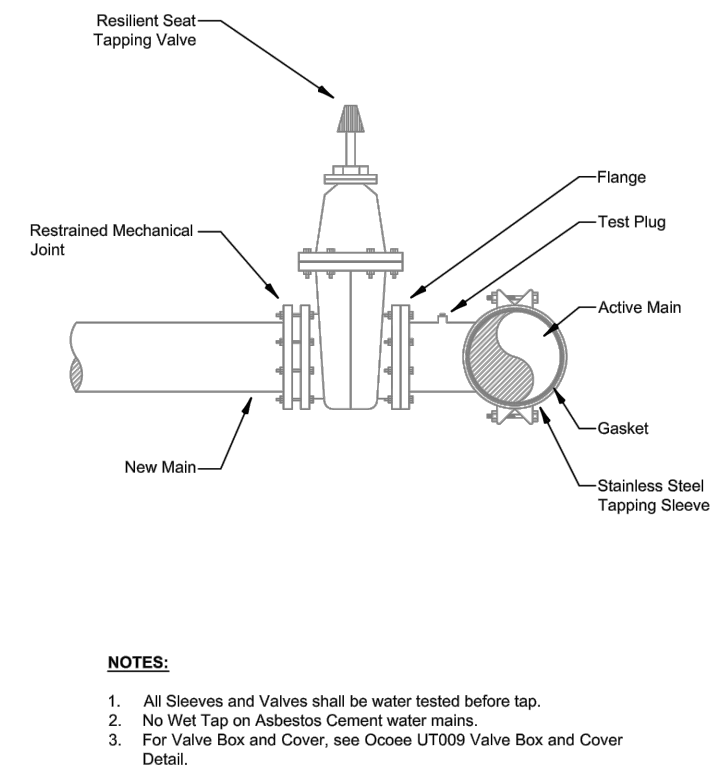
DETAIL NO. UT201	CITY OF OCOEE CONSTRUCTION DETAILS		
	Fire Hydrant Assembly		
DATE: June 2021		SCALE: n/a	



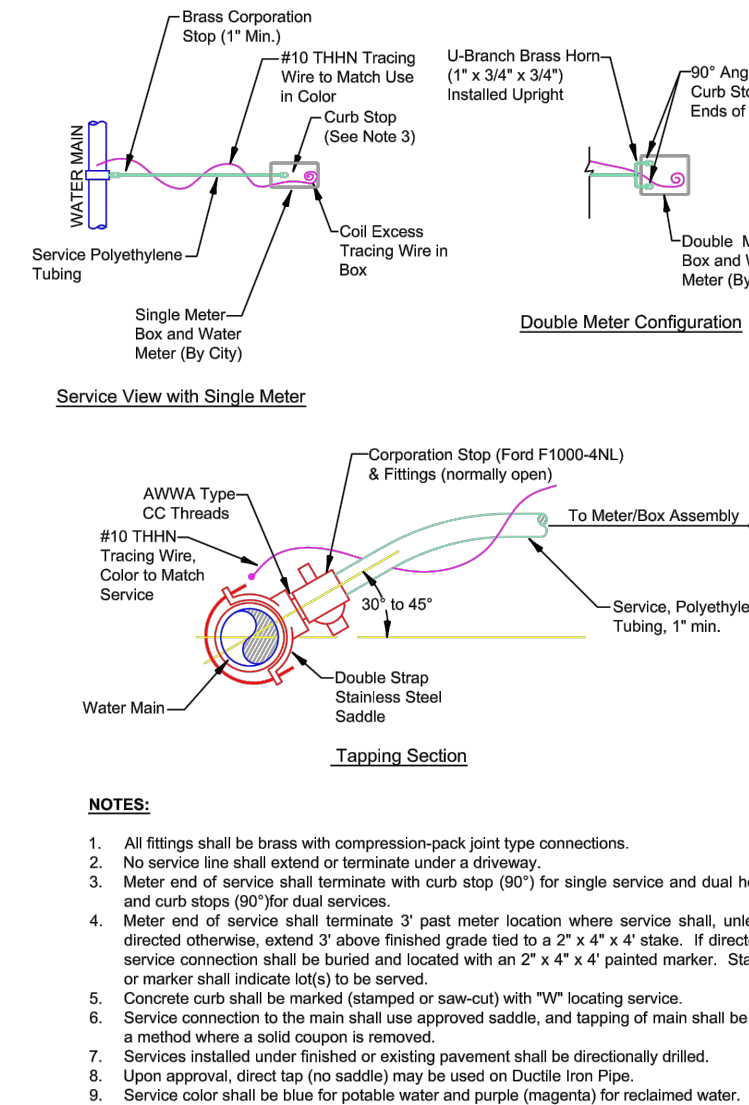
DETAIL NO. UT203	CITY OF OCOEE CONSTRUCTION DETAILS		
	Blow Off Assembly		
DATE: April 2019		SCALE: N/A	



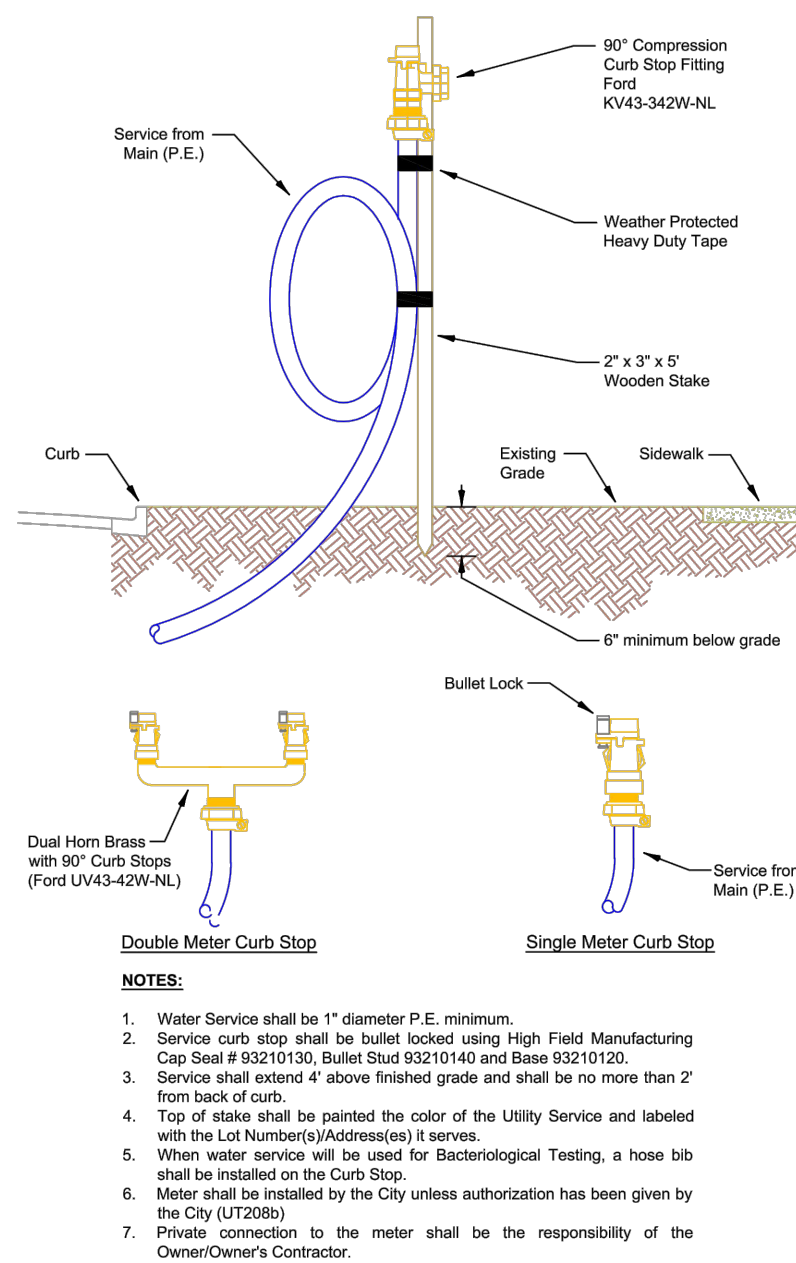
DETAIL NO. UT204b	CITY OF OCOEE CONSTRUCTION DETAILS		
	Gas Release Valve in Meter Box Water and Reclaim		
DATE: May 2020		SCALE: N/A	



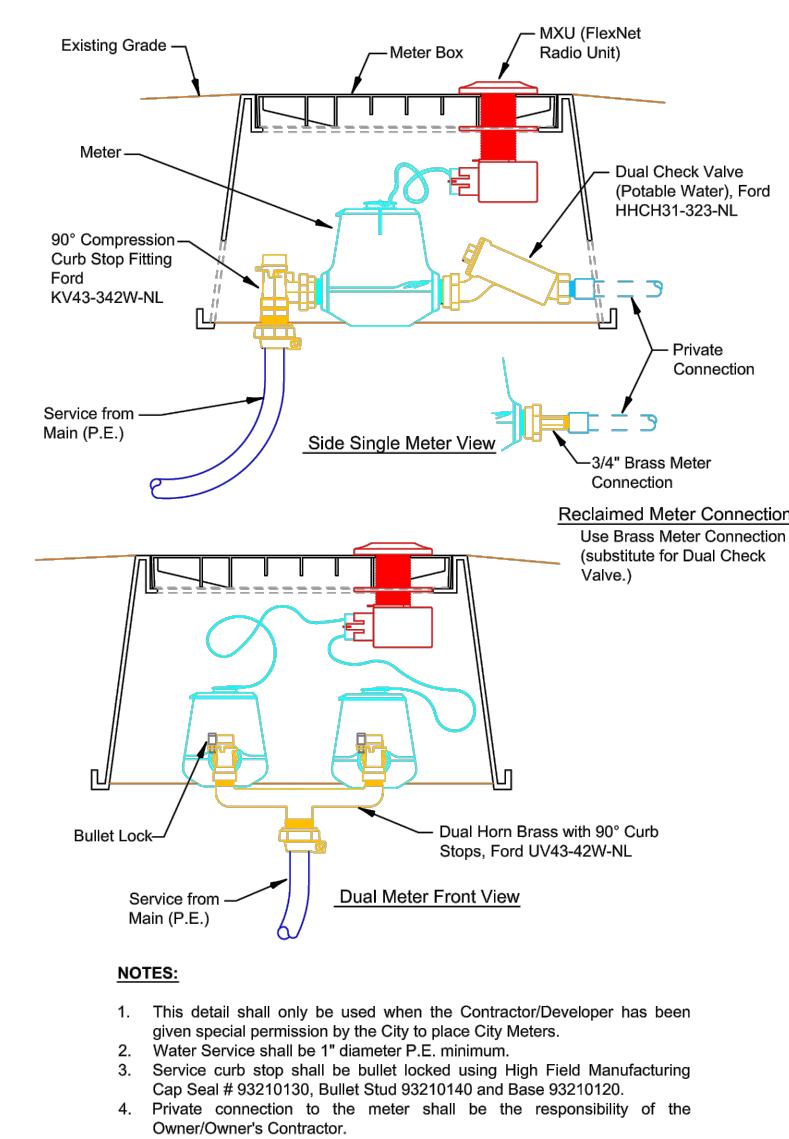
DETAIL NO:	CITY OF OCOEE		
	CONSTRUCTION DETAILS		
UT205	Stainless Steel Tapping Saddle and Gate Valve Assembly Water and Reclaim		
DATE: Feb. 2020		SCALE: N/A	



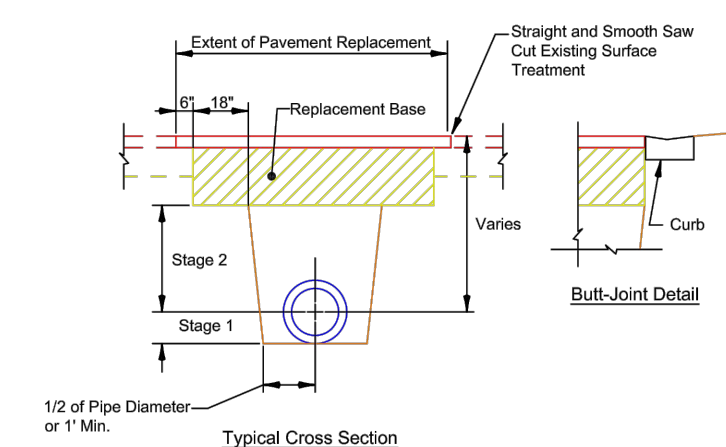
DETAIL NO. UT206	CITY OF COOEE CONSTRUCTION DETAILS		
	Water and Reclaim Service Connection		
DATE: Sep, 2019		SCALE: N/A	



DETAIL NO. UT208a	CITY OF OCOEE CONSTRUCTION DETAILS		
	Single Family Residential Service		
DATE: June 2021		SCALE: N/A	



DETAIL NO. UT208b	CITY OF OCOEE CONSTRUCTION DETAILS		
	Single Family Residence Meter Configuration		
DATE: February 2021		SCALE: N/A	



DETAIL NO. PW002	CITY OF OCOEE CONSTRUCTION DETAILS		
	Open Cut Flexible Pavement Replacement		
DATE: July 2022		SCALE: N/A	

D.I.P. Restraint Table						
Minimum Length (FT) to be Restrained on Each Side of Fitting(s)						
Fittings	Pipe Size					
	4"	6"	8"	10"	12"	16"
90° Bend	15	21	27	32	37	47
45° Bend	7	5	11	13	16	20
22 1/2° Bend	5	5	6	7	8	10
11 1/4° Bend	5	5	5	5	5	6
Plug or Branch of Tee	30	47	64	81	98	133

DETAIL NO. UT005	CITY OF OCOEE CONSTRUCTION DETAILS		
	Ductile Iron Pipe Restraint Table		
DATE: April 2019		SCALE: N/A	

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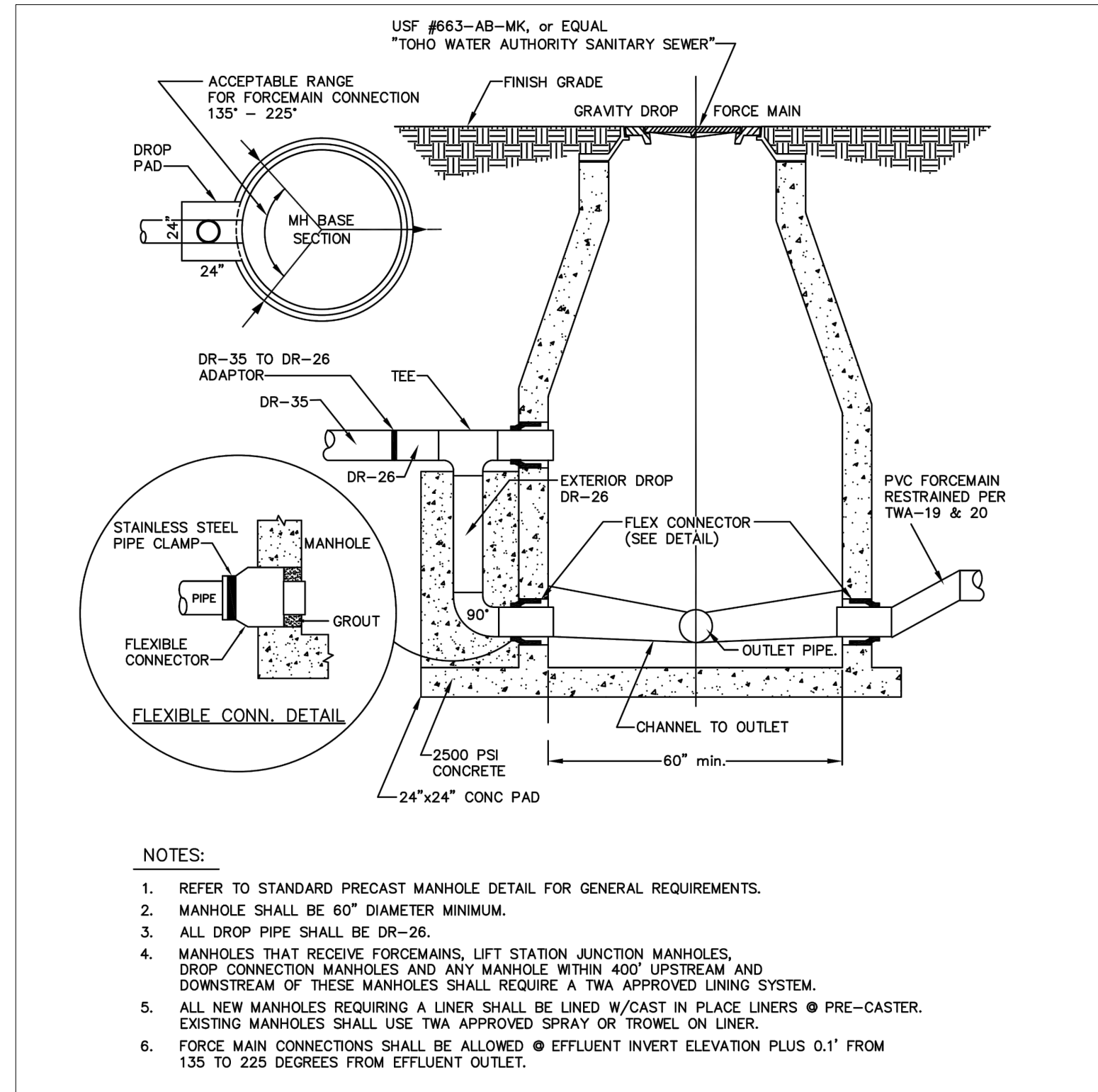
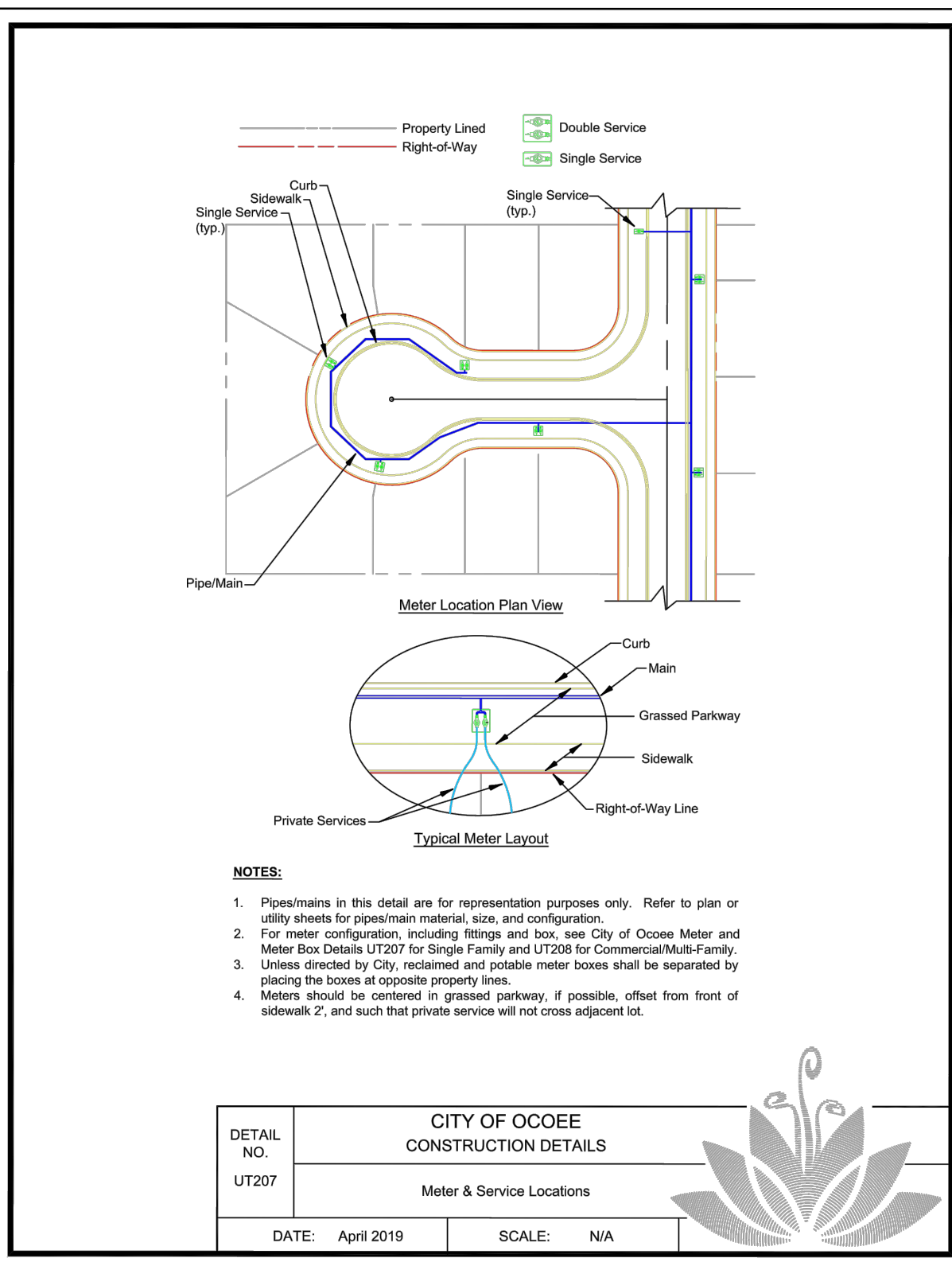
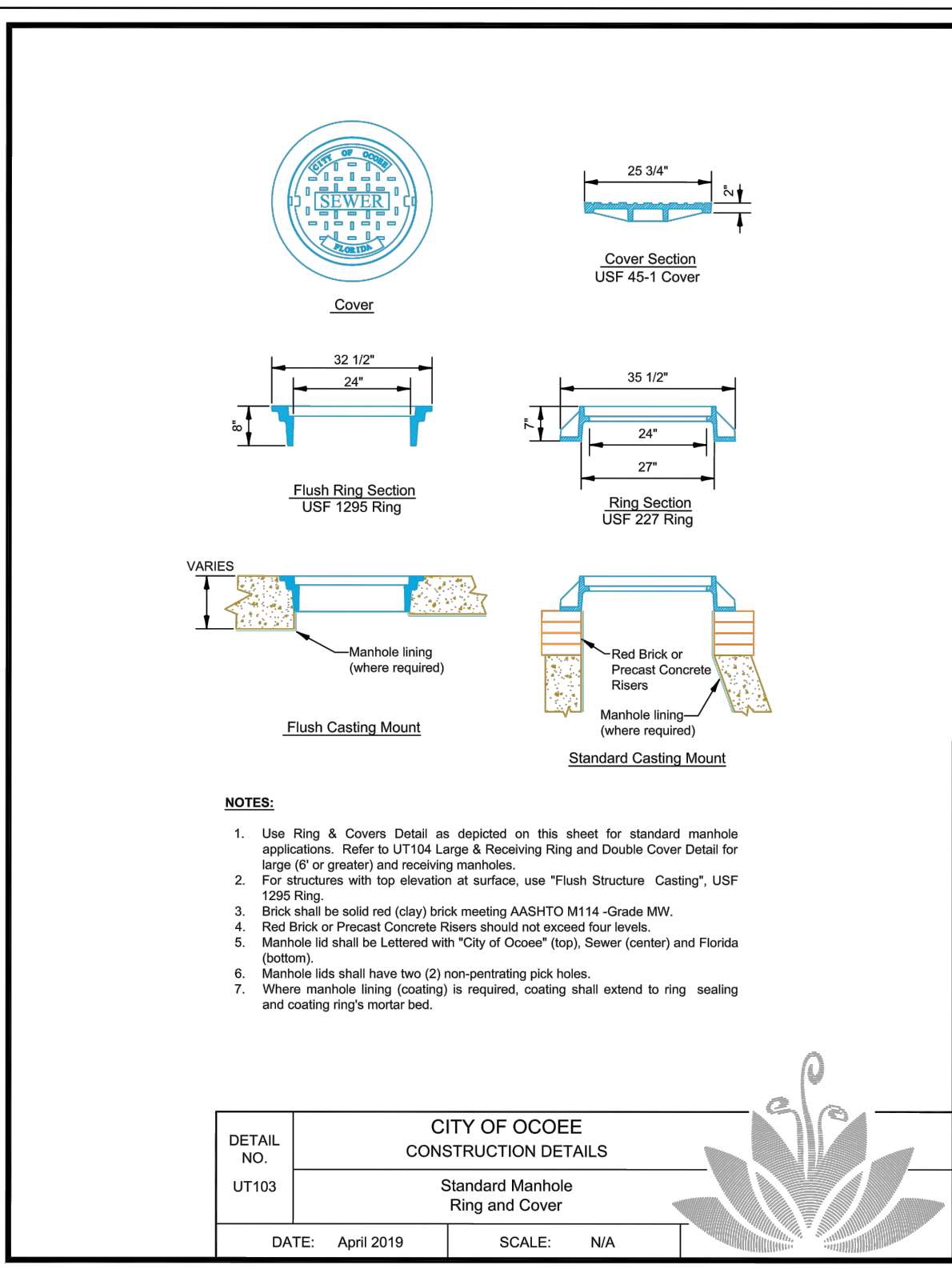
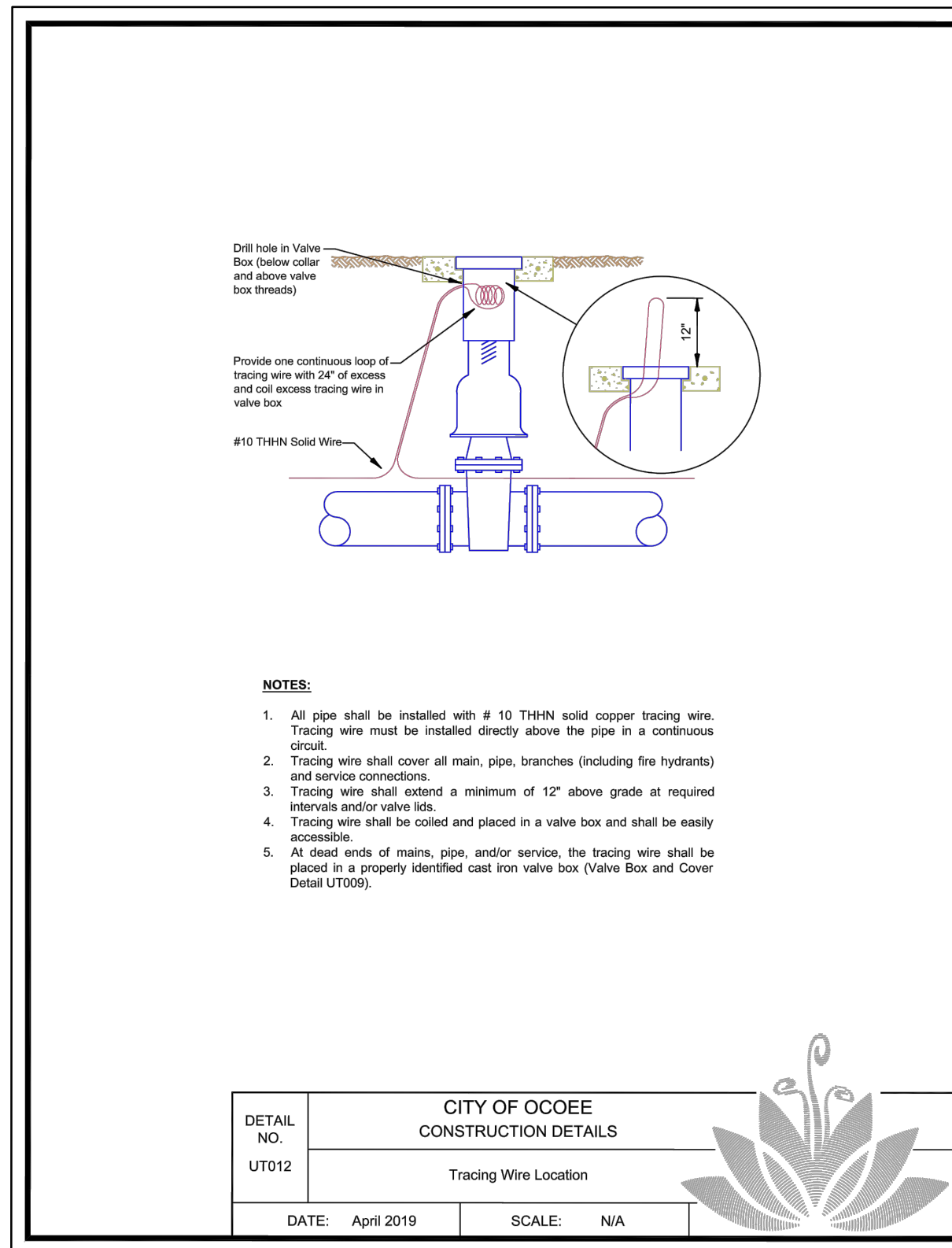
DAVE SCHMITT
ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			12-13-2023	DM	REV PER CITY COMMENTS
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DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

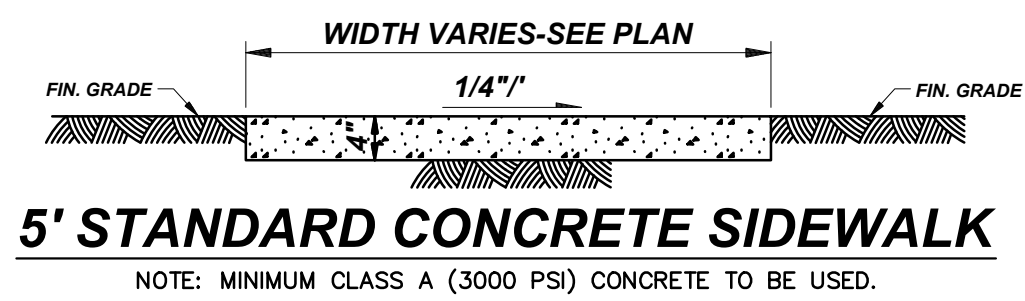
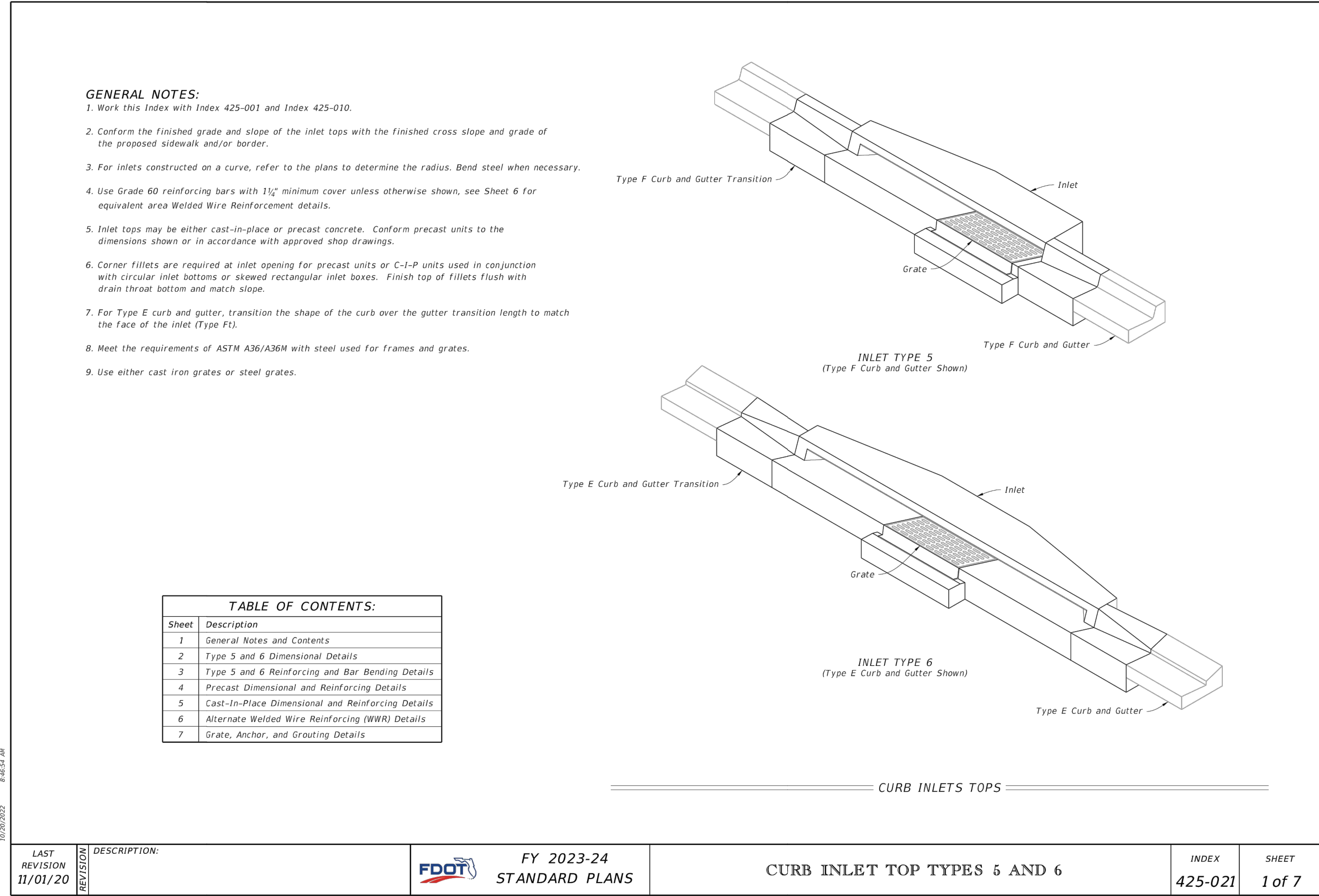
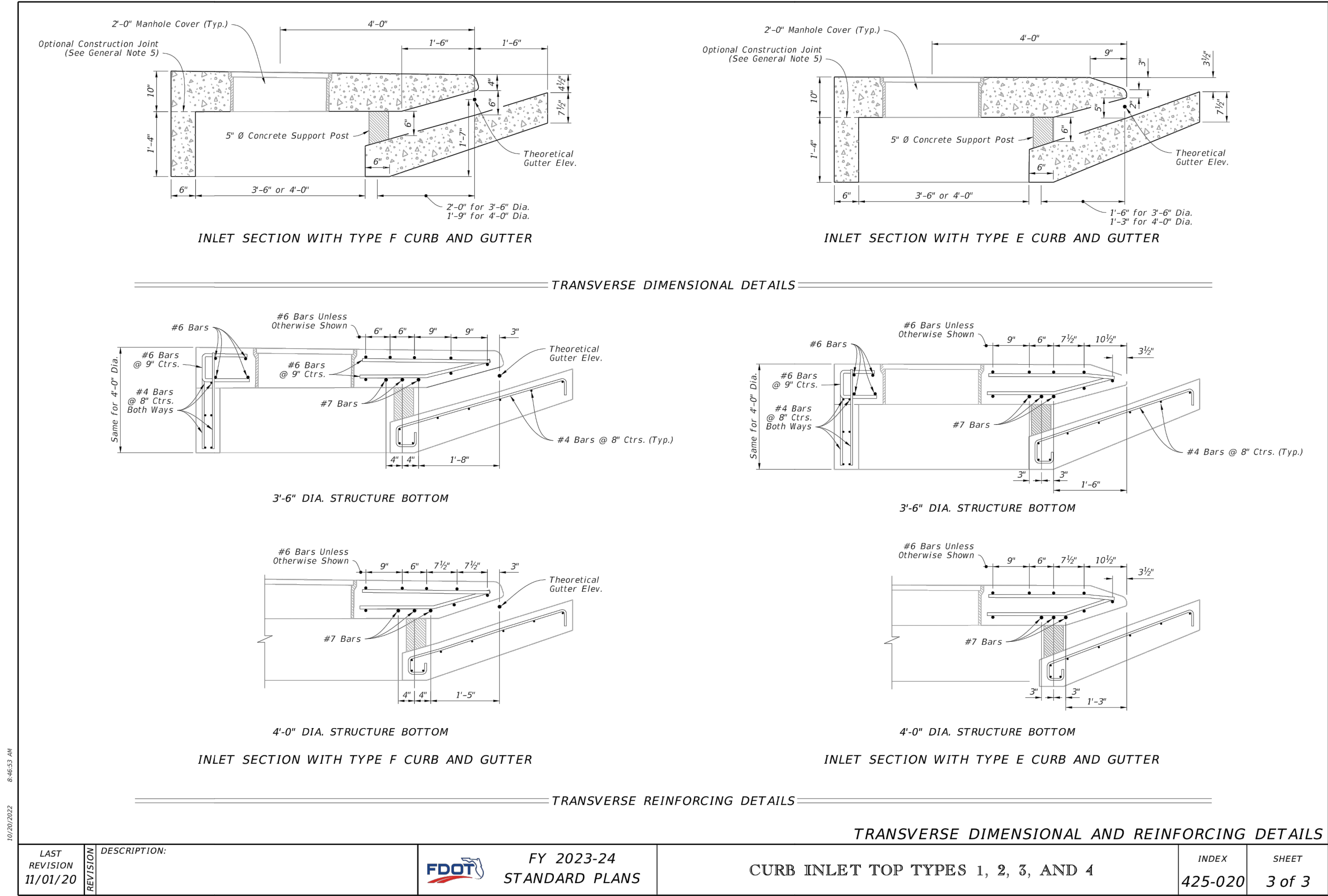
UTILITY DETAILS-3
OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

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



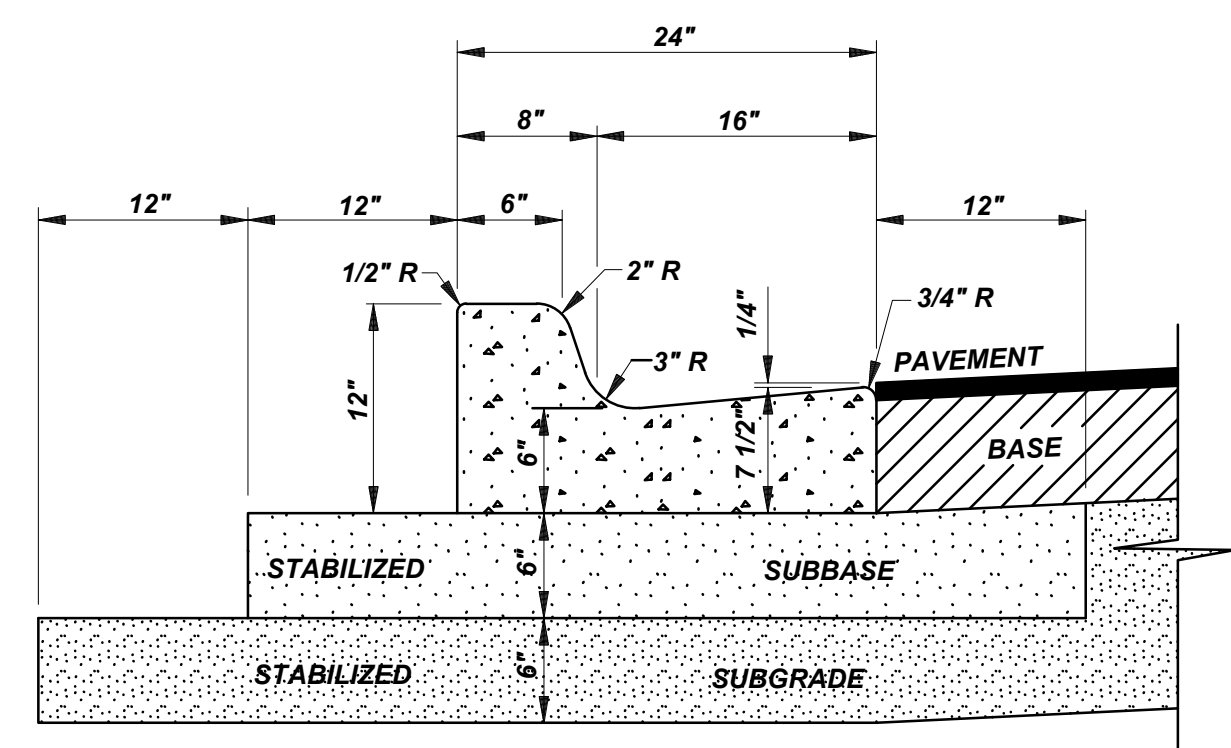
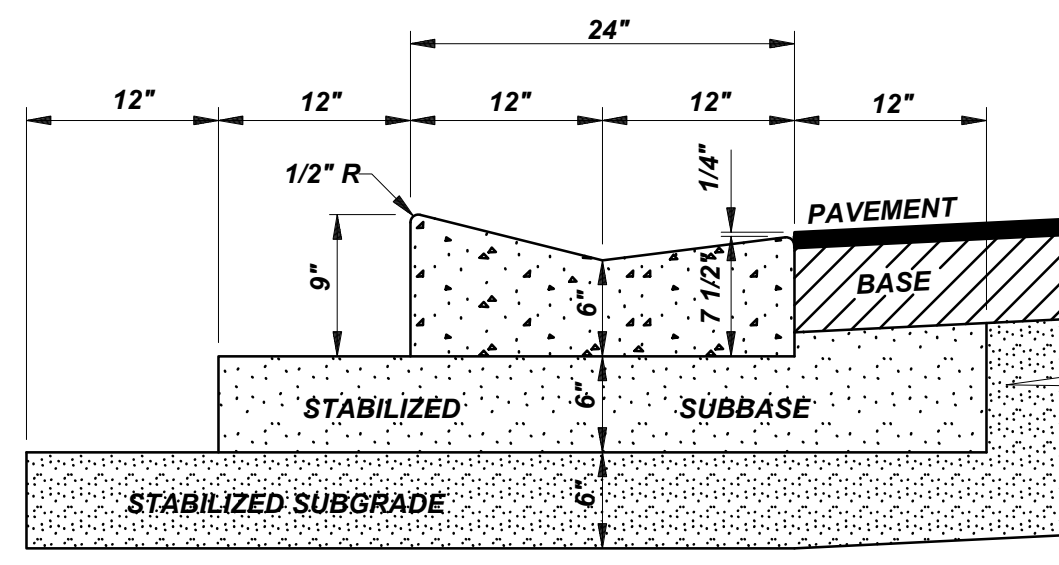
OUTSIDE DROP OR FORCE MAIN
CONNECTION TO MANHOLE

F:\JOV1\CAD\PlanSet\Final\16 PAVING & DRAINAGE DETAILS.dwg,12/15/2023 9:33:13 AM



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.



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

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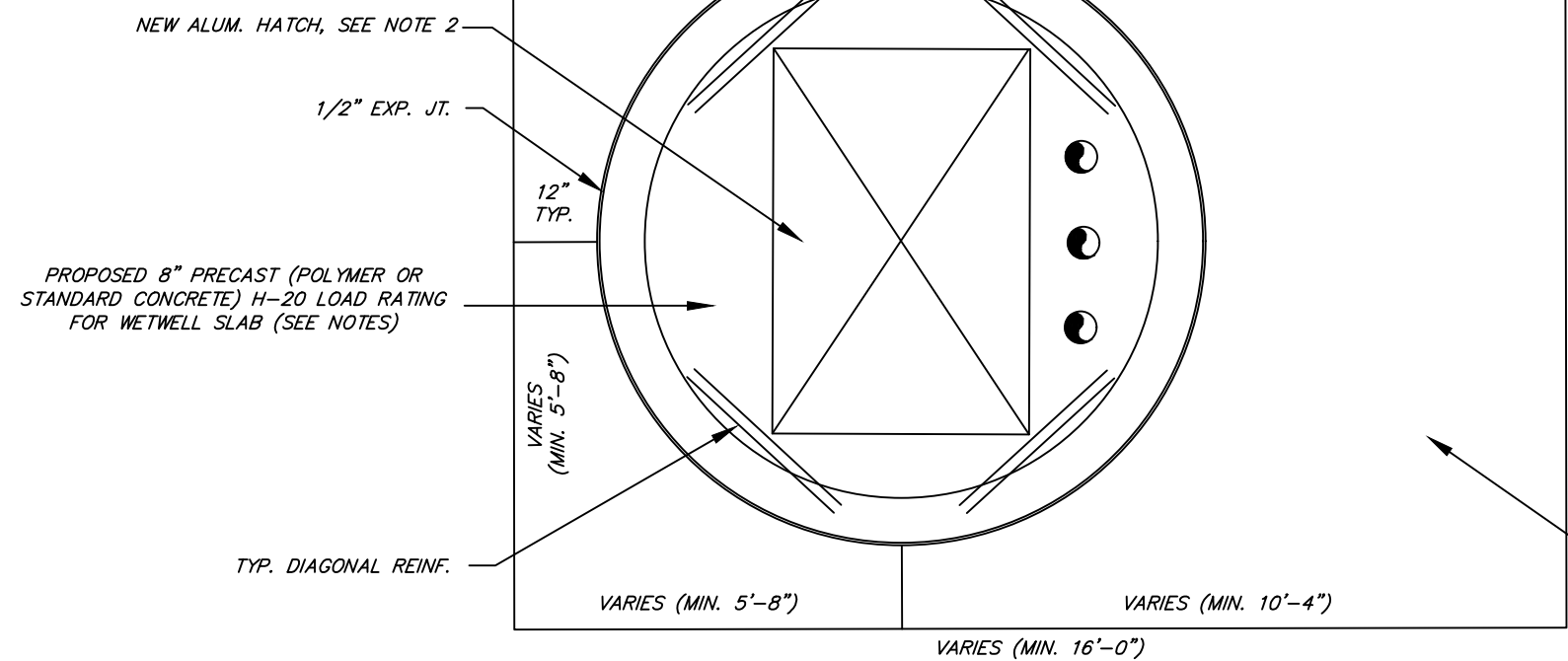
OCOEE OAKS JOINT VENTURE

CITY OF OCOEE, FLORIDA

PROJECT NO.: QJIV-1

DRAWN BY: DO
CHECKED BY: BA

SCALE: NONE

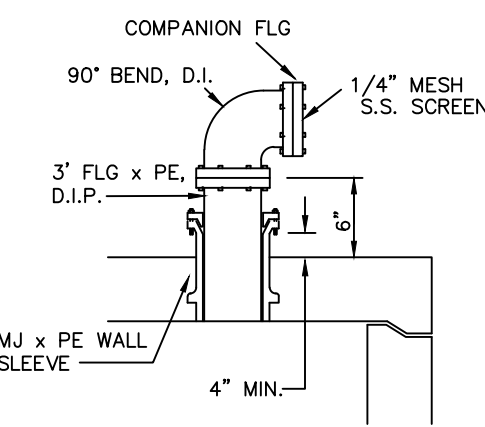


TYPICAL LIFT STATION SLAB DETAIL

NOT TO SCALE

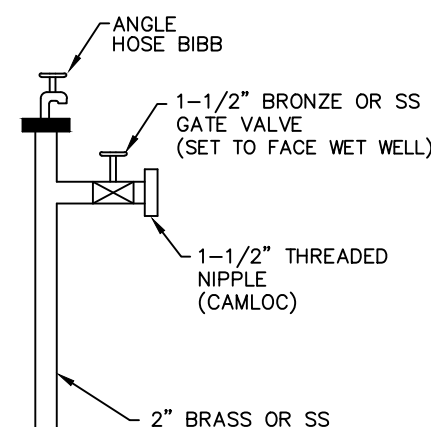
- 1.) SAWCUT 2" DEEP JOINT AS SHOWN, SAW CUTTING TO BE PERFORMED IMMEDIATELY AFTER PLACEMENT, AS SOON AS THE CONCRETE IS FIRM ENOUGH TO SUPPORT THE SAW AND TO NOT BE TORN OR DAMAGED BY THE BLADE.
- 2.) ALUMINUM ACCESS HATCH SHALL BE BY HALLIDAY MODEL SERIES W2S WITH PROTECTIVE COATING OF POLYURETHANE APPLIED QUOTE UNQUOTE 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"



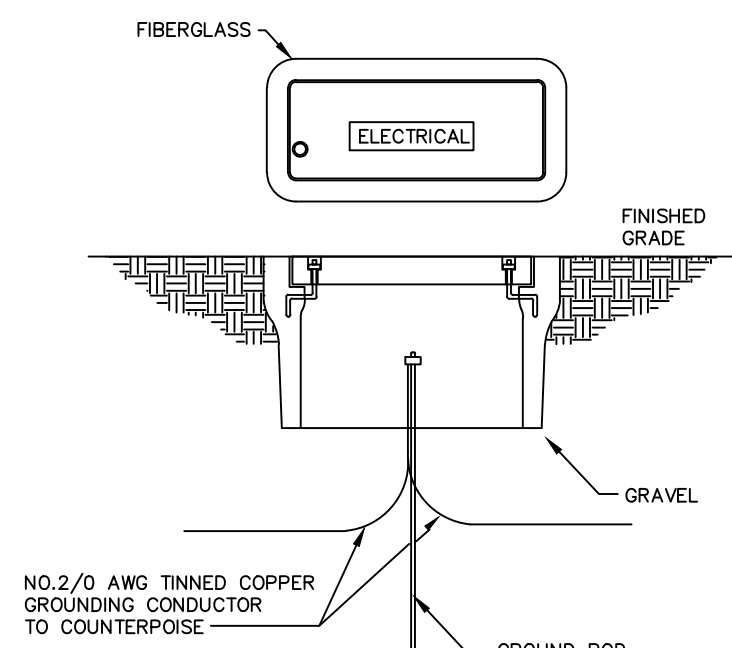
VENT DETAIL

NOT TO SCALE



WATER OUTLET DETAIL

NOT TO SCALE

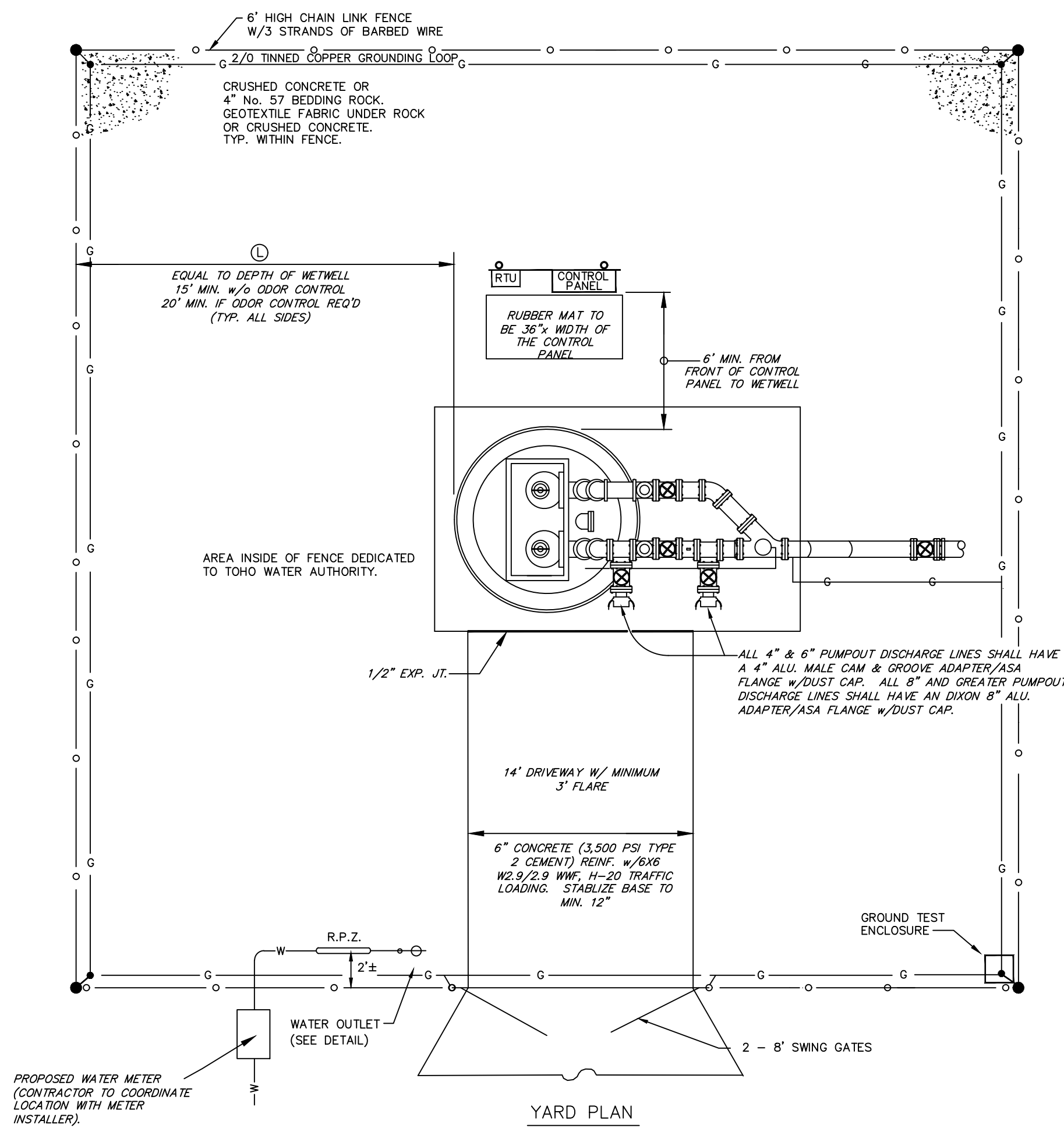


GROUND TEST ENCLOSURE

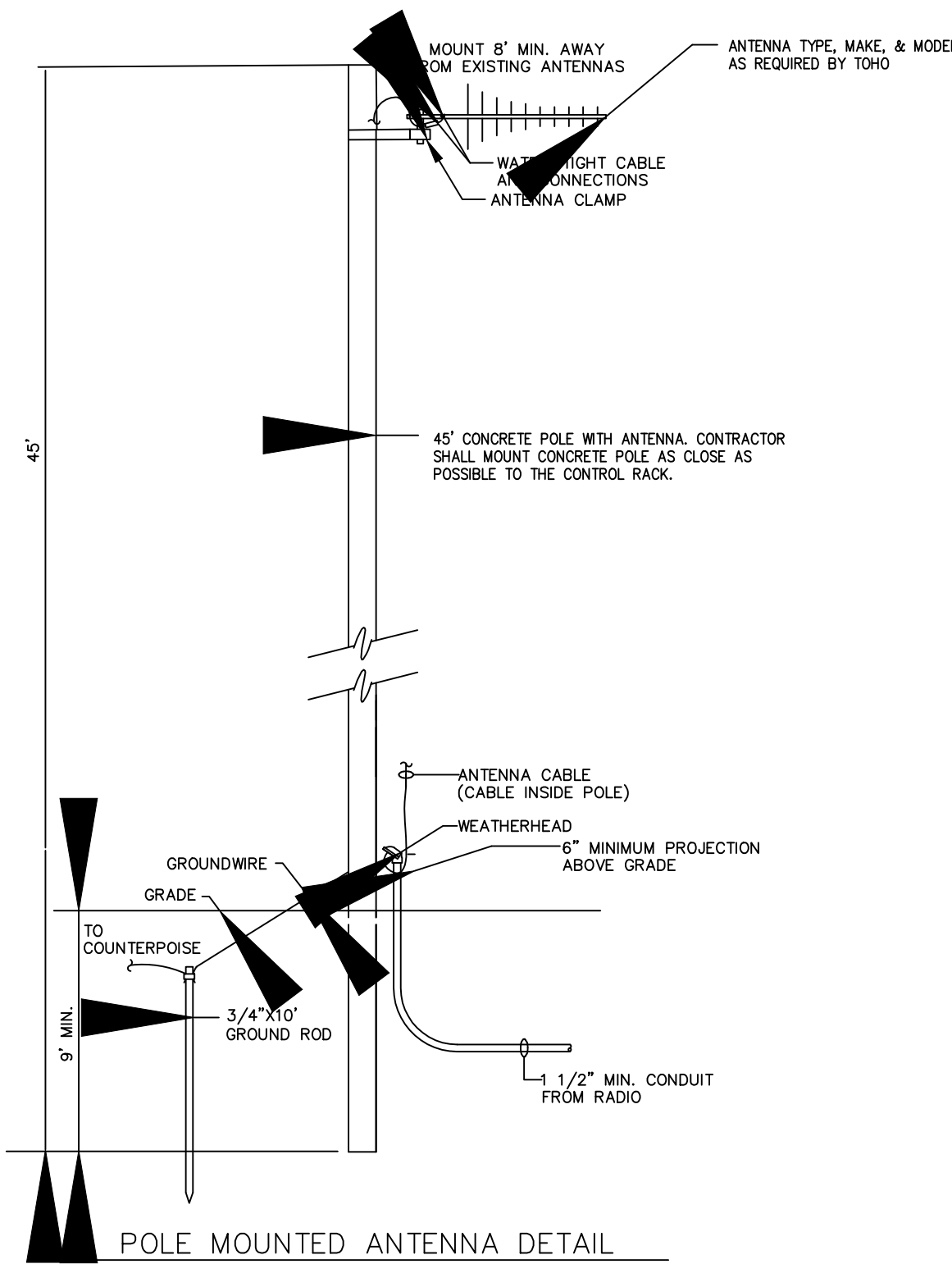
THE GROUNDED COUNTERPOISE LOOP SHALL BE BONDED BY CADWELL TO GROUND RODS AND GROUND WIRE PIGTAILS.

THE FOLLOWING SHALL BE MECHANICALLY BONDED
TO THE COUNTERPOISE LOOP:

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



YARD PLAN

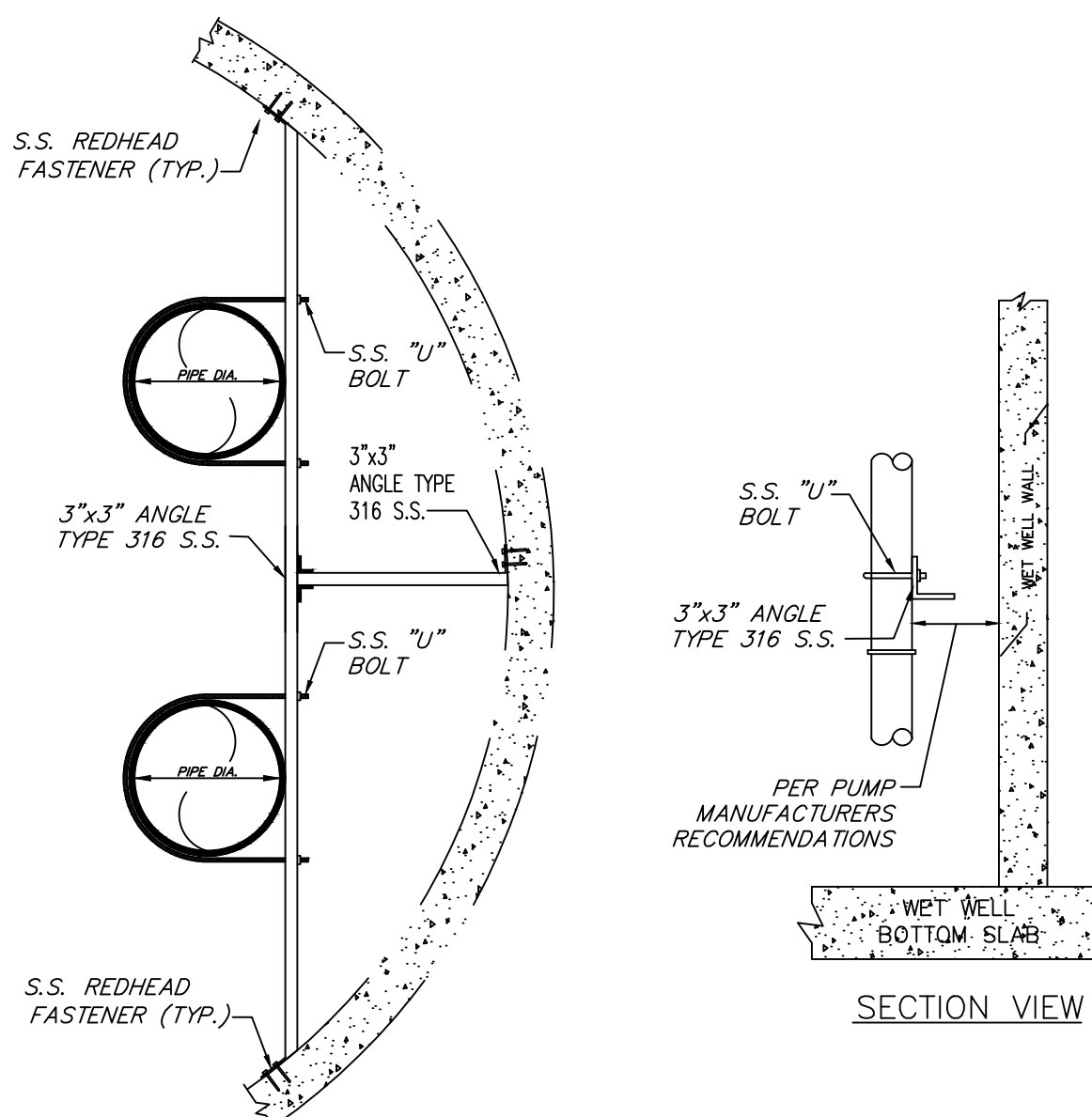


PRINTED ANTENNA DETAIL

NO SCALE

NOTES:

1. YARD PIPING PLAN IS A GENERAL PLAN SHOWING REQUIRED PIPING AND MINIMUM CLEARANCES, SEPARATIONS, AND SITE SIZING REQUIREMENTS
2. A SITE SPECIFIC WELD PLAN IS REQUIRED
3. A SITE SPECIFIC PLAN IS REQUIRED THAT IDENTIFIES THE LOCATION OF THE DRIVEWAY, ACCESS ROADS, AND THE LOCATION OF THE WELDS AND THE WELDING SITE GRADING TO SHOW DRAINAGE AWAY FROM THE WELT WELL AND AWAY AND THE SITE IN GENERAL
4. A LAYOUT DEVIATING FROM THIS DETAIL SHALL BE DRAWN TO SCALE AND SHOW METEEL PUMPS AND ELECTRICAL TRANSFORMERS AND MUST BE LOCATED OUTSIDE OF THE FENCED AREA
5. ALL MECHANICAL EQUIPMENT AND PIPING
6. ELECTRICAL TRANSFORMERS MUST BE LOCATED OUTSIDE OF THE FENCED AREA
7. PROPOSED "DRIVEWAY" OR "FLARE" MUST EXTEND TO A PAVED PUBLIC OR PRIVATE ROAD
8. LIFT STATION SITES LOCATED ON ROADS WITH POSTED SPEED LIMITS OF 25MPH OR GREATER REQUIRE DRIVE-THRU OR TURNAROUND ACCESS
9. ENGINEER SHALL PROVIDE A TRANSPORT AUTO-TURN OR AUTOSUCK VEHICLE TRACKING ANALYSIS FOR



SECTION VIEW

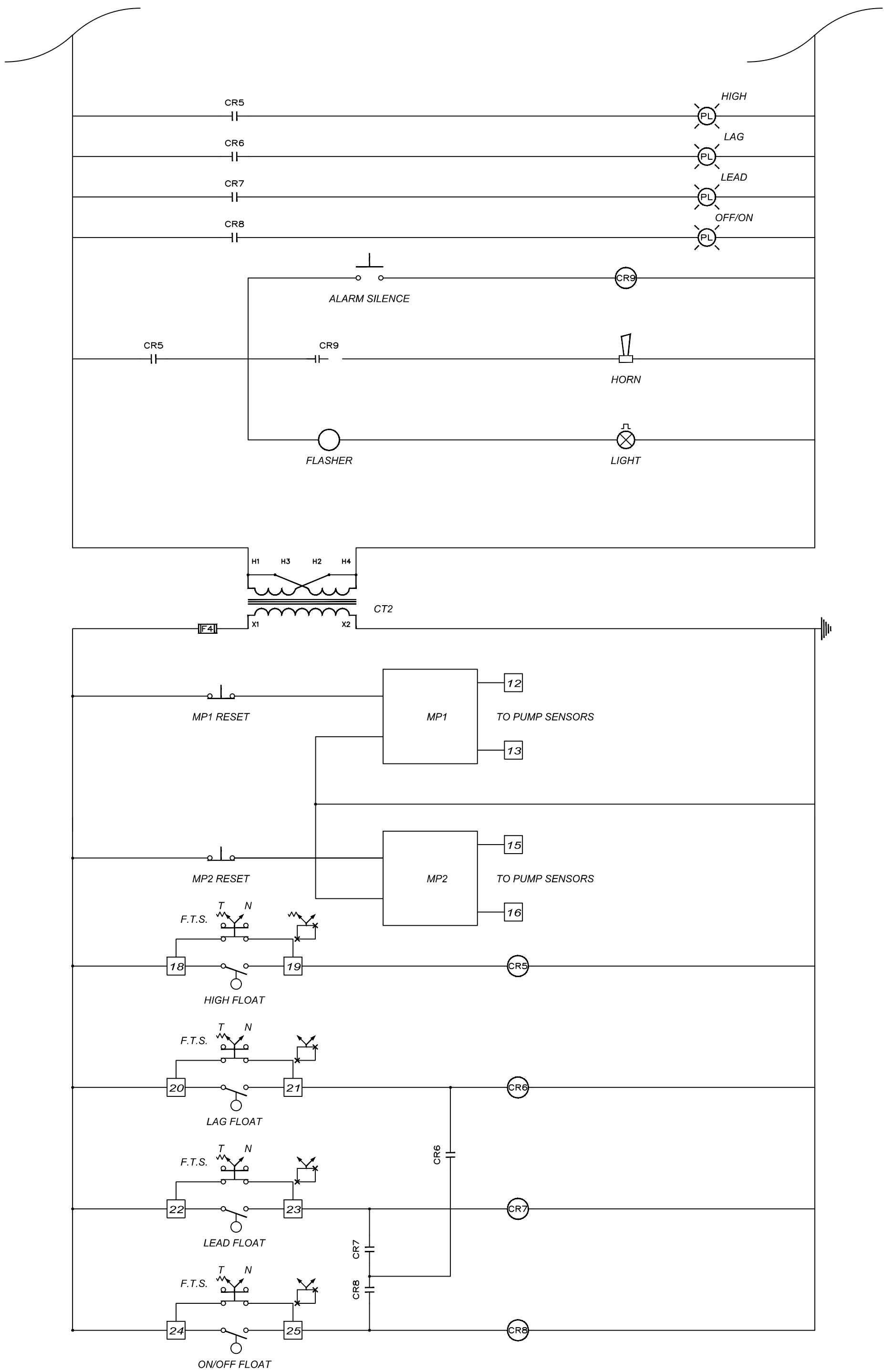
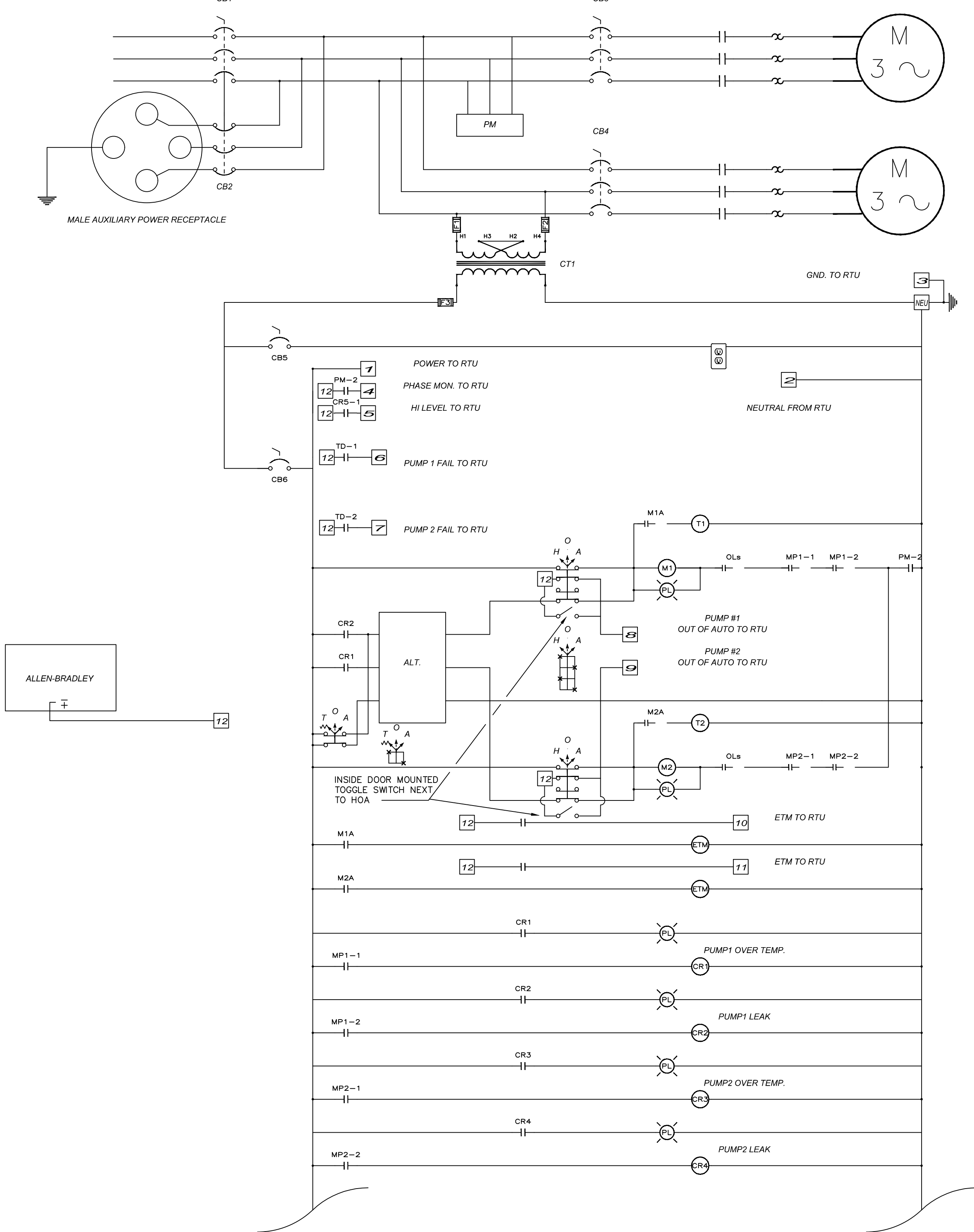
TOP VIEW

NOTES:

1. ALL COMPONENTS AND BRACKET ASSEMBLY SHALL BE GRADE 50 STEEL.
2. BRACKETS SHALL BE SPACED AS INDICATED IN THE CONSTRUCTION DRAWING OR AT THE DIRECTION OF TWA.
3. PIPE SIZES 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



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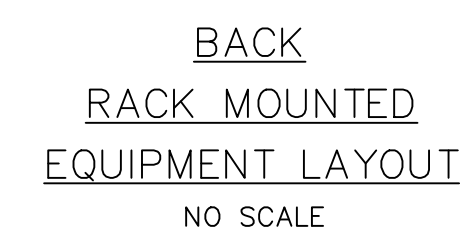
DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

LIFT STATION DETAILS - 3

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-A OF 19

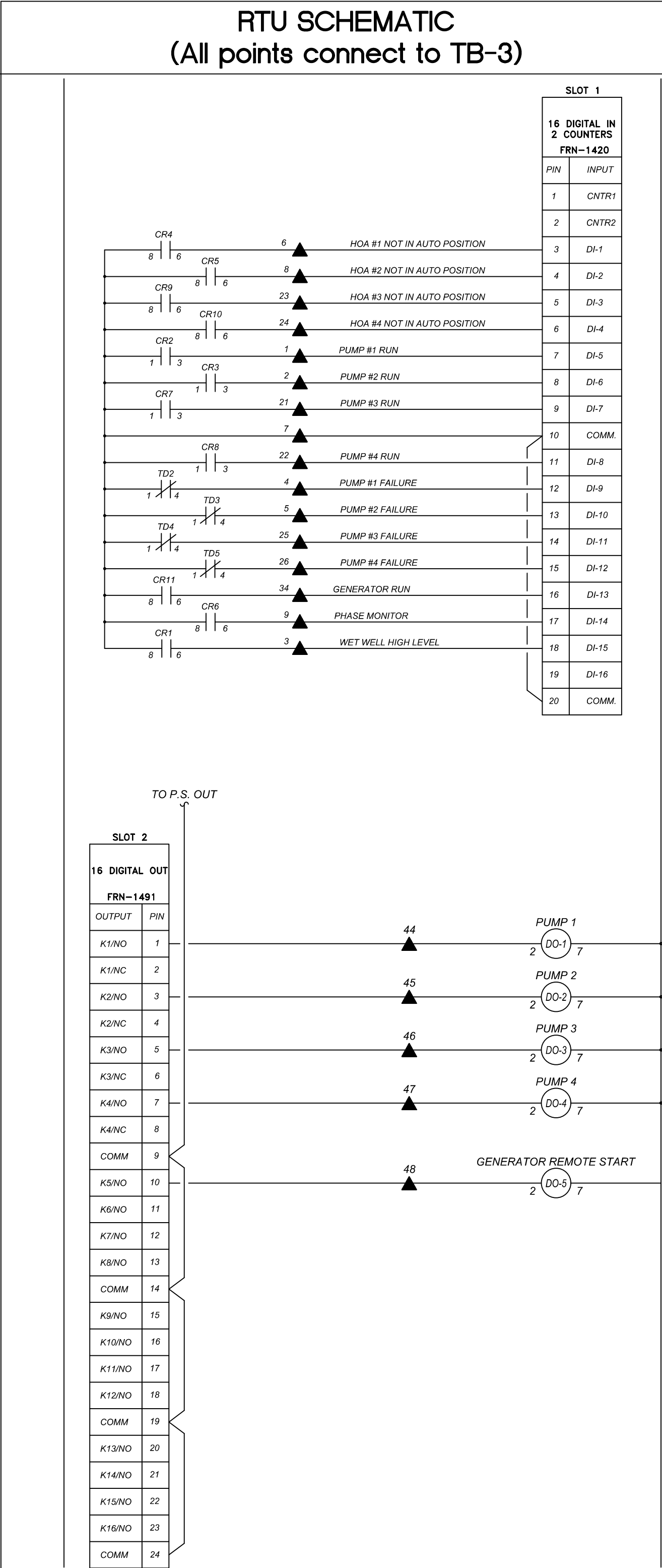
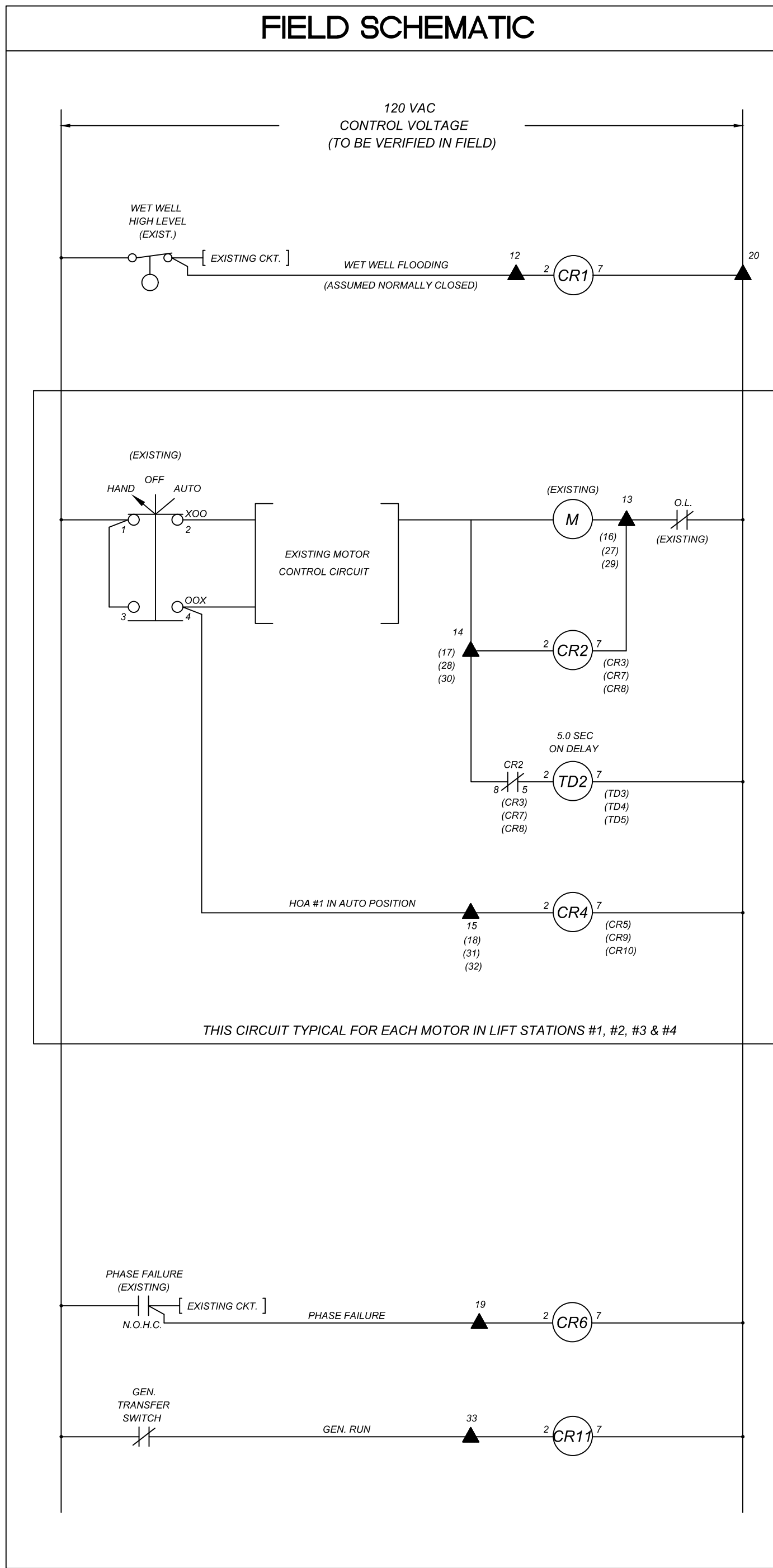
3" MIN. SCH 80 PVC
TO 1ST DISCONNECT.
PER CODE BEYOND
1ST DISCONNECT —



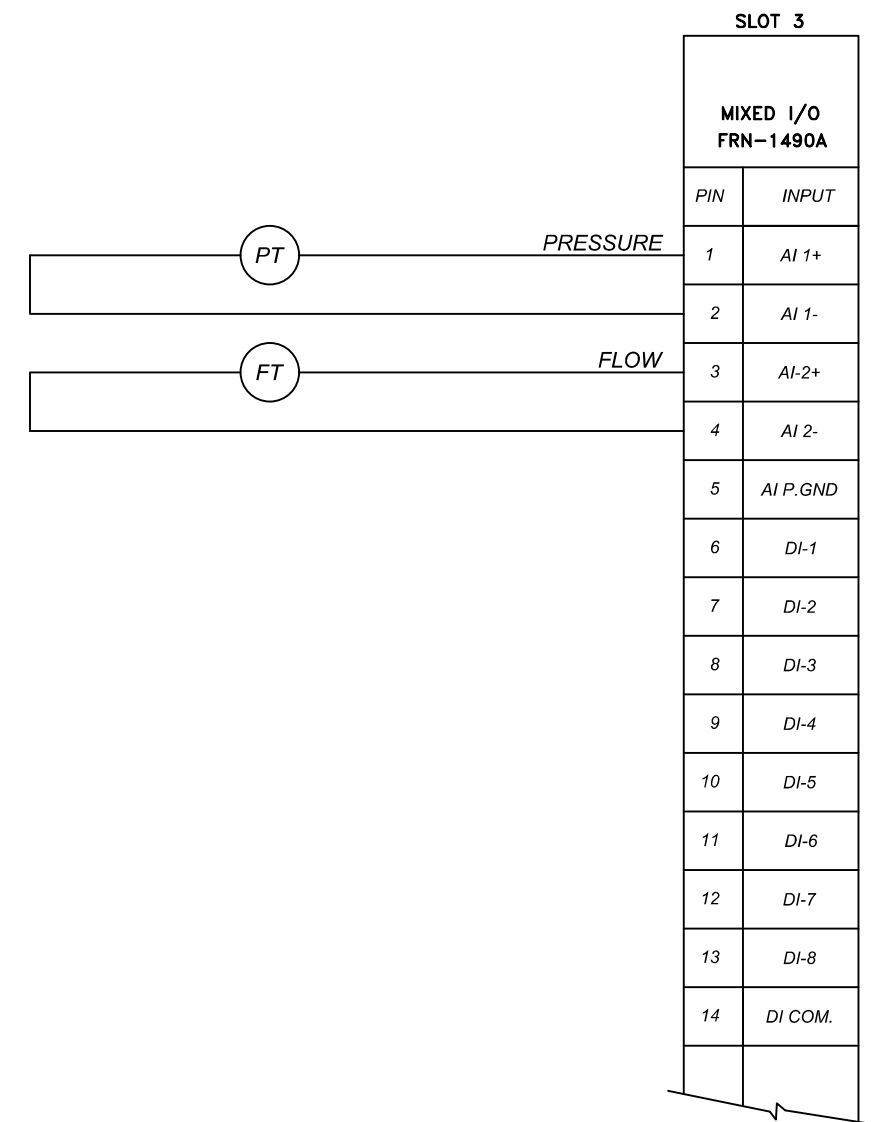
DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

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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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
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

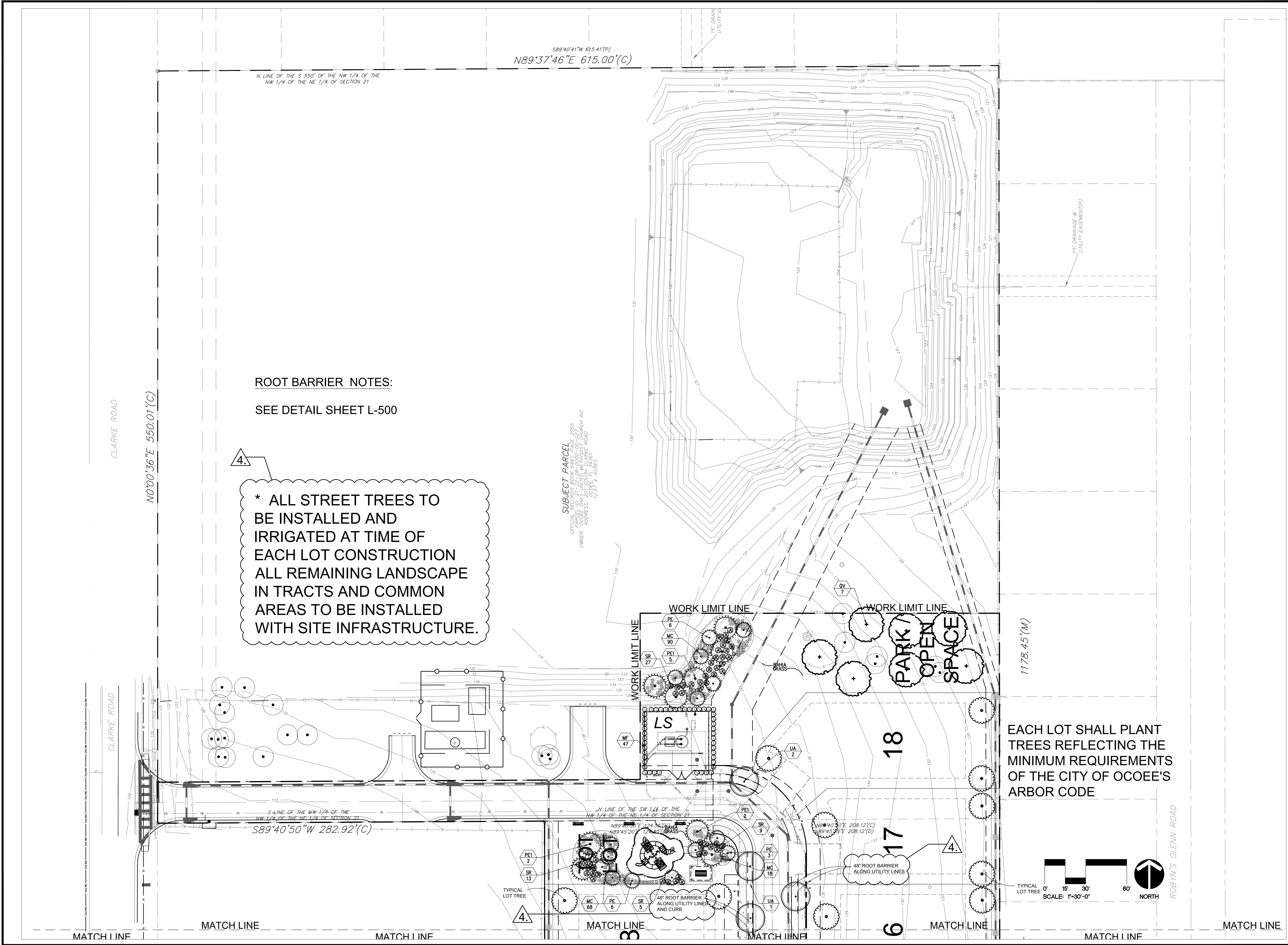
#	TREE TYPE	SIZE	REMOVED INCHES	SAVED INCHES	MITIGATION
118	PINE	13"	13"	-	4
119	PINE	12"	12"	-	4
120	OAK	20"	20"	-	4
121	OAK	22"	22"	-	4
122	PINE	10"	10"	-	4
123	PINE	11"	11"	-	4
124	OAK	54"	54"	-	4
125	PINE	14"	14"	-	4
126	PINE	9"	9"	-	4
127	PINE	8"	8"	-	4
128	PINE	10"	10"	-	4
129	PINE	10"	10"	-	4
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

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
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



OCOEE OAKS

LANDSCAPE PLAN

SIGNATURE AND DATED SEAL

CONSULTANTS

DRAWING TITLE

PROJECT ADDRESS

REV.	DESCRIPTION	DATE
1.	CITY COMMENTS	08/25/23
2.	CITY COMMENTS	10/26/23
3.	CITY COMMENTS	11/27/23
4.	CITY COMMENTS	12/14/23

PROJECT NO.	22-087
PHASE	CONSTRUCTION DOCUMENTS
SCALE	1"=30'-0"
FILE NAME	CAD FILE
DRAWN BY	LS
CHECKED BY	CR
DATE	06-13-2023

L-100

ORLANDO, FL 32804 (407) 418-1338

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ARCHITECTURE PLANNING LANDSCAPE INTERIOR



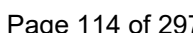
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ORLANDO, FL 32804 (407) 418-1338

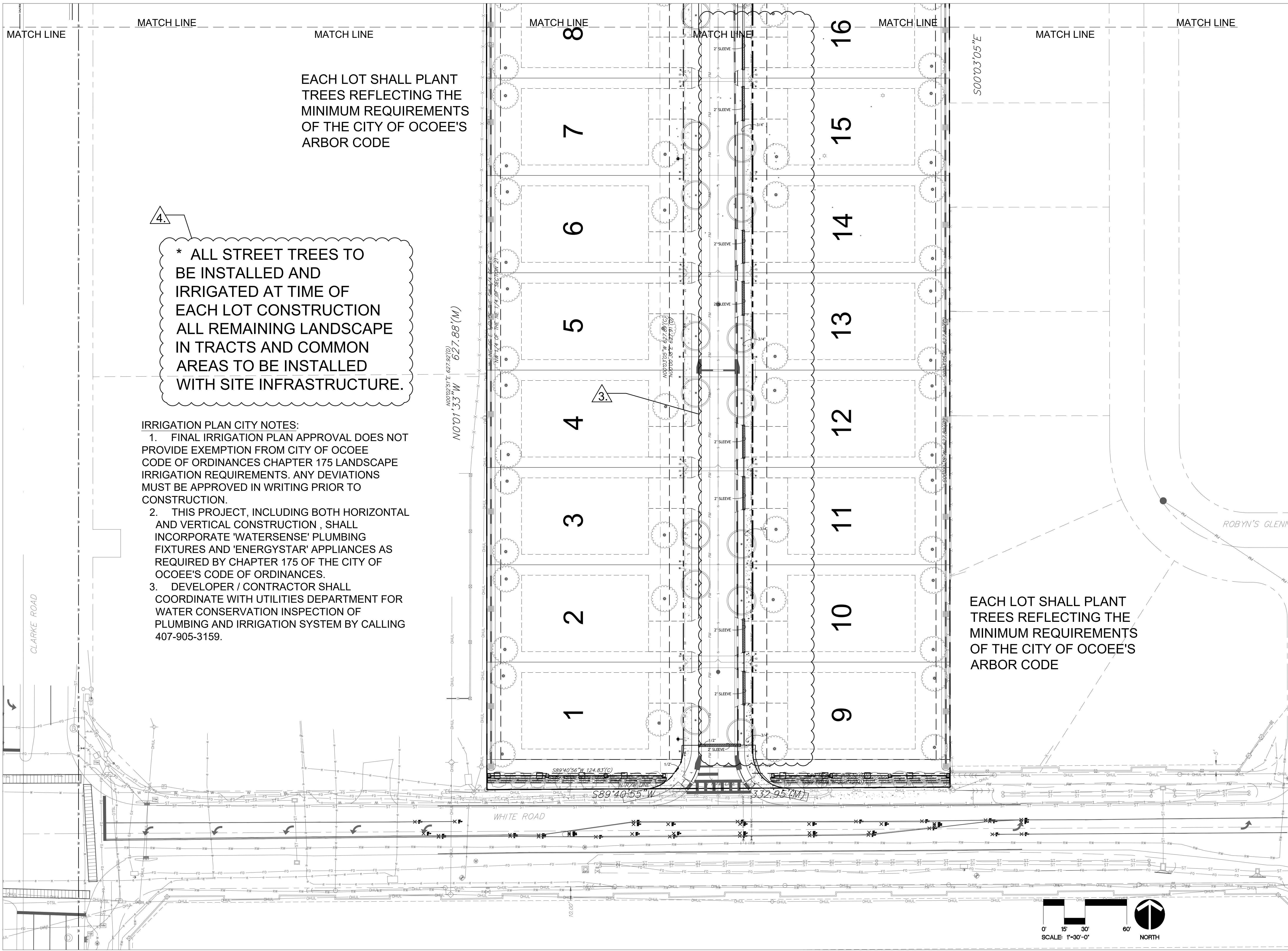
ORLANDO, FL 32804 (407) 418-1338

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CHRISTOPHER D RICE LA-686722

Page 112 of 297





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

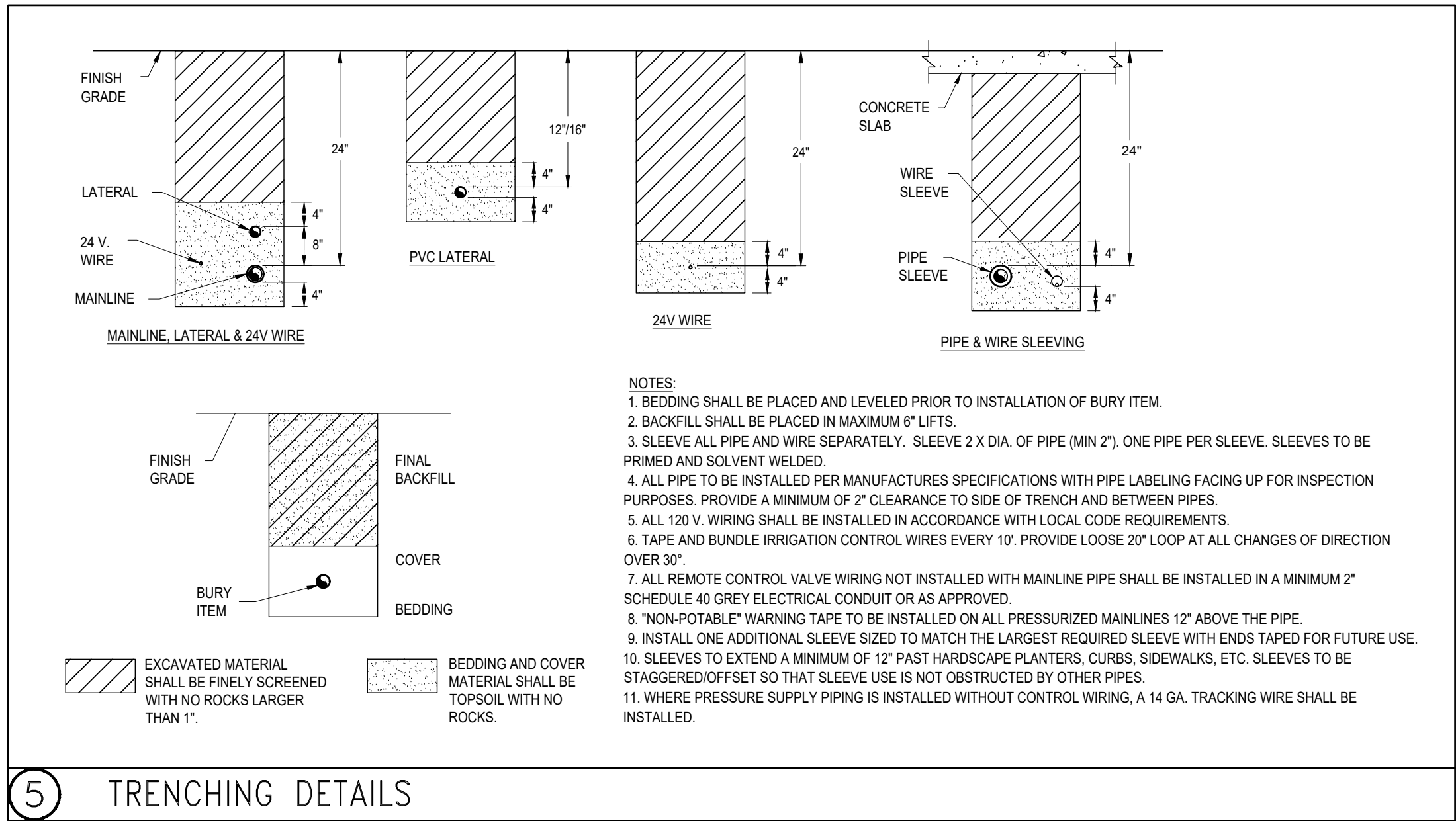
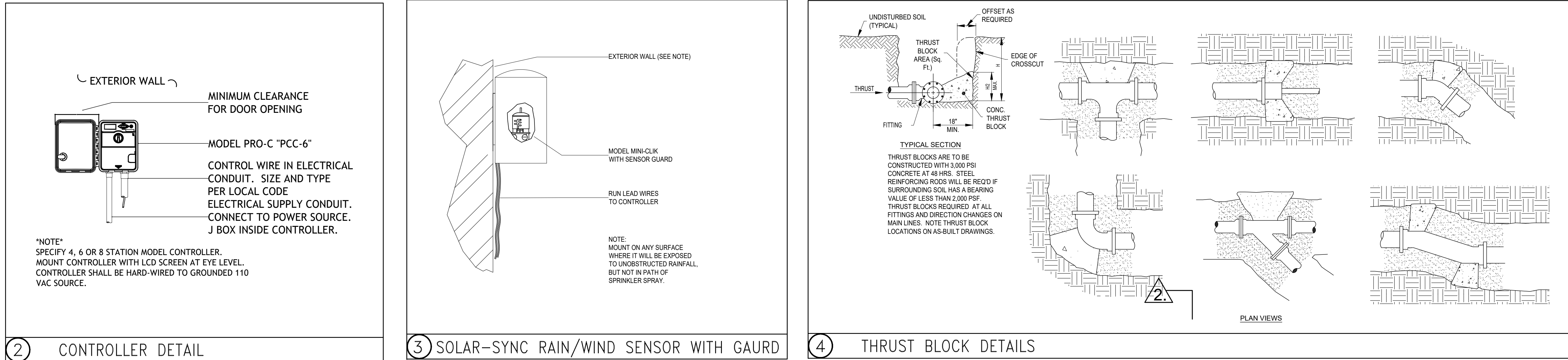
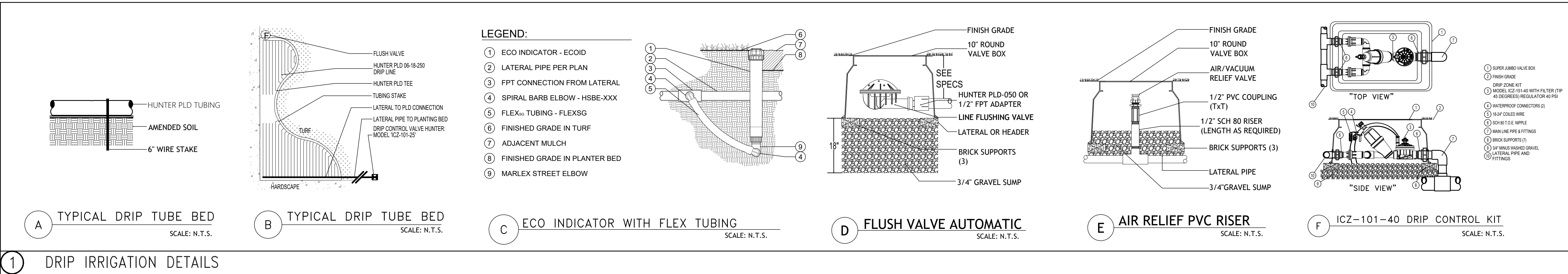
PROJECT NO. 22-087		DESCRIPTION DATE		PROJECT ADDRESS		DRAWING TITLE		CONSULTANTS		SIGNATURE AND DATED SEAL	
PHASE CONSTRUCTION DOCUMENTS		1. CITY COMMENTS 08/25/23		2. CITY COMMENTS 10/26/23		3. CITY COMMENTS 11/27/23		4. CITY COMMENTS 12/14/23		BORRELLI + PARTNERS ARCHITECTURE PLANNING LANDSCAPE INTERIOR ORLANDO, FL 32804 (407) 418-1338 720 VASSAR STREET ORLANDO, FL 32804 (407) 418-1338 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, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.	
SCALE 1"=30'-0"		FILE NAME CAD FILE		OWNER NAME AND ADDRESS		IRRIGATION PLAN					
DRAWN BY LS		CHECKED BY CR									
DATE 06-13-2023											

0' 15' 30' 60'

SCALE: 1"=30'-0"

NORTH

IRRIGATION DETAILS



IRRIGATION NOTES

- REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
- ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.
- ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.
- THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- ABSOLUTELY NO RISERS SHALL BE USED ON THIS PROJECT.
- ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
- ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.
- CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.
- ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.
- ALL IRRIGATION DISTRIBUTION EQUIPMENT SHOWN ON PLANS SHALL BE A MINIMUM OF 6" FROM ANY PAVED SURFACES

EQUIPMENT LIST

SYMBOL	DESCRIPTION	QUANTITY
---	DRIP LINE - HUNTER INDUSTRIES 'HDL-18-06'	+/- 3,000 LF
□	6" POP-UP SPRAY - HUNTER INDUSTRIES 'PROS-06-PR540' W/PCN BUBBLER NOZZLES	30
⊙	HUNTER 'PGV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1"	2
⊙	HUNTER 'ICZ-101-40' SERIES DRIP CONTROL ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1"	2
⊙	HUNTER PRO-C 6 STATION CONTROLLER, 120VOLT INSTALL WITH A SOLAR-SYNC SENSOR AND BY-PASS BOX. GROUND WITH AN 8' COPPER CLAD ROD.	1
⊕	HUNTER "SOLAR-SYNC" EVAPOTRANSPIRATION SENSOR	1
■	1" RE-USE IRRIGATION METER TO PROVIDE 80 GPM AT 40 PSI	1 (BY OWNER)
⋈	1-1/4" GATE VALVE	1
---	LATERAL LINE SIZE PER PLAN	SEE PLAN
----	1-1/4" MAINLINE CLASS 200 P.V.C. SIZE PER PLAN	SEE PLAN
■	SLEEVING - SCH. 40 P.V.C. MIN. DEPTH OF 24"	SEE PLAN

OCCOEE OAKS

IRRIGATION DETAILS

SIGNATURE AND DATED SEAL

CONSULTANTS

DRAWING TITLE

PROJECT ADDRESS

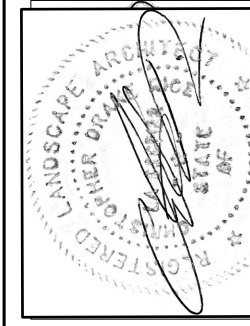
DESCRIPTION DATE

REV.

PROJECT NO. 22-087
PHASE CONSTRUCTION DOCUMENTS
SCALE NO SCALE
FILE NAME CAD FILE
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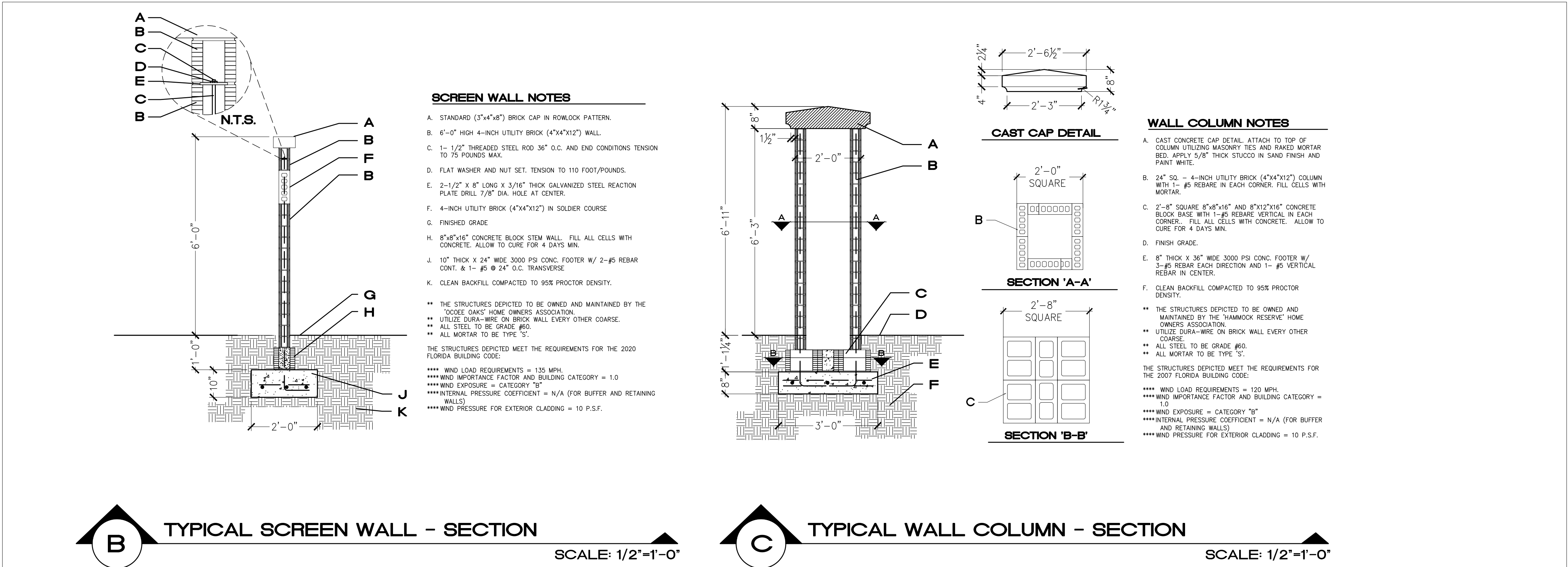
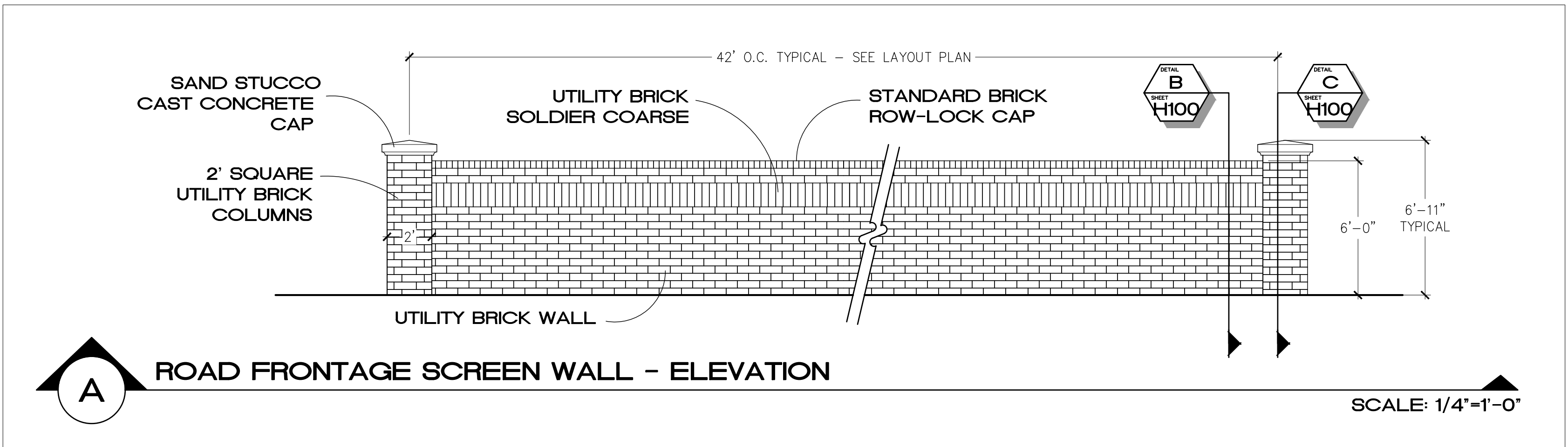
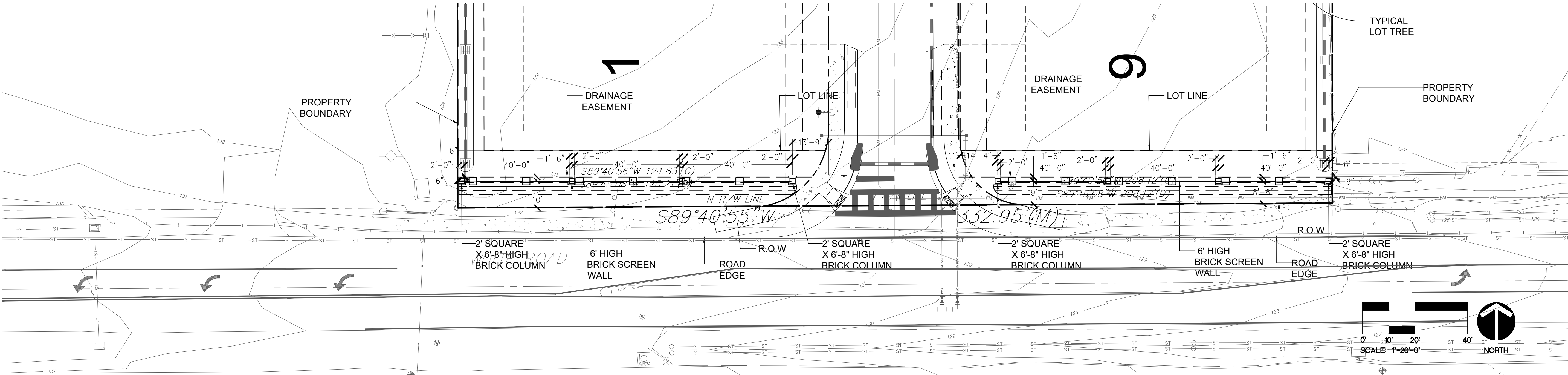
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720 VASSAR STREET
ORLANDO, FL 32804 (407) 418-1338



CHISTOPHER D. RICE LA-6667122

UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHOWN IN PARENTHESES ARE IN METERS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



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720 VASSAR STREET
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SIGNATURE AND DATED SEAL

CONSULTANTS

HARDSCAPE PLAN AND DETAILS

DRAWING TITLE

REV.	DESCRIPTION	DATE	PROJECT ADDRESS	OWNER NAME AND ADDRESS
22-087	CONSTRUCTION DOCUMENTS	08/25/23		
1.	CITY COMMENTS	10/26/23		
2.	AS NOTED	11/27/23		
3.	CITY COMMENTS	12/14/23		
4.	CITY COMMENTS			

PROJECT NO.

22-087

PHASE

CONSTRUCTION DOCUMENTS

SCALE

AS NOTED

FILE NAME

CAP FILE

DRAWN BY

LS

CHECKED BY

CR

DATE

06-13-2023

H-100

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 DECEMBER 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.

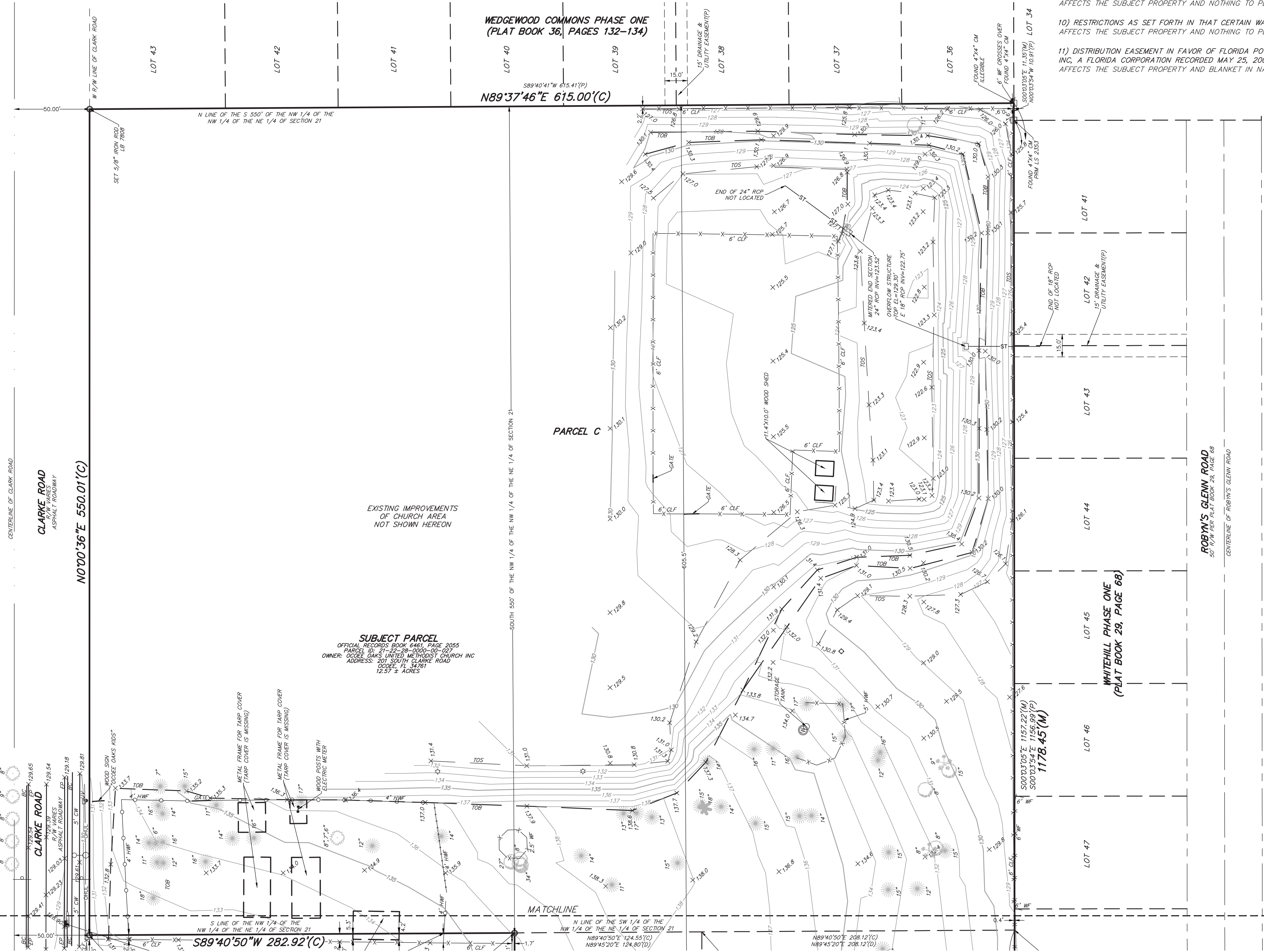
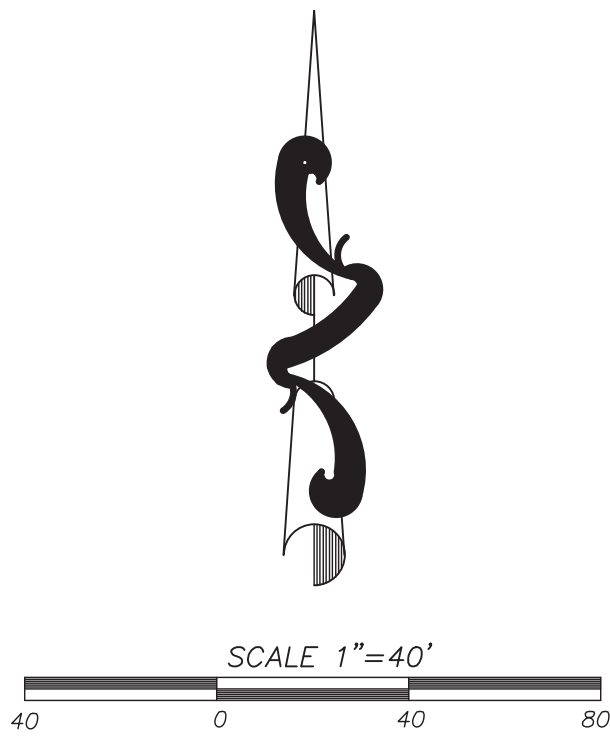
- 7) ANNEXATION HOLD HARMLESS AGREEMENT BY AND BETWEEN REFORMED PRESBYTERIAN CHURCH AND THE CITY OF OCOCHEE, A MUNICIPAL CORPORATION RECORDED FEBRUARY 22, 1990 IN BOOK 4159, PAGE 2861. (AS TO PARCEL B) AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT.

- 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

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

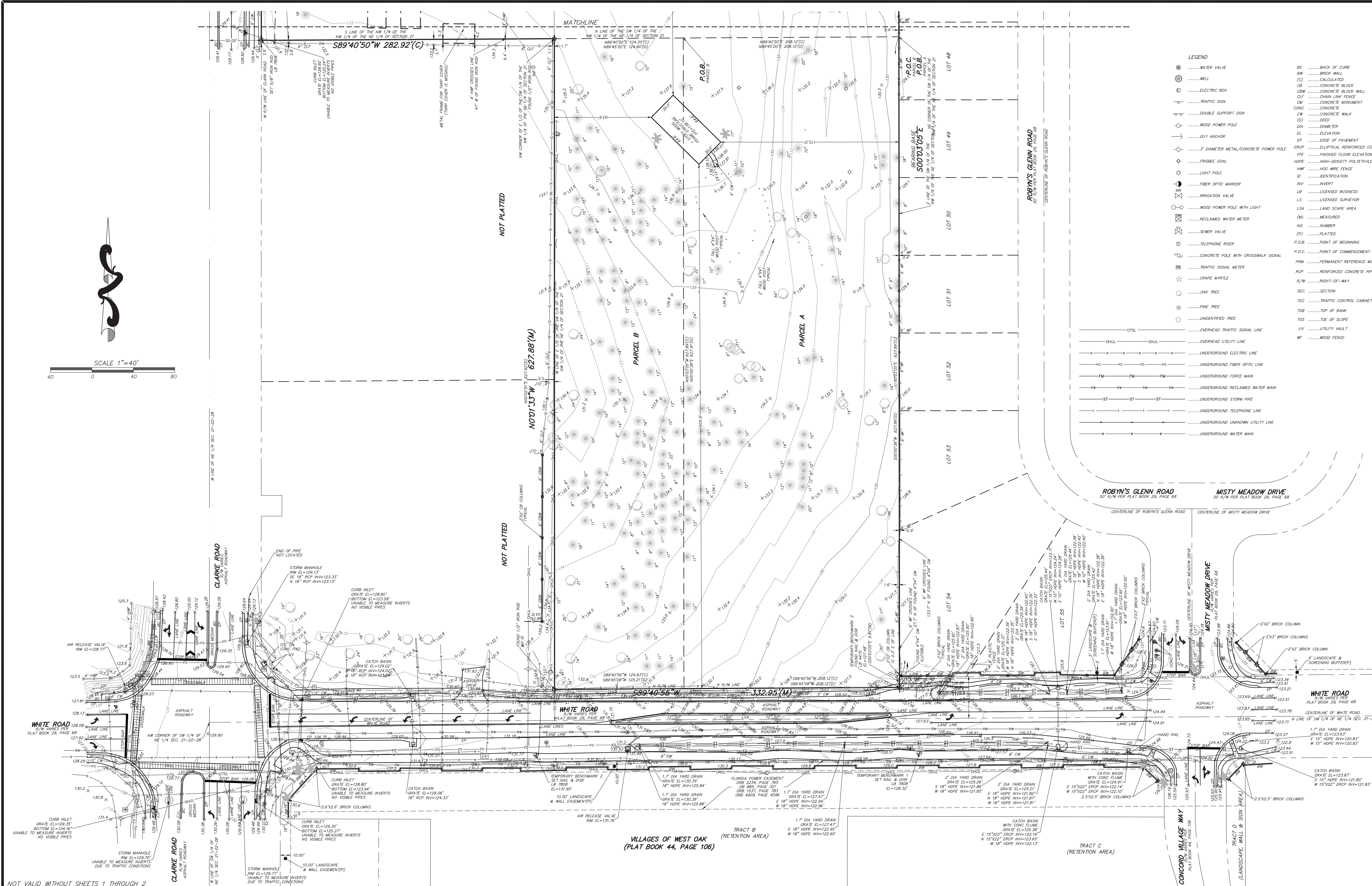
DATE	BY	REVISIONS
05-19-2023	R.J.G.	ADDRESS COMMENTS

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



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

PEC		SURVEYING AND MAPPING, LLC	
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967		CERTIFICATE OF AUTHORIZATION NUMBER LB 7808	
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 2 OF 2	
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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	

Serial Number
24-00349W

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 February 13, 2024
Ocoee Oaks

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

issues of 2/1/2024

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, FEBRUARY 13, 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. It is generally located in the northeast 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.
February 1, 2024

24-00349W


Lindsey Padgett

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

1st day of February, 2024 A.D.

by Lindsey Padgett who is personally known to me.


Notary Public, State of Florida
(SEAL)



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



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

STAFF REPORT

Meeting Date: February 13, 2024
Item #: 5

Contact Name: Anoch Whitfield, Zoning Manager **Department Director:** Michael Rumer
Subject: 125 S. Lakeshore Drive - Barenburg Property Variance Request; Project No. VR-24-01 (**Zoning Manager Whitfield**)

BACKGROUND SUMMARY:

Owner/Applicant. The applicant/property owner is David Barenburg.

Property Information: The property is located within City Commission District 2 and contains approximately 0.3 acres. The property is on City water and private septic system. It is zoned R-1AAA (Single-Family Dwelling District). Per Table 5-2 of the Land Development Code (LDC), the minimum zoning regulations for development within the R-1AAA zoning district are as follows:

Lot Size	Front Setback	Side Setback	Rear Setback	Lot Width	Max Building Coverage	Maximum Impervious	Max Building Height	Minimum Living Area
10,000 SF	30 FT	7.5 FT	35 FT	85 FT	35%	50%	35 FT	1,600 SF

The subject property is a corner lot with roadway right-of-way frontage along three (3) sides. Per Section 5-4.G, Article V, LDC, "on any corner lot, the applicable front yard setback shall apply to both street frontages." Consequently, the northeast property line (which faces S. Lakeshore Drive) and the south and southeast property lines (which face Lafayette Street) are all considered a front yard, and the applicant seeks to construct an accessory structure in one of these front yards. The locational requirements for accessory structures are established in Section 5-6B(1), LDC, which requires that, on double frontage, through or corner lots in residential districts, accessory uses and structures shall not be located in either of the required front yards but may be located in one (1) but not both side yards. The Code only has provisions for corner or through/double-frontage lots but does not have locational requirements for lots with three (3) road frontages like this lot.

Action Requested: The applicant is requesting a variance to the accessory structure locational requirements of Section 5-6B(1), LDC, in order to build an accessory structure, specifically a pool and deck area, to be located in one (1) of the required front yards on Lafayette Street (southeast side). The southeast Lafayette Street side essentially functions as a side yard since the front door faces northeast (South Lakeshore Drive) and the back door faces southwest (Lafayette Street), where a garage was recently constructed following approval of a building setback variance in 2022.

Please note that the supporting documentation submitted with the variance application included a variance to the fence regulations of Section 5-4.1, LDC. However, based on the provisions of Section 5-4.1D(3), LDC, staff finds that the proposed fence location meets Code with the installation of appropriate signage and mirrors on the property to alert drivers to the driveway on Lafayette Street leading to the detached garage and to allow the applicant to see any on-coming vehicles on Lafayette Street. Thus, this analysis is relative to the variance to Section 5-6B(1), LDC.

According to Section 4-9A, LDC, 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 on the applicant any special privilege that is denied by these regulations to other lands, structures, or required subdivision improvements under similar conditions.

Applicant Response: The applicant has explained that the configuration and multiple street frontages of this lot makes improvements challenging and that the lot has a one (1) large front yard facing two roads. The existing structure is located within the minimum setback as well. The applicant further states that other lots in the community have a traditional single front yard and single backyard. This lot is subject to front yard setbacks on three (3) sides. Lastly, the property is served by a private septic system as no City sewer is available or will be available in the near future, and the drain field is located on the southwest side of the property between the recently constructed detached garage and Lafayette Street. Moving the drain field would be cost-prohibitive.

The applicant states that having a pool is a common and often expected improvement to a home which is enjoyed by other property owners. He further states that the circumstances peculiar to this lot are not the result of the applicant/property owner and that granting this variance would not confer special privileges that have been denied others.

Staff Analysis: Staff concurs that having a pool is a right commonly enjoyed by other property owners in the City and finds that there are special conditions and circumstances that are peculiar to this property, including having three (3) roadway frontages at minimum building setbacks of 30 feet and having a drain field in one (1) of the frontages that are essentially the backyard of the house. Code requires that, on through-lots, accessory structures shall not be located in either of the required front yards but may be located in one (1) but not both side yards. In this case, this lot has three (3) front yards (northeast, southeast, and southwest sides), no rear yard, and a narrow side yard (northwest side) of less than ten (10) feet in width. Thus, it is not possible to construct any accessory structure without a variance.

From an accessory structure setback perspective, Section 5-6B(1), LDC, requires that accessory structures (including pool and pool enclosures) be located at a minimum of five (5) feet from the side and rear property lines. If the yard where the pool is proposed to be located were considered a "side" yard, the proposed pool location would comply with this setback requirement as it is located greater than five (5) feet from the southeast property line.

Based on the unique and challenging circumstances of this lot, staff supports the requested variance and finds that the application has adequately demonstrated compliance with the criteria in Section 4-9, LDC.

ISSUE:

Should the Planning and Zoning Commission make a recommendation of approval of a variance to Section 5-6B(1), LDC, in order to allow an accessory structure, specifically a pool and deck area, to be located in one (1) of the three (3) required front yards, specifically the southeast front yard, on the property located at 125 South Lakeshore Drive and assigned parcel ID number 17-22-28-5504-06-110?

RECOMMENDATIONS:

Staff Recommendation

Staff recommends that the Planning and Zoning Commission make a recommendation of approval of a variance to Section 5-6B(1), LDC, in order to allow an accessory structure, specifically a pool and deck area, to be located in one (1) of the three (3) required front yards, specifically the southeast front yard, on the property located at 125 South Lakeshore Drive and assigned parcel ID number 17-22-28-5504-06-110.

ATTACHMENTS:

1. 125 S Lakeshore Dr Location Map
2. 125 S Lakeshore Dr Aerial Map

3. 125 S Lakeshore Dr Surrounding FLU Map
4. 125 S Lakeshore Dr Surrounding Zoning Map
5. Application
6. BarenburgPoolVariance125SLakeshoreDrive
7. 24-011_AFD_Ad Barenburg Variance_Feb 13 2024 PZC Hearing

**125 S. Lakeshore Drive Variance
Location Map**



125 S. Lakeshore Drive Barenburg Property - Variance 2022 Aerial Photography



125 S. Lakeshore Drive Barenburg Property - Variance Surrounding Future Land Use Map



Development Services
Department

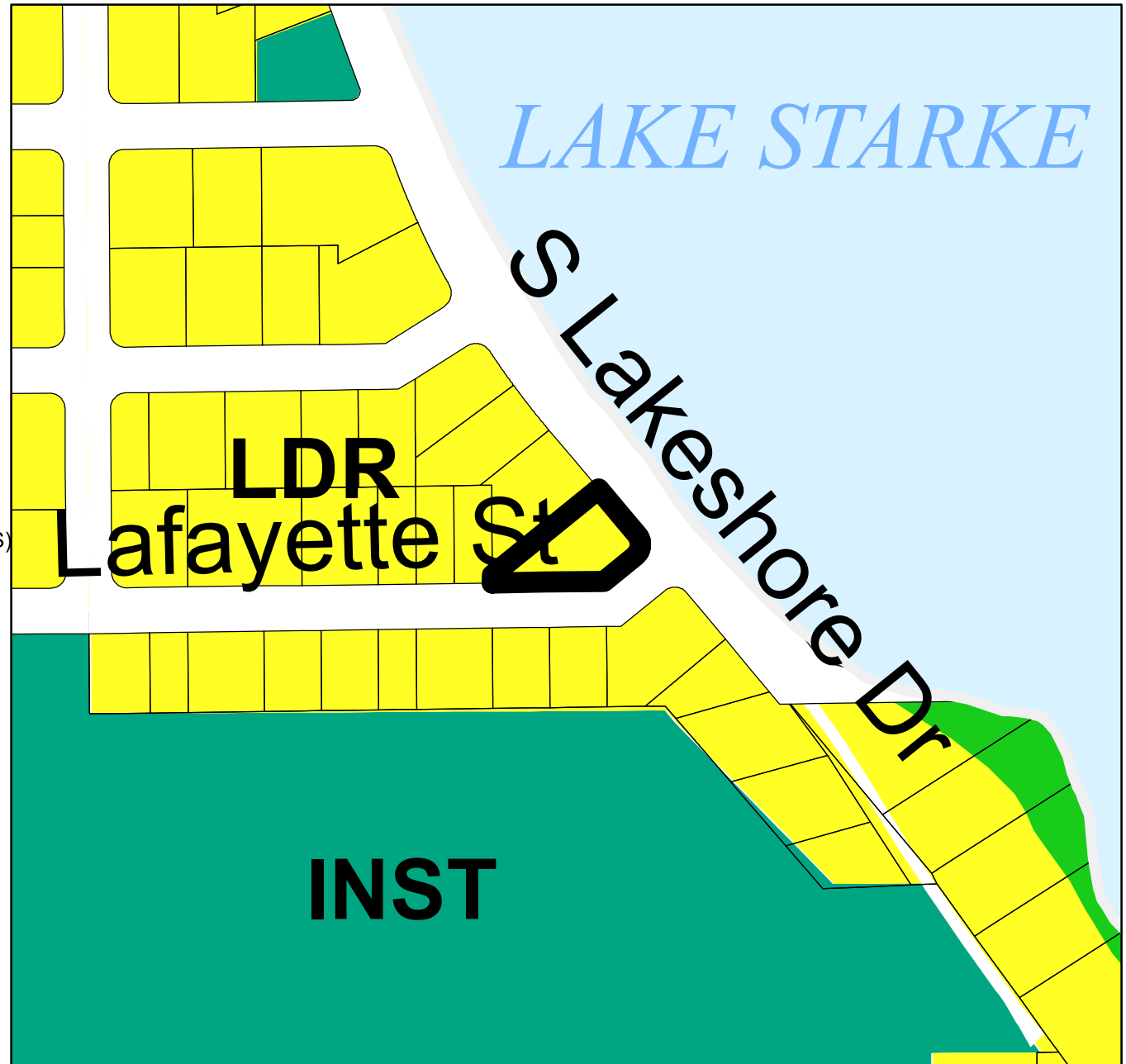
0 50 100 200
Feet

Created: month year

 Subject Property

Future Land Use Classification:

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



125 S. Lakeshore Drive Barenburg Property - Variance Surrounding Zoning Map



Development Services
Department

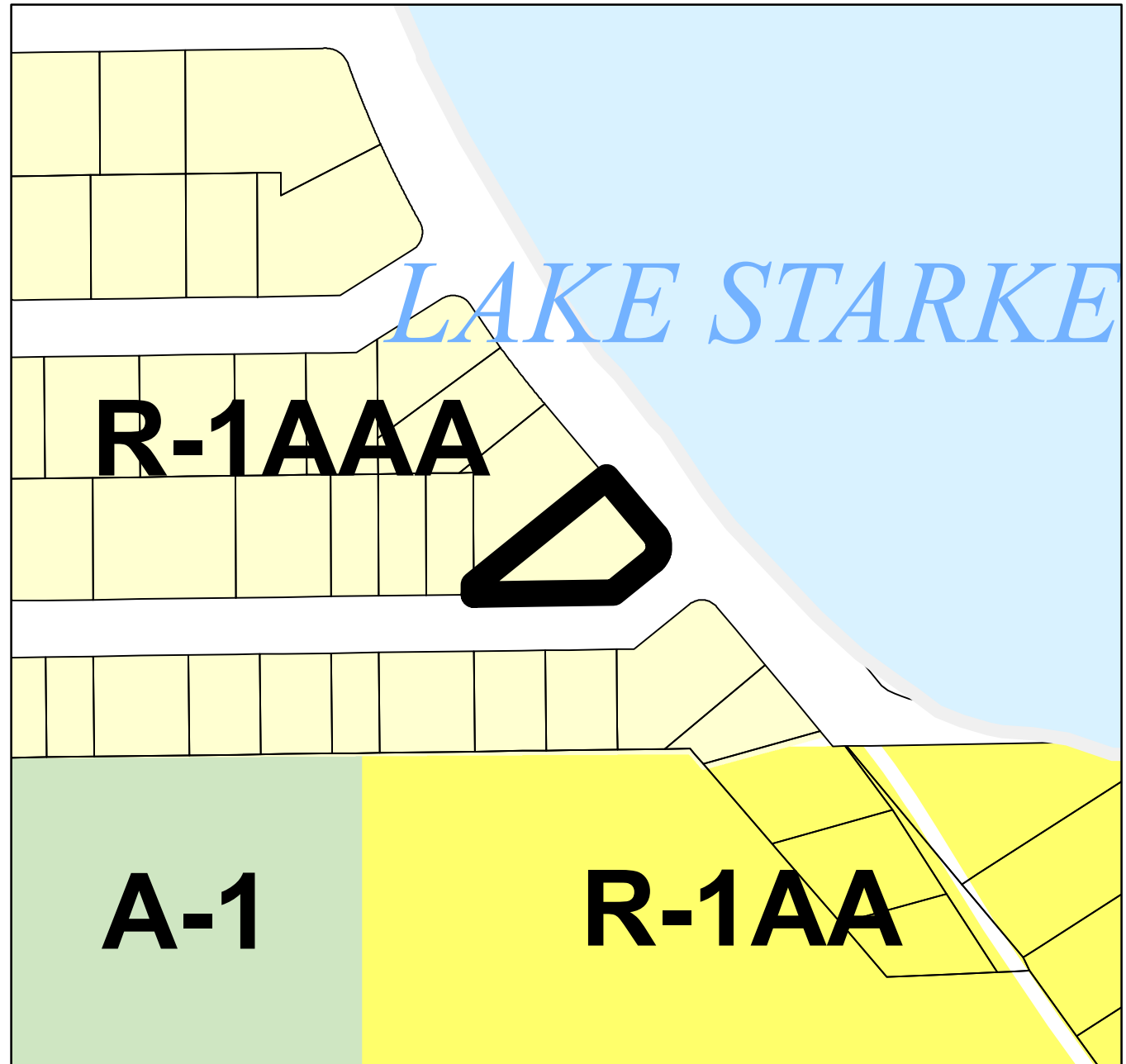
0 40 80 160
Feet

Created: month year

 Subject Property

Zoning Classification:

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





VARIANCE APPLICATION

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



Received Date – Office Use Only

PROJECT NUMBER: VR-24-01 DATE RECEIVED: _____

PROJECT NAME: 125 S. Lakeshore Dr. Variance - Barnburg Property

PROJECT DESCRIPTION: Construction of pool with patio (deck) space

APPLICANT'S NAME: David H. Barnburg

APPLICANT'S ADDRESS: 125 South Lakeshore Drive, Ocoee, FL 34761

TELEPHONE NUMBER: 305-922-7330

E-MAIL ADDRESS: MIADave63@gmail.com

dhbkrq@gmail.com

OWNER OF RECORD: David H Barenburg

OWNER'S ADDRESS: 125 South Lakeshore Drive, Ocoee, FL 34761

PHONE NUMBER: 305-922-7330

PROPERTY LOCATION: 125 South Lakeshore Drive, Ocoee, FL 34761

A. PROPERTY TAX ID. NO(S):

17-22-28-5504-06-110

Marion Park L/48 Lots 11 and 12 BLK F

- LEGAL DESCRIPTION: ALL APPLICATIONS FOR SUBDIVISION OR SITE PLAN REVIEW MUST PROVIDE THREE (3) EXECUTED, CERTIFIED AND SEALED BOUNDARY SURVEYS FOR THE SUBJECT PARCEL, WHICH SHALL INCLUDE A METES-AND-BOUNDS LEGAL DESCRIPTION. ATTACH SURVEY WITH FULL LEGAL DESCRIPTION AS EXHIBIT.

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

Residential Pool

**CITY OF OCOEE
OWNER'S AFFIDAVIT**

STATE OF Florida

COUNTY OF Orange

Affiant, DAVID BARENBURG, who being first duly sworn on oath, depose(s) and say(s):

1. Affiant is the (check one) ☒ fee-simple owner of the property legally described in this application.

☐ (insert title) _____ of (insert name of company)

_____ which entity is the fee-simple owner of the property legally described in this application.

2. A true and correct legal description for the property is attached to and made a part of this affidavit.
3. The attached ownership list contains the names and mailing address of all owners having an interest in the property described in this application.
4. The owner desires a variance to build a pool

(specify action sought) for said property.

5. The owner has appointed (specify agent) n/a
to act as the Owner's Authorized Agent to represent the Owner in connection with the proposed action and the real property described in this application.
6. The owner agrees to be bound by the actions of the Owner's Authorized Agent designated above.
7. Affiant affirms and certifies that Affiant, the owner's authorized agent and the will comply with all ordinances, regulations and provisions of the City Code of the City of Ocoee, and that all statements and diagrams submitted herewith are true and accurate to the best of their/his/her knowledge and belief and further, that this application and attachments shall become part of the official records of the City of Ocoee, and are not returnable.
8. That the accompanying adjacent property owners list is, to the best of their/her/his knowledge, a complete and accurate list of the owner's names and mailing addresses for all property lying within three hundred (300) feet of the perimeter of the subject parcel, as recorded on the latest official Orange County Tax Rolls.
9. That prior to the public hearing, if applicable, signs will be prominently posted on the subject parcel not less than seven (12) days before the application will be considered by the Planning and Zoning Board or the Board of Adjustment, and will remain posted until final determination, after which time the notices are to be removed and destroyed.

Affiant's Signature

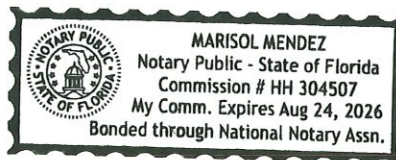
Sworn to or affirmed and signed by means of ☒ physical presence or ☐ online notarization on Jul 11, 2024

[Signature]
NOTARY PUBLIC

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

Affiant is ☐ personally known; or ☒ produced the following identification: FI DL.

[Signature]
Affiant's Signature



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

NOTARY PUBLIC

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

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

Affiant's Signature

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

NOTARY PUBLIC

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

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

Affiant's Signature

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

NOTARY PUBLIC

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

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

OWNERSHIP LIST

PARCEL ONE:

OWNER'S NAME: _____

OWNERSHIP INTEREST: _____

MAILING ADDRESS: _____

LEGAL DESCRIPTION:

PARCEL TWO:

OWNER'S NAME: _____

OWNERSHIP INTEREST: _____

MAILING ADDRESS: _____

LEGAL DESCRIPTION:

PARCEL THREE:

OWNER'S NAME: _____

OWNERSHIP INTEREST: _____

MAILING ADDRESS: _____

LEGAL DESCRIPTION:

*** NOTE: ATTACH ADDITIONAL SHEETS IF MORE THAN THREE PARCELS.**

- NUMBER OF EXISTING BUILDINGS AND EXISTING LAND USE OF THE SUBJECT PARCEL:

2 total structures: 1 single story home; 1 single story detached garage

Residential Use: R-1AA

- BRIEFLY ADDRESS THE FOLLOWING:

B. THE NEED AND JUSTIFICATION FOR THE REQUESTED ACTION: _____

Accessory structure front yard, pool, required fence, fence more than 50% of
existing structure, fence on corner lot

- HOW WILL THE FOLLOWING ESSENTIAL SERVICES BE PROVIDED?

A. POTABLE WATER: Existing - public utilities

B. WASTEWATER TREATMENT: Existing - septic/drainfield

C. STORMWATER MANAGEMENT: Existing - city

D. RECREATION: N/A

E. SCHOOLS AND PROJECTED NUMBER OF SCHOOL AGE CHILDREN: _____

Ocoee High School, Ocoee Middle School, Ocoee Elementary

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

Main Driveway: South Lakeshore Drive Secondary Driveway: Lafayette Street

G. FIRE PROTECTION (NOTE: Fire flow data will be required before final platting):

Existing - city provided services



APPLICANT SIGNATURE

1/11/24

DATE

Special conditions and circumstances exist for 125 S Lakeshore Drive (Property Tax ID: 17-22-28-5504-06-110 / Marion Park L/48 Lots 11 and 12 BLK F) that necessitate the request for a variance from the Planning and Zoning Committee. Namely:

1. Lot location, shape, and current zoning.

- a. The lot(s) front South Lakeshore Drive and Lafayette. Traditionally, corner lots are more sought after because of the reduction of adjoining neighbors. 125 South Lakeshore's corner lot makes improvements challenging. This was demonstrated in 2023 when the owner submitted another variance for a detached garage, and the Planning and Zoning Committee pointed out that a portion of the existing structure was outside of current setbacks as defined by R-1AAA zoning laws.
- b. Lots 11 and 12 combined, result in what can be as a "bisected right triangle", with Lot 11 being the base of the triangle and Lot 12 being the top of the triangle. Because of this bisected right triangle, Lot 11 fronts South Lakeshore Drive to the east – front yard A - and Lafayette Street to the west – front yard D. Lot 12 fronts South Lakeshore Drive to the east – front yard B- and Lafayette Street to the south – front yard C. The assembled lots, as defined by zoning regulations, result in one large front yard fronting South Lakeshore and Lafayette Streets. The majority of homes on South Lakeshore Drive have double lot configurations, no other home has a lot that fronts two entirely different streets.
- c. Lots 11 and 12 are governed by R-1AAA zoning regulations and guidelines. Due to the irregular shape and the gradual curve of Lafayette Street, all sides of the property are subject to front yard setbacks as defined by those zoning regulations. Other corner lots are not because of the configuration and that they exist on streets that align to a traditional street grid. Further, as Lot 12 tapers to meet Lot 11 on the Lafayette side, setback restrictions are applied to two lots as once instead of the perimeter lot line. This was demonstrated in early 2023 with the application and granting of a variance for the construction of the detached garage.

Because of the location and shape like the zoning restrictions are (overly) restrictive because they HAVE to be applied to Lots 11 and 12 at the same time instead of the assemblage. No other property on Lakeshore has such a unique circumstance - where both lots are all front yard. Other corner lot properties enjoy more traditional lots having a front yard and back yard. Those properties benefit from the separate application of front, rear, and side yard setbacks. 125 South Lakeshore is subject to front yard setbacks on all sides.

As a final note to this section, because this property, like others that are below Bluford it is not served by City provided sewer. The property has a septic tank and drain-field. The only "land" available for a pool is the location between Lafayette and the existing structure. The property's drain-field is located primarily in Lot 11 between the detached garage (east) and Lafayette Street(south and west). Moving the drain-field to the site of the proposed pool site would (1) be cost prohibitive - on par with the cost of

constructing the pool itself and (2) potentially could result in a smaller drain-field because of the proximity to Starke Lake, if it could be moved at all.

2. Without a variance, improvements like a pool, (a common and often expected improvement) which are enjoyed by other corner lot owners and residents along South Lakeshore Drive and in Marion Park the applicant would be deprived of:
 - a. similar enjoyment of common accessory structure enjoyed and granted to others,
 - b. similar privacy available and enjoyed by others,
 - c. land use commonly available and enjoyed by other residents,
 - d. landscaping and curb appeal improvements which could have a financial impact to the owner.
3. The circumstances that necessitate the variance application are not a result of the application itself. The circumstances existed before this application having been demonstrated in 2023 when the City granted the variance for the construction of the detached garage.
4. Granting of the variance will not result in any special privilege being conferred to the property owner and would allow the property to have improvements that are inline with other corner lot properties along the street and those of Marion Park.



VARIANCE APPLICATION

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

Received Date – Office Use Only

Application Fee for Variance:

Single Family Residence \$250.00
All Others \$500.00

- A deposit is not required for variance applications.

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

A variance shall not be granted by the city unless and until a written Variance Application is submitted with the Variance Fee Sheet demonstrating:

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

125 S Lakeshore Drive

DRAFT Presentation for Variance Application
Purpose: Residential Pool

David H. Barenburg, property owner

Property Address: 125 S Lakeshore Drive

Property faces (entrance & address) Lakeshore Drive

Lots 11 & 12 Parcel 282217550406110

Slide represents owner's masterplan for home & lot and presents the variance request.

Request:

1. 50% off the house
2. Variance for pool in front setback, side street
3. Fence location
4. Pool use in the front

Green area represents the lot(s). It is not inclusive of the right-of-way on Lakeshore or the right-of-way and public sidewalk on Lafayette.



Lafayette Street

Phase 1: Detached Garage

Completed: July 2023

Construction of 20'x27'x14' detached garage situated 5 feet from the existing structure and property's drain field.

Prior Improvements Completed: 2022
Solar Panels and two Tesla Power-walls were permitted, installed, and activated.

Green area represents the lot(s). It is not inclusive of the Lakeshore right-of-way or the Lafayette right-of-way and public sidewalk.



Lafayette Street

Phase 2: Pool

Expected Start: Spring/Summer 2024

Several pool companies have been consulted; none have been selected, and none have submitted proper drawings due to the variance requirement.

Proper drawings would be submitted with the permit request if variance is granted.

Green area represents the lot(s). It is not inclusive of the Lakeshore right-of-way or the Lafayette right-of-way and public sidewalk.



Lafayette Street

Phase 3 (blue overlay): Front Porch

Expected Start: 2025

DIY Improvements (yellow overlay) :

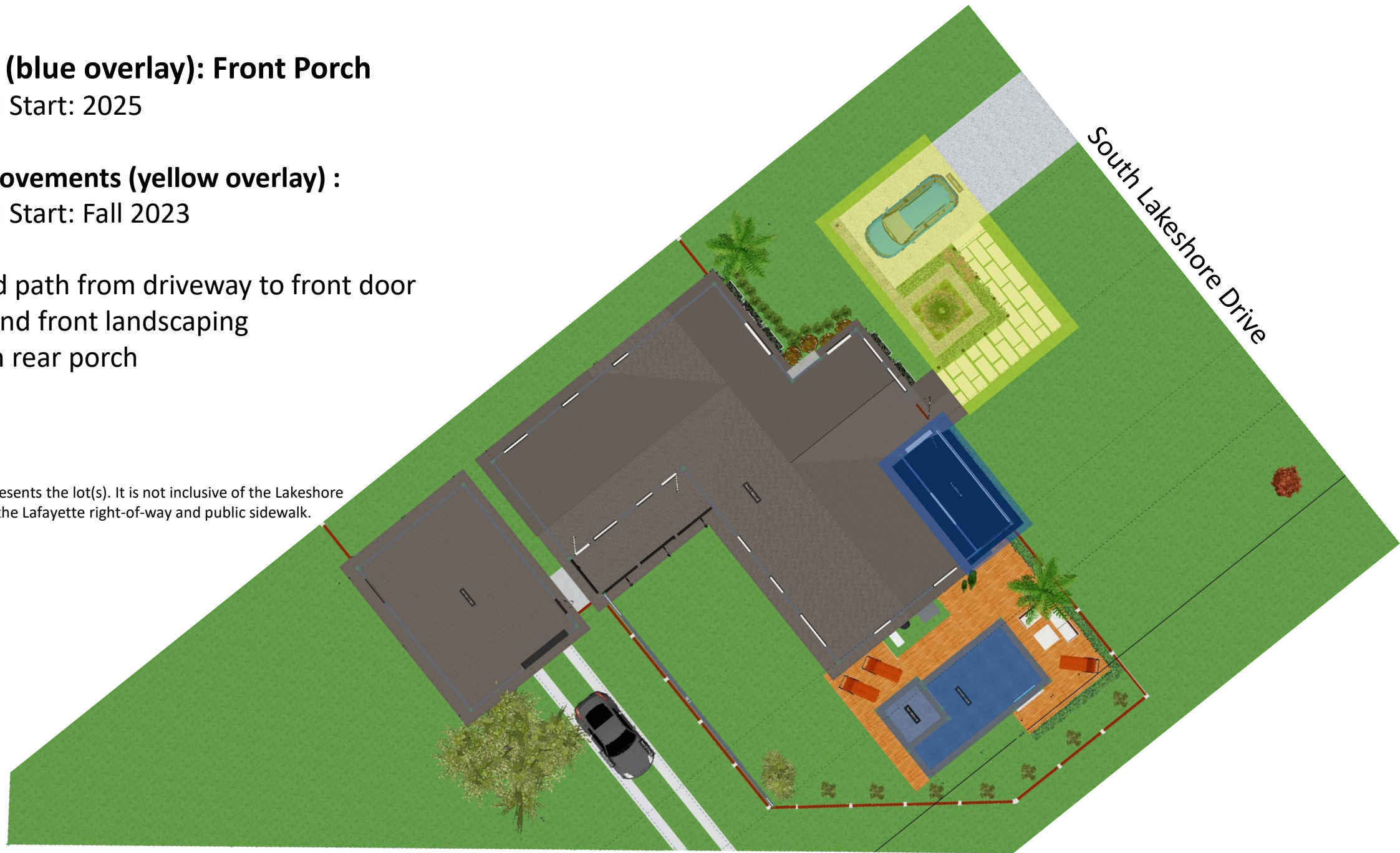
Expected Start: Fall 2023

Improved path from driveway to front door

Planter and front landscaping

Screen-in rear porch

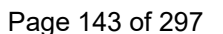
Green area represents the lot(s). It is not inclusive of the Lakeshore right-of-way or the Lafayette right-of-way and public sidewalk.



South Lakeshore Drive

Lafayette Street

- Red: front porch. Planned front porch will be 6'6" deep and 18' wide. It will not extend past the front plane of the existing structure. Will either be screened- or glassed- in and accessible only from inside the structure or through a door from the fenced in pool area.

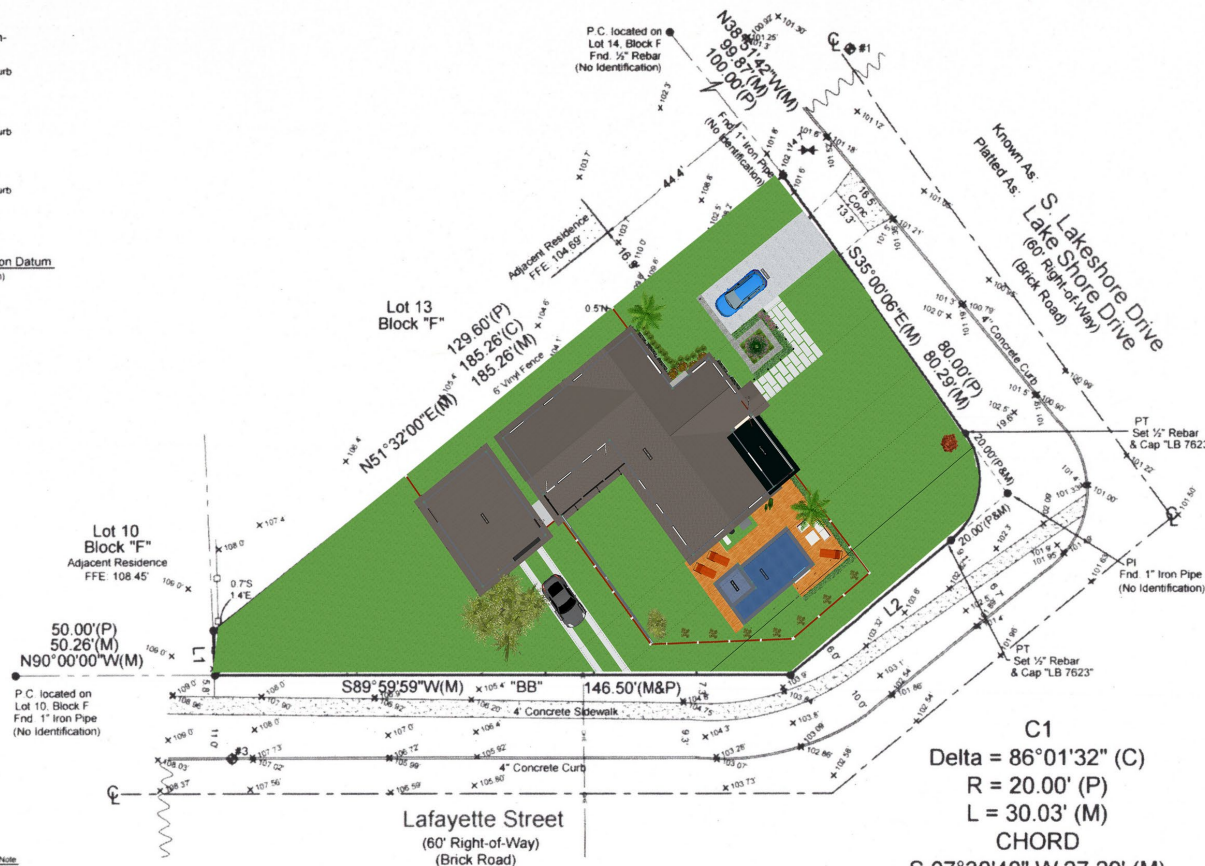


-Site Benchmark Information-

- Set Nail & Disc "TRAV LB 7623" in Curb
Elevation: 101.42
- Set Nail & Disc "TRAV LB 7623" in Curb
Elevation: 101.17
- Set Nail & Disc "TRAV LB 7623" in Curb
Elevation: 106.09

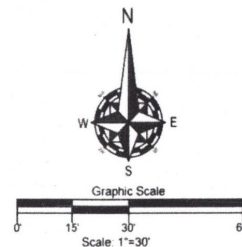
-Benchmark Information-

Florida Department of Transportation Datum
(Elevations are based upon NAVD 88 Datum)



L1
N02°32'46"W(M) 11.05'(M)

L2
S51°15'49"W(M) 53.27'(M)



Note:
All Bearings Shown Hereon
are "ASSUMED"

Tree Note
P - Denotes Tree Type
(15') - Diameter of Tree measured at Chest Height

Revision Topographic Survey - 11/22/22 - BMJ

C1
Delta = 86°01'32" (C)
R = 20.00' (P)
L = 30.03' (M)
CHORD
S 07°30'40" W 27.29' (M)

125 S LAKESHORE DRIVE, OCOEE, FLORIDA 34761

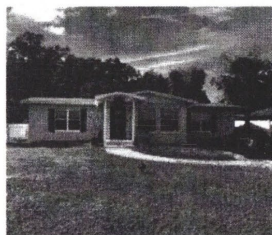
BOUNDARY SURVEY

Legal Description:

LOTS 11 AND 12, BLOCK F, MARION PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK L, PAGE 48, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Flood Information:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF OCOEE, COMMUNITY NUMBER 120185, DATED 9/25/2009.

CERTIFIED TO:
DAVID BARENBURG



Field Date: 11/21/2022 Date Completed: 11/22/22
Drawn By: P File Number: 15-43609 TOPO

Legend	Notes
C - Calculated	PC - Point of Curvature
CB - Centerline	PL - Page
CM - Concrete Monument	PI - Point of Intersection
CONC - Concrete	P.O.B. - Point of Beginning
D - Description	P.O.L. - Point on Line
DE - Drainage Easement	PP - Power Pole
Easmt. - Easement	PRM - Permanent Reference Monument
F.E.M.A. - Federal Emergency Management Agency	PT - Point of Tangency
FEE - Finished Floor Elevation	R - Radius
Fnd. - Found	R&C - Rebar & Cap
IP - Iron Pipe	R&C - Rebar & Cap
L - Length (Arc)	R&C - Rebar & Cap
M - Measured	Set - Set "X" Rebar & Cap "LB 7623"
N&C - Nail & Cap	Typ. - Typical
NLR - Non-Radius	UE - Utility Easement
ORB - Official Records Book	W - Water
P - Plat	WM - Water Meter
P.B. - Plat Book	Δ - Chain Line Angle
Q - Wood Fence	Q - Chain Line Fence

NOTES:
- Survey is Based upon the Legal Description Supplied by Client.
- Adjoining Properties Deeds Have NOT been Researched for Gaps, Overlaps and/or Mistake.
- Subject to any Easements and/or Restrictions of Record.
- Bearings Based on True North as Assumed and Based upon the Line Denoted with a "BB".
- Building Lines are NOT to be used to reconstruct Property Lines.
- Fence Ownership is NOT Determined.
- Roof Overhangs, Underground Utilities and/or Posters Have NOT been located UNLESS otherwise noted.
- Septic Tanks and/or Drainfield Locations are approximate and MUST be verified by appropriate Utility Location Companies.
- Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give Airtight Rights or Benefits to Anyone other than those Certified.

POINTS OF INTEREST:
NONE VISIBLE

I hereby certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Skill as recently Surveyed under my Direction on the Date Shown. Based on Information Limited to Me as Stated and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 16-17, 2012 Florida Administrative Codes, Pursuant to Section 472.007 Florida Statutes.

Patrick K. Ireland, PSW 6637 LB 7623
This Survey is Intended ONLY for the Use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165



Projected Completed View: Lakeshore Drive
illustrates the pool area and front porch/Florida room.

Projected Completed View: Front and Side
Corner of Lafayette St and Lakeshore Dr
illustrates the pool area
(subject of this variance request) as well
as future front porch/Florida room.

NOTE: The green area indicates the lot
as defined by the survey and the
brown and grey areas indicate
the city owned land and sidewalk.





Projected Completed View: Side from Lafayette St

The green area indicates the lot as defined by the survey and the brown and grey areas indicate the city owned land and sidewalk.



Projected Completed View: Side View non-street side

Pool:

14' x 24' long max depth of 6'

57'- 58' from Lakeshore Dr property line

11'- 16' from Lafayette St property line

9'- 10' feet away from house

Fence:

42' 7" from Lakeshore Dr property line

5' from Lafayette St property line

Lafayette Height: 6'

Lakeshore Max Height: 6'

Final design has not been decided, but
will be a horizontal rail.

Portion of fence highlighted in orange
replaces the existing picket fence. Three
sections closest to Lafayette will be
consistent with max height described
above.



Approx 32' fronting
South Lakeshore

42' from lot boundary
fronting South Lakeshore

5'4" to 5'7" from
lot boundary fronting
Lafayette

Landscaping with the exception of
The palm tree illustrated in this view
are for placement only and may not
be when pool is delivered.





Red: planned fence line
Yellow: Property line
Page 151 of 297

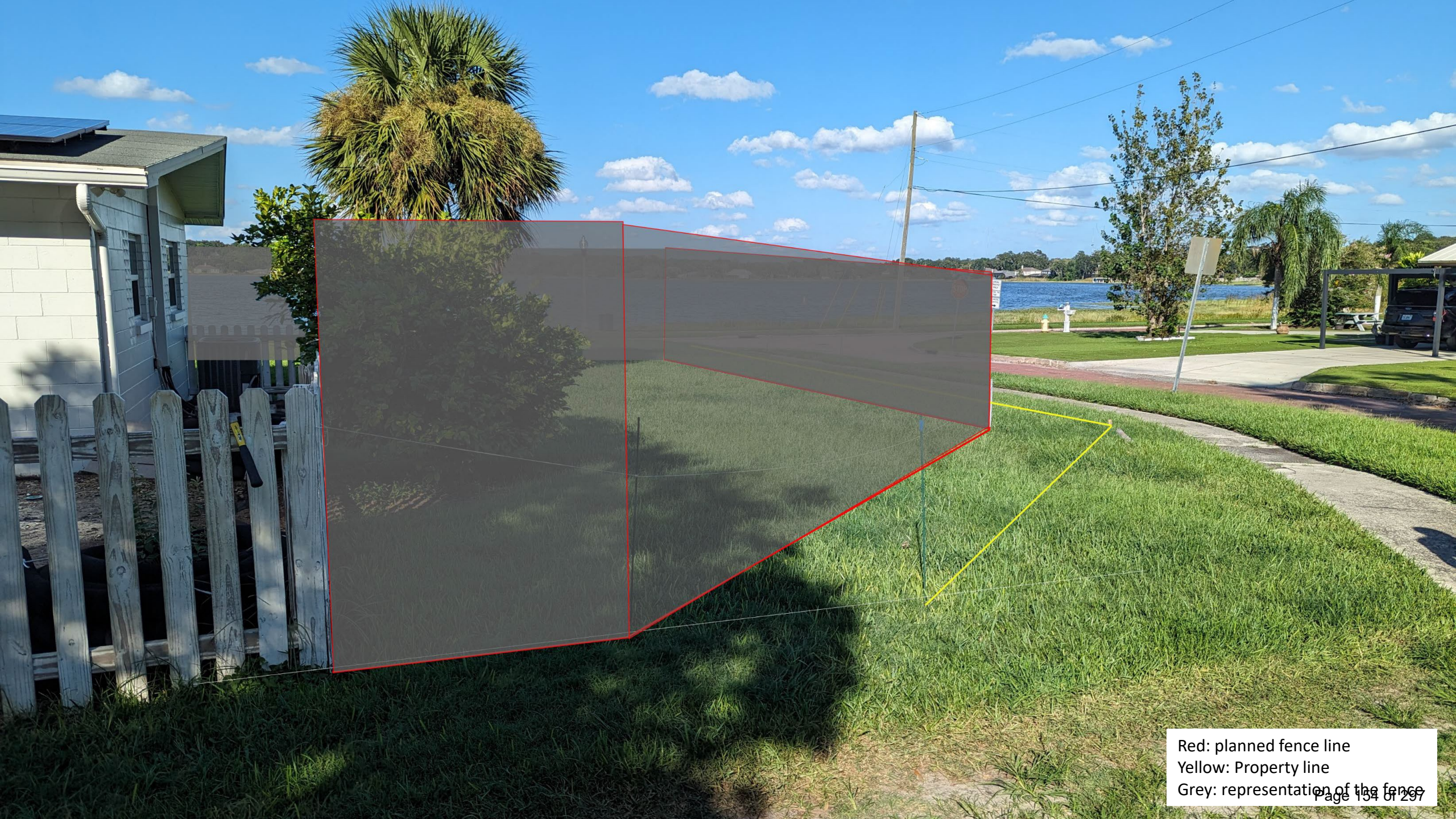


Red: planned fence line
Yellow: Property line
Page 152 of 297



DRIVE
WITH
CARE

Red: planned fence line
Yellow: Property line
Page 153 of 297



Red: planned fence line
Yellow: Property line
Grey: representation of the fence



Red: planned fence line
Yellow: Property line
Grey: representation of the fence

View from Lafayette to
Lakeshore. Subject property
is on the left.

Dark grey rectangle illustrates
the fence enclosure for
Pool.

Included to illustrate
minimal impact to
existing site lines.



View from corner of Lakeshore and Lafayette.
Subject property is on the right.

Dark grey rectangles illustrate the fence enclosure for pool. Light grey rectangles illustrate the future front porch/Florida room.

Included to illustrate minimal impact to existing site lines.



Comparable Property 1

4 N Lakeshore Drive

Fence: 1.6' – 4.2' feet from property line

Pool: 9.4' from property line



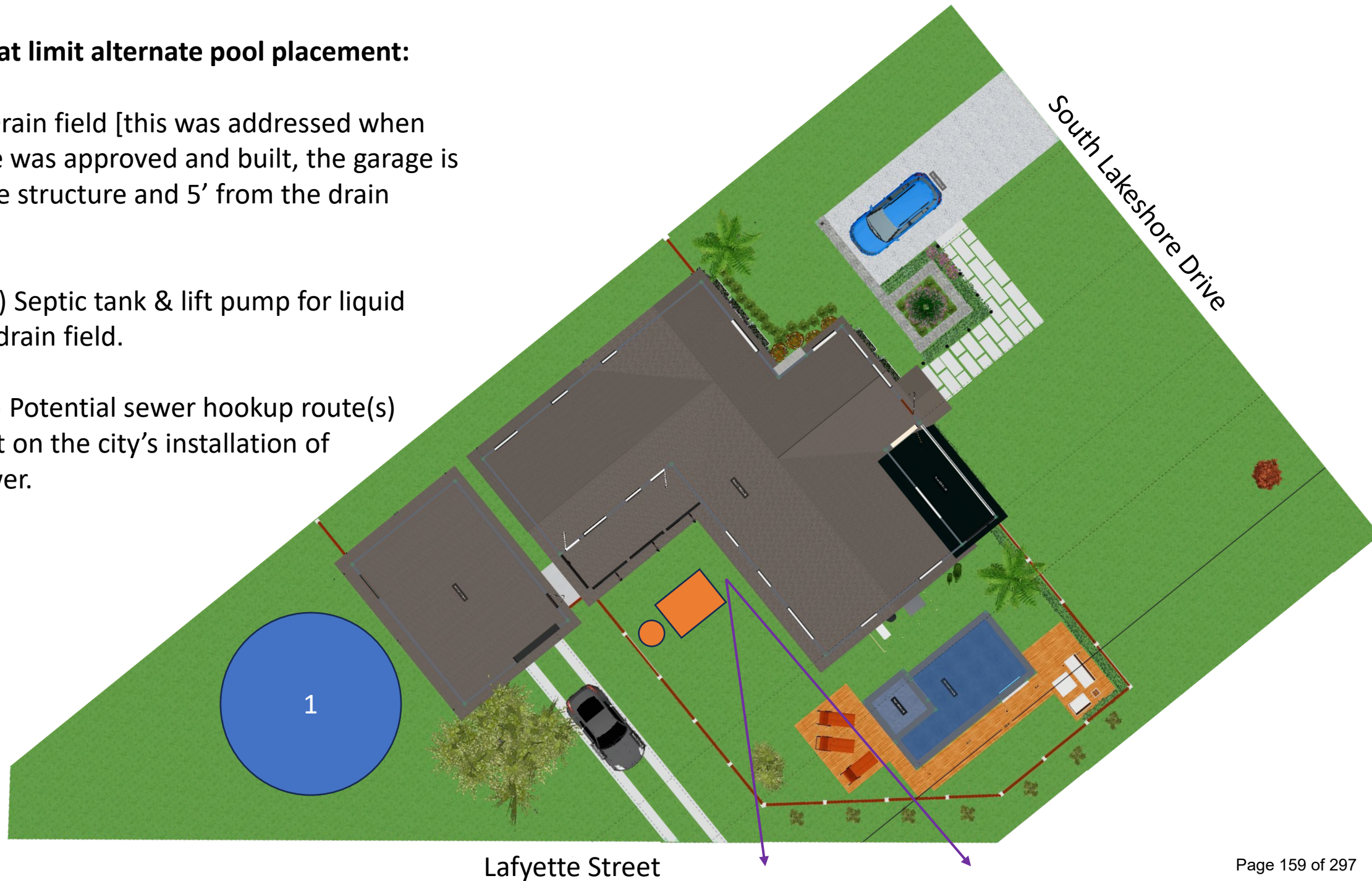
Comparable Property 2

40 Lafayette ST

Fence/Pool Enclosure: 4.7' from property line

Factors that limit alternate pool placement:

1. (blue) Drain field [this was addressed when the garage was approved and built, the garage is 5' from the structure and 5' from the drain field].
2. (orange) Septic tank & lift pump for liquid waste for drain field.
3. (purple) Potential sewer hookup route(s) contingent on the city's installation of public sewer.



Impervious Surface Areas						
	Original	Phase 1: Garage	Phase 2: Pool		Phase 3: Porch/Sunroom	
House Footprint	2,097	2,097	2,097		+117=2,214	
A/C Pad Area	9	9	9		9	
Deck Around Pool			66	458 ²	66	458
Driveways	396	+330 ¹ = 726	726		726	
Walkways	154.5	154.5	154.5		154.5	
Outbuilding		+540 = 540	540		540	
Total	2,656.5	3,526.5	2,866.5	4050.5	3,709.5	4,101.5
Lot Size	13,103	13,103	13,103		13,103	
Percent ISA	20.273%	26.913%	21.876% -30.912%		28.31% - 31.301%	

¹ Rear (Lafayette Street) driveway is not paved/graveled, measurement is included in case this should change

² The pool will have a standard 1-foot-wide apron around the perimeter of the pool, which is reflected in the 66 square foot measurement. The renderings included in this slide illustrate a pool deck, approximate measurement of 343.5 square feet totaling 409.5 square feet. This decking would be wooden/composite material at ground level not a concrete decking, ISA guidelines do not clearly indicate if wood decking should be included in the ISA calculations.

Ocoee City regulations state that ISA can not exceed 50% for this property.

Purchase December 2020	\$413,000.00
Solar Panels ³	\$16,520.00
Detached Garage ⁴	\$45,500.00
Phase 1 (Projected) Value	\$475,020.00
Pool ⁵	\$38,000.00
Phase 2 (Projected) Value	\$513,020
Planned Front Porch ⁶	\$20,000.00
Screen in Rear Porch	\$2,000.00
Landscaping Improvements ⁷	\$7,500.00
Phase 3 (Projected) Value	\$542,520.00

³ According to Zillow, homes with solar panels sell for 4% higher than homes without solar energy in Florida.

⁴ Overall national average is that you recoup 65% of the value of your detached garage during resale. <http://danleys.com/blog/detached-garage-property-value> access 8/27/2023.

⁵ Adding an in-ground pool can increase a home's property value 5-8% <https://signetpool.com/does-a-pool-increase-home-value-in-florida-heres-what-the-experts-say/>

⁶ 7 Outdoor Updates That Add Major Value to Your Home. Better Homes and Gardens

⁷ Landscaping to Increase Your Home's Value. Florida-Friendly Landscaping.

Serial Number
24-00398W

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 February 13, 2024
Barenburg Property

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

issues of 2/1/2024

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,

1st day of February, 2024 A.D.

by Lindsey Padgett who is personally known to me.


Notary Public, State of Florida
(SEAL)



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

CITY OF OCOEE
NOTICE OF PUBLIC HEARING
125 S. LAKESHORE DRIVE - BARENBURG PROPERTY
VARIANCE REQUEST
CASE NUMBER: VR-24-01

NOTICE IS HEREBY GIVEN, that the OCOEE PLANNING & ZONING COMMISSION will hold a PUBLIC HEARING on TUESDAY, FEBRUARY 13, 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 petition of David Barenburg for a variance according to the provisions of Article IV, Subsection 4-9 of the City of Ocoee Land Development Code (LDC). The property is located at 125 South Lakeshore Drive and is assigned parcel ID # 17-22-28-5504-06-110.

Action Requested: The applicant is requesting a variance to the locational requirements of Section 5-6B(1), LDC, which requires that, on double frontage, through or corner lots in residential districts, accessory uses and structures shall not be located in either of the required front yards but may be located in one (1) but not both side yards. The subject property has three (3) required front yards, specifically one (1) front yard along South Lakeshore Drive and two (2) front yards along Lafayette Street. The applicant is requesting approval for an accessory structure, specifically a pool and deck area, to be located in one (1) of the required front yards on Lafayette Street, which functions essentially as a side yard.

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.
February 1, 2024

24-00398W



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

STAFF REPORT

Meeting Date: February 13, 2024
Item #: 6

Contact Name: Anoch Whitfield, Zoning Manager **Department Director:** Michael Rumer
Subject: Cambria Suites at Ocoee Large-Scale Preliminary Site Plan; Project No. LS-2023-010 (**Zoning Manager Whitfield**)

BACKGROUND SUMMARY:

Owner/Applicant: The applicant/property owner is Maguire Holding Group, LLC., as represented by Mr. Ruben Larrea.

General Location: The property is located in Commission District 3 and generally on the southwest corner of the Maine Street and South Bluford Avenue intersection.

Property Size and Parcel ID No.: The property contains approximately 2.6 acres and is assigned parcel ID number 20-22-28-0000-00-074.

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

Current Future Land Use Map Designation	Current Zoning District	Existing Land Use	Overlays/Unique Features
Commercial	C-2	Vacant with scattered trees	No unique features. Within Sub-Area 1 of Target Area 2 of the CRA

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

Direction	Jurisdiction	FLUM Designation	Zoning District	Existing Land Use
North	City	Commercial	C-2	Vacant wooded land
South	City	Commercial	C-3	Hotel use
East	City	Commercial	C-2	Child care use (under construction)
West	City	Commercial	C-3	Commercial retail & retention

Proposed Development: The proposed Cambria Suites at Ocoee Large-Scale Preliminary Site Plan consists of a 6-story hotel with 117 rooms and a 1,500 SF restaurant on the sixth (6th) floor. The property is zoned C-2 and is subject to the development standards of the C-2 zoning district. However, it is also located within Sub-area 1 of Target Area 2 of the Community Redevelopment Area (CRA) and, as such, also benefit from the provisions of the CRA Target Areas Special Development Plan (SDP), which includes more flexible and alternative standards that allow for flexibility in design. The Target Areas SDP allows a minimum of zero (0) feet building setback in Sub-area 1 but does not have alternative parking and loading ratios for hotel uses. Therefore, the proposed Preliminary Site Plan includes a waiver table to request waivers as follows:

- Building Setback - North: from 25 feet to 9.79 feet
- Building Setback - West: from 25 feet to .61 feet
- Number of parking spaces: from 133 required spaces to 108 proposed spaces (based on a parking analysis attached).

- Number of loading spaces: from 3 loading spaces to 1 loading space
- Maximum Building Height: from 5 stories to 6 stories

Staff supports the requested waivers since the vision for CRA Target Area 2, particularly with the planned wide-walks and round-about at Maine Street associated with the Bluford Streetscape Project, is for this area to be developed with suburban and urban land uses with a pedestrian-friendly environment and with buildings at maximum heights of 5 stories to 8 stories.

Stormwater: Stormwater will be provided on-site, and engineering for the retention pond will be reviewed during the Final Site Plan submittal.

Access: Access will be provided by a full driveway off of Maguire Road and a right-in/right-out driveway off of Maine Street. This development will also provide a vehicular interconnect to the existing hotel on the south.

Utilities: The Utilities Department has approved the proposed Preliminary Site Plan and provided guidance to the applicant for the utility engineering for the Final Site Plan.

ISSUE:

Should the Planning and Zoning Commission make a recommendation of approval of the Preliminary Large-Scale Site Plan for the Cambria Suites at Ocoee hotel development located on the property assigned parcel ID number 20-22-28-0000-00-074?

RECOMMENDATIONS:

Development Review Committee Recommendation

The DRC met on Tuesday, February 6, 2024, to consider this item and, following discussion, made a recommendation of approval of the Large-Scale Preliminary Site Plan for the Cambria Suites at Ocoee hotel development subject to the following conditions:

1. The alignment and engineering of the driveway at Maine Street will not conflict with the round-about,
2. A development agreement may be considered to address the re-alignment of this driveway, if needed, during the final design and construction of the round-about, and
3. Staff and the applicant will continue to look into additional parking options at the time of final site plan submittal and review or future projects in the area.

Staff Recommendation

Staff recommends that the Planning and Zoning Commission make a recommendation of approval of the Preliminary Large-Scale Site Plan for the Cambria Suites at Ocoee hotel development located on the property assigned parcel ID number 20-22-28-0000-00-074, subject to the following conditions:

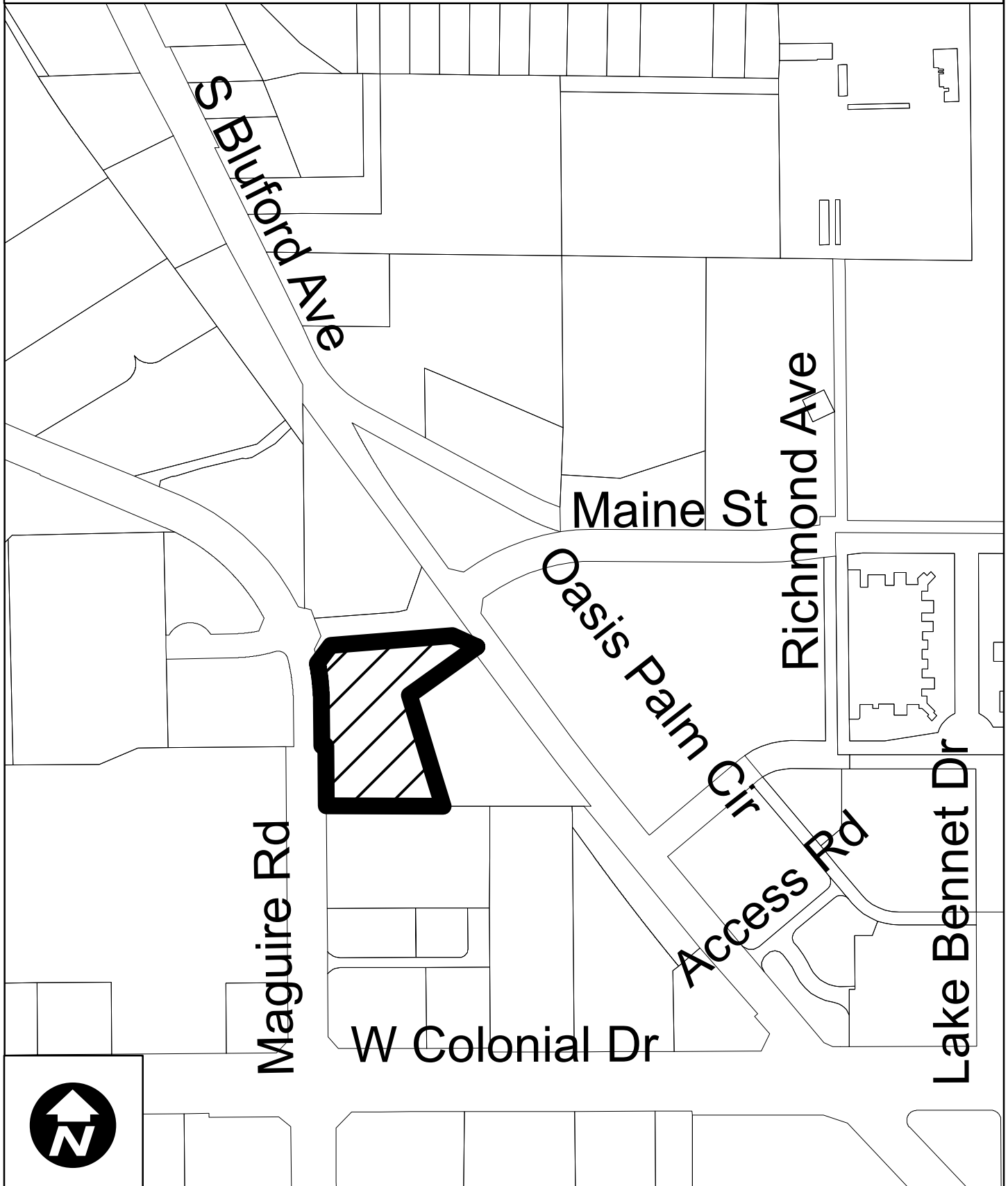
1. The alignment and engineering of the driveway at Maine Street will not conflict with the round-about,
2. A development agreement may be considered to address the re-alignment of this driveway, if needed, during the final design and construction of the round-about, and
3. Staff and the applicant will continue to look into additional parking options at the time of final site plan submittal and review or future projects in the area.

ATTACHMENTS:

1. Cambria Suites Location Map
2. Cambria Suites Aerial Map
3. Cambria Suites Surrounding FLUM
4. Cambria Suites Surrounding Zoning
5. preliminary civil plans 2-5-24 signed

6. Maine St driveway 1-30-24
7. preliminary landscape plan 1-25-24 signed
8. rendering 2-5-24
9. 24-013_AFD_ Ad Cambria Suites_Feb 13 24 PZC

Cambria Suites Large-Scale Preliminary Site Plan Location Map



Cambria Suites at Ocoee Large-Scale Preliminary Site Plan

2022 Aerial Photography



Cambria Suites Large-Scale Preliminary Site Plan Surrounding Future Land Use Map



OCOEE
florida
Development Services
Department

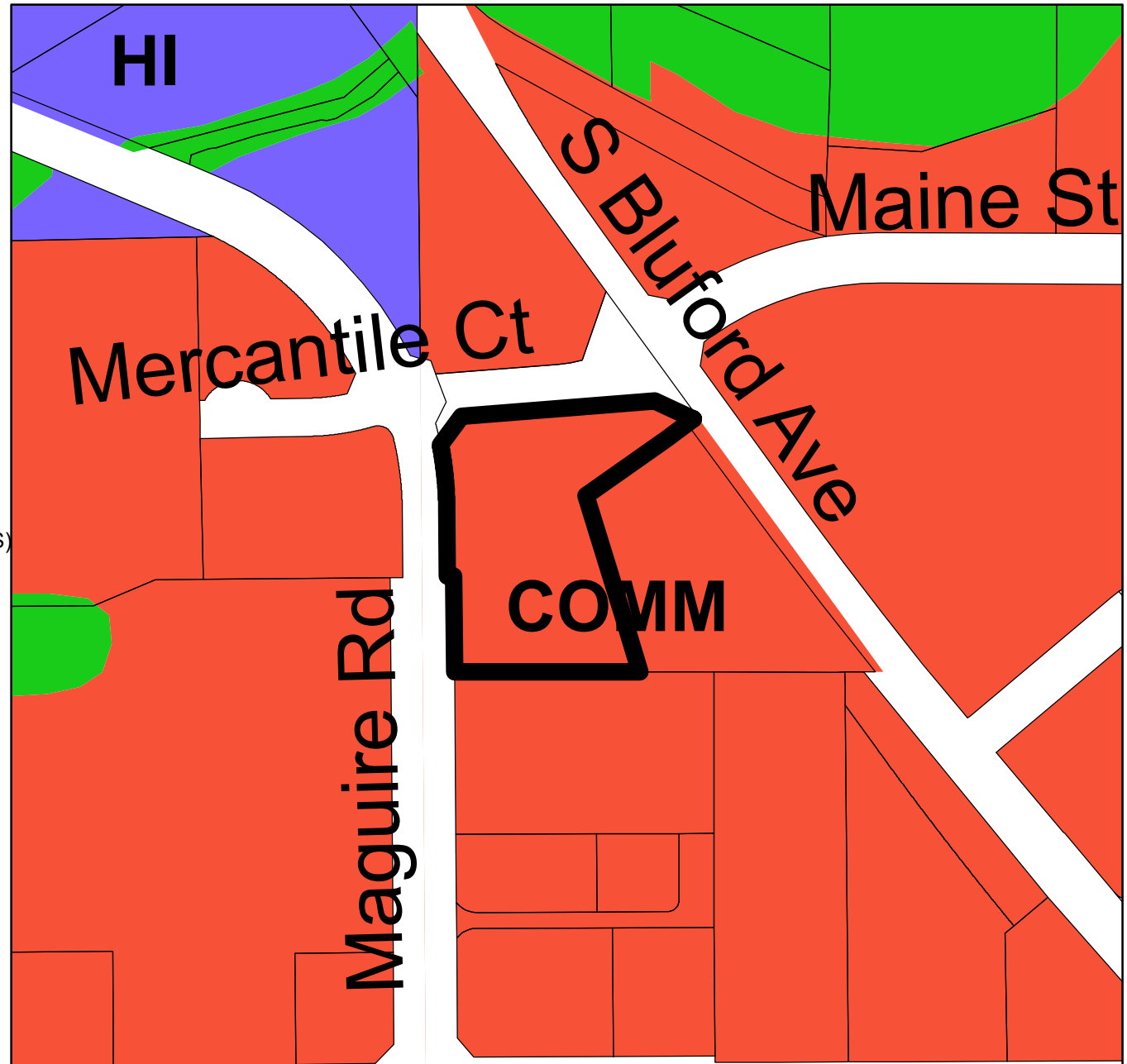
0 60 120 240
Feet

Created: month year

 Subject Property

Future Land Use Classification:

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



Cambria Suites Large-Scale Preliminary Site Plan

Surrounding Zoning Map



Development Services
Department

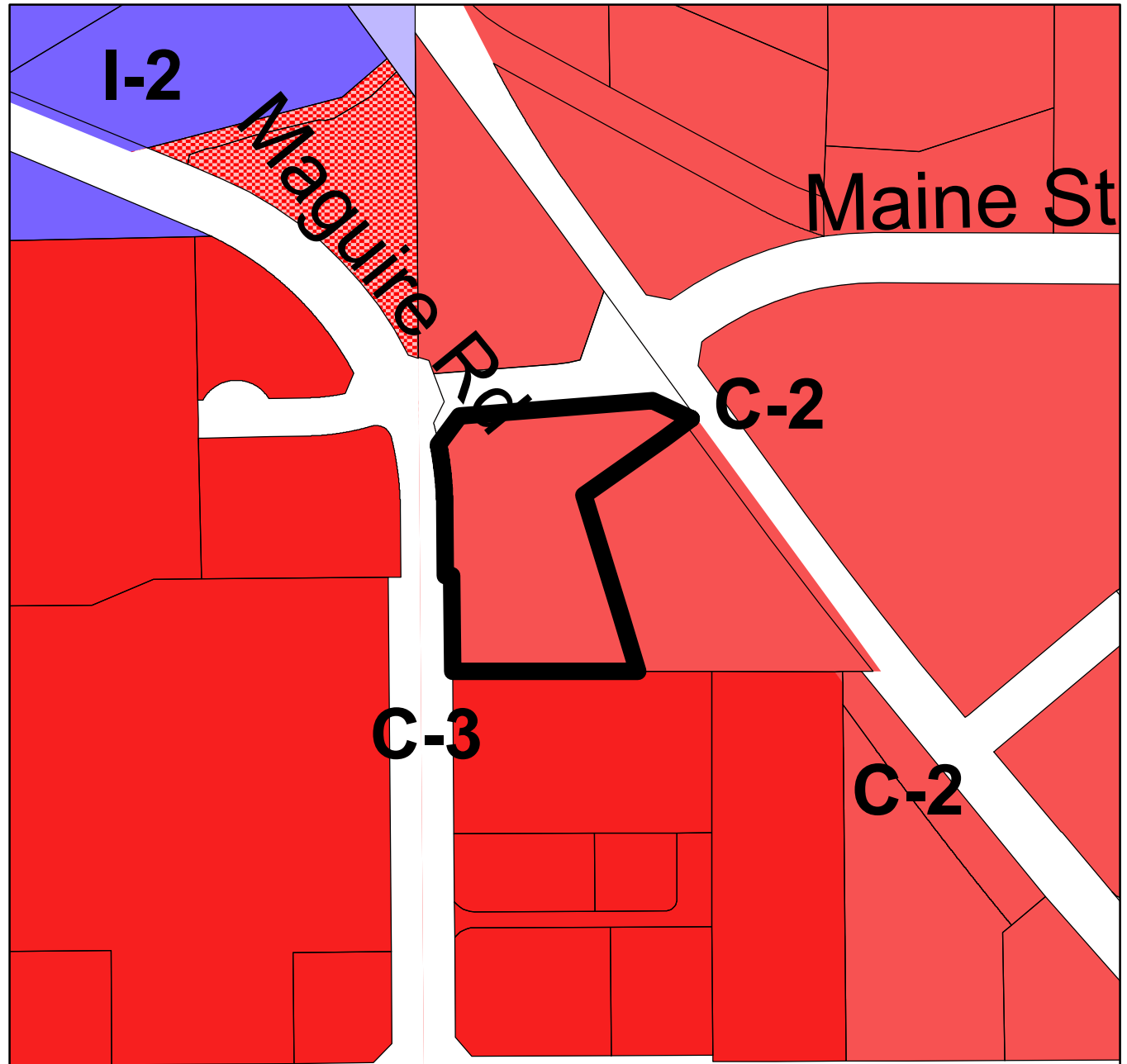
0 60 120 240
Feet

Created: month year

 Subject Property

Zoning Classification:

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



PRELIMINARY SITE PLAN
FOR
CAMBRIA SUITES AT OCOEE

20-22-28-0000-00-074
924 MAGUIRE ROAD
OCOEE, FLORIDA 34761

STATEMENT OF OWNERSHIP:

THE PROPERTY AND ALL IMPROVEMENTS AS SHOWN ARE OWNED AND SHALL BE MAINTAINED BY MAGUIRE HOLDING GROUP, LLC.

GENERAL STATEMENT:

THE CHARACTER AND INTENDED USE OF THIS DEVELOPMENT SHALL BE THE CONSTRUCTION OF A 117-ROOM HOTEL ALONG WITH THE ASSOCIATED UTILITIES, PARKING, ACCESS ROADS AND WATER MANAGEMENT FACILITIES.

SITE DATA:

PROJECT NAME: CAMBRIA SUITES AT OCOEE
ADDRESS: 924 MAGUIRE ROAD
OCOEE, FL 34761
OWNER ADDRESS: 4725 W. SAND LAKE ROAD, SUITE 200
ORLANDO, FL 32819
TELEPHONE: (407) 955-4455

ZONING/LAND USE DATA:

ZONING: C-2
FUTURE LAND USE: COMM (COMMERCIAL)
PROPOSED USE: 117-ROOM HOTEL
NUMBER OF STORIES: SIX
PROPOSED MAX. BUILDING HEIGHT: 75 FEET
PROPOSED FAR: 0.702
PROPOSED BUILDING COVERAGE: 12.01% *
PHASING: ONE PHASE
VEGETATION: CLEARED SITE
WATER SERVICE: CITY OF OCOEE UTILITIES
WASTEWATER SERVICE: CITY OF OCOEE UTILITIES
SOILS: 20-IMMOKALEE FINE SAND
46-TAVARES FINE SAND
STORMWATER MANAGEMENT: PROPOSED ON SITE WET DETENTION POND
FIRE: CITY OF OCOEE FIRE STATION #25
SITE AREA: 113,898 SF=2.615 ACRES
IMPERVIOUS: 66,413 SF=1.525 ACRES AT 58.31%
BUILDING: 13,676 SF=0.314 ACRES AT 12.01% *
BUILDING (ALL FLOORS): 79,902 SF AT 70.15%
PAVEMENT/SIDEWALKS: 52,737 SF=1.211 ACRES AT 46.30%
MAXIMUM IMPERVIOUS ALLOWED: 79,729 SF=1.830 ACRES AT 70%
PERVIOUS: 39,908 SF=0.916 ACRES AT 35.04%
WATER SURFACE: 7,577 SF=0.174 ACRES AT 6.65%
OPEN SPACE (MINIMUM REQUIRED): 34,169 SF=0.784 ACRES AT 30%

SETBACKS/BUFFERS:

REQUIRED: PROVIDED:
FRONT (NORTH) (MAINE STREET): 25 FEET/15 FEET 9.79 FEET/26.92 FEET
FRONT (WEST) (MAGUIRE ROAD): 25 FEET/15 FEET 0.61 FEET/15 FEET
SIDE (EAST): 10 FEET/5 FEET 58.43 FEET/5 FEET
REAR (SOUTH): 20 FEET/5 FEET 286.83 FEET/5.28 FEET

PARKING REQUIREMENTS:

PARKING REQUIRED:
HOTEL: ONE SPACE PER ROOM PLUS ONE SPACE PER THREE EMPLOYEES
PLUS ONE SPACE PER SIX RESTAURANT SEATS
(1.0)(117)+(1.0)(24/3)+(1.0)(45/6)=136 SPACES
TOTAL: 133 SPACES
REGULAR SPACES PROVIDED: 103
HANDICAPPED SPACES PROVIDED: 5
TOTAL SPACES PROVIDED: 108 SPACES

UTILITY COMPANIES:

POWER: DUKE ENERGY
452 E. CROWN POINT ROAD
WINTER GARDEN, FL 33787
(407) 905-3321
SEWER: CITY OF OCOEE UTILITIES
JAMIE CROTEAU, UTILITIES DIRECTOR
(407) 905-3159
jcroteau@ocoe.org
WATER: CITY OF OCOEE UTILITIES
JAMIE CROTEAU, UTILITIES DIRECTOR
(407) 905-3159
jcroteau@ocoe.org
TELEPHONE: AT&T-SOUTHEAST
450 N. GOLDENROD ROAD
ORLANDO, FL 32807
(407) 380-0938
GAS: LAKE APOPKA NATURAL GAS
1320 WINTER GARDEN-VINELAND ROAD
WINTER GARDEN, FL 34778
(407) 656-2734



LOCATION MAP

OWNER:
MAGUIRE HOLDING GROUP, LLC

MR. RUBEN LARREA
4725 W. SAND LAKE ROAD, SUITE 200
ORLANDO, FL 32819
(407) 955-4455
ruben@atlantikosgroup.com

REQUESTED DEVIATIONS TO THE LAND DEVELOPMENT CODE (WAIVER TABLE)					
DESCRIPTION	CODE SECTION	CODE REQUIREMENT	PROPOSED	DEVIATION	JUSTIFICATION
BUILDING SETBACK-NORTH	TABLE 5-2	25 FEET	9.79 FEET	3.4%	BUILDING CLOSER TO STREET IN URBAN FORM PREFERABLE.
BUILDING SETBACK-WEST	TABLE 5-2	25 FEET	0.61 FEET	60.8%	BUILDING CLOSER TO STREET IN URBAN FORM PREFERABLE.
# OF PARKING SPACES	SECTION 6-4G(1)(c)	133 SPACES	108 SPACES	18.8%	PLEASE SEE SEPARATE REPORT.
# OF LOADING SPACES	SECTION 6-5B(1)	3 SPACES	1 SPACES	66.7%	LOADING SPACES NOT NEEDED FOR USE.
BUILDING HEIGHT	CRA TARGET AREAS SPECIAL DEV. PLAN SUB AREA 1 TARGET AREA 2	5 STORIES	6 STORIES	20%	LOADING SPACES NOT NEEDED FOR USE.

LEGAL DESCRIPTION:

WRITTEN BY SURVEYOR:

A PORTION OF LAND LYING THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, THENCE N00°28'58"W ALONG THE WEST LINE OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST, A DISTANCE OF 691.70 FEET; THENCE S89°57'05"E ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF MAGUIRE ROAD FOR A POINT OF BEGINNING; THENCE THE FOLLOWING (5) COURSES ALONG SAID EAST RIGHT-OF-WAY LINE (1) THENCE N00°28'58"W A DISTANCE OF 149.79 FEET; (2) THENCE S89°31'02"W A DISTANCE OF 10.00 FEET; (3) THENCE N00°28'58"W A DISTANCE OF 106.76 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 560.27 FEET, A CHORD BEARING OF N05°35'49"W, A CHORD DISTANCE OF 99.89 FEET; (4) RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°13'44", A DISTANCE OF 100.02 FEET; (5) THENCE N36°44'50"E A DISTANCE OF 55.77 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MAINE STREET; THENCE N85°13'13"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 305.15 FEET; THENCE CONTINUE S65°08'13"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 49.78 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH BLUFORD AVENUE; THENCE CONTINUE S36°04'33"E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 15.04 FEET; THENCE S54°04'52"W A DISTANCE OF 195.01 FEET TO THE NORTHWEST CORNER OF OFFICIAL RECORD DOCUMENT #20230166746, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S16°05'38"E ALONG THE WEST LINE OF SAID OFFICIAL RECORD DOCUMENT #20230166746, A DISTANCE OF 230.12 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE N89°57'05"W ALONG SAID SOUTH LINE, A DISTANCE OF 292.08 FEET TO THE POINT OF BEGINNING.

ENGINEER:

MITCH COLLINS, P.E., INC.
801 E. SOUTH STREET
ORLANDO, FL 32801
(407) 850-8557
mitchcollins@mitchcollinspe.com

ARCHITECT:

CONSTRUCTION AND DESIGN GROUP OF FLORIDA
1615 EDGEWATER DRIVE, SUITE 200A
ORLANDO, FL 32804
(407) 753-9901
dparsons@cdgfla.com

SURVEYOR:

ACCURIGHT SURVEYS OF ORLANDO, INC.
2012 E. ROBINSON STREET
ORLANDO, FL 32803
(407) 894-6314
ger@accurightsurveys.net

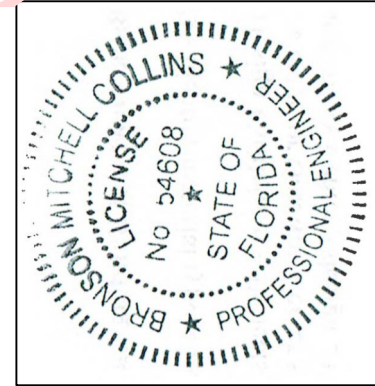
LANDSCAPE ARCHITECT:

MAGLEY DESIGN
1817 EAST WASHINGTON STREET
ORLANDO, FL 32803
(407) 758-9456
katymagley@magleydesign.com

INDEX OF DRAWINGS

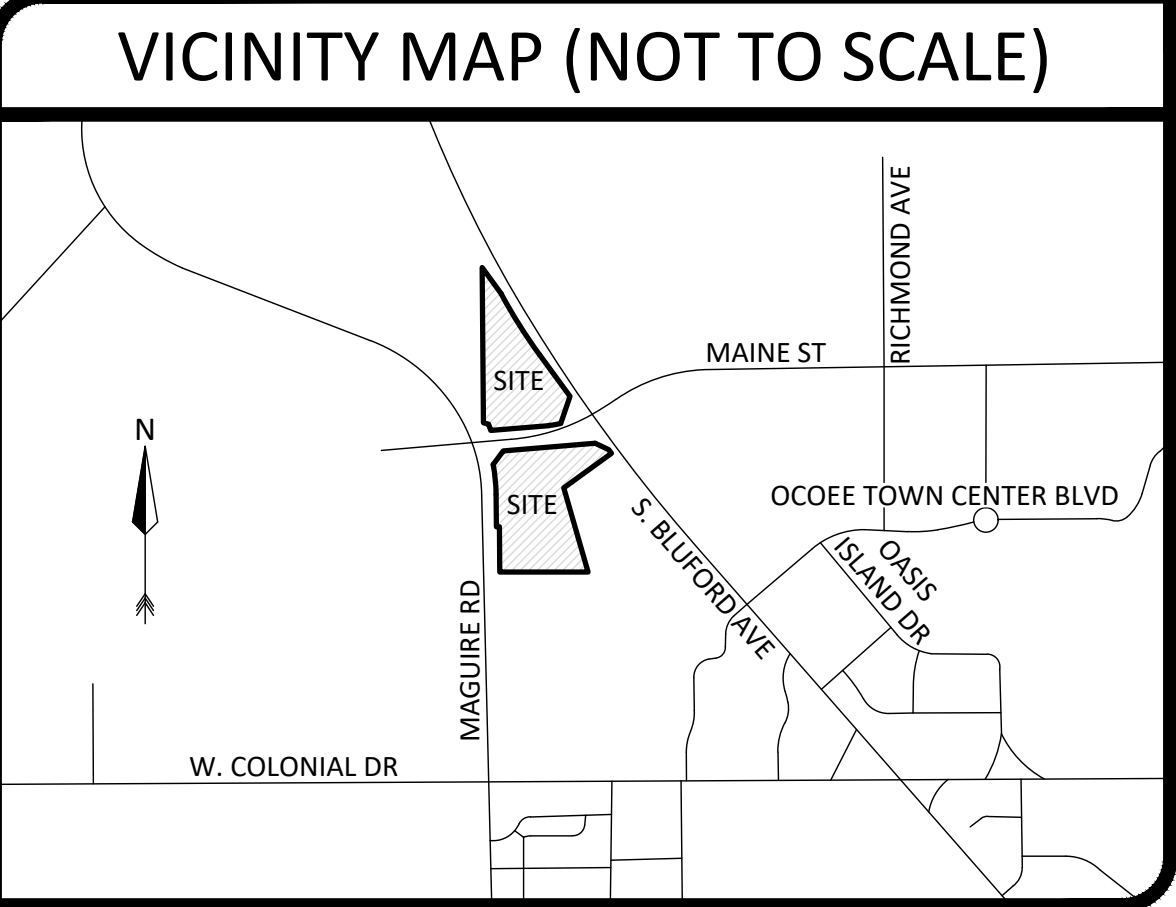
SHT. NO.	DESCRIPTION
	COVER SHEET
1	BOUNDARY AND TOPOGRAPHIC SURVEY
2	BOUNDARY AND TOPOGRAPHIC SURVEY (CONTINUED)
3	BOUNDARY AND TOPOGRAPHIC SURVEY (CONTINUED)
D-1	DEMOLITION PLAN
C-0	OVERALL SITE PLAN
C-1	SITE LAYOUT PLAN
C-2	GRADING AND DRAINAGE PLAN
C-3	EROSION CONTROL PLAN
C-4	WATER UTILITY PLAN
C-5	SANITARY UTILITY PLAN
C-5A	FORCE MAIN PLAN/PROFILE
C-5B	FORCE MAIN PLAN/PROFILE (CONTINUED)
C-6	DETAILS AND NOTES
C-7	DETAILS AND NOTES
C-8	DETAILS AND NOTES
C-9	LIFT STATION DETAILS
L1	CONCEPTUAL PLANTING PLAN
L2	LANDSCAPE PLANTING PLAN
L3	LANDSCAPE IRRIGATION PLAN
L4	DETAILS AND NOTES

THIS ITEM HAS BEEN DIGITALLY SIGNED
AND VERIFIED BY THE SIGNATURE OF THE
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ON ANY ELECTRONIC COPIES.



Digitally
signed by
brnson m
collins
Date:
2024.02.05
13:19:56
-05'00'

MITCH COLLINS, P.E. # 54608
STATE OF FLORIDA, C.A.# 9523
DATE



DESCRIPTION

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT NO. 332443 AS, EFFECTIVE: MAY 12, 2017

ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LYING WEST OF THE VACATED FLORIDA MIDLAND RAILWAY, AND MORE PARTICULARLY DESCRIBED: BEGINNING AT A POINT IN THE SECTION LINE ON THE WEST SIDE OF SAID SECTION 20, AT A POINT 10 CHAINS NORTH OF THE SOUTHWEST CORNER OF SAID SECTION, RUN EAST 9 CHAINS MORE OR LESS TO RIGHT OF WAY OF THE VACATED FLORIDA MIDLAND RAILWAY, THENCE IN A NORTH-WESTERLY DIRECTION ALONG SAID RIGHT OF WAY TO NORTH BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE WEST TO SECTION LINE; THENCE SOUTH ON SECTION LINE TO THE POINT OF BEGINNING. LESS RIGHT OF WAY FOR MAGUIRE ROAD AS RECORDED IN O.R. BOOK 1294, PAGE 767 AND IN O.R. BOOK 6138, PAGE 3157, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LYING WEST OF VACATED RAILROAD RIGHT OF WAY.

AND

A TRACT OF LAND LYING 30.00 FEET EITHER SIDE OF THE CENTERLINE OF SEABOARD COASTLINE RAILROAD AND EAST OF THE WEST SECTION LINE OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, SAID CENTERLINE DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST, THENCE RUN N. 00 DEGREES 12'54" W. 1646.47 FEET ALONG THE WEST SECTION LINE FOR A POINT OF BEGINNING; THENCE S. 35 DEGREES 51'24" E. 705.94 FEET TO THE POINT OF TERMINATION. LESS RIGHT OF WAY FOR STATE ROAD NO. 439.

LESS AND EXCEPT:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, THENCE RUN NORTH 00°12'54" WEST 691.70 FEET ALONG THE WEST LINE OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST; THENCE SOUTH 89°40'46" EAST 342.08 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20 FOR A POINT OF BEGINNING; THENCE NORTH 15°49'19" WEST 290.12 FEET; THENCE NORTH 54°21'11" EAST 150.84 FEET; THENCE SOUTH 35°51'24" EAST 455.00 FEET; THENCE NORTH 89°40'46" WEST 310.00 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

A TRACT OF LAND LYING IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AND BEING PART OF TAX PARCEL 20-22-28-0000-00-016, SAID TRACT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST; THENCE RUN N 00°28'46" WEST, ALONG THE WESTERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 1047.57 FEET, THENCE, DEPARTING SAID WESTERLY LINE, RUN N 89°31'14" EAST, A DISTANCE OF 30.93 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF MAGUIRE ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 6138, PAGE 3157 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING ON A CURVE CONCAVE SOUTHWESTERLY, THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS LENGTH OF 560.27 FEET, A CENTRAL ANGLE OF 03°31'27", AN ARC DISTANCE OF 34.46 FEET, A CHORD DISTANCE OF 34.46 FEET, AND A CHORD BEARING OF NORTH 12°33'55" WEST, THENCE, NON-TANGENT TO SAID CURVE, RUN NORTH 26°31'57" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.26 FEET; THENCE RUN NORTH 20°31'38" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 47.57 FEET; THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY, RUN NORTH 85°13'25" EAST, A DISTANCE OF 194.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, THENCE RUN EASTERLY ALONG CURVE AND HAVING A RADIUS LENGTH OF 215.00 FEET, A CENTRAL ANGLE OF 10°11'53", AN ARC DISTANCE OF 38.27 FEET, A CHORD DISTANCE 38.22 FEET, AND A CHORD BEARING NORTH 80°07'28" EAST; THENCE, NON-TANGENT TO SAID CURVE, RUN NORTH 18°57'02" EAST, A DISTANCE OF 114.73 FEET TO THE WESTERLY RIGHT-OF-WAY OF SOUTH BLUFORD AVENUE AS PER OFFICIAL RECORDS BOOK 3607, PAGE 2027; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, RUN SOUTH 36°07'16" EAST, A DISTANCE OF 243.28 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3669, PAGE 1602 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, RUN SOUTH 53°26'56" WEST, A DISTANCE OF 7.36 FEET ALONG SAID SOUTH LINE; THENCE, DEPARTING SAID SOUTH LINE, RUN NORTH 65°08'01" WEST, A DISTANCE OF 67.18 FEET; THENCE RUN SOUTH 85°13'25" WEST, A DISTANCE OF 305.15 FEET; THENCE RUN SOUTH 36°45'02" WEST A DISTANCE OF 55.77 FEET TO THE POINT OF BEGINNING.

PROPOSED SOUTH PARCEL DESCRIPTION

WRITTEN BY SURVEYOR:

A PORTION OF LAND LYING THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, THENCE N00°28'58"W ALONG THE WEST LINE OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST, A DISTANCE OF 691.70 FEET; THENCE S89°57'05"E ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF MAGUIRE ROAD FOR A POINT OF BEGINNING; THENCE THE FOLLOWING (5) COURSES ALONG SAID EAST RIGHT-OF-WAY LINE (1) THENCE N00°28'58"W A DISTANCE OF 149.79 FEET; (2) THENCE S89°31'02"W A DISTANCE OF 10.00 FEET; (3) THENCE N00°28'58"W A DISTANCE OF 106.76 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 560.27 FEET, A CHORD BEARING OF N05°33'49"W, A CHORD DISTANCE OF 99.89 FEET, (4) RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°13'44", A DISTANCE OF 100.02 FEET, (5) THENCE N36°44'50"E A DISTANCE OF 55.77 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MAINE STREET; THENCE N85°13'13"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 305.15 FEET; THENCE CONTINUE S65°08'13"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 49.78 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH BLUFORD AVENUE; THENCE CONTINUE S36°04'33"E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 15.04 FEET; THENCE S54°04'52"W A DISTANCE OF 195.01 FEET TO THE SOUTHWEST CORNER OF OFFICIAL RECORD DOCUMENT #20230166746, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S16°05'38"E ALONG THE WEST LINE OF SAID OFFICIAL RECORD DOCUMENT #20230166746, A DISTANCE OF 290.12 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, THENCE N89°57'05"W ALONG SAID SOUTH LINE, A DISTANCE OF 292.08 FEET TO THE POINT OF BEGINNING.

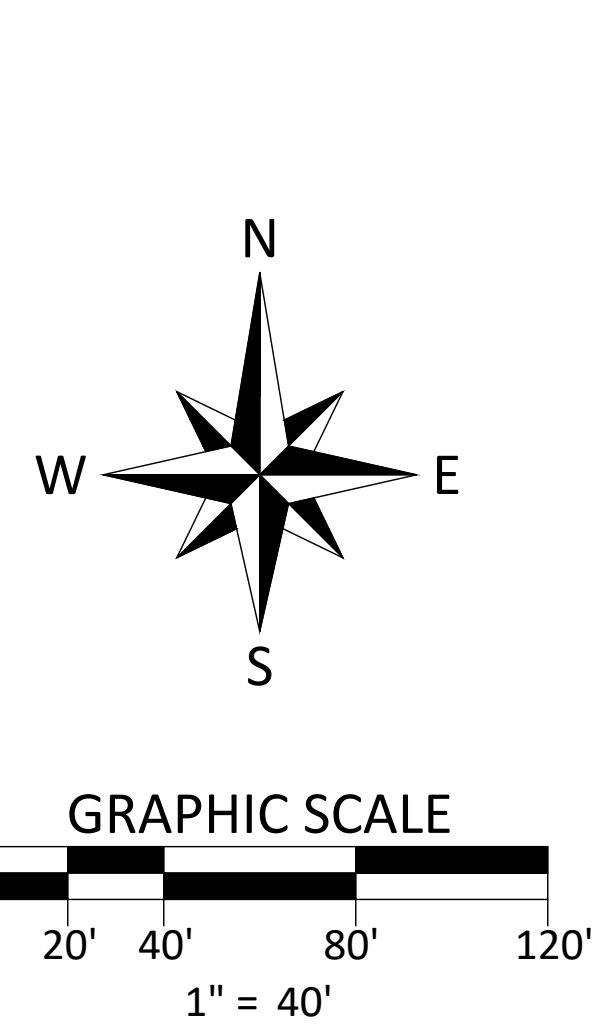
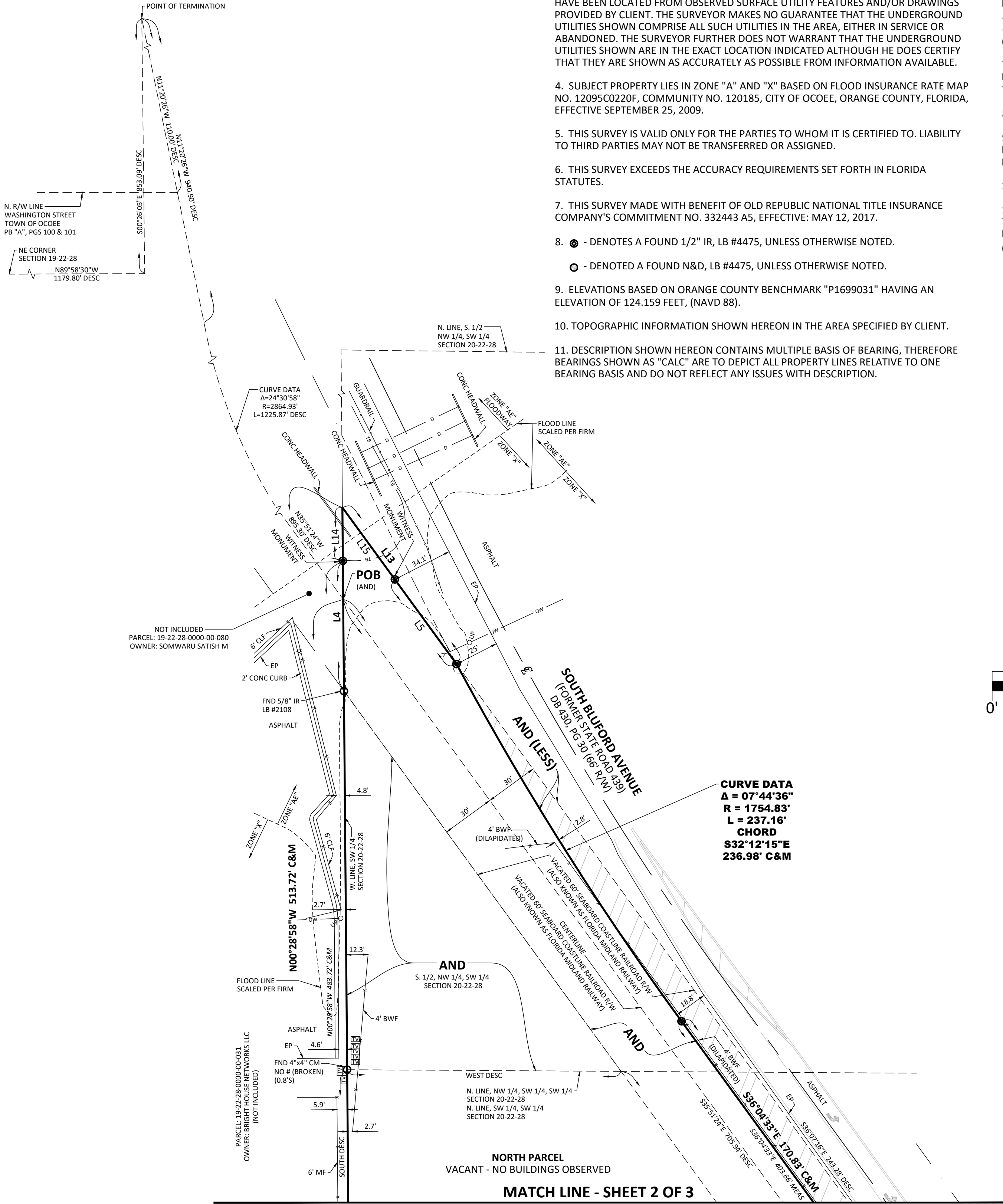
MAP OF SURVEY

NOTES

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH BLUFORD AVENUE, BEING N36°04'33"W.
2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
3. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS SURVEY WAS MADE ON THE GROUND. ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED SURFACE UTILITY FEATURES AND/OR DRAWINGS PROVIDED BY CLIENT. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
4. SUBJECT PROPERTY LIES IN ZONE "A" AND "X" BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0220F, COMMUNITY NO. 120185, CITY OF OCOEE, ORANGE COUNTY, FLORIDA, EFFECTIVE SEPTEMBER 25, 2009.
5. THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED TO. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
6. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA STATUTES.
7. THIS SURVEY MADE WITH BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT NO. 332443 AS, EFFECTIVE: MAY 12, 2017.
8. - DENOTES A FOUND 1/2" IR, LB #4475, UNLESS OTHERWISE NOTED.
 - DENOTED A FOUND N&D, LB #4475, UNLESS OTHERWISE NOTED.
9. ELEVATIONS BASED ON ORANGE COUNTY BENCHMARK "P1699031" HAVING AN ELEVATION OF 124.159 FEET, (NAVD 88).
10. TOPOGRAPHIC INFORMATION SHOWN HEREON IN THE AREA SPECIFIED BY CLIENT.
11. DESCRIPTION SHOWN HEREON CONTAINS MULTIPLE BASIS OF BEARING, THEREFORE BEARINGS SHOWN AS "CALC" ARE TO DEPICT ALL PROPERTY LINES RELATIVE TO ONE BEARING BASIS AND DO NOT REFLECT ANY ISSUES WITH DESCRIPTION.

ENCUMBRANCES

- THE FOLLOWING ENCUMBRANCES LISTED BELOW PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT NO. 332443 AS, EFFECTIVE: MAY 12, 2017, ARE KNOWN TO THIS SURVEYOR AND HAVE BEEN SHOWN HEREON.
5. (INTENTIONALLY DELETED.)
 6. AMENDMENT TO CITY OF OCOEE WASTE WATER DEVELOPERS' AGREEMENTS RECORDED IN O.R. BOOK 4476, PAGE 1320 AND WATER AND SEWER REVENUE AND MAINTENANCE FEE AGREEMENT RECORDED IN O.R. BOOK 4958, PAGE 3817 AND AMENDMENTS RECORDED IN O.R. BOOK 10113, PAGE 7975, O.R. BOOK 10113, PAGE 7988 AND O.R. BOOK 10158, PAGE 3771, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. **(CONTAINS NO EASEMENTS TO DEPICT.)**
 7. CITY OF OCOEE/COLBURN DEVELOPMENT AGREEMENT RECORDED IN O.R. BOOK 5623, PAGE 2313, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. **(CONTAINS NO EASEMENTS TO DEPICT.)**
 8. (INTENTIONALLY DELETED.)
 9. NON-EXCLUSIVE PERPETUAL SLOPE EASEMENT AGREEMENT CONTAINED IN INSTRUMENT RECORDED NOVEMBER 28, 2000, UNDER O.R. BOOK 6138, PAGE 3170, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. **(SHOWN HEREON.)**
 10. NOT A SURVEY MATTER.
 11. NONEXCLUSIVE TEMPORARY CONSTRUCTION EASEMENT AGREEMENT IN FAVOR OF THE CITY OF OCOEE CONTAINED IN INSTRUMENT RECORDED FEBRUARY 6, 2017, UNDER INSTRUMENT NUMBER 20170068631, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. **(SHOWN HEREON.)**



LAND AREA

NORTH PARCEL: 87,673 SQUARE FEET OR 2.013 ACRES MORE OR LESS.
SOUTH PARCEL: 113,898 SQUARE FEET OR 2.615 ACRES MORE OR LESS.
TOTAL: 201,571 SQUARE FEET OR 4.628 ACRES MORE OR LESS.

TREE CHART

- | | |
|-------------------|----------------------|
| 1 - 24" OAK | 27 - 7" CRAPE MYRTLE |
| 2 - 24" OAK | 28 - 10" OAK |
| 3 - 20" OAK | 29 - 10" OAK |
| 4 - 24" OAK | 30 - 11" OAK |
| 5 - 21" OAK | 31 - 11" OAK |
| 6 - 14" OAK | 32 - 13" OAK |
| 7 - 28" OAK | 33 - 9" OAK |
| 8 - 30" OAK | 34 - 11" OAK |
| 9 - 28" OAK | 35 - 11" OAK |
| 10 - 15" CHINA | 36 - 9" OAK |
| 11 - 16" OAK | 37 - 11" OAK |
| 12 - 26" OAK | 38 - 10" OAK |
| 13 - 48" OAK | 39 - 7" OAK |
| 14 - CRAPE MYRTLE | 40 - 9" OAK |
| 15 - CRAPE MYRTLE | 41 - 9" CRAPE MYRTLE |
| 16 - CRAPE MYRTLE | 42 - 9" OAK |
| 17 - 9" OAK | 43 - 9" OAK |
| 18 - 9" OAK | 44 - 9" OAK |
| 19 - 8" OAK | 45 - 12" OAK |
| 20 - 7" OAK | 46 - 10" OAK |
| 21 - 6" OAK | 47 - 10" OAK |
| 22 - 9" OAK | 48 - 12" OAK |
| 23 - 10" OAK | 49 - 10" OAK |
| 24 - 14" OAK | 50 - 11" OAK |
| 25 - 11" OAK | 51 - 8" OAK |
| 26 - 9" OAK | 52 - 8" OAK |



ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1" = 40' JOB #56359 SHEET 1 OF 3

DRAWN BY: SAH

PREPARED FOR:

ATLANTIKOS LENDING GROUP, LLC

SUBDIVISION NAME: PARCEL 16 AND 74, SECTION 20-22-28

LOCATION:
924 AND 1100 MAGUIRE ROAD
OCOEE, FL 34761

LEGEND	
BB - BOTTOM OF BANK	MEAS - MEASURED
BF - BACK FLOW PREVENTER	MF - METAL FENCE
BM - BENCHMARK	MS - METAL SHED
BOLLARD	MITERED END SECTION
BURIED ELECTRIC	MONITORING WELL
BARBED WIRE FENCE	NAIL & DISC
CABLE TV RISER	NORTH AMERICAN
BURIED CABLE TV	VERTICAL DATUM
CENTRAL ANGLE	NGVD - NATIONAL GEODETIC
CONCRETE BLOCK WALL	VERTICAL DATUM
COVERED CONCRETE	NON-TANGENT
CONCRETE FLUME	NTS - NOT TO SCALE
CONCRETE HEAD-WALL	ONB - OFFICIAL RECORDS BOOK
CHAIN LINK FENCE	OW - OVERHEAD WIRE
CENTERLINE	PB - PLAT BOOK
CONCRETE MONUMENT	PC - POINT OF CURVATURE
CORRUGATED METAL PIPE	PEP - PER ENGINEERING PLANS
CONCRETE	PF - PLASTIC FENCE
CLEAN OUT	PG - PAGE
COVERED	PI - POINT OF INTERSECTION
CONCRETE PAD	PBM - PLAT & MEASURED
CONCRETE WALKWAY	POB - POINT OF BEGINNING
DEED/DESC & MEASURED	POC - POINT OF COMMENCEMENT
DRAINAGE EASEMENT	DE - POINT OF REVERSE
DESCRIPTION	PC - CURVATURE
DOT INLET	PSM - PROFESSIONAL SURVEYOR
DOCUMENT #	PT - AND MAPPER
DUMPSITE PAD	PT - POINT OF TANGENCY
DRIVEWAY	PVC - PLASTIC PIPE
EASEMENT NUMBER	R - CURVE RADIUS
ELECTRIC METER	RCF - REINFORCED CONCRETE PIPE
ELECTRICAL BOX	R/W - RIGHT OF WAY
ELEVATION	S - SANITARY LINE
EASEMENT	SDO - SHOWN FOR DIRECTION ONLY
EDGE OF PAVEMENT	SF - SQUARE FEET
FIRE DEPARTMENT CONNECTION	SWF - STOCK WIRE FENCE
FLOOD INSURANCE	X00.00 - SPOT ELEVATION
RATE MAP	DI - STORM/RAIN LINE
FINISHED FLOOR ELEVATION	SV - SEWER VALVE
FITCH HYDRANT	ST - STORM MANHOLE
FORCE MAIN	ST - STORM INLET
FOUND	TI - TOP OF BANK
FIBER OPTIC BOX	TI - TOP OF BANK
FIBER OPTIC LINE	TI - TOP OF BANK
GAS LINE	TI - TOP OF BANK
GAS METER	TI - TOP OF BANK
GAS VALVE	TI - TOP OF BANK
GREASE TRAP	TI - TOP OF BANK
GUY WIRE ANCHOR	TI - TOP OF BANK
HIGH DENSITY POLYETHYLENE	TI - TOP OF BANK
INVERT ELEVATION	TI - TOP OF BANK
IRON PIPE	TI - TOP OF BANK
IRON ROD	TI - TOP OF BANK
IRRIGATION VALVE	TI - TOP OF BANK
ARC LENGTH	TI - TOP OF BANK
LICENSED BUSINESS	TI - TOP OF BANK
LIGHT POLE	TI - TOP OF BANK
LANDSCAPE AREA	TI - TOP OF BANK
LICENSE SURVEYOR	TI - TOP OF BANK

SURVEY DATE: 11/16/22

DATE:	JOB #	REVISION	BY:
10/4/23	57371	ADDED TOPOGRAPHY IN AREA SPECIFIED BY CLIENT	SNH
11/13/23	57528	ADDED PROPOSED SOUTH PARCEL DESCRIPTION	SNH
1/4/24	57641	ADDED ADDITIONAL IMPROVEMENTS	SNH

BOUNDARY AND TOPOGRAPHIC SURVEY

TERRENCE W. RUTTER, JR., PSM 7371

"THE DATE OF SIGNATURE DOES NOT REVISE OR SUPERSEDE THE SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." -OR- THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRENCE W. RUTTER, JR., PSM 7371.

ACCURIGHT

SCALE: 1" = 40'	JOB #56359	SHEET 2 OF 3
CS-1000-01-001		

PREPARED FOR:

ATLANTIKOS LENDING GROUP, LLC

SUBDIVISION NAME: PARCEL 16 AND 74, SECTION 20-22-28

LEGEND

- [illegible]

SURVEY DATE: 11/16/22

[illegible]

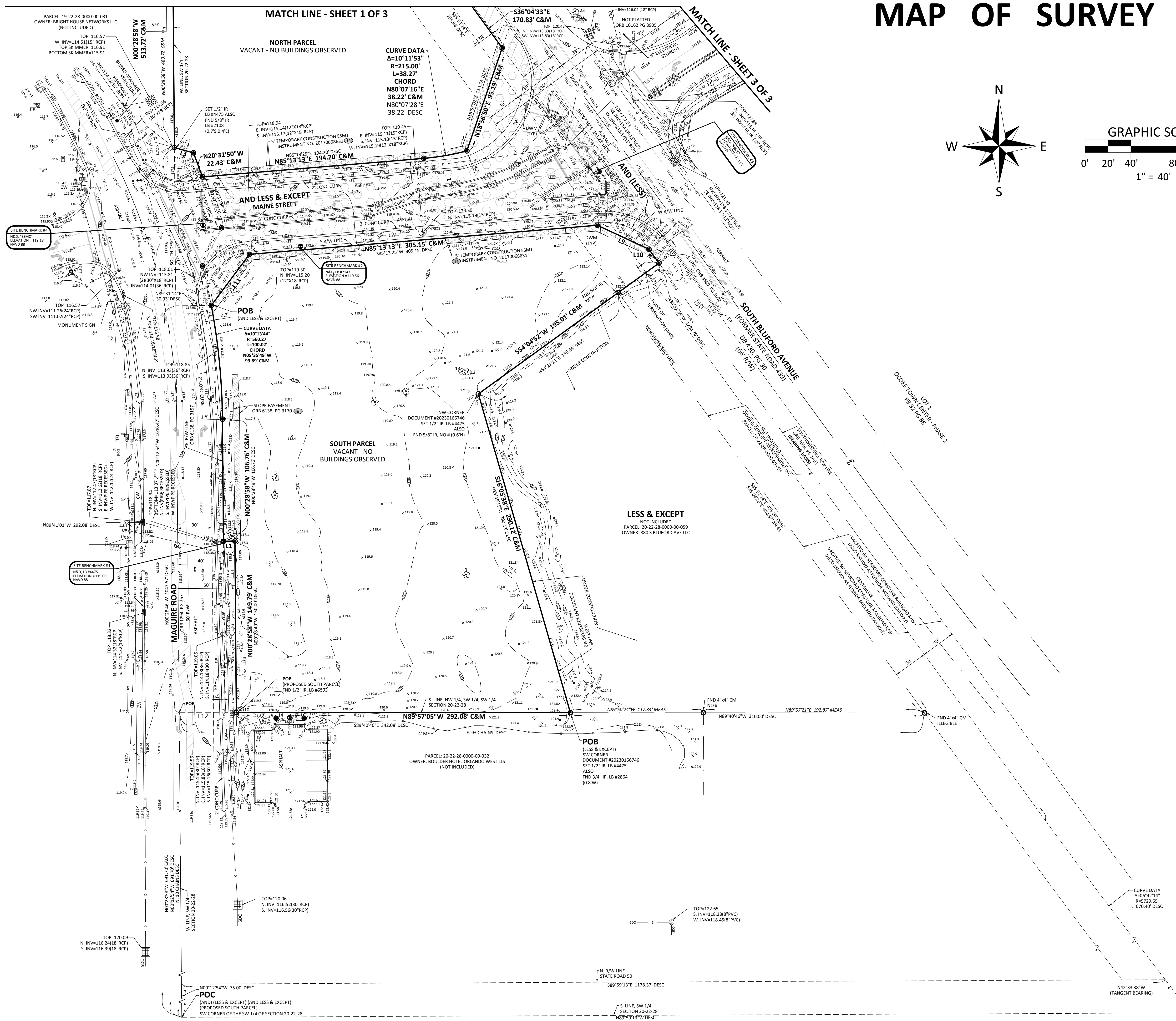
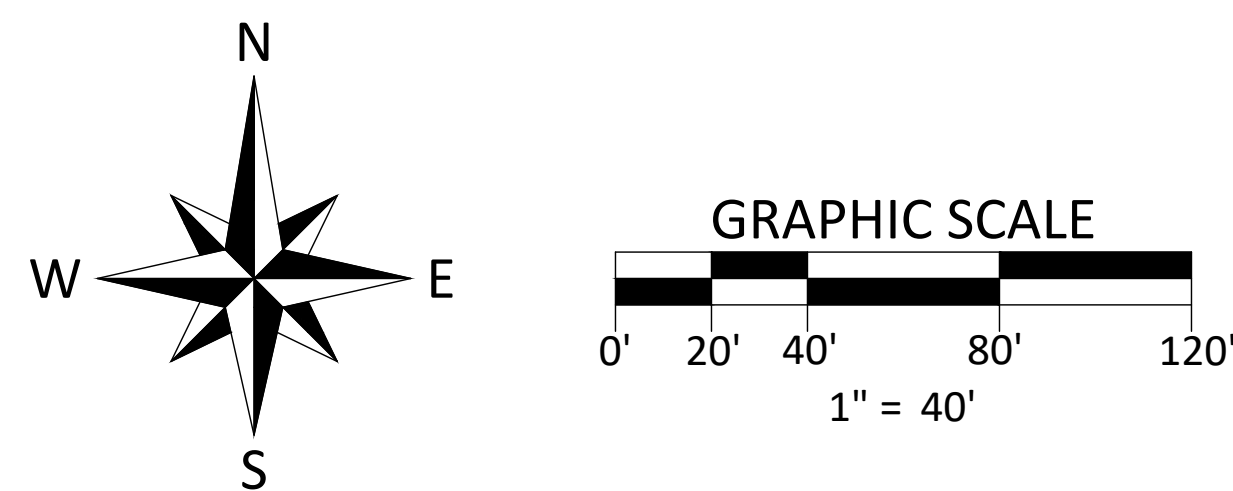
BOUNDARY AND TOPOGRAPHIC SURVEY

TERRENCE W. RUTTER, JR., PSM 7371

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FLORIDA LICENSED SURVEYOR AND MAPPER." -OR-
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AUTHORIZED BY TERENCE W. RUTTER, JR., PSM 7371.

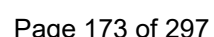


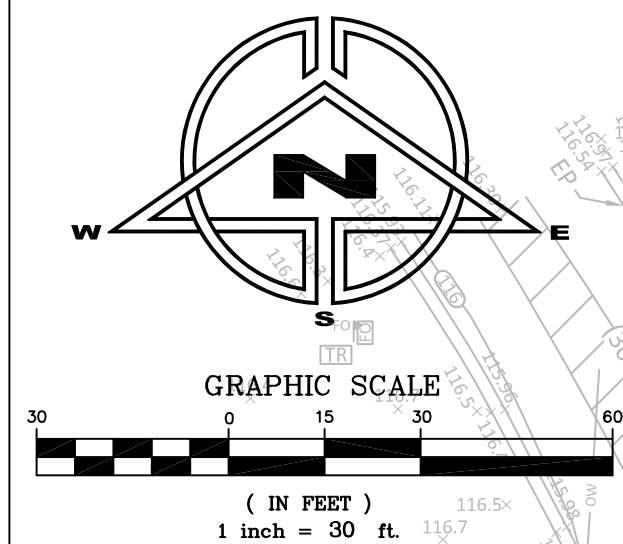
SCALE: 1" = 40'	JOB #56359	SHEET 3 OF 3
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SUBDIVISION NAME: PARCEL 16 AND 74, SECTION 20-22-28

[illegible][illegible]

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS
FLORIDA LICENSED SURVEYOR AND MAPPER." -OR-
THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY TERRENCE W. RUTTER, JR., PSM 7371.





DEMOLITION LEGEND

 DEMOLISH (INCLUDING ALL PAVEMENT BASE AND ANY EXISTING UNDERGROUND UTILITIES, STORM PIPES AND STRUCTURES, UNLESS OTHERWISE NOTED.

KEY NOTES: (#)

1. EXISTING TREE TO BE REMOVED (TYP)
2. EXISTING SIGN TO BE RELOCATED
3. SECTION OF EXISTING SIDEWALK AND CURB AND GUTTER TO BE REMOVED (REMOVE UP TO NEAREST EXISTING JOINT)
4. EXISTING GORE STRIPING TO BE MILLED AND REMOVED (ALSO REMOVE EXISTING SPECIAL EMPHASIS MARKERS)
5. SECTION OF EXISTING SIDEWALK TO BE REMOVED (REMOVE UP TO NEAREST EXISTING JOINT)
6. RELOCATE EXISTING LIGHTPOLE AS SHOWN
7. EXISTING FIRE HYDRANT TO BE RELOCATED (SEE PLAN SHEET C-4 FOR ADDITIONAL INFORMATION)

CONTRACTOR TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES FOR ANY NECESSARY UTILITY DISCONNECTIONS.

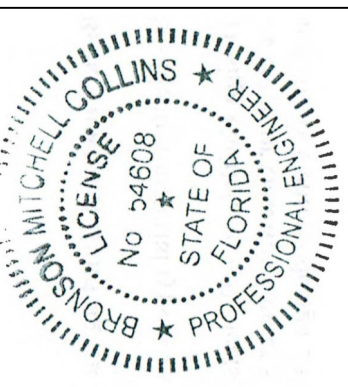
CONTRACTOR TO BE RESPONSIBLE FOR ANY NECESSARY PERMITTING FOR THE REMOVAL OF ANY EXISTING WELLS OR SEPTIC SYSTEM/DRAINFIELDS.

REV/DATE	BY
12-21-23 AS PER CITY	M.C.
1-25-24 AS PER CITY	M.C.
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DEMOLITION PLAN FOR CAMBRIA SUITES AT OCEANVIEW

OCCEE, FLORIDA

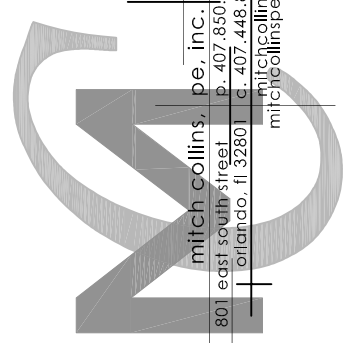
926 MAGUIRE ROAD



THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY MITCH COLLINS, P.E. ON
THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON AN ELECTRONIC COPY.

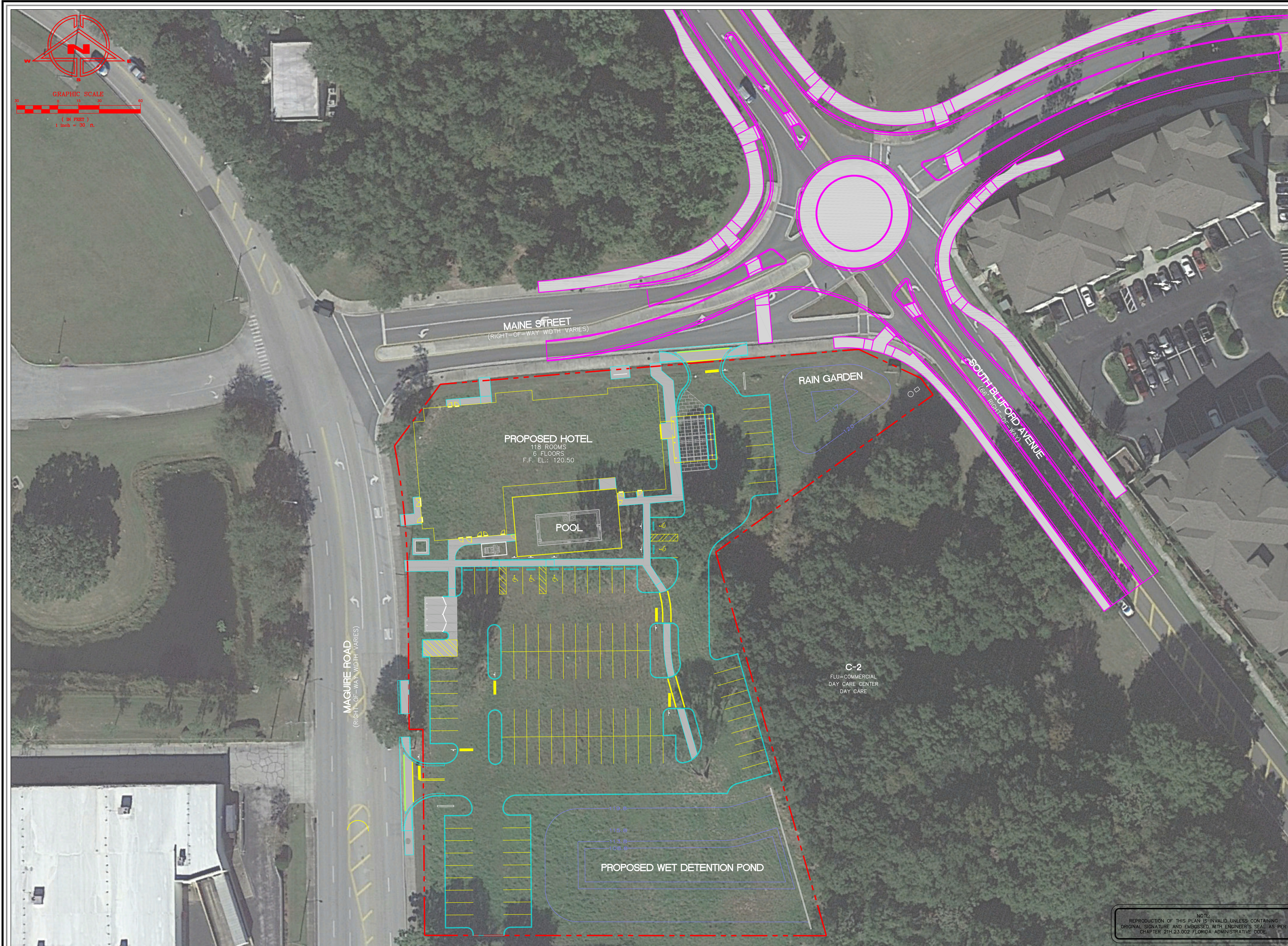
MITCH COLLINS, P.E.# 54608,
STATE OF FLORIDA, C.A.# 9523

DATE _____



DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	10-25-23
SCALE:	1" = 30'
JOB NO:	223-020
SHEET NO:	D-1 OF C-9

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING
ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER
CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.



REV/DATE	BY
1-25-24	M.C.
NEW PLAN SHEET	

OVERALL SITE PLAN
FOR
CAMBRIA SUITES AT OCOEE
926 MAGUIRE ROAD
OCOE, FLORIDA

THIS PLAN HAS BEEN DESIGNED, DRAWN, AND SEaled BY MICHAEL COLLINS, P.E., ON THE DATE ADJACENT TO THE SEAL, AND IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF MICHAEL COLLINS, P.E. AND ANY ELECTRONIC COPIES.

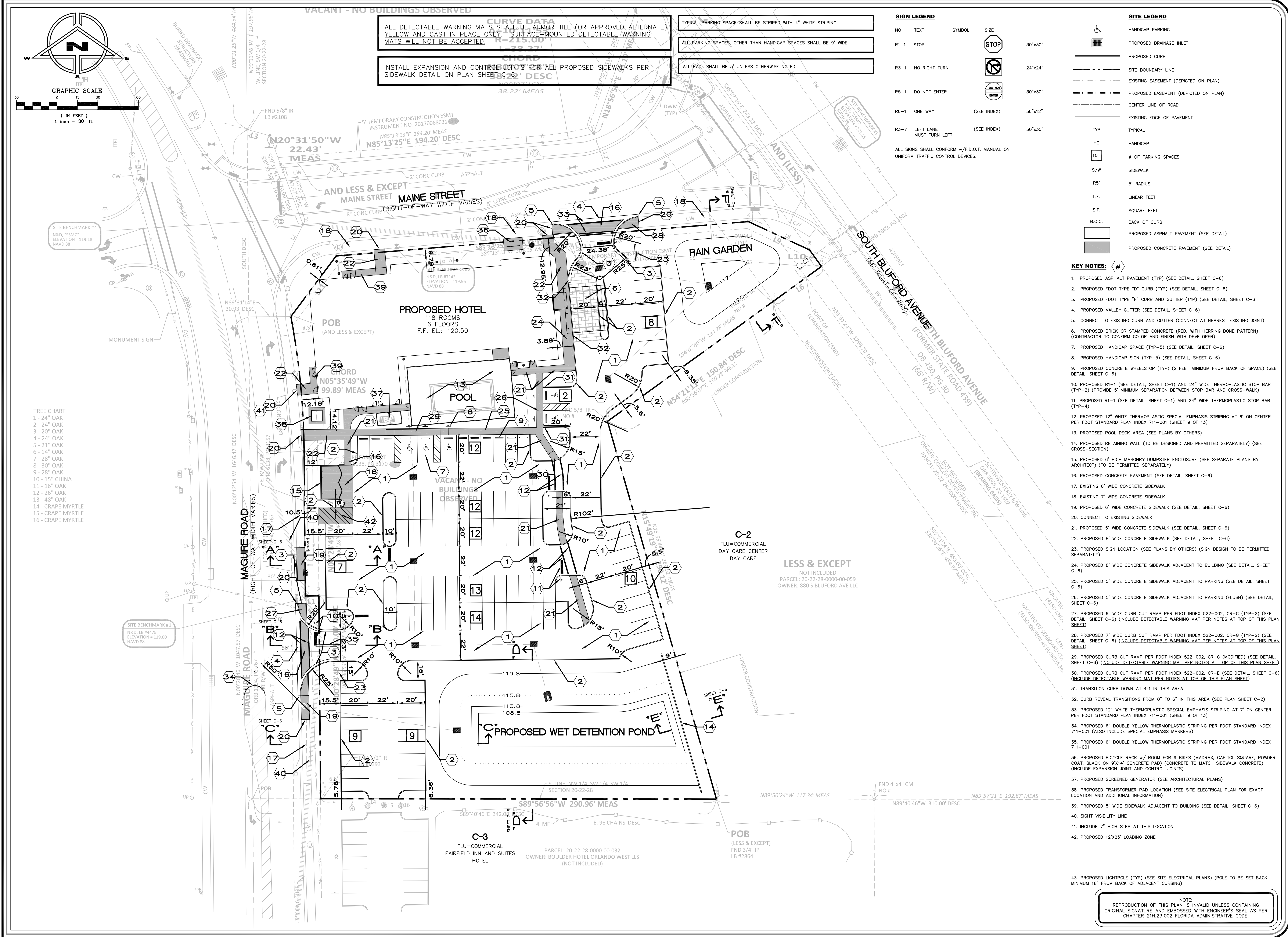
MICHAEL COLLINS, P.E.
NO. 54608
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE

MICHAEL COLLINS, P.E. # 54608
STATE OF FLORIDA, C.A. # 9523

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	10-25-23
SCALE:	1" = 30'
JOB NO:	223-020
SHEET NO:	C-0 OF C-3

NOTE:
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ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER
CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.



SIGN LEGEND			
NO	TEXT	SYMBOL	SIZE
R1-1	STOP		30"x30"
R3-1	NO RIGHT TURN		24"x24"
R5-1	DO NOT ENTER		30"x30"
R6-1	ONE WAY	(SEE INDEX)	36"x12"
R3-7	LEFT LANE MUST TURN LEFT	(SEE INDEX)	30"x30"
ALL SIGNS SHALL CONFORM w/F.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.			

SITE LEGEND	
	HANDICAP PARKING
	PROPOSED DRAINAGE INLET
	PROPOSED CURB
	SITE BOUNDARY LINE
	EXISTING EASEMENT (DEPICTED ON PLAN)
	PROPOSED EASEMENT (DEPICTED ON PLAN)
	CENTER LINE OF ROAD
	EXISTING EDGE OF PAVEMENT
TYP	TYPICAL
HC	HANDICAP
10	# OF PARKING SPACES
S/W	SIDEWALK
RS	5' RADIUS
L.F.	LINEAR FEET
S.F.	SQUARE FEET
B.O.C.	BACK OF CURB
	PROPOSED ASPHALT PAVEMENT (SEE DETAIL)
	PROPOSED CONCRETE PAVEMENT (SEE DETAIL)

- KEY NOTES:**
- PROPOSED ASPHALT PAVEMENT (TYP) (SEE DETAIL, SHEET C-6)
 - PROPOSED FDOT TYPE "D" CURB (TYP) (SEE DETAIL, SHEET C-6)
 - PROPOSED FDOT TYPE "T" CURB AND GUTTER (TYP) (SEE DETAIL, SHEET C-6)
 - PROPOSED VALLEY GUTTER (SEE DETAIL, SHEET C-6)
 - CONNECT TO EXISTING CURB AND GUTTER (CONNECT AT NEAREST EXISTING JOINT)
 - PROPOSED BRICK OR STAMPED CONCRETE (RED, WITH HERRING BONE PATTERN) (CONTRACTOR TO CONFIRM COLOR AND FINISH WITH DEVELOPER)
 - PROPOSED HANDICAP SPACE (TYP-5) (SEE DETAIL, SHEET C-6)
 - PROPOSED HANDICAP SIGN (TYP-5) (SEE DETAIL, SHEET C-6)
 - PROPOSED CONCRETE WHEELSTOP (TYP) (2 FEET MINIMUM FROM BACK OF SPACE) (SEE DETAIL, SHEET C-6)
 - PROPOSED R1-1 (SEE DETAIL, SHEET C-1) AND 24" WIDE THERMOPLASTIC STOP BAR (TYP-2) (PROVIDE 5' MINIMUM SEPARATION BETWEEN STOP BAR AND CROSS-WALK)
 - PROPOSED R1-1 (SEE DETAIL, SHEET C-1) AND 24" WIDE THERMOPLASTIC STOP BAR (TYP-4)
 - PROPOSED 12" WHITE THERMOPLASTIC SPECIAL EMPHASIS STRIPING AT 6" ON CENTER PER FDOT STANDARD PLAN INDEX 711-001 (SHEET 9 OF 13)
 - PROPOSED POOL DECK AREA (SEE PLANS BY OTHERS)
 - PROPOSED RETAINING WALL (TO BE DESIGNED AND PERMITTED SEPARATELY) (SEE CROSS-SECTION)
 - PROPOSED 6' HIGH MASONRY DUMPSTER ENCLOSURE (SEE SEPARATE PLANS BY ARCHITECT) (TO BE PERMITTED SEPARATELY)
 - PROPOSED CONCRETE PAVEMENT (SEE DETAIL, SHEET C-6)
 - EXISTING 6' WIDE CONCRETE SIDEWALK
 - EXISTING 7' WIDE CONCRETE SIDEWALK
 - PROPOSED 6' WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C-6)
 - CONNECT TO EXISTING SIDEWALK
 - PROPOSED 5' WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C-6)
 - PROPOSED 8' WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C-6)
 - PROPOSED SIGN LOCATION (SEE PLANS BY OTHERS) (SIGN DESIGN TO BE PERMITTED SEPARATELY)
 - PROPOSED 8' WIDE CONCRETE SIDEWALK ADJACENT TO BUILDING (SEE DETAIL, SHEET C-6)
 - PROPOSED 5' WIDE CONCRETE SIDEWALK ADJACENT TO PARKING (SEE DETAIL, SHEET C-6)
 - PROPOSED 5' WIDE CONCRETE SIDEWALK ADJACENT TO PARKING (FLUSH) (SEE DETAIL, SHEET C-6)
 - PROPOSED 6' WIDE CURB CUT RAMP PER FDOT INDEX 522-002, CR-G (TYP-2) (SEE DETAIL, SHEET C-6) (INCLUDE DETECTABLE WARNING MAT PER NOTES AT TOP OF THIS PLAN SHEET)
 - PROPOSED 7' WIDE CURB CUT RAMP PER FDOT INDEX 522-002, CR-G (TYP-2) (SEE DETAIL, SHEET C-6) (INCLUDE DETECTABLE WARNING MAT PER NOTES AT TOP OF THIS PLAN SHEET)
 - PROPOSED CURB CUT RAMP PER FDOT INDEX 522-002, CR-C (MODIFIED) (SEE DETAIL, SHEET C-6) (INCLUDE DETECTABLE WARNING MAT PER NOTES AT TOP OF THIS PLAN SHEET)
 - PROPOSED CURB CUT RAMP PER FDOT INDEX 522-002, CR-E (SEE DETAIL, SHEET C-6) (INCLUDE DETECTABLE WARNING MAT PER NOTES AT TOP OF THIS PLAN SHEET)
 - TRANSITION CURB DOWN AT 4:1 IN THIS AREA
 - CURB REVEAL TRANSITIONS FROM 0" TO 6" IN THIS AREA (SEE PLAN SHEET C-2)
 - PROPOSED 12" WHITE THERMOPLASTIC SPECIAL EMPHASIS STRIPING AT 7" ON CENTER PER FDOT STANDARD PLAN INDEX 711-001 (SHEET 9 OF 13)
 - PROPOSED 6" DOUBLE YELLOW THERMOPLASTIC STRIPING PER FDOT STANDARD INDEX 711-001 (ALSO INCLUDE SPECIAL EMPHASIS MARKERS)
 - PROPOSED 6" DOUBLE YELLOW THERMOPLASTIC STRIPING PER FDOT STANDARD INDEX 711-001
 - PROPOSED BICYCLE RACK w/ ROOM FOR 9 BIKES (MADRAX, CAPITOL SQUARE, POWDER COAT, BLACK ON 9'X14' CONCRETE PAD) (CONCRETE TO MATCH SIDEWALK CONCRETE) (INCLUDE EXPANSION JOINT AND CONTROL JOINTS)
 - PROPOSED SCREENED GENERATOR (SEE ARCHITECTURAL PLANS)
 - PROPOSED TRANSFORMER PAD LOCATION (SEE SITE ELECTRICAL PLAN FOR EXACT LOCATION AND ADDITIONAL INFORMATION)
 - PROPOSED 5' WIDE SIDEWALK ADJACENT TO BUILDING (SEE DETAIL, SHEET C-6)
 - SIGHT VISIBILITY LINE
 - INCLUDE 7" HIGH STEP AT THIS LOCATION
 - PROPOSED 12'X25' LOADING ZONE
 - PROPOSED LIGHTPOLE (TYP) (SEE SITE ELECTRICAL PLANS) (POLE TO BE SET BACK MINIMUM 18" FROM BACK OF ADJACENT CURBING)

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REV/DATE	BY
12-21-23	M.C.
AS PER CITY	
1-25-24	M.C.
AS PER CITY	
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SITE LAYOUT PLAN
FOR
CAMBRIA SUITES AT OCOEE

OCOOEE, FLORIDA
926 MAGUIRE ROAD

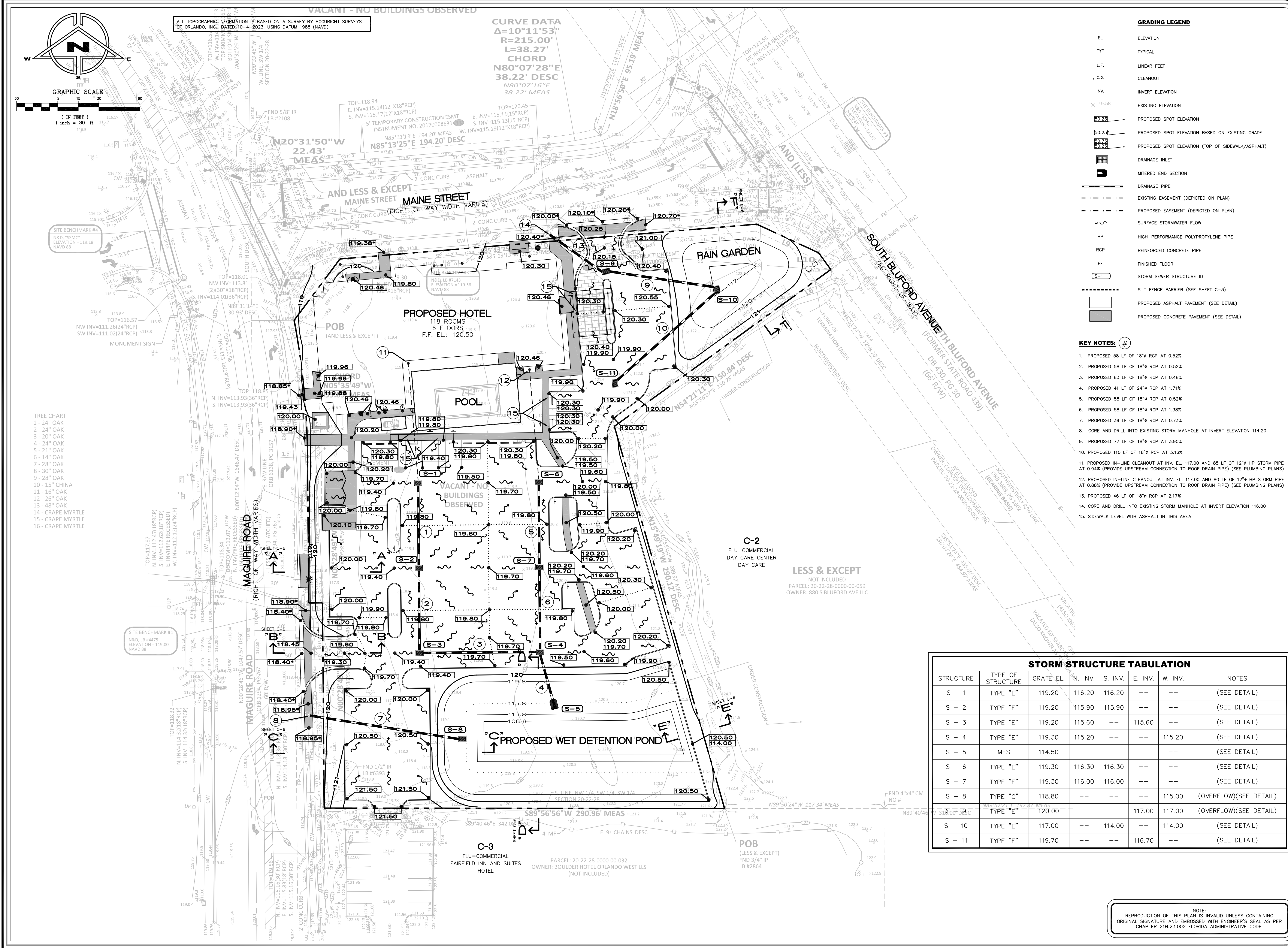
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NO 54608
MICHAEL COLLINS

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STATE OF FLORIDA
PROFESSIONAL ENGINEER
NO 54608
MICHAEL COLLINS

DATE

DRAWN BY:	M.C.
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GRADING LEGEND

EL ELEVATION
TYP TYPICAL
L.F. LINEAR FEET
C.O. CLEANOUT
INV. INVERT ELEVATION
EXISTING ELEVATION
PROPOSED SPOT ELEVATION
PROPOSED SPOT ELEVATION BASED ON EXISTING GRADE
PROPOSED SPOT ELEVATION (TOP OF SIDEWALK/ASPHALT)
DRAINAGE INLET
MITERED END SECTION
DRAINAGE PIPE
EXISTING EASEMENT (DEPICTED ON PLAN)
PROPOSED EASEMENT (DEPICTED ON PLAN)
SURFACE STORMWATER FLOW
HP HIGH-PERFORMANCE POLYPROPYLENE PIPE
RCP REINFORCED CONCRETE PIPE
FF FINISHED FLOOR
S-1 STORM SEWER STRUCTURE ID
SILT FENCE BARRIER (SEE SHEET C-3)
PROPOSED ASPHALT PAVEMENT (SEE DETAIL)
PROPOSED CONCRETE PAVEMENT (SEE DETAIL)

- KEY NOTES:**
- PROPOSED 58 LF OF 18" RCP AT 0.52%
 - PROPOSED 58 LF OF 18" RCP AT 0.52%
 - PROPOSED 83 LF OF 18" RCP AT 0.48%
 - PROPOSED 41 LF OF 24" RCP AT 1.71%
 - PROPOSED 58 LF OF 18" RCP AT 0.52%
 - PROPOSED 58 LF OF 18" RCP AT 1.38%
 - PROPOSED 39 LF OF 18" RCP AT 0.73%
 - CORE AND DRILL INTO EXISTING STORM MANHOLE AT INVERT ELEVATION 114.20
 - PROPOSED 77 LF OF 18" RCP AT 3.90%
 - PROPOSED 110 LF OF 18" RCP AT 3.16%
 - PROPOSED IN-LINE CLEANOUT AT INV. EL. 117.00 AND 85 LF OF 12" HP STORM PIPE AT 0.94% (PROVIDE UPSTREAM CONNECTION TO ROOF DRAIN PIPE) (SEE PLUMBING PLANS)
 - PROPOSED IN-LINE CLEANOUT AT INV. EL. 117.00 AND 80 LF OF 12" HP STORM PIPE AT 0.88% (PROVIDE UPSTREAM CONNECTION TO ROOF DRAIN PIPE) (SEE PLUMBING PLANS)
 - PROPOSED 46 LF OF 18" RCP AT 2.17%
 - CORE AND DRILL INTO EXISTING STORM MANHOLE AT INVERT ELEVATION 116.00
 - SIDEWALK LEVEL WITH ASPHALT IN THIS AREA

STORM STRUCTURE TABULATION							
STRUCTURE	TYPE OF STRUCTURE	GRATE EL.	N. INV.	S. INV.	E. INV.	W. INV.	NOTES
S - 1	TYPE "E"	119.20	116.20	116.20	--	--	(SEE DETAIL)
S - 2	TYPE "E"	119.20	115.90	115.90	--	--	(SEE DETAIL)
S - 3	TYPE "E"	119.20	115.60	--	115.60	--	(SEE DETAIL)
S - 4	TYPE "E"	119.30	115.20	--	--	115.20	(SEE DETAIL)
S - 5	MES	114.50	--	--	--	--	(SEE DETAIL)
S - 6	TYPE "E"	119.30	116.30	116.30	--	--	(SEE DETAIL)
S - 7	TYPE "E"	119.30	116.00	116.00	--	--	(SEE DETAIL)
S - 8	TYPE "C"	118.80	--	--	--	115.00	(OVERFLOW)(SEE DETAIL)
S - 9	TYPE "E"	120.00	--	--	117.00	117.00	(OVERFLOW)(SEE DETAIL)
S - 10	TYPE "E"	117.00	--	114.00	--	114.00	(SEE DETAIL)
S - 11	TYPE "E"	119.70	--	--	116.70	--	(SEE DETAIL)

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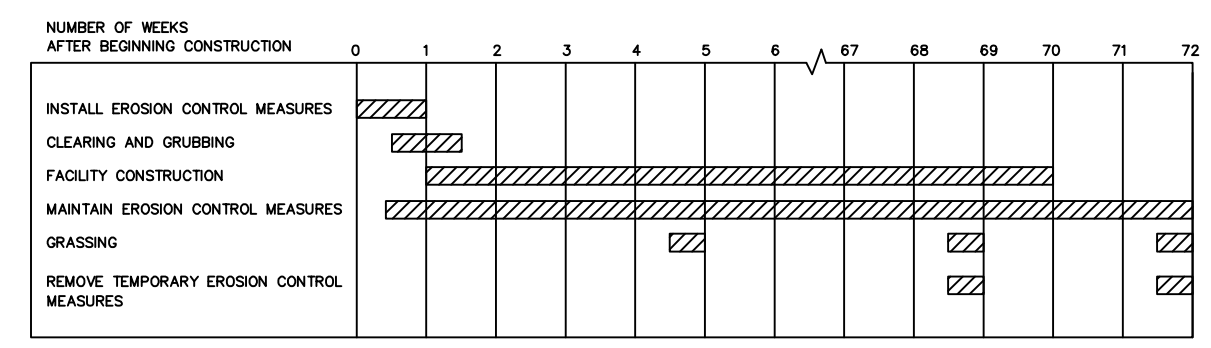
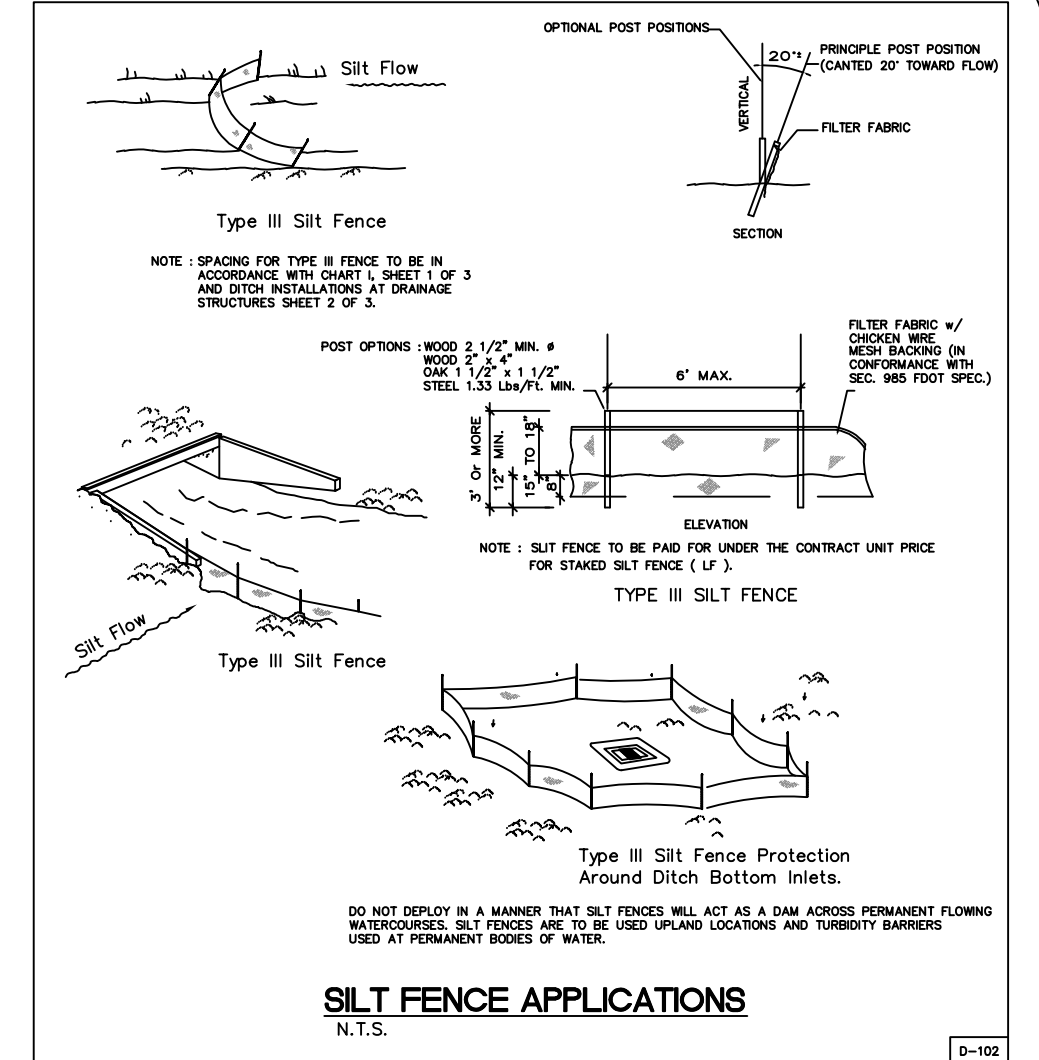
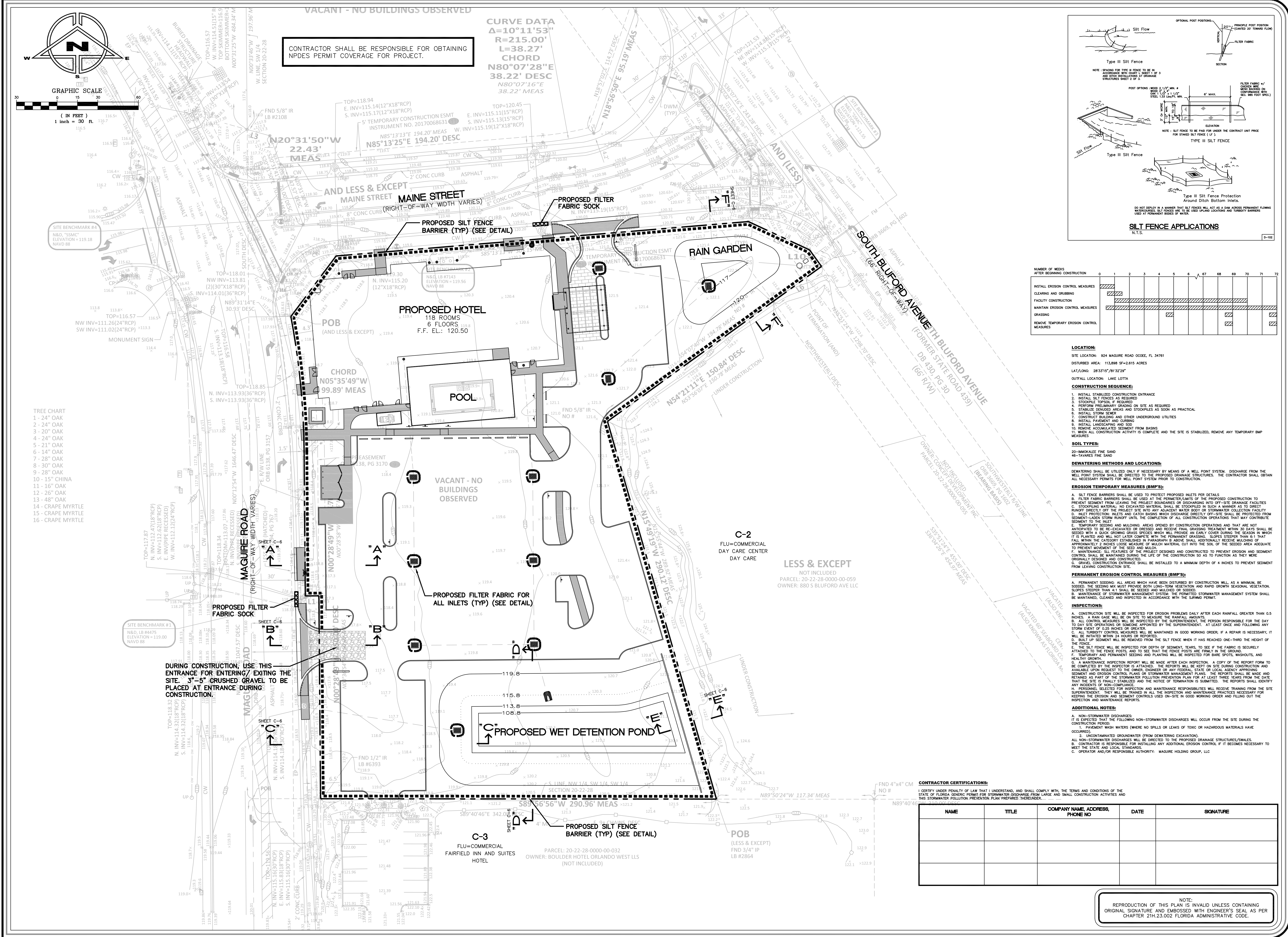
GRADING AND DRAINAGE PLAN
FOR
CAMBRIA SUITES AT OCOEE
OCOOEE, FLORIDA
926 MAGUIRE ROAD

STATE OF FLORIDA
PROFESSIONAL ENGINEER
NO. 54608
MICHAEL COLLINS
15151 W. BAYVIEW BLVD., SUITE 200
DADE COUNTY, FL 33147
TEL: 305.444.1111
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DATE

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DRAWN BY:	M.C.
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JOB NO:	223-020
SHEET NO:	C-2 OF C-3



LOCATION:
SITE LOCATION: 924 MAGUIRE ROAD OCOEE, FL 34761
DISTURBED AREA: 113,899 SF=2.615 ACRES
LAT/LONG: 28°33'15"/81°32'29"
OUTFALL LOCATION: LAKE LOTTA

CONSTRUCTION SEQUENCE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AS REQUIRED
3. STOCKPILE TOPSOIL IF REQUIRED
4. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
5. STABILIZE DISTURBED AREAS AND STOCKPILES AS SOON AS PRACTICAL
6. INSTALL STORM SEWER
7. CONSTRUCT BUILDING AND OTHER UNDERGROUND UTILITIES
8. INSTALL PAVEMENT AND CURBING
9. INSTALL LANDSCAPING AND SOD
10. REMOVE ACCUMULATED SEDIMENT FROM BASINS
11. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY BMP MEASURES

SOIL TYPES:
20--MUCKALEE FINE SAND
46--TAVARES FINE SAND

DEWATERING METHODS AND LOCATIONS:
DEWATERING SHALL BE UTILIZED ONLY IF NECESSARY BY MEANS OF A WELL POINT SYSTEM. DISCHARGE FROM THE WELL POINT SYSTEM SHALL BE DIRECTED TO THE PROPOSED DRAINAGE STRUCTURES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR WELL POINT SYSTEM PRIOR TO CONSTRUCTION.

EROSION TEMPORARY MEASURES (BMP'S):

- A. SILT FENCE BARRIERS SHALL BE USED TO PROTECT PROPOSED INLETS PER DETAILS
- B. FILTER FABRIC BARRIERS SHALL BE USED AT THE PERIMETER/LIMITS OF THE PROPOSED CONSTRUCTION TO PREVENT SEDIMENT FROM LEAVING THE PROJECT BOUNDARIES OR DISCHARGING INTO OFF-SITE DRAINAGE FACILITIES
- C. STOCKPILE MATERIALS SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY
- D. 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
- E. TEMPORARY SEEDING AND MULCHING: AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVING FINAL GRASSING TREATMENT WITHIN 90 DAYS SHALL BE SEEDDED 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. SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH B ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDING AREA ADEQUATE TO PREVENT MOVEMENT OF THE SEED AND MULCH
- F. MAINTENANCE: SILT FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT CONTROL SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED
- G. GRAVEL CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO A MINIMUM DEPTH OF 4 INCHES TO PREVENT SEDIMENT FROM LEAVING CONSTRUCTION SITE

PERMANENT EROSION CONTROL MEASURES (BMP'S):

- A. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDDED AND MULCHED OR SODDED
- B. MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM: THE PERMITTED STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED, CLEANED AND INSPECTED IN ACCORDANCE WITH THE SWAMP POINT.

INSPECTIONS:

- A. CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AFTER EACH RAINFALL GREATER THAN 0.5 INCHES. A RAIN GAGE WILL BE ON SITE TO MEASURE THE RAINFALL AMOUNTS
- B. ALL CONTROL MEASURES SHALL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER
- C. ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OR REPORTED
- D. BUILT UP SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE
- E. THE SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, YEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO FENCE POSTS AND TO SEE THAT THE FENCE POSTS ARE FIRM IN THE GROUND
- F. TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH
- G. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED. 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 CONTROL PLANS OR STORMWATER MANAGEMENT PLANS. REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FULLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. THE REPORTS SHALL CONTAIN ANY INCIDENTS OF NON-COMPLIANCE
- H. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE 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 AND FLUSHING OUT THE INSPECTION AND MAINTENANCE REPORTS

ADDITIONAL NOTES:

- A. NON-STORMWATER DISCHARGES: IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:
PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED)
- B. UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION)
- ALL NON-STORMWATER DISCHARGES WILL BE DIRECTED TO THE PROPOSED DRAINAGE STRUCTURES/SWALES
- C. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL IF IT BECOMES NECESSARY TO MEET THE STATE AND LOCAL STANDARDS
- D. OPERATOR AND/OR RESPONSIBLE AUTHORITY: MAGUIRE HOLDING GROUP, LLC

CONTRACTOR CERTIFICATIONS:				
I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.				
NAME	TITLE	COMPANY NAME, ADDRESS, PHONE NO	DATE	SIGNATURE

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REV/DATE
12-21-23
AS PER CITY
1-25-24
AS PER CITY

BY
M.C.
M.C.
M.C.

EROSION CONTROL PLAN
FOR
CAMBRIA SUITES AT OCOEE

OCOEE, FLORIDA
926 MAGUIRE ROAD

THIS PLAN IS A REVISION OF SHEET C-2 AND SHALL BE USED IN CONJUNCTION WITH SHEET C-2. THE DATE ADJACENT TO THE SEAL IS THE DATE THIS PLAN WAS PRINTED. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

MICHELLE COLLINS, P.E.
NO 34608
STATE OF FLORIDA
PROFESSIONAL ENGINEER

MICHELLE COLLINS, P.E. # 34608
STATE OF FLORIDA, C.A.# 9523

DRAWN BY: M.C.

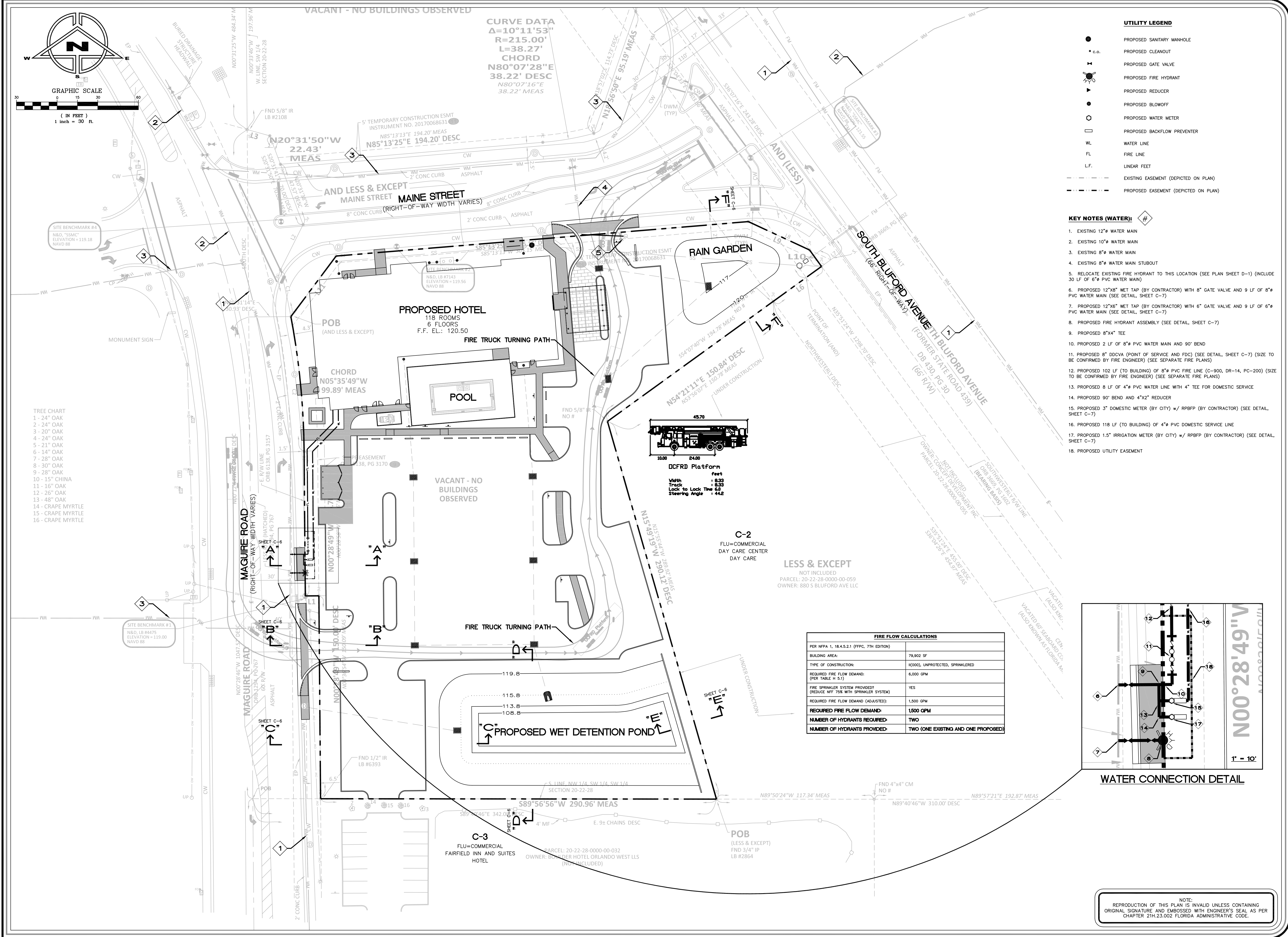
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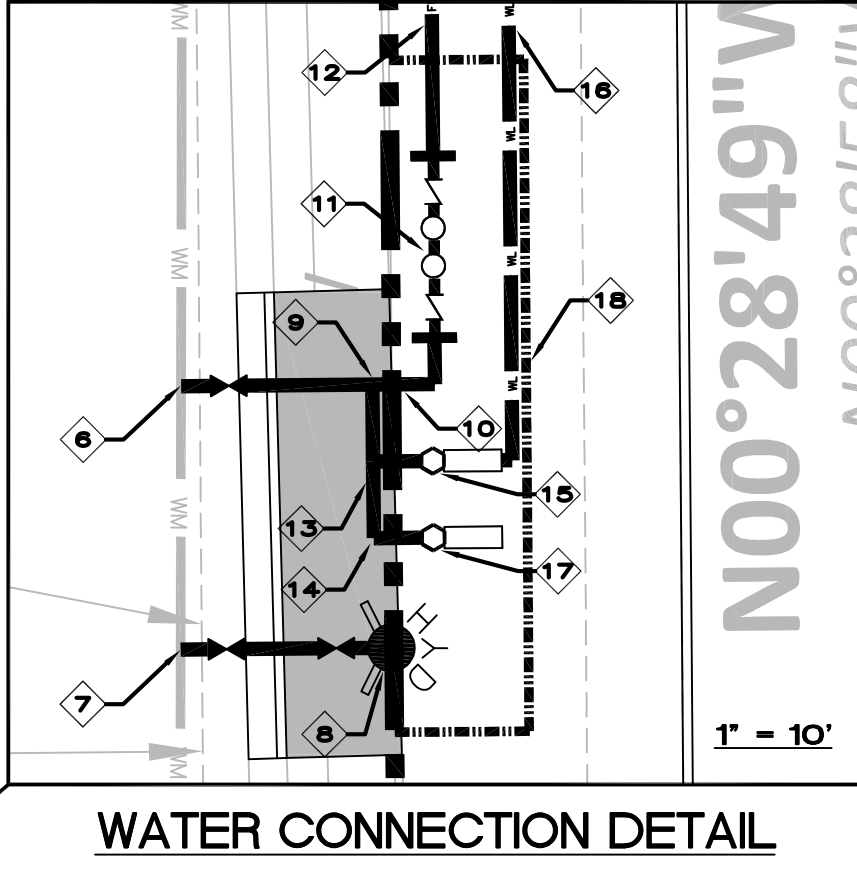
SHEET NO: C-3 OF C-3



- UTILITY LEGEND**
- PROPOSED SANITARY MANHOLE
 - PROPOSED CLEANOUT
 - PROPOSED GATE VALVE
 - PROPOSED FIRE HYDRANT
 - PROPOSED REDUCER
 - PROPOSED BLOWOFF
 - PROPOSED WATER METER
 - PROPOSED BACKFLOW PREVENTER
 - WATER LINE
 - FIRE LINE
 - LINEAR FEET
 - EXISTING EASEMENT (DEPICTED ON PLAN)
 - PROPOSED EASEMENT (DEPICTED ON PLAN)

- KEY NOTES (WATER):**
- EXISTING 12" WATER MAIN
 - EXISTING 10" WATER MAIN
 - EXISTING 8" WATER MAIN
 - EXISTING 8" WATER MAIN STUBOUT
 - RELOCATE EXISTING FIRE HYDRANT TO THIS LOCATION (SEE PLAN SHEET D-1) (INCLUDE 30 LF OF 6" PVC WATER MAIN)
 - PROPOSED 12"x8" WET TAP (BY CONTRACTOR) WITH 8" GATE VALVE AND 9 LF OF 8" PVC WATER MAIN (SEE DETAIL, SHEET C-7)
 - PROPOSED 12"x6" WET TAP (BY CONTRACTOR) WITH 6" GATE VALVE AND 9 LF OF 6" PVC WATER MAIN (SEE DETAIL, SHEET C-7)
 - PROPOSED FIRE HYDRANT ASSEMBLY (SEE DETAIL, SHEET C-7)
 - PROPOSED 8"x4" TEE
 - PROPOSED 2 LF OF 8" PVC WATER MAIN AND 90° BEND
 - PROPOSED 8" DDCVA (POINT OF SERVICE AND FDC) (SEE DETAIL, SHEET C-7) (SIZE TO BE CONFIRMED BY FIRE ENGINEER) (SEE SEPARATE FIRE PLANS)
 - PROPOSED 102 LF (TO BUILDING) OF 8" PVC FIRE LINE (C-900, DR-14, PC-200) (SIZE TO BE CONFIRMED BY FIRE ENGINEER) (SEE SEPARATE FIRE PLANS)
 - PROPOSED 8 LF OF 4" PVC WATER LINE WITH 4" TEE FOR DOMESTIC SERVICE
 - PROPOSED 90° BEND AND 4"x2" REDUCER
 - PROPOSED 3" DOMESTIC METER (BY CITY) w/ RPBF (BY CONTRACTOR) (SEE DETAIL, SHEET C-7)
 - PROPOSED 118 LF (TO BUILDING) OF 4" PVC DOMESTIC SERVICE LINE
 - PROPOSED 1.5" IRRIGATION METER (BY CITY) w/ RPBF (BY CONTRACTOR) (SEE DETAIL, SHEET C-7)
 - PROPOSED UTILITY EASEMENT

FIRE FLOW CALCULATIONS	
PER NFPA 1, 18.4.5.2.1 (FPFC, 7TH EDITION)	
BUILDING AREA:	79,902 SF
TYPE OF CONSTRUCTION:	I(000), UNPROTECTED, SPRINKLERED
REQUIRED FIRE FLOW DEMAND:	6,000 GPM
FIRE SPRINKLER SYSTEM PROVIDED? (REDUCE NF 70X WITH SPRINKLER SYSTEM)	YES
REQUIRED FIRE FLOW DEMAND (ADJUSTED):	1,500 GPM
REQUIRED FIRE FLOW DEMAND:	1,500 GPM
NUMBER OF HYDRANTS REQUIRED:	TWO
NUMBER OF HYDRANTS PROVIDED:	TWO (ONE EXISTING AND ONE PROPOSED)



WATER CONNECTION DETAIL

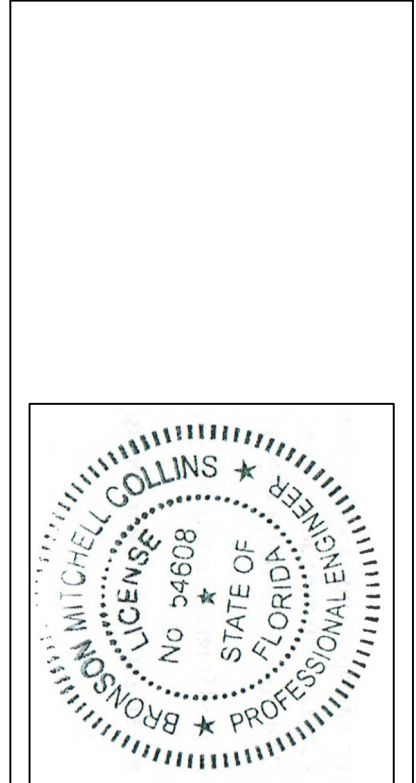
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REV/DATE	BY
12-21-23	M.C.
AS PER CITY	
1-25-24	M.C.
AS PER CITY	

WATER UTILITY PLAN
FOR
CAMBRIA SUITES AT OCOEE

OCOOEE, FLORIDA

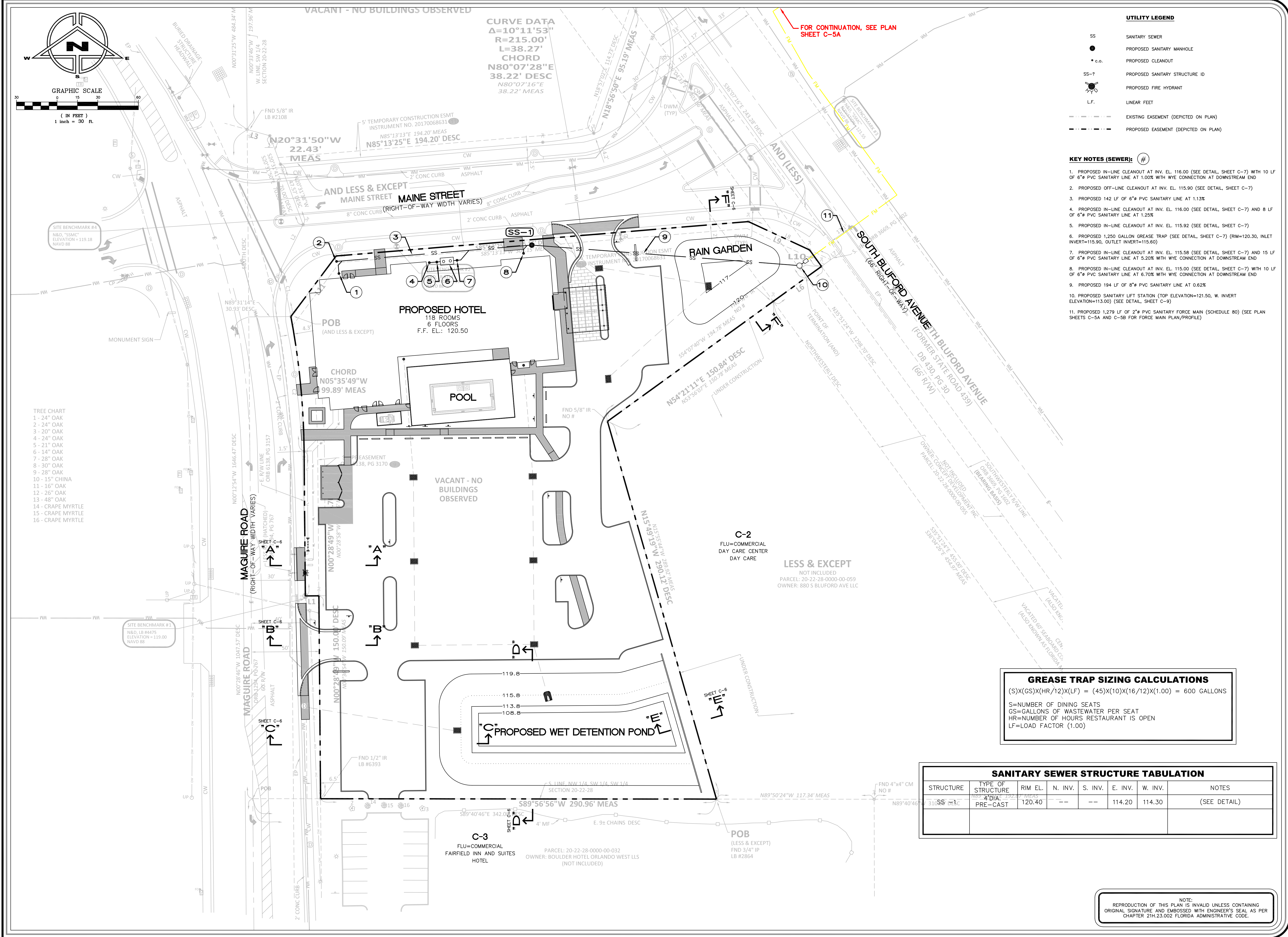
926 MACGUIRE ROAD



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SCALE:	1" = 30'
JOB NO:	223-020
SHEET NO:	C-4 OF C-9



REV/DATE
12-21-23
AS PER CITY

BY
M.C.

1-25-24
AS PER CITY

BY
M.C.

SANITARY UTILITY PLAN
FOR
CAMBRIA SUITES AT OCOEE

926 MAGUIRE ROAD
OCOOEE, FLORIDA

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NO. 54608
STATE OF FLORIDA
PROFESSIONAL ENGINEER

MITCHELL COLLINS, P.E. # 54608
STATE OF FLORIDA, C.A.# 9523

DATE

DRAWN BY: M.C.

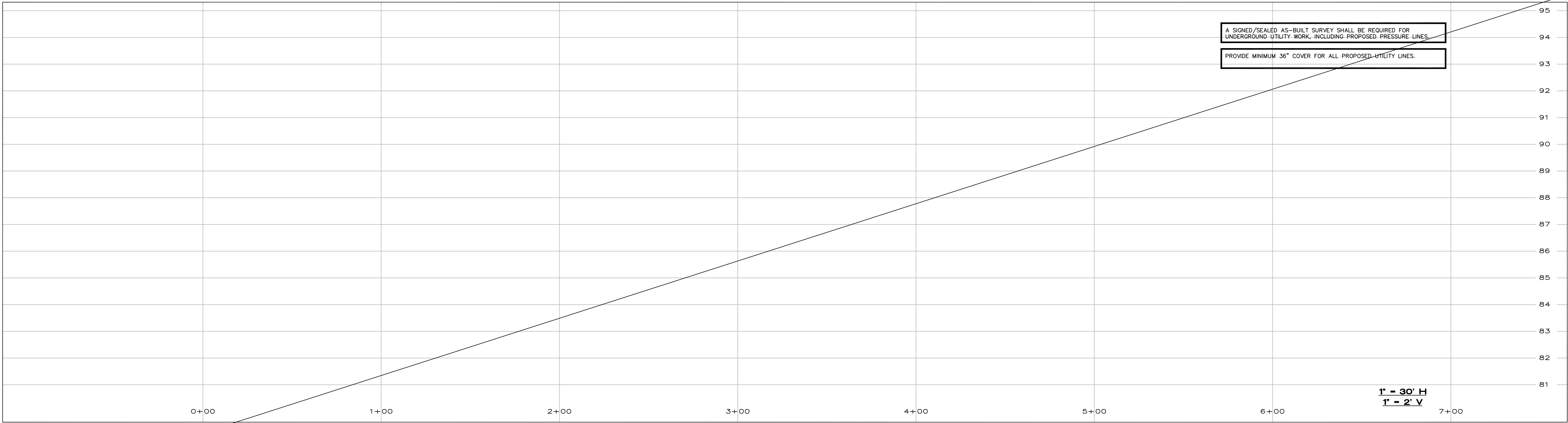
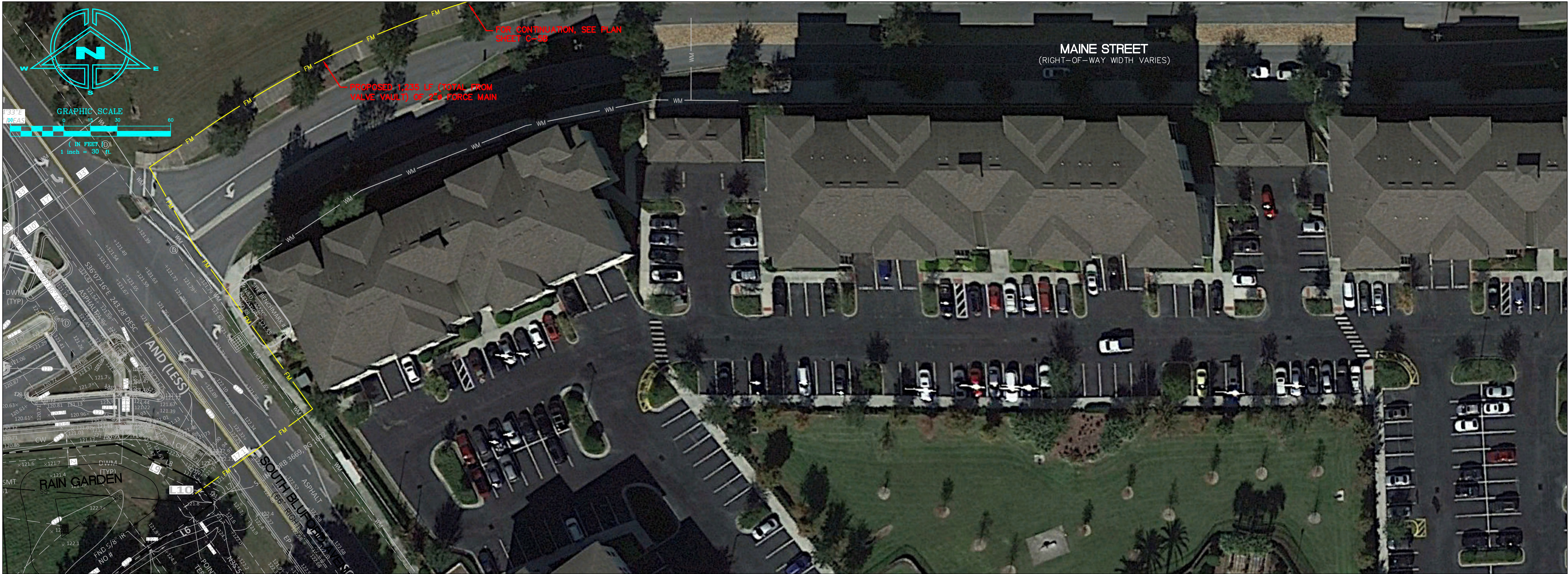
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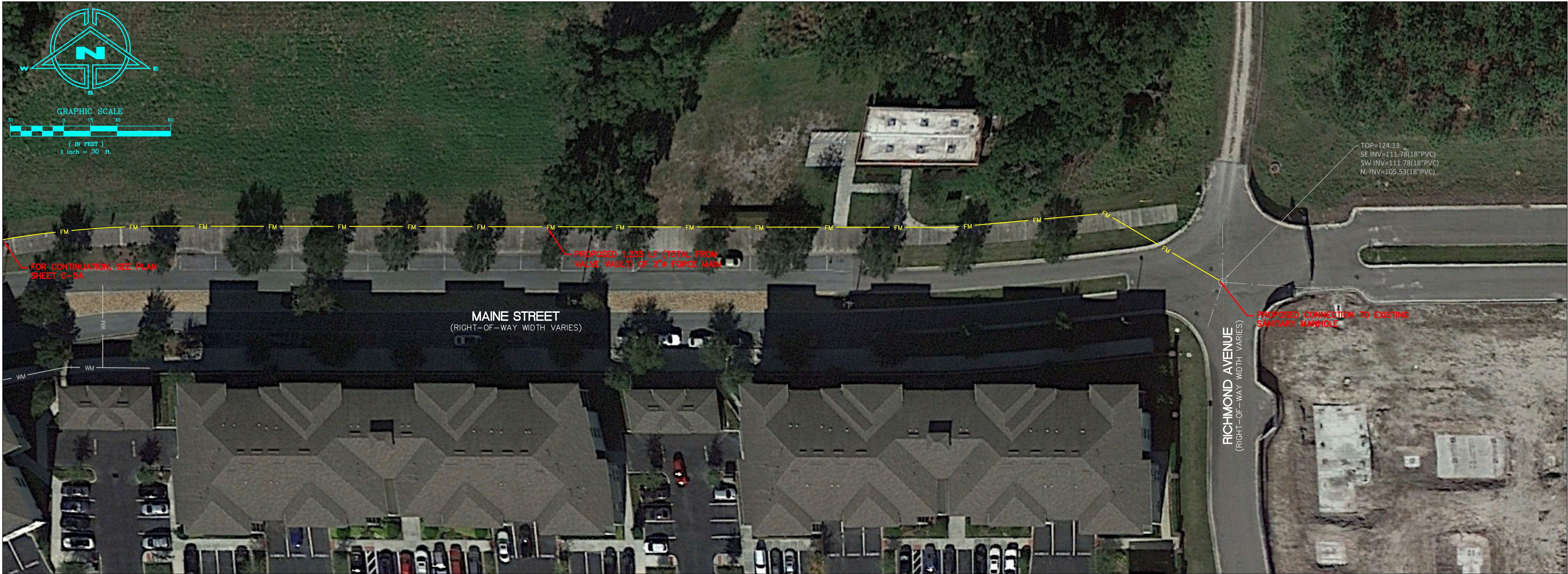
FORCE MAIN PLAN/PROFILE
FOR
CAMBRIA SUITES AT OCOEE
926 MAGUIRE ROAD
OCOEE, FLORIDA

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MICHAEL COLLINS, P.E.
NO. 54608
STATE OF FLORIDA
PROFESSIONAL ENGINEER

MICHAEL COLLINS, P.E. # 54608
STATE OF FLORIDA, C.A.# 9523
DATE

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	10-25-23
SCALE:	AS SHOWN
JOB NO:	223-020
SHEET NO:	C-5A OF C-9



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REV/DATE	BY
1-25-24	M.C.
AS PER CITY	
-	-
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FORCE MAIN PLAN/PROFILE
FOR
CAMBRIA SUITES AT OCOEE
926 MACGUIRE ROAD
OCOEE, FLORIDA

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MICHAEL COLLINS, P.E., INC.
1001 WEST MAIN AVENUE, SUITE 200
ORLANDO, FL 32801
TEL: 407.358.8637
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WWW.MICHAELCOLLINSPE.COM

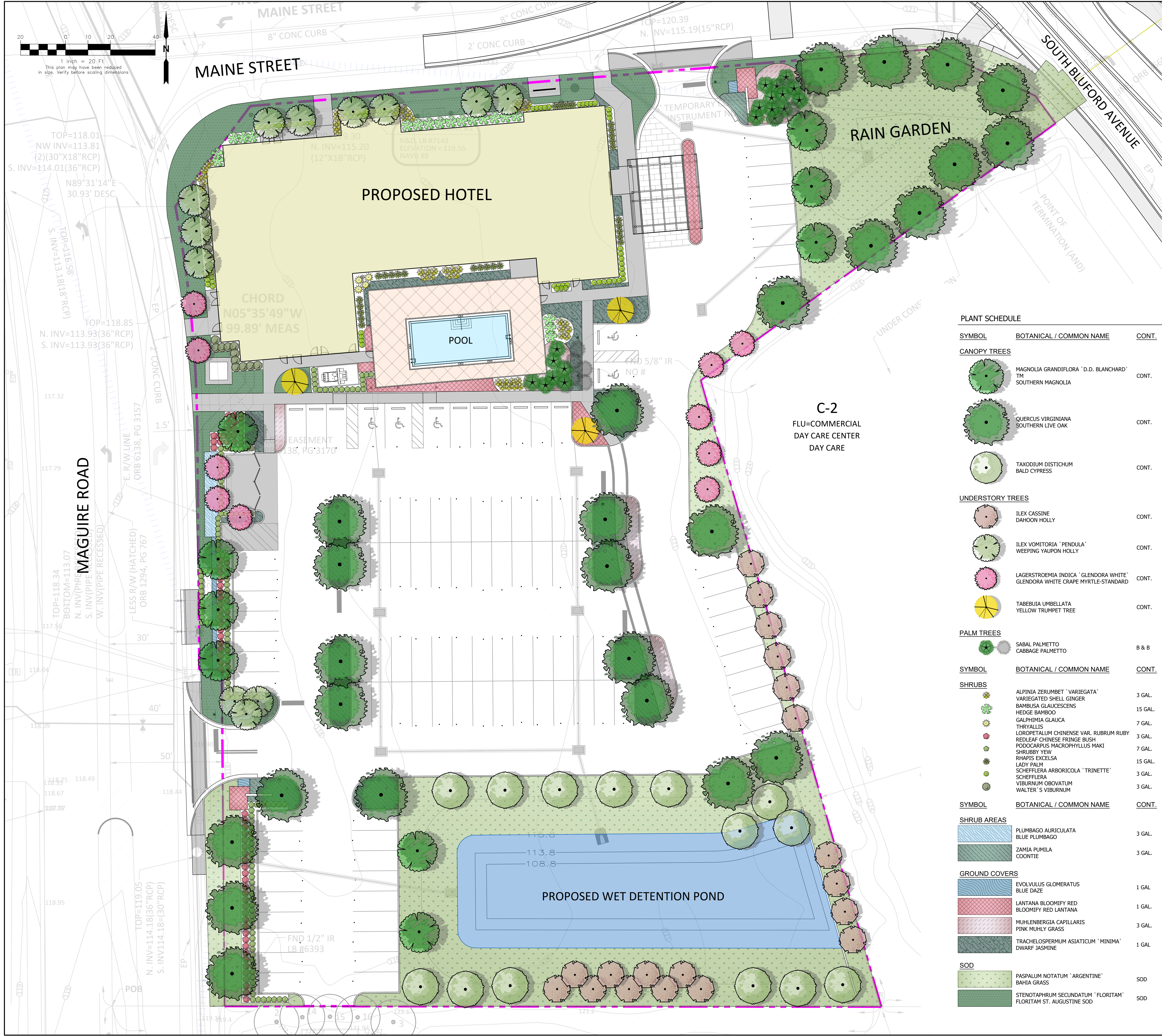
MICHAEL COLLINS, P.E. # 54608
STATE OF FLORIDA, C.A.# 9523
DATE

MICHAEL COLLINS, P.E. # 54608
STATE OF FLORIDA, C.A.# 9523

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CHECKED BY:	M.C.
DATE:	10-25-23
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CAMBRIA SUITES HOTEL "NATIVE PLANTS PER LDC ARTICLE 6-106"			
(40% of each category must be native)			
01/25/2024			
Trees			
Quantity	Common Name		
9	9 native	SOUTHERN MAGNOLIA	
26	26 native	SOUTHERN LIVE OAK	
14	14 native	BALD CYPRESS	
19	19 native	DAHOO HOLLY	
12	12 native	WEEPING YUPOON HOLLY	
10		WHITE CRAPE MYRTLE	
3		YELLOW TRUMPET TREE	
19	19 native	SABAL PALM	
112	99	88% TREES ARE NATIVE	
Shrubs			
Quantity	Common Name		
50		VARIEGATED SHELL GINGER	
19		HEDGE BAMBOO	
4	4 native	THRYALLIS	
63		REDLEAF CHINESE FRINGE BUSH	
160		SHRUBBY YEW	
30		LADY PALM	
72		SCHAEFLERA TRINETTE	
20	20 native	WALTER'S VIBURNUM	
37		BLUE PLUMBAGO	
395	395 native	COONTIE	
850	419	49% SHRUBS AND VINES ARE NATIVE	
Groundcovers			
Quantity	Common Name		
136		BLUE DAZE	
414	414 native	BLOOMIFY RED LANTANA	
328	328 native	PINK MUHLY GRASS	
516		DWARF ASIAN JASMINE	
1394	742	53% GROUNDCOVERS ARE NATIVE	

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT.	CAL	SPECIFICATION	WATER USAGE	NATIVE	
CANOPY TREES							
	MAGNOLIA GRANDIFLORA "D.D. BLANCHARD" TM SOUTHERN MAGNOLIA	CONT.	3.5" CAL	10' H X 4' S	LOW-MEDIUM	YES	
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	CONT.	3.5" CAL	10-12' HT X 4-6" SPR	LOW-MEDIUM	YES	
	TAXODIUM DISTICHUM BALD CYPRESS	CONT.	3.5" CAL	10' H X 5' S	LOW-HIGH	YES	
UNDERSTORY TREES							
	ILEX CASSINE DAHOO HOLLY	CONT.	2.5" CAL	8' H X 3' S	MEDIUM-HIGH	YES	
	ILEX VOMITORIA "PENDULA" WEEPING YAUPOH HOLLY	CONT.	2.5" CAL	8' H X 3' S	MEDIUM	YES	
	LAGERSTROEMIA INDICA "GLENLORA WHITE" GLENLORA WHITE Crape MYRTLE-STANDARD	CONT.	2.5" CAL	8' H X 3' S	LOW-MEDIUM	NO	
	TABEBUIA UMBELLATA YELLOW TRUMPET TREE	CONT.	2.5" CAL	8' H X 3' S	LOW	NO	
PALM TREES							
	SABAL PALMETTO CABBAGE PALMETTO	B & B	14" CAL	VARY HEIGHTS	MEDIUM	YES	
SYMBOL	BOTANICAL / COMMON NAME	CONT.	±	SPECIFICATION	WATER USAGE	NATIVE	
SHRUBS							
	ALPINIA ZERUMBET "VARIEGATA" VARIEGATED SHELL GINGER	3 GAL.		13"x18"	LOW-MEDIUM	NO	
	BAMBUZA GLAUCESENS HEDGE BAMBOO	15 GAL.		8-10FT HT	LOW-MEDIUM	NO	
	GALPHIMIA GLAUCA THRYALLIS	7 GAL.		15"-18" OA	LOW-MEDIUM	YES	
	LOROPETALUM CHINENSE VAR. RUBRUM RUBY REDLEAF CHINESE FRINGE BUSH	3 GAL.		14" H X 16" S	LOW	NO	
	PODOCARPUS MACROPHYLLUS MAKI SHRUBBY YEW	7 GAL.		36" HT MIN	LOW-MEDIUM	NO	
	RHAPIS EXCELSA LADY PALM	15 GAL.		4' H MIN	LOW	NO	
	SCHAEFLERA ARBORICOLA "TRINETTE" SCHEFFLERA	3 GAL.		16" H X 16" S	LOW-MEDIUM	NO	
	VIBURNUM OBOVATUM WALTER'S VIBURNUM	3 GAL.		14" H X 12" S	LOW	YES	
SYMBOL	BOTANICAL / COMMON NAME	CONT.	±	SPECIFICATION	WATER USAGE	NATIVE	SPACING
SHRUB AREAS							
	PLUMBAGO AURICULATA BLUE PLUMBAGO	3 GAL.		18" H X 18" S	LOW	NO	30" o.c.
	ZAMIA PUMILA COONTIE	3 GAL.		12" H X 12" S	LOW	YES	30" o.c.
GROUND COVERS							
	EVOLVULUS GLOMERATUS BLUE DAZE	1 GAL.		10" H X 12" S	LOW	NO	18" o.c.
	LANTANA BLOOMIFY RED BLOOMIFY RED LANTANA	1 GAL.		6" O.A.	LOW	YES	18" o.c.
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	3 GAL.		22" H X 18" S	LOW-HIGH	YES	24" o.c.
	TRACHELOSPERMUM ASIATICUM "MINIMA" DWARF JASMINE	1 GAL.		10" H X 12" S	LOW-MED	NO	18" o.c.
SOD							
	PASPALLUM NOTATUM "ARGENTINE" BAHIA GRASS	SOD		PALLET	N/A	NO	
	STENOTAPHRUM SECUNDATUM "FLORITAM" FLORITAM ST. AUGUSTINE SOD	SOD		PALLET	MEDIUM	NO	



Digitally signed by
MARY K MAGLEY
Date: 2024.01.25 10:04:49
Str of Florida Lic. No. 0001375

REVISIONS		
REVISION NUMBER	REVISION DESCRIPTION	REVISION DATE
1	CITY COMMENTS	12/21/2023
2	CITY COMMENTS	01/25/2024

ISSUED	
NOVEMBER 16, 2023	PRELIMINARY SITE PLAN

CAMBRIA SUITES AT OCOEE
924 Maguire RD Ocoee, FL 34761
Maguire Holding Group

CONCEPTUAL PLANTING PLAN

PRELIMINARY SITE PLAN

PROJECT NUMBER: MD#2328
DATE: NOVEMBER 14, 2023
DRAWN BY: MD
CHECKED BY: MKM

SCALE AS INDICATED

L1

75'-0" MAX.
BLDG.HT.



NORTH EAST ELEVATION



NORTH ELEVATION

75'-0" MAX.
BLDG.HT.



NORTH WEST ELEVATION

75'-0" MAX.
BLDG.HT.



SOUTH WEST ELEVATION

75'-0" MAX.
BLDG.HT.



SOUTH EAST ELEVATION

Serial Number
24-00396W

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 February 13, 2024
Cambria Suites

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

issues of 2/1/2024

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

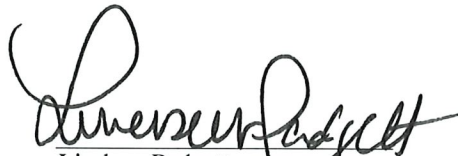
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE
CAMBRIA SUITES AT OCOEE
LARGE-SCALE PRELIMINARY SITE PLAN
CASE NUMBER: LS-2023-010

NOTICE IS HEREBY GIVEN, pursuant to Article IV, Section 4-3A, of the City of Ocoee Land Development Code that on **TUESDAY, FEBRUARY 13, 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 a Large-Scale Preliminary Site Plan for the Cambria Suites at Ocoee hotel development. The property contains approximately 2.6 acres and is assigned parcel ID number 20-22-28-0000-00-074. It is located on the west side of South Bluford Avenue in the southwest corner of the intersection of Maine Street and South Bluford Avenue.

Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file may be inspected at the Ocoee Development Services Department, located at 1 North Bluford Avenue, Ocoee, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except for legal holidays. The Planning and Zoning Commission may continue the public hearing to other dates and times as it deems necessary. Any interested party shall be advised that the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearings and that no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made during the public hearings will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of the proceedings should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.
February 1, 2024

24-00396W


Lindsey Padgett

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

1st day of February, 2024 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



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



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

STAFF REPORT

Meeting Date: February 13, 2024
Item #: 7

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); Project No. 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 are provided in the LUP, specifically on Sheet 5 Overall Site Plan, including standards for parking, building setbacks, impervious surface area, living area, open space, lot coverage, and parks and recreation. Although four (4) parcels are included in the proposed rezoning, per the proposed LUP, the development of the townhome subdivision will be only on the upland area of parcel number 10-22-28-0000-00-003. This development will not encroach into the wetland areas.

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. There will be no vehicular or pedestrian connections or access to Prairie Oaks Court or Prairie Lake Boulevard.

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: Orange County Public Schools (OCPS) has provided a Formal School Capacity Determination Letter indicating that OCPS has available capacity to accommodate the anticipated student demand from this development. 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.

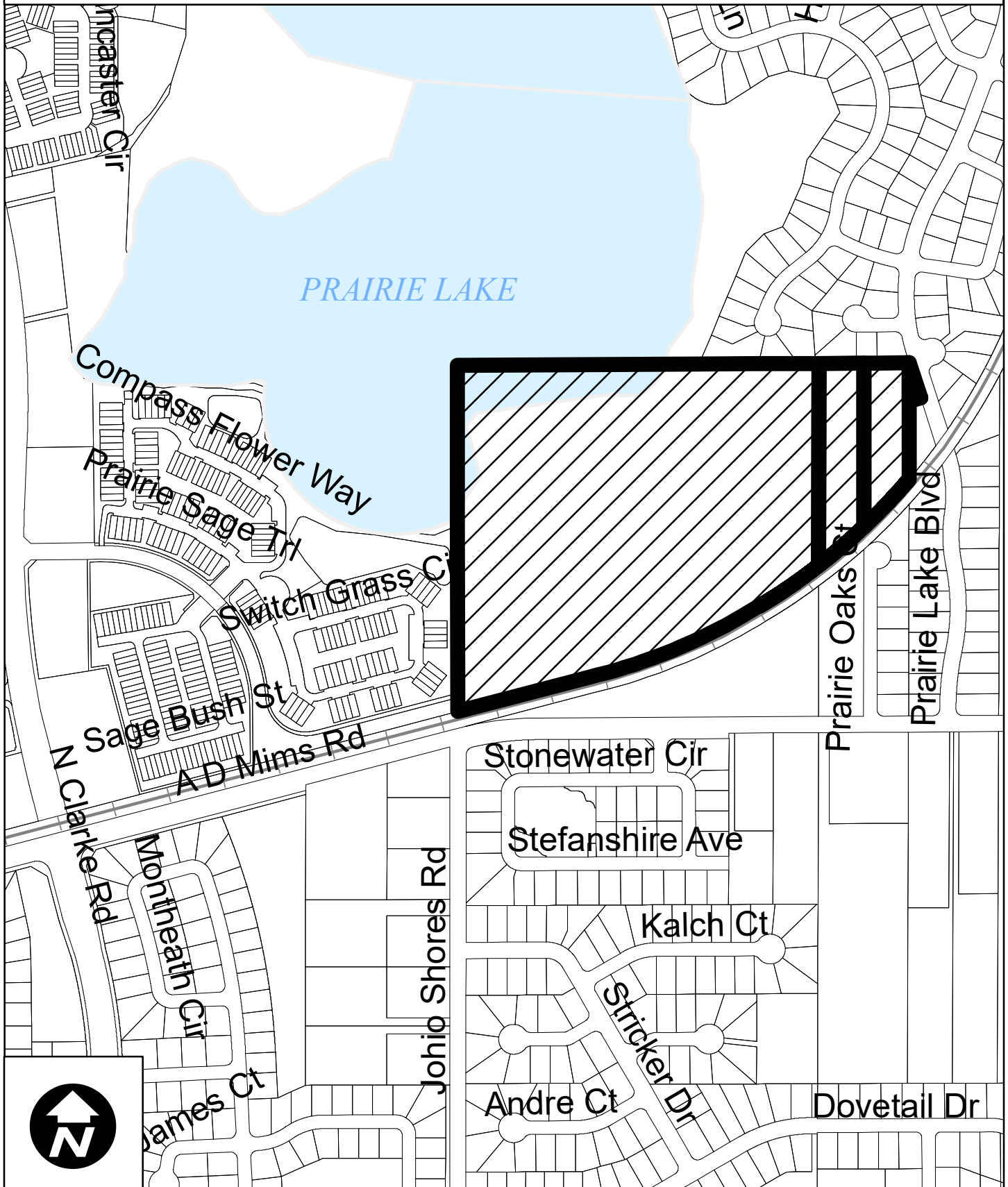
Staff Recommendation:

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.

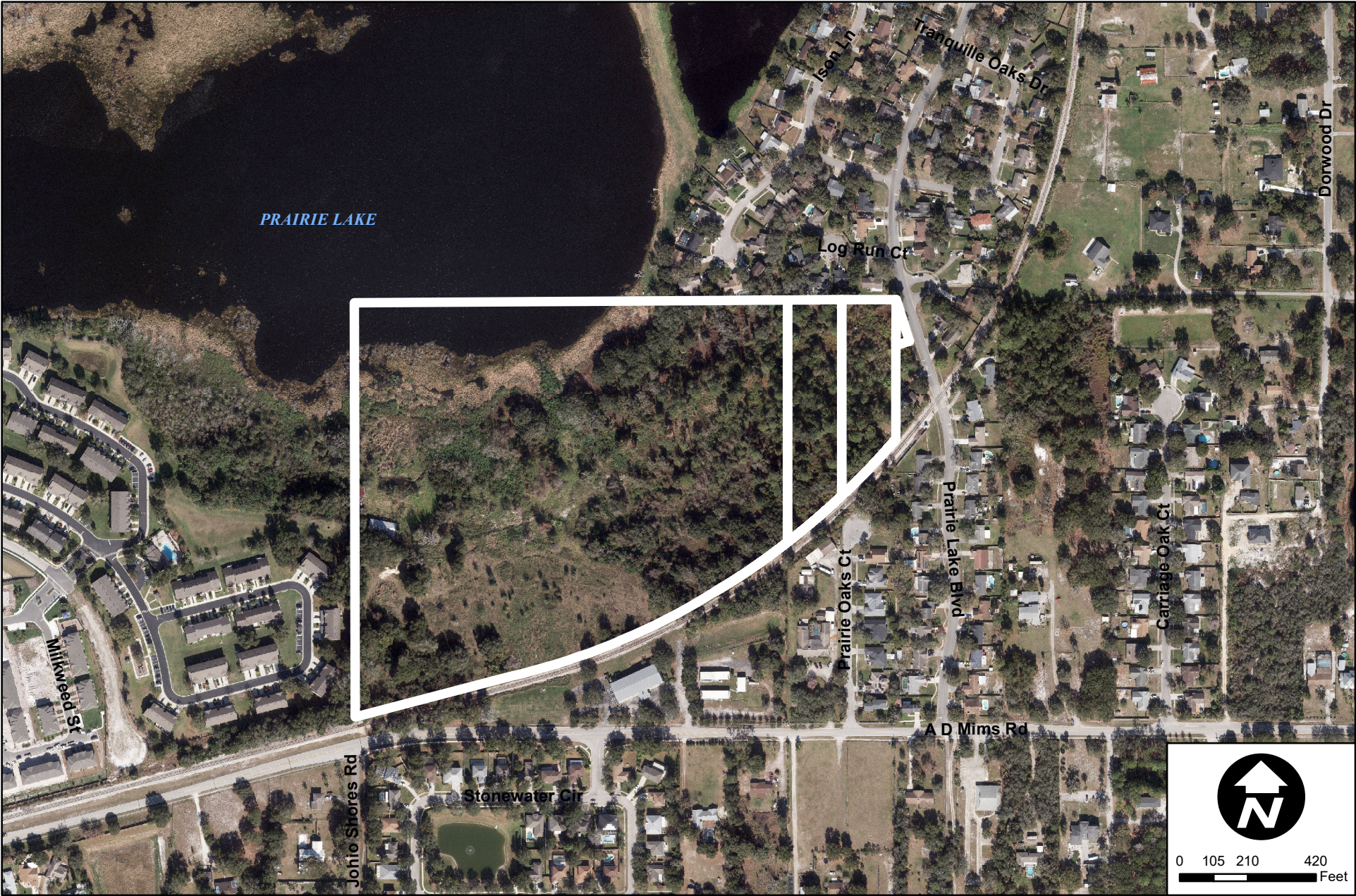
ATTACHMENTS:

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. Gardenia Pointe LUP_122923
6. 24-005_AFD_Ad Gardenia Pointe_RZ_FEB 13 2024 PZC

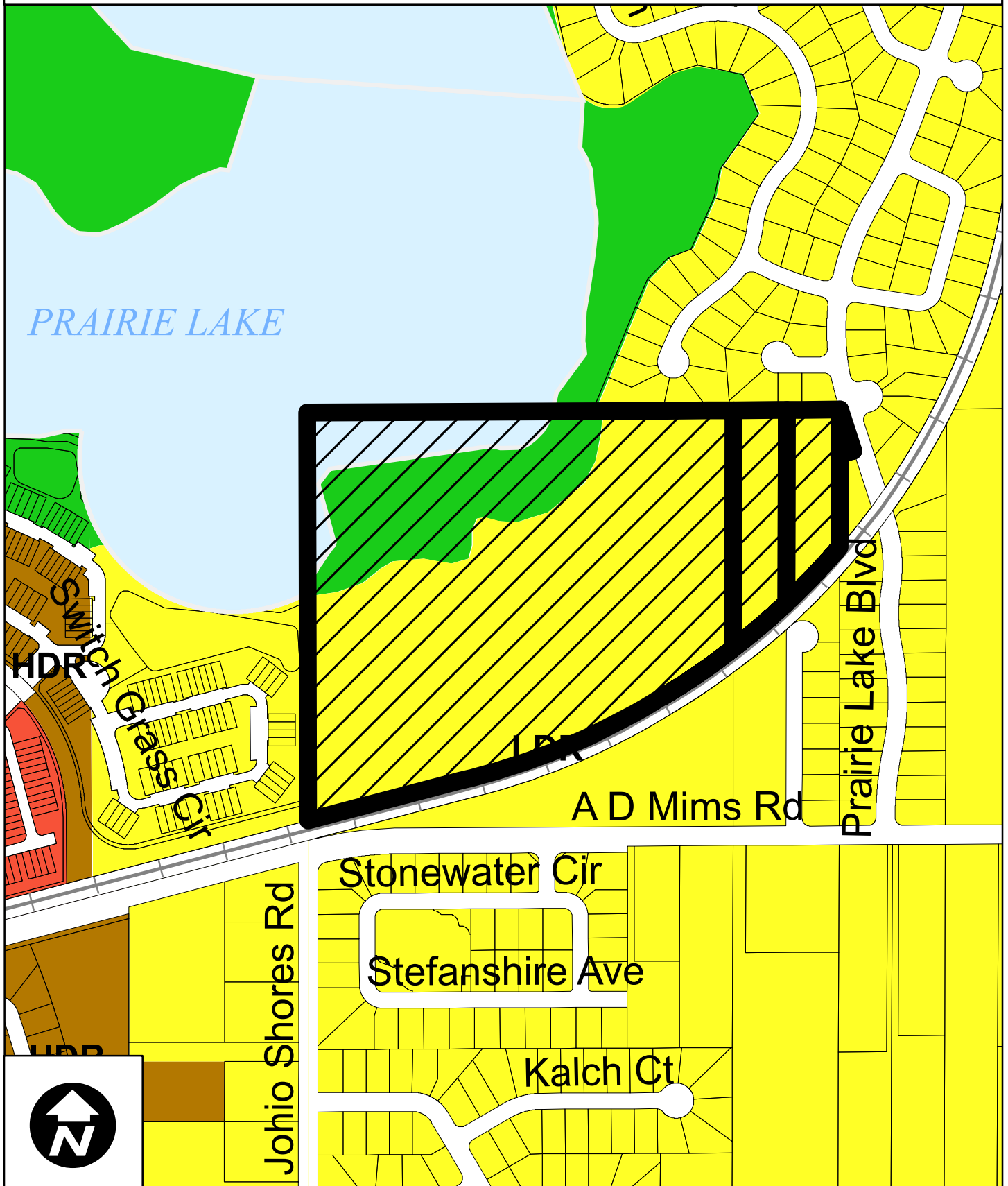
Gardenia Pointe Rezoning Location Map



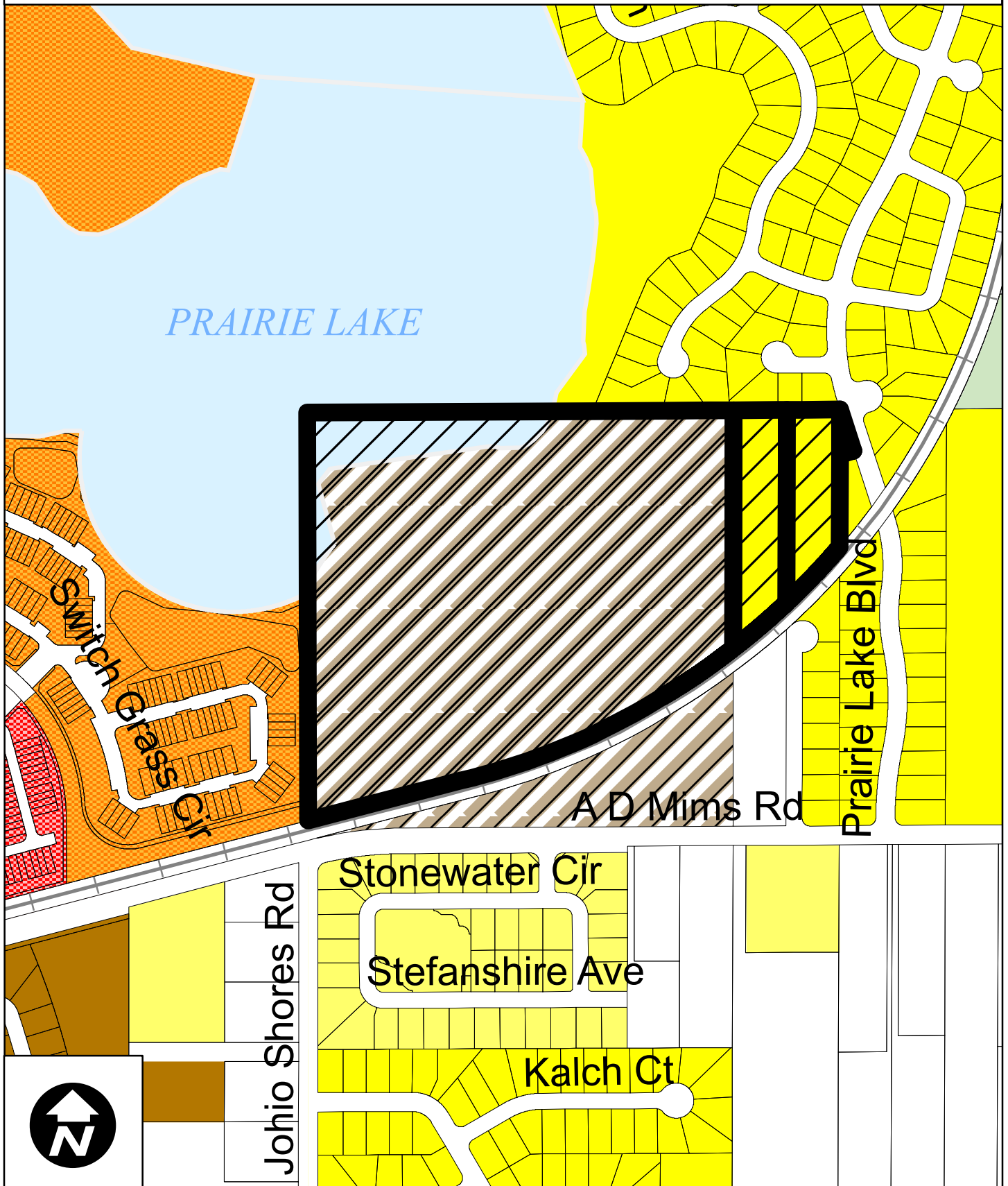
Gardenia Pointe Rezoning 2022 Aerial Map



Gardenia Pointe Rezoning Future Land Use Map



Gardenia Pointe Rezoning Surrounding Zoning Map



Page 198 of 297

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
(M) = 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.

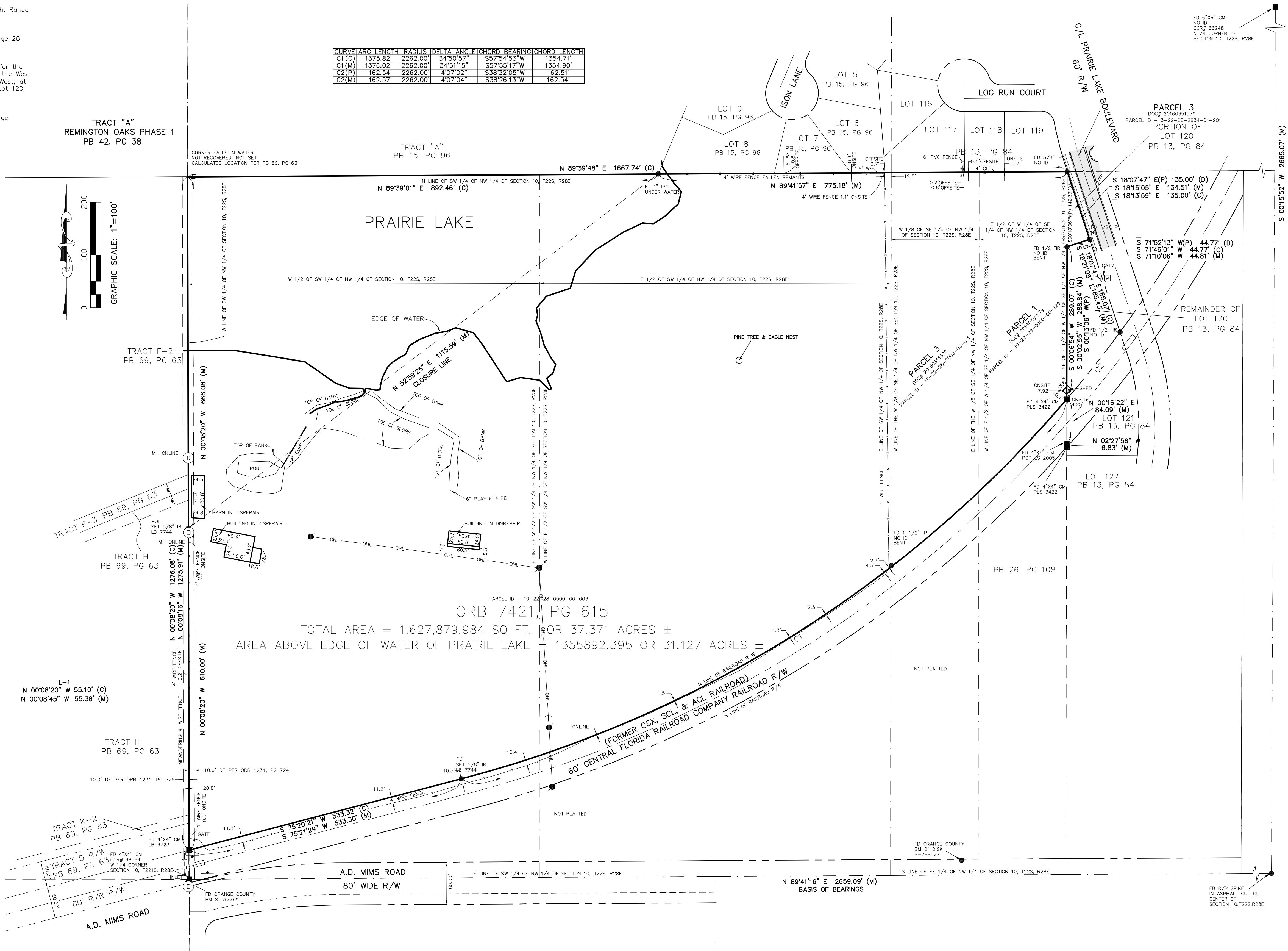
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 12095C0210F HAVING A REVISION DATE OF SEPTEMBER 25, 2009, THE PROPERTY SHOWN HEREON LIES IN UNSHADED ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND FLOOD ZONE AE HAVING A BASE FLOOD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



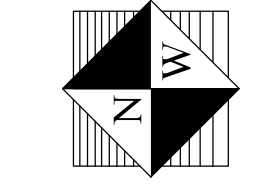
Surveyors Certification:

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

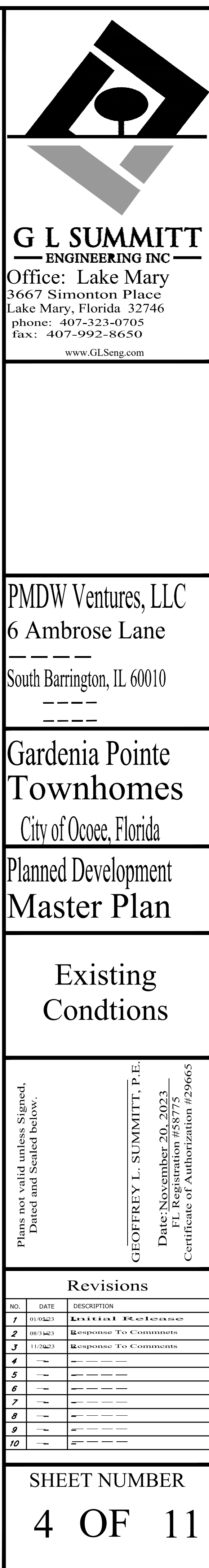
Nieto-Whittaker Surveying LLC
1728 N. Ronald Reagan Blvd., Longwood, FL 32750
PH: (407) 636-8460 FAX: (407) 636-8461
LB No. 7744

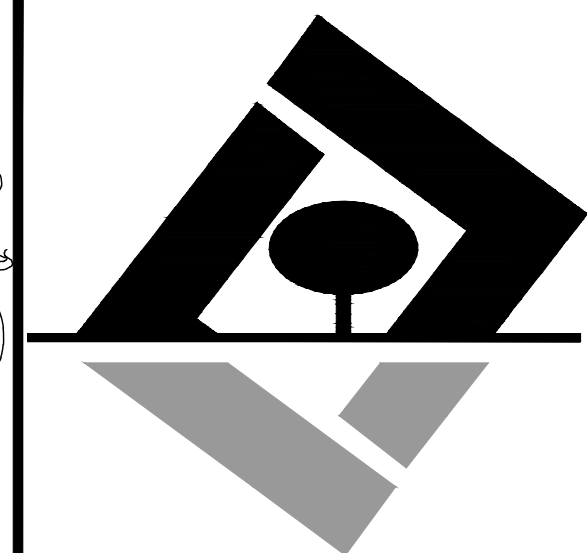


DATE: X/X/X
ORDER NO.: NW21-114
DRAWN BY: BPS
SHEET: 1 OF 1
SCALE: 1"=100'

FIELD BY: DW/SS	NO.	DATE

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





Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
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fax: 407-992-8650
www.GLSeng.com

Gardenia Pointe Townhomes

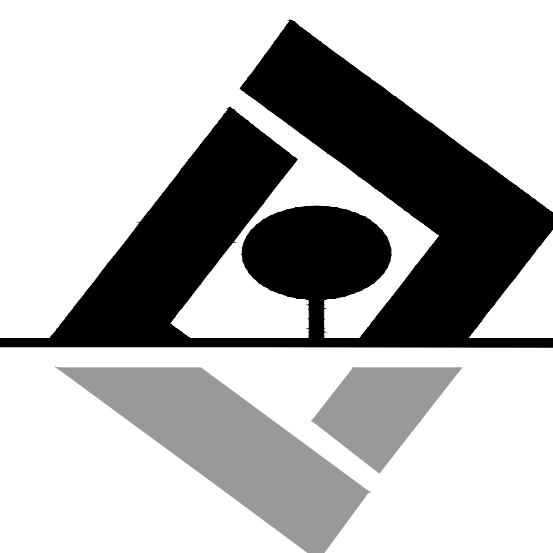
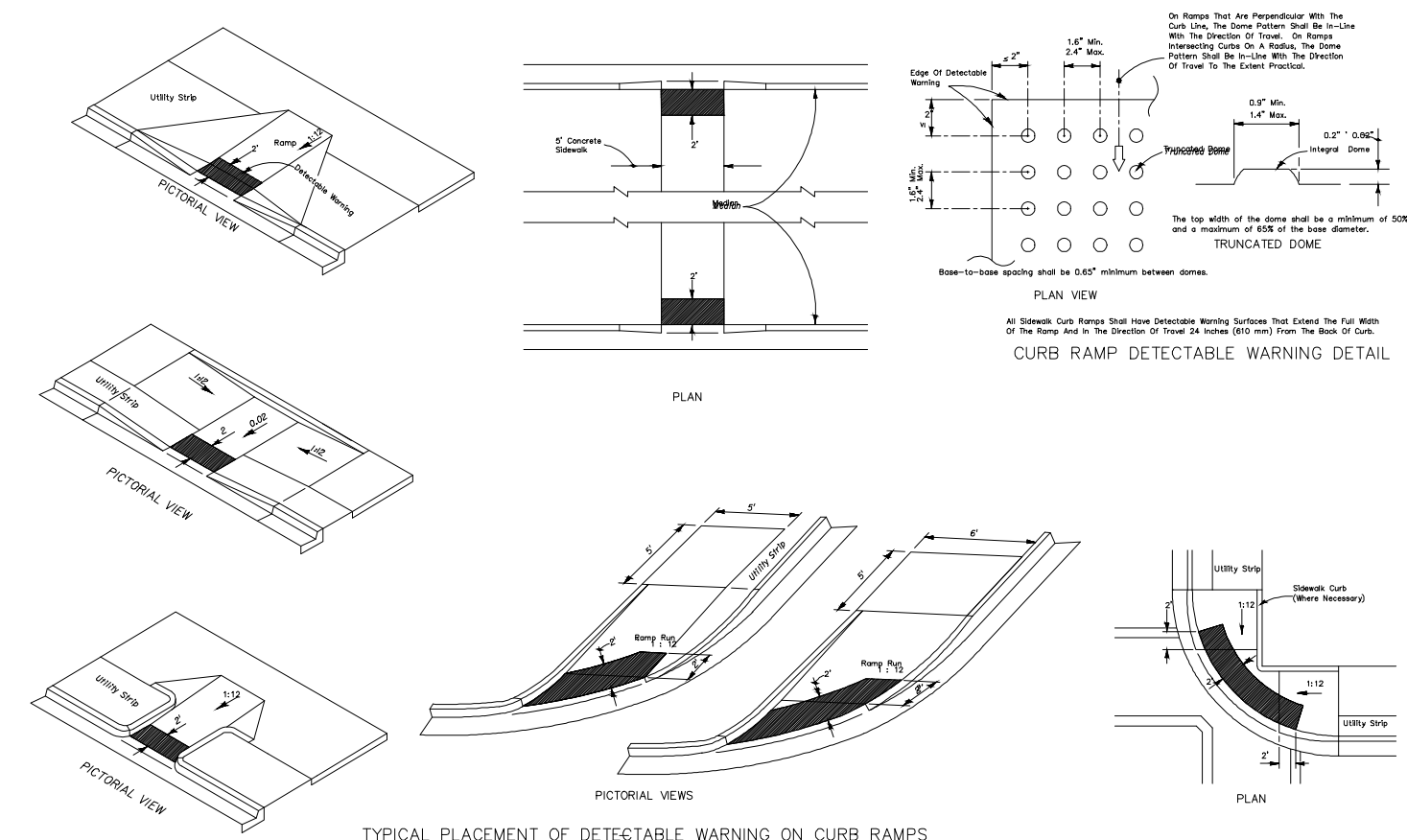
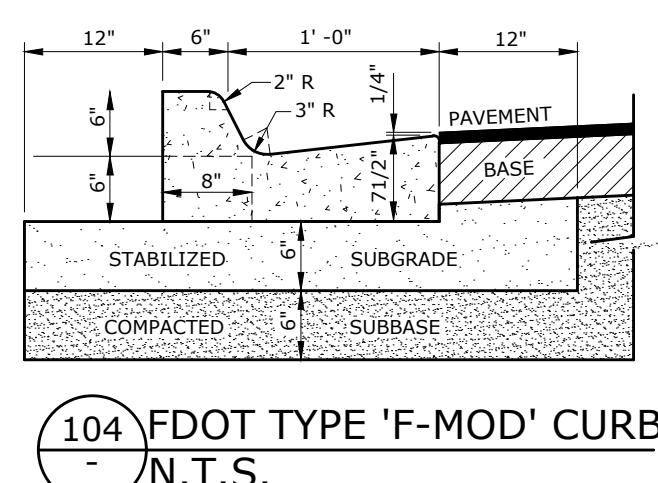
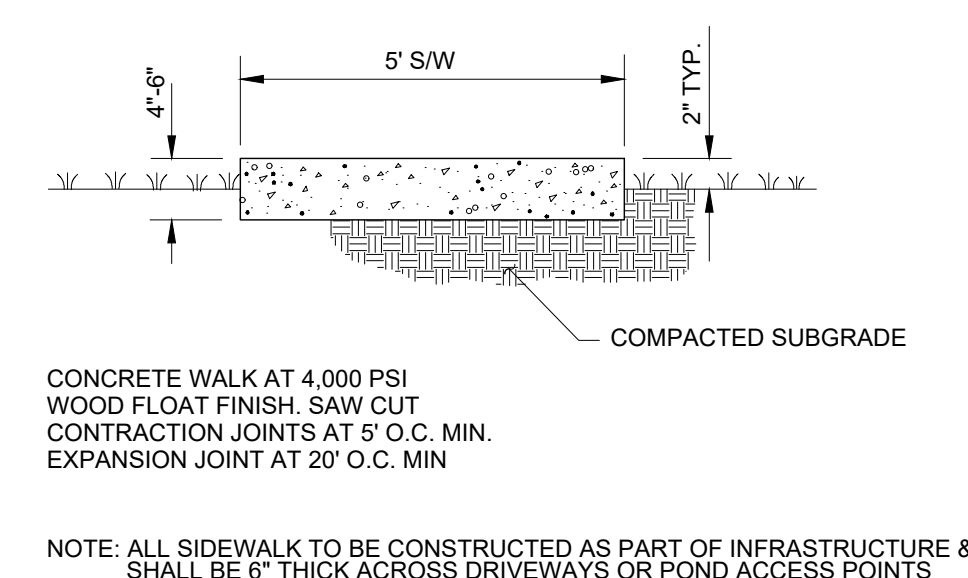
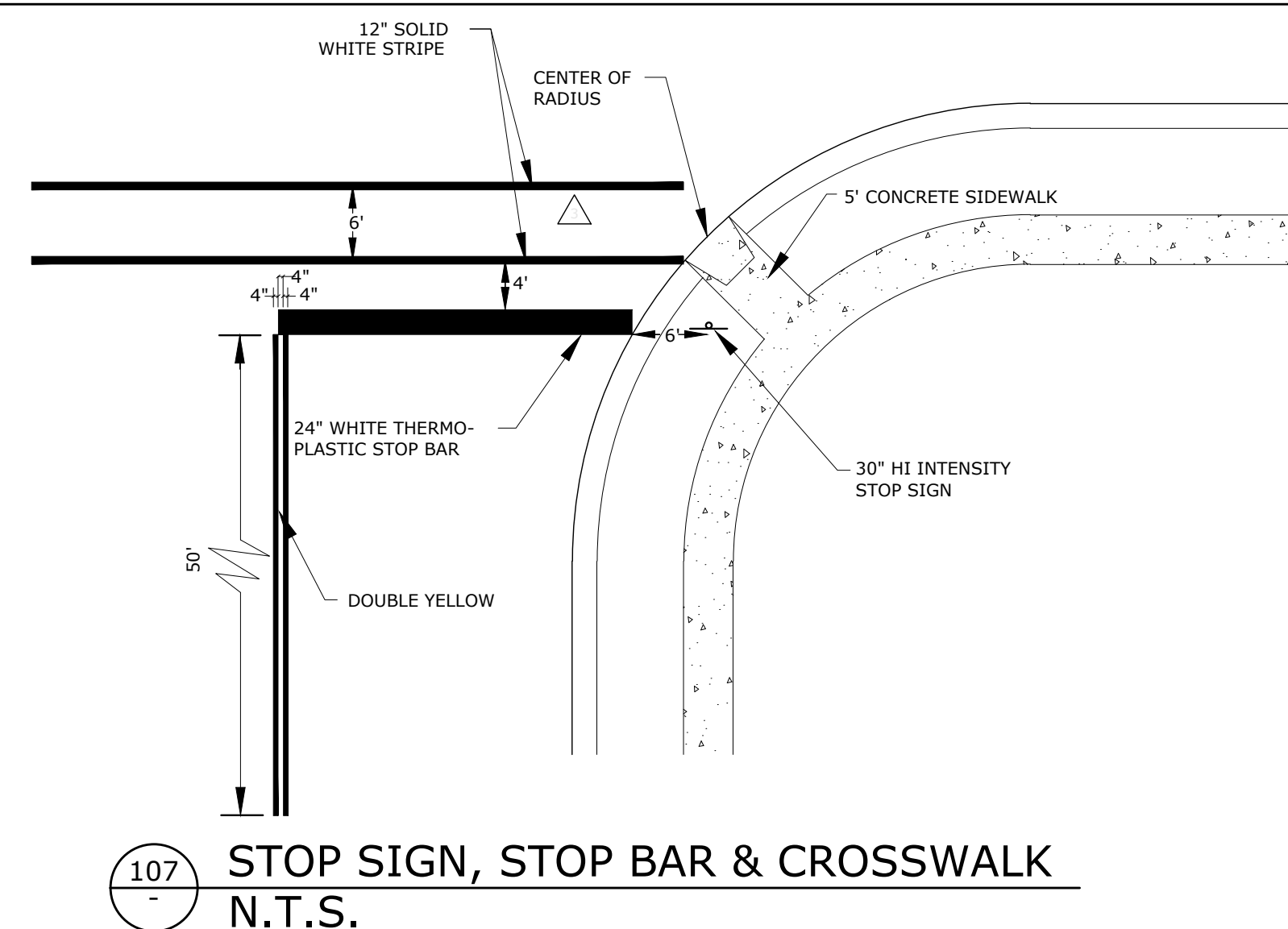
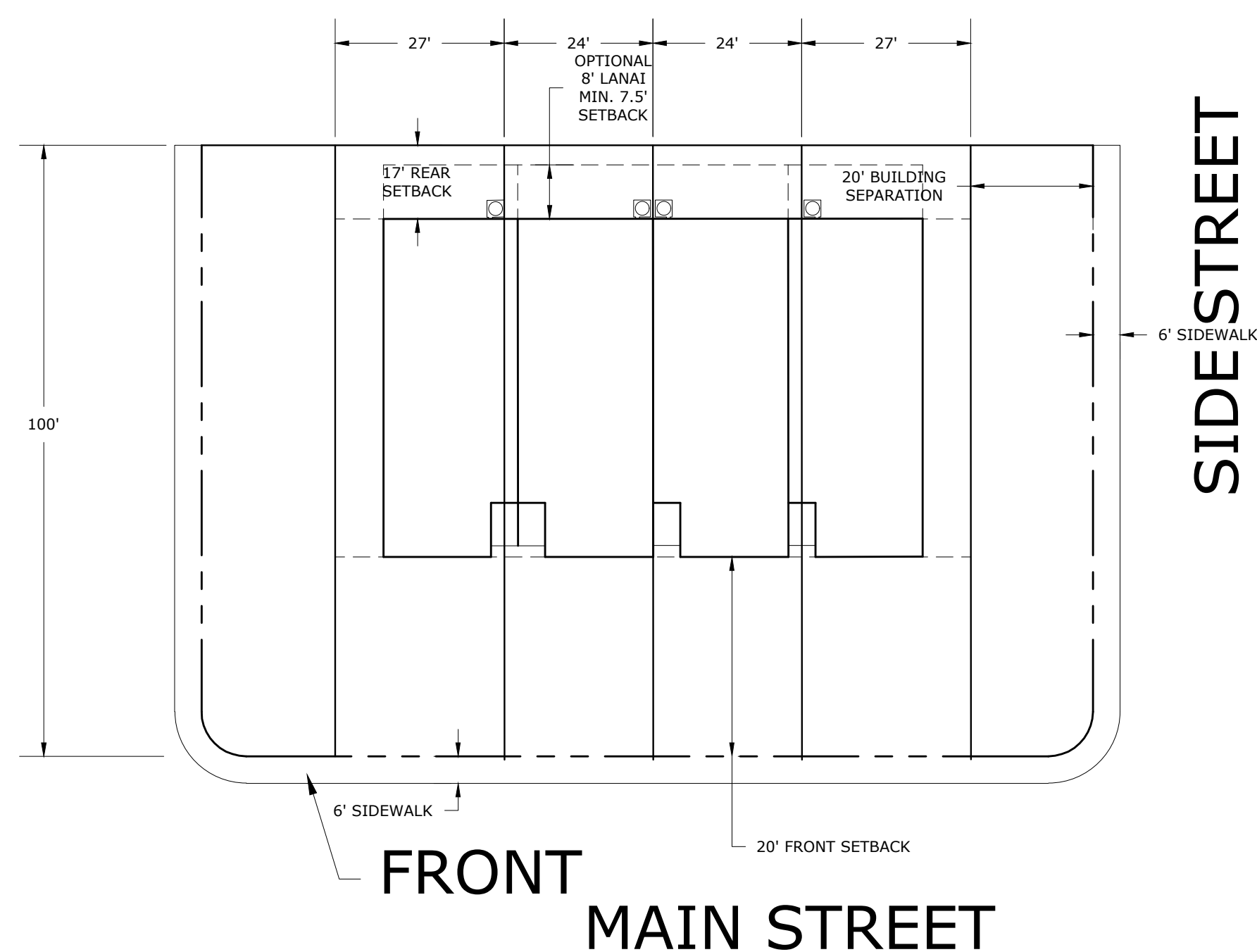
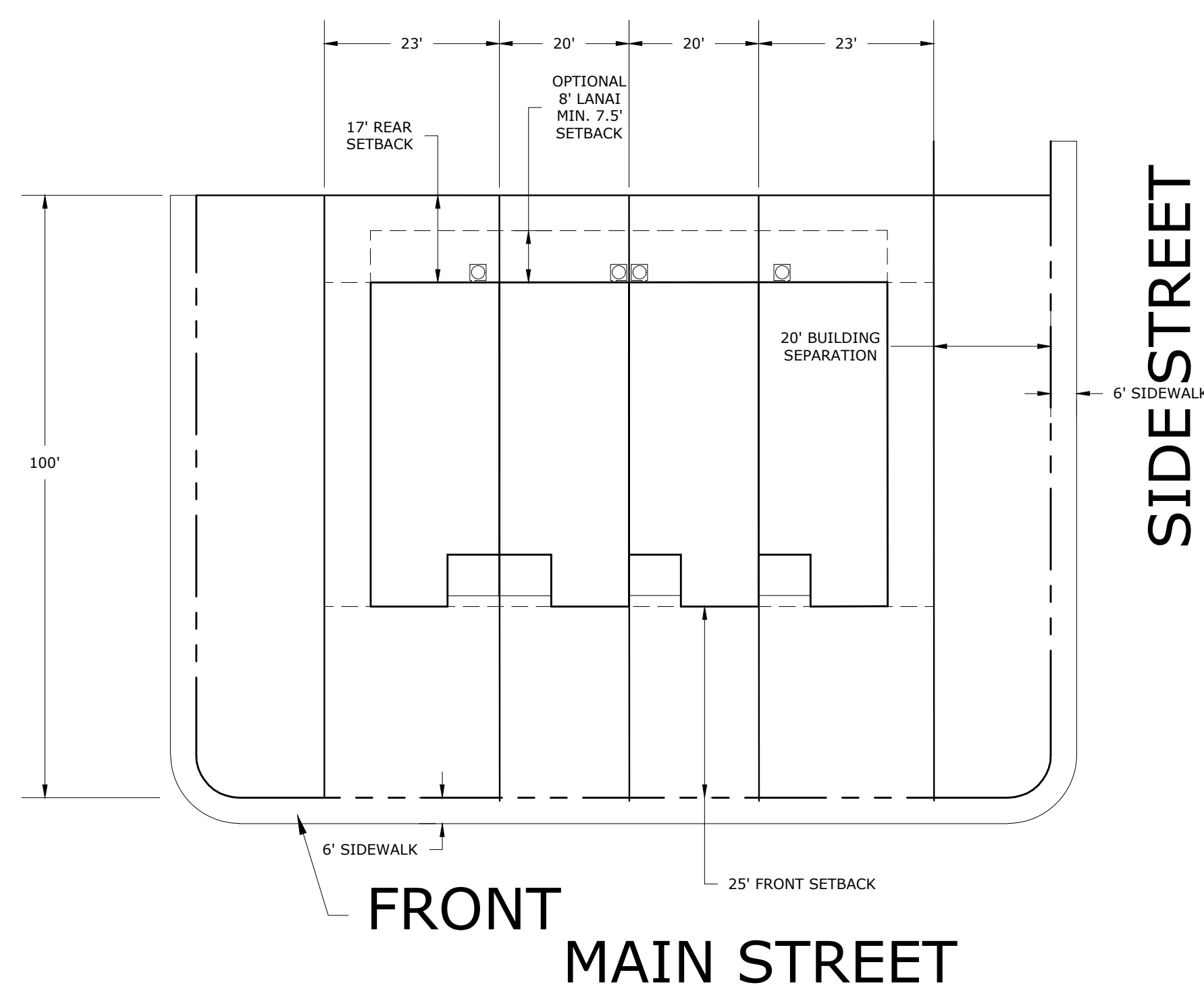
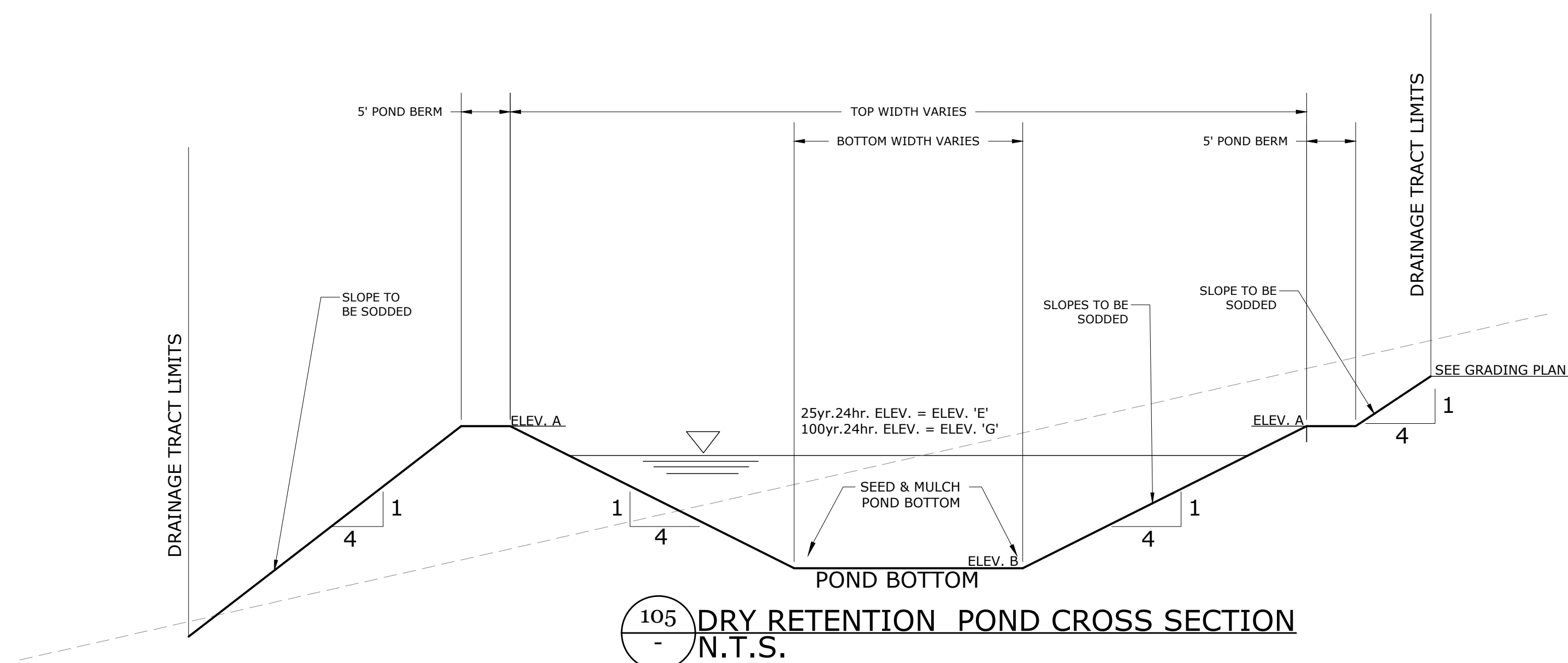
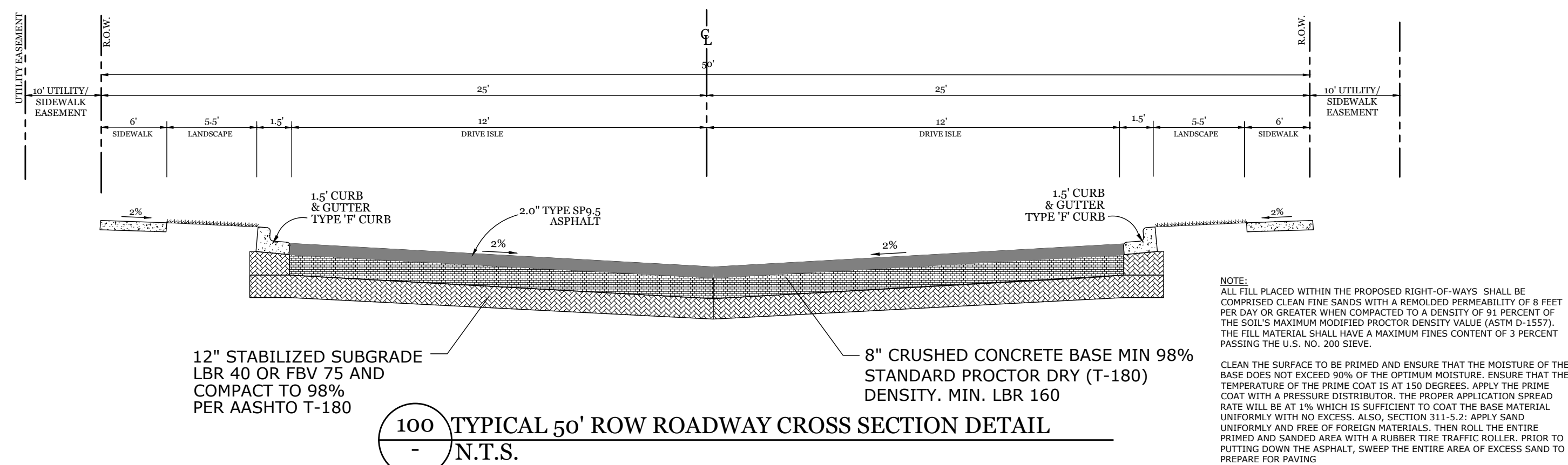
City of Ocoee, Florida

Ocoee Vista Parkway Extension

Revisions		
NO.	DATE	DESCRIPTION
<u>1</u>	01/05/23	Initial Release
<u>2</u>	08/3/23	Response To Comments
<u>3</u>	11/26/23	Response To Comments
<u>4</u>	---	---
<u>5</u>	---	---
<u>6</u>	---	---
<u>7</u>	---	---
<u>8</u>	---	---
<u>9</u>	---	---
<u>10</u>	---	---

SHEET NUMBER
6 OF 11





GL 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

General Details

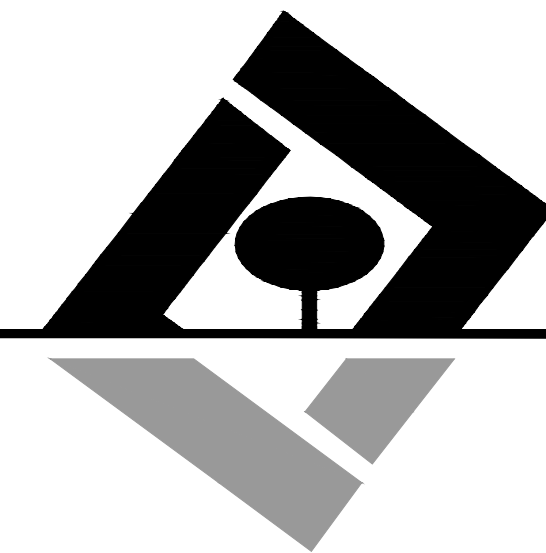
Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.

Date: November 20, 2023
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	01/05/2013	Initial Release
2	08/03/2013	Response To Comments
3	11/20/2013	Response To Comments
4	11/27/2013	_____
5	12/03/2013	_____
6	12/03/2013	_____
7	12/03/2013	_____
8	12/03/2013	_____
9	12/03/2013	_____
10	12/03/2013	_____

SHEET NUMBER
7 OF 11



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Planned Development
Master Plan

Architectural
Elevations 1

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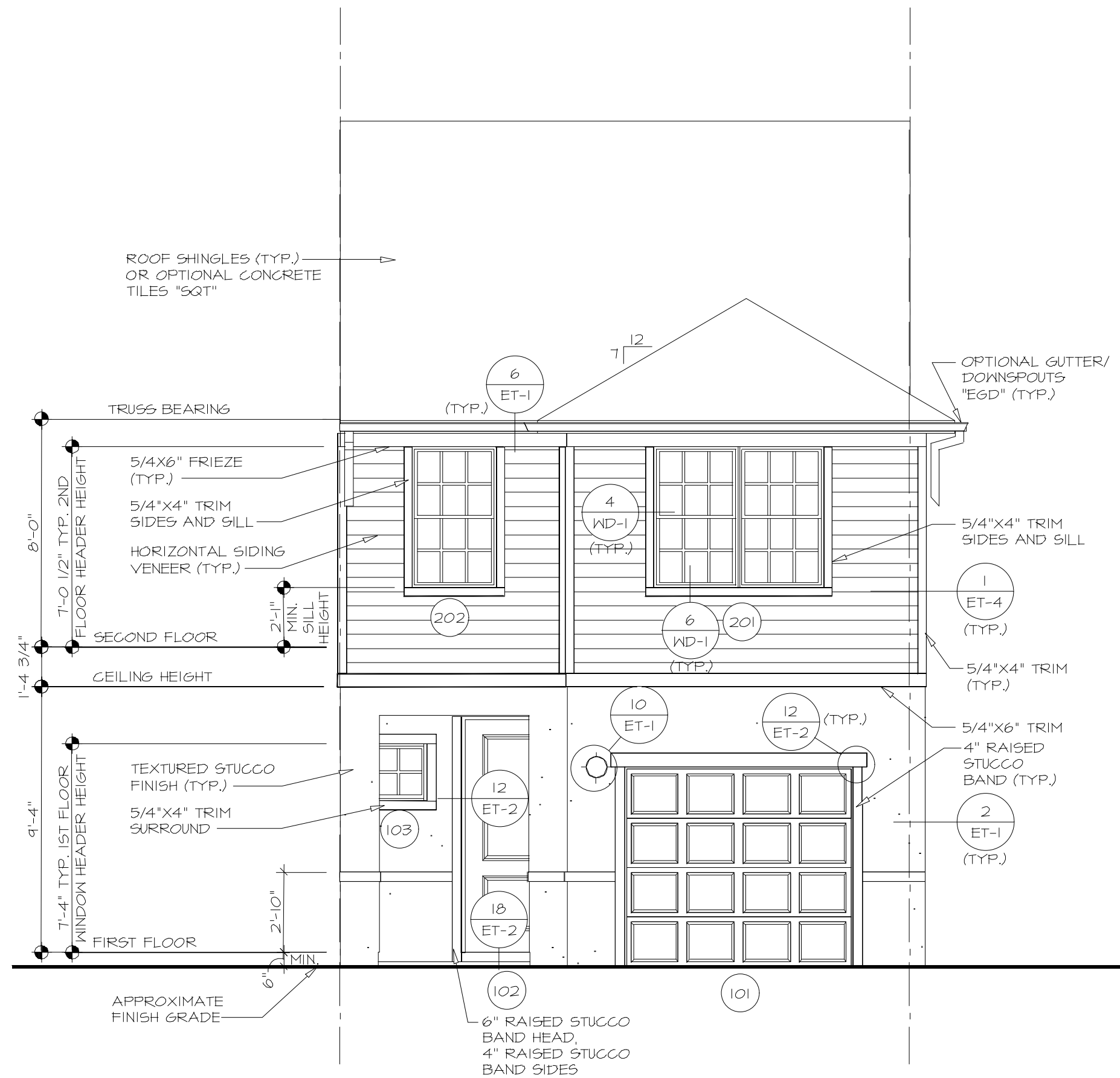
GEOFFREY L. SUMMITT, P.E.
Date: November 20, 2023
FL Registration #58775
Certificate of Authorization #29665

Revisions

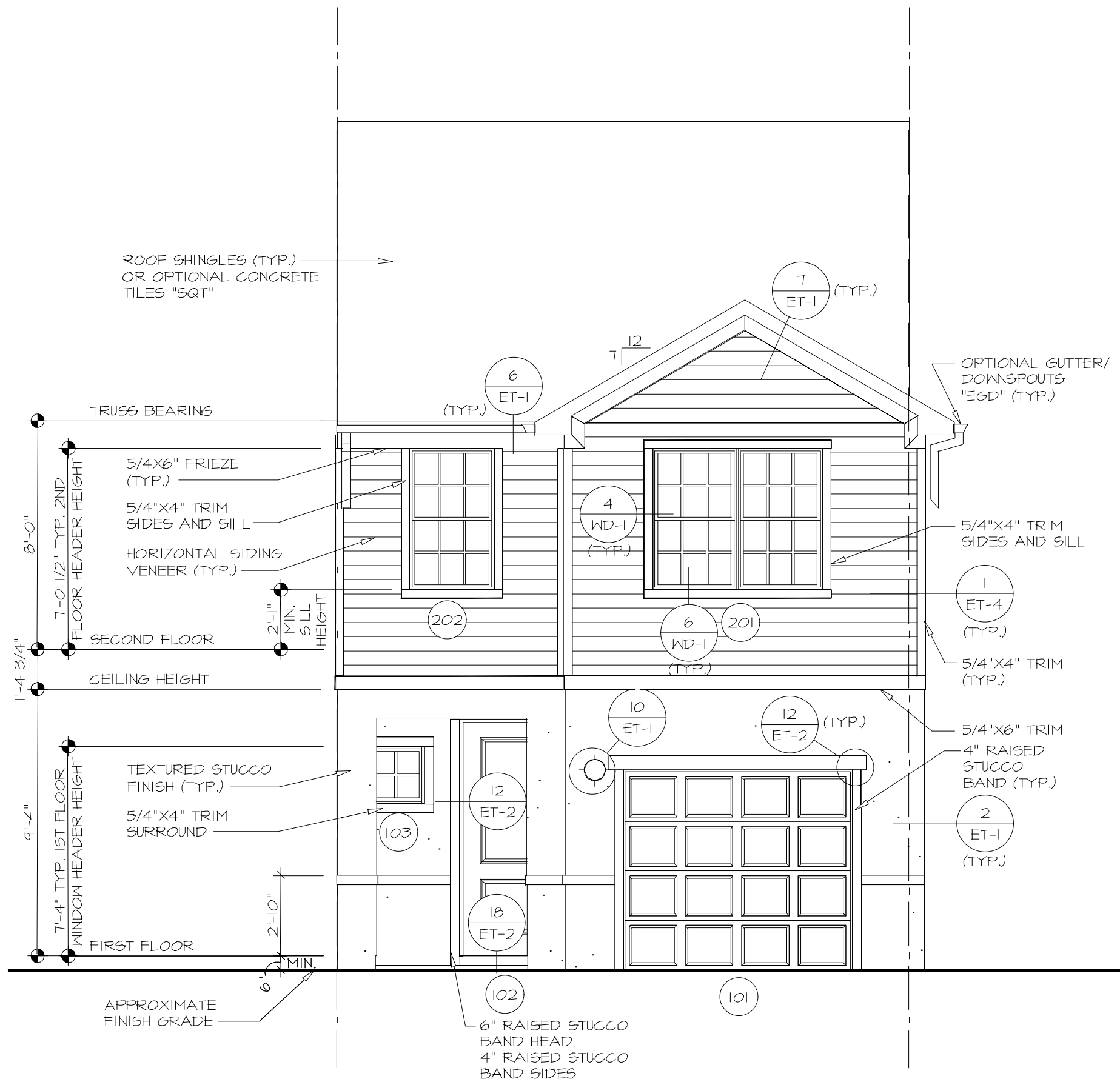
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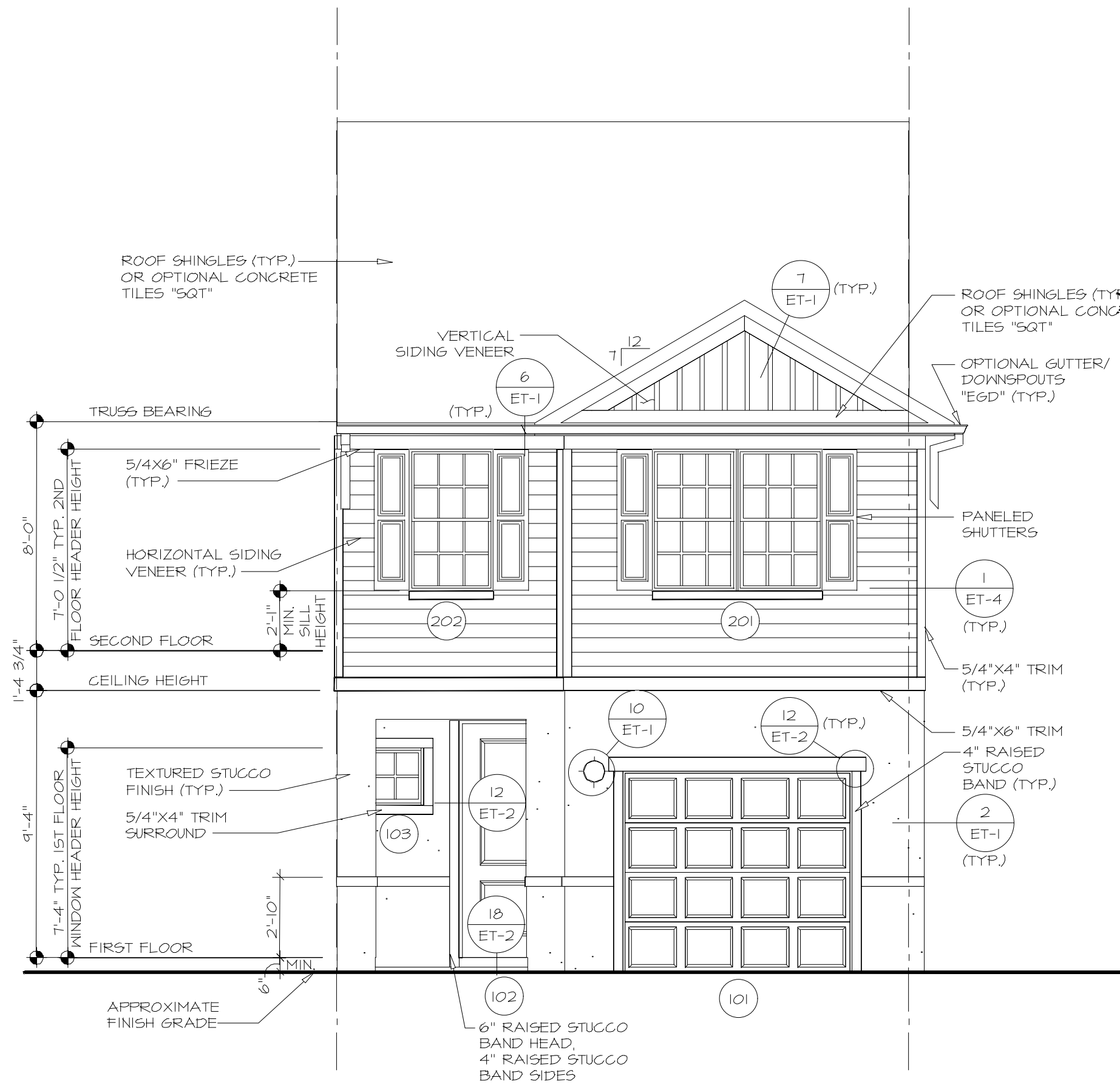
8 OF 11



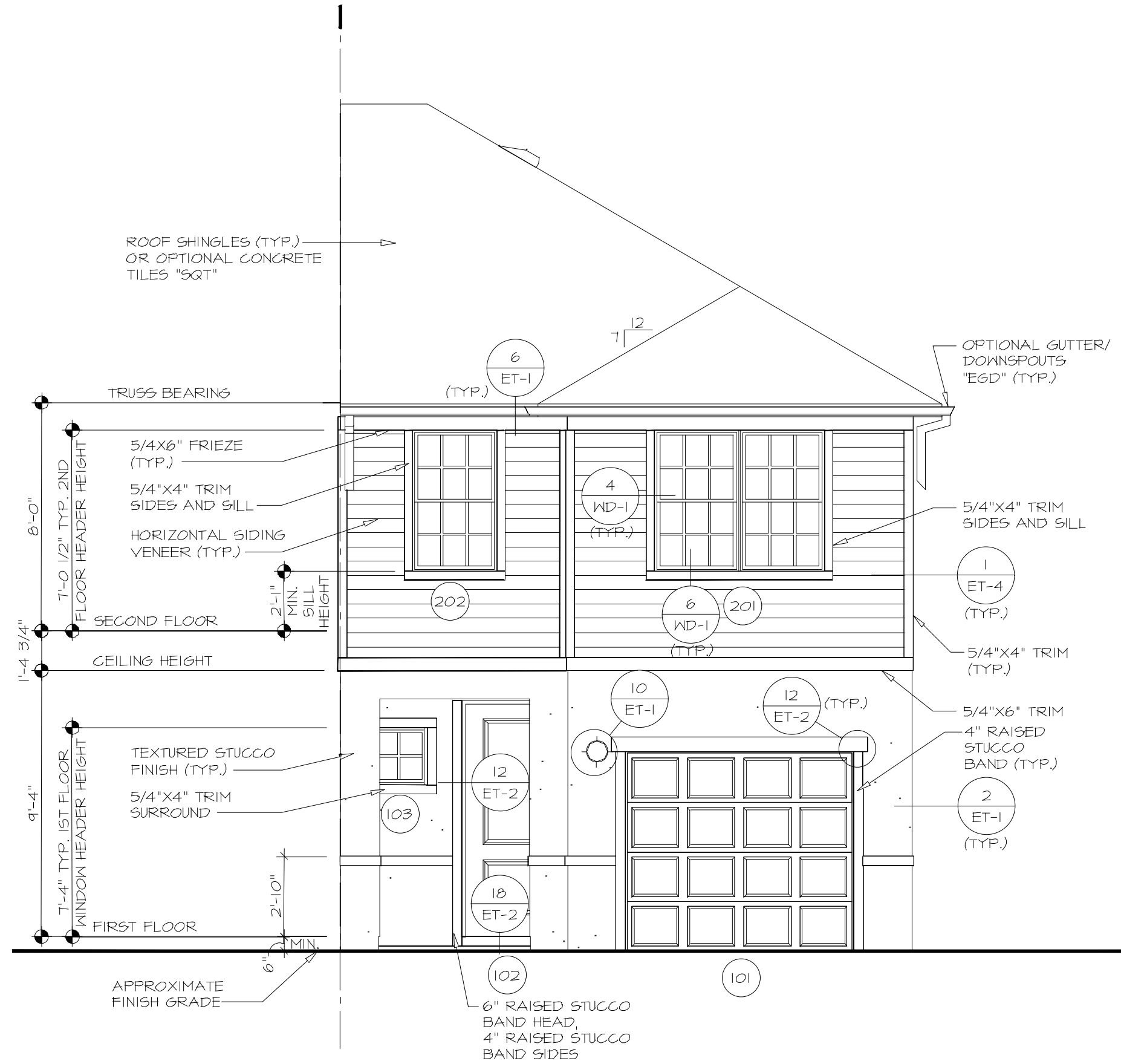
1 FRONT ELEVATION "A"
A-1 SCALE: 1/4" = 1'-0" INTERIOR UNIT "SAO"



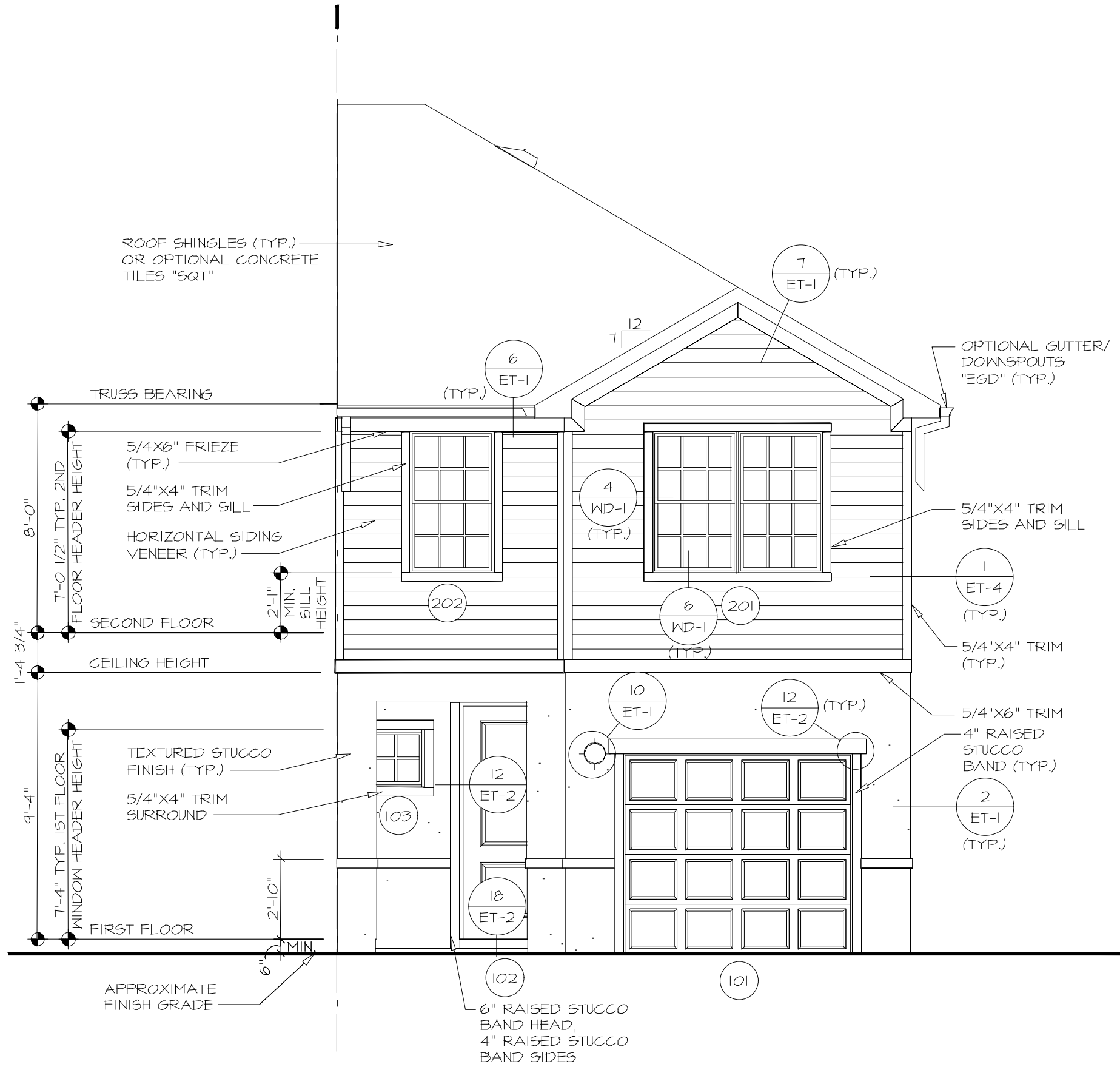
2 FRONT ELEVATION "B"
A-1 SCALE: 1/4" = 1'-0" INTERIOR UNIT "SAO"



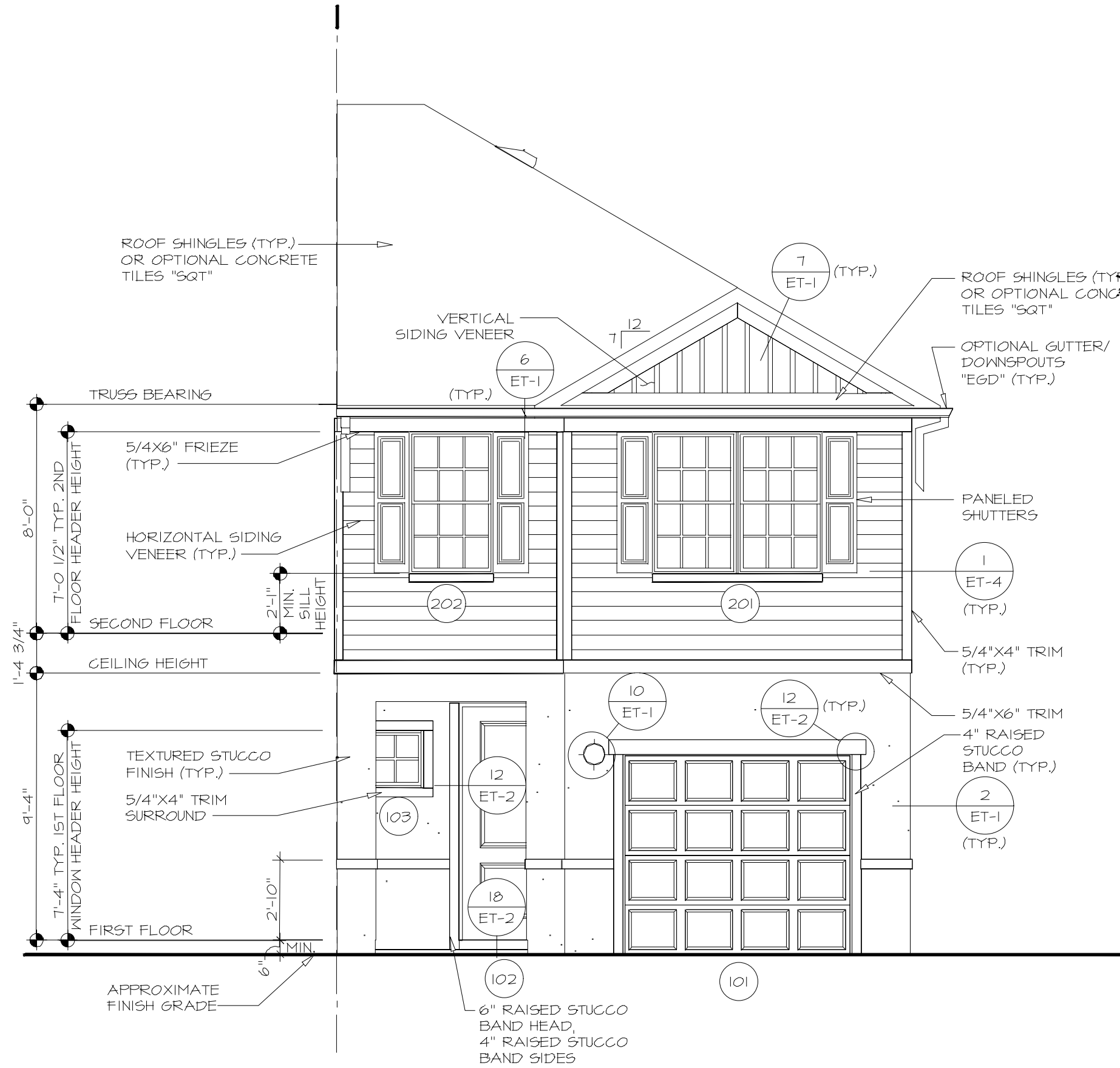
3 FRONT ELEVATION "C"
A-1 SCALE: 1/4" = 1'-0" INTERIOR UNIT "SAO"



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



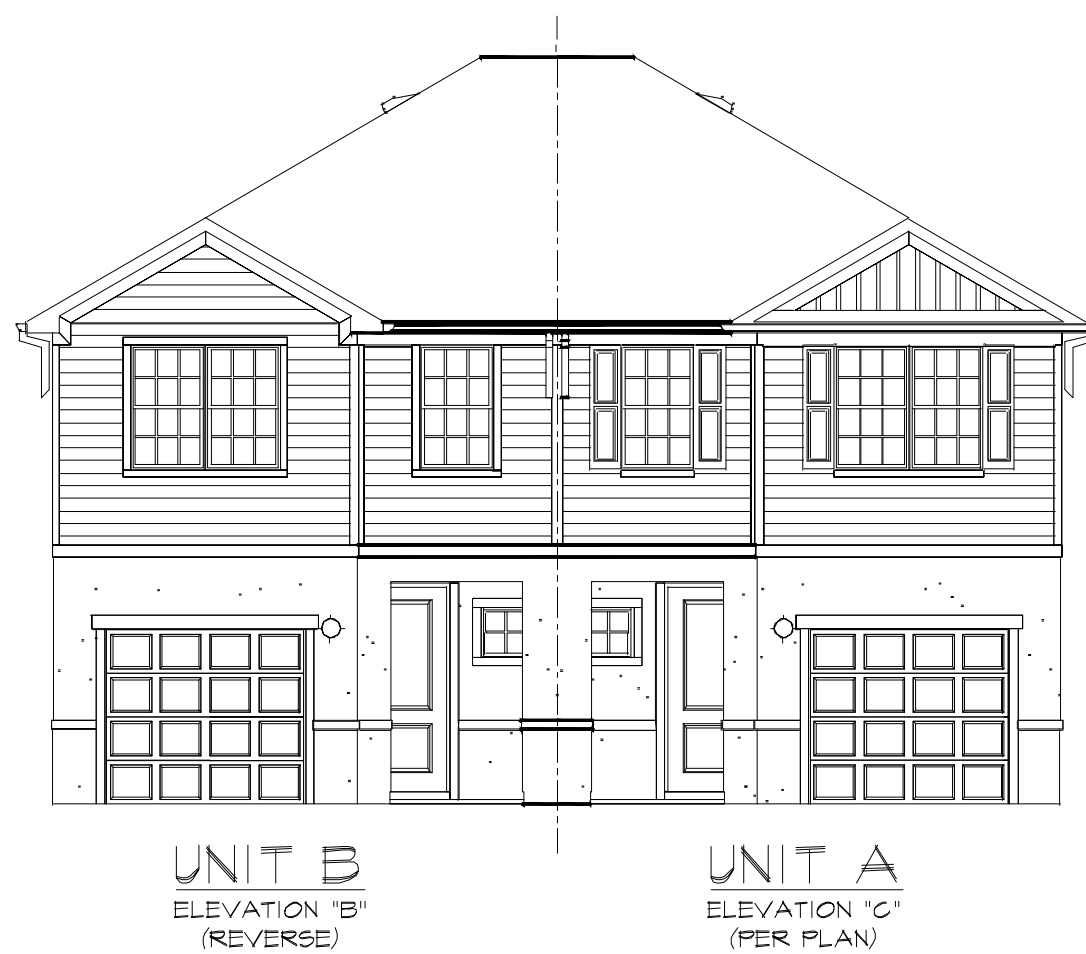
5 FRONT ELEVATION "B"
A-1 SCALE: 1/4" = 1'-0" END UNIT "SAE"



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



1 2 - UNIT BUILDING
B-2 SCALE: 1/8" = 1'-0" MPTA2



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



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



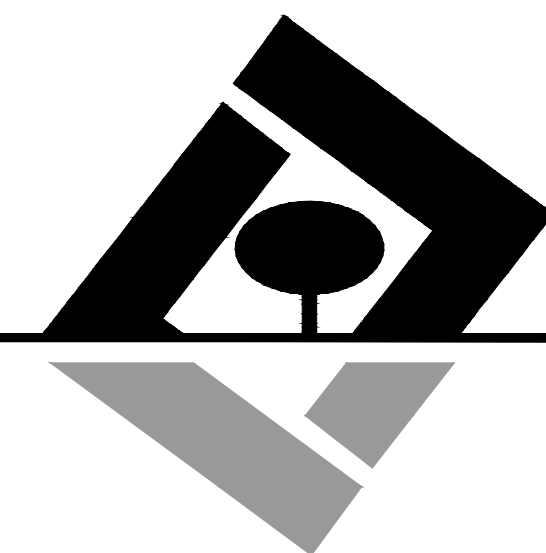
4 3 - UNIT BUILDING
B-2 SCALE: 1/8" = 1'-0" MPTO3



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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Gardenia Pointe
Townhomes
City of Ocoee, Florida

Planned Development
Master Plan

Architectural
Elevations 2

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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		
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SHEET NUMBER
9 OF 11



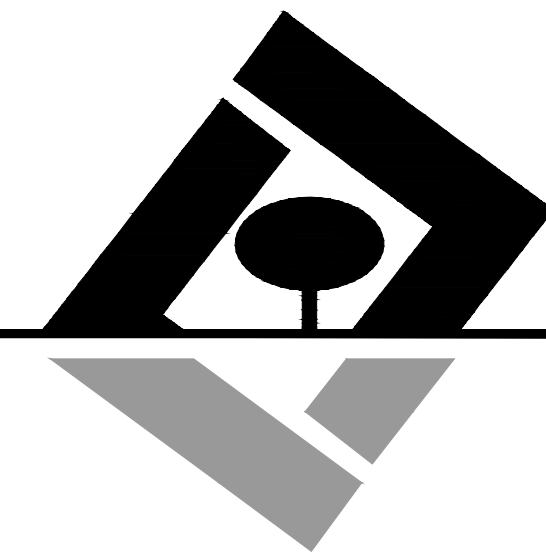
1
B-3
6 - UNIT BUILDING
SCALE: 1/8" = 1'-0"
MPT06



2
B-3
7 - UNIT BUILDING
SCALE: 1/8" = 1'-0"
MPT07



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



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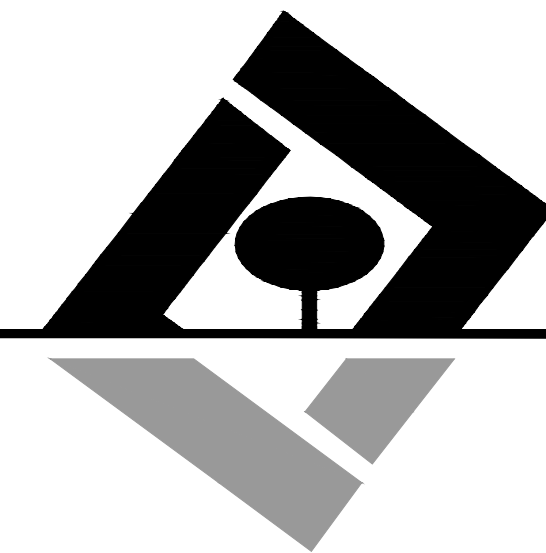
Architectural
Elevations 3

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SHEET NUMBER
10 OF 11



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City of Ocoee, Florida
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Master Plan

Architectural
Elevations 4

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Certificate of Authorization #29665

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NO.	DATE	DESCRIPTION
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4		
5		
6		
7		
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9		
10		

SHEET NUMBER
11 OF 11

STANDARD BUILDING CONFIGURATION



1
B-2
2-UNIT BUILDING ELEVATION
SCALE: 1/8" = 1'-0"
TMDA2

2
B-2
8-UNIT BUILDING ELEVATION
SCALE: 1/8" = 1'-0"
TMD08



3
B-2
2-UNIT BUILDING ELEVATION
SCALE: 1/8" = 1'-0"
TMDB2



4
B-2
7-UNIT BUILDING ELEVATION
SCALE: 1/8" = 1'-0"
TMD07



5
B-2
6-UNIT BUILDING ELEVATION
SCALE: 1/8" = 1'-0"
TMD06



6
B-2
3-UNIT BUILDING ELEVATION
SCALE: 1/8" = 1'-0"
TMD03



7
B-2
4-UNIT BUILDING ELEVATION
SCALE: 1/8" = 1'-0"
TMD04

NOTE
NO VERTICAL
OFFSETS BETWEEN
REVERSE UNITS
WHERE POSSIBLE



8
B-2
5-UNIT BUILDING ELEVATION
SCALE: 1/8" = 1'-0"
TMD05

Serial Number
24-00348W

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 February 13, 2024
Gardenia Pointe

in the Court, was published in said newspaper by print in the
issues of 2/1/2024

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, FEBRUARY 13, 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 of 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 PCEN 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.

February 1, 2024

24-00348W


Lindsey Padgett

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

1st day of February, 2024 A.D.

by Lindsey Padgett who is personally known to me.


Notary Public, State of Florida
(SEAL)



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



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

STAFF REPORT

Meeting Date: February 13, 2024
Item #: 8

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); Project No. 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_Feb 13 24
2. 24-008_AFD_Ad 2023 CIE Update CPA_FEB 13 2024 PZC

City of Ocoee • 1 N. Bluford Avenue • Ocoee, Florida 34761
Phone: (407) 905-3100 • www.ocoe.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 February 13, 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 March 5, 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), Florida Statutes.

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

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

PASSED AND ADOPTED this _____ day of _____, 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
24-00351W

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 February 13, 2024
CIE Improvements

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

issues of 2/1/2024

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, FEBRUARY 13, 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 and Zoning Commission may continue the public hearing to other dates and times as it deems necessary. Any interested party shall be advised that the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearings and that no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made during the public hearings will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of the proceedings should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.
February 1, 2024

24-00351W


Lindsey Padgett

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

1st day of February, 2024 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)

Kimberly S. Martin
Comm.: HH 282034
Expires: July 25, 2026

Notary Public - State of Florida





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

STAFF REPORT

Meeting Date: February 13, 2024
Item #: 9

Contact Name: Anoch Whitfield, Zoning Manager

Department Director: Michael Rumer

Subject: Ordinance Implementing Live Local Act (**Zoning Manager Whitfield**)

BACKGROUND SUMMARY:

On March 29, 2023, Senate Bill 102, known as the "Live Local Act" was signed into law. The primary purpose of the Bill is to increase the supply of affordable housing in the State of Florida. The Live Local Act requires municipalities to allow multifamily and mixed-use residential development in any area zoned for "commercial, industrial, or mixed-use" if at least forty (40) percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, "affordable" as defined in s. 420.0004, Florida Statutes, and at least sixty-five (65) percent of the total square footage of any mixed-use project is used for residential purposes, and the project otherwise "meets all other development regulations and requirements" for multifamily development, which are currently established in Section 6-15, LDC. Among other things, the Live Local Act preempts local comprehensive plans and zoning code provisions with regard to maximum permitted height and density as well as minimum parking ratios.

On January 16, 2024, the City Commission approved Resolution No. 2024-02 relating to the City's pending legislation regarding "qualifying affordable housing projects" under this Live Local Act as an effort to provide public notice of the pending legislative doctrine and to direct staff to amend the Land Development Code to provide a procedure for administrative approvals of qualifying projects under the Live Local Act and to establish requirements for the filing of deed restrictions which require the provision of affordable housing for a minimum thirty (30) year period, requirements for annual certification of compliance and requirements for the equivalent treatment of all market rate and affordable dwelling units, and regulations for enforcement of the ordinance.

Thus, in accordance with the Resolution, the City is moving forward with updates to the Ocoee Land Development Code in order to articulate the requirements of the Live Local Act more clearly. The attached ordinance details the changes to Section 5-15 Specific Use/Development Standards to create a new Sub-Section 5-15D relative to Affordable Housing Projects. This new Sub-section includes new definitions, provisions regarding parking, residential density, and building height, a process for administrative approval of qualifying affordable housing projects, and requirements for the filing of deed restrictions and the submittal of annual certifications attesting to compliance with the Live Local Act for thirty (30) years from issuance of a Certificate of Occupancy. The proposed ordinance also establishes requirements for the equivalent treatment of all market rate and affordable dwelling units and provisions for the City's enforcement of these new Code Section. A copy of Senate Bill 102 is attached, and the language relative to the requirements of municipalities begins in Section 5 of the Bill (page 8 of that .pdf), which amends various subsections of Section 166.04151, Florida Statutes. Key takeaways from the Live Local Act, as set forth in the draft ordinance, as they relate to procedural changes, are as follows:

- Affordable multifamily residential and mixed-use residential is allowed in any area zoned for commercial, industrial, or mixed-use without the need for a comprehensive plan amendment or a rezoning of the property to allow for residential use. For example, a 5-acre parcel with a Commercial Future Land Use designation or C-1 zoning classification can be developed as a multifamily (apartments) project so long as at least 40% of the units are affordable units or as a mixed-use development so long as at least 65% of the total square footage is dedicated to affordable housing units. The term "affordable", as defined in Section 420.0004(3), Florida Statutes, means that "monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount, which represents the percentage of the median adjusted gross annual income for 'extremely low-income', 'low-income', and 'moderate-income' households and 'very low-income' households not including students".

- The affordable housing project can have the highest density available in the City (i.e., the High-Density Residential FLU) and the highest building height of any building within one (1) mile (as measured by a human-accessible route, not as the crow flies) of the affordable housing project.
- A qualifying affordable housing project, regardless of whether it is small-scale or large-scale, must be approved through an administrative review process with no further action by the City Commission required so long as it meets the Land Development Code requirements for multifamily developments. This means that even for a large-scale apartment or mixed-use complex, the City can not require a public hearing before the Planning and Zoning Commission or City Commission prior to approval, which means there is no opportunity for public comment at a hearing.
- If the affordable housing project is within 1/2 mile or is accessible by a major transit stop, the City must consider a parking reduction.

The draft ordinance also establishes regulations regarding equivalent treatment of affordable housing units and mechanisms to ensure and maintain compliance with Section 5-15D, LDC, over the 30-year period.

Therefore, pursuant to the pending legislation doctrine (or pending ordinance doctrine) set forth in *Smith v. City of Clearwater*, 383 So. 2d 681 (Fla. 2d DCA 1980), the City declares and implements the ordinance doctrine concerning the zoning and land development regulations governing real properties and proposed mixed-use and multifamily projects located within the City limits.

ISSUE:

Should the Planning and Zoning Commission, acting as the Local Planning Agency, make a recommendation of approval for the proposed ordinance to amend the Land Development Code relative to Qualifying Affordable Housing Projects under the requirements of Senate Bill 102 (2023), also known as the Live Local Act?

RECOMMENDATIONS:

Staff Recommendation

Staff recommends that the Planning and Zoning Commission, acting as the Local Planning Agency, make a recommendation of approval for the proposed ordinance to amend the Land Development Code relative to Qualifying Affordable Housing Projects under the requirements of Senate Bill 102 (2023), also known as the Live Local Act.

ATTACHMENTS:

1. SB 102 Live Local Act
2. Ordinance Implementing Live Local Act_020624
3. 24-014_AFD_Ad LDC Amendment_Live Local Act_Feb 13 2024_PZC

CHAPTER 2023-17

Committee Substitute for Senate Bill No. 102

An act relating to housing; providing a short title; amending s. 125.0103, F.S.; deleting the authority of local governments to adopt or maintain laws, ordinances, rules, or other measures that would have the effect of imposing controls on rents; amending s. 125.01055, F.S.; revising applicability for areas of critical state concern; specifying requirements for, and restrictions on, counties in approving certain housing developments; providing for future expiration; amending s. 125.379, F.S.; revising the date by which counties must prepare inventory lists of real property; requiring counties to make the inventory lists publicly available on their websites; authorizing counties to use certain properties for affordable housing through a long-term land lease; revising requirements for counties relating to inventory lists of certain property for affordable housing; providing that counties are encouraged to adopt best practices for surplus land programs; amending s. 166.04151, F.S.; revising applicability for areas of critical state concern; specifying requirements for, and restrictions on, municipalities in approving applications for certain housing developments; providing for future expiration; amending s. 166.043, F.S.; deleting the authority of local governments to adopt or maintain laws, ordinances, rules, or other measures that would have the effect of imposing controls on rents; amending s. 166.0451, F.S.; revising the date by which municipalities must prepare inventory lists of real property; requiring municipalities to make the inventory lists publicly available on their websites; authorizing municipalities to use certain properties for affordable housing through a long-term land lease; revising requirements for municipalities relating to inventory lists of certain property for affordable housing; providing that municipalities are encouraged to adopt best practices for surplus land programs; amending s. 196.1978, F.S.; providing an exemption from ad valorem taxation for land that meets certain criteria; providing applicability; providing for future repeal; defining terms; providing an ad valorem tax exemption for portions of property in a multifamily project if certain conditions are met; providing that vacant units may be eligible for the exemption under certain circumstances; specifying percentages of the exemption for qualified properties; specifying requirements for applying for the exemption with the property appraiser; specifying requirements for requesting certification from the Florida Housing Finance Corporation; specifying requirements for the corporation in reviewing requests, certifying property, and posting deadlines for applications; specifying requirements for property appraisers in reviewing and granting exemptions and for improperly granted exemptions; providing a penalty; providing limitations on eligibility; specifying requirements for a rental market study; authorizing the corporation to adopt rules; providing applicability; providing for future repeal; creating s. 196.1979, F.S.; authorizing local governments to adopt ordinances to provide an ad valorem tax exemption for portions of property

used to provide affordable housing meeting certain requirements; specifying requirements and limitations for the exemption; providing that vacant units may be eligible for the exemption under certain circumstances; specifying requirements for ordinances granting an exemption; specifying requirements for a rental market study; providing that ordinances must expire within a certain timeframe; requiring the property appraiser to take certain action in response to an improperly granted exemption; providing a penalty; providing applicability; amending s. 201.15, F.S.; suspending, for a specified period, the General Revenue Fund service charge on documentary stamp tax collections; providing for specified amounts of such collections to be credited to the State Housing Trust Fund for certain purposes; providing for certain amounts to be credited to the General Revenue Fund under certain circumstances; prohibiting the transfer of such funds to the General Revenue Fund in the General Appropriations Act; providing for the future expiration and reversion of specified statutory text; amending s. 212.08, F.S.; revising the total amount of community contribution tax credits which may be granted for certain projects; defining terms; providing a sales tax exemption for building materials used in the construction of affordable housing units; defining terms; specifying eligibility requirements; specifying requirements for applying for a sales tax refund with the Department of Revenue; specifying requirements for and limitations on refunds; providing requirements for the department in issuing refunds; authorizing the department to adopt rules; providing applicability; amending s. 213.053, F.S.; authorizing the department to make certain information available to the corporation to administer the Live Local Program; creating s. 215.212, F.S.; prohibiting the deduction of the General Revenue Fund service charge on documentary stamp tax proceeds; providing for future repeal; amending s. 215.22, F.S.; conforming a provision to changes made by the act; providing for the future expiration and reversion of specified statutory text; amending s. 220.02, F.S.; specifying the order of application of Live Local Program tax credits against the state corporate income tax; amending s. 220.13, F.S.; specifying requirements for the addition to adjusted federal income of amounts taken as a credit under the Live Local Program; amending s. 220.183, F.S.; conforming a provision to changes made by the act; amending s. 220.186, F.S.; providing applicability of Live Local Program tax credits to the Florida alternative minimum tax credit; creating s. 220.1878, F.S.; providing a credit against the state corporate income tax under the Live Local Program; specifying requirements and procedures for making eligible contributions and claiming the credit; amending s. 220.222, F.S.; requiring returns filed in connection with the Live Local Program tax credits to include the amount of certain credits; amending s. 253.034, F.S.; modifying requirements for the analysis included in land use plans; making technical changes; amending s. 253.0341, F.S.; requiring that local government requests for the state to surplus conservation or nonconservation lands for any means of transfer be expedited throughout the surplus process; amending s. 288.101, F.S.; authorizing the Governor, under the Florida Job Growth Grant Fund, to approve state or local public infrastructure projects to facilitate

the development or construction of affordable housing; providing for future repeal; amending s. 420.0003, F.S.; revising legislative intent for, and policies of, the state housing strategy; revising requirements for the implementation of the strategy; revising duties of the Shimberg Center for Housing Studies at the University of Florida; requiring the Office of Program Policy Analysis and Government Accountability to evaluate specified strategies, policies, and programs at specified intervals; specifying requirements for the office's analyses; authorizing rule amendments; amending s. 420.503, F.S.; revising the definition of the term "qualified contract" for purposes of the Florida Housing Finance Corporation Act; amending s. 420.504, F.S.; revising the composition of the corporation's board of directors; providing specifications for filling vacancies on the board of directors; amending s. 420.507, F.S.; specifying a requirement for the corporation's annual budget request to the Secretary of Economic Opportunity; providing for the future expiration and reversion of specified statutory text; amending s. 420.5087, F.S.; revising prioritization of funds for the State Apartment Incentive Loan Program; creating s. 420.50871, F.S.; specifying requirements for, and authorized actions by, the corporation in allocating certain increased revenues during specified fiscal years to finance certain housing projects; providing construction; providing for future repeal; providing a directive to the Division of Law Revision; creating s. 420.50872, F.S.; defining terms; creating the Live Local Program; specifying responsibilities of the corporation; specifying the annual tax credit cap; specifying requirements for applying for tax credits with the department; providing requirements for the carryforward of credits; specifying restrictions on, and requirements for, the conveyance, transfer, or assignment of credits; providing requirements and procedures for the rescindment of credits; specifying procedures for calculating underpayments and penalties; providing construction; authorizing the department and the corporation to develop a cooperative agreement; authorizing the department to adopt rules; requiring the department to annually notify certain taxpayers of certain information; creating s. 420.5096, F.S.; providing legislative findings; creating the Florida Hometown Hero Program for a specified purpose; authorizing the corporation to underwrite and make certain mortgage loans; specifying terms for such loans and requirements for borrowers; authorizing loans made under the program to be used for the purchase of certain manufactured homes; providing construction; amending s. 420.531, F.S.; authorizing the Florida Housing Corporation to contract with certain entities to provide technical assistance to local governments in establishing selection criteria for proposals to use certain property for affordable housing purposes; amending s. 420.6075, F.S.; making technical changes; amending s. 553.792, F.S.; requiring local governments to maintain on their websites a policy relating to the expedited processing of certain building permits and development orders; amending s. 624.509, F.S.; specifying the order of application of Live Local Program tax credits against the insurance premium tax; amending s. 624.5105, F.S.; conforming a provision to changes made by the act; creating s. 624.51058, F.S.; providing a credit against the insurance premium tax under the Live Local

Program; providing a requirement for making eligible contributions; providing construction; providing applicability; exempting a certain initiative from certain evacuation time constraints; specifying that certain comprehensive plan amendments are valid; authorizing certain local governments to adopt local ordinances or regulations for certain purposes; authorizing the department to adopt emergency rules; providing for future expiration of such rulemaking authority; providing appropriations; providing a declaration of important state interest; providing effective dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. This act may be cited as the “Live Local Act.”

Section 2. Section 125.0103, Florida Statutes, is amended to read:

125.0103 Ordinances and rules imposing price controls; ~~findings required; procedures.—~~

(1)(a) Except as hereinafter provided, ~~a no~~ county, municipality, or other entity of local government may not ~~shall~~ adopt or maintain in effect an ordinance or a rule ~~that which~~ has the effect of imposing price controls upon a lawful business activity ~~that which~~ is not franchised by, owned by, or under contract with, the governmental agency, unless specifically provided by general law.

(b) This section does not prevent the enactment by local governments of public service rates otherwise authorized by law, including water, sewer, solid waste, public transportation, taxicab, or port rates, rates for towing of vehicles or vessels from or immobilization of vehicles or vessels on private property, or rates for removal and storage of wrecked or disabled vehicles or vessels from an accident scene or the removal and storage of vehicles or vessels in the event the owner or operator is incapacitated, unavailable, leaves the procurement of wrecker service to the law enforcement officer at the scene, or otherwise does not consent to the removal of the vehicle or vessel.

(c) Counties must establish maximum rates which may be charged on the towing of vehicles or vessels from or immobilization of vehicles or vessels on private property, removal and storage of wrecked or disabled vehicles or vessels from an accident scene or for the removal and storage of vehicles or vessels, in the event the owner or operator is incapacitated, unavailable, leaves the procurement of wrecker service to the law enforcement officer at the scene, or otherwise does not consent to the removal of the vehicle or vessel. However, if a municipality chooses to enact an ordinance establishing the maximum rates for the towing or immobilization of vehicles or vessels as described in paragraph (b), the county’s ordinance does ~~shall~~ not apply within such municipality.

(2) ~~No law, ordinance, rule, or other measure which would have the effect of imposing controls on rents shall be adopted or maintained in effect except as provided herein and unless it is found and determined, as hereinafter provided, that such controls are necessary and proper to eliminate an existing housing emergency which is so grave as to constitute a serious menace to the general public.~~

(3) ~~Any law, ordinance, rule, or other measure which has the effect of imposing controls on rents shall terminate and expire within 1 year and shall not be extended or renewed except by the adoption of a new measure meeting all the requirements of this section.~~

(4) ~~Notwithstanding any other provisions of this section, no controls shall be imposed on rents for any accommodation used or offered for residential purposes as a seasonal or tourist unit, as a second housing unit, or on rents for dwelling units located in luxury apartment buildings. For the purposes of this section, a luxury apartment building is one wherein on January 1, 1977, the aggregate rent due on a monthly basis from all dwelling units as stated in leases or rent lists existing on that date divided by the number of dwelling units exceeds \$250.~~

(5) A ~~No~~ municipality, county, or other entity of local government may ~~not~~ shall adopt or maintain in effect any law, ordinance, rule, or other measure that ~~which~~ would have the effect of imposing controls on rents unless:

(a) ~~Such measure is duly adopted by the governing body of such entity of local government, after notice and public hearing, in accordance with all applicable provisions of the Florida and United States Constitutions, the charter or charters governing such entity of local government, this section, and any other applicable laws.~~

(b) ~~Such governing body makes and recites in such measure its findings establishing the existence in fact of a housing emergency so grave as to constitute a serious menace to the general public and that such controls are necessary and proper to eliminate such grave housing emergency.~~

(c) ~~Such measure is approved by the voters in such municipality, county, or other entity of local government.~~

(6) ~~In any court action brought to challenge the validity of rent control imposed pursuant to the provisions of this section, the evidentiary effect of any findings or recitations required by subsection (5) shall be limited to imposing upon any party challenging the validity of such measure the burden of going forward with the evidence, and the burden of proof (that is, the risk of nonpersuasion) shall rest upon any party seeking to have the measure upheld.~~

~~(3)~~(7) Notwithstanding any other provisions of this section, municipalities, counties, or other entities of local government may adopt and maintain

in effect any law, ordinance, rule, or other measure which is adopted for the purposes of increasing the supply of affordable housing using land use mechanisms such as inclusionary housing ordinances.

Section 3. Subsections (5) and (6) of section 125.01055, Florida Statutes, are amended, and subsection (7) is added to that section, to read:

125.01055 Affordable housing.—

(5) Subsection ~~(4)~~ (2) does not apply in an area of critical state concern, as designated in s. 380.0552.

(6) Notwithstanding any other law or local ordinance or regulation to the contrary, the board of county commissioners may approve the development of housing that is affordable, as defined in s. 420.0004, including, but not limited to, a mixed-use residential development, on any parcel zoned for residential, commercial, or industrial use. If a parcel is zoned for commercial or industrial use, an approval pursuant to this subsection may include any residential development project, including a mixed-use residential development project, so long as at least 10 percent of the units included in the project are for housing that is affordable ~~and the developer of the project agrees not to apply for or receive funding under s. 420.5087.~~ The provisions of this subsection are self-executing and do not require the board of county commissioners to adopt an ordinance or a regulation before using the approval process in this subsection.

(7)(a) A county must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, affordable as defined in s. 420.0004. Notwithstanding any other law, local ordinance, or regulation to the contrary, a county may not require a proposed multifamily development to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and densities authorized under this subsection. For mixed-use residential projects, at least 65 percent of the total square footage must be used for residential purposes.

(b) A county may not restrict the density of a proposed development authorized under this subsection below the highest allowed density on any unincorporated land in the county where residential development is allowed.

(c) A county may not restrict the height of a proposed development authorized under this subsection below the highest currently allowed height for a commercial or residential development located in its jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher.

(d) A proposed development authorized under this subsection must be administratively approved and no further action by the board of county commissioners is required if the development satisfies the county's land

development regulations for multifamily developments in areas zoned for such use and is otherwise consistent with the comprehensive plan, with the exception of provisions establishing allowable densities, height, and land use. Such land development regulations include, but are not limited to, regulations relating to setbacks and parking requirements.

(e) A county must consider reducing parking requirements for a proposed development authorized under this subsection if the development is located within one-half mile of a major transit stop, as defined in the county's land development code, and the major transit stop is accessible from the development.

(f) For proposed multifamily developments in an unincorporated area zoned for commercial or industrial use which is within the boundaries of a multicounty independent special district that was created to provide municipal services and is not authorized to levy ad valorem taxes, and less than 20 percent of the land area within such district is designated for commercial or industrial use, a county must authorize, as provided in this subsection, such development only if the development is mixed-use residential.

(g) Except as otherwise provided in this subsection, a development authorized under this subsection must comply with all applicable state and local laws and regulations.

(h) This subsection does not apply to property defined as recreational and commercial working waterfront in s. 342.201(2)(b) in any area zoned as industrial.

(i) This subsection expires October 1, 2033.

Section 4. Section 125.379, Florida Statutes, is amended to read:

125.379 Disposition of county property for affordable housing.—

(1) By October 1, 2023 ~~July 1, 2007~~, and every 3 years thereafter, each county shall prepare an inventory list of all real property within its jurisdiction to which the county or any dependent special district within its boundaries holds fee simple title which ~~that~~ is appropriate for use as affordable housing. The inventory list must include the address and legal description of each such real property and specify whether the property is vacant or improved. The governing body of the county must review the inventory list at a public hearing and may revise it at the conclusion of the public hearing. The governing body of the county shall adopt a resolution that includes an inventory list of such property following the public hearing. Each county shall make the inventory list publicly available on its website to encourage potential development.

(2) The properties identified as appropriate for use as affordable housing on the inventory list adopted by the county may be used for affordable housing through a long-term land lease requiring the development and

maintenance of affordable housing, offered for sale and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing, ~~or may be sold with a restriction that requires the development of the property as permanent affordable housing, or may be donated to a nonprofit housing organization for the construction of permanent affordable housing.~~ Alternatively, the county or special district may otherwise make the property available for use for the production and preservation of permanent affordable housing. For purposes of this section, the term “affordable” has the same meaning as in s. 420.0004(3).

(3) Counties are encouraged to adopt best practices for surplus land programs, including, but not limited to:

(a) Establishing eligibility criteria for the receipt or purchase of surplus land by developers;

(b) Making the process for requesting surplus lands publicly available;
and

(c) Ensuring long-term affordability through ground leases by retaining the right of first refusal to purchase property that would be sold or offered at market rate and by requiring reversion of property not used for affordable housing within a certain timeframe.

Section 5. Subsections (5) and (6) of section 166.04151, Florida Statutes, are amended, and subsection (7) is added to that section, to read:

166.04151 Affordable housing.—

(5) Subsection (4) ~~(2)~~ does not apply in an area of critical state concern, as designated by s. 380.0552 or chapter 28-36, Florida Administrative Code.

(6) Notwithstanding any other law or local ordinance or regulation to the contrary, the governing body of a municipality may approve the development of housing that is affordable, as defined in s. 420.0004, including, but not limited to, a mixed-use residential development, on any parcel zoned for residential, commercial, or industrial use. ~~If a parcel is zoned for commercial or industrial use, an approval pursuant to this subsection may include any residential development project, including a mixed-use residential development project, so long as at least 10 percent of the units included in the project are for housing that is affordable and the developer of the project agrees not to apply for or receive funding under s. 420.5087.~~ The provisions of this subsection are self-executing and do not require the governing body to adopt an ordinance or a regulation before using the approval process in this subsection.

(7)(a) A municipality must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years,

affordable as defined in s. 420.0004. Notwithstanding any other law, local ordinance, or regulation to the contrary, a municipality may not require a proposed multifamily development to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and densities authorized under this subsection. For mixed-use residential projects, at least 65 percent of the total square footage must be used for residential purposes.

(b) A municipality may not restrict the density of a proposed development authorized under this subsection below the highest allowed density on any land in the municipality where residential development is allowed.

(c) A municipality may not restrict the height of a proposed development authorized under this subsection below the highest currently allowed height for a commercial or residential development located in its jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher.

(d) A proposed development authorized under this subsection must be administratively approved and no further action by the governing body of the municipality is required if the development satisfies the municipality's land development regulations for multifamily developments in areas zoned for such use and is otherwise consistent with the comprehensive plan, with the exception of provisions establishing allowable densities, height, and land use. Such land development regulations include, but are not limited to, regulations relating to setbacks and parking requirements.

(e) A municipality must consider reducing parking requirements for a proposed development authorized under this subsection if the development is located within one-half mile of a major transit stop, as defined in the municipality's land development code, and the major transit stop is accessible from the development.

(f) A municipality that designates less than 20 percent of the land area within its jurisdiction for commercial or industrial use must authorize a proposed multifamily development as provided in this subsection in areas zoned for commercial or industrial use only if the proposed multifamily development is mixed-use residential.

(g) Except as otherwise provided in this subsection, a development authorized under this subsection must comply with all applicable state and local laws and regulations.

(h) This subsection does not apply to property defined as recreational and commercial working waterfront in s. 342.201(2)(b) in any area zoned as industrial.

(i) This subsection expires October 1, 2033.

Section 6. Section 166.043, Florida Statutes, is amended to read:

166.043 Ordinances and rules imposing price controls; ~~findings required; procedures.—~~

(1)(a) Except as hereinafter provided, ~~a no~~ county, municipality, or other entity of local government may not ~~shall~~ adopt or maintain in effect an ordinance or a rule that ~~which~~ has the effect of imposing price controls upon a lawful business activity that ~~which~~ is not franchised by, owned by, or under contract with, the governmental agency, unless specifically provided by general law.

(b) This section does not prevent the enactment by local governments of public service rates otherwise authorized by law, including water, sewer, solid waste, public transportation, taxicab, or port rates, rates for towing of vehicles or vessels from or immobilization of vehicles or vessels on private property, or rates for removal and storage of wrecked or disabled vehicles or vessels from an accident scene or the removal and storage of vehicles or vessels in the event the owner or operator is incapacitated, unavailable, leaves the procurement of wrecker service to the law enforcement officer at the scene, or otherwise does not consent to the removal of the vehicle or vessel.

(c) Counties must establish maximum rates which may be charged on the towing of vehicles or vessels from or immobilization of vehicles or vessels on private property, removal and storage of wrecked or disabled vehicles or vessels from an accident scene or for the removal and storage of vehicles or vessels, in the event the owner or operator is incapacitated, unavailable, leaves the procurement of wrecker service to the law enforcement officer at the scene, or otherwise does not consent to the removal of the vehicle or vessel. However, if a municipality chooses to enact an ordinance establishing the maximum rates for the towing or immobilization of vehicles or vessels as described in paragraph (b), the county's ordinance established under s. 125.0103 does ~~shall~~ not apply within such municipality.

~~(2) No law, ordinance, rule, or other measure which would have the effect of imposing controls on rents shall be adopted or maintained in effect except as provided herein and unless it is found and determined, as hereinafter provided, that such controls are necessary and proper to eliminate an existing housing emergency which is so grave as to constitute a serious menace to the general public.~~

~~(3) Any law, ordinance, rule, or other measure which has the effect of imposing controls on rents shall terminate and expire within 1 year and shall not be extended or renewed except by the adoption of a new measure meeting all the requirements of this section.~~

~~(4) Notwithstanding any other provisions of this section, no controls shall be imposed on rents for any accommodation used or offered for residential purposes as a seasonal or tourist unit, as a second housing unit, or on rents for dwelling units located in luxury apartment buildings. For the purposes of this section, a luxury apartment building is one wherein on~~

January 1, 1977, the aggregate rent due on a monthly basis from all dwelling units as stated in leases or rent lists existing on that date divided by the number of dwelling units exceeds \$250.

(5) A ~~No~~ municipality, county, or other entity of local government may not ~~shall~~ adopt or maintain in effect any law, ordinance, rule, or other measure that ~~which~~ would have the effect of imposing controls on rents unless:

(a) ~~Such measure is duly adopted by the governing body of such entity of local government, after notice and public hearing, in accordance with all applicable provisions of the Florida and United States Constitutions, the charter or charters governing such entity of local government, this section, and any other applicable laws.~~

(b) ~~Such governing body makes and recites in such measure its findings establishing the existence in fact of a housing emergency so grave as to constitute a serious menace to the general public and that such controls are necessary and proper to eliminate such grave housing emergency.~~

(c) ~~Such measure is approved by the voters in such municipality, county, or other entity of local government.~~

(6) ~~In any court action brought to challenge the validity of rent control imposed pursuant to the provisions of this section, the evidentiary effect of any findings or recitations required by subsection (5) shall be limited to imposing upon any party challenging the validity of such measure the burden of going forward with the evidence, and the burden of proof (that is, the risk of nonpersuasion) shall rest upon any party seeking to have the measure upheld.~~

(3)(7) Notwithstanding any other provisions of this section, municipalities, counties, or other entity of local government may adopt and maintain in effect any law, ordinance, rule, or other measure which is adopted for the purposes of increasing the supply of affordable housing using land use mechanisms such as inclusionary housing ordinances.

Section 7. Section 166.0451, Florida Statutes, is amended to read:

166.0451 Disposition of municipal property for affordable housing.—

(1) By October 1, 2023 ~~July 1, 2007~~, and every 3 years thereafter, each municipality shall prepare an inventory list of all real property within its jurisdiction to which the municipality or any dependent special district within its boundaries holds fee simple title which ~~that~~ is appropriate for use as affordable housing. The inventory list must include the address and legal description of each such property and specify whether the property is vacant or improved. The governing body of the municipality must review the inventory list at a public hearing and may revise it at the conclusion of the public hearing. Following the public hearing, the governing body of the municipality shall adopt a resolution that includes an inventory list of such

property. Each municipality shall make the inventory list publicly available on its website to encourage potential development.

(2) The properties identified as appropriate for use as affordable housing on the inventory list adopted by the municipality may be used for affordable housing through a long-term land lease requiring the development and maintenance of affordable housing, offered for sale and the proceeds ~~may be~~ used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing, ~~or may be sold with a restriction that requires the development of the property as permanent affordable housing, or may be donated to a nonprofit housing organization for the construction of permanent affordable housing.~~ Alternatively, the municipality or special district may otherwise make the property available for use for the production and preservation of permanent affordable housing. For purposes of this section, the term “affordable” has the same meaning as in s. 420.0004(3).

(3) Municipalities are encouraged to adopt best practices for surplus land programs, including, but not limited to:

(a) Establishing eligibility criteria for the receipt or purchase of surplus land by developers;

(b) Making the process for requesting surplus lands publicly available; and

(c) Ensuring long-term affordability through ground leases by retaining the right of first refusal to purchase property that would be sold or offered at market rate and by requiring reversion of property not used for affordable housing within a certain timeframe.

Section 8. Effective January 1, 2024, subsection (1) of section 196.1978, Florida Statutes, is amended, and subsection (3) is added to that section, to read:

196.1978 Affordable housing property exemption.—

(1)(a) Property used to provide affordable housing to eligible persons as defined by s. 159.603 and natural persons or families meeting the extremely-low-income, very-low-income, low-income, or moderate-income limits specified in s. 420.0004, which is owned entirely by a nonprofit entity that is a corporation not for profit, qualified as charitable under s. 501(c)(3) of the Internal Revenue Code and in compliance with Rev. Proc. 96-32, 1996-1 C.B. 717, is considered property owned by an exempt entity and used for a charitable purpose, and those portions of the affordable housing property that provide housing to natural persons or families classified as extremely low income, very low income, low income, or moderate income under s. 420.0004 are exempt from ad valorem taxation to the extent authorized under s. 196.196. All property identified in this subsection must comply with the criteria provided under s. 196.195 for determining exempt status and

applied by property appraisers on an annual basis. The Legislature intends that any property owned by a limited liability company which is disregarded as an entity for federal income tax purposes pursuant to Treasury Regulation 301.7701-3(b)(1)(ii) be treated as owned by its sole member. If the sole member of the limited liability company that owns the property is also a limited liability company that is disregarded as an entity for federal income tax purposes pursuant to Treasury Regulation 301.7701-3(b)(1)(ii), the Legislature intends that the property be treated as owned by the sole member of the limited liability company that owns the limited liability company that owns the property. Units that are vacant and units that are occupied by natural persons or families whose income no longer meets the income limits of this subsection, but whose income met those income limits at the time they became tenants, shall be treated as portions of the affordable housing property exempt under this subsection if a recorded land use restriction agreement in favor of the Florida Housing Finance Corporation or any other governmental or quasi-governmental jurisdiction requires that all residential units within the property be used in a manner that qualifies for the exemption under this subsection and if the units are being offered for rent.

(b) Land that is owned entirely by a nonprofit entity that is a corporation not for profit, qualified as charitable under s. 501(c)(3) of the Internal Revenue Code and in compliance with Rev. Proc. 96-32, 1996-1 C.B. 717, and is leased for a minimum of 99 years for the purpose of, and is predominantly used for, providing housing to natural persons or families meeting the extremely-low-income, very-low-income, low-income, or moderate-income limits specified in s. 420.0004 is exempt from ad valorem taxation. For purposes of this paragraph, land is predominantly used for qualifying purposes if the square footage of the improvements on the land used to provide qualifying housing is greater than 50 percent of the square footage of all improvements on the land. This paragraph first applies to the 2024 tax roll and is repealed December 31, 2059.

(3)(a) As used in this subsection, the term:

1. “Corporation” means the Florida Housing Finance Corporation.
2. “Newly constructed” means an improvement to real property which was substantially completed within 5 years before the date of an applicant’s first submission of a request for certification or an application for an exemption pursuant to this section, whichever is earlier.
3. “Substantially completed” has the same meaning as in s. 192.042(1).

(b) Notwithstanding ss. 196.195 and 196.196, portions of property in a multifamily project are considered property used for a charitable purpose and are eligible to receive an ad valorem property tax exemption if such portions:

1. Provide affordable housing to natural persons or families meeting the income limitations provided in paragraph (d);

2. Are within a newly constructed multifamily project that contains more than 70 units dedicated to housing natural persons or families meeting the income limitations provided in paragraph (d); and

3. Are rented for an amount that does not exceed the amount as specified by the most recent multifamily rental programs income and rent limit chart posted by the corporation and derived from the Multifamily Tax Subsidy Projects Income Limits published by the United States Department of Housing and Urban Development or 90 percent of the fair market value rent as determined by a rental market study meeting the requirements of paragraph (m), whichever is less.

(c) If a unit that in the previous year qualified for the exemption under this subsection and was occupied by a tenant is vacant on January 1, the vacant unit is eligible for the exemption if the use of the unit is restricted to providing affordable housing that would otherwise meet the requirements of this subsection and a reasonable effort is made to lease the unit to eligible persons or families.

(d)1. Qualified property used to house natural persons or families whose annual household income is greater than 80 percent but not more than 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides, must receive an ad valorem property tax exemption of 75 percent of the assessed value.

2. Qualified property used to house natural persons or families whose annual household income does not exceed 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides, is exempt from ad valorem property taxes.

(e) To receive an exemption under this subsection, a property owner must submit an application on a form prescribed by the department by March 1 for the exemption, accompanied by a certification notice from the corporation to the property appraiser.

(f) To receive a certification notice, a property owner must submit a request to the corporation for certification on a form provided by the corporation which includes all of the following:

1. The most recently completed rental market study meeting the requirements of paragraph (m).

2. A list of the units for which the property owner seeks an exemption.

3. The rent amount received by the property owner for each unit for which the property owner seeks an exemption. If a unit is vacant and qualifies for an exemption under paragraph (c), the property owner must provide evidence of the published rent amount for each vacant unit.

4. A sworn statement, under penalty of perjury, from the applicant restricting the property for a period of not less than 3 years to housing persons or families who meet the income limitations under this subsection.

(g) The corporation shall review the request for certification and certify property that meets the eligibility criteria of this subsection. A determination by the corporation regarding a request for certification does not constitute final agency action pursuant to chapter 120.

1. If the corporation determines that the property meets the eligibility criteria for an exemption under this subsection, the corporation must send a certification notice to the property owner and the property appraiser.

2. If the corporation determines that the property does not meet the eligibility criteria, the corporation must notify the property owner and include the reasons for such determination.

(h) The corporation shall post on its website the deadline to submit a request for certification. The deadline must allow adequate time for a property owner to submit a timely application for exemption to the property appraiser.

(i) The property appraiser shall review the application and determine if the applicant is entitled to an exemption. A property appraiser may grant an exemption only for a property for which the corporation has issued a certification notice.

(j) If the property appraiser determines that for any year during the immediately previous 10 years a person who was not entitled to an exemption under this subsection was granted such an exemption, the property appraiser must serve upon the owner a notice of intent to record in the public records of the county a notice of tax lien against any property owned by that person in the county, and that property must be identified in the notice of tax lien. Any property owned by the taxpayer and situated in this state is subject to the taxes exempted by the improper exemption, plus a penalty of 50 percent of the unpaid taxes for each year and interest at a rate of 15 percent per annum. If an exemption is improperly granted as a result of a clerical mistake or an omission by the property appraiser, the property owner improperly receiving the exemption may not be assessed a penalty or interest.

(k) Units subject to an agreement with the corporation pursuant to chapter 420 recorded in the official records of the county in which the property is located to provide housing to natural persons or families meeting

the extremely-low-income, very-low-income, or low-income limits specified in s. 420.0004 are not eligible for this exemption.

(l) Property receiving an exemption pursuant to s. 196.1979 is not eligible for this exemption.

(m) A rental market study submitted as required by paragraph (f) must identify the fair market value rent of each unit for which a property owner seeks an exemption. Only a certified general appraiser as defined in s. 475.611 may issue a rental market study. The certified general appraiser must be independent of the property owner who requests the rental market study. In preparing the rental market study, a certified general appraiser shall comply with the standards of professional practice pursuant to part II of chapter 475 and use comparable property within the same geographic area and of the same type as the property for which the exemption is sought. A rental market study must have been completed within 3 years before submission of the application.

(n) The corporation may adopt rules to implement this section.

(o) This subsection first applies to the 2024 tax roll and is repealed December 31, 2059.

Section 9. Section 196.1979, Florida Statutes, is created to read:

196.1979 County and municipal affordable housing property exemption.

(1)(a) Notwithstanding ss. 196.195 and 196.196, the board of county commissioners of a county or the governing body of a municipality may adopt an ordinance to exempt those portions of property used to provide affordable housing meeting the requirements of this section. Such property is considered property used for a charitable purpose. To be eligible for the exemption, the portions of property:

1. Must be used to house natural persons or families whose annual household income:

a. Is greater than 30 percent but not more than 60 percent of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides; or

b. Does not exceed 30 percent of the median annual adjusted gross income for households within the metropolitan statistical area or, if not within a metropolitan statistical area, within the county in which the person or family resides;

2. Must be within a multifamily project containing 50 or more residential units, at least 20 percent of which are used to provide affordable housing that meets the requirements of this section;

3. Must be rented for an amount no greater than the amount as specified by the most recent multifamily rental programs income and rent limit chart posted by the corporation and derived from the Multifamily Tax Subsidy Projects Income Limits published by the United States Department of Housing and Urban Development or 90 percent of the fair market value rent as determined by a rental market study meeting the requirements of subsection (4), whichever is less;

4. May not have been cited for code violations on three or more occasions in the 24 months before the submission of a tax exemption application;

5. May not have any cited code violations that have not been properly remedied by the property owner before the submission of a tax exemption application; and

6. May not have any unpaid fines or charges relating to the cited code violations. Payment of unpaid fines or charges before a final determination on a property's qualification for an exemption under this section will not exclude such property from eligibility if the property otherwise complies with all other requirements for the exemption.

(b) Qualified property may receive an ad valorem property tax exemption of:

1. Up to 75 percent of the assessed value of each residential unit used to provide affordable housing if fewer than 100 percent of the multifamily project's residential units are used to provide affordable housing meeting the requirements of this section.

2. Up to 100 percent of the assessed value if 100 percent of the multifamily project's residential units are used to provide affordable housing meeting the requirements of this section.

(c) The board of county commissioners of the county or the governing body of the municipality, as applicable, may choose to adopt an ordinance that exempts property used to provide affordable housing for natural persons or families meeting the income limits of sub-subparagraph (a)1.a., natural persons or families meeting the income limits of sub-subparagraph (a)1.b., or both.

(2) If a residential unit that in the previous year qualified for the exemption under this section and was occupied by a tenant is vacant on January 1, the vacant unit may qualify for the exemption under this section if the use of the unit is restricted to providing affordable housing that would otherwise meet the requirements of this section and a reasonable effort is made to lease the unit to eligible persons or families.

(3) An ordinance granting the exemption authorized by this section must:

(a) Be adopted under the procedures for adoption of a nonemergency ordinance by a board of county commissioners specified in chapter 125 or by a municipal governing body specified in chapter 166.

(b) Designate the local entity under the supervision of the board of county commissioners or governing body of a municipality which must develop, receive, and review applications for certification and develop notices of determination of eligibility.

(c) Require the property owner to apply for certification by the local entity in order to receive the exemption. The application for certification must be on a form provided by the local entity designated pursuant to paragraph (b) and include all of the following:

1. The most recently completed rental market study meeting the requirements of subsection (4).

2. A list of the units for which the property owner seeks an exemption.

3. The rent amount received by the property owner for each unit for which the property owner seeks an exemption. If a unit is vacant and qualifies for an exemption under subsection (2), the property owner must provide evidence of the published rent amount for the vacant unit.

(d) Require the local entity to verify and certify property that meets the requirements of the ordinance as qualified property and forward the certification to the property owner and the property appraiser. If the local entity denies the exemption, it must notify the applicant and include reasons for the denial.

(e) Require the eligible unit to meet the eligibility criteria of paragraph (1)(a).

(f) Require the property owner to submit an application for exemption, on a form prescribed by the department, accompanied by the certification of qualified property, to the property appraiser no later than March 1.

(g) Specify that the exemption applies only to the taxes levied by the unit of government granting the exemption.

(h) Specify that the property may not receive an exemption authorized by this section after expiration or repeal of the ordinance.

(i) Identify the percentage of the assessed value which is exempted, subject to the percentage limitations in paragraph (1)(b).

(j) Identify whether the exemption applies to natural persons or families meeting the income limits of sub-subparagraph (1)(a)1.a., natural persons or families meeting the income limits of sub-subparagraph (1)(a)1.b., or both.

(k) Require that the deadline to submit an application for certification be published on the county's or municipality's website. The deadline must allow adequate time for a property owner to make a timely application for exemption to the property appraiser.

(l) Require the county or municipality to post on its website a list of certified properties for the purpose of facilitating access to affordable housing.

(4) A rental market study submitted as required by paragraph (3)(c) must identify the fair market value rent of each unit for which a property owner seeks an exemption. Only a certified general appraiser, as defined in s. 475.611, may issue a rental market study. The certified general appraiser must be independent of the property owner who requests a rental market study. In preparing the rental market study, a certified general appraiser shall comply with the standards of professional practice pursuant to part II of chapter 475 and use comparable property within the same geographic area and of the same type as the property for which the exemption is sought. A rental market study must have been completed within 3 years before submission of the application.

(5) An ordinance adopted under this section must expire before the fourth January 1 after adoption; however, the board of county commissioners or the governing body of the municipality may adopt a new ordinance to renew the exemption. The board of county commissioners or the governing body of the municipality shall deliver a copy of an ordinance adopted under this section to the department and the property appraiser within 10 days after its adoption. If the ordinance expires or is repealed, the board of county commissioners or the governing body of the municipality must notify the department and the property appraiser within 10 days after its expiration or repeal.

(6) If the property appraiser determines that for any year during the immediately previous 10 years a person who was not entitled to an exemption under this section was granted such an exemption, the property appraiser must serve upon the owner a notice of intent to record in the public records of the county a notice of tax lien against any property owned by that person in the county, and that property must be identified in the notice of tax lien. Any property owned by the taxpayer and situated in this state is subject to the taxes exempted by the improper exemption, plus a penalty of 50 percent of the unpaid taxes for each year and interest at a rate of 15 percent per annum. If an exemption is improperly granted as a result of a clerical mistake or an omission by the property appraiser, the property owner improperly receiving the exemption may not be assessed a penalty or interest.

(7) This section first applies to the 2024 tax roll.

Section 10. Section 201.15, Florida Statutes, is amended to read:

201.15 Distribution of taxes collected.—All taxes collected under this chapter are hereby pledged and shall be first made available to make payments when due on bonds issued pursuant to s. 215.618 or s. 215.619, or any other bonds authorized to be issued on a parity basis with such bonds. Such pledge and availability for the payment of these bonds shall have priority over any requirement for the payment of service charges or costs of collection and enforcement under this section. ~~All taxes collected under this chapter, except taxes distributed to the Land Acquisition Trust Fund pursuant to subsections (1) and (2), are subject to the service charge imposed in s. 215.20(1).~~ Before distribution pursuant to this section, the Department of Revenue shall deduct amounts necessary to pay the costs of the collection and enforcement of the tax levied by this chapter. The costs ~~and service charge~~ may not be levied against any portion of taxes pledged to debt service on bonds to the extent that the costs ~~and service charge~~ are required to pay any amounts relating to the bonds. All of the costs of the collection and enforcement of the tax levied by this chapter ~~and the service charge~~ shall be available and transferred to the extent necessary to pay debt service and any other amounts payable with respect to bonds authorized before January 1, 2017, secured by revenues distributed pursuant to this section. All taxes remaining after deduction of costs shall be distributed as follows:

(1) Amounts necessary to make payments on bonds issued pursuant to s. 215.618 or s. 215.619, as provided under paragraphs (3)(a) and (b), or on any other bonds authorized to be issued on a parity basis with such bonds shall be deposited into the Land Acquisition Trust Fund.

(2) If the amounts deposited pursuant to subsection (1) are less than 33 percent of all taxes collected after first deducting the costs of collection, an amount equal to 33 percent of all taxes collected after first deducting the costs of collection, minus the amounts deposited pursuant to subsection (1), shall be deposited into the Land Acquisition Trust Fund.

(3) Amounts on deposit in the Land Acquisition Trust Fund shall be used in the following order:

(a) Payment of debt service or funding of debt service reserve funds, rebate obligations, or other amounts payable with respect to Florida Forever bonds issued pursuant to s. 215.618. The amount used for such purposes may not exceed \$300 million in each fiscal year. It is the intent of the Legislature that all bonds issued to fund the Florida Forever Act be retired by December 31, 2040. Except for bonds issued to refund previously issued bonds, no series of bonds may be issued pursuant to this paragraph unless such bonds are approved and the debt service for the remainder of the fiscal year in which the bonds are issued is specifically appropriated in the General Appropriations Act or other law with respect to bonds issued for the purposes of s. 373.4598.

(b) Payment of debt service or funding of debt service reserve funds, rebate obligations, or other amounts due with respect to Everglades

restoration bonds issued pursuant to s. 215.619. Taxes distributed under paragraph (a) and this paragraph must be collectively distributed on a pro rata basis when the available moneys under this subsection are not sufficient to cover the amounts required under paragraph (a) and this paragraph.

Bonds issued pursuant to s. 215.618 or s. 215.619 are equally and ratably secured by moneys distributable to the Land Acquisition Trust Fund.

(4) After the required distributions to the Land Acquisition Trust Fund pursuant to subsections (1) and (2), the lesser of 8 percent of the remainder or \$150 million in each fiscal year shall be paid into the State Treasury to the credit of the State Housing Trust Fund and shall be expended pursuant to s. 420.50871. If 8 percent of the remainder is greater than \$150 million in any fiscal year, the difference between 8 percent of the remainder and \$150 million shall be paid into the State Treasury to the credit of the General Revenue Fund, and deduction of the service charge imposed pursuant to s. 215.20(1). The remainder shall be distributed as follows:

(a) The lesser of 20.5453 percent of the remainder or \$466.75 million in each fiscal year shall be paid into the State Treasury to the credit of the State Transportation Trust Fund. Notwithstanding any other law, the amount credited to the State Transportation Trust Fund shall be used for:

1. Capital funding for the New Starts Transit Program, authorized by Title 49, U.S.C. s. 5309 and specified in s. 341.051, in the amount of 10 percent of the funds;

2. The Small County Outreach Program specified in s. 339.2818, in the amount of 10 percent of the funds;

3. The Strategic Intermodal System specified in ss. 339.61, 339.62, 339.63, and 339.64, in the amount of 75 percent of the funds after deduction of the payments required pursuant to subparagraphs 1. and 2.; and

4. The Transportation Regional Incentive Program specified in s. 339.2819, in the amount of 25 percent of the funds after deduction of the payments required pursuant to subparagraphs 1. and 2. The first \$60 million of the funds allocated pursuant to this subparagraph shall be allocated annually to the Florida Rail Enterprise for the purposes established in s. 341.303(5).

(b) The lesser of 0.1456 percent of the remainder or \$3.25 million in each fiscal year shall be paid into the State Treasury to the credit of the Grants and Donations Trust Fund in the Department of Economic Opportunity to fund technical assistance to local governments.

Moneys distributed pursuant to paragraphs (a) and (b) may not be pledged for debt service unless such pledge is approved by referendum of the voters.

(c) An amount equaling 4.5 percent of the remainder in each fiscal year shall be paid into the State Treasury to the credit of the State Housing Trust Fund. The funds shall be used as follows:

1. Half of that amount shall be used for the purposes for which the State Housing Trust Fund was created and exists by law.

2. Half of that amount shall be paid into the State Treasury to the credit of the Local Government Housing Trust Fund and used for the purposes for which the Local Government Housing Trust Fund was created and exists by law.

(d) An amount equaling 5.20254 percent of the remainder in each fiscal year shall be paid into the State Treasury to the credit of the State Housing Trust Fund. Of such funds:

1. Twelve and one-half percent of that amount shall be deposited into the State Housing Trust Fund and expended by the Department of Economic Opportunity and the Florida Housing Finance Corporation for the purposes for which the State Housing Trust Fund was created and exists by law.

2. Eighty-seven and one-half percent of that amount shall be distributed to the Local Government Housing Trust Fund and used for the purposes for which the Local Government Housing Trust Fund was created and exists by law. Funds from this category may also be used to provide for state and local services to assist the homeless.

(e) The lesser of 0.017 percent of the remainder or \$300,000 in each fiscal year shall be paid into the State Treasury to the credit of the General Inspection Trust Fund to be used to fund oyster management and restoration programs as provided in s. 379.362(3).

(f) A total of \$75 million shall be paid into the State Treasury to the credit of the State Economic Enhancement and Development Trust Fund within the Department of Economic Opportunity.

(g) An amount equaling 5.4175 percent of the remainder shall be paid into the Resilient Florida Trust Fund to be used for the purposes for which the Resilient Florida Trust Fund was created and exists by law. Funds may be used for planning and project grants.

(h) An amount equaling 5.4175 percent of the remainder shall be paid into the Water Protection and Sustainability Program Trust Fund to be used to fund wastewater grants as specified in s. 403.0673.

(5) Notwithstanding s. 215.32(2)(b)4.a., funds distributed to the State Housing Trust Fund and expended pursuant to s. 420.50871 and funds distributed to the State Housing Trust Fund and the Local Government Housing Trust Fund pursuant to ~~paragraphs (4)(c) and (d)~~ paragraph (4)(e) may not be transferred to the General Revenue Fund in the General Appropriations Act.

(6) After the distributions provided in the preceding subsections, any remaining taxes shall be paid into the State Treasury to the credit of the General Revenue Fund.

Section 11. The amendments made by this act to s. 201.15, Florida Statutes, expire on July 1, 2033, and the text of that section shall revert to that in existence on June 30, 2023, except that any amendments to such text enacted other than by this act must be preserved and continue to operate to the extent that such amendments are not dependent upon the portions of the text which expire pursuant to this section.

Section 12. Paragraph (p) of subsection (5) of section 212.08, Florida Statutes, is amended, and paragraph (v) is added to that subsection, to read:

212.08 Sales, rental, use, consumption, distribution, and storage tax; specified exemptions.—The sale at retail, the rental, the use, the consumption, the distribution, and the storage to be used or consumed in this state of the following are hereby specifically exempt from the tax imposed by this chapter.

(5) EXEMPTIONS; ACCOUNT OF USE.—

(p) *Community contribution tax credit for donations.*—

1. Authorization.—Persons who are registered with the department under s. 212.18 to collect or remit sales or use tax and who make donations to eligible sponsors are eligible for tax credits against their state sales and use tax liabilities as provided in this paragraph:

a. The credit shall be computed as 50 percent of the person's approved annual community contribution.

b. The credit shall be granted as a refund against state sales and use taxes reported on returns and remitted in the 12 months preceding the date of application to the department for the credit as required in sub-subparagraph 3.c. If the annual credit is not fully used through such refund because of insufficient tax payments during the applicable 12-month period, the unused amount may be included in an application for a refund made pursuant to sub-subparagraph 3.c. in subsequent years against the total tax payments made for such year. Carryover credits may be applied for a 3-year period without regard to any time limitation that would otherwise apply under s. 215.26.

c. A person may not receive more than \$200,000 in annual tax credits for all approved community contributions made in any one year.

d. All proposals for the granting of the tax credit require the prior approval of the Department of Economic Opportunity.

e. The total amount of tax credits which may be granted for all programs approved under this paragraph and ss. 220.183 and 624.5105 is ~~\$25~~ \$14.5

million in the 2023-2024 ~~2022-2023~~ fiscal year and in each fiscal year thereafter for projects that provide housing opportunities for persons with special needs or homeownership opportunities for low-income households or very-low-income households and \$4.5 million in the ~~2022-2023~~ fiscal year and in each fiscal year thereafter for all other projects. As used in this paragraph, the term “person with special needs” has the same meaning as in s. 420.0004 and the terms “low-income person,” “low-income household,” “very-low-income person,” and “very-low-income household” have the same meanings as in s. 420.9071.

f. A person who is eligible to receive the credit provided in this paragraph, s. 220.183, or s. 624.5105 may receive the credit only under one section of the person’s choice.

2. Eligibility requirements.—

a. A community contribution by a person must be in the following form:

(I) Cash or other liquid assets;

(II) Real property, including 100 percent ownership of a real property holding company;

(III) Goods or inventory; or

(IV) Other physical resources identified by the Department of Economic Opportunity.

For purposes of this sub-subparagraph, the term “real property holding company” means a Florida entity, such as a Florida limited liability company, that is wholly owned by the person; is the sole owner of real property, as defined in s. 192.001(12), located in this ~~the~~ state; is disregarded as an entity for federal income tax purposes pursuant to 26 C.F.R. s. 301.7701-3(b)(1)(ii); and at the time of contribution to an eligible sponsor, has no material assets other than the real property and any other property that qualifies as a community contribution.

b. All community contributions must be reserved exclusively for use in a project. As used in this sub-subparagraph, the term “project” means activity undertaken by an eligible sponsor which is designed to construct, improve, or substantially rehabilitate housing that is affordable to low-income households or very-low-income households; designed to provide housing opportunities for persons with special needs; designed to provide commercial, industrial, or public resources and facilities; or designed to improve entrepreneurial and job-development opportunities for low-income persons. A project may be the investment necessary to increase access to high-speed broadband capability in a rural community that had an enterprise zone designated pursuant to chapter 290 as of May 1, 2015, including projects that result in improvements to communications assets that are owned by a business. A project may include the provision of museum educational programs and materials that are directly related to a project approved

between January 1, 1996, and December 31, 1999, and located in an area which was in an enterprise zone designated pursuant to s. 290.0065 as of May 1, 2015. This paragraph does not preclude projects that propose to construct or rehabilitate housing for low-income households or very-low-income households on scattered sites or housing opportunities for persons with special needs. With respect to housing, contributions may be used to pay the following eligible special needs, low-income, and very-low-income housing-related activities:

(I) Project development impact and management fees for special needs, low-income, or very-low-income housing projects;

(II) Down payment and closing costs for persons with special needs, low-income persons, and very-low-income persons;

(III) Administrative costs, including housing counseling and marketing fees, not to exceed 10 percent of the community contribution, directly related to special needs, low-income, or very-low-income projects; and

(IV) Removal of liens recorded against residential property by municipal, county, or special district local governments if satisfaction of the lien is a necessary precedent to the transfer of the property to a low-income person or very-low-income person for the purpose of promoting home ownership. Contributions for lien removal must be received from a nonrelated third party.

c. The project must be undertaken by an “eligible sponsor,” which includes:

(I) A community action program;

(II) A nonprofit community-based development organization whose mission is the provision of housing for persons with special needs, low-income households, or very-low-income households or increasing entrepreneurial and job-development opportunities for low-income persons;

(III) A neighborhood housing services corporation;

(IV) A local housing authority created under chapter 421;

(V) A community redevelopment agency created under s. 163.356;

(VI) A historic preservation district agency or organization;

(VII) A local workforce development board;

(VIII) A direct-support organization as provided in s. 1009.983;

(IX) An enterprise zone development agency created under s. 290.0056;

(X) A community-based organization incorporated under chapter 617 which is recognized as educational, charitable, or scientific pursuant to s.

501(c)(3) of the Internal Revenue Code and whose bylaws and articles of incorporation include affordable housing, economic development, or community development as the primary mission of the corporation;

(XI) Units of local government;

(XII) Units of state government; or

(XIII) Any other agency that the Department of Economic Opportunity designates by rule.

A contributing person may not have a financial interest in the eligible sponsor.

d. The project must be located in an area which was in an enterprise zone designated pursuant to chapter 290 as of May 1, 2015, or a Front Porch Florida Community, unless the project increases access to high-speed broadband capability in a rural community that had an enterprise zone designated pursuant to chapter 290 as of May 1, 2015, but is physically located outside the designated rural zone boundaries. Any project designed to construct or rehabilitate housing for low-income households or very-low-income households or housing opportunities for persons with special needs is exempt from the area requirement of this sub-subparagraph.

e.(I) If, during the first 10 business days of the state fiscal year, eligible tax credit applications for projects that provide housing opportunities for persons with special needs or homeownership opportunities for low-income households or very-low-income households are received for less than the annual tax credits available for those projects, the Department of Economic Opportunity shall grant tax credits for those applications and grant remaining tax credits on a first-come, first-served basis for subsequent eligible applications received before the end of the state fiscal year. If, during the first 10 business days of the state fiscal year, eligible tax credit applications for projects that provide housing opportunities for persons with special needs or homeownership opportunities for low-income households or very-low-income households are received for more than the annual tax credits available for those projects, the Department of Economic Opportunity shall grant the tax credits for those applications as follows:

(A) If tax credit applications submitted for approved projects of an eligible sponsor do not exceed \$200,000 in total, the credits shall be granted in full if the tax credit applications are approved.

(B) If tax credit applications submitted for approved projects of an eligible sponsor exceed \$200,000 in total, the amount of tax credits granted pursuant to sub-sub-sub-subparagraph (A) shall be subtracted from the amount of available tax credits, and the remaining credits shall be granted to each approved tax credit application on a pro rata basis.

(II) If, during the first 10 business days of the state fiscal year, eligible tax credit applications for projects other than those that provide housing

opportunities for persons with special needs or homeownership opportunities for low-income households or very-low-income households are received for less than the annual tax credits available for those projects, the Department of Economic Opportunity shall grant tax credits for those applications and shall grant remaining tax credits on a first-come, first-served basis for subsequent eligible applications received before the end of the state fiscal year. If, during the first 10 business days of the state fiscal year, eligible tax credit applications for projects other than those that provide housing opportunities for persons with special needs or homeownership opportunities for low-income households or very-low-income households are received for more than the annual tax credits available for those projects, the Department of Economic Opportunity shall grant the tax credits for those applications on a pro rata basis.

3. Application requirements.—

a. An eligible sponsor seeking to participate in this program must submit a proposal to the Department of Economic Opportunity which sets forth the name of the sponsor, a description of the project, and the area in which the project is located, together with such supporting information as is prescribed by rule. The proposal must also contain a resolution from the local governmental unit in which the project is located certifying that the project is consistent with local plans and regulations.

b. A person seeking to participate in this program must submit an application for tax credit to the Department of Economic Opportunity which sets forth the name of the sponsor; a description of the project; and the type, value, and purpose of the contribution. The sponsor shall verify, in writing, the terms of the application and indicate its receipt of the contribution, and such verification must accompany the application for tax credit. The person must submit a separate tax credit application to the Department of Economic Opportunity for each individual contribution that it makes to each individual project.

c. A person who has received notification from the Department of Economic Opportunity that a tax credit has been approved must apply to the department to receive the refund. Application must be made on the form prescribed for claiming refunds of sales and use taxes and be accompanied by a copy of the notification. A person may submit only one application for refund to the department within a 12-month period.

4. Administration.—

a. The Department of Economic Opportunity may adopt rules necessary to administer this paragraph, including rules for the approval or disapproval of proposals by a person.

b. The decision of the Department of Economic Opportunity must be in writing, and, if approved, the notification shall state the maximum credit

allowable to the person. Upon approval, the Department of Economic Opportunity shall transmit a copy of the decision to the department.

c. The Department of Economic Opportunity shall periodically monitor all projects in a manner consistent with available resources to ensure that resources are used in accordance with this paragraph; however, each project must be reviewed at least once every 2 years.

d. The Department of Economic Opportunity shall, in consultation with the statewide and regional housing and financial intermediaries, market the availability of the community contribution tax credit program to community-based organizations.

(v) Building materials used in construction of affordable housing units.

1. As used in this paragraph, the term:

a. “Affordable housing development” means property that has units subject to an agreement with the Florida Housing Finance Corporation pursuant to chapter 420 recorded in the official records of the county in which the property is located to provide affordable housing to natural persons or families meeting the extremely-low-income, very-low-income, or low-income limits specified in s. 420.0004.

b. “Building materials” means tangible personal property that becomes a component part of eligible residential units in an affordable housing development. The term includes appliances and does not include plants, landscaping, fencing, and hardscaping.

c. “Eligible residential units” means newly constructed units within an affordable housing development which are restricted under the land use restriction agreement.

d. “Newly constructed” means improvements to real property which did not previously exist or the construction of a new improvement where an old improvement was removed. The term does not include the renovation, restoration, rehabilitation, modification, alteration, or expansion of buildings already located on the parcel on which the eligible residential unit is built.

e. “Real property” has the same meaning as provided in s. 192.001(12).

f. “Substantially completed” has the same meaning as in s. 192.042(1).

2. Building materials used in eligible residential units are exempt from the tax imposed by this chapter if an owner demonstrates to the satisfaction of the department that the requirements of this paragraph have been met. Except as provided in subparagraph 3., this exemption inures to the owner at the time an eligible residential unit is substantially completed, but only through a refund of previously paid taxes. To receive a refund pursuant to this paragraph, the owner of the eligible residential units must file an

application with the department. The application must include all of the following:

- a. The name and address of the person claiming the refund.
- b. An address and assessment roll parcel number of the real property that was improved for which a refund of previously paid taxes is being sought.
- c. A description of the eligible residential units for which a refund of previously paid taxes is being sought, including the number of such units.
- d. A copy of a valid building permit issued by the county or municipal building department for the eligible residential units.
- e. A sworn statement, under penalty of perjury, from the general contractor licensed in this state with whom the owner contracted to build the eligible residential units which specifies the building materials, the actual cost of the building materials, and the amount of sales tax paid in this state on the building materials, and which states that the improvement to the real property was newly constructed. If a general contractor was not used, the owner must make the sworn statement required by this sub-subparagraph. Copies of the invoices evidencing the actual cost of the building materials and the amount of sales tax paid on such building materials must be attached to the sworn statement provided by the general contractor or by the owner. If copies of such invoices are not attached, the cost of the building materials is deemed to be an amount equal to 40 percent of the increase in the final assessed value of the eligible residential units for ad valorem tax purposes less the most recent assessed value of land for the units.
- f. A certification by the local building code inspector that the eligible residential unit is substantially completed.
- g. A copy of the land use restriction agreement with the Florida Housing Finance Corporation for the eligible residential units.

3. The exemption under this paragraph inures to a municipality, county, other governmental unit or agency, or nonprofit community-based organization through a refund of previously paid taxes if the building materials are paid for from the funds of a community development block grant, the State Housing Initiatives Partnership Program, or a similar grant or loan program. To receive a refund, a municipality, county, other governmental unit or agency, or nonprofit community-based organization must submit an application that includes the same information required under subparagraph 2. In addition, the applicant must include a sworn statement signed by the chief executive officer of the municipality, county, other governmental unit or agency, or nonprofit community-based organization seeking a refund which states that the building materials for which a refund is sought were

funded by a community development block grant, the State Housing Initiatives Partnership Program, or a similar grant or loan program.

4. The person seeking a refund must submit an application for refund to the department within 6 months after the eligible residential unit is deemed to be substantially completed by the local building code inspector or by November 1 after the improved property is first subject to assessment.

5. Only one exemption through a refund of previously paid taxes may be claimed for any eligible residential unit. A refund may not be granted unless the amount to be refunded exceeds \$500. A refund may not exceed the lesser of \$5,000 or 97.5 percent of the Florida sales or use tax paid on the cost of building materials as determined pursuant to sub-subparagraph 2.e. The department shall issue a refund within 30 days after it formally approves a refund application.

6. The department may adopt rules governing the manner and format of refund applications and may establish guidelines as to the requisites for an affirmative showing of qualification for exemption under this paragraph.

7. This exemption under this paragraph applies to sales of building materials that occur on or after July 1, 2023.

Section 13. Subsection (24) is added to section 213.053, Florida Statutes, to read:

213.053 Confidentiality and information sharing.—

(24) The department may make available to the Florida Housing Finance Corporation, exclusively for official purposes, information for the purpose of administering the Live Local Program pursuant to s. 420.50872.

Section 14. Section 215.212, Florida Statutes, is created to read:

215.212 Service charge elimination.—

(1) Notwithstanding s. 215.20(1), the service charge provided in s. 215.20(1) may not be deducted from the proceeds of the taxes distributed under s. 201.15.

(2) This section is repealed July 1, 2033.

Section 15. Paragraph (i) of subsection (1) of section 215.22, Florida Statutes, is amended to read:

215.22 Certain income and certain trust funds exempt.—

(1) The following income of a revenue nature or the following trust funds shall be exempt from the appropriation required by s. 215.20(1):

(i) Bond proceeds or revenues dedicated for bond repayment, ~~except for the Documentary Stamp Clearing Trust Fund administered by the Department of Revenue.~~

Section 16. The amendment made by this act to s. 215.22, Florida Statutes, expires on July 1, 2033, and the text of that section shall revert to that in existence on June 30, 2023, except that any amendments to such text enacted other than by this act must be preserved and continue to operate to the extent that such amendments are not dependent upon the portions of the text which expire pursuant to this section.

Section 17. Subsection (8) of section 220.02, Florida Statutes, is amended to read:

220.02 Legislative intent.—

(8) It is the intent of the Legislature that credits against either the corporate income tax or the franchise tax be applied in the following order: those enumerated in s. 631.828, those enumerated in s. 220.191, those enumerated in s. 220.181, those enumerated in s. 220.183, those enumerated in s. 220.182, those enumerated in s. 220.1895, those enumerated in s. 220.195, those enumerated in s. 220.184, those enumerated in s. 220.186, those enumerated in s. 220.1845, those enumerated in s. 220.19, those enumerated in s. 220.185, those enumerated in s. 220.1875, those enumerated in s. 220.1876, those enumerated in s. 220.1877, those enumerated in s. 220.1878, those enumerated in s. 220.193, those enumerated in s. 288.9916, those enumerated in s. 220.1899, those enumerated in s. 220.194, those enumerated in s. 220.196, those enumerated in s. 220.198, and those enumerated in s. 220.1915.

Section 18. Paragraph (a) of subsection (1) of section 220.13, Florida Statutes, is amended to read:

220.13 “Adjusted federal income” defined.—

(1) The term “adjusted federal income” means an amount equal to the taxpayer’s taxable income as defined in subsection (2), or such taxable income of more than one taxpayer as provided in s. 220.131, for the taxable year, adjusted as follows:

(a) *Additions.*—There shall be added to such taxable income:

1.a. The amount of any tax upon or measured by income, excluding taxes based on gross receipts or revenues, paid or accrued as a liability to the District of Columbia or any state of the United States which is deductible from gross income in the computation of taxable income for the taxable year.

b. Notwithstanding sub-subparagraph a., if a credit taken under s. 220.1875, s. 220.1876, ~~or s. 220.1877~~, or s. 220.1878 is added to taxable income in a previous taxable year under subparagraph 11. and is taken as a deduction for federal tax purposes in the current taxable year, the amount of

the deduction allowed shall not be added to taxable income in the current year. The exception in this sub-subparagraph is intended to ensure that the credit under s. 220.1875, s. 220.1876, ~~or~~ s. 220.1877, or s. 220.1878 is added in the applicable taxable year and does not result in a duplicate addition in a subsequent year.

2. The amount of interest which is excluded from taxable income under s. 103(a) of the Internal Revenue Code or any other federal law, less the associated expenses disallowed in the computation of taxable income under s. 265 of the Internal Revenue Code or any other law, excluding 60 percent of any amounts included in alternative minimum taxable income, as defined in s. 55(b)(2) of the Internal Revenue Code, if the taxpayer pays tax under s. 220.11(3).

3. In the case of a regulated investment company or real estate investment trust, an amount equal to the excess of the net long-term capital gain for the taxable year over the amount of the capital gain dividends attributable to the taxable year.

4. That portion of the wages or salaries paid or incurred for the taxable year which is equal to the amount of the credit allowable for the taxable year under s. 220.181. This subparagraph shall expire on the date specified in s. 290.016 for the expiration of the Florida Enterprise Zone Act.

5. That portion of the ad valorem school taxes paid or incurred for the taxable year which is equal to the amount of the credit allowable for the taxable year under s. 220.182. This subparagraph shall expire on the date specified in s. 290.016 for the expiration of the Florida Enterprise Zone Act.

6. The amount taken as a credit under s. 220.195 which is deductible from gross income in the computation of taxable income for the taxable year.

7. That portion of assessments to fund a guaranty association incurred for the taxable year which is equal to the amount of the credit allowable for the taxable year.

8. In the case of a nonprofit corporation which holds a pari-mutuel permit and which is exempt from federal income tax as a farmers' cooperative, an amount equal to the excess of the gross income attributable to the pari-mutuel operations over the attributable expenses for the taxable year.

9. The amount taken as a credit for the taxable year under s. 220.1895.

10. Up to nine percent of the eligible basis of any designated project which is equal to the credit allowable for the taxable year under s. 220.185.

11. Any amount taken as a credit for the taxable year under s. 220.1875, s. 220.1876, ~~or~~ s. 220.1877, or s. 220.1878. The addition in this subparagraph is intended to ensure that the same amount is not allowed for the tax purposes of this state as both a deduction from income and a credit against

the tax. This addition is not intended to result in adding the same expense back to income more than once.

12. The amount taken as a credit for the taxable year under s. 220.193.

13. Any portion of a qualified investment, as defined in s. 288.9913, which is claimed as a deduction by the taxpayer and taken as a credit against income tax pursuant to s. 288.9916.

14. The costs to acquire a tax credit pursuant to s. 288.1254(5) that are deducted from or otherwise reduce federal taxable income for the taxable year.

15. The amount taken as a credit for the taxable year pursuant to s. 220.194.

16. The amount taken as a credit for the taxable year under s. 220.196. The addition in this subparagraph is intended to ensure that the same amount is not allowed for the tax purposes of this state as both a deduction from income and a credit against the tax. The addition is not intended to result in adding the same expense back to income more than once.

17. The amount taken as a credit for the taxable year pursuant to s. 220.198.

18. The amount taken as a credit for the taxable year pursuant to s. 220.1915.

Section 19. Paragraph (c) of subsection (1) of section 220.183, Florida Statutes, is amended to read:

220.183 Community contribution tax credit.—

(1) AUTHORIZATION TO GRANT COMMUNITY CONTRIBUTION TAX CREDITS; LIMITATIONS ON INDIVIDUAL CREDITS AND PROGRAM SPENDING.—

(c) The total amount of tax credit which may be granted for all programs approved under this section and ss. 212.08(5)(p) and 624.5105 is ~~\$25~~ \$14.5 million in the 2023-2024 ~~2022-2023~~ fiscal year and in each fiscal year thereafter for projects that provide housing opportunities for persons with special needs as defined in s. 420.0004 and homeownership opportunities for low-income households or very-low-income households as defined in s. 420.9071 and \$4.5 million in the 2022-2023 fiscal year and in each fiscal year thereafter for all other projects.

Section 20. Subsection (2) of section 220.186, Florida Statutes, is amended to read:

220.186 Credit for Florida alternative minimum tax.—

(2) The credit pursuant to this section shall be the amount of the excess, if any, of the tax paid based upon taxable income determined pursuant to s. 220.13(2)(k) over the amount of tax which would have been due based upon taxable income without application of s. 220.13(2)(k), before application of this credit without application of any credit under s. 220.1875, s. 220.1876, ~~or s. 220.1877, or s. 220.1878.~~

Section 21. Section 220.1878, Florida Statutes, is created to read:

220.1878 Credit for contributions to the Live Local Program.—

(1) For taxable years beginning on or after January 1, 2023, there is allowed a credit of 100 percent of an eligible contribution made to the Live Local Program under s. 420.50872 against any tax due for a taxable year under this chapter after the application of any other allowable credits by the taxpayer. An eligible contribution must be made to the Live Local Program on or before the date the taxpayer is required to file a return pursuant to s. 220.222. The credit granted by this section must be reduced by the difference between the amount of federal corporate income tax, taking into account the credit granted by this section, and the amount of federal corporate income tax without application of the credit granted by this section.

(2) A taxpayer who files a Florida consolidated return as a member of an affiliated group pursuant to s. 220.131(1) may be allowed the credit on a consolidated return basis; however, the total credit taken by the affiliated group is subject to the limitation established under subsection (1).

(3) Section 420.50872 applies to the credit authorized by this section.

(4) If a taxpayer applies and is approved for a credit under s. 420.50872 after timely requesting an extension to file under s. 220.222(2):

(a) The credit does not reduce the amount of tax due for purposes of the department's determination as to whether the taxpayer was in compliance with the requirement to pay tentative taxes under ss. 220.222 and 220.32.

(b) The taxpayer's noncompliance with the requirement to pay tentative taxes shall result in the revocation and rescindment of any such credit.

(c) The taxpayer shall be assessed for any taxes, penalties, or interest due from the taxpayer's noncompliance with the requirement to pay tentative taxes.

Section 22. Paragraph (c) of subsection (2) of section 220.222, Florida Statutes, is amended to read:

220.222 Returns; time and place for filing.—

(2)

(c)1. For purposes of this subsection, a taxpayer is not in compliance with s. 220.32 if the taxpayer underpays the required payment by more than the greater of \$2,000 or 30 percent of the tax shown on the return when filed.

2. For the purpose of determining compliance with s. 220.32 as referenced in subparagraph 1., the tax shown on the return when filed must include the amount of the allowable credits taken on the return pursuant to s. 220.1878.

Section 23. Subsection (5) of section 253.034, Florida Statutes, is amended to read:

253.034 State-owned lands; uses.—

(5) Each manager of conservation lands shall submit to the Division of State Lands a land management plan at least every 10 years in a form and manner adopted by rule of the board of trustees and in accordance with s. 259.032. Each manager of conservation lands shall also update a land management plan whenever the manager proposes to add new facilities or make substantive land use or management changes that were not addressed in the approved plan, or within 1 year after the addition of significant new lands. Each manager of nonconservation lands shall submit to the Division of State Lands a land use plan at least every 10 years in a form and manner adopted by rule of the board of trustees. The division shall review each plan for compliance with the requirements of this subsection and the requirements of the rules adopted by the board of trustees pursuant to this section. All nonconservation land use plans, whether for single-use or multiple-use properties, shall be managed to provide the greatest benefit to the state. Plans for managed areas larger than 1,000 acres shall contain an analysis of the multiple-use potential of the property which includes the potential of the property to generate revenues to enhance the management of the property. In addition, the plan shall contain an analysis of the potential use of private land managers to facilitate the restoration or management of these lands and whether nonconservation lands would be more appropriately transferred to the county or municipality in which the land is located for the purpose of providing affordable multifamily rental housing that meets the criteria of s. 420.0004(3). If a newly acquired property has a valid conservation plan that was developed by a soil and conservation district, such plan shall be used to guide management of the property until a formal land use plan is completed.

(a) State conservation lands shall be managed to ensure the conservation of this the state's plant and animal species and to ensure the accessibility of state lands for the benefit and enjoyment of all people of this the state, both present and future. Each land management plan for state conservation lands shall provide a desired outcome, describe both short-term and long-term management goals, and include measurable objectives to achieve those goals. Short-term goals shall be achievable within a 2-year planning period, and long-term goals shall be achievable within a 10-year

planning period. These short-term and long-term management goals shall be the basis for all subsequent land management activities.

(b) Short-term and long-term management goals for state conservation lands shall include measurable objectives for the following, as appropriate:

1. Habitat restoration and improvement.
2. Public access and recreational opportunities.
3. Hydrological preservation and restoration.
4. Sustainable forest management.
5. Exotic and invasive species maintenance and control.
6. Capital facilities and infrastructure.
7. Cultural and historical resources.
8. Imperiled species habitat maintenance, enhancement, restoration, or population restoration.

(c) The land management plan shall, at a minimum, contain the following elements:

1. A physical description of the land.
2. A quantitative data description of the land which includes an inventory of forest and other natural resources; exotic and invasive plants; hydrological features; infrastructure, including recreational facilities; and other significant land, cultural, or historical features. The inventory shall reflect the number of acres for each resource and feature, when appropriate. The inventory shall be of such detail that objective measures and benchmarks can be established for each tract of land and monitored during the lifetime of the plan. All quantitative data collected shall be aggregated, standardized, collected, and presented in an electronic format to allow for uniform management reporting and analysis. The information collected by the Department of Environmental Protection pursuant to s. 253.0325(2) shall be available to the land manager and his or her assignee.
3. A detailed description of each short-term and long-term land management goal, the associated measurable objectives, and the related activities that are to be performed to meet the land management objectives. Each land management objective must be addressed by the land management plan, and if practicable, a land management objective may not be performed to the detriment of the other land management objectives.
4. A schedule of land management activities which contains short-term and long-term land management goals and the related measurable objective and activities. The schedule shall include for each activity a timeline for completion, quantitative measures, and detailed expense and manpower

budgets. The schedule shall provide a management tool that facilitates development of performance measures.

5. A summary budget for the scheduled land management activities of the land management plan. For state lands containing or anticipated to contain imperiled species habitat, the summary budget shall include any fees anticipated from public or private entities for projects to offset adverse impacts to imperiled species or such habitat, which fees shall be used solely to restore, manage, enhance, repopulate, or acquire imperiled species habitat. The summary budget shall be prepared in such manner that it facilitates computing an aggregate of land management costs for all state-managed lands using the categories described in s. 259.037(3).

(d) Upon completion, the land management plan must be transmitted to the Acquisition and Restoration Council for review. The council shall have 90 days after receipt of the plan to review the plan and submit its recommendations to the board of trustees. During the review period, the land management plan may be revised if agreed to by the primary land manager and the council taking into consideration public input. The land management plan becomes effective upon approval by the board of trustees.

(e) Land management plans are to be updated every 10 years on a rotating basis. Each updated land management plan must identify any conservation lands under the plan, in part or in whole, that are no longer needed for conservation purposes and could be disposed of in fee simple or with the state retaining a permanent conservation easement.

(f) In developing land management plans, at least one public hearing shall be held in any one affected county.

(g) The Division of State Lands shall make available to the public an electronic copy of each land management plan for parcels that exceed 160 acres in size. The division shall review each plan for compliance with the requirements of this subsection, the requirements of chapter 259, and the requirements of the rules adopted by the board of trustees pursuant to this section. The Acquisition and Restoration Council shall also consider the propriety of the recommendations of the managing entity with regard to the future use of the property, the protection of fragile or nonrenewable resources, the potential for alternative or multiple uses not recognized by the managing entity, and the possibility of disposal of the property by the board of trustees. After its review, the council shall submit the plan, along with its recommendations and comments, to the board of trustees. The council shall specifically recommend to the board of trustees whether to approve the plan as submitted, approve the plan with modifications, or reject the plan. If the council fails to make a recommendation for a land management plan, the Secretary of Environmental Protection, Commissioner of Agriculture, or executive director of the Fish and Wildlife Conservation Commission or their designees shall submit the land management plan to the board of trustees.

(h) The board of trustees shall consider the land management plan submitted by each entity and the recommendations of the Acquisition and Restoration Council and the Division of State Lands and shall approve the plan with or without modification or reject such plan. The use or possession of any such lands that is not in accordance with an approved land management plan is subject to termination by the board of trustees.

(i)1. State nonconservation lands shall be managed to provide the greatest benefit to the state. State nonconservation lands may be grouped by similar land use types under one land use plan. Each land use plan shall, at a minimum, contain the following elements:

a. A physical description of the land to include any significant natural or cultural resources as well as management strategies developed by the land manager to protect such resources.

b. A desired development outcome.

c. A schedule for achieving the desired development outcome.

d. A description of both short-term and long-term development goals.

e. A management and control plan for invasive nonnative plants.

f. A management and control plan for soil erosion and soil and water contamination.

g. Measureable objectives to achieve the goals identified in the land use plan.

2. Short-term goals shall be achievable within a 5-year planning period and long-term goals shall be achievable within a 10-year planning period.

3. The use or possession of any such lands that is not in accordance with an approved land use plan is subject to termination by the board of trustees.

4. Land use plans submitted by a manager shall include reference to appropriate statutory authority for such use or uses and shall conform to the appropriate policies and guidelines of the state land management plan.

Section 24. Subsection (1) of section 253.0341, Florida Statutes, is amended to read:

253.0341 Surplus of state-owned lands.—

(1) The board of trustees shall determine which lands, the title to which is vested in the board, may be surplus. For all conservation lands, the Acquisition and Restoration Council shall make a recommendation to the board of trustees, and the board of trustees shall determine whether the lands are no longer needed for conservation purposes. If the board of trustees determines the lands are no longer needed for conservation purposes, it may dispose of such lands by an affirmative vote of at least three members. In the

case of a land exchange involving the disposition of conservation lands, the board of trustees must determine by an affirmative vote of at least three members that the exchange will result in a net positive conservation benefit. For all nonconservation lands, the board of trustees shall determine whether the lands are no longer needed. If the board of trustees determines the lands are no longer needed, it may dispose of such lands by an affirmative vote of at least three members. Local government requests for the state to surplus conservation or nonconservation lands, whether for purchase, ~~or exchange,~~ or any other means of transfer, ~~must shall~~ be expedited throughout the surplus process. Property jointly acquired by the state and other entities may not be surplus without the consent of all joint owners.

Section 25. Subsection (2) of section 288.101, Florida Statutes, is amended to read:

288.101 Florida Job Growth Grant Fund.—

(2) The department and Enterprise Florida, Inc., may identify projects, solicit proposals, and make funding recommendations to the Governor, who is authorized to approve:

(a) State or local public infrastructure projects to promote:

1. Economic recovery in specific regions of this the state;
2. Economic diversification; or
3. Economic enhancement in a targeted industry.

(b) State or local public infrastructure projects to facilitate the development or construction of affordable housing. This paragraph is repealed July 1, 2033.

(c) Infrastructure funding to accelerate the rehabilitation of the Herbert Hoover Dike. The department or the South Florida Water Management District may enter into agreements, as necessary, with the United States Army Corps of Engineers to implement this paragraph.

(d)(e) Workforce training grants to support programs at state colleges and state technical centers that provide participants with transferable, sustainable workforce skills applicable to more than a single employer, and for equipment associated with these programs. The department shall work with CareerSource Florida, Inc., to ensure programs are offered to the public based on criteria established by the state college or state technical center and do not exclude applicants who are unemployed or underemployed.

Section 26. Section 420.0003, Florida Statutes, is amended to read:

(Substantial rewording of section. See s. 420.0003, F.S., for present text.)

420.0003 State housing strategy.—

(1) LEGISLATIVE INTENT.—It is the intent of this act to articulate a state housing strategy that will carry the state toward the goal of ensuring that each Floridian has safe, decent, and affordable housing. This strategy must involve state and local governments working in partnership with communities and the private sector and must involve financial, as well as regulatory, commitment to accomplish this goal.

(2) POLICIES.—

(a) Housing production and rehabilitation programs.—Programs to encourage housing production or rehabilitation must be guided by the following general policies, as appropriate for the purpose of the specific program:

1. State and local governments shall provide incentives to encourage the private sector to be the primary delivery vehicle for the development of affordable housing. When possible, state funds should be heavily leveraged to achieve the maximum federal, local, and private commitment of funds and be used to ensure long-term affordability. To the maximum extent possible, state funds should be expended to create new housing stock and be used for repayable loans rather than grants. Local incentives to stimulate private sector development of affordable housing may include establishment of density bonus incentives.

2. State and local governments should consider and implement innovative solutions to housing issues where appropriate. Innovative solutions include, but are not limited to:

a. Utilizing publicly held land to develop affordable housing through state or local land purchases, long-term land leasing, and school district affordable housing programs. To the maximum extent possible, state-owned lands that are appropriate for the development of affordable housing must be made available for that purpose.

b. Community-led planning that focuses on urban infill, flexible zoning, redevelopment of commercial property into mixed-use property, resiliency, and furthering development in areas with preexisting public services, such as wastewater, transit, and schools.

c. Project features that maximize efficiency in land and resource use, such as high density, high rise, and mixed use.

d. Mixed-income projects that facilitate more diverse and successful communities.

e. Modern housing concepts such as manufactured homes, tiny homes, 3D-printed homes, and accessory dwelling units.

3. State funds should be available only to local governments that provide incentives or financial assistance for housing. State funding for housing should not be made available to local governments whose comprehensive plans have been found not in compliance with chapter 163 and who have not entered into a stipulated settlement agreement with the department to bring the plans into compliance. State funds should be made available only for projects consistent with the local government's comprehensive plan.

4. Local governments are encouraged to enter into interlocal agreements, as appropriate, to coordinate strategies and maximize the use of state and local funds.

5. State-funded development should emphasize use of developed land, urban infill, and the transformation of existing infrastructure in order to minimize sprawl, separation of housing from employment, and effects of increased housing on ecological preservation areas. Housing available to the state's workforce should prioritize proximity to employment and services.

(b) *Public-private partnerships.*—Cost-effective public-private partnerships must emphasize production and preservation of affordable housing.

1. Data must be developed and maintained on the affordable housing activities of local governments, community-based organizations, and private developers.

2. The state shall assist local governments and community-based organizations by providing training and technical assistance.

3. In coordination with local activities and with federal initiatives, the state shall provide incentives for public sector and private sector development of affordable housing.

(c) *Preservation of housing stock.*—The existing stock of affordable housing must be preserved and improved through rehabilitation programs and expanded neighborhood revitalization efforts to promote suitable living environments for individuals and families.

(d) *Unique housing needs.*—The wide range of need for safe, decent, and affordable housing must be addressed, with an emphasis on assisting the neediest persons.

1. State housing programs must promote the self-sufficiency and economic dignity of the people of this state, including elderly persons and persons with disabilities.

2. The housing requirements of special needs populations must be addressed through programs that promote a range of housing options bolstering integration with the community.

3. All housing initiatives and programs must be nondiscriminatory.

4. The geographic distribution of resources must provide for the development of housing in rural and urban areas.

5. The important contribution of public housing to the well-being of citizens in need shall be acknowledged through efforts to continue and bolster existing programs. State and local government funds allocated to enhance public housing must be used to supplement, not supplant, federal support.

(3) IMPLEMENTATION.—The state, in carrying out the strategy articulated in this section, shall have the following duties:

(a) State fiscal resources must be directed to achieve the following programmatic objectives:

1. Effective technical assistance and capacity-building programs must be established at the state and local levels.

2. The Shimberg Center for Housing Studies at the University of Florida shall develop and maintain statewide data on housing needs and production, provide technical assistance relating to real estate development and finance, operate an information clearinghouse on housing programs, and coordinate state housing initiatives with local government and federal programs.

3. The corporation shall maintain a consumer-focused website for connecting tenants with affordable housing.

(b) The long-range program plan of the department must include specific goals, objectives, and strategies that implement the housing policies in this section.

(c) The Shimberg Center for Housing Studies at the University of Florida, in consultation with the department and the corporation, shall perform functions related to the research and planning for affordable housing. Functions must include quantifying affordable housing needs, documenting results of programs administered, and inventorying the supply of affordable housing units made available in this state. The recommendations required in this section and a report of any programmatic modifications made as a result of these policies must be included in the housing report required by s. 420.6075. The report must identify the needs of specific populations, including, but not limited to, elderly persons, persons with disabilities, and persons with special needs, and may recommend statutory modifications when appropriate.

(d) The Office of Program Policy Analysis and Government Accountability (OPPAGA) shall evaluate affordable housing issues pursuant to the schedule set forth in this paragraph. OPPAGA may coordinate with and rely upon the expertise and research activities of the Shimberg Center for Housing Studies in conducting the evaluations. The analysis may include relevant reports prepared by the Shimberg Center for Housing Studies, the department, the corporation, and the provider of the Affordable Housing

Catalyst Program; interviews with the agencies, providers, offices, developers, and other organizations related to the development and provision of affordable housing at the state and local levels; and any other relevant data. When appropriate, each report must recommend policy and statutory modifications for consideration by the Legislature. Each report must be submitted to the President of the Senate and the Speaker of the House of Representatives pursuant to the schedule. OPPAGA shall review and evaluate:

1. By December 15, 2023, and every 5 years thereafter, innovative affordable housing strategies implemented by other states, their effectiveness, and their potential for implementation in this state.

2. By December 15, 2024, and every 5 years thereafter, affordable housing policies enacted by local governments, their effectiveness, and which policies constitute best practices for replication across this state. The report must include a review and evaluation of the extent to which interlocal cooperation is used, effective, or hampered.

3. By December 15, 2025, and every 5 years thereafter, existing state-level housing rehabilitation, production, preservation, and finance programs to determine their consistency with relevant policies in this section and effectiveness in providing affordable housing. The report must also include an evaluation of the degree of coordination between housing programs of this state, and between state, federal, and local housing activities, and shall recommend improved program linkages when appropriate.

(e) The department and the corporation should conform the administrative rules for each housing program to the policies stated in this section, provided that such changes in the rules are consistent with the statutory intent or requirements for the program. This authority applies only to programs offering loans, grants, or tax credits and only to the extent that state policies are consistent with applicable federal requirements.

Section 27. Subsection (36) of section 420.503, Florida Statutes, is amended to read:

420.503 Definitions.—As used in this part, the term:

(36) “Qualified contract” has the same meaning as in 26 U.S.C. s. 42(h)(6)(F) in effect on the date of the preliminary determination certificate for the low-income housing tax credits for the development that is the subject of the qualified contract request, unless the Internal Revenue Code requires a different statute or regulation to apply to the development. The corporation shall deem a bona fide contract to be a qualified contract at the time the bona fide contract is presented to the owner and the initial second-earnest money deposit is deposited in escrow in accordance with the terms of the bona fide contract, and, in such event, the corporation is deemed to have fulfilled its responsibility to present the owner with a qualified contract.

Section 28. Subsection (3) and paragraph (a) of subsection (4) of section 420.504, Florida Statutes, are amended to read:

420.504 Public corporation; creation, membership, terms, expenses.—

(3) The corporation is a separate budget entity and is not subject to control, supervision, or direction by the department of ~~Economic Opportunity~~ in any manner, including, but not limited to, personnel, purchasing, transactions involving real or personal property, and budgetary matters. The corporation shall consist of a board of directors composed of the Secretary of Economic Opportunity as an ex officio and voting member, or a senior-level agency employee designated by the secretary, one member appointed by the President of the Senate, one member appointed by the Speaker of the House of Representatives, and eight members appointed by the Governor subject to confirmation by the Senate from the following:

(a) One citizen actively engaged in the residential home building industry.

(b) One citizen actively engaged in the banking or mortgage banking industry.

(c) One citizen who is a representative of those areas of labor engaged in home building.

(d) One citizen with experience in housing development who is an advocate for low-income persons.

(e) One citizen actively engaged in the commercial building industry.

(f) One citizen who is a former local government elected official.

(g) Two citizens of the state who are not principally employed as members or representatives of any of the groups specified in paragraphs (a)-(f).

(4)(a) Members of the corporation shall be appointed for terms of 4 years, except that any vacancy shall be filled for the unexpired term. Vacancies on the board shall be filled by appointment by the Governor, the President of the Senate, or the Speaker of the House of Representatives, respectively, depending on who appointed the member whose vacancy is to be filled or whose term has expired.

Section 29. Subsection (30) of section 420.507, Florida Statutes, is amended to read:

420.507 Powers of the corporation.—The corporation shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers which are in addition to all other powers granted by other provisions of this part:

(30) To prepare and submit to the Secretary of Economic Opportunity a budget request for purposes of the corporation, which request must shall, notwithstanding the provisions of chapter 216 and in accordance with s. 216.351, contain a request for operational expenditures and separate requests for other authorized corporation programs. The request must include, for informational purposes, the amount of state funds necessary to use all federal housing funds anticipated to be received by, or allocated to, the state in the fiscal year in order to maximize the production of new, affordable multifamily housing units in this state. The request need not contain information on the number of employees, salaries, or any classification thereof, and the approved operating budget therefor need not comply with s. 216.181(8)-(10). The secretary may include within the department's budget request the corporation's budget request in the form as authorized by this section.

Section 30. The amendment made by this act to s. 420.507(30), Florida Statutes, expires July 1, 2033, and the text of that subsection shall revert to that in existence on June 30, 2023, except that any amendments to such text enacted other than by this act shall be preserved and continue to operate to the extent that such amendments are not dependent upon the portions of text which expire pursuant to this section.

Section 31. Subsection (10) of section 420.5087, Florida Statutes, is amended to read:

420.5087 State Apartment Incentive Loan Program.—There is hereby created the State Apartment Incentive Loan Program for the purpose of providing first, second, or other subordinated mortgage loans or loan guarantees to sponsors, including for-profit, nonprofit, and public entities, to provide housing affordable to very-low-income persons.

(10) The corporation may prioritize a portion of the program funds set aside under paragraph (3)(d) for persons with special needs as defined in s. 420.0004(13) to provide funding for the development of newly constructed permanent rental housing ~~on a campus~~ that provides housing for persons in foster care or persons aging out of foster care pursuant to s. 409.1451. Such housing shall promote and facilitate access to community-based supportive, educational, and employment services and resources that assist persons aging out of foster care to successfully transition to independent living and adulthood. The corporation must consult with the Department of Children and Families to create minimum criteria for such housing.

Section 32. Section 420.50871, Florida Statutes, is created to read:

420.50871 Allocation of increased revenues derived from amendments to s. 201.15 made by this act.—Funds that result from increased revenues to the State Housing Trust Fund derived from amendments made to s. 201.15 made by this act must be used annually for projects under the State Apartment Incentive Loan Program under s. 420.5087 as set forth in this section, notwithstanding ss. 420.507(48) and (50) and 420.5087(1) and (3).

The Legislature intends for these funds to provide for innovative projects that provide affordable and attainable housing for persons and families working, going to school, or living in this state. Projects approved under this section are intended to provide housing that is affordable as defined in s. 420.0004, notwithstanding the income limitations in s. 420.5087(2). Beginning in the 2023-2024 fiscal year and annually for 10 years thereafter:

(1) The corporation shall allocate 70 percent of the funds provided by this section to issue competitive requests for application for the affordable housing project purposes specified in this subsection. The corporation shall finance projects that:

(a) Both redevelop an existing affordable housing development and provide for the construction of a new development within close proximity to the existing development to be rehabilitated. Each project must provide for building the new affordable housing development first, relocating the tenants of the existing development to the new development, and then demolishing the existing development for reconstruction of an affordable housing development with more overall and affordable units.

(b) Address urban infill, including conversions of vacant, dilapidated, or functionally obsolete buildings or the use of underused commercial property.

(c) Provide for mixed use of the location, incorporating nonresidential uses, such as retail, office, institutional, or other appropriate commercial or nonresidential uses.

(d) Provide housing near military installations in this state, with preference given to projects that incorporate critical services for service-members, their families, and veterans, such as mental health treatment services, employment services, and assistance with transition from active-duty service to civilian life.

(2) From the remaining funds, the corporation shall allocate the funds to issue competitive requests for application for any of the following affordable housing purposes specified in this subsection. The corporation shall finance projects that:

(a) Propose using or leasing public lands. Projects that propose to use or lease public lands must include a resolution or other agreement with the unit of government owning the land to use the land for affordable housing purposes.

(b) Address the needs of young adults who age out of the foster care system.

(c) Meet the needs of elderly persons.

(d) Provide housing to meet the needs in areas of rural opportunity, designated pursuant to s. 288.0656.

(3) Under any request for application under this section, the corporation shall coordinate with the appropriate state department or agency and prioritize projects that provide for mixed-income developments.

(4) This section does not prohibit the corporation from allocating additional funds to the purposes described in this section. In any fiscal year, if the funds allocated by the corporation to any request for application under subsections (1) and (2) are not fully used after the application and award processes are complete, the corporation may use those funds to supplement any future request for application under this section.

(5) This section is repealed June 30, 2033.

Section 33. The Division of Law Revision is directed to replace the phrase “this act” wherever it occurs in s. 420.50871, Florida Statutes, as created by this act, with the assigned chapter number of this act.

Section 34. Section 420.50872, Florida Statutes, is created to read:

420.50872 Live Local Program.—

(1) DEFINITIONS.—As used in this section, the term:

(a) “Annual tax credit amount” means, for any state fiscal year, the sum of the amount of tax credits approved under paragraph (3)(a), including tax credits to be taken under s. 220.1878 or s. 624.51058, which are approved for taxpayers whose taxable years begin on or after January 1 of the calendar year preceding the start of the applicable state fiscal year.

(b) “Eligible contribution” means a monetary contribution from a taxpayer, subject to the restrictions provided in this section, to the corporation for use in the State Apartment Incentive Loan Program under s. 420.5087. The taxpayer making the contribution may not designate a specific project, property, or geographic area of this state as the beneficiary of the eligible contribution.

(c) “Live Local Program” means the program described in this section whereby eligible contributions are made to the corporation.

(d) “Tax credit cap amount” means the maximum annual tax credit amount that the Department of Revenue may approve for a state fiscal year.

(2) RESPONSIBILITIES OF THE CORPORATION.—The corporation shall:

(a) Expend 100 percent of eligible contributions received under this section for the State Apartment Incentive Loan Program under s. 420.5087. However, the corporation may use up to \$25 million of eligible contributions to provide loans for the construction of large-scale projects of significant regional impact. Such projects must include a substantial civic, educational, or health care use and may include a commercial use, any of which must be

incorporated within or contiguous to the project property. Such a loan must be made, except as otherwise provided in this subsection, in accordance with the practices and policies of the State Apartment Incentive Loan Program. Such a loan is subject to the competitive application process and may not exceed 25 percent of the total project cost. The corporation must find that the loan provides a unique opportunity for investment alongside local government participation that would enable creation of a significant amount of affordable housing. Projects approved under this section are intended to provide housing that is affordable as defined in s. 420.0004, notwithstanding the income limitations in s. 420.5087(2).

(b) Upon receipt of an eligible contribution, provide the taxpayer that made the contribution with a certificate of contribution. A certificate of contribution must include the taxpayer's name; its federal employer identification number, if available; the amount contributed; and the date of contribution.

(c) Within 10 days after issuing a certificate of contribution, provide a copy to the Department of Revenue.

(3) LIVE LOCAL TAX CREDITS; APPLICATIONS, TRANSFERS, AND LIMITATIONS.—

(a) Beginning in the 2023-2024 fiscal year, the tax credit cap amount is \$100 million in each state fiscal year.

(b) Beginning October 1, 2023, a taxpayer may submit an application to the Department of Revenue for an allocation of the tax credit cap for tax credits to be taken under either or both of s. 220.1878 or s. 624.51058.

1. The taxpayer shall specify in the application each tax for which the taxpayer requests a credit and the applicable taxable year. For purposes of s. 220.1878, a taxpayer may apply for a credit to be used for a prior taxable year before the date the taxpayer is required to file a return for that year pursuant to s. 220.222. For purposes of s. 624.51058, a taxpayer may apply for a credit to be used for a prior taxable year before the date the taxpayer is required to file a return for that prior taxable year pursuant to ss. 624.509 and 624.5092. The Department of Revenue shall approve tax credits on a first-come, first-served basis.

2. Within 10 days after approving or denying an application, the Department of Revenue shall provide a copy of its approval or denial letter to the corporation.

(c) If a tax credit approved under paragraph (b) is not fully used for the specified taxable year for credits under s. 220.1878 or s. 624.51058 because of insufficient tax liability on the part of the taxpayer, the unused amount may be carried forward for a period not to exceed 10 taxable years. For purposes of s. 220.1878, a credit carried forward may be used in a subsequent year

after applying the other credits and unused carryovers in the order provided in s. 220.02(8).

(d) A taxpayer may not convey, transfer, or assign an approved tax credit or a carryforward tax credit to another entity unless all of the assets of the taxpayer are conveyed, assigned, or transferred in the same transaction. However, a tax credit under s. 220.1878 or s. 624.51058 may be conveyed, transferred, or assigned between members of an affiliated group of corporations if the type of tax credit under s. 220.1878 or s. 624.51058 remains the same. A taxpayer shall notify the Department of Revenue of its intent to convey, transfer, or assign a tax credit to another member within an affiliated group of corporations. The amount conveyed, transferred, or assigned is available to another member of the affiliated group of corporations upon approval by the Department of Revenue.

(e) Within any state fiscal year, a taxpayer may rescind all or part of a tax credit allocation approved under paragraph (b). The amount rescinded must become available for that state fiscal year to another eligible taxpayer as approved by the Department of Revenue if the taxpayer receives notice from the Department of Revenue that the rescindment has been accepted by the Department of Revenue. Any amount rescinded under this paragraph must become available to an eligible taxpayer on a first-come, first-served basis based on tax credit applications received after the date the rescindment is accepted by the Department of Revenue.

(f) Within 10 days after approving or denying the conveyance, transfer, or assignment of a tax credit under paragraph (d), or the rescindment of a tax credit under paragraph (e), the Department of Revenue shall provide a copy of its approval or denial letter to the corporation.

(g) For purposes of calculating the underpayment of estimated corporate income taxes under s. 220.34 and tax installment payments for taxes on insurance premiums or assessments under s. 624.5092, the final amount due is the amount after credits earned under s. 220.1878 or s. 624.51058 for contributions to eligible charitable organizations are deducted.

1. For purposes of determining if a penalty or interest under s. 220.34(2)(d)1. will be imposed for underpayment of estimated corporate income tax, a taxpayer may, after earning a credit under s. 220.1878, reduce any estimated payment in that taxable year by the amount of the credit.

2. For purposes of determining if a penalty under s. 624.5092 will be imposed, an insurer, after earning a credit under s. 624.51058 for a taxable year, may reduce any installment payment for such taxable year of 27 percent of the amount of the net tax due as reported on the return for the preceding year under s. 624.5092(2)(b) by the amount of the credit.

(4) PRESERVATION OF CREDIT.—If any provision or portion of this section, s. 220.1878, or s. 624.51058 or the application thereof to any person or circumstance is held unconstitutional by any court or is otherwise

declared invalid, the unconstitutionality or invalidity does not affect any credit earned under s. 220.1878 or s. 624.51058 by any taxpayer with respect to any contribution paid to the Live Local Program before the date of a determination of unconstitutionality or invalidity. The credit must be allowed at such time and in such a manner as if a determination of unconstitutionality or invalidity had not been made, provided that nothing in this subsection by itself or in combination with any other provision of law may result in the allowance of any credit to any taxpayer in excess of \$1 of credit for each dollar paid to an eligible charitable organization.

(5) ADMINISTRATION; RULES.—

(a) The Department of Revenue and the corporation may develop a cooperative agreement to assist in the administration of this section, as needed.

(b) The Department of Revenue may adopt rules necessary to administer this section, s. 220.1878, and s. 624.51058, including rules establishing application forms, procedures governing the approval of tax credits and carryforward tax credits under subsection (3), and procedures to be followed by taxpayers when claiming approved tax credits on their returns.

(c) By August 15, 2023, and by each August 15 thereafter, the Department of Revenue shall determine the 500 taxpayers with the greatest total corporate income or franchise tax due as reported on the taxpayer's return filed pursuant to s. 220.22 during the previous calendar year and notify those taxpayers of the existence of the Live Local Program and the process for obtaining an allocation of the tax credit cap. The Department of Revenue shall confer with the corporation in the drafting of the notification. The Department of Revenue may provide this notification by electronic means.

Section 35. Section 420.5096, Florida Statutes, is created to read:

420.5096 Florida Hometown Hero Program.—

(1) The Legislature finds that individual homeownership is vital to building long-term housing and financial security. With rising home prices, down payment and closing costs are often significant barriers to homeownership for working Floridians. Each person in Florida's hometown workforce is essential to creating thriving communities, and the Legislature finds that the ability of Floridians to reside within the communities in which they work is of great importance. Therefore, the Legislature finds that providing assistance to homebuyers in this state by reducing the amount of down payment and closing costs is a necessary step toward expanding access to homeownership and achieving safe, decent, and affordable housing for all Floridians.

(2) The Florida Hometown Hero Program is created to assist Florida's hometown workforce in attaining homeownership by providing financial

assistance to residents to purchase a home as their primary residence. Under the program, a borrower may apply to the corporation for a loan to reduce the amount of the down payment and closing costs paid by the borrower by a minimum of \$10,000 and up to 5 percent of the first mortgage loan, not exceeding \$35,000. Loans must be made available at a zero percent interest rate and must be made available for the term of the first mortgage. The balance of any loan is due at closing if the property is sold, refinanced, rented, or transferred, unless otherwise approved by the corporation.

(3) For loans made available pursuant to s. 420.507(23)(a)1. or 2., the corporation may underwrite and make those mortgage loans through the program to persons or families who have household incomes that do not exceed 150 percent of the state median income or local median income, whichever is greater. A borrower must be seeking to purchase a home as a primary residence; a first-time homebuyer and a Florida resident; and employed full-time by a Florida-based employer. The borrower must provide documentation of full-time employment, or full-time status for self-employed individuals, of 35 hours or more per week. The requirement to be a first-time homebuyer does not apply to a borrower who is an active duty service-member of a branch of the armed forces or the Florida National Guard, as defined in s. 250.01, or a veteran.

(4) Loans made under the Florida Hometown Hero Program may be used for the purchase of manufactured homes, as defined in s. 320.01(2)(b), which were constructed after July 13, 1994; which are permanently affixed to real property in this state, whether owned or leased by the borrower; and which are titled and financed as tangible personal property or as real property.

(5) This program is intended to be evergreen, and repayments for loans made under this program shall be retained within the program to make additional loans.

Section 36. Subsection (3) is added to section 420.531, Florida Statutes, to read:

420.531 Affordable Housing Catalyst Program.—

(3) The corporation may contract with the entity providing statewide training and technical assistance to provide technical assistance to local governments to establish selection criteria and related provisions for requests for proposals or other competitive solicitations for use or lease of government-owned real property for affordable housing purposes. The entity providing statewide training and technical assistance may develop best practices or other key elements for successful use of public property for affordable housing, in conjunction with technical support provided under subsection (1).

Section 37. Section 420.6075, Florida Statutes, is amended to read:

420.6075 Research and planning for affordable housing; annual housing report.—

(1) The research and planning functions of the department shall include the collection of data on the need for affordable housing in this state and the extent to which that need is being met through federal, state, and local programs, in order to facilitate planning to meet the housing needs in this state and to enable the development of sound strategies and programs for affordable housing. To fulfill this function, the Shimberg Center for Housing Studies ~~Affordable Housing~~ at the University of Florida shall perform the following functions:

(a) Quantify affordable housing needs in ~~this the~~ state by analyzing available data, including information provided through the housing elements of local comprehensive plans, and identify revisions in the housing element data requirements that would result in more uniform, meaningful information being obtained.

(b) Document the results since 1980 of all programs administered by the department which provide for or act as incentives for housing production or improvement. Data on program results must include the number of units produced and the unit cost under each program.

(c) Inventory the supply of affordable housing units made available through federal, state, and local programs. Data on the geographic distribution of affordable units must show the availability of units in each county and municipality.

(2) By December 31 of each year, the Shimberg Center for Housing Studies ~~Affordable Housing~~ shall submit to the Legislature an updated housing report describing the supply of and need for affordable housing. This annual housing report shall include:

(a) A synopsis of training and technical assistance activities and community-based organization housing activities for the year.

(b) A status report on the degree of progress toward meeting the housing objectives of the department's agency functional plan.

(c) Recommended housing initiatives for the next fiscal year and recommended priorities for assistance to the various target populations within the spectrum of housing need.

(3) The Shimberg Center for Housing Studies ~~Affordable Housing~~ shall:

(a) Conduct research on program options to address the need for affordable housing.

(b) Conduct research on training models to be replicated or adapted to meet the needs of community-based organizations and state and local government staff involved in housing development.

Section 38. Paragraph (a) of subsection (1) of section 553.792, Florida Statutes, is amended to read:

553.792 Building permit application to local government.—

(1)(a) Within 10 days of an applicant submitting an application to the local government, the local government shall advise the applicant what information, if any, is needed to deem the application properly completed in compliance with the filing requirements published by the local government. If the local government does not provide written notice that the applicant has not submitted the properly completed application, the application shall be automatically deemed properly completed and accepted. Within 45 days after receiving a completed application, a local government must notify an applicant if additional information is required for the local government to determine the sufficiency of the application, and shall specify the additional information that is required. The applicant must submit the additional information to the local government or request that the local government act without the additional information. While the applicant responds to the request for additional information, the 120-day period described in this subsection is tolled. Both parties may agree to a reasonable request for an extension of time, particularly in the event of a force majeure or other extraordinary circumstance. The local government must approve, approve with conditions, or deny the application within 120 days following receipt of a completed application. A local government shall maintain on its website a policy containing procedures and expectations for expedited processing of those building permits and development orders required by law to be expedited.

Section 39. Subsection (7) of section 624.509, Florida Statutes, is amended to read:

624.509 Premium tax; rate and computation.—

(7) Credits and deductions against the tax imposed by this section shall be taken in the following order: deductions for assessments made pursuant to s. 440.51; credits for taxes paid under ss. 175.101 and 185.08; credits for income taxes paid under chapter 220 and the credit allowed under subsection (5), as these credits are limited by subsection (6); the credit allowed under s. 624.51057; the credit allowed under s. 624.51058; all other available credits and deductions.

Section 40. Paragraph (c) of subsection (1) of section 624.5105, Florida Statutes, is amended to read:

624.5105 Community contribution tax credit; authorization; limitations; eligibility and application requirements; administration; definitions; expiration.—

(1) AUTHORIZATION TO GRANT TAX CREDITS; LIMITATIONS.—

(c) The total amount of tax credit which may be granted for all programs approved under this section and ss. 212.08(5)(p) and 220.183 is ~~\$25~~ \$14.5 million in the 2023-2024 ~~2022-2023~~ fiscal year and in each fiscal year thereafter for projects that provide housing opportunities for persons with special needs as defined in s. 420.0004 or homeownership opportunities for low-income or very-low-income households as defined in s. 420.9071 and \$4.5 million in the 2022-2023 fiscal year and in each fiscal year thereafter for all other projects.

Section 41. Section 624.51058, Florida Statutes, is created to read:

624.51058 Credit for contributions to the Live Local Program.—

(1) For taxable years beginning on or after January 1, 2023, there is allowed a credit of 100 percent of an eligible contribution made to the Live Local Program under s. 420.50872 against any tax due for a taxable year under s. 624.509(1) after deducting from such tax deductions for assessments made pursuant to s. 440.51; credits for taxes paid under ss. 175.101 and 185.08; credits for income taxes paid under chapter 220; and the credit allowed under s. 624.509(5), as such credit is limited by s. 624.509(6). An eligible contribution must be made to the Live Local Program on or before the date the taxpayer is required to file a return pursuant to ss. 624.509 and 624.5092. An insurer claiming a credit against premium tax liability under this section is not required to pay any additional retaliatory tax levied under s. 624.5091 as a result of claiming such credit. Section 624.5091 does not limit such credit in any manner.

(2) Section 420.50872 applies to the credit authorized by this section.

Section 42. The Department of Economic Opportunity's Keys Workforce Housing Initiative, approved by the Administration Commission on June 13, 2018, is considered an exception to the evacuation time constraints of s. 380.0552(9)(a)2., Florida Statutes, by requiring deed-restricted affordable workforce housing properties receiving permit allocations to agree to evacuate at least 48 hours in advance of hurricane landfall. A comprehensive plan amendment approved by the Department of Economic Opportunity to implement the initiative is hereby valid and the respective local governments may adopt local ordinances or regulations to implement such plan amendment.

Section 43. (1) The Department of Revenue is authorized, and all conditions are deemed met, to adopt emergency rules under s. 120.54(4), Florida Statutes, for the purpose of implementing provisions related to the Live Local Program created by this act. Notwithstanding any other law, emergency rules adopted under this section are effective for 6 months after adoption and may be renewed during the pendency of procedures to adopt permanent rules addressing the subject of the emergency rules.

(2) This section expires July 1, 2026.

Section 44. For the 2023-2024 fiscal year, the sum of \$100 million in nonrecurring funds from the General Revenue Fund is appropriated to the Florida Housing Finance Corporation to implement the Florida Hometown Hero Housing Program established in s. 420.5096, Florida Statutes, as created by this act.

Section 45. For the 2023-2024 fiscal year, the sum of \$252 million in nonrecurring funds from the Local Government Housing Trust Fund is appropriated in the Grants and Aids - Housing Finance Corporation (HFC) - State Housing Initiatives Partnership (SHIP) Program appropriation category to the Florida Housing Finance Corporation.

Section 46. For the 2023-2024 fiscal year, the sum of \$150 million in recurring funds and \$109 million in nonrecurring funds from the State Housing Trust Fund is appropriated in the Grants and Aids - Housing Finance Corporation (HFC) - Affordable Housing Programs appropriation category to the Florida Housing Finance Corporation. The recurring funds are appropriated to implement s. 420.50871, Florida Statutes, as created by this act.

Section 47. For the 2022-2023 fiscal year, the sum of \$100 million in nonrecurring funds from the General Revenue Fund is appropriated to the Florida Housing Finance Corporation to implement a competitive assistance loan program for new construction projects in the development pipeline that have not commenced construction and are experiencing verifiable cost increases due to market inflation. These funds are intended to support the corporation's efforts to maintain the viability of projects in the development pipeline as the unprecedented economic factors coupled with the housing crisis makes it of upmost importance to deliver much-needed affordable housing units in communities in a timely manner. Eligible projects are those that accepted an invitation to enter credit underwriting by the corporation for funding during the period of time of July 1, 2020, through June 30, 2022. The corporation may establish such criteria and application processes as necessary to implement this section. The unexpended balance of funds appropriated to the corporation as of June 30, 2023, shall revert and is appropriated to the corporation for the same purpose for the 2023-2024 fiscal year. Any funds not awarded by December 1, 2023, must be used for the State Apartment Incentive Loan Program under s. 420.5087, Florida Statutes. This section is effective upon becoming a law.

Section 48. The Legislature finds and declares that this act fulfills an important state interest.

Section 49. Except as otherwise expressly provided in this act and except for this section, which shall take effect upon becoming a law, this act shall take effect July 1, 2023.

Approved by the Governor March 29, 2023.

Filed in Office Secretary of State March 29, 2023.

ORDINANCE NO. 24-_____

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, AMENDING SECTION 5-15 OF THE OCOEE LAND DEVELOPMENT CODE (“SPECIFIC USE/DEVELOPMENT STANDARDS”) TO IMPLEMENT THE PROVISIONS OF THE LIVE LOCAL ACT, SECTION 166.04151 *ET SEQ.*, FLORIDA STATUTES, INCLUDING DEFINING TERMS, ESTABLISHING MAXIMUM PERMITTED DENSITY AND HEIGHT, ESTABLISHING A PROCESS FOR ADMINISTRATIVE APPROVAL, PROVIDING FOR DEED RESTRICTIONS AND ANNUAL CERTIFICATION, REQUIRING EQUAL TREATMENT OF AFFORDABLE HOUSING AND MARKET RATE UNITS, PROVIDING FOR ENFORCEMENT, PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, on March 29, 2023, the Governor of the State of Florida signed Senate Bill 102, known as the “Live Local Act,” codified as to municipalities at Section 166.04151 *et seq.*, Florida Statutes, in an effort to increase the supply of affordable housing in the State of Florida; and

WHEREAS, the Live Local Act requires municipalities to allow multifamily and mixed use residential development in any area zoned for “commercial, industrial, or mixed use” if at least 40 percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, “affordable” as defined in s. 420.0004, Florida Statutes, and, in the case of a mixed use project, if at least 65 percent of the total square footage is used for residential purposes, and the project otherwise “meets all other development regulations and requirements” for multifamily development;

WHEREAS, the Attorney General of the State of Florida stated in an opinion letter dated July 20, 2023 that, as used in the Live Local Act, “the phrase ‘area zoned for commercial, industrial, or mixed use’ refers only to land located in districts having those specific zoning

classifications, rather than encompassing land in any zoning district where some commercial, industrial, or mixed use land uses may be permitted”;

WHEREAS, the Ocoee Land Development Code governs development within the corporate limits of the City of Ocoee pursuant to the requirements of Section 163.3202 and Section 166.041, Florida Statutes; and

WHEREAS, Section 163.3174(4)(c), Florida Statutes, requires the Land Planning Agency of the City of Ocoee (the “LPA”) to review proposed land development regulations and amendments thereto for consistency with the adopted Comprehensive Plan, as may be amended; and

WHEREAS, the LPA held a public hearing on February 13, 2024, to consider an amendment of the Ocoee Land Development Code to implement and enforce the Live Local Act and made certain findings that the proposed changes set forth in this Ordinance are consistent with the Comprehensive Plan and recommended that the City Commission enact the proposed ordinance; and

WHEREAS, the Ocoee City Commission has determined that it is necessary for the general welfare of the City to amend the Ocoee Land Development Code consistent with the City’s broad Home Rule powers under Article VIII, Section 2(b) of the Florida Constitution and Florida Statutes § 166.021 in order to provide certification standards and implementation criteria for proposed development under the Live Local Act; and

WHEREAS, the City Commission finds that this Ordinance serves a legitimate government purpose and is in the best interests of public health, safety, and welfare of the citizens of Ocoee;

WHEREAS, the City Commission finds that the land development regulations adopted herein are consistent with the City’s Comprehensive Plan, including Section VI.A of the Housing Element, which states, “It is the City’s goal to provide housing with supporting infrastructure for the anticipated population, with particular emphasis on very low; low; and moderate-income households in Ocoee.”

NOW, THEREFORE BE IT ENACTED by the City Commission of the City of Ocoee that:

SECTION 1: AMENDMENT TO SECTION 5-15, ARTICLE V, OCOEE LAND DEVELOPMENT CODE

Section 5-15 of the Ocoee Land Development Code (“Specific Use/Development Standards”) shall be amended as shown below. Words that are ~~stricken-out~~ are deletions; words that are underlined are additions; Articles, Sections, Subsections and Provisions not referenced in this ordinance are not modified:

D. Affordable Housing

(1) Definitions.

(a) Affordable Housing refers to housing that is affordable, as defined in Section 420.0004(3), Florida Statutes.

(b) Affordable Housing Project refers to an affordable housing project that qualifies under the Live Local Act, Section 166.04151 et seq, Florida Statutes.

(c) Commercial, as used in Section 166.0415, Florida Statutes, shall mean only the commercial zoning districts of the city, which consist only of properties zoned C-1, C-2, and C-3, and no other zoning district.

(d) *Eligible Zoning District* includes the Commercial and Industrial zoning districts identified in this Section.

(d) *Height within One Mile*, as used in Section 166.0415, Florida Statutes, shall mean one (1) mile as a human being can travel along the public streets of the city within the normal permitted lanes of travel from the center point of the proposed Affordable Housing Project to the center point of another property. Height within One Mile shall not mean a straight-line distance as a bird might travel.

(e) *Highest Currently Allowed Density*, as used in section 166.0415, Florida Statutes, shall mean the highest number of units per acre established by the “High Density Residential” future land use map designation within the adopted City of Ocoee Comprehensive Plan. Highest Currently Allowed Density does not include densities greater than that permitted in the High Density Residential land use designation to which a development may be entitled to receive via a density bonus, special exception, agreement to resolve a claim, variance, or as otherwise recognized as a non-conforming or grandfathered use.

(f) *Highest Currently Allowed Height* as used in section 166.0415, Florida Statutes, shall only mean the higher of either three (3) stories or a real building’s or development’s Height Within One Mile of the proposed Affordable Housing Project, as defined in this Section and as determined by reference to the maximum height allowed by Table 5-2 in Article V of the Ocoee Land Development Code for a commercial or residential development. Highest Currently Allowed Height shall not include any height awarded to any development project as a bonus, special exception, agreement to resolve a claim, variance, or allowed as a non-conforming or grandfathered use, or include any projections not used for human occupancy under Section 5-5 of the Ocoee Land Development Code.

(g) *Industrial* as used in Section 166.0415, Florida Statutes, shall mean only the I-1 and I-2 industrial zoning districts of the city and no other zoning district.

(h) *Live Local Act* refers specifically to Senate Bill 102, signed by the Governor of Florida on March 29, 2023, effective July 1, 2023, and codified as to municipalities at Section 166.04151 *et seq.*, Florida Statutes.

(2) Permitted Zoning, Parking, Density and Height.

(a) *Zoning.* Affordable housing projects under Live Local Act shall be permitted only in the Commercial and Industrial zoning districts of the City.

(b) *Parking.* Affordable Housing Projects must meet all parking requirements under the Ocoee Land Development Code, unless such project is located within one-half (1/2) mile of and accessible by a major transit stop, in which case, a parking reduction supported by appropriate documentation will be considered.

(c) *Allowed Density.*

1. An Affordable Housing Project is entitled to the Highest Allowed Density in the City, as defined in this Section.

2. An Affordable Housing Project may be awarded a density bonus if it meets the same architectural enhancement requirements for a density bonus as a project that does not qualify as an Affordable Housing Project.

4. *Allowed Height.* An Affordable Housing Project is entitled to the Highest Allowed Height, as defined in this Section. Building height shall be measured from the average grade of the crown of a street or streets abutting

the property, measured from the centerline to the roof peak. Within special flood hazard areas, building height shall be measured from the required design flood elevation line to the roof peak.

(3) Compliance with Land Development Regulations. The proposed Affordable Housing Project must comply with all land development regulations applicable to the zoning district in which the project is proposed, except only to the extent the Live Local Act expressly preempts local ordinances with respect to density, height and parking.

(4) Process for Administrative Approval

(a) *Submission.* An application for administrative approval of a qualifying Affordable Housing Project located within an Eligible Zoning District, shall include:

1. *Application Fee.* Payment of an application fee according to the fee schedule in effect at the time of the application;

2. *Purchase and Sale Agreement.* If the applicant is not the owner of record, then the applicant shall submit a copy of a fully executed contract or agreement to purchase the real property for the Affordable Housing Project, which shows the dates of effectiveness and due diligence periods, though the purchase price and any financing terms may be redacted;

3. *Application Form.* Any application form required by the city;

4. *Project Narrative.* The application shall contain a narrative which demonstrates the Affordable Housing Project's compliance with Section 166.04151(7)(a) - (g), Florida Statutes.

5. Site Development Plan. The application shall include a site development plan complying with Section 4-3 of the Ocoee Land Development Code and shall include a site data table identifying:

- (a) the number of total units;
- (b) the number of Affordable Housing units;
- (c) the number of dwelling units per acre;
- (d) the height of all proposed buildings;
- (e) a description of how the tallest building or buildings meet the Highest Allowed Height;
- (f) for any multifamily rental development, calculations demonstrating that at least forty (40) percent of the residential units are affordable units as defined by Section 420.0004, Florida Statutes, for a period of at least thirty (30) years; and
- (g) for any mixed-use project, calculations demonstrating that at least sixty-five (65) percent of the total square footage is used for residential purposes.

6. Building Elevations and Materials. The application shall include architectural renderings (labeled with compass orientation) and building materials for all building elevations for each proposed building;

7. Affidavit of Commitment. The application for an Affordable Housing Project shall include an executed Affidavit of Commitment to City of Ocoee's Affordable Housing standards, which shall attest to: (a) a 30-year commitment to provide Affordable Housing as defined by section 420.0004, Florida Statutes; (b) an

acknowledgement of the City's right to monitor and audit records for a minimum of 30 years of operation; (c) an acknowledgement of the responsibility of the owner and operator of the Affordable Housing Project to submit an annual Certification of Compliance, attested to by a certified public accountant, that the tenants residing in the designated Affordable Housing units meet the reported income eligibility requirements for Affordable Housing and that the rent charged for at least 40% of the units provide Affordable Housing under section 420.0004, Florida Statutes; and (d) further acknowledge the penalties for non-compliance as set forth in this section.

8. Any other information reasonably required by the City that is consistent with the intent and purpose of this section and the Live Local Act.

(b) Sufficiency Review. Within ten (10) days of receiving an application for an Affordable Housing Project, the city shall complete a sufficiency review of the materials submitted and respond to the applicant that the application is either complete or shall specify what items are still required. The applicant shall then provide the items required to make the application complete, which shall then begin another ten (10) day sufficiency review period, and so on until a complete application is received. An Application for Building Permits shall be processed in accordance with Section 553.792, Florida Statutes. A contract to purchase the real property for which the Affordable Housing Project is proposed must be in full force and effect during the sufficiency review periods. If any contract expires within such time periods, then the city shall not begin or complete the sufficiency review.

(c) Review Procedures. The application shall comply with the site plan review procedures established in Section 4-3, Article IV, except that large-scale project applications shall not be required to undergo public hearings before the Planning and Zoning Commission or the City Commission, as enumerated in the various subsections of Section 4-3.

(5) Recording of Deed Restrictions, Subordination of Liens, and Annual Certification.

(a) Covenant of Deed Restrictions. When the City approves an Affordable Housing Project under this Section, the applicant must, prior to approval of a Preliminary Site Plan, execute and record in the public records of Orange County a Covenant of Deed Restrictions running with the land with terms acceptable to, and enforceable by the City that:

1. Prohibits any Affordable Housing unit from being rented or sold at a price exceeding the threshold for housing that is affordable for very low-income, low-income, or moderate-income persons, or to a buyer who is not eligible due to their reported income under Section 420.0004, Florida Statutes, or as subsequently defined by Florida law;

2. Is binding on the applicant and all successors and assigns for at least 30 years from the date the City issues a Certificate of Occupancy, consistent with the Live Local Act;

3. Acknowledges the city's enforcement remedies, including a daily code enforcement fine for each unit that is in violation of the requirement to provide Affordable Housing for at least 40 percent of all units for thirty years, and for failure

to timely provide an annual Certification in which a certified public accountant attests to compliance with the Live Local Act;

(b) Subordination of Liens. Any mortgage holders or holders of any other encumbrance on the property proposed for the Affordable Housing Project must execute and record a subordination of their lien interest to such deed restrictions prior to, or simultaneously with the recording of the deed restrictions required by this subsection.

(c) Annual Certification of Compliance. By no later than March 30th of each full year after a certificate of occupancy is issued, for a total of thirty years from the date of the certificate of occupancy, the owner or operator of the Affordable Housing Project shall submit to the City Clerk a Certification in which a certified public accountant attests that the Affordable Housing Project meets the requirements of Section 166.04151, Florida Statutes, insofar as:

i. At least 40 percent of the residential units are rented as Affordable Housing as defined in s. 420.0004, Florida Statutes; and

ii. The tenants living within the designated Affordable Housing units are eligible to do so based on their reported household income, as defined in Section 420.0004, Florida Statutes.

(6) Equivalent Treatment of all Dwelling Units.

As a condition of approval of any Final Site Plan and prior to the issuance of any site or building permits for construction of the proposed Affordable Housing Project, such project must demonstrate and commit that:

(a) All affordable dwelling units and market rate dwelling units shall be located within the same structure(s); and

(b) The exterior of the Affordable Housing units shall be indistinguishable from market rate dwelling units; and

(c) All common areas and amenities shall be accessible and available to all residents, regardless of whether they reside in Affordable Housing or market rate dwelling units; and

(d) Access to the required Affordable Housing units shall be provided through the same principal entrance(s) and driveways utilized by all other dwelling units in the project; and

(e) The sizes and number of bedrooms in the affordable dwelling units shall be proportional to the square footage and number of bedrooms in the market rate dwelling units (e.g., if 25 percent of the market rate dwelling units consist of two-bedroom units, then 25 percent of the affordable dwelling units shall also have two bedrooms units).

(7) Enforcement.

(a) Violations of this Section and the commitment to provide Affordable Housing shall be subject to a fine of no less than \$250.00 per day for each unit in violation, either because an ineligible person resides in the unit or the unit is rented at a level in excess of the threshold for Affordable Housing, and for each day the Annual Certification of Compliance is not received by the city by March 30th of every year, as required by this Section.

(b) The owner and operator shall be liable for and shall reimburse the City for costs and reasonable attorney's fees that the City may incur in the enforcement of these provisions.

(c) The Special Magistrate of the City of Ocoee, and in the Special Magistrate's absence the Code Enforcement Board, shall be authorized to enforce the provisions of this Section. Any fines assessed shall become a lien on the real property in violation and on any personal property of the violator if not paid to the City within 60 days of the Order imposing fines.

(8) **Repeal of the Live Local Act.** Should the Live Local Act, or any specific portion thereof, be repealed, the sections of this Ordinance that specifically reference the Live Local Act, or the specific repealed portion thereof, shall be immediately nullified, except that the annual Certification of Compliance, the Covenant of Deed Restrictions, and the City's right to enforce such deed restrictions, shall continue for thirty (30) years after issuance of a Certificate of Occupancy.

SECTION 2: SEVERABILITY AND CORRECTION OF ERRORS. The provisions of this Ordinance are declared to be severable and if any section, paragraph, sentence or word of this Ordinance or the application as to any person or circumstance is held invalid, that invalidity shall not affect other sections or words or applications of this Ordinance. If any part of this Ordinance is found to be preempted or otherwise superseded, the remainder of this Ordinance shall nevertheless be given full force and effect to the extent permitted by the severance of such preempted or superseded part. The City Clerk is given liberal authority to ensure proper codification of this Ordinance, including the right to correct scrivener's errors.

SECTION 3: CONFLICTS. In the event of a conflict between this Ordinance and any other ordinance of the City of Ocoee, this Ordinance shall control to the extent of any such conflict.

SECTION 4: EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and in accordance with Florida law.

PASSED AND ADOPTED this _____ day of _____, 2024.

APPROVED:

ATTEST:

CITY OF OCOEE, FLORIDA

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

LPA HEARING: _____, 2024
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.

By: _____
Richard S. Geller
City Attorney

Ordinance No. 24-_____

Page 13 of 13

Serial Number
24-00395W

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 February 13, 2024
Code Amendment re Affordable Housing

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

issues of 2/1/2024

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
CITY OF OCOEE LAND DEVELOPMENT CODE AMENDMENT
RELATING TO QUALIFYING AFFORDABLE HOUSING PROJECTS
UNDER THE LIVE LOCAL ACT**

NOTICE IS HEREBY GIVEN, pursuant to Article 1, Sections 1-9 and 1-10, of the City of Ocoee Land Development Code that on **TUESDAY, FEBRUARY 13, 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 a proposed amendment to the City Land Development Code pertaining to qualifying affordable housing projects under the Live Local Act, enacted by Senate Bill 102 (2023).

Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file may be inspected at the Ocoee Development Services Department, located at 1 North Bluford Avenue, Ocoee, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except for legal holidays. The Planning and Zoning Commission may continue the public hearing to other dates and times as it deems necessary. Any interested party shall be advised that the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearings and that no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made during the public hearings will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of the proceedings should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.
February 1, 2024

24-00395W


Lindsey Padgett

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

1st day of February, 2024 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



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



February 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 – Scott R. Kennedy	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.	Under Construction 
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	Site Plan Approved

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	3rd Review Comment letter sent January 29, 2024 - Awaiting resubmittal
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	Approved at January 16, 2024 City Commission Meeting
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: February 13, 2024 - City Commission 1st Reading: March 5, 2024 - City Commission Meeting 2nd Reading: April 2, 2024
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 
125 S. LAKESHORE DRIVE – BARENBURG VARIANCE 125 S. Lakeshore Drive Parcel # 17-22-28-5504-06-110 .30 acres Commission District 2 – Rosemary Wilsen	Variance request to construct a pool with a patio, fenced, in the front side yard	Planning & Zoning Meeting: February 13, 2024 City Commission Meeting: March 5, 2024
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
OCOE 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	- Under 6th Review - Planning & Zoning Meeting: February 13, 2024 - City Commission Meeting: March 5, 2024
OCOE 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	Site Plan Approved
OCOE 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 OCOE 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 OCOE 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	Under 2nd Review
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 DELAWARE STREET PROPERTY Sage #2024-0002 W. Delaware St. Parcel # 17-22-28-6144-04-031 1.0 acre Commission District 2 – Rosemary Wilsen	CPA to change Future Land Use from Institutional to Low Density Residential	- Planning & Zoning Meeting: February 13, 2024 - City Commission Meeting 1st Reading: February 20, 2024 - City Commission Meeting 2nd Reading: March 5, 2024
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: February 13, 2024 - City Commission Meeting 1st Reading: February 20, 2024 - City Commission Meeting 2nd Reading: March 5, 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
CAMBRIA SUITES AT OCOEE Sage #2023-0045 924 Maguire Road Parcel # 18-22-28-0000-00-074 2.61 acres Commission District 3 – Richard Firstner	Large Scale Preliminary Site Plan for a six-story, 118 room Hotel	- Under 3rd Review - Planning & Zoning Meeting: February 13, 2024 - City Commission Meeting: March 5, 2024
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	3rd Review Comments sent on January 11, 2024 - Awaiting resubmittal
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: February 13, 2024 - City Commission Meeting 1st Reading: February 20, 2024 - City Commission Meeting 2nd Reading: March 5, 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

OCOE 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	Approved at the January 16, 2024 City Commission Meeting
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, 2021 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	Final Subdivision Plan for 17 Single-Family Residential Lots	Under 1st 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: February 13, 2024 City Commission Meeting 1st Reading: March 5, 2024 City Commission Meeting 2nd Reading: April 2, 2024

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 E. Silver Star Road Parcel # 16-22-28-4532-00-140 1.77 acres Commission District 4 - Ages Hart	Large Scale Site Plan consisting of commercial/retail and 46 apartments combined as an approved use for the PUD	Approved at City Commission meeting on November 1, 2022
PRAIRIE LAKE SUBDIVISION Ocoee Vista Parkway/AD Mims Road Parcel # 09-22-28-0000-00-056 11.99 acres Commission District 4 - Ages Hart	Preliminary Final Subdivision Plan to construct 78 lots, each containing a two-story townhome	Under Construction 
RESERVE AT LAKE MEADOWS Sage #2021-0043 2149 Lauren Beth Avenue Parcel # 04-22-28-0000-00-024 18.58 acres Commission District 4 - Ages Hart	A Large-Scale Final Subdivision plan for 46 single-family homes	Final Site Plan Approved
WYNWOOD PHASE 1 & 2 FKA CLRM Sage #2020-0014 44 W. McCormick Road Parcel # 33-21-28-0000-00-007 100 E McCormick Road Parcel # 34-21-28-0000-00-022 3201 Trout Lake Road Parcel # 33-21-28-0000-00-020 212.30 acres Commission District 4- Ages Hart	Large Scale Preliminary/Final Subdivision to construct 190 single- family residential lots in Phases 1 & 2 with stormwater ponds, open space, and a park/recreation area and 187 lots for Mass Grading in Phases 3 & 4	Under Construction 
WYNWOOD PHASE 3 & 4 FKA CLRM Sage #2023-0024 Greenwood Oak Drive Parcel # 34-21-28-9490-06-001 Coachwood Drive Parcel # 34-21-28-9490-06-002 56.63 acres Commission District 4- Ages Hart	Large Scale Preliminary/Final Subdivision Plan to construct 187 single family residential lots	- Under 3rd Review - City Commission Meeting (Consent): TBD