

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

April 9, 2024

AGENDA

6:30 PM

REGULAR PLANNING AND ZONING COMMISSION MEETING

• CALL TO ORDER

Invocation

Pledge of Allegiance

Roll Call and Determination of Quorum

• CONSENT

1. Approval of Minutes from the Planning and Zoning Meeting held on March 12, 2024.

• OLD BUSINESS

• NEW BUSINESS

1. Ocoee Pickleball Complex - Vasant Sports LLC Special Exception; Project No. 03-24-SE-031 (**Zoning Manager Whitfield**)
2. 789 Pine Street Small-Scale Comprehensive Plan Amendment from Low-Density Residential (LDR) to Light Industrial (LI) & Rezoning from Single-Family Dwelling (R-1A) to Restricted Manufacturing & Warehousing (I-1); Project No. CPA-2024-002 & RZ-24-02-01 (**Development Services Director Rumer**)
3. 1102 & 1104 N. Lakewood Avenue - Lott Property Annexation; Project No. AX-03-24-01 (**Zoning Manager Whitfield**)
4. 1305 & 1113 Ocoee Apopka Road - MDTL Enterprise LLC Property Annexation; Project No. AX-03-24-02 (**Zoning Manager Whitfield**)
5. 1059 Ocoee Apopka Road - Rodgers Property Annexation; Project No. AX-03-24-03 (**Zoning Manager Whitfield**)
6. MDTL Enterprise LLC Property Annexation; Project No. AX-03-24-04 (**Zoning Manager Whitfield**)
7. 1 Taylor Street Small-Scale Comprehensive Plan FLU Amendment from Heavy Industrial (HI) to Commercial (COMM) & Rezoning from I-1 (Restricted Manufacturing and Warehousing) to C-2 (Community Commercial); Project Nos. CPA-2024-004 & RZ-24-03-02 (**Development Services Director Rumer**)

• MISCELLANEOUS

1. Project Status Report

• ADJOURNMENT

Regular Planning and Zoning Commission
April 9, 2024

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

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

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

MINUTES

March 12, 2024

6:30 pm

• CALL TO ORDER

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

Present: Chair Lomneck, Vice-Chair Forges, Member Keller, Member Williams, Member Crocker, Alternate Member Chacon

Absent: None

Also Present: Development Services Director Rumer, Zoning Manager Whitfield, Recording Clerk Justice

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on February 13, 2024.

Member Crocker inquired about concerns he had raised at the previous meeting. **Zoning Manager Whitfield** reminded him that he had asked about the height of the 474 S Bluford Avenue Townhomes and whether or not there was a variance required. She further explained that she responded that the Land Use Plan for the project capped the height at 33 feet [the original submittal was for 45 feet]. **Member Crocker** then inquired about the minutes not specifying exactly what he had asked. **Recording Clerk Justice** explained that the audio recording and YouTube video are available for review; minutes are not verbatim. **Zoning Manager Whitfield** clarified that since the Land Use Plan states 33 feet, that is what is in place until such a time that the project is brought back for another hearing. **Member Crocker** voiced concerns about the Developer coming back with a new plan, for example, with a height of 45 feet. **Zoning Manager Whitfield** reiterated that the height is stated on the Land Use Plan itself, which is the document that will receive the City stamp.

(6:34 pm)

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

• DISCUSSION

1. Presentation of Data, Inventory & Analysis for City's 2045 Comprehensive Plan Update
(Zoning Manager Whitfield)

Development Services Director Rumer introduced and gave a brief explanation for the 2045

Comprehensive Plan Data Inventory Analysis. **Zoning Manager Whitfield** explained that the data is being compiled in-house and listed the departments that are contributing. She delineated changes being made to reorganize the Comprehensive Plan into chapters to match the City's vision, and explained that there will be a separate data analysis document that is not adopted, along with a Goals, Objectives and Policies document that would be adopted. Therefore, if any data needs to be updated, it does not have to go through the State.

Chapter 2 – Vibrant, Attractive & Inclusive Community

Zoning Manager Whitfield presented the first data-inclusive chapter, which includes the future land use, housing, and parks elements. She gave a summary of population growth.

Member Williams inquired about the methodology used to calculate the percentage change in population between periods. **Zoning Manager Whitfield** addressed her question.

Zoning Manager Whitfield summarized the future land use and population potential.

Alternate Member Chacon inquired about the rate per household used for the projections. **Zoning Manager Whitfield** addressed his question. Discussion ensued. **Zoning Manager Whitfield** further explained the proposed population yield and water utility service area analysis.

Development Services Director Rumer explained the water utility service area and Joint Planning Area (JPA) with respect to population projections.

Chair Lomneck inquired about vacant residential parcels, density, and annexing unincorporated parcels. **Zoning Manager Whitfield** addressed his question. Discussion ensued.

Zoning Manager Whitfield summarized the transportation perspective of the future land use element.

Alternate Member Chacon inquired about population growth rates. **Zoning Manager Whitfield** addressed his question and further explained the sources and methodology utilized for population projections.

Development Services Director explained to the board that they will see this data again with the goals and objectives that will be presented for recommendation of approval at a future time. He also remarked that the University of Florida Bureau of Economic and Business Research (BEBR) is considered the official population projection in non-Census years.

Member Crocker inquired about the Live Local Act's effect on the population projections. **Development Services Director Rumer** and **Zoning Manager Whitfield** addressed his question. Discussion ensued.

Vice-Chair Forges inquired about when this type of study was previously conducted.

Development Services Director Rumer addressed his question. Discussion ensued.

Zoning Manager Whitfield outlined the housing element, detailed the research and data analysis performed by staff to calculate the inventory, and also compared future housing needs to land capacity. She further synopsisized the parks and recreation element and the methodologies used for the current Comprehensive Plan and those which staff utilized for ascertaining an inventory and distribution by service area for the update.

Member Crocker inquired if private community facilities with amenities such as pools and playgrounds count towards the park inventory. **Zoning Manager Whitfield** addressed his question.

Zoning Manager Whitfield outlined the City's recommended level of service and future goals for parkland/open space. The National Recreation and Park Association (NRPA) benchmark for a city with a population of 50,000 – 79,999 is 11 acres per 1,000 residents. She further explained that the City does not have a level of service standard with respect to the trail system because they share geographic boundaries with other cities, Orange County, etc.

Development Services Director Rumer restated that when the Goals, Objectives, and Policies are presented at a future public hearing, maps and visual aids depicting all of the park and trail information will be included.

Alternate Member Chacon inquired if the actual underlying data will be available when voting on adoption, or just a summary. **Zoning Manager Whitfield** addressed his question.

Chapter 3 – Efficient, Reliable & Well-Maintained Infrastructure

Zoning Manager Whitfield discussed the Efficient, Reliable & Well-Maintained Infrastructure chapter, which includes the potable water element. She acknowledged that the Utilities Department is utilizing the Central Florida Water Initiative (CFWI) for their water projections, which tie to sewer and reclaimed water, and pointed out that the population numbers for utilities are smaller than the future land use population numbers because some areas will remain on wells and septic systems.

Vice-Chair Forges inquired if this data was only based on the City's utility boundary. **Development Services Director Rumer** addressed his question.

Zoning Manager Whitfield conveyed that the City's water treatment infrastructure has sufficient capacity; the biggest challenge when bringing forth development is facilitating the connections between main lines and service lines to new utility lines. She briefly summarized the anticipated sewer demand between 2025 and 2045.

Zoning Manager Whitfield discussed the drainage element and delineated the extensive research that City Engineer Womack and the Public Works department completed, covering every water body in the City, to update the Comprehensive Plan data. She explained how the department is working to set standards for drainage and drainage facilities. She further

remarked that as a result of Code updates, the City was recently approved at a Class 9 for the Community Rating Survey (CRS), meaning that effective October 1st, homeowners that have flood insurance through the National Flood Insurance Program (NFIP) will be eligible to receive a five-percent (5%) discount on said insurance. Additionally, staff is working on further updates to bring the CRS rating to Class 7 or 8, which would affect more significant discounts on flood insurance.

Chapter 4 – Safe & Convenient Mobility

Zoning Manager Whitfield detailed the Safe & Convenient Mobility chapter, which entails the transportation element. She described the levels of service and illustrated the differences between them. She explained how staff worked with traffic consultant Kimley Horn to extrapolate data and make level of service projections based on proposed improvements.

Development Services Director outlined the planned future roadway improvements, as well as retail and restaurant projects which will reduce some of the local trips on the roadways.

Member Crocker inquired about Windermere Road. **Development Services Director Rumer** addressed his question. Discussion ensued.

Vice-Chair Forges inquired about widening of Lakewood Avenue. **Development Services Director Rumer** addressed his question. Discussion ensued.

Zoning Manager Whitfield briefly discussed transit, which is controlled by Lynx. She further described a study the Department of Transportation (DOT) is conducting to research level of stress for bicyclists and pedestrians, and how the City is working to establish a level of service with respect to bicycle and walking facilities.

Chair Lomneck inquired about bicycles and foot traffic and asked why golf carts are not being considered within that element. **Development Services Director Rumer** addressed his question and explained that golf carts are typically considered vehicles.

Chapter 5 – Environment-Friendly, Resilient & Sustainable Community

Zoning Manager Whitfield annotated the Environment-Friendly, Resilient & Sustainable Community chapter. She interpreted the updated Wetlands map, which considers the City's geographic boundary and illustrates the City's current designated wetlands, as well as Orange County's wetlands within the Ocoee's jurisdiction that the City has not yet claimed in its wetlands data. She further explained hydric and other soils and waterbodies as seen on the Wetlands map, and introduced the Riverine Systems Inventory map.

Development Services Director Rumer explained the protected conservation areas on the Riverine Systems Inventory map, and **Zoning Manager Whitfield** discussed the Floodplains and Lakes Inventories.

Chapter 6 – Responsible, Accessible & Open Governance

Zoning Manager Whitfield briefly discussed the Responsible, Accessible & Open Governance chapter and explained that this chapter encompasses policies that are coordinated with sister agencies and cities; there is no data to present.

Development Services Director Rumer explained how the 2045 Comprehensive Plan will be presented for approval and adoption, and further, that a workshop will be set as the Plan has progressed further. He further explained that once the Comprehensive Plan is adopted, the Land Development Code will be updated to reflect the changes to the Comprehensive Plan. Discussion ensued.

• **OLD BUSINESS - None**

• **NEW BUSINESS - None**

• **MISCELLANEOUS**

1. Project Status Report

Development Services Director Rumer updated the Board with the following:

- Lakewood Avenue is open, staff is working on finalizing the project
- Regional Sports Facility – anticipating submittal in early May

Chair Lomneck inquired about the widening of Ocoee Apopka Road with respect to the Regional Sports Facility opening. **Development Services Director Rumer** addressed his question. Discussion ensued.

- W. McKey Street is being closed March 19-21 to remove and relocate CSX rails

• **ADJOURNMENT - 8:11 PM**

ATTEST:

APPROVED:

Miranda Justice, Recording Clerk

Brad Lomneck, Chair



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

STAFF REPORT

Meeting Date: April 9, 2024
Item #: 1

Contact Name: Anoch Whitfield, Zoning Manager

Department Director: Michael Rumer

Subject: Ocoee Pickleball Complex - Vasant Sports LLC Special Exception; Project No. 03-24-SE-031
(Zoning Manager Whitfield)

BACKGROUND SUMMARY:

Applicant/Owner: Vasant Sports, LLC, represented by Sravan Tummala

Site Location: The subject property is located in Commission District 2 and is on the west side of Jacob Nathan Boulevard at the terminus of Matthew Paris Boulevard. The subject properties are addressed at 1100, 1050, and 1000 Jacob Nathan Boulevard. It consists of Lots 4, 3, and 6 of the existing Goodman Centre commercial subdivision, which was a replat of Lot 9 and the north 15 feet of the right-of-way located adjacent thereto within the Orlando Groves Association Lake Lotta Groves. These are the last remaining vacant lots of the Goodman Centre subdivision. Lots 1, 2, and 5 have been developed.

Parcel ID Number: 21-22-28-3093-04-000, 21-22-28-3093-03-000 and 21-22-28-3093-06-000

Property Size: The subject site consists of three (3) parcels totaling approximately 6.08 acres.

Existing Future Land Use Map Designation: Commercial (COMM)

Existing Zoning Classification: C-2 (Community Commercial District)

Actual land use, proposed land use and unique features of the subject property: The subject property is undeveloped and wooded. The property contains wetlands, the boundaries of which have been flagged and verified. The property is not within any of the City's Special Area Overlay Districts. The table below summarizes the future land use designations, zoning classifications, and existing land uses of the surrounding properties:

	Future Land Use Designation	Zoning	Existing Land Use
North	High Density Residential	R-3 (Multi-family Dwelling District)	City stormwater pond
South	Commercial	C-2	Kane's Furniture development
East	Commercial	C-2	Commercial retail uses
West	Narrow area of Commercial then Conservation	C-2	Vacant wetlands/floodplains

Proposed Development: The applicant is proposing a pickleball complex that will have both indoor and outdoor courts. Section 5-8A of Article V establishes and implements Table 5-1, listing the principal uses permitted on a parcel or lot in the various zoning districts. Per Table 5-1, a Special Exception is required for an outdoor commercial recreational facility use on property zoned C-2. Section 4-8B of Article IV establishes the standards for review and approval of a Special Exception, as summarized and analyzed below.

1. The proposed uses and structures would not violate the land uses, densities, or other directives of the adopted Comprehensive Plan or the Code.

Staff Analysis: A conceptual site plan was submitted with the requested Special Exception for purposes of determining compliance with land use density and intensity and other directives of the Comprehensive Plan and Code. In terms of compliance with the intensity directive of the Comprehensive Plan, the Commercial Future Land Use Designation would allow up to 663,854 SF of commercial development. The site plan proposes less than 150,000 SF of building area, to include the covered outdoor courts and indoor courts/pro-shop/cafe. Additionally, per the floodplains protection policy of the Conservation Element, the proposed development will maintain the minimum 25-foot buffer from the floodplain contour line.

In terms of compliance with the directives of the Code, staff did not identify any capacity issues relative to utilities or stormwater. However, staff remains concerned relative to the provision of adequate parking. Currently, the Land Development Code does not contain specific parking ratios for commercial recreation facilities. Section 6-4G(8) states that "For all uses not covered in (a) through (h) [of Section 6-4G], the Planning and Zoning Commission shall make a recommendation, and the City Commission shall determine the parking demand to be created by the proposed use, and the amount of parking thus determined shall be the off-street parking requirement for the permitted use". Based on staff review of other indoor/outdoor pickleball complexes, the average parking ratio is four (4) spaces per court. The applicant has provided a parking study that proposes three (3) spaces per court. Based on the applicant's study, the site plan proposes 3.3 spaces to serve the proposed forty-four (44) courts, which includes a championship court, as well as the 14,000 SF pro-shop and café. The applicant has stated that the use of the courts/court schedule will utilize "real-time" technology to alert players about when their designated court will become available and when to arrive at the complex. Staff maintains that the proposed 146 parking spaces are not sufficient to accommodate the anticipated parking demand for the proposed commercial recreation complex.

2. The proposed uses and structures would be compatible with the uses, structures, and activities on adjacent or nearby lands.

Staff Analysis: The proposed use is a commercial recreational facility within a platted commercial subdivision. The property is bordered by commercial uses on its east and south, by the City's stormwater pond on the north, and vacant wetlands on the west. The nearest residential use is approximately 436 feet as the crow flies from this development, property line to property line. Thus, the proposed commercial recreation facility is compatible with the surrounding land uses and is not anticipated to adversely impact nearby or adjacent lands.

3. The proposed uses and structures would not violate the health, safety, welfare, and/or convenience of those residing, working, or owning land in the vicinity of the proposed use or structure concerning or with respect to (a) density, bulk, or overcrowding of land or buildings, (b) pedestrian or vehicular movement on adjoining streets, (c) fire safety, noise, odor, glare, or vibration, and (d) ability of adjoining property owners to the legal use of his/her property, as outlined in Sections 4-8B(3)(a) through (g), LDC. The proposed use and structure would not result in the inadequacy of inability of any public facility or service to meet adopted standards and would not violate any state or federal law or regulation.

Staff Analysis: The proposed use/structure is not anticipated to adversely impact the health, safety, welfare, and/or convenience of those residing, working, or owning land in the area. Staff finds that the proposed use/structure and proposed site design and horizontal layout of the site will not violate the provisions of Sections 4-8B(3)(a), (b), (d), (e), (f), or (g); however, the proposed horizontal layout may be modified, or other accommodations may need to be provided, at the time of site plan review and approval, in order to ensure adequate fire truck movement, including ingress/egress and circulation within the site.

Staff does not identify any concerns relative to the proposed outdoor commercial recreation use on the C-2 property; however, staff remains concerned about the applicant's proposed parking ratio and the site's ability to provide sufficient parking.

ISSUE:

Should the Planning and Zoning Commission make a recommendation of approval for a Special Exception for the

use of certain properties zoned C-2, assigned parcel ID numbers 21-22-28-3093-04-000, 21-22-28-3093-03-000 and 21-22-28-3093-06-000, for an outdoor commercial recreation facility use?

RECOMMENDATIONS:

Development Review Committee (DRC) Recommendation:

The DRC met on Tuesday, April 2, 2024, to review and consider the proposed Special Exception for the outdoor commercial recreation facility use on the property. The concern discussed and raised by the DRC was relative to parking. Following discussion, the DRC made a recommendation of approval subject to the condition that the parking ratio and demand be further evaluated at the time of site plan submittal and review.

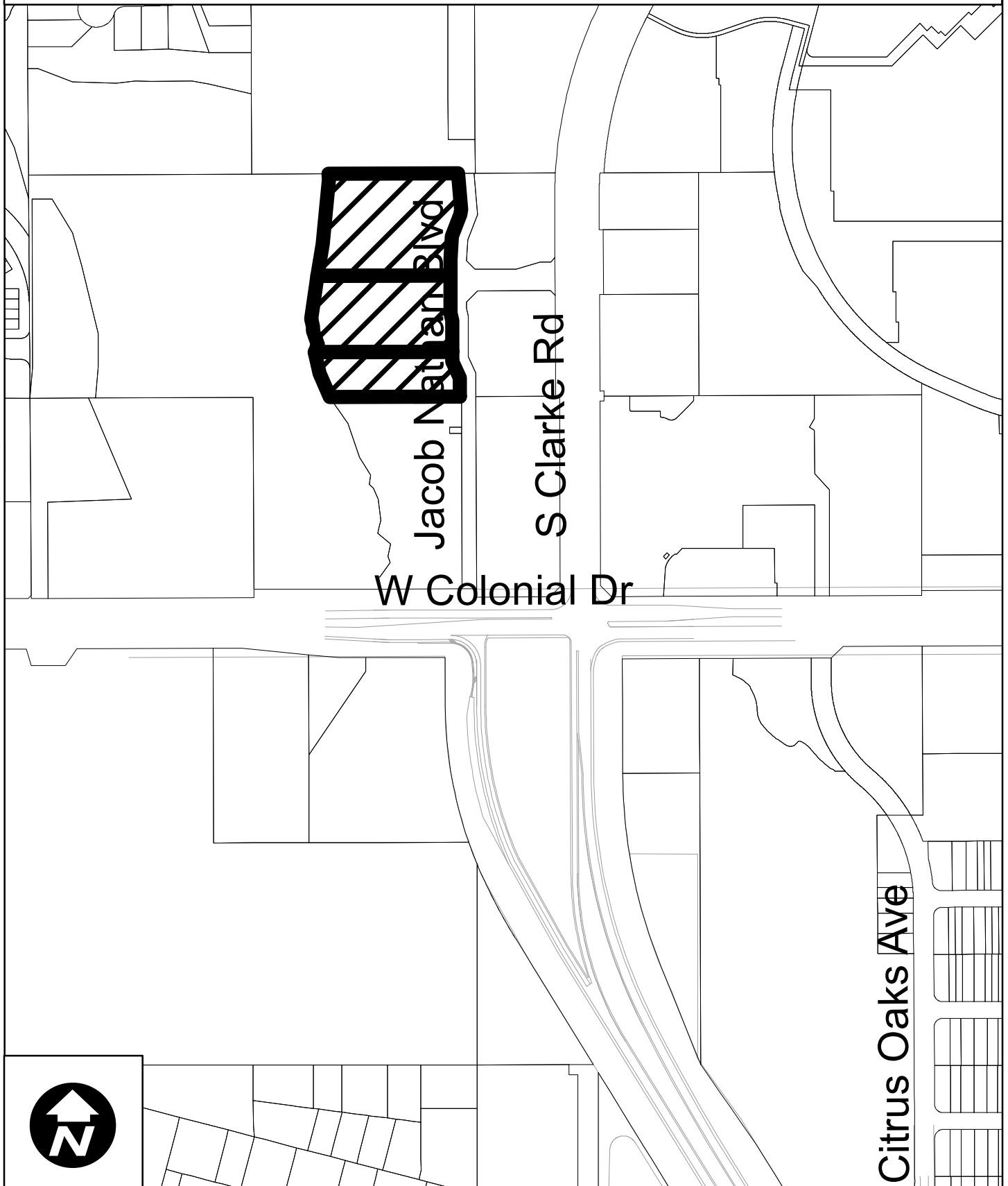
Staff Recommendation:

Staff recommends that the Planning and Zoning Commission make a recommendation of approval for a Special Exception for the use of certain properties zoned C-2, assigned parcel ID numbers 21-22-28-3093-04-000, 21-22-28-3093-03-000 and 21-22-28-3093-06-000, for an outdoor commercial recreation facility use, subject to the condition that the parking ratio and demand be further evaluated at the time of site plan submittal and review.

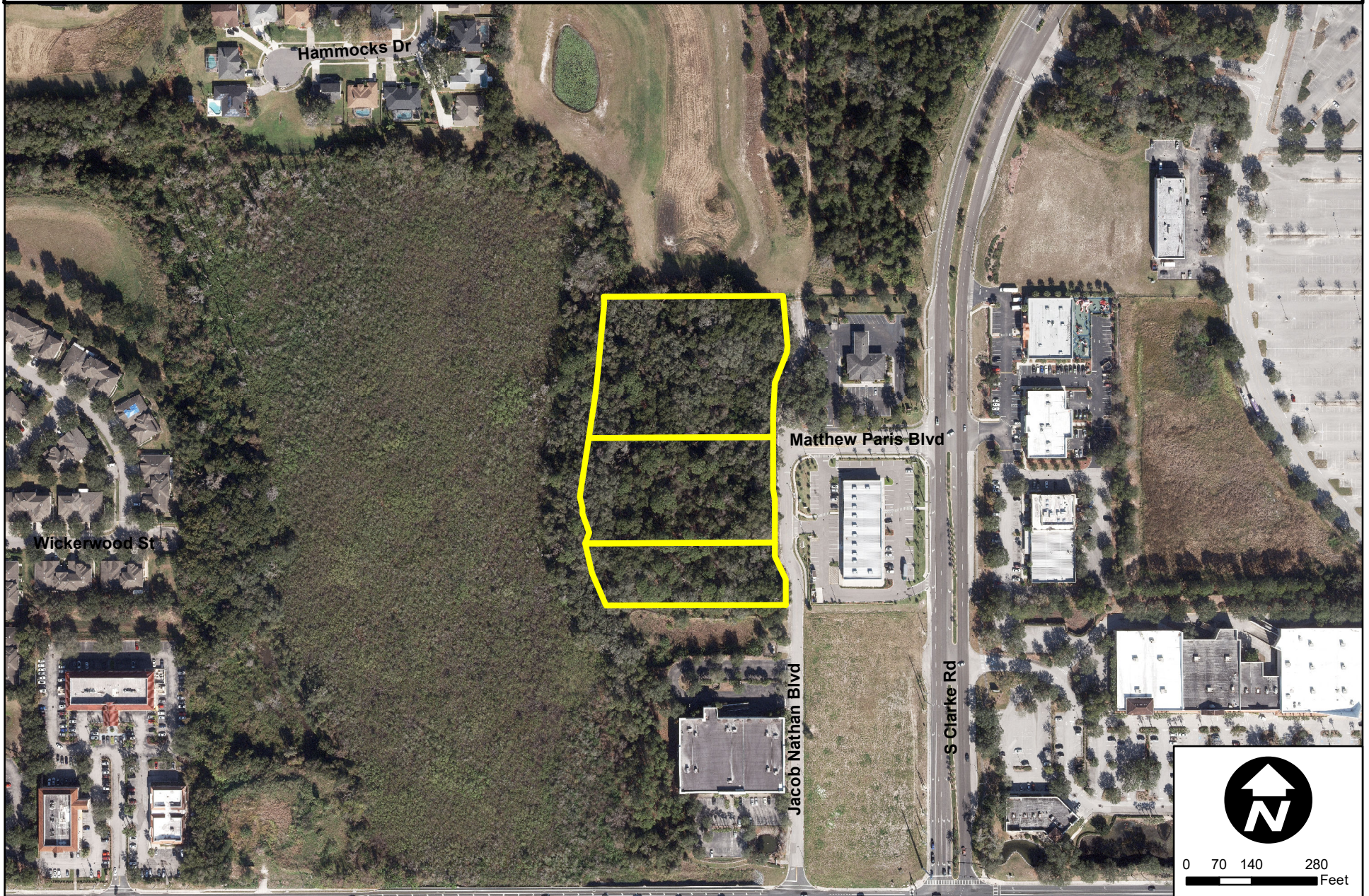
ATTACHMENTS:

1. Ocoee Pickleball Complex_Location Map
2. Ocoee Pickleball Aerial Map
3. Ocoee Pickleball Complex FLUM
4. Ocoee Pickleball Complex Zoning
5. Special Exception Site Plan_040324
6. Renderings
7. Advertisement

Ocoee Pickleball Complex - Vasant Sports LLC Location Map



Ocoee Pickleball Complex - Vasant Sports LLC Property 2022 Aerial Photography



Ocoee Pickleball Complex - Vasant Sports LLC

Surrounding Future Land Use Map



Development Services
Department

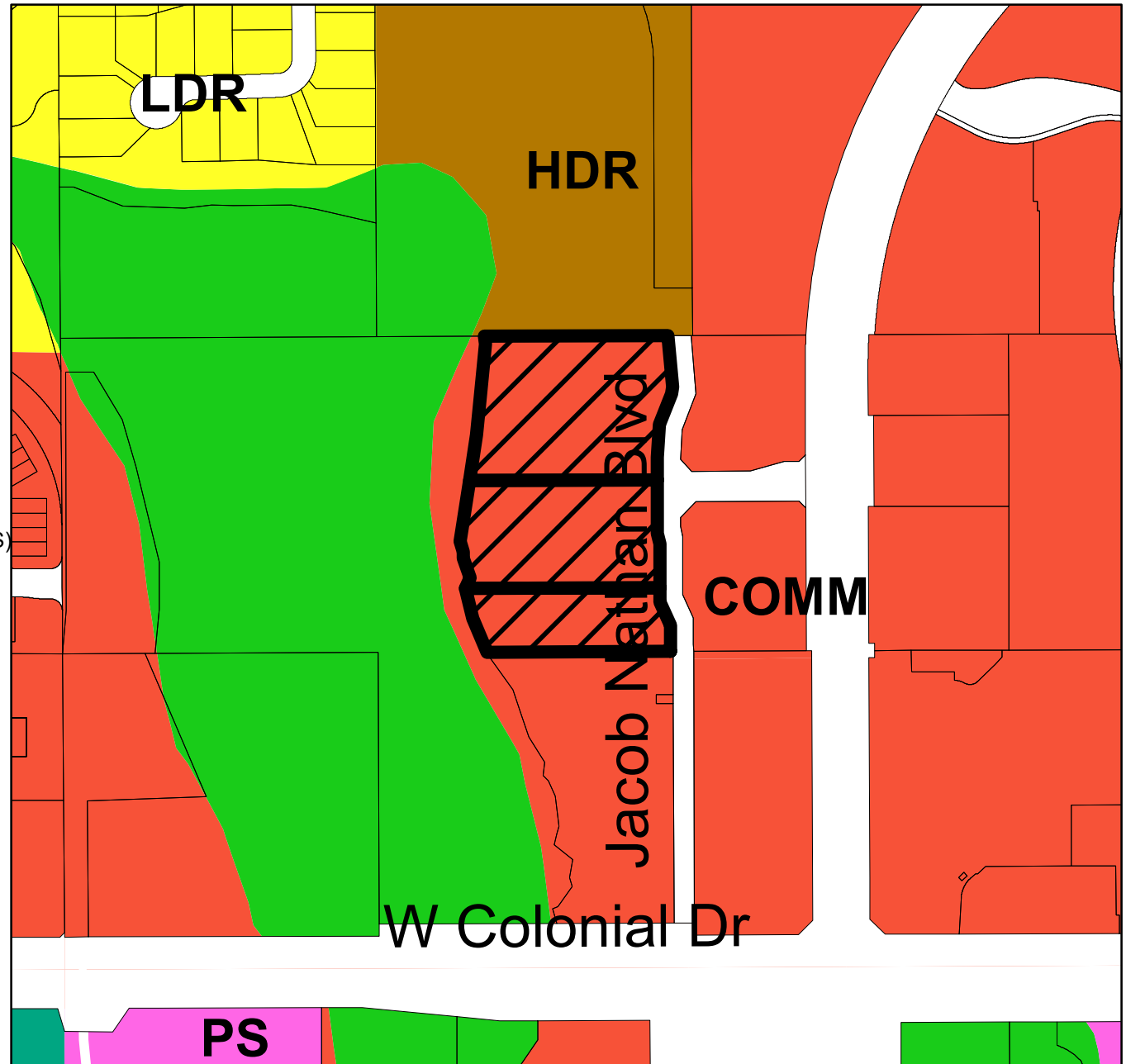
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 Subject Property

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)



Ocoee Pickleball Complex - Vasant Sports LLC Property Surrounding Zoning Map



Ocoee
Development Services
Department

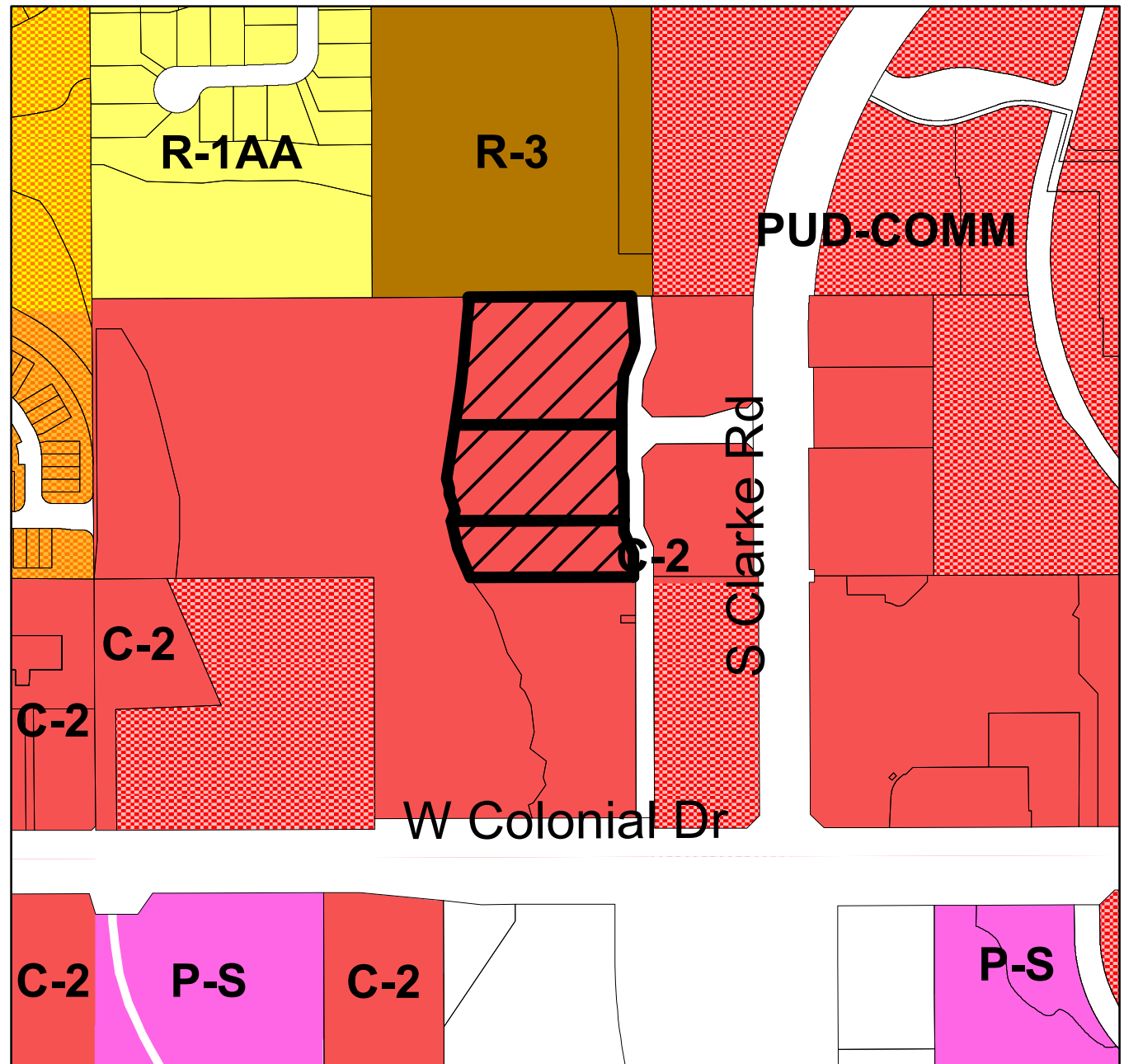
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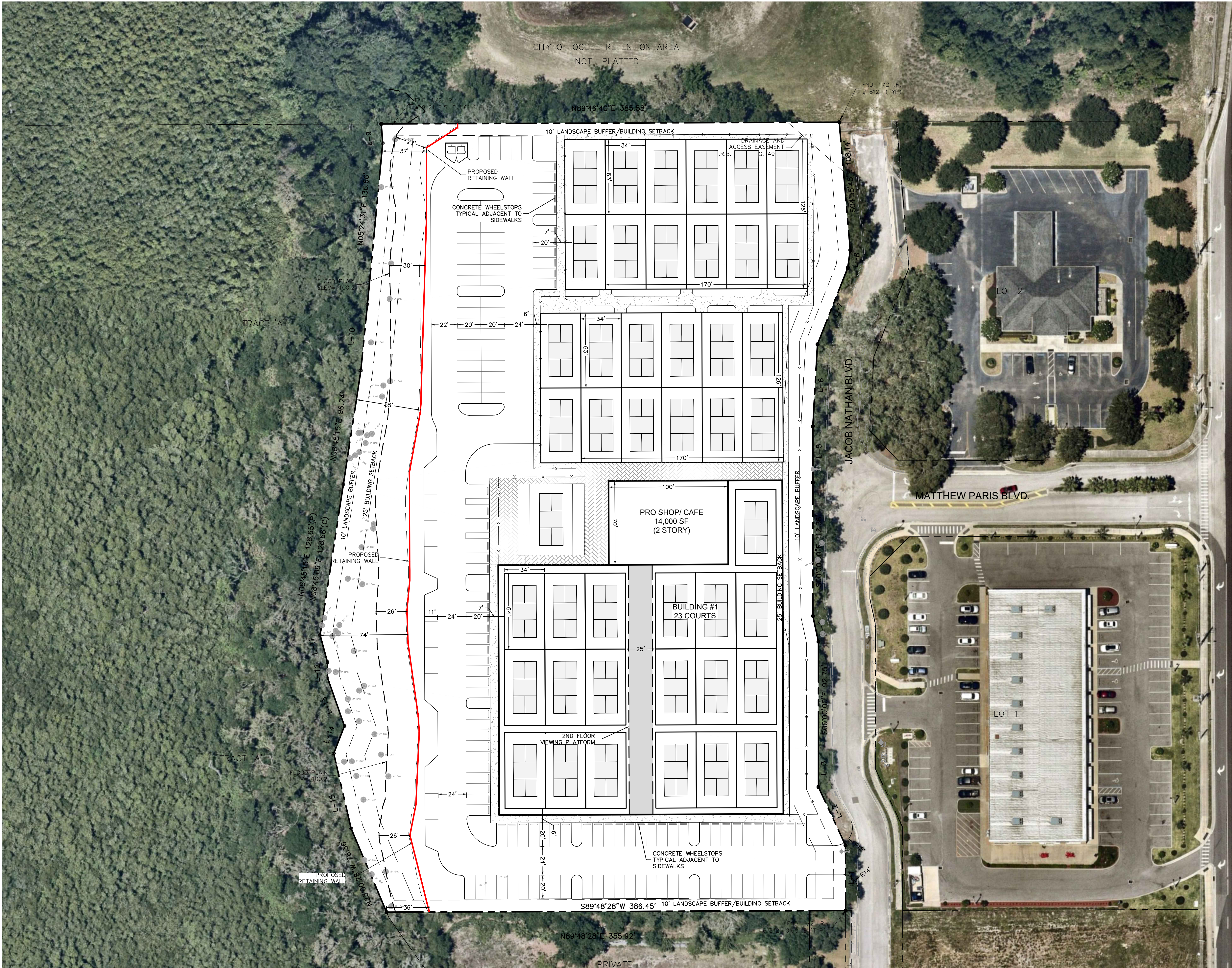
 Subject Property

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



K:\ORL_Civil\249503000--Ocoee Pickleball Complex\CADD\CONCEPT\SP-08--Special Exception.dwg



SITE DATA:	
TOTAL AREA:	6.08 ACRES
BUILDING HEIGHT:	35 FT
COVERED COURTS:	24
INDOOR COURTS:	19
CHAMPIONSHIP COURT:	1
TOTAL COURTS:	44
TOTAL PARKING PROVIDED:	146 SPACES

- CONCEPT NOTES:
1. THIS IS A PRELIMINARY SITE PLAN ONLY. AS SUCH, IS SUBJECT TO REGULATORY REVIEW AND PERMIT CONSIDERATION.
 2. DRIVEWAY ACCESS SUBJECT TO REGULATORY REVIEW.
 3. FIRE ACCESSIBILITY INTO SITE NEEDS TO BE VERIFIED WITH FIRE MARSHAL.
 4. SIGNAGE NEEDS TO BE VERIFIED.
 5. PARKING NEEDS TO BE VERIFIED.
 6. PEDESTRIAN ACCESS NEEDS TO BE VERIFIED.
 7. GRADING AND RETAINING WALLS (HEIGHT / LENGTH) TO BE DETERMINED DURING DESIGN.

OCOE PICKLEBALL COMPLEX

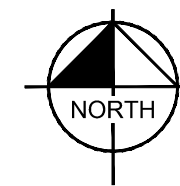
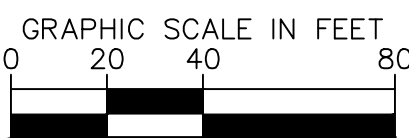
SP-08

CITY OF OCOEE, FLORIDA

SPECIAL EXCEPTION SITE PLAN

PREPARED FOR: VASANT SPORTS, LLC

03/08/2024 - CONTACT CHRIS LEPPERT, P.E. (407) 898-1511



Kimley»Horn

Renderings











Serial Number
24-01000W

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 April 9, 2024
Ocoee Pickleball Complex

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

issues of 3/28/2024

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,

28th day of March, 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 AN
APPLICATION FOR SPECIAL EXCEPTION
OCOEE PICKLEBALL COMPLEX - VASANT SPORTS LLC
CASE NUMBER: 03-24-SE-031

NOTICE IS HEREBY GIVEN, pursuant to Article IV, Section 4-8, of the City of Ocoee Land Development Code, that on **TUESDAY, APRIL 9, 2024, at 6:30 p.m.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers, 1 North Bluford Avenue, Ocoee, Florida, to consider an application for a Special Exception for the Ocoee Pickleball Complex - Vasant Sports LLC to be located on three (3) lots assigned parcel ID #s 21-22-28-3093-04-000, 21-22-28-3093-03-000 and 21-22-28-3093-06-000. Combined, the subject property contains approximately 6.08 acres and is generally located on the west side of Jacob Nathan Boulevard at the terminus of Matthew Paris Boulevard. The subject properties are addressed at 1100, 1050 and 1000 Jacob Nathan Boulevard. Pursuant to Table 5-1 of Article V of the Ocoee Land Development Code, a Special Exception approval is required for the use of property zoned C-2 (Community Commercial District) for an outdoor commercial recreation facility use. The applicant is requesting a Special Exception approval for the use of C-2 property for an indoor and outdoor pickleball complex with a 14,000 SF pro-shop/café.

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.

March 28, 2024

24-01000W



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

STAFF REPORT

Meeting Date: April 9, 2024
Item #: 2

Contact Name: Michael Rumer, Development Services Director

Department Director: Michael Rumer

Subject: 789 Pine Street Small-Scale Comprehensive Plan Amendment from Low-Density Residential (LDR) to Light Industrial (LI) & Rezoning from Single-Family Dwelling (R-1A) to Restricted Manufacturing & Warehousing (I-1); Project No. CPA-2024-002 & RZ-24-02-01 (**Development Services Director Rumer**)

ISSUE: Owner/Applicant: Cotton Goodman Properties, LLC

General Location: The property is located in Commission District 3 and is located on the east side of Pine St., approximately 1,137 feet north of Palm Dr. at the intersection of Pine St.

Property Size and Parcel ID No.: The property contains approximately 2.51 acres and is assigned parcel identification number 18-22-28-0000-00-003.

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-1A	Existing Single-Family, wooded	Business Character 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	Orange County	Low Density Residential	A-1	Single Family Dwelling
South	City	Low Density Residential	R-1A	Single Family Dwelling
East	City	Light Industrial	I-1	Restricted Manufacturing & Warehousing
West	City	Low Density Residential	A-2	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
Light Industrial	I-1 (Restricted Manufacturing & Warehousing)	Stormwater Pond/Light Industrial	LDC

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 be from a future Improved Pine Street and a new east/west road being constructed by the same developer of 450 Ocoee Apopka Road.

Utilities: Site will be served by Ocoee Water and Sewer.

Transportation: N/A Proposed stormwater pond.

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

Schools: N/A

Public Safety: The property is currently within fire and police protection and service zones.

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 Light Industrial (LI) and corresponding Rezoning from R-1A (Single Family Dwelling District) to I-1 (Restricted Manufacturing & Warehousing)?

RECOMMENDATIONS: Development Review Committee (DRC) Recommendation:

The Development Review Committee (DRC) met on Tuesday, April 2, 2024, to consider the application for a Small-Scale Comprehensive Plan Future Land Use Map Amendment (CPA) and Rezoning to I-1. The DRC made a recommendation of approval.

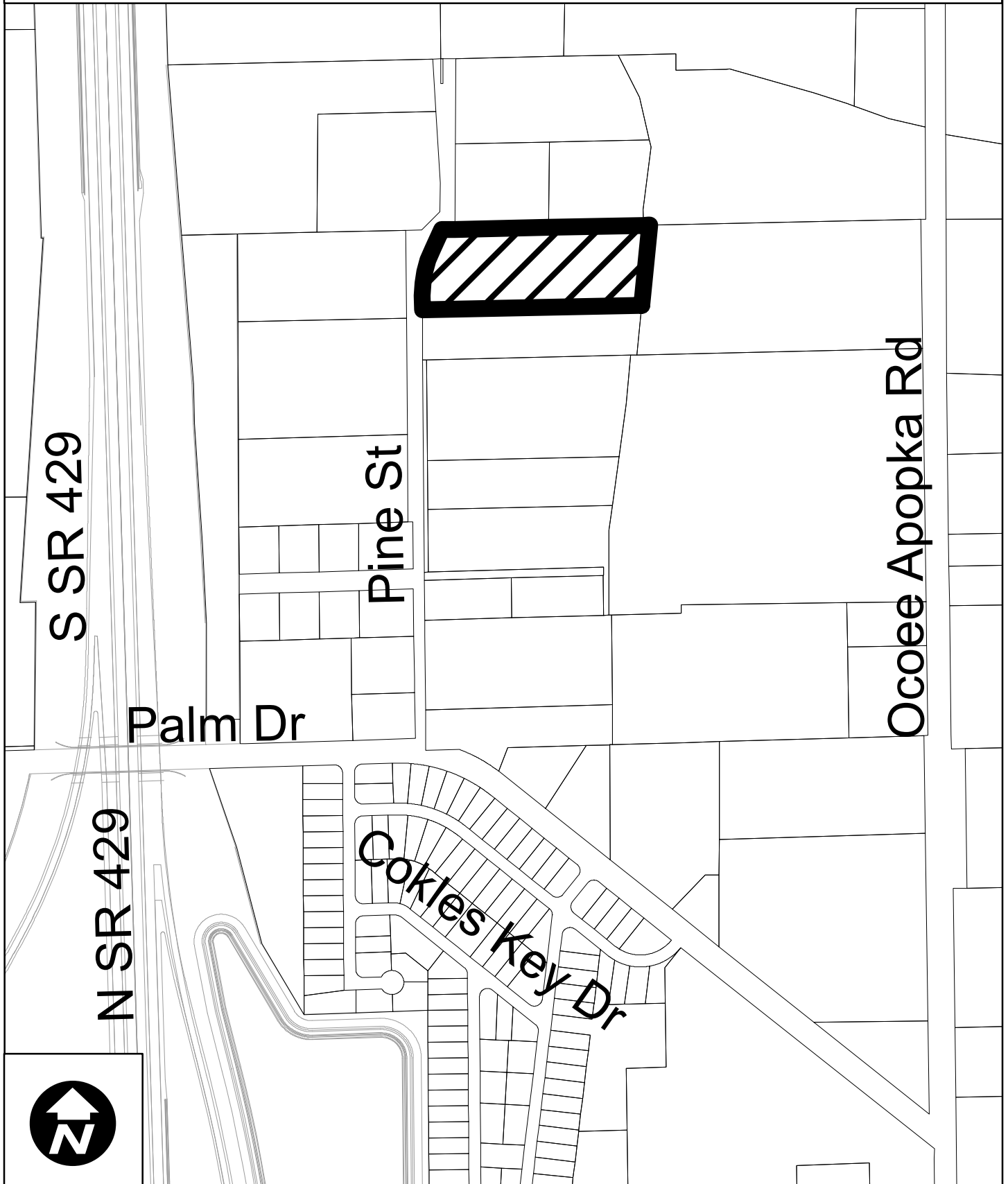
Staff Recommendations:

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 Light Industrial (LI) and corresponding Rezoning from R-1A (Single Family Dwelling District) to I-1 (Restricted Manufacturing & Warehousing).

ATTACHMENTS:

1. 789 Pine St Location Map
2. 789 Pine St Aerial Map
3. 789 Pine Street FLUM
4. 789 Pine Street Zoning
5. SSCPA Ordinance - 789 Pine St
6. Rezoning Ordinance - 789 Pine St
7. Advertisement

789 Pine Street Small-Scale CPA and Rezoning Location Map



789 Pine Street 2022 Aerial Photography



789 Pine Street CPA & Rezoning Surrounding Future Land Use Map



Ocoee
florida
Development Services
Department

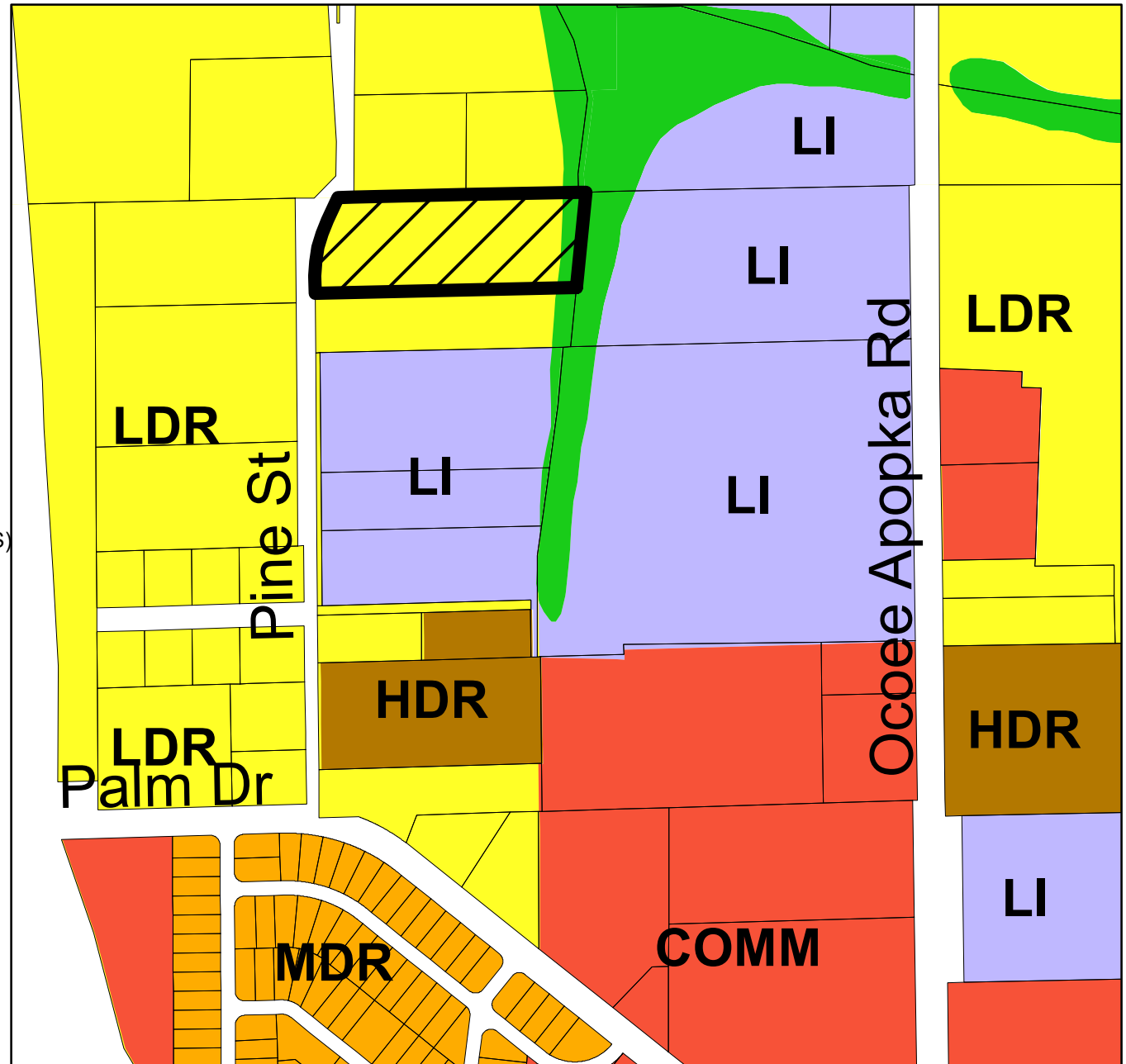
0 80 160 320
Feet

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)



789 Pine Street Surrounding Zoning Map



Development Services
Department

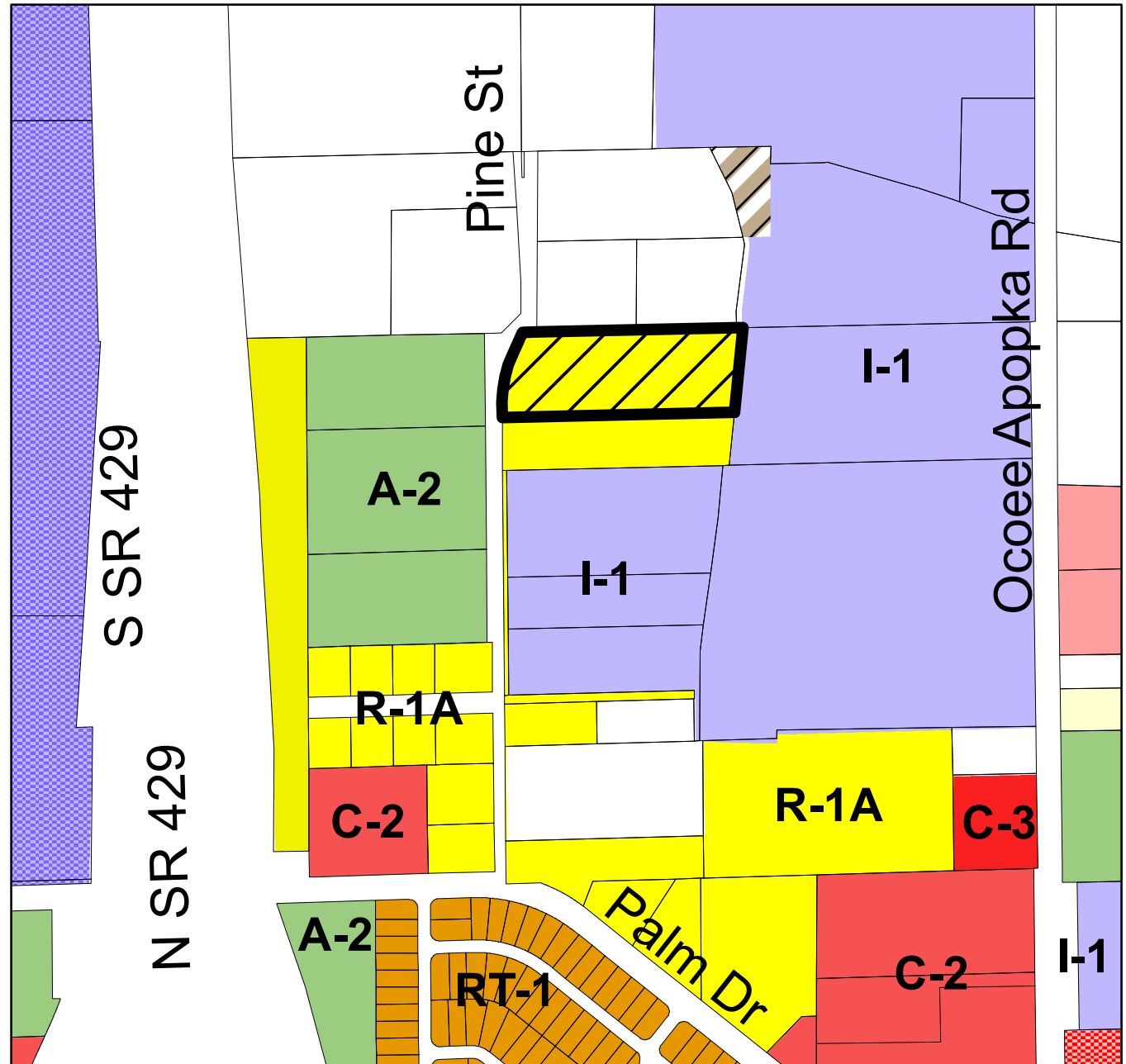
0 90 180 360
Feet

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



**ORDINANCE NO. 2024-
(Small-Scale CPA – 789 Pine Street)**

TAX PARCEL ID: 18-22-28-0000-00-003

CASE NO. CPA-2024-002: 789 Pine Street 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 LIGHT INDUSTRIAL FOR CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 2.51 ACRES LOCATED AT 789 PINE STREET ON THE EAST SIDE OF PINE STREET, APPROXIMATELY 1,137 FEET NORTH OF THE INTERSECTION OF PALM DRIVE AND PINE STREET; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY FUTURE LAND USE MAP; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; 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 18-22-28-0000-00-003, 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 Light Industrial; 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, April 9, 2024, to consider and make recommendation of said proposed Comprehensive Plan Amendment; and

WHEREAS, pursuant to Section 163.3184(11), Florida Statutes, on Tuesday, May 21, 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 Light Industrial (LI).

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.: 18-22-28-0000-00-003

EXHIBIT “B”

**ORDINANCE NO. 2024-
(Rezoning Ordinance – 789 Pine Street)**

TAX PARCEL ID: 18-22-28-0000-00-003

CASE NO. RZ-24-02-01: 789 Pine Street Rezoing

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM R-1A (SINGLE FAMILY DWELLING DISTRICT) TO I-1 (LIGHT MANUFACTURING AND WAREHOUSING DISTRICT) ON CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 2.51 ACRES LOCATED AT 789 PINE STREET ON THE EAST SIDE OF PINE STREET, APPROXIMATELY 1,137 FEET NORTH OF THE INTERSECTION OF PALM DRIVE AND PINE STREET; 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 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 2.51 acres, more particularly described in **Exhibit “A”** attached hereto and by this reference made a part hereof, from R-1A (Single-Family Dwelling District) to I-1 (Light Manufacturing and Warehousing); 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 April 9, 2024, the Planning and Zoning Commission held a public hearing and reviewed said Rezoning application for consistency with the Ocoee Comprehensive Plan and determined that the Rezoning is consistent with the Ocoee Comprehensive Plan and is in the best interest of the City, and recommended to the Ocoee City Commission that the zoning classification of said real property be rezoned as requested by the Applicant and that the Ocoee City Commission

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

WHEREAS, on May 21, 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 2.51 acres located within the corporate limits of the City of Ocoee, Florida, is hereby changed from R-1A (Single-Family Dwelling District) to I-1 (Light Manufacturing and Warehousing). 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. 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.:

EXHIBIT “B”

Serial Number
24-01001W

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 April 9, 2024
789 Pine St

in the Court, was published in said newspaper by print in the
issues of 3/28/2024

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,

28th day of March, 2024 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida

Kimberly S. Martin (SEAL)

Comm.: HH 282034

Expires: July 25, 2026

Notary Public - State of Florida



CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE
789 PINE STREET
SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FROM
LOW-DENSITY RESIDENTIAL (LDR) TO LIGHT INDUSTRIAL (LI) &
REZONING FROM SINGLE-FAMILY DWELLING (R-1A) TO RESTRICTED
MANUFACTURING & WAREHOUSING (I-1)
CASE NUMBER: CPA-2024-002 & RZ-24-02-01
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
TUESDAY, APRIL 9, 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 a Small-Scale Comprehensive Plan Amendment from
Low-Density Residential (LDR) to Light Industrial (LI) & Rezoning from Single-
Family Dwelling (R-1A) to Restricted Manufacturing & Warehousing (I-1) for the
789 Pine Street. The property is assigned Parcel ID #18-22-28-0000-00-003 and
consists of approximately 2.51 acres. The property is located on the east side of Pine
St., approximately 1,137 feet north of Palm Dr. at the intersection of Pine St.
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 for
legal holidays. The Planning and Zoning Commission may continue the public hear-
ing 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 de-
sires 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.
March 28, 2024

24-01001W



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

STAFF REPORT

Meeting Date: April 9, 2024
Item #: 3

Contact Name: Anoch Whitfield, Zoning Manager **Department Director:** Michael Rumer
Subject: 1102 & 1104 N. Lakewood Avenue - Lott Property Annexation; Project No. AX-03-24-01 (Zoning Manager Whitfield)

BACKGROUND SUMMARY:

Owner/Applicant: The property owner is Johnnie Paul Lott, Jr., and the applicant is Jaime Douglas.

Site Location: The property is located in Commission District 3 and is on the west side of North Lakewood Avenue, approximately 946 feet south of Wurst Road at its intersection with North Lakewood Avenue.

Property Size & Parcel Identification Number: The property consists of two (2) parcels totaling approximately 7.17 acres and assigned parcel ID numbers 07-22-28-0000-00-060 & 07-22-28-0000-00-057.

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
Low Density Residential (per JPA)	County A-1 (Citrus Rural District)	Small industrial warehouse building on parcel 07-22-28-0000-00-057 Parcel 07-22-28-0000-00-060 is vacant with scattered trees	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	Orange County	Low Density Residential	County A-1	Agriculture horse farm along western side of north boundary & single family residential home on eastern side of north boundary
South	City of Ocoee	Light Industrial	I-1	Wooded undeveloped parcel
East	Orange County	Low Density Residential	County R-2 (Residential District)	Single residential homes
West	City of Ocoee	Low Density Residential	City R-1AA	Undeveloped parcel with scattered trees

Proposed Development: The applicant is requesting an annexation. The initial rezoning to a City zoning classification is not being processed at this time, and as of the date of this staff report, the applicant has not submitted a proposed plan for development.

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 its south and west 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 is 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.

Transportation and Access: The site is currently accessed by and will continue to be accessed by North Lakewood Avenue. Because there is no corresponding rezoning or proposed increase in entitlements, a traffic impact analysis is not required at this time.

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

Stormwater: Not applicable.

Schools: Not applicable.

Public Safety: The nearest fire station is located within 1.8 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 2.9 miles away, and the average non-emergency travel time is 11 minutes.

Recreation and Open Space: Not applicable.

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

ISSUE:

Should the Planning and Zoning Commission, acting as the Local Planning Agency, make a recommendation of approval for the proposed Annexation of the 1102 and 1104 North Lakewood Avenue - Lott Property, assigned parcel ID numbers 07-22-28-0000-00-057 and 07-22-28-0000-00-060?

RECOMMENDATIONS:

Development Review Committee (DRC) Recommendation

The DRC met on Tuesday, April 2, 2024, to consider this annexation, and identifying no issues, made a recommendation of approval.

Staff Recommendation

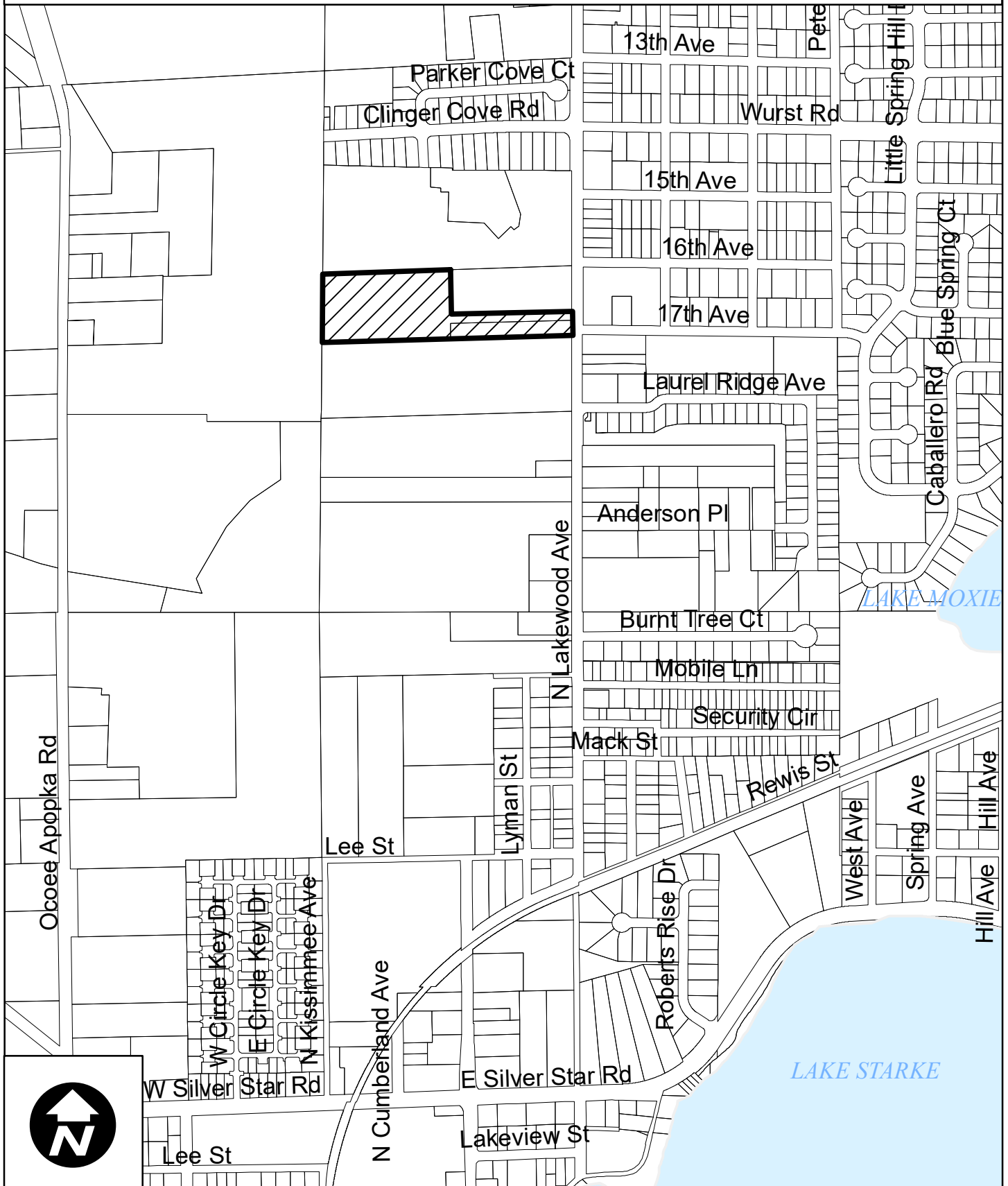
Staff recommends that the Planning and Zoning Commission, acting as the Local Planning Agency, make a recommendation of approval for the proposed Annexation of the 1102 and 1104 North Lakewood Avenue - Lott Property, assigned parcel ID numbers 07-22-28-0000-00-057 and 07-22-28-0000-00-060.

ATTACHMENTS:

1. 1102 & 1104 Annexation Location Map
City of Ocoee ▪ 1 N. Bluford Avenue ▪ Ocoee, Florida 34761
Phone: (407) 905-3100 ▪ www.ocoe.org

2. 1102 & 1104 N Lakewood Ave Aerial Map
3. 1102 & 1104 N Lakewood Ave FLUM
4. 1102 & 1104 N Lakewood Ave Zoning
5. Annexation and Rezoning Feasibility Report_1102 & 1104 N Lakewood Ave - Lott Property Annexation
6. SURVEY - PARCEL 57
7. SURVEY - PARCEL 60
8. Annexation Ordinance - 1102 & 1104 N Lakewood Ave - Lott Property
9. Advertisement

1102 & 1104 N Lakewood Ave Annexation Location Map



1102 & 1104 N Lakewood Ave - Lott Property 2022 Aerial Photography



1102 & 1104 N Lakewood Ave - Lott Property Surrounding Future Land Use Map



Development Services
Department

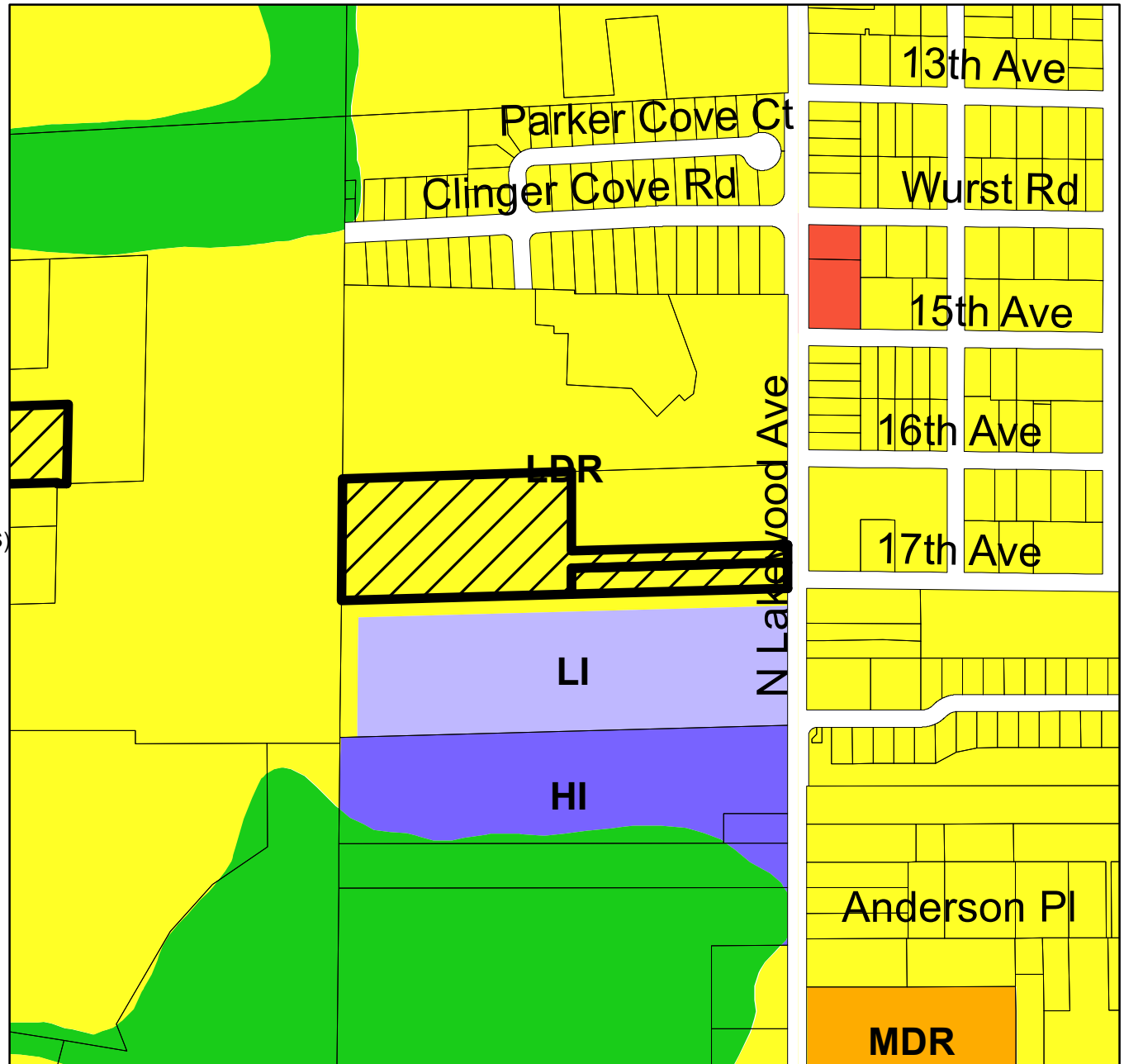
0 112.5 225 450
Feet

Created: month year

 Subject Property

Future Land Use Classification:

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



1102 & 1104 N Lakewood Avenue - Lott Property Surrounding Zoning Map



Development Services
Department

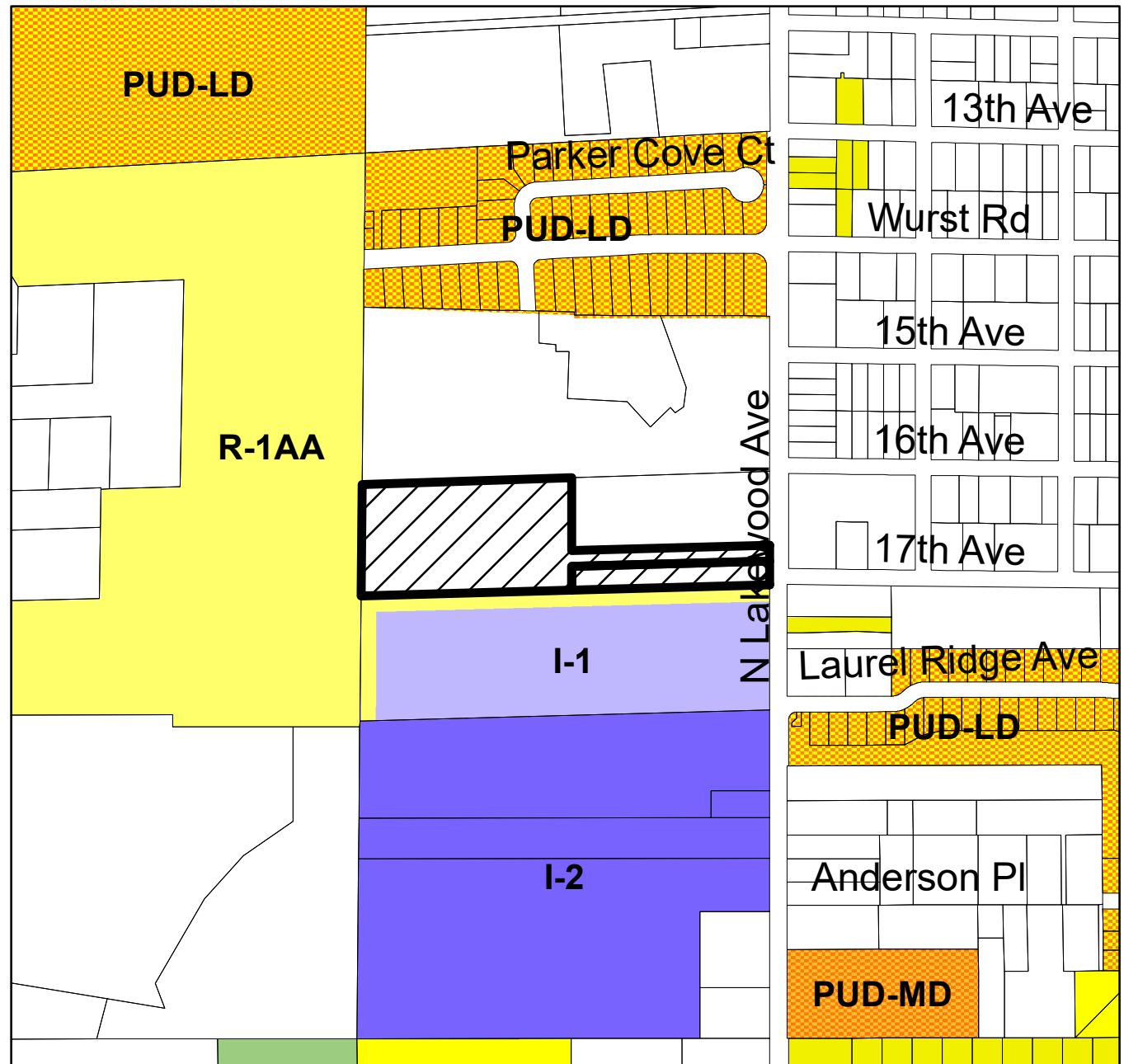
0 120 240 480
Feet

Created: month year

 Subject Property

Zoning Classification:

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



CITY OF OCOEE

ANNEXATION FEASIBILITY ANALYSIS

CASE NUMBER: AX-03-24-01 (SAGE # 2024-0017)

APPLICANT NAME: Jaime Douglas

PROJECT NAME: 1102 & 1104 N LAKEWOOD AVE – LOTT PROPERTY ANNEXATION

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):	Johnnie Paul Lott, Jr.
---	------------------------

B. Property Location

1. General Location:	The properties are generally located on the west side of N. Lakewood Ave., approximately 946 feet south of intersection of Wurst Rd. and N. Lakewood Ave.
2. Parcel Identification Number:	07-22-28-0000-00-057 & 07-22-28-0000-00-060
3. Street Addresses:	To be determined
4. Size of Parcels:	7.17 acres (2 parcels)

C. Use Characteristics

1. Existing Use:	The larger parcel has a small industrial warehouse, and the smaller parcel is vacant.
2. Proposed use:	No proposed use submitted to the City at this time
3. Density / Intensity:	N/A
4. Projected Population:	N/A

D. Zoning and Land Use

1. Orange County Future Land Use:	Low Density Residential per JPA FLUM
2. Orange County Zoning:	A-1
3. Existing Ocoee Future Land Use:	Low Density Residential per JPA FLUM
4. Proposed Ocoee Zoning:	None at this time. Site will retain County A-1 until rezoning occurs

E. Consistency

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

II. FIRE DEPARTMENT

1. Estimated Response Time:	Under 5 minutes
2. Distance to Property:	1.8 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:	2.9 miles
3. Average Travel Time	11 mins

IV. ECONOMIC VALUE	Anoch Whitfield, Zoning Manager
---------------------------	---------------------------------

1. Property Appraiser Market Value:	\$ 757,715 (combined)
2. Property Appraiser Taxable Value	\$ 511,225 (combined)
3. Estimated City Ad Valorem Taxes:	TBD
4. Anticipated Licenses & Permits:	TBD
5. Potential Impact Fees:	TBD
6. Total Project Revenues:	TBD

V. BUILDING DEPARTMENT	
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1. Within the 100-year Flood Plain:	No
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VI. UTILITIES	Jennifer Bolling, Engineering Manager
----------------------	---------------------------------------

A. Potable Water	
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1. In Ocoee Service Area:	Yes
2. City Capable of Serving Area:	Yes
3. Extension Needed:	No
4. Location and Size of Nearest Water Main:	To Be Determined

B. Sanitary Sewer	
--------------------------	--

1. In Ocoee Service Area:	Yes
2. City Capable of Serving Area:	Yes
3. Extension Needed:	Yes
4. Location and Size of Nearest Force Main:	To BE Determined
5. Annexation Agreement Needed:	

C. Other	
-----------------	--

1. Utility Easement Needed:	Yes
2. Private Lift Station Needed:	Yes or as determined by Utilities Department
3. Well Protection Area Needed:	No

VII. TRANSPORTATION	Anoch Whitfield, Zoning Manager
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1. Paved Access:	Yes
2. ROW Dedication:	To be determined
3. Traffic Study:	Not required at this time for annexation
4. Traffic Analysis Zone:	

VIII. PRELIMINARY CONCURRENCY EVALUATION	
---	--

A. Transportation:	Full traffic impact analysis will be required prior to any non-residential development
B. Parks / Recreation:	Not applicable at this time
C. Water / Sewer:	Water is available; however, sewer is not available currently.
D. Stormwater:	To be provided on site at time of development
E. Solid Waste:	At this time, adequate solid waste capacity exists.
F. Impact Fees:	TBD at time of building permit

IX. SITE SPECIFIC ISSUES	All Departments
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X. CONSISTENCY WITH STATE ANNEXATION REGULATIONS	Anoch Whitfield, Zoning Manager
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The properties to be annexed border the City Limits on their south side, and the larger parcel is also bordered by the City on its west side; therefore, the annexation of these properties will further reduce the existing enclaves within the City limits. No part of the area to be annexed is included within the boundary of another municipality, and the properties being annexed will be developed for urban purposes. Therefore, this annexation is consistent with Section 171.043(1) & (2), Florida Statutes.

BEGIN AT THE SW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 28 EAST, RUN THENCE NORTH 349.5 FEET, THENCE EAST 663 FEET, THENCE SOUTH 353.9 FEET, THENCE WEST 663.8 FEET TO POINT OF BEGINNING. CONTAINING FIVE ACRES MORE OR LESS AND

BEGINNING AT A POINT ON CENTER LINE OF CLARCONA ROAD 75 FEET NORTH OF THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 28 EAST, RUN THENCE WEST 656 FEET; THENCE NORTH 50 FEET; THENCE EAST 656 FEET, MORE OR LESS TO CENTER LINE OF CLARCONA ROAD, THENCE SOUTH TO POINT OF BEGINNING

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 07-22 SOUTH, RANGE 28 EAST AS BEING SOUTH 00°01'06" WEST (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY).

THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.

ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC WEBSITE.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.

THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.

CONC	CONCRETE
E/P	EDGE OF PAVEMENT
PB	PLAT BOOK
PG(S)	PAGE(S)
LB	LICENSED BUSINESS
R/W	RIGHT OF WAY
PID	PARCEL IDENTIFICATION NUMBER
RCP	REINFORCED CONCRETE PIPE
C&G	CURB AND GUTTER
CLF	CHAIN LINK FENCE
IRC	IRON ROD & CAP
HWF	HOG WIRE FENCE
WRF	WOOD RAIL FENCE
WPP	WOOD POWER POLE
(D)	DEED
(M)	MEASURED
(C)	CALCULATED

-
- Map showing the proposed site location relative to surrounding streets and properties. The site is located on the east side of N Lake Wood Ave, between 16th and 17th Aves. The map includes labels for Parker Cove Ct, Clinger Cove Rd, 12th Ave, 13th Ave, Wursth Rd, 15th Ave, 16th Ave, 17th Ave, Laurel Ridge Ave, Basking Ridge Ct, Burnt Tree Ct, Butler Ave, and Peters Ave. A north arrow is located in the top left corner.

Drawing name: L:\Data\20230899\DWG\20230899 PARCEL 57 24x36-Bndy Sheet-1

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB#6723

BOUNDARY SURVEY
OF
PARCEL ID: 07-22-28-0000-00-057
SECTION 7, TOWNSHIP 22 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

AECOM

FOR:

FOR THE LICENSED BUSINESS #6723 BY:

AMES L. RICKMAN, P.S.M. #5633

DATE	REVISIONS
------	-----------

JOB #:	20230899
DATE:	03/08/2024
SCALE:	1" = 80'
CALC BY:	DY
FIELD BY:	TS
DRAWN BY:	MCD
CHECKED BY:	DY

SHEET 1 OF 1

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 28 EAST, RUN WEST 656 FEET, NORTH 75 FEET, EAST 656 FEET, SOUTH 75 FEET TO POINT OF BEGINNING; LESS THE EAST 30 FEET FOR ROAD.

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 07-22 SOUTH, RANGE 28 EAST AS BEING SOUTH 00°01'06" WEST (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND THE PROFESSIONAL PURVIEW OF THE SURVEYOR AND SUBJECT TO LEGAL INTERPRETATION.

LAST DATE IN FIELD: FEBRUARY 29, 2024



CONC	CONCRETE		OHW	OVERHEAD ELECTRIC
E/P	EDGE OF PAVEMENT		X	FENCE LINE AS NOTED
PB	PLAT BOOK		TOB	TOP OF BANK
PG(S)	PAGE(S)		TOE	TOE OF SLOPE
LB	LICENSED BUSINESS		W	WELL
R/W	RIGHT OF WAY			WOODEN LIGHT POLE
PID	PARCEL IDENTIFICATION NUMBER			WOODEN POWER POLE
RCP	REINFORCED CONCRETE PIPE			GUY WIRE
C&G	CURB AND GUTTER			FOUND IRON ROD OR PIPE AS NOTED
CLF	CHAIN LINK FENCE			SET 1/2" IRON ROD OR NAIL & DISK LB#6723
IRC	IRON ROD & CAP		MB	MAILBOX
(D)	DEED		TR	TELECOMMUNICATION RISER
(M)	MEASURED			ASPHALT
(C)	CALCULATED			



SHEET 1 OF 1

**ORDINANCE NO. 2024-
(Annexation Ordinance for 1102 & 1104 N Lakewood Ave –
Lott Property)**

TAX PARCEL ID: 07-22-28-0000-00-057 & 07-22-28-0000-00-060

CASE NO. AX-03-24-01: 1102 & 1104 N Lakewood Avenue - Lott Property Annexation

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF OCOEE, FLORIDA, CERTAIN REAL PROPERTIES CONTAINING APPROXIMATELY 7.17 ACRES LOCATED AT 1102 AND 1104 NORTH LAKEWOOD AVENUE ON THE WEST SIDE OF NORTH LAKEWOOD AVENUE, APPROXIMATELY 946 FEET SOUTH OF WURST ROAD AT ITS INTERSECTION WITH NORTH LAKEWOOD AVENUE AND ASSIGNED PARCEL ID NUMBERS 07-22-28-0000-00-057 AND 07-22-28-0000-00-060, 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 properties located in unincorporated Orange County, Florida, as hereinafter described, has petitioned the City Commission of the City of Ocoee, Florida (the “Ocoee City Commission”) to annex approximately 7.17 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 April 9, 2024, the Planning and Zoning Commission of the City of Ocoee, Florida, reviewed the proposed annexation and found it to be consistent with the Ocoee Comprehensive Plan, to comply with all applicable requirements of the Ocoee City Code, and to be in the best interest of the City of Ocoee and has recommended to the Ocoee City Commission that it approve said annexation petition; and

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

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

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

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

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

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

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

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

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

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

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

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

Section 9. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of

competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereto.

Section 10. CONFLICTING ORDINANCES. This ordinance prevails in the event of any inconsistency with all ordinances or parts of ordinances in conflict herewith.

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

PASSED AND ADOPTED this _____ day of _____, 2024.

ATTEST:

**APPROVED:
CITY OF OCOEE, FLORIDA**

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

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

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

FISHBACK DOMINICK

By: _____
City Attorney

EXHIBIT "A"

LEGAL DESCRIPTIONS

PARCEL ID NO.: 07-22-28-0000-00-057

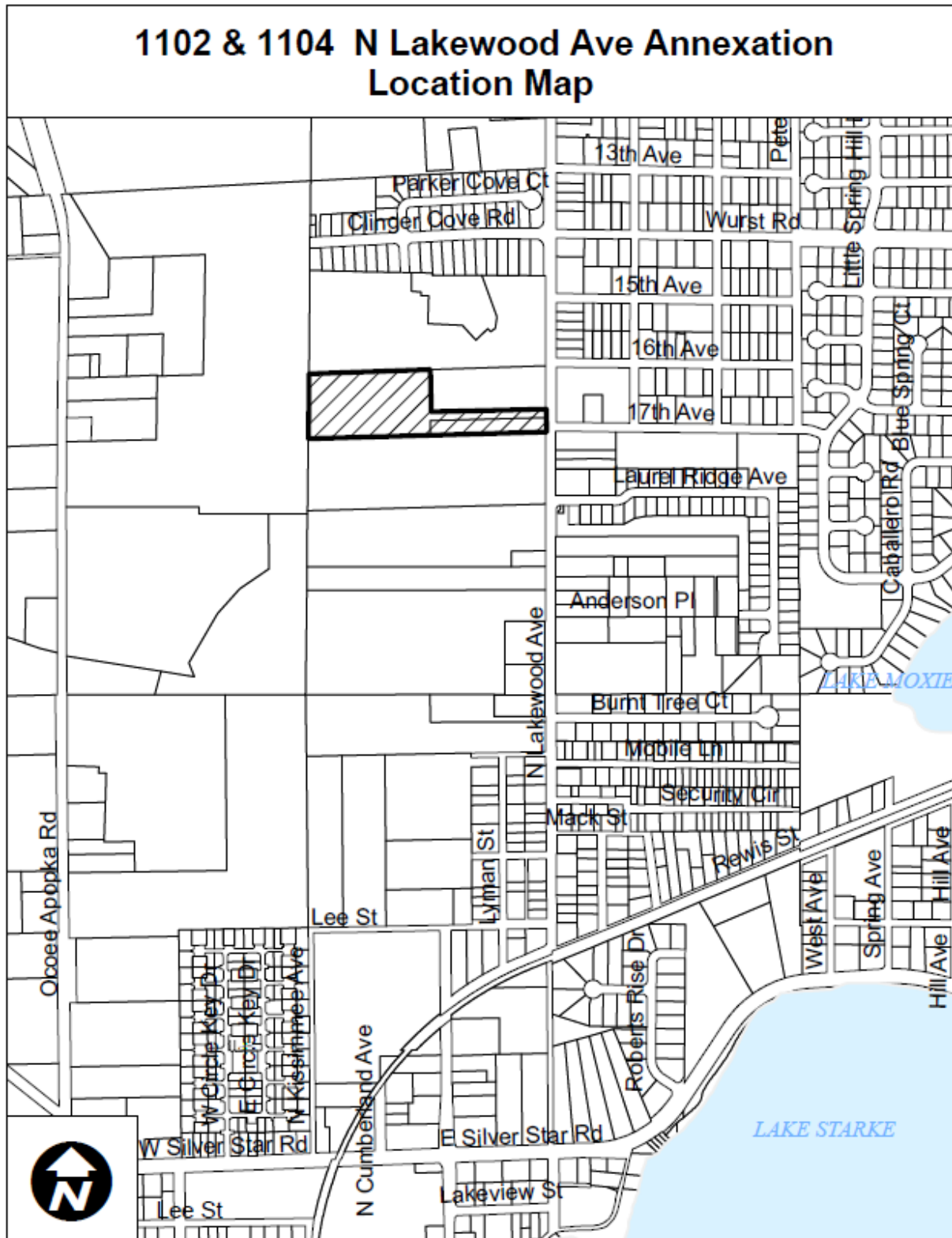
BEG SW COR NE1/4 OF SE1/4 N 349.5 FT E 663 FT S 353.9 FT W 663.8 FT TO POB & N 50 FT OF S 125 FT OF E1/2 OF NE1/4 OF SE1/4 OF SEC 07-22-28

PARCEL ID NO.: 07-22-28-0000-00-060

BEG AT SE COR OF NE1/4 OF SE1/4 RUN W 656 FT N 75 FT E 656 FT S 75 FT TO POB (LESS E 30 FT FOR R/W) IN SEC 07-22-28

EXHIBIT "B"

LOCATION MAP



Serial Number
24-01002W

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 April 9, 2024
1102 & 1104 N Lakewood Ave

in the Court, was published in said newspaper by print in the
issues of 3/28/2024

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,

28th day of March, 2024 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida

Kimberly S. Martin (SEAL)

Comm.:HH 282034

Expires: July 25, 2026

Notary Public - State of Florida



CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE
1102 & 1104 N. LAKEWOOD AVENUE - LOTT PROPERTY
ANNEXATION

CASE NUMBER: AX-03-24-01

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-10, of the City of Ocoee Land Development Code that on **TUESDAY, APRIL 9, 2024, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Annexation for 1102 & 1104 N. Lakewood Avenue - Lott Property Annexation. The subject property consists of two (2) parcels assigned Parcel ID #s 07-22-28-0000-00-060 & 07-22-28-0000-00-057, and a combined total of approximately 7.17 acres. The properties are located on the west side of N. Lakewood Ave., approximately 946 feet south of Wurst Rd. at the intersection of N. Lakewood Ave.

If the applicant's request for annexation is approved, the annexation will incorporate the property into the City of Ocoee. Interested parties may appear at the public hearing and be heard with respect to the proposed annexation. Pursuant to Subsection 5-9 B. of the Land Development Code, the Planning Director has determined that the requested annexation is within the Ocoee-Orange County Joint Planning Area (JPA) and is consistent with the Ocoee-Orange County JPA Land Use Map and the Ocoee Comprehensive Plan.

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.

March 28, 2024

24-01002W



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

STAFF REPORT

Meeting Date: April 9, 2024
Item #: 4

Contact Name: Anoch Whitfield, Zoning Manager **Department Director:** Michael Rumer
Subject: 1305 & 1113 Ocoee Apopka Road - MDTL Enterprise LLC Property Annexation; Project No. AX-03-24-02 (**Zoning Manager Whitfield**)

BACKGROUND SUMMARY:

Owner/Applicant: The property owner is MDTL Enterprise LLC, represented by Jaime Douglas.

Site Location: The property is located in Commission District 3 and is on the east side of Ocoee Apopka Road, approximately 2,616 feet south of Fullers Cross Road at its intersection with Ocoee Apopka Road.

Property Size & Parcel Identification Number: The property consists of two (2) parcels totaling approximately 4.32 acres and assigned parcel ID numbers 07-22-28-0000-039 and 07-22-28-0000-00-041.

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
Low Density Residential (per JPA)	County A-1 (Citrus Rural District)	Both parcels are vacant and generally used for agriculture purposes	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-1AA	Vacant, wooded parcel
South	Orange County	Low Density Residential	A-1	Agriculture operations
East	Orange County	Low Density Residential	A-1	Agriculture operations
West	City of Ocoee	Light Industrial	PUD-IND	Light Industrial/Flex Warehouse Development

Proposed Development: The applicant is requesting an annexation. The initial rezoning to a City zoning classification is not being processed at this time, and as of the date of this staff report, the applicant has not submitted a proposed plan for development.

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 its north and west 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 is 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.

Transportation and Access: The site is currently accessed by and will continue to be accessed by Ocoee Apopka Road. Because there is no corresponding rezoning or proposed increase in entitlements, a traffic impact analysis is not required at this time.

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

Stormwater: Not applicable.

Schools: Not applicable.

Public Safety: 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 4 miles away, and the average non-emergency travel time is 11 minutes.

Recreation and Open Space: Not applicable.

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

ISSUE:

Should the Planning and Zoning Commission, acting as the Local Planning Agency, make a recommendation of approval for the proposed Annexation of the 1305 and 1113 Ocoee Apopka Road - MDTL Enterprise LLC Property, assigned parcel ID numbers 07-22-28-0000-00-039 and 07-22-28-0000-00-041?

RECOMMENDATIONS:

Development Review Committee (DRC) Recommendation

The DRC met on Tuesday, April 2, 2024, to consider this annexation, and identifying no issues, made a recommendation of approval.

Staff Recommendation

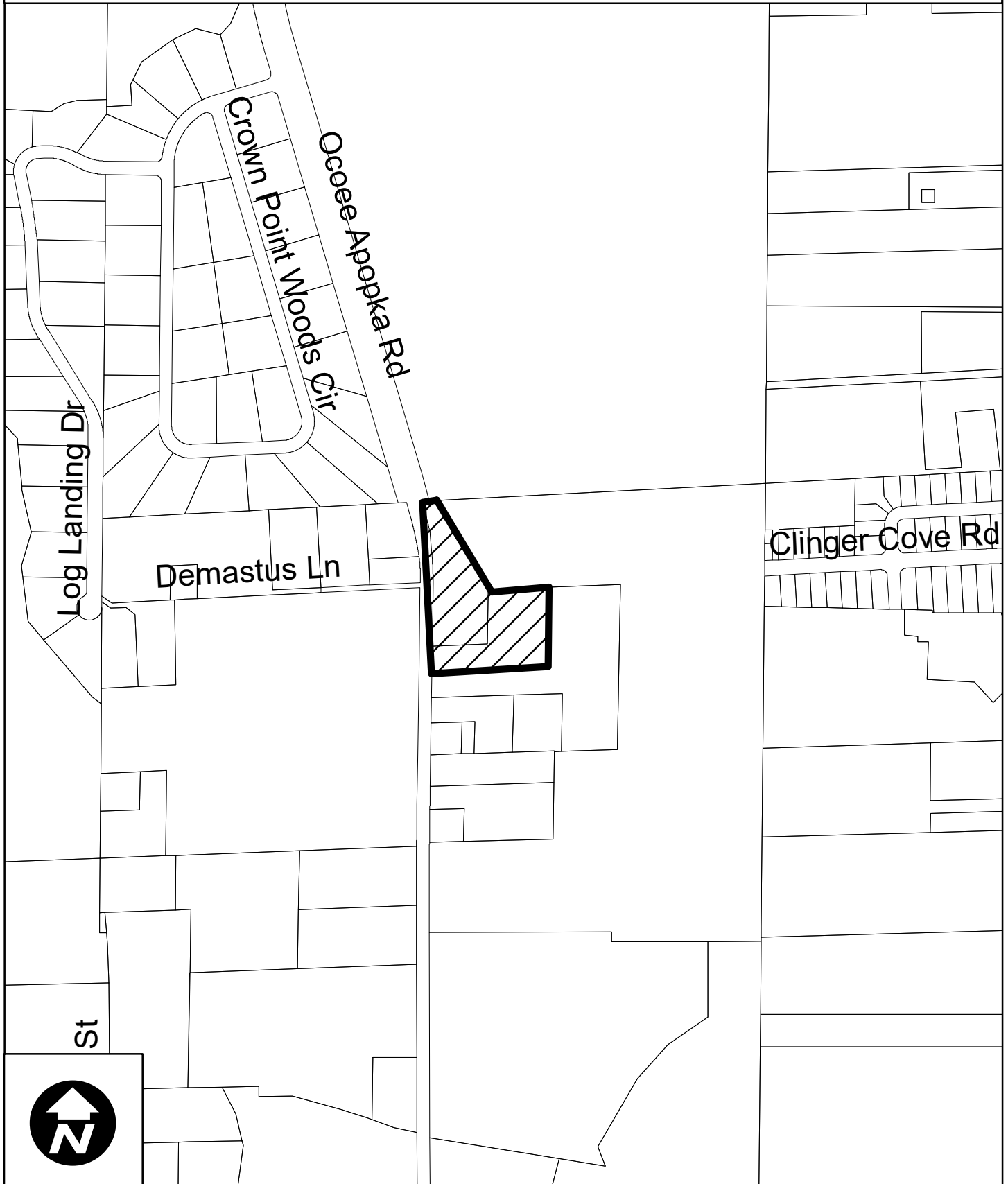
Staff recommends that the Planning and Zoning Commission, acting as the Local Planning Agency, make a recommendation of approval for the proposed Annexation of the 1305 and 1113 Ocoee Apopka Road - MDTL Enterprise LLC Property, assigned parcel ID numbers 07-22-28-0000-00-039 and 07-22-28-0000-00-041.

ATTACHMENTS:

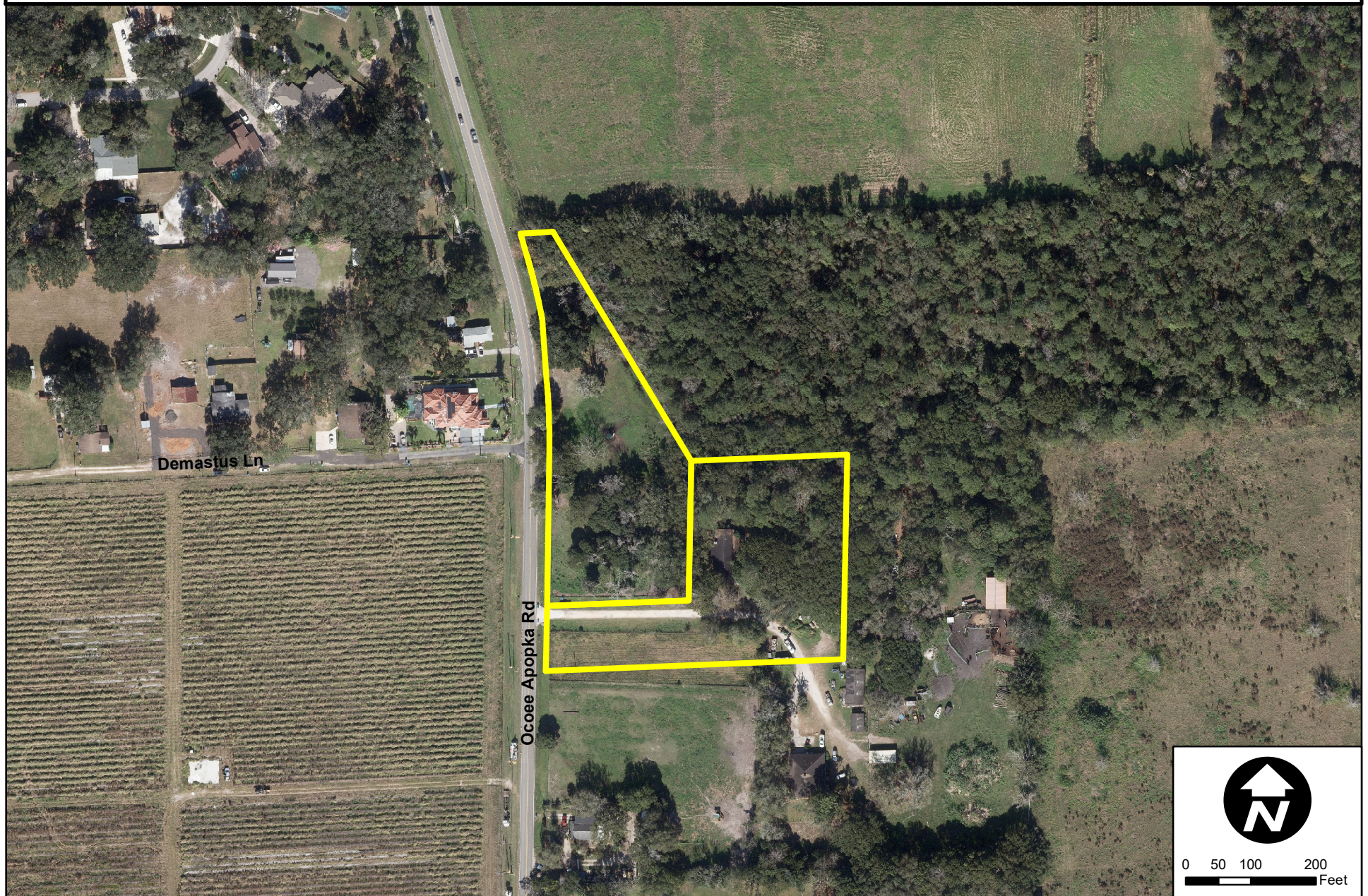
1. 1305 & 1113 Ocoee Apopka Road Location Map
2. 1305 & 1113 Ocoee Apopka Road Aerial Map
3. 1305 & 1113 Ocoee Apopka Road FLUM
4. 1305 & 1113 Ocoee Apopka Road Zoning
5. Annexation and Rezoning Feasibility Report_1305 1113 Ocoee Apopka Rd - MDTL Enterprise LLC Property Annexation

6. SURVEY - PARCEL 41
7. SURVEY - PARCEL 39
8. Annexation Ordinance - 1305 & 1113 N Lakewood Ave - MDTL Enterprise LLC Property
9. Advertisement

1305 & 1113 Ocoee Apopka Road Annexation Location Map



1305 & 1113 Ocoee Apopka Road - MDTL Enterprise LLC Property 2022 Aerial Photography



0 50 100 200
Feet

1305 & 1113 Ocoee Apopka Road - MDTL Enterprise LLC Property Surrounding Future Land Use Map



Ocoee
Development Services
Department

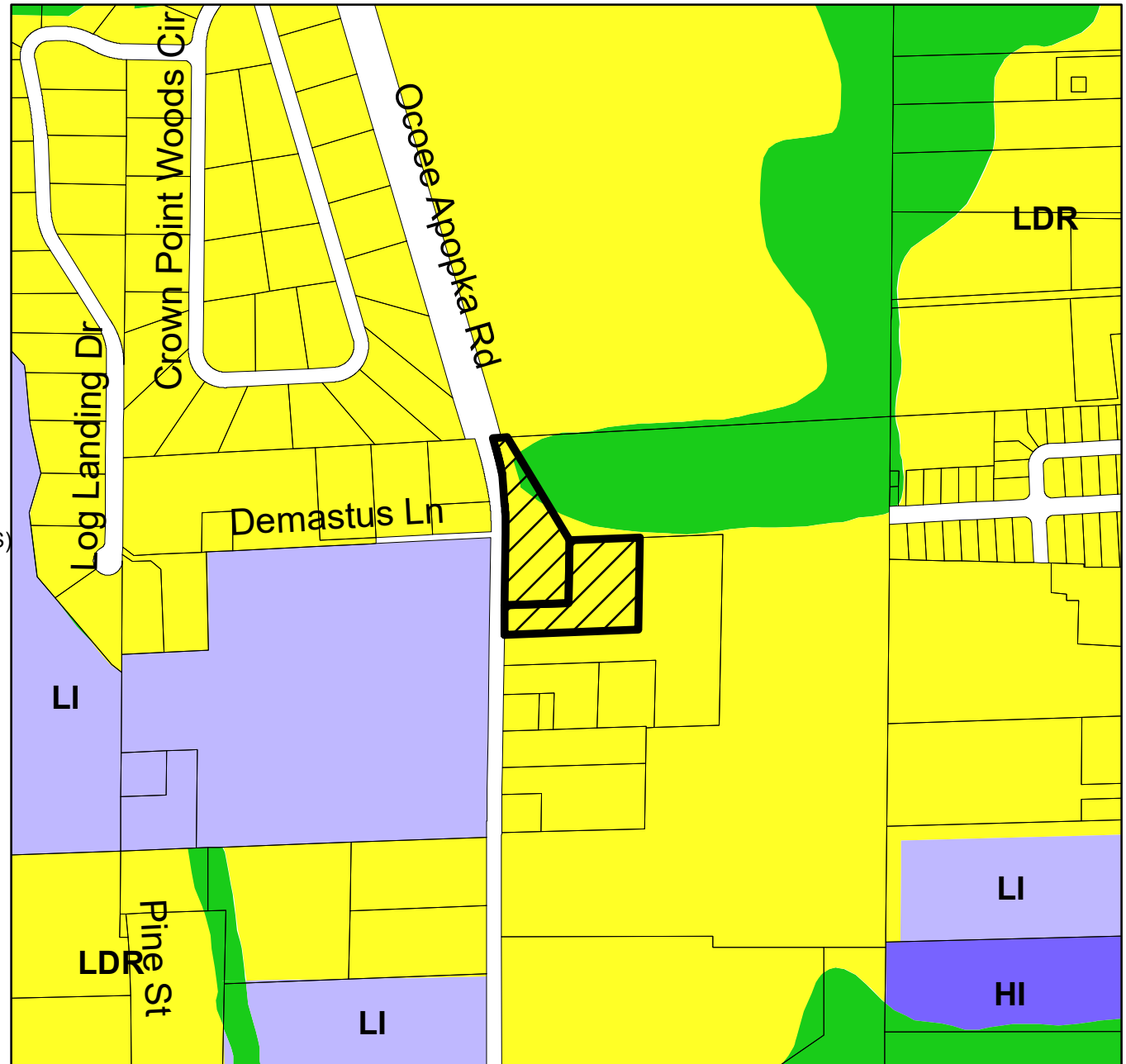
0 130 260 520
Feet

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)



1305 & 1113 Ocoee Apopka Road - MDTL Enterprise LLC Property Surrounding Zoning Map



Development Services
Department

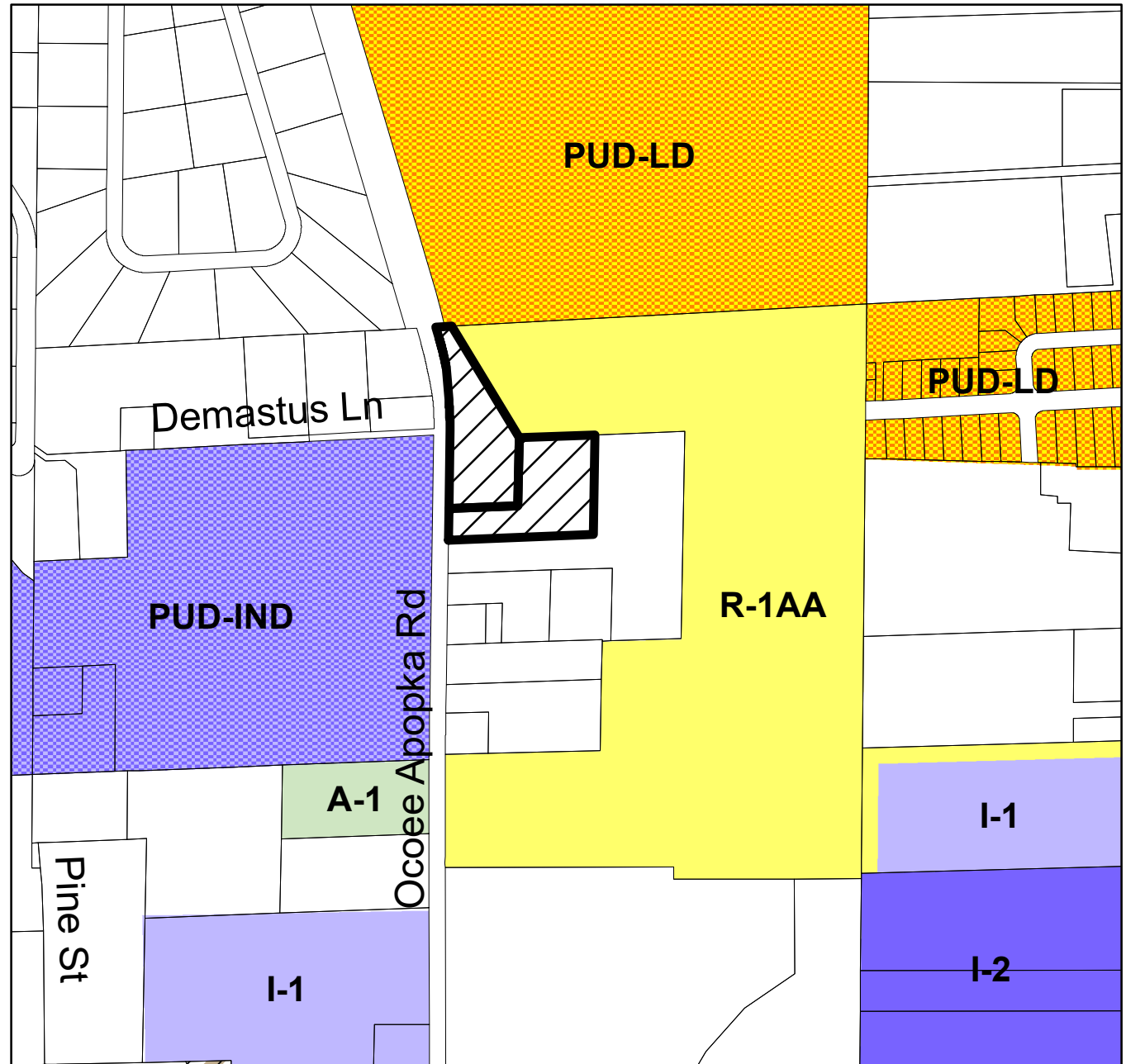
0 120 240 480
Feet

Created: month year

 Subject Property

Zoning Classification:

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



CITY OF OCOEE

ANNEXATION FEASIBILITY ANALYSIS

CASE NUMBER: AX-03-24-04 (SAGE # 2024-0016)

APPLICANT NAME: Jaime Douglas

PROJECT NAME: MDTL ENTERPRISE LLC PROPERTY ANNEXATION

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):	MTDL Enterprise, LLC
---	----------------------

B. Property Location

1. General Location:	The properties are generally located on the east side of Ocoee Apopka Rd., approximately 2,616 feet south of Fullers Cross Rd. at the intersection of Ocoee Apopka Rd.
2. Parcel Identification Number:	07-22-28-0000-00-039 & 07-22-28-0000-00-041
3. Street Addresses:	1305 & 1113 Ocoee Apopka Road
4. Size of Parcels:	4.32 acres (2 parcels)

C. Use Characteristics

1. Existing Use:	Both parcels are vacant and generally used for agriculture purposes
2. Proposed use:	No proposed use submitted to the City at this time
3. Density / Intensity:	N/A
4. Projected Population:	N/A

D. Zoning and Land Use

1. Orange County Future Land Use:	Low Density Residential per JPA FLUM
2. Orange County Zoning:	A-1
3. Existing Ocoee Future Land Use:	Low Density Residential per JPA FLUM
4. Proposed Ocoee Zoning:	None at this time. Site will retain County A-1 until rezoning occurs

E. Consistency

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

II. FIRE DEPARTMENT

1. Estimated Response Time:	Average 5 minutes
2. Distance to Property:	
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:	4 miles
3. Average Travel Time	11 mins

IV. ECONOMIC VALUE	Anoch Whitfield, Zoning Manager
---------------------------	---------------------------------

1. Property Appraiser Market Value:	\$ 350,094 (combined)
2. Property Appraiser Taxable Value	\$ 175,853 (combined)
3. Estimated City Ad Valorem Taxes:	TBD
4. Anticipated Licenses & Permits:	TBD
5. Potential Impact Fees:	TBD
6. Total Project Revenues:	TBD

V. BUILDING DEPARTMENT	
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1. Within the 100-year Flood Plain:	No
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VI. UTILITIES	Jennifer Bolling, Engineering Manager
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A. Potable Water	
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1. In Ocoee Service Area:	Yes
2. City Capable of Serving Area:	Yes
3. Extension Needed:	No
4. Location and Size of Nearest Water Main:	To Be Determined

B. Sanitary Sewer	
--------------------------	--

1. In Ocoee Service Area:	Yes
2. City Capable of Serving Area:	Yes
3. Extension Needed:	Yes
4. Location and Size of Nearest Force Main:	To Be Determined
5. Annexation Agreement Needed:	

C. Other	
-----------------	--

1. Utility Easement Needed:	Yes
2. Private Lift Station Needed:	Yes or as determined by Utilities Department
3. Well Protection Area Needed:	No

VII. TRANSPORTATION	Anoch Whitfield, Zoning Manager
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1. Paved Access:	Yes
2. ROW Dedication:	To be determined
3. Traffic Study:	Not required at this time for annexation
4. Traffic Analysis Zone:	

VIII. PRELIMINARY CONCURRENCY EVALUATION	
A. Transportation:	Full traffic impact analysis will be required prior to any non-residential development
B. Parks / Recreation:	Not applicable at this time
C. Water / Sewer:	Water is available; however, sewer is not available currently.
D. Stormwater:	To be provided on site at time of development
E. Solid Waste:	At this time, adequate solid waste capacity exists.
F. Impact Fees:	TBD at time of building permit

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

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

The properties to be annexed border the City Limits on their north side; therefore, the annexation of these properties will further reduce the existing enclaves within the City limits. No part of the area to be annexed is included within the boundary of another municipality, and the properties being annexed will be developed for urban purposes. Therefore, this annexation is consistent with Section 171.043(1) & (2), Florida Statutes.

BEGIN 574.86 FEET SOUTH 1 DEGREE WEST FROM THE CENTER OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN THE NORTH 89 DEGREES EAST 219.78 FEET, THENCE NORTH 1 DEGREE EAST 214.5 FEET, THENCE NORTH 87 DEGREES EAST 239.66 FEET, THENCE SOUTH 1 DEGREE WEST 314.53 FEET, THENCE SOUTH 87 DEGREES WEST 458.80 FEET, THENCE NORTH 100 FEET TO THE POINT OF BEGINNING, LESS THE WEST 30 FEET FOR ROAD RIGHT OF WAY.

BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE LINE OF OCOEE APOPKA ROAD AS BEING NORTH 00°49'08" EAST (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND THE PROFESSIONAL PURVIEW OF THE SURVEYOR AND SUBJECT TO LEGAL INTERPRETATION.

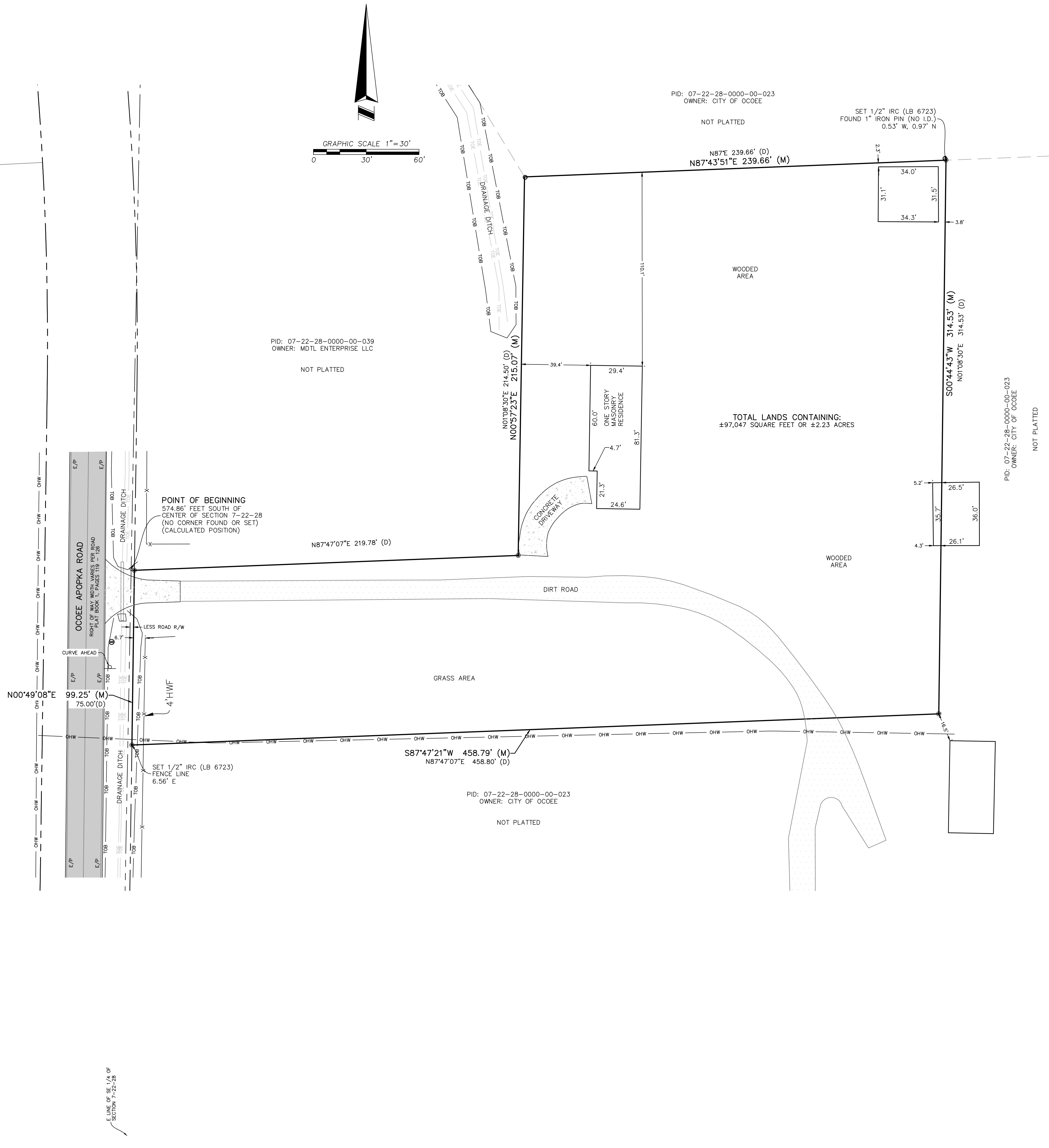
THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.

CONC	CONCRETE		OHW	OVERHEAD ELECTRIC
E/P	EDGE OF PAVEMENT		X	FENCE LINE AS NOTED
PB	PLAT BOOK		TOB	TOP OF BANK
PG(S)	PAGE(S)		TOE	TOE OF SLOPE
LB	LICENSED BUSINESS			
R/W	RIGHT OF WAY			SINGLE STAND SIGN
PID	PARCEL IDENTIFICATION NUMBER			WOODEN POWER POLE
RCP	REINFORCED CONCRETE PIPE			GUY WIRE
C&G	CURB AND GUTTER			FOUND IRON ROD OR PIPE AS NOTED
CLF	CHAIN LINK FENCE			SET 1/2" IRON ROD OR NAIL & DISK LB#6723
IRC	IRON ROD & CAP			MAILBOX
(D)	DEED			
(M)	MEASURED			ASPHALT
(C)	CALCULATED			

— OHW —	OVERHEAD ELECTRIC
— X —	FENCE LINE AS NOTED
— TOB —	TOP OF BANK
— TOE —	TOE OF SLOPE

	SINGLE STAND SIGN
	WOODEN POWER POLE
	GUY WIRE
	FOUND IRON ROD OR PIPE AS NOTED
	SET 1/2" IRON ROD OR NAIL & DISK
	MAILBOX

 ASPHALT
 DIRT/GRAVEL
 DIRT/GRAVEL



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 3478
(407) 654-5355 LB#6723

BOUNDARY SURVEY
OF
PARCEL ID: 07-22-28-0000-00-041
SECTION 7, TOWNSHIP 22 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

AFCOM

2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2

JAMES I. BICKMAN DCM JEG32

JOB #: 20230899
DATE: 03/08/2024
SCALE: 1" = 30'
CALC BY: DY
FIELD BY: TS
DRAWN BY: MCD
CHECKED BY: DY

SHEET 1 OF 1

BEGINNING ON THE WEST BOUNDARY OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, AT A POINT 31.60 CHAINS NORTH OF THE QUARTER SECTION POST STANDING ON THE SOUTH BOUNDARY OF SAID SECTION 7, RUN EAST 3.33 CHAINS; THENCE NORTH 3.25 CHAINS; THENCE NORTHWESTWARDLY TO THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 8.71 CHAINS, MORE OR LESS, TO PLACE OF BEGINNING.

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 28 EAST, RUN THENCE WEST 83 FEET TO A POINT ON THE CENTER LINE OF THE OCOEE-APOPKA HARD ROAD; THENCE SOUTHERLY ALONG THE CENTER LINE OF SAID ROAD, A DISTANCE OF 303.7 FEET; THENCE NORTH 88 DEGREES 35 MINUTES EAST 197.95 FEET; THENCE NORTH 27 DEGREES 01 MINUTES WEST 331.52 FEET TO THE POINT OF BEGINNING, LESS THE RIGHT OF WAY OF OCOEE-APOPKA HARD ROAD.

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 07-22 SOUTH, RANGE 28 EAST AS BEING SOUTH 01°04'14" WEST (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS

SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.

SYMBOLS SHOWN HEREON ARE NOT TO SCALE, AND MAY BE ALTERED FROM THEIR ORIGINAL POSITION FOR VISUAL PURPOSES ONLY.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC WEBSITE.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.

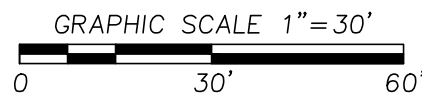
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THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.

VICINITY MAP:
NOT TO SCALE

CONC	CONCRETE		OVERHEAD ELECTRIC
E/P	EDGE OF PAVEMENT		FENCE LINE AS NOTED
PB	PLAT BOOK		TOP OF BANK
PG(S)	PAGE(S)		TOE OF SLOPE
LB	LICENSED BUSINESS		
R/W	RIGHT OF WAY		SINGLE STAND SIGN
PID	PARCEL IDENTIFICATION NUMBER		WOODEN POWER POLE
RCP	REINFORCED CONCRETE PIPE		GUY WIRE
C&G	CURB AND GUTTER		FOUND IRON ROD OR PIPE AS NOTED
CLF	CHAIN LINK FENCE		SET 1/2" IRON ROD OR NAIL & DISK LB#6723
IRC	IRON ROD & CAP		MAILBOX
HWF	HOG WIRE FENCE		
CMP	CORRUGATED METAL PIPE		ASPHALT
PVC	POLYVINYL CHLORIDE		
(D)	DEED		DIRT/GRAVEL
(M)	MEASURED		
P.C.	POINT OF CURVATURE		DIRT/GRAVEL
P.T.	POINT OF TANGENCY		
N.T.	NOT TANGENT		



**SURVEYING • MAPPING
GEOSPATIAL SERVICES**
www.allen-company.com

BOUNDARY SURVEY
OF
PARCEL ID: 07-22-28-0000-00-039
SECTION 7, TOWNSHIP 22 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR:

AECOM

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

DATE	REVISIONS
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JOB #: 20230899
DATE: 03/08/2024
SCALE: 1" = 50'
CALC BY: DY
FIELD BY: TS
DRAWN BY: MCD
CHECKED BY: DY

SHEET 1 OF 1

**ORDINANCE NO. 2024-
(Annexation Ordinance for 1305 & 1113 Ocoee Apopka Rd –
MDTL Enterprise LLC Property)**

**TAX PARCEL ID: 07-22-28-0000-00-039 &
07-22-28-0000-00-041**

**CASE NO. AX-03-24-02: 1305 & 1113 Ocoee Apopka Road –
MDTL Enterprise LLC Annexation**

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF OCOEE, FLORIDA, CERTAIN REAL PROPERTIES CONTAINING APPROXIMATELY 4.32 ACRES LOCATED AT 1305 AND 1113 OCOEE APOPKA ROAD APPROXIMATELY 2,616 FEET SOUTH OF FULLERS CROSS ROAD AT ITS INTERSECTION WITH NORTH LAKEWOOD AVENUE AND ASSIGNED PARCEL ID NUMBERS 07-22-28-0000-00-039 AND 07-22-28-0000-00-041, 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 properties located in unincorporated Orange County, Florida, as hereinafter described, has petitioned the City Commission of the City of Ocoee, Florida (the “Ocoee City Commission”) to annex approximately 4.32 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 April 9, 2024, the Planning and Zoning Commission of the City of Ocoee, Florida, reviewed the proposed annexation and found it to be consistent with the Ocoee Comprehensive Plan, to comply with all applicable requirements of the Ocoee City Code, and to be in the best interest of the City of Ocoee and has recommended to the Ocoee City Commission that it approve said annexation petition; and

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

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

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

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

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

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

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

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

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

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

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

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

Section 9. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of

competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereto.

Section 10. CONFLICTING ORDINANCES. This ordinance prevails in the event of any inconsistency with all ordinances or parts of ordinances in conflict herewith.

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

PASSED AND ADOPTED this _____ day of _____, 2024.

ATTEST:

**APPROVED:
CITY OF OCOEE, FLORIDA**

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

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

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

FISHBACK DOMINICK

By: _____
City Attorney

EXHIBIT "A"

LEGAL DESCRIPTIONS

PARCEL ID NO.: 07-22-28-0000-00-039

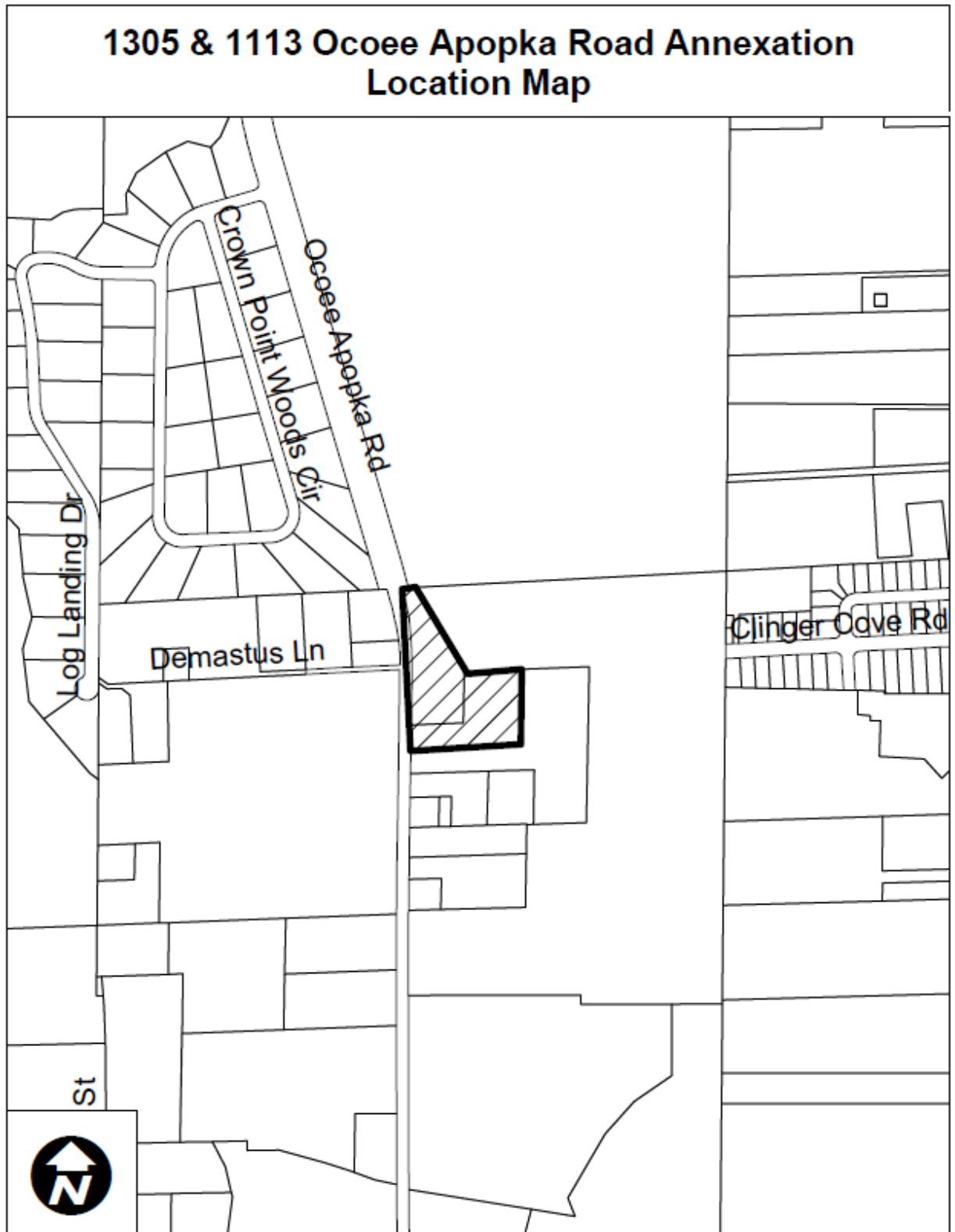
BEG NW COR OF SE1/4 RUN S 8.71 CHS E 3.33 CHS N 3.35 CHS NWLY TO BEG & NE1/4 OF SW1/4 E
OF RD SEC 07-22-28

PARCEL ID NO.: 07-22-28-0000-00-041

BEG 574.86 FT S 1 DEG W FROM CENTER OF SEC RUN N 87 DEG E 219.78 FT N 1 DEG E 214.5 FT N
87 DEG E 239.66 FT TH S 1 DEG W 314.53 FT S 87 DEG W 458.80 FT N 100 FT TO POB (LESS W 30 FT
RD R/W) IN SEC 07-22-28

EXHIBIT "B"

LOCATION MAP



Serial Number
24-01004W

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 April 9, 2024
1305 & 1113 Ocoee Apopka Rd

in the Court, was published in said newspaper by print in the
issues of 3/28/2024

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,

28th day of March, 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
1305 & 1113 OCOEE APOPKA ROAD - MDTL ENTERPRISE LLC PROP-
ERTY
ANNEXATION

CASE NUMBER: AX-03-24-02

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-10, of the City of Ocoee Land Development Code that on **TUESDAY, APRIL 9, 2024, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Annexation for 1305 & 1113 Ocoee Apopka Road - MDTL Enterprise LLC Property Annexation. The subject property consists of two (2) parcels assigned Parcel ID #s 07-22-28-0000-00-039 & 07-22-28-0000-00-041 and a combined total of approximately 4.32 acres. The properties are located on the east side of Ocoee Apopka Rd., approximately 2,616 feet south of Fullers Cross Rd. at the intersection of Ocoee Apopka Rd.

If the applicant's request for annexation is approved, the annexation will incorporate the property into the City of Ocoee. Interested parties may appear at the public hearing and be heard with respect to the proposed annexation. Pursuant to Subsection 5-9 B. of the Land Development Code, the Planning Director has determined that the requested annexation is within the Ocoee-Orange County Joint Planning Area (JPA) and is consistent with the Ocoee-Orange County JPA Land Use Map and the Ocoee Comprehensive Plan.

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.

March 28, 2024

24-01004W



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

STAFF REPORT

Meeting Date: April 9, 2024
Item #: 5

Contact Name: Anoch Whitfield, Zoning Manager
Subject: 1059 Ocoee Apopka Road - Rodgers Property Annexation; Project No. AX-03-24-03 (**Zoning Manager Whitfield**)
Department Director: Michael Rumer

BACKGROUND SUMMARY:

Owner/Applicant: The property owners are Glen Rodgers and Connie Rodgers, and the applicant is Jaime Douglas.

Site Location: The property is located in Commission District 3 and is on the east side of Ocoee Apopka Road, approximately 3,284 feet south of Fullers Cross Road at its intersection with Ocoee Apopka Road.

Property Size & Parcel Identification Number: The property consists of one (1) parcel containing approximately 5.01 acres and assigned parcel ID numbers 07-22-28-0000-043.

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
Low Density Residential (per JPA)	County A-1 (Citrus Rural District)	Agriculture operations	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-1AA	Vacant wooded land
South	City of Ocoee	Low Density Residential	R-1AA	Vacant wooded land
East	City of Ocoee	Low Density Residential	R-1AA	Vacant land
West	City of Ocoee	Light Industrial	PUD-IND	Light industrial/flex warehouse development

Proposed Development: The applicant is requesting an annexation. The initial rezoning to a City zoning classification is not being processed at this time, and as of the date of this staff report, the applicant has not submitted a proposed plan for development.

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 is 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.

Transportation and Access: The site is currently accessed by and will continue to be accessed by Ocoee Apopka Road. Because there is no corresponding rezoning or proposed increase in entitlements, a traffic impact analysis is not required at this time.

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

Stormwater: Not applicable.

Schools: Not applicable.

Public Safety: 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 4 miles away, and the average non-emergency travel time is 11 minutes.

Recreation and Open Space: Not applicable.

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

ISSUE:

Should the Planning and Zoning Commission, acting as the Local Planning Agency, make a recommendation of approval for the proposed Annexation of the 1059 Ocoee Apopka Road - Rodgers Property, assigned parcel ID number 07-22-28-0000-00-043?

RECOMMENDATIONS:

Development Review Committee (DRC) Recommendation

The DRC met on Tuesday, April 2, 2024, to consider this annexation, and identifying no issues, made a recommendation of approval.

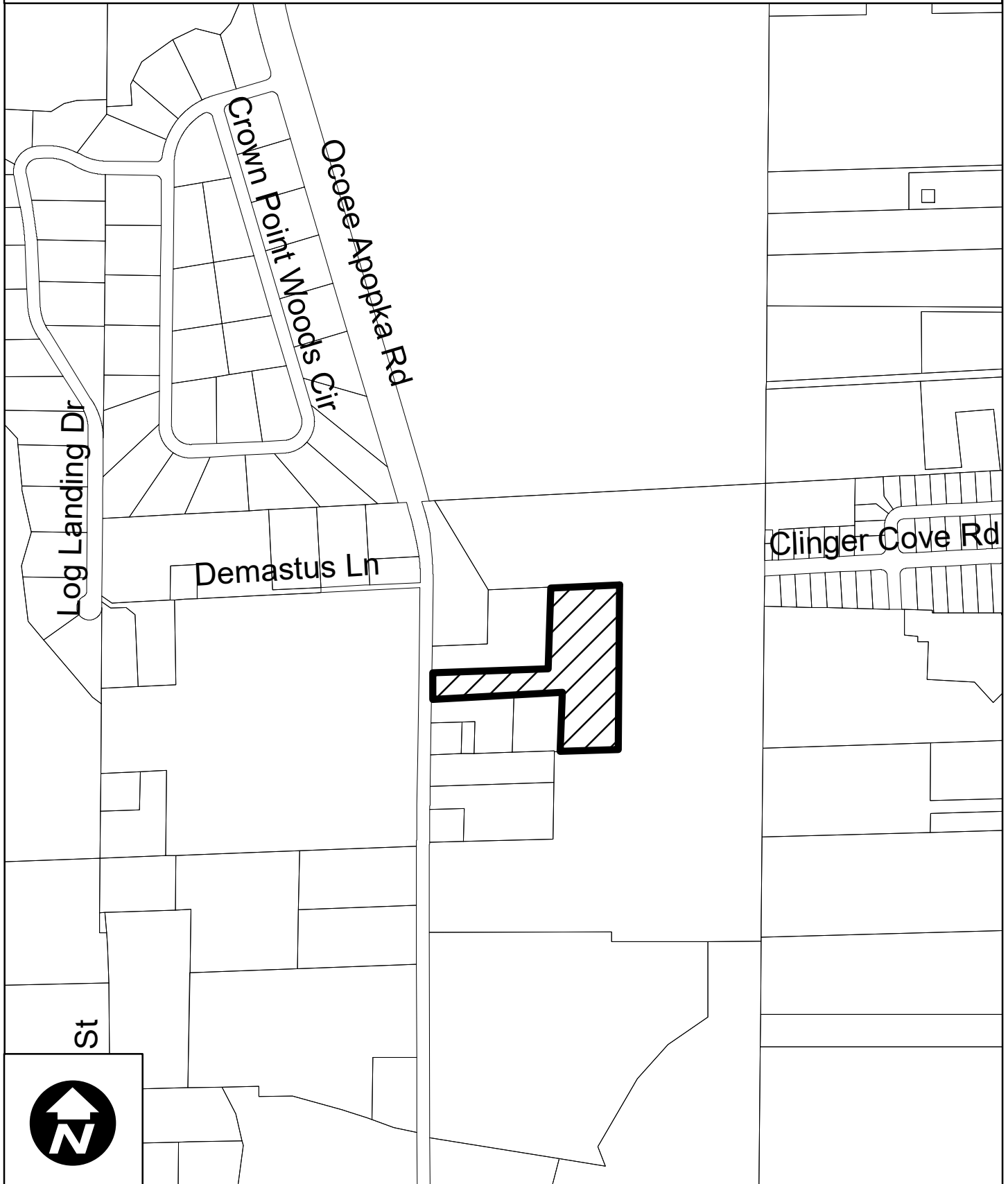
Staff Recommendation

Staff recommends that the Planning and Zoning Commission, acting as the Local Planning Agency, make a recommendation of approval for the proposed Annexation of the 1059 Ocoee Apopka Road - Rodgers Property, assigned parcel ID number 07-22-28-0000-00-043.

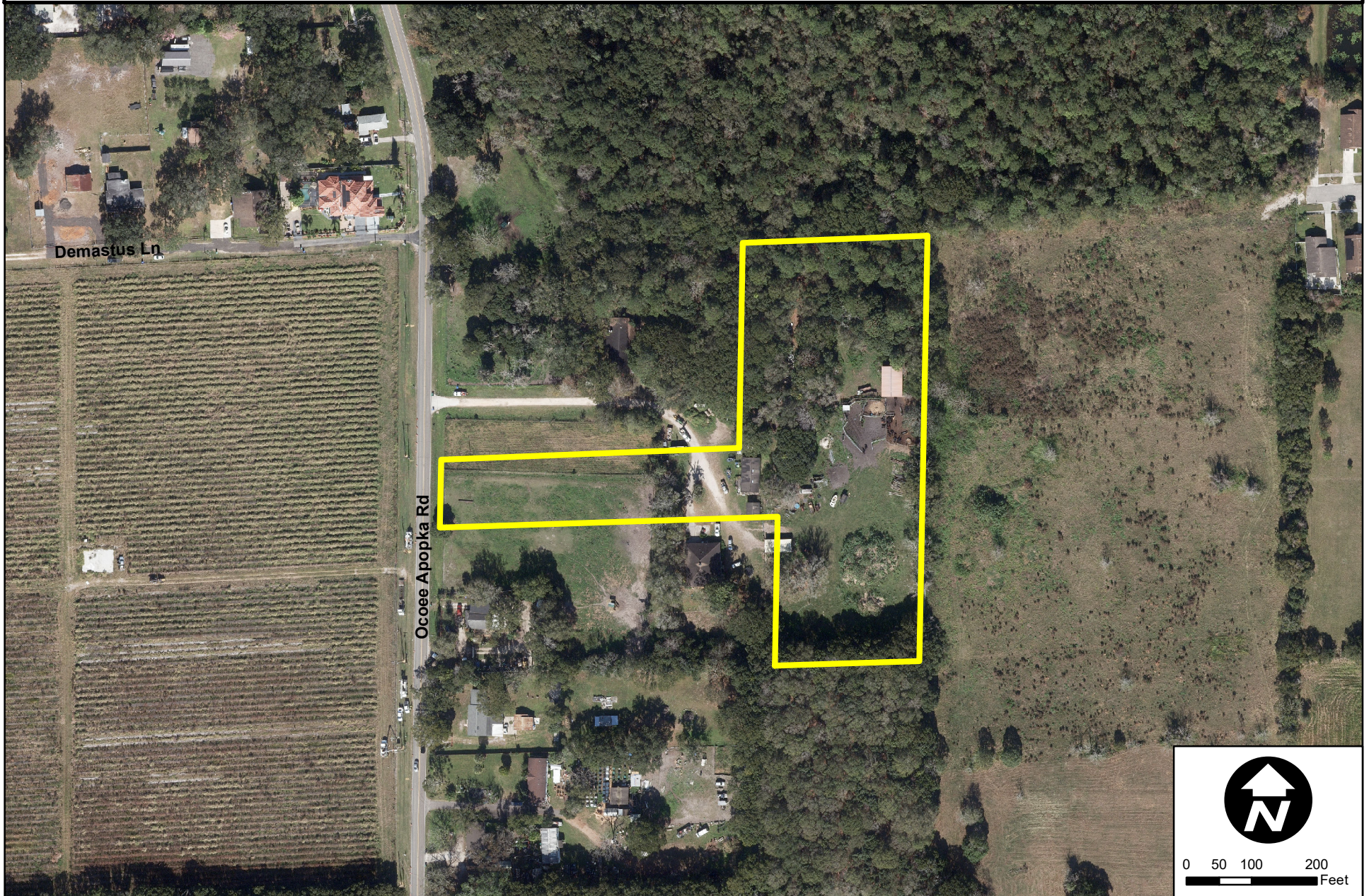
ATTACHMENTS:

1. 1059 Ocoee Apopka Road Annexation Location Map
2. 1059 Ocoee Apopka Road Aerial Map
3. 1059 Ocoee Apopka Surrounding FLUM
4. 1059 Ocoee Apopka Surrounding Zoning
5. SURVEY - PARCEL 43
6. Annexation and Rezoning Feasibility Report_1059 Ocoee Apopka Rd Rodgers Annexation
7. Annexation Ordinance - 1059 Ocoee Apopka Rd - Rodgers Property
8. Advertisement

1059 Ocoee Apopka Road Annexation Location Map



1059 Ocoee Apopka Road - Rodgers Property 2022 Aerial Photography



1059 Ocoee Apopka Road - Rodgers Property Surrounding Future Land Use Map



Ocoee
Development Services
Department

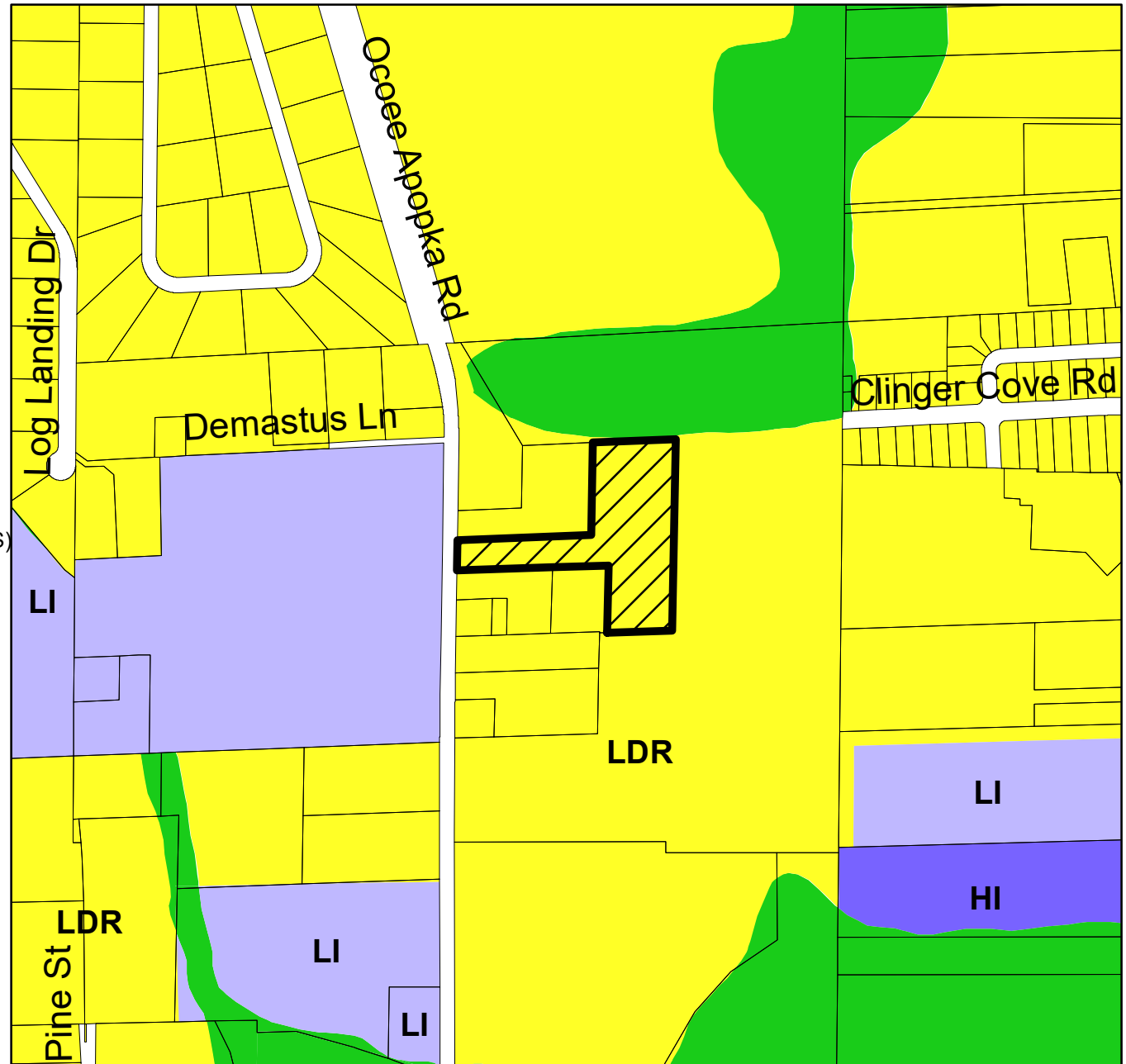
0 130 260 520
Feet

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)



1059 Ocoee Apopka Road - Rodgers Property Surrounding Zoning Map



Development Services
Department

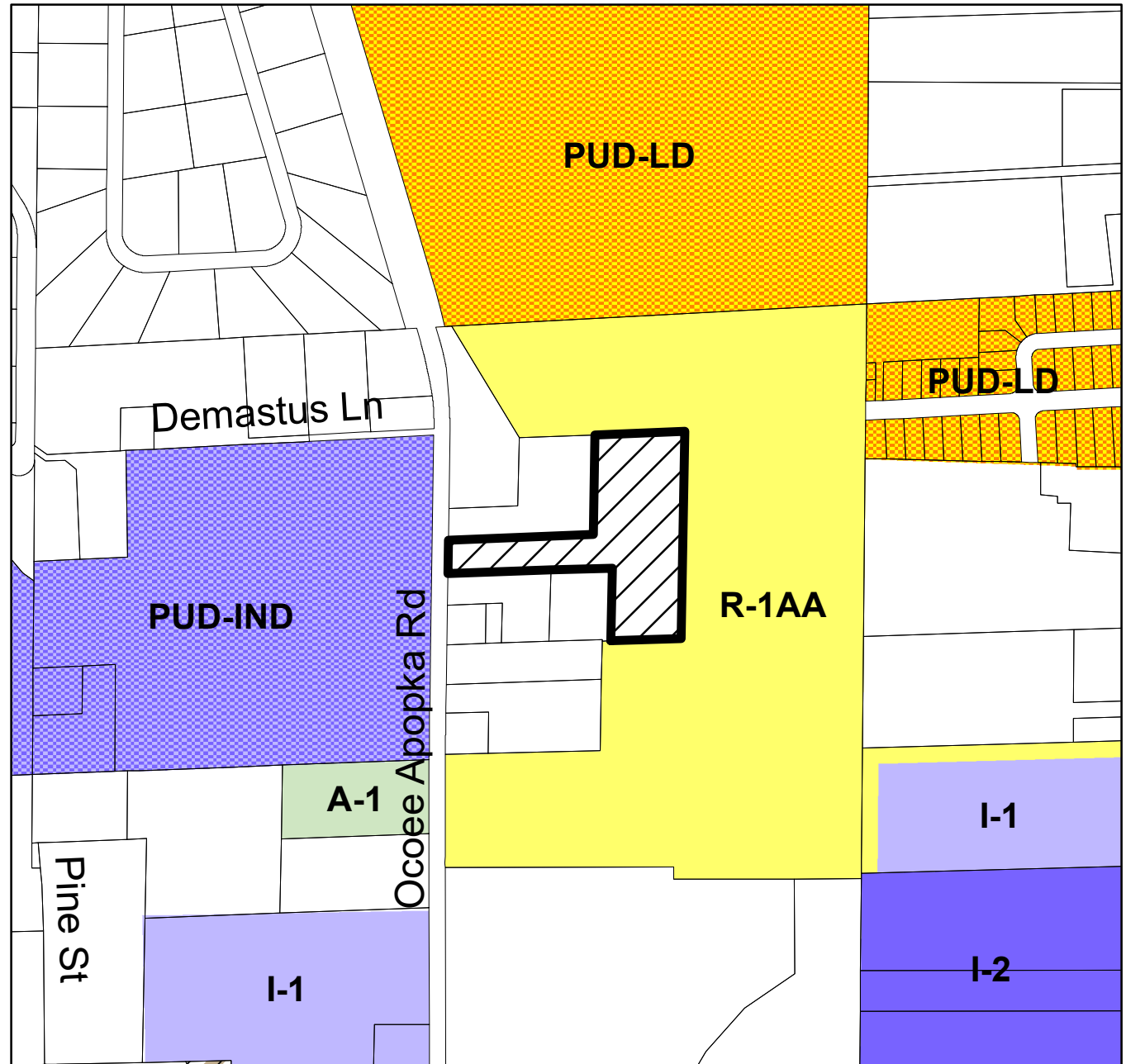
0 120 240 480
Feet

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



FROM THE CENTER OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 28 EAST, RUN S 01 DEGREE 08 MINUTES 30 SECONDS W ALONG THE NORTH-SOUTH MID SECTION LINE 674.86 FEET, THENCE N 87 DEGREES 47 MINUTES 07 SECONDS E 0.98 FEET FOR A POINT OF BEGINNING; THENCE N 87 DEGREES 47 MINUTES 07 SECONDS E 458.80 FEET, THENCE N 01 DEGREE 08 MINUTES 30 SECONDS E 314.53 FEET, THENCE N 87 DEGREES 47 MINUTES 07 SECONDS E 283.06 FEET; THENCE S 01 DEGREE 08 MINUTES 30 SECONDS W 107.01 FEET, THENCE S 88 DEGREES 09 MINUTES 36 SECONDS W 221.90 FEET, THENCE S 01 DEGREE 08 MINUTES 30 SECONDS E 228.76 FEET, THENCE S 88 DEGREES 09 MINUTES 36 SECONDS W 519.27 FEET, THENCE N 01 DEGREE 08 MINUTES 30 SECONDS E 104.17 FEET TO THE POINT OF BEGINNING, CONTAINING 5.01 ACRES MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 07-22 SOUTH, RANGE 28 EAST AS BEING SOUTH 01°04'14" WEST (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND THE PROFESSIONAL PURVIEW OF THE SURVEYOR AND SUBJECT TO LEGAL INTERPRETATION.

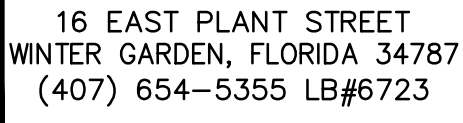
LAST DATE IN FIELD: AUGUST 15, 2023.



— OHW —	OVERHEAD ELECTRIC
— X —	FENCE LINE AS NOTED
— TOB —	TOP OF BANK
— TOE —	TOE OF SLOPE
(PR)	PHONE RISER
— O —	SINGLE STAND SIGN
— W —	WOODEN POWER POLE
→	GUY WIRE
○	FOUND IRON ROD OR
●	SET 1/2" IRON ROD OR
MB	MAILBOX



PID: 07-22-28-0000-00-023
OWNER: CITY OF OCCEE



FOR:

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

[illegible]

JOB #: 20230899
DATE: 03/08/2024
SCALE: 1" = 50'
CALC BY: DY
FIELD BY: TS
DRAWN BY: MCD
CHECKED BY: DY

SHEET 1 OF 1

CITY OF OCOEE

ANNEXATION FEASIBILITY ANALYSIS

CASE NUMBER: AX-03-24-03 (SAGE # 2024-0015)

APPLICANT NAME: Jaime Douglas

PROJECT NAME: 1059 OCOEE APOPKA RD – RODGERS PROPERTY ANNEXATION

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):	Glen Rodgers and Connie Rodgers
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B. Property Location

1. General Location:	The property is generally located on the east side of Ocoee Apopka Rd., approximately 3,284 feet south of Fullers Cross Rd. at the intersection of Ocoee Apopka Rd.
2. Parcel Identification Number:	07-22-28-0000-00-043
3. Street Addresses:	To be determined
4. Size of Parcels:	5.01

C. Use Characteristics

1. Existing Use:	Generally vacant lot used for agricultural purposes
2. Proposed use:	No proposed use submitted to the City at this time
3. Density / Intensity:	N/A
4. Projected Population:	N/A

D. Zoning and Land Use

1. Orange County Future Land Use:	Low Density Residential per JPA FLUM
2. Orange County Zoning:	A-1
3. Existing Ocoee Future Land Use:	Low Density Residential per JPA FLUM
4. Proposed Ocoee Zoning:	None at this time. Site will retain County A-1 until rezoning occurs

E. Consistency

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

II. FIRE DEPARTMENT

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

III. POLICE DEPARTMENT

1. Police Patrol Zone / Grid / Area:	1
2. Estimated Response Time:	4
3. Distance to Property:	3.2 miles
3. Average Travel Time	11 minutes

IV. ECONOMIC VALUE		Anoch Whitfield, Zoning Manager
1. Property Appraiser Market Value:	\$254,757 (as agriculture operations use in County)	
2. Property Appraiser Taxable Value	\$76,418 (as agriculture operations use in County)	
3. Estimated City Ad Valorem Taxes:	TBD	
4. Anticipated Licenses & Permits:	TBD	
5. Potential Impact Fees:	TBD	
6. Total Project Revenues:	TBD	

V. BUILDING DEPARTMENT	
1. Within the 100-year Flood Plain:	No

VI. UTILITIES		Jennifer Bolling, Engineering Manager
A. Potable Water		
1. In Ocoee Service Area:	Yes	
2. City Capable of Serving Area:	Yes	
3. Extension Needed:	No	
4. Location and Size of Nearest Water Main:	To Be Determined	
B. Sanitary Sewer		
1. In Ocoee Service Area:	Yes	
2. City Capable of Serving Area:	Yes	
3. Extension Needed:	Yes	
4. Location and Size of Nearest Force Main:	To BE Determined	
5. Annexation Agreement Needed:		
C. Other		
1. Utility Easement Needed:	Yes	
2. Private Lift Station Needed:	Yes or as determined by Utilities Department	
3. Well Protection Area Needed:	No	

VII. TRANSPORTATION		Anoch Whitfield, Zoning Manager
1. Paved Access:	Yes	
2. ROW Dedication:	To be determined	
3. Traffic Study:	Not required at this time for annexation	
4. Traffic Analysis Zone:		

VIII. PRELIMINARY CONCURRENCY EVALUATION	
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A. Transportation:	Full traffic impact analysis will be required prior to any non-residential development
B. Parks / Recreation:	Not applicable at this time
C. Water / Sewer:	Water is available; however, sewer is not available currently.
D. Stormwater:	To be provided on site at time of development
E. Solid Waste:	At this time, adequate solid waste capacity exists.
F. Impact Fees:	TBD at time of building permit

IX. SITE SPECIFIC ISSUES	All Departments
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X. CONSISTENCY WITH STATE ANNEXATION REGULATIONS	Anoch Whitfield, Zoning Manager
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The property to be annexed borders the City Limits on its north, east and south sides; therefore, the annexation of this property will further reduce the existing enclaves within the City limits. No part of the area to be annexed is included within the boundary of another municipality, and the property being annexed will be developed for urban purposes. Therefore, this annexation is consistent with Section 171.043(1) & (2), Florida Statutes.

**ORDINANCE NO. 2024-
(Annexation Ordinance for 1059 Ocoee Apopka Rd –
Rodgers Property)**

TAX PARCEL ID: 07-22-28-0000-00-043

CASE NO. AX-03-24-03: 1059 Ocoee Apopka Road - Rodgers 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 5.01 ACRES LOCATED AT 1059 OCOEE APOPKA ROAD ON THE EAST SIDE OF OCOEE APOPKA ROAD, APPROXIMATELY 3,284 FEET SOUTH OF FULLERS CROSS ROAD AT ITS INTERSECTION WITH OCOEE APOPKA ROAD AND ASSIGNED PARCEL ID NUMBER 07-22-28-0000-00-043, 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 properties located in unincorporated Orange County, Florida, as hereinafter described, has petitioned the City Commission of the City of Ocoee, Florida (the “Ocoee City Commission”) to annex approximately 5.01 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 April 9, 2024, the Planning and Zoning Commission of the City of Ocoee, Florida, reviewed the proposed annexation and found it to be consistent with the Ocoee Comprehensive Plan, to comply with all applicable requirements of the Ocoee City Code, and to be in the best interest of the City of Ocoee and has recommended to the Ocoee City Commission that it approve said annexation petition; and

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 10. CONFLICTING ORDINANCES. This ordinance prevails in the event of any inconsistency with all ordinances or parts of ordinances in conflict herewith.

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

PASSED AND ADOPTED this _____ day of _____, 2024.

ATTEST:

**APPROVED:
CITY OF OCOEE, FLORIDA**

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

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

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

this _____ day of _____, 2024.

FISHBACK DOMINICK

By: _____
City Attorney

EXHIBIT "A"

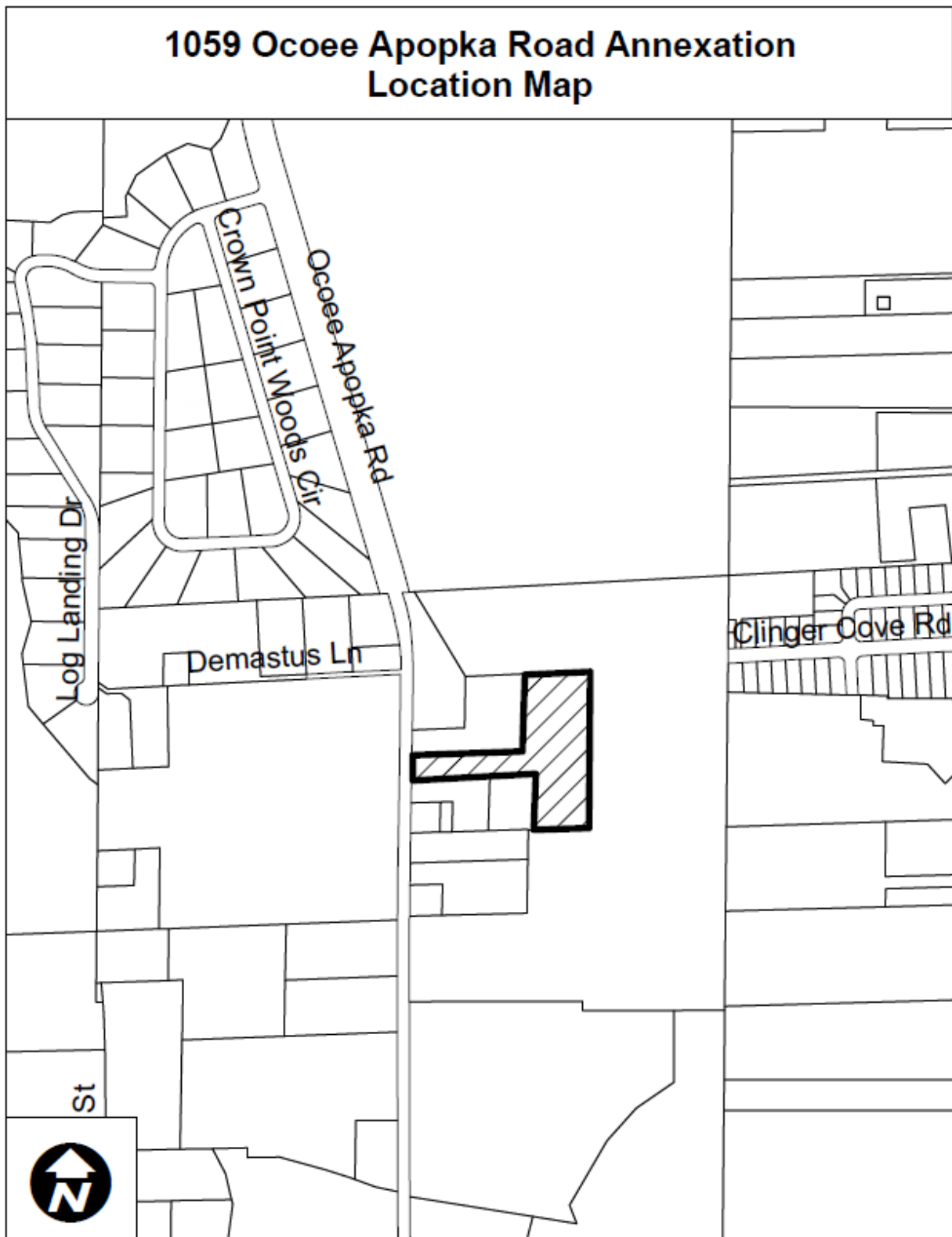
LEGAL DESCRIPTION

PARCEL ID NO.: 07-22-28-0000-00-043

FROM THE NW COR OF NW1/4 OF SE1/4 RUN S 1 DEG W 674.86 FT N 87 DEG E 0.98 FT FOR POB
THN N 87 DEG E 458.80 FT N 1 DEG E 314.53 FT N 87 DEG E 283.06 FT S 1 DEG W 650.10 FT S 87
DEG W 221.90 FT N 1 DEG E 228.76 FT W 519.27 FT N 1 DEG E 104.17 FT TO POB (LESS W 30 FT RD
R/W) IN SEC 07-22-28

EXHIBIT "B"

LOCATION MAP



Serial Number
24-01003W

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 April 9, 2024
1059 Ocoee Apopka Rd

in the Court, was published in said newspaper by print in the
issues of 3/28/2024

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,
28th day of March, 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
1059 OCOEE APOPKA ROAD - RODGERS PROPERTY
ANNEXATION

CASE NUMBER: AX-03-24-03

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-10, of the City of Ocoee Land Development Code that on **TUESDAY, APRIL 9, 2024, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Annexation for 1059 Ocoee Apopka Road - Rodgers Property Annexation. The property is assigned Parcel ID #07-22-28-0000-00-043 and consists of approximately 5.01 acres. The property is located on the east side of Ocoee Apopka Rd., approximately 3,284 feet south of Fullers Cross Rd. at the intersection of Ocoee Apopka Rd.

If the applicant's request for annexation is approved, the annexation will incorporate the property into the City of Ocoee. Interested parties may appear at the public hearing and be heard with respect to the proposed annexation. Pursuant to Subsection 5-9 B. of the Land Development Code, the Planning Director has determined that the requested annexation is within the Ocoee-Orange County Joint Planning Area (JPA) and is consistent with the Ocoee-Orange County JPA Land Use Map and the Ocoee Comprehensive Plan.

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.

March 28, 2024

24-01003W



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

STAFF REPORT

Meeting Date: April 9, 2024
Item #: 6

Contact Name: Anoch Whitfield, Zoning Manager

Department Director: Michael Rumer

Subject: MDTL Enterprise LLC Property Annexation; Project No. AX-03-24-04 (**Zoning Manager Whitfield**)

BACKGROUND SUMMARY:

Owner/Applicant: The property owner is MDTL Enterprise LLC, represented by Jaime Douglas.

Site Location: The property is located in Commission District 3 and is on the east side of Ocoee Apopka Road, approximately 3,392 feet south of Fullers Cross Road at its intersection with Ocoee Apopka Road.

Property Size & Parcel Identification Number: The property consists of two (2) parcels totaling approximately 2.17 acres and assigned parcel ID numbers 07-22-28-0000-074 and 07-22-28-0000-00-105.

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
Low Density Residential (per JPA)	County A-1 (Citrus Rural District)	Parcel 074 contains a house, and Parcel 105 is 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	Orange County	Low Density Residential	A-1	Agriculture operations
South	Orange County	Low Density Residential	A-1	Single family residential use
East	Orange County	Low Density Residential	A-1	Agriculture operations
West	Orange County on SW portion of site & City of Ocoee on west side of Ocoee Apopka Road	Light Industrial and Low Density Residential	A-1 for County property and PUD-IND for City property	Single family residential immediate adjacent and Light Industrial/Flex Warehouse Development on west side of Ocoee Apopka Road

Proposed Development: The applicant is requesting an annexation. The initial rezoning to a City zoning classification is not being processed at this time, and as of the date of this staff report, the applicant has not

submitted a proposed plan for development.

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 its west side 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 is 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.

Transportation and Access: The site is currently accessed by and will continue to be accessed by Ocoee Apopka Road. Because there is no corresponding rezoning or proposed increase in entitlements, a traffic impact analysis is not required at this time.

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

Stormwater: Not applicable.

Schools: Not applicable.

Public Safety: 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 4 miles away, and the average non-emergency travel time is 11 minutes.

Recreation and Open Space: Not applicable.

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

ISSUE:

Should the Planning and Zoning Commission, acting as the Local Planning Agency, make a recommendation of approval for the proposed Annexation of the MDTL Enterprise LLC Property, assigned parcel ID numbers 07-22-28-0000-00-074 and 07-22-28-0000-00-105?

RECOMMENDATIONS:

Development Review Committee (DRC) Recommendation

The DRC met on Tuesday, April 2, 2024, to consider this annexation, and identifying no issues, made a recommendation of approval.

Staff Recommendation

Staff recommends that Planning and Zoning Commission, acting as the Local Planning Agency, make a recommendation of approval for the proposed Annexation of the MDTL Enterprise LLC Property, assigned parcel ID numbers 07-22-28-0000-00-074 and 07-22-28-0000-00-105.

ATTACHMENTS:

1. WOT Invoice_Ad #24-041_Planning
2. 1053 Ocoee Apopka Annexation Location Map
3. 1053 Ocoee Apopka Annexation Aerial Map
4. 1053 Ocoee Apopka Road FLUM
5. 1053 Ocoee Apopka Zoning Map

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

6. 20230899 PARCEL 105 AND 74
7. Annexation Ordinance - MDTL Enterprise LLC Property
8. Advertisement

West Orange Times c/o Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE
Legal Advertising

Invoice # 24-01005W

Date 03/28/2024

Attn:
City of Ocoee
1 NORTH BLUFORD AVENUE
OCOEE FL 34761

Please make checks payable to:
(Please note Invoice # on check)
West Orange Times c/o Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 24-01005W Notice of Public Hearing RE: Public Hearing on April 9, 2024 MDTL Enterprise Published: 3/28/2024	\$47.64

Important Message		Paid	()
Please include our Serial # on your check	Pay by credit card online: https://legals.businessobserverfl.com/send-payment/	Total	\$47.64
		Payment is expected within 30 days of the first publication date of your notice.	

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

West Orange Times c/o Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

**CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE
MDTL ENTERPRISE PROPERTY
ANNEXATION**

CASE NUMBER: AX-03-24-04

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-10, of the City of Ocoee Land Development Code, that on **TUESDAY, APRIL 9, 2024, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Annexation for the MDTL Enterprise Property Annexation. The subject property consists of two (2) parcels assigned Parcel ID #s 07-22-28-0000-00-074 & 07-22-28-0000-00-105 and a combined total of approximately 2.17 acres. The properties are located on the east side of Ocoee Apopka Rd., approximately 3,392 feet south of Fullers Cross Rd. at the intersection of Ocoee Apopka Rd.

If the applicant's request for annexation is approved, the annexation will incorporate the property into the City of Ocoee. Interested parties may appear at the public hearing and be heard with respect to the proposed annexation. Pursuant to Subsection 5-9 B. of the Land Development Code, the Planning Director has determined that the requested annexation is within the Ocoee-Orange County Joint Planning Area (JPA) and is consistent with the Ocoee-Orange County JPA Land Use Map and the Ocoee Comprehensive Plan.

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March 28, 2024

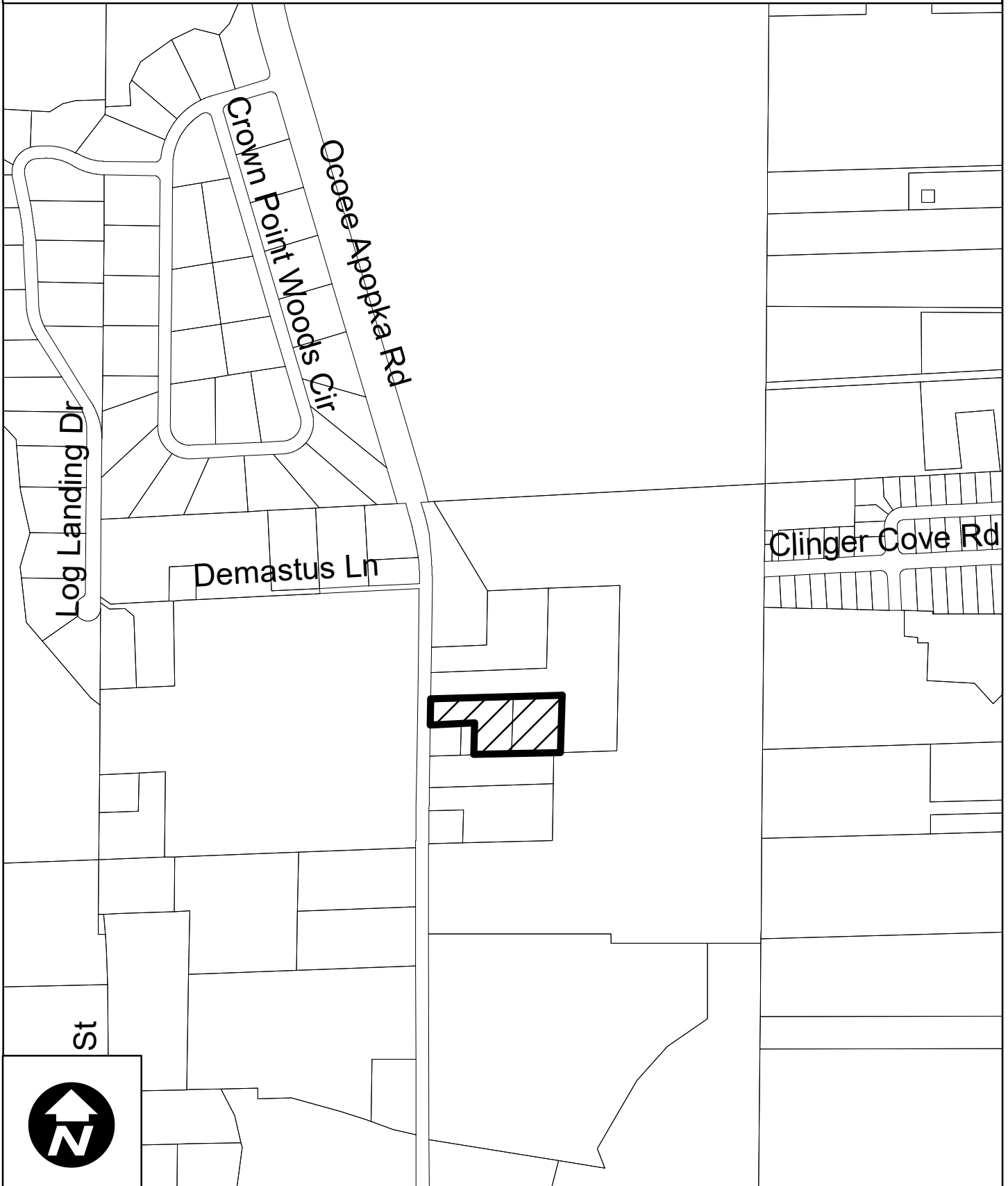
24-01005W

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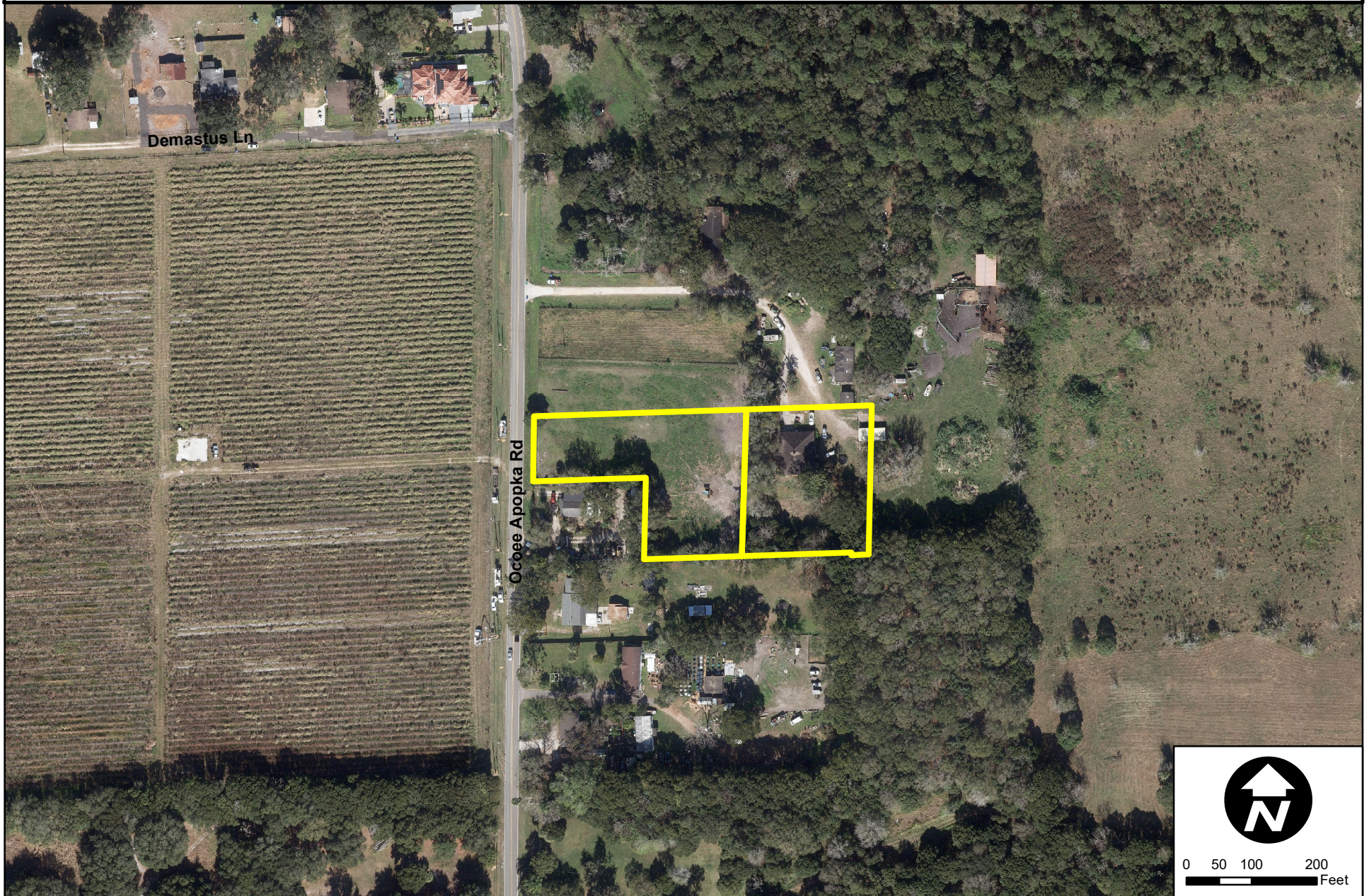
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1053 Ocoee Apopka Road Annexation Location Map



1053 Ocoee Apopka Road - MDTL Enterprise LLC Property 2022 Aerial Photography



1053 Ocoee Apopka Road - MDTL Enterprise LLC Property Surrounding Future Land Use Map



Ocoee
Development Services
Department

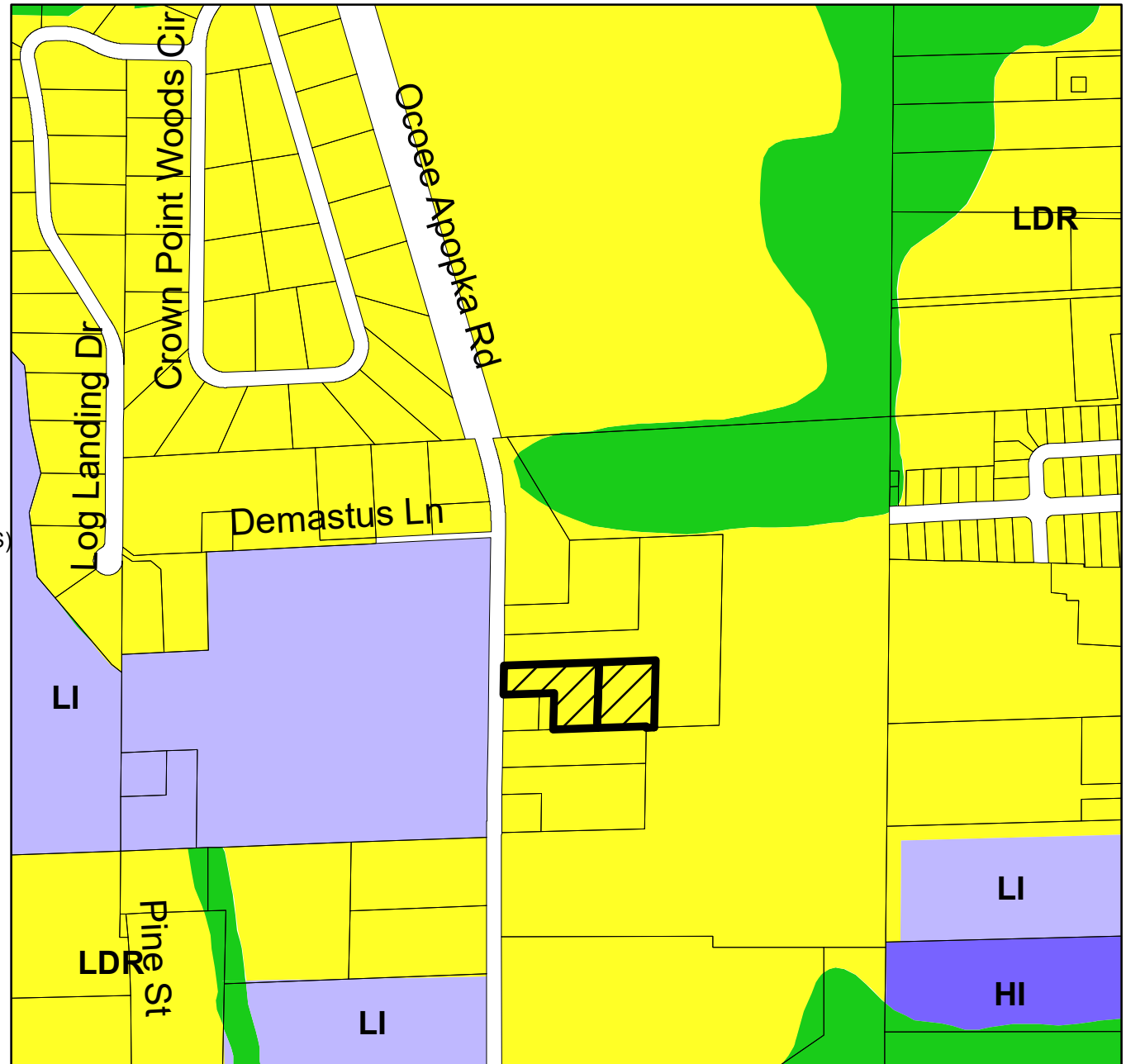
0 130 260 520
Feet

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)



1053 Ocoee Apopka Road - MDTL Enterprise LLC Property Surrounding Zoning Map



Development Services
Department

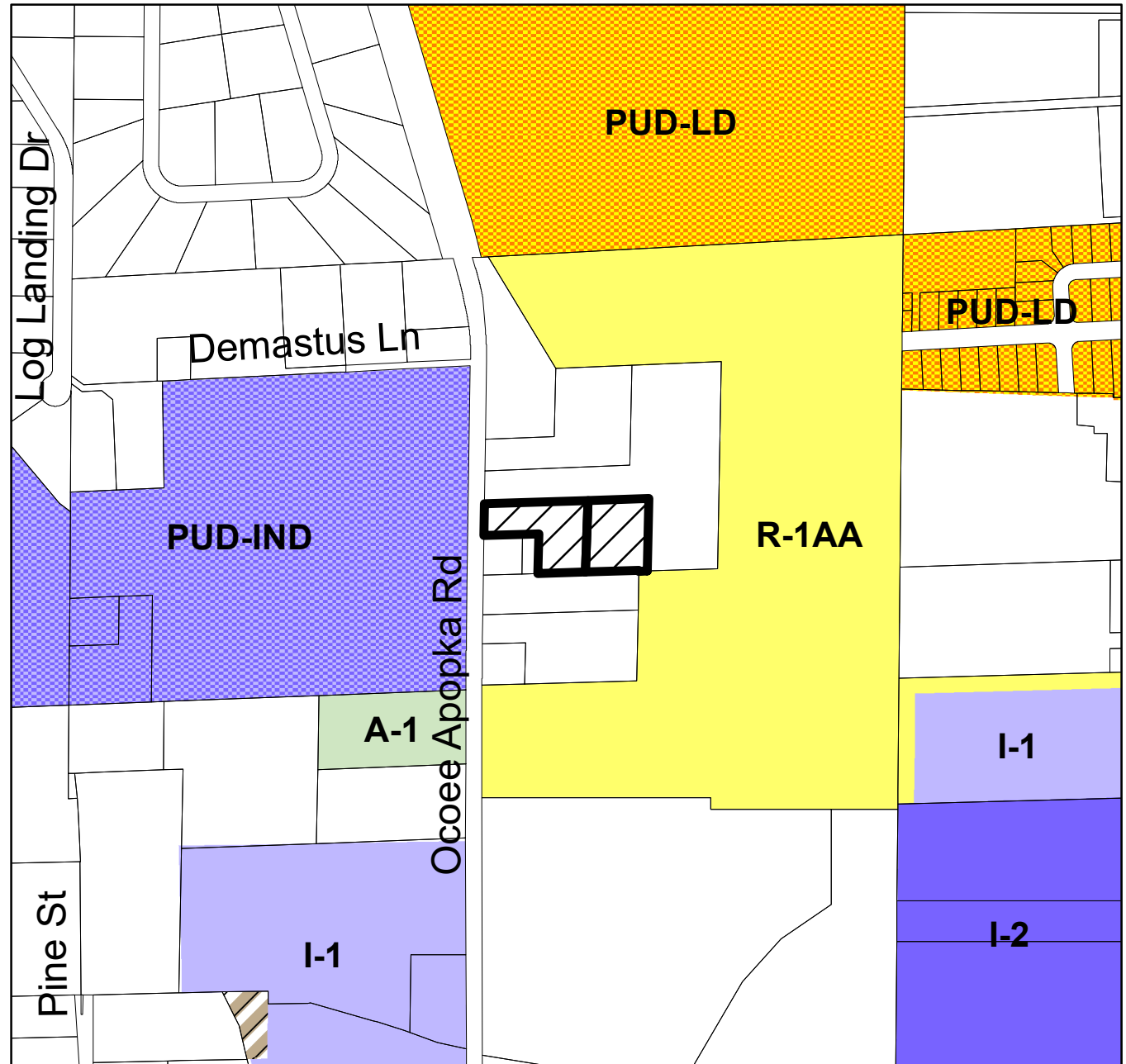
0 120 240 480
Feet

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



FROM THE CENTER OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN SOUTH 01 DEGREES 08 MINUTES 30 SECONDS WEST ALONG THE NORTH-SOUTH MID-SECTION LINE 779.03 FEET; THENCE NORTH 88 DEGREES 09 MINUTES 36 SECONDS EAST 1.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 08 DEGREES 09 MINUTES 36 SECONDS WEST 100.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 08 MINUTES 30 SECONDS WEST 228.76 FEET; THENCE SOUTH 87 DEGREES 47 MINUTES 07 SECONDS WEST 27.00 FEET; THENCE NORTH 01 DEGREES 08 MINUTES 30 SECONDS EAST 3.91 FEET; THENCE SOUTH 88 DEGREES 09 MINUTES 36 SECONDS WEST 318.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 08 DEGREES 09 MINUTES 36 SECONDS WEST 100.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 08 MINUTES 30 SECONDS EAST 100.00 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY ON WEST.

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 07-22 SOUTH, RANGE 28 EAST AS BEING SOUTH 01°04'14" WEST (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.

SYMBOLS SHOWN HEREON ARE NOT TO SCALE, AND MAY BE ALTERED FROM THEIR ORIGINAL POSITION FOR VISUAL PURPOSES ONLY.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC WEBSITE.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.

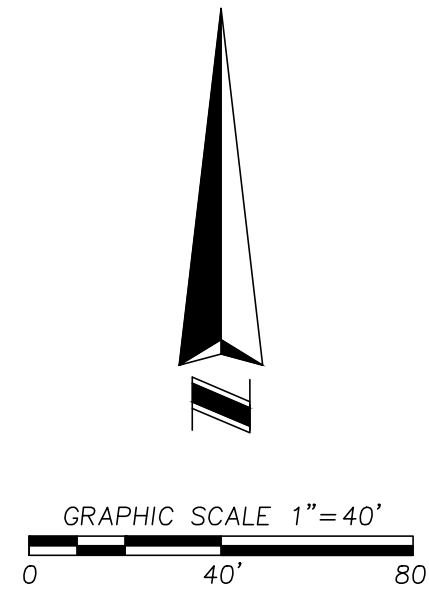
UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED, UNLESS NOTED OTHERWISE.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND THE PROFESSIONAL PURVIEW OF THE SURVEYOR AND SUBJECT TO LEGAL INTERPRETATION.

THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.

VICINITY MAP:
NOT TO SCALE

CONC	CONCRETE		OVERHEAD ELECTRIC
E/P	EDGE OF PAVEMENT		FENCE LINE AS NOTED
PG(S)	PAGE(S)		TOP OF BANK
LB	LICENSED BUSINESS		TOE OF SLOPE
R/W	RIGHT OF WAY		
PID	PARCEL IDENTIFICATION NUMBER		SINGLE STAND SIGN
CLF	CHAIN LINK FENCE		WOODEN POWER POLE
IRC	IRON ROD & CAP		TELECOMMUNICATION RISER
RCP	REINFORCED CONCRETE PIPE		FOUND IRON ROD OR PIPE AS NOTED
I.D.	IDENTIFICATION		SET 1/2" IRON ROD OR NAIL & DISK LB#6723
(D)	DEED		WELL
(M)	MEASURED		
(C)	CALCULATED		ASPHALT



**SURVEYING • MAPPING
GEOSPATIAL SERVICES**
www.allen-company.com

**16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB#6723**

AECOM

FOR:

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

DATE	REVISIONS
------	-----------

JOB #: 20230899
DATE: 03/08/2024
SCALE: 1" = 40'
CALC BY: DY
FIELD BY: TS
DRAWN BY: MCD
CHECKED BY: DY

SHEET 1 OF 1

**ORDINANCE NO. 2024-
(Annexation Ordinance for
MDTL Enterprise LLC Property)**

**TAX PARCEL ID: 07-22-28-0000-00-074 &
07-22-28-0000-00-105**

**CASE NO. AX-03-24-04: MDTL Enterprise LLC
Annexation**

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF OCOEE, FLORIDA, CERTAIN REAL PROPERTIES CONTAINING APPROXIMATELY 2.17 ACRES LOCATED ON THE EAST SIDE OF OCOEE APOPKA ROAD APPROXIMATELY 3,392 FEET SOUTH OF FULLERS CROSS ROAD AT ITS INTERSECTION WITH OCOEE APOPKA ROAD AND ASSIGNED PARCEL ID NUMBERS 07-22-28-0000-00-074 AND 07-22-28-0000-00-105, 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 properties located in unincorporated Orange County, Florida, as hereinafter described, has petitioned the City Commission of the City of Ocoee, Florida (the “Ocoee City Commission”) to annex approximately 2.17 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 April 9, 2024, the Planning and Zoning Commission of the City of Ocoee, Florida, reviewed the proposed annexation and found it to be consistent with the Ocoee Comprehensive Plan, to comply with all applicable requirements of the Ocoee City Code, and to be in the best interest of the City of Ocoee and has recommended to the Ocoee City Commission that it approve said annexation petition; and

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

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

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

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

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

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

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

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

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

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

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

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

Section 9. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of

competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereto.

Section 10. CONFLICTING ORDINANCES. This ordinance prevails in the event of any inconsistency with all ordinances or parts of ordinances in conflict herewith.

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

PASSED AND ADOPTED this _____ day of _____, 2024.

ATTEST:

**APPROVED:
CITY OF OCOEE, FLORIDA**

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

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

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

FISHBACK DOMINICK

By: _____
City Attorney

EXHIBIT "A"

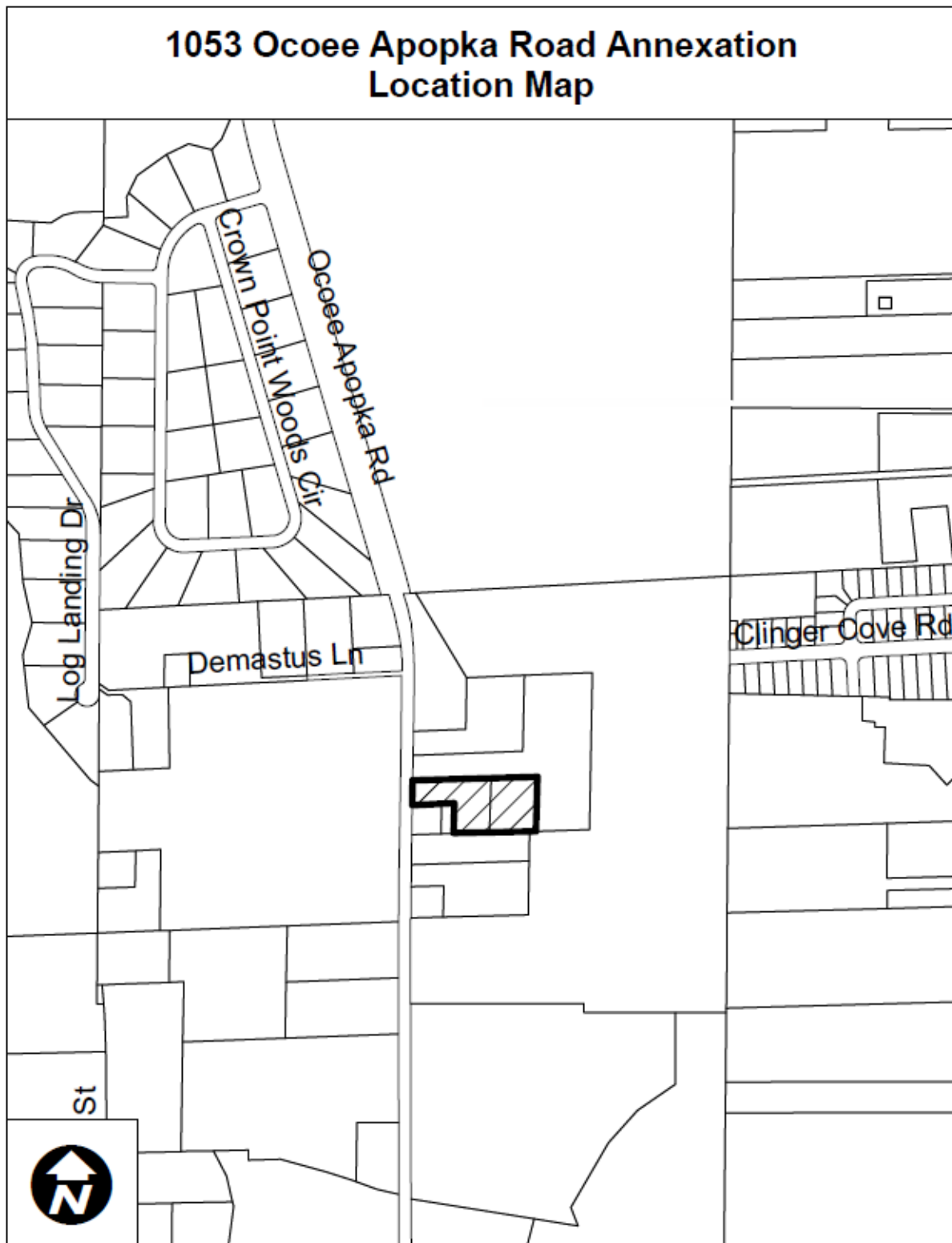
LEGAL DESCRIPTIONS

PARCEL ID NO.: 07-22-28-0000-00-074 AND 105 (Same legal description on OCPA & submitted survey)

FROM THE CENTER OF SEC RUN S 01 DEG W 779.03 FT TH N 88 DEG E 1.48 FT FOR POB TH N 88 DEG E 519.27 FT S 01 DEG W 228.76 FT S 87 DEG W 27 FT N 01 DEG W 3.91 FT S 88 DEG W 318.03 FT N 01 DEG E 125 FT S 88 DEG W 173.77 FT N 01 DEG E 100 FT TO POB IN SEC 07-22-28 (LESS RD R/W ON W)

EXHIBIT "B"

LOCATION MAP



Serial Number
24-01005W

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 April 9, 2024
MDTL Enterprise

in the Court, was published in said newspaper by print in the
issues of 3/28/2024

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,
28th day of March, 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
MDTL ENTERPRISE PROPERTY
ANNEXATION

CASE NUMBER: AX-03-24-04

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March 28, 2024

24-01005W



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

STAFF REPORT

Meeting Date: April 9, 2024
Item #: 7

Contact Name: Michael Rumer, Development Services Director

Department Director: Michael Rumer

Subject: 1 Taylor Street Small-Scale Comprehensive Plan FLU Amendment from Heavy Industrial (HI) to Commercial (COMM) & Rezoning from I-1 (Restricted Manufacturing and Warehousing) to C-2 (Community Commercial); Project Nos. CPA-2024-004 & RZ-24-03-02 (**Development Services Director Rumer**)

ISSUE: Owner/Applicant: City of Ocoee

General Location: The property is located within Commission District 2 on the northeast side of the Taylor St. and W. McKey St. intersection.

Property Size and Parcel ID No.: The property contains approximately 0.21 acres and is assigned parcel identification number 18-22-28-0000-00-049.

Actual land use, proposed land use, and unique features of the subject property: 1 Taylor Street is located in the City's Downtown Redevelopment Area. The property was purchased by the City on January 15, 2024, which removed years of Code Violations. The City is proposing the Land Use Amendment and Rezoning in order to ensure the property entitlements remain only for commercial, office, retail and restaurant uses. These uses are in line with the vision and future planning of the City Downtown Master Plan. Therefore, removing the industrial zoning and land use designation ensures the parcel will meet the Master Plan in the future.

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
HI (Heavy Industrial)	I-1 (Light Manufacturing and Warehousing District)	Vacant	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	HI (Heavy Industrial)	I-2 (Heavy Industrial)	Warehousing, Outside Storage
South	City	LI (Light Industrial)	I-1 (Light Manufacturing and Warehousing)	Vacant
East	City	COMM (Commercial)	C-2 (Community Commercial)	Vacant

West	City	LI (Light Industrial)	I-1 (Light Manufacturing and Warehousing)	Restaurant/Vacant
------	------	-----------------------	---	-------------------

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
COMM (Commercial)	C-2 (Community Commercial)	None	Downtown Master Plan

Consistency with Florida Statutes: Yes

Consistency with JPA Agreement: Yes

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 Taylor Street.

Utilities: Potable Water Service is available, and sewer is being extended from the north on Oakland Avenue.

Transportation: N/A

Stormwater: N/A

Schools: N/A

Public Safety: N/A

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 Heavy Industrial (HI) to Commercial (COMM) and corresponding Rezoning from I-1 (Light Manufacturing and Warehousing District) to C-2 (Community Commercial District) for 1 Taylor Street?

RECOMMENDATIONS: Development Review Committee (DRC) Recommendation:

The Development Review Committee (DRC) met on Tuesday, April 2, 2024, to consider the application for a Small-Scale Comprehensive Plan Future Land Use Map Amendment (CPA) and Rezoning. The DRC made a recommendation of approval of the proposed Small Scale Comprehensive Plan Amendment from Heavy Industrial (HI) to Commercial (COMM) and corresponding Rezoning from I-1 (Light Manufacturing and Warehousing District) to C-2 (Community Commercial District).

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 Heavy Industrial (HI) to Commercial (COMM) and corresponding Rezoning from I-1 (Light Manufacturing and Warehousing District) to C-2 (Community Commercial District) for the property located at 1 Taylor Street.

ATTACHMENTS:

1. 1 Taylor Street Location Map

2. 1 Taylor St Aerial Map
3. 1 Taylor St Surrounding FLUM
4. 1 Taylor St Surrounding Zoning
5. SSCPA Ordinance - 1 Taylor St
6. Rezoning Ordinance - 1 Taylor St
7. Advertisement

**1 Taylor Street CPA & Rezoning
Location Map**



1 Taylor Street 2022 Aerial Photography



1 Taylor Street Surrounding Future Land Use Map



Development Services
Department

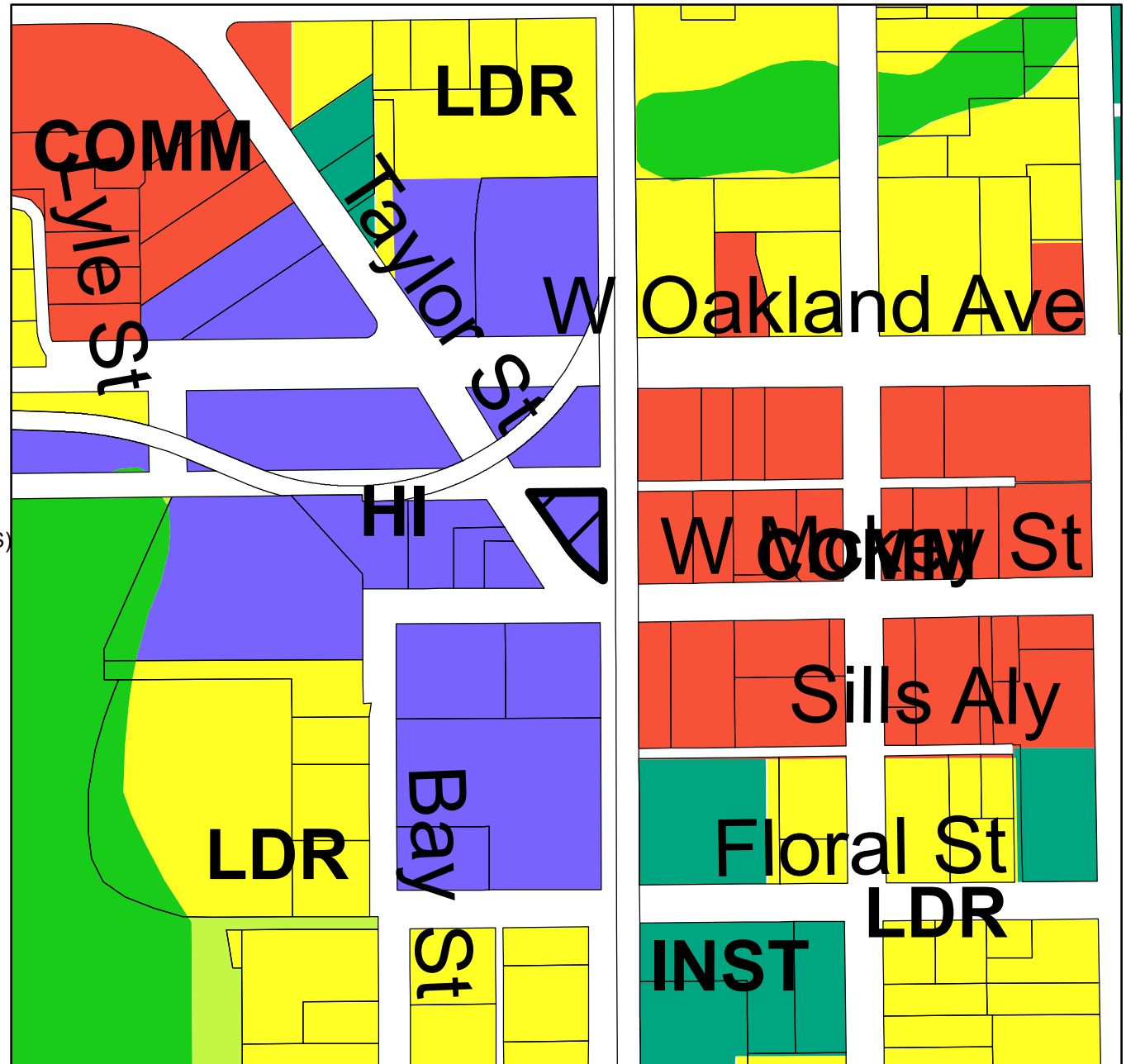
0 60 120 240
Feet

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)



1 Taylor Street Surrounding Zoning Map



Development Services
Department

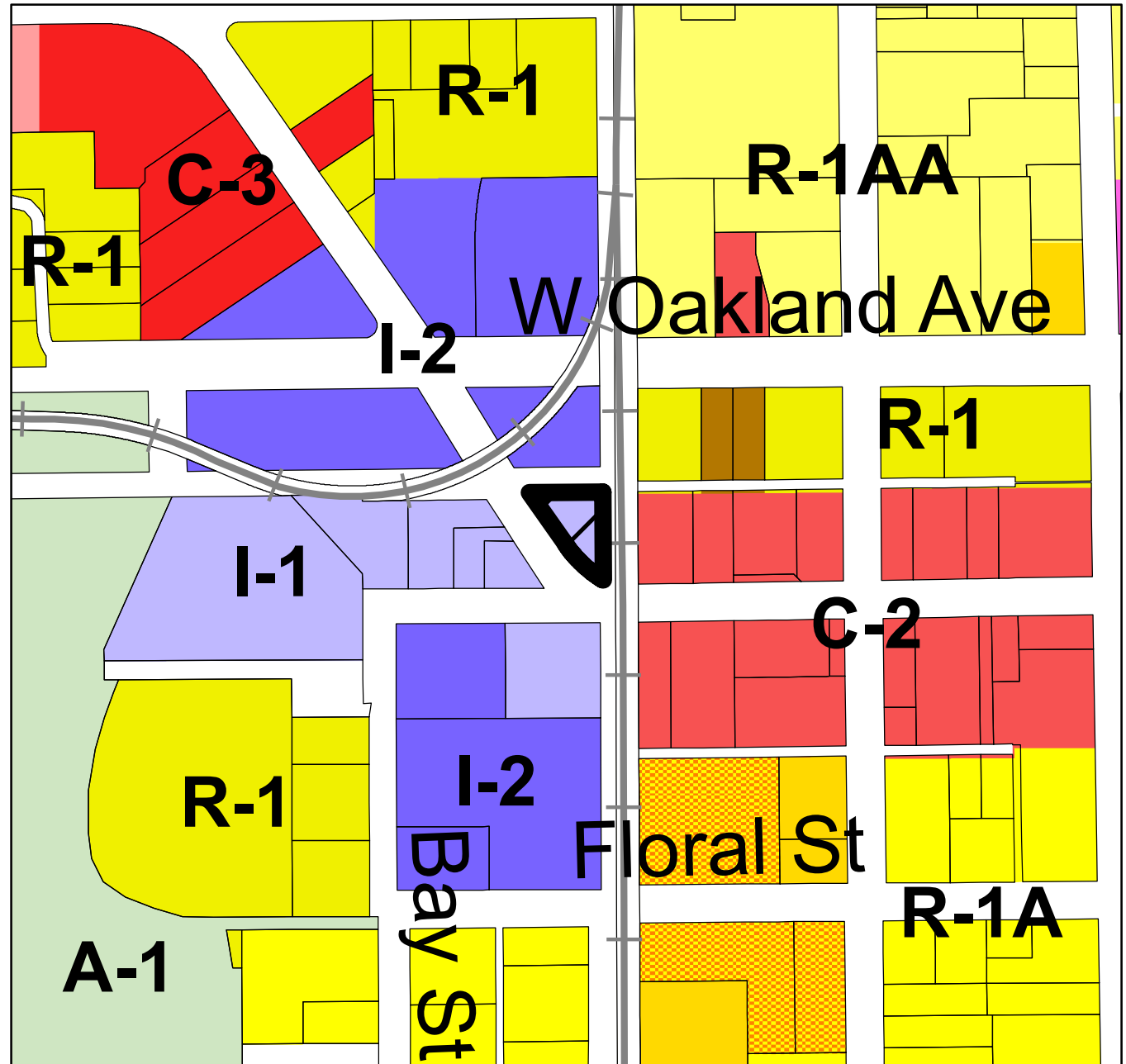
0 60 120 240
Feet

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



**ORDINANCE NO. 2024-
(Small-Scale CPA – 1 Taylor Street)**

TAX PARCEL ID: 18-22-28-0000-00-049

CASE NO. CPA-2024-004: 1 Taylor Street 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 HEAVY INDUSTRIAL TO COMMERCIAL FOR CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.21 ACRES LOCATED AT 1 TAYLOR STREET ON THE NORTHEAST SIDE OF TAYLOR STREET, AT THE INTERSECTION OF TAYLOR STREET AND WEST MCKEY STREET; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY FUTURE LAND USE MAP; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; 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 18-22-28-0000-00-049, 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 High Industrial to Commercial; 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, April 9, 2024, to consider and make recommendation of said proposed Comprehensive Plan Amendment; and

WHEREAS, pursuant to Section 163.3184(11), Florida Statutes, on Tuesday, May 21, 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 Heavy Industrial (HI) to Commercial (COMM).

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.: 18-22-28-0000-00-049

BEG NE COR OF SW1/4 OF SE1/4 RUN W 205 FT TO ROAD SELY ALONG ROAD TO POINTS S OF BEG
N TO POB IN SEC 18-22-28

EXHIBIT "B"



**ORDINANCE NO. 2024-
(Rezoning Ordinance - 1 Taylor Street)**

TAX PARCEL ID: 18-22-28-0000-00-049

CASE NO. RZ-24-03-02: 1 Taylor Street Rezoing

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM I-1 (LIGHT MANUFACTURING AND WAREHOUSING DISTRICT) TO C-2 (COMMUNITY COMMERCIAL DISTRICT) ON CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.21 ACRES LOCATED AT 1 TAYLOR STREET ON THE NORTHEAST SIDE OF TAYLOR STREET, AT THE INTERSECTION OF TAYLOR STREET AND WEST MCKEY STREET; 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 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 0.21 acres, more particularly described in **Exhibit “A”** attached hereto and by this reference made a part hereof, from I-1 (Light Manufacturing and Warehousing District) to C-2 (Community Commercial District); 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 April 9, 2024, the Planning and Zoning Commission held a public hearing and reviewed said Rezoning application for consistency with the Ocoee Comprehensive Plan and determined that the Rezoning is consistent with the Ocoee Comprehensive Plan and is in the best interest of the City, and recommended to the Ocoee City Commission that the zoning classification of said real property be rezoned as requested by the Applicant and that the Ocoee City Commission

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

WHEREAS, on May 21, 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 0.21 acres located within the corporate limits of the City of Ocoee, Florida, is hereby changed from I-1 (Light Manufacturing and Warehousing District) to C-2 (Community Commercial District). 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. 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.: 18-22-28-0000-00-049

BEG NE COR OF SW1/4 OF SE1/4 RUN W 205 FT TO ROAD SELY ALONG ROAD TO POINTS S OF BEG
N TO POB IN SEC 18-22-28

EXHIBIT "B"



Serial Number
24-00999W

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 April 9, 2024
1 Taylor Street

in the Court, was published in said newspaper by print in the
issues of 3/28/2024

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
1 TAYLOR STREET SMALL-SCALE COMPREHENSIVE PLAN FLU
AMENDMENT FROM HIGH INDUSTRIAL (HI) TO COMMERCIAL
(COMM) & REZONING FROM LIGHT INDUSTRIAL (I-1) TO
GENERAL COMMERCIAL (C-2)

CASE NUMBER: CPA-2024-004 & RZ-24-03-02

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 **TUESDAY, APRIL 9, 2024, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOOE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider a Small-Scale Comprehensive Plan Amendment FLU Amendment from High Industrial (HI) to Commercial (COMM) & Rezoning from Light Industrial (I-1) to General Commercial (C-2) for 1 Taylor Street. The property is assigned Parcel ID #18-22-28-0000-00-049 and consists of approximately 0.21 acres. The property is located on the northeast side of Taylor Street, at the intersection of Taylor St. and W. McKey St.

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.

March 28, 2024

24-00999W


Lindsey Padgett

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

28th day of March, 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



April 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
*NEW PROJECT 1053 Ocoee Apopka Rd. - MDTL Enterprise LLC Property Sage#2024-0016 Parcel # 07-22-28-0000-00-074 Parcel # 07-22-22-0000-00-105 2.17 acres Commission District 1 – Scott R. Kennedy	Annexations	- Planning & Zoning Meeting: April 9, 2024 - City Commission Meeting 1st Reading: TBD - City Commission Meeting 2nd Reading: TBD - Under 1st Review
*NEW PROJECT 1059 Ocoee Apopka Rd - Rogers Property Sage #2024-0015 Parcel # 07-22-28-0000-00-043 5.01 acres Commission District 1 – Scott R. Kennedy	Annexations	- Planning & Zoning Meeting: April 9, 2024 - City Commission Meeting 1st Reading: TBD - City Commission Meeting 2nd Reading: TBD - Under 1st Review
*NEW PROJECT 1102 & 1104 N. Lakewood Ave. - Lott Property Sage # 2024-0017 Parcel # 07-22-28-0000-00-060 Parcel # 07-22-22-0000-00-057 7.17 acres Commission District 1 – Scott R. Kennedy	Annexations	- Planning & Zoning Meeting: April 9, 2024 - City Commission Meeting 1st Reading: TBD - City Commission Meeting 2nd Reading: TBD - Under 1st Review
*NEW PROJECT 1305 & 1113 Ocoee Apopka Rd - MDTL Enterprise LLC Property Sage#2024-0016 Parcel # 07-22-28-0000-00-039 Parcel # 07-22-22-0000-00-041 4.32 acres Commission District 1 – Scott R. Kennedy	Annexations	- Planning & Zoning Meeting: April 9, 2024 - City Commission Meeting 1st Reading: TBD - City Commission Meeting 2nd Reading: TBD - Under 1st Review

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	Under Construction 
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	2ND Review Comments sent on March 14, 2024 - 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 
*NEW PROJECT GOODWILL AT FOUNTAINS WEST Sage #2024-0014 Fountains West Blvd. Parcel # 06-22-28-2863-01-000 3.04 acres Commission District 1 – Scott R. Kennedy	Small Scale Site Plan for a 24,932 SF Retail building	Under 1st Review
MAGNOLIA RESERVE TOWNHOMES Sage #2022-0057 2199 West Road Parcel # 05-22-28-0000-00-029 5.08 acres Commission District 1 – Scott R. Kennedy	Large Scale Final Subdivision Plan Proposing Townhome Subdivision with a minimum living area of 1,500 SF	Under Construction 
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	4th Review Comments sent on March 21, 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

*NEW PROJECT 1 TAYLOR ST. 1 Taylor St. Parcel # 18-22-28-0000-00-049 .21 acres Commission District 2 – Rosemary Wilsen	Comprehensive Plan FLU Amendment from High Industrial (HI) to Commercial (COMM) Rezoning from light Industrial (I-1) to General Commercial (C-2)	- Planning & Zoning Meeting: April 9, 2024 - City Commission Meeting 1st Reading: TBD - City Commission Meeting 2nd Reading: TBD - Under 1st Review
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	Approved at the March 5, 2024 City Commission Meeting
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 Subdivision Plan	- Under 7th Review - Approved at the March 5, 2024 City Commission Meeting
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	Under Construction 
*NEW PROJECT OCOE PICKLEBALL COMPLEX Sage #2024-0011 1000, 1050, & 1100 Jacob Nathan Blvd. Parcel # 21-22-28-3093-06-000 Parcel # 21-22-28-3093-03-000 Parcel # 21-22-28-3093-04-000 6.08 acres Commission District 2 – Rosemary Wilsen	Special Exception request for an indoor and outdoor pickleball complex with a 14,000 sf pro-shop/café in a C-2 Community Commercial District Large-Scale Preliminary Site Plan	- Planning & Zoning Meeting: April 9, 2024 - City Commission Meeting: TBD - Under 1st Review
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	4th Review Comments sent on March 11, 2024 - 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	Site Plan Approved Pending Pre-Construction Meeting
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	Approved at the March 5, 2024 City Commission Meeting
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	Under Construction 

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	Under Construction 
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	Approved at the March 5, 2024 City Commission Meeting
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 Final Site Plan for a one-story 52,800 SF sports training facility	Under Revised 1st Review
*NEW PROJECT 606 SPORTS TRAINING Sage #2024-0004 789 Pine St. Parcel # 18-22-28-0000-00-003 2.50 acres Commission District 3 – Richard Firstner	Small-Scale CPA from Low-Density Residential (LDR) to Light Industrial (LI) & Rezoning from Single-Family Dwelling (R-1A) to Restricted Manufacturing & Warehousing (I-1)	- Planning & Zoning Meeting: April 9, 2024 - City Commission Meeting 1st Reading: TBD - City Commission Meeting 2nd Reading: TBD - Under 1st Review
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	3rd Review comments sent February 6, 2024, awaiting resubmital - 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 
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	4th Review Comments sent on March 6, 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 
MANSOUR 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	Approved at the March 5, 2024 City Commission Meeting
O2B KIDS Sage #2022-0023 880 Bluford Avenue Parcel # 20-22-28-0000-00-059 Parcel# 20-22-28-0000-00-055 2.48 acres combined Commission District 3 – Richard Firstner	Small Scale Site Plan for a 10,970 SF Day Care Facility and a 6,000 SF Medical Office Building	Under Construction 
OCOOE-TOMYN SELF STORAGE FACILITY AKA BARKERITAVILLE PUD AKA PET PARADISE Sage #2021-0044 Parcel # 31-22-28-0000-00-050 8.13 acres Commission District 3 – Richard Firstner	Preliminary/Final Large-Scale Site Plan	Under Construction 
OCOOE VILLAGE Sage #2022-0020 Franklin Street Parcel # 18-22-28-0000-00-025 5.77 acres Commission District 3 – Richard Firstner	Large Scale Final Site Plan, for two (2) two-story buildings with 72,712 sf for office/retail.	Under Revision Review
OCOOE VILLAGE GREEN Sage #2022-0030 Maguire Rd. Parcel # 30-22-28-0000-00-020 2.09 acres Commission District 3 – Richard Firstner	Small Scale Site Plan to construct hardscape common areas	Under Construction 

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	1st Review Comments sent on February 20, 2024 - Awaiting resubmittal
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 4 th Review
LAKE MEADOW LANDING (F.K.A ARDEN LANDING; CIARA PLACE / F.K.A. VILLA ROMA) 2121 North Clarke Road Parcel # 04-22-28-0000-00-048 21.05 acres Commission District 4 - Ages Hart	Large Scale Preliminary/Final Subdivision Plan, 88-unit 1,391 SF (per unit) residential townhomes with a 2,400-SF clubhouse	Under Construction 

OCOEE LANDINGS PUD Sage #2022-0026 <i>E. Silver Star Road</i> <i>Parcel # 16-22-28-4532-00-140</i> 1.77 acres <i>Commission District 4 - Ages Hart</i>	Large Scale Site Plan consisting of commercial/retail and 46 apartments combined as an approved use for the PUD	Approved at City Commission meeting on November 1, 2022
PRAIRIE LAKE SUBDIVISION <i>Ocoee Vista Parkway/AD Mims Road</i> <i>Parcel # 09-22-28-0000-00-056</i> 11.99 acres <i>Commission District 4 - Ages Hart</i>	Preliminary Final Subdivision Plan to construct 78 lots, each containing a two-story townhome	Under Construction 
RESERVE AT LAKE MEADOWS Sage #2021-0043 <i>2149 Lauren Beth Avenue</i> <i>Parcel # 04-22-28-0000-00-024</i> 18.58 acres <i>Commission District 4 - Ages Hart</i>	A Large-Scale Final Subdivision plan for 46 single-family homes	Final Site Plan Approved
WYNWOOD PHASE 1 & 2 FKA CLRM Sage #2020-0014 <i>44 W. McCormick Road</i> <i>Parcel # 33-21-28-0000-00-007</i> <i>100 E McCormick Road</i> <i>Parcel # 34-21-28-0000-00-022</i> <i>3201 Trout Lake Road</i> <i>Parcel # 33-21-28-0000-00-020</i> 212.30 acres <i>Commission District 4- Ages Hart</i>	Large Scale Preliminary/Final Subdivision to construct 190 single-family residential lots in Phases 1 & 2 with stormwater ponds, open space, and a park/recreation area and 187 lots for Mass Grading in Phases 3 & 4	Under Construction 
WYNWOOD PHASE 3 & 4 FKA CLRM Sage #2023-0024 <i>Greenwood Oak Drive</i> <i>Parcel # 34-21-28-9490-06-001</i> <i>Coachwood Drive</i> <i>Parcel # 34-21-28-9490-06-002</i> 56.63 acres <i>Commission District 4- Ages Hart</i>	Large Scale Preliminary/Final Subdivision Plan to construct 187 single family residential lots	• Final Site Plan Approved Pending Pre-Construction Meeting • City Commission Meeting (Consent): TBD