

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

September 10, 2024

AGENDA

6:30 PM

REGULAR PLANNING AND ZONING COMMISSION MEETING

- **CALL TO ORDER**

Invocation

Pledge of Allegiance

Roll Call and Determination of Quorum

- **CONSENT**

1. Approval of Minutes from the Planning & Zoning Meeting held on August 13, 2024

- **OLD BUSINESS**

- **NEW BUSINESS**

1. Shoppes on the Bluff Small-Scale Comprehensive Plan Future Land Use Map Amendment & Rezoning; Project No. CPA-2024-003 & RZ-24-03-05 (**Zoning Manager Whitfield**)
2. HomeTowne Studios Special Exception; Project No. 5-24-SE-032 (**Concurrency & Commitment Coordinator McFarlane**)
3. Temporary Moratorium Ordinance on the Processing and Consideration of Development Approvals. (**Acting Assistant City Manager Rumer**)

- **MISCELLANEOUS**

1. Project Status Report

- **ADJOURNMENT**

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

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



OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

August 13, 2024

MINUTES

6:30 PM

REGULAR PLANNING AND ZONING COMMISSION MEETING

• CALL TO ORDER

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

Present: Chair Lomneck, Vice-Chair Forges, Member Keller, Member Chacon, Member Galvan, Alternate Member Butler

Absent: None

Also present: Zoning Manager Whitfield, Acting Assistant City Manager Rumer, Acting Development Services Director Corless, City Attorney Geller, and Recording Clerk Justice

Election for Chair

Chair Lomneck opened the floor for nominations of the Chair and Vice-Chair.

(6:31 pm)

Member Keller nominated to re-elect **Chair Lomneck** for another term ending in July 2025; Moved by **Member Keller**, seconded by **Member Chacon**; Motion carried unanimously.

Election for Vice-Chair

(6:32 pm)

Member Keller nominated to re-elect **Vice-Chair Forges** for another term ending in July 2025; Moved by **Member Keller**, seconded by **Member Chacon**; Motion carried unanimously.

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on June 11, 2024.

(6:33 pm)

Motion for Approval of the Consent Agenda: Moved by Member Keller, Seconded by Vice-Chair Forges; Motion carried unanimously.

• **SUNSHINE LAW TRAINING**

City Attorney Geller presented an overview of Sunshine Law, Public Records, and Quasi-Judicial proceedings while addressing questions from the Board.

• **DISCUSSION**

1. Status of 2045 Comprehensive Plan Update (**Zoning Manager Whitfield**)

Zoning Manager Whitfield presented a brief overview of the Comprehensive Plan, as required by Section 163.3177, Florida Statutes, which is implemented through goals, objectives, and policies (GOPs). She explained that the City is working on its 2045 Comprehensive Plan update and proposes reorganizing the requisite Comprehensive Plan elements into the following chapters to facilitate implementing such GOPs:

- Introduction
- Vibrant, Attractive & Inclusive Community
- Efficient, Reliable & Well-Maintained Infrastructure
- Safe & Convenient Mobility
- Environment-Friendly, Resilient & Sustainable Community
- Responsible, Accessible & Open Governance
- Appendix

Zoning Manager Whitfield requested consideration and feedback on the presented draft goals and objectives. She, along with **Acting Assistant City Manager Rumer** and **Acting Development Services Director Corless**, addressed the Board's questions and comments.

• **OLD BUSINESS – None**

• **NEW BUSINESS – None**

• **MISCELLANEOUS**

1. Project Status Report

Acting Assistant City Manager Rumer inquired if the Board had any questions regarding current development within the City, and accordingly updated the Board with the following:

- The Regency mixed-use project on the west side of Maguire Road at the intersection of Old Winter Garden Road is moving forward pending a preconstruction meeting
- The warehouse building at 626 S. Bluford is finalized
- Hampton Inn on S.R. 50 is finalized
- Cambria Suites at Ocoee should begin construction soon
- There are no new developments regarding City Center West Orange

Planning & Zoning Commission
August 13, 2024

- WaWa has broken ground
- The pickleball complex project is being revised for resubmittal

Chair Lomneck inquired about the Live Local Act that was recently approved by the City Commission. **City Attorney Geller** addressed his question. Discussion ensued.

• ADJOURNMENT – 8:23 PM

ATTEST:

APPROVED:

Miranda Justice, Recording Clerk

Brad Lomneck, Chair



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

STAFF REPORT

Meeting Date: September 10, 2024
Item #: 1

Contact Name: Anoch Whitfield, Zoning Manager **Department Director:** Michael Rumer
Subject: Shoppes on the Bluff Small-Scale Comprehensive Plan Future Land Use Map Amendment & Rezoning; Project No. CPA-2024-003 & RZ-24-03-05 (**Zoning Manager Whitfield**)

BACKGROUND SUMMARY:

Owner/Applicant: Neda & David Khosrowzadeh

General Location: The property is within Commission District 4 and is located on the north side of Clarcona Ocoee Road, beginning approximately 400 feet east of the intersection of North Clarke Road at Clarcona Ocoee Road.

Property Size and Parcel ID No.: The subject property consists of two (2) parcels totaling approximately 4.29 acres, assigned parcel identification numbers 33-21-28-0000-00-023 and 04-22-28-0000-00-012.

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	R-1AA	Vacant, wooded	Type A Soils

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

Direction	Jurisdiction	FLUM Designation	Zoning District	Existing Land Use
North	City	Low Density Residential	R-1AA	Retention pond
South	City	Low Density Residential	R-1AA	Residential use
East	County	Low Density Residential	A-1	Retention pond
West	City	Low Density Residential	PUD-LD	Residential use

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
Commercial Maximum FAR: 3.0; approximately 560,616 SF	PUD Proposed: 23,052 SF within 2 buildings (Building 1 at 16,710 SF and	Commercial (retail and restaurant) plaza and public park/picnic area	Proposed Uses are those consistent with C-2 zoning district with a list of included and not included uses (details in Land Use Plan). Proposed development standards include: • Proposed FAR: 0.123 • Proposed ISA: 54.1%

	Building 2 at 6,882 SF)		• Min. Open Space (due to Type A soils): 35% • Parking: Restaurant Use - 1 space/4 fixed seats plus 1 space/75 SF of patron use area; Retail Use - 1 space/200 SF (Consistent with Section 6.4, LDC) • Min. Building Setbacks: Front - 50 Ft, Side - 10 Ft, Rear - 20 Ft • Min. Landscape Buffer: Front - 25 Ft, Side - 10 Ft, Rear - 10 Ft • Waiver to Section 6-14C(2)(a), LDC, to create opportunity for active pedestrian zone along front of plaza
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The proposed Land Use Plan also incorporates the recommendations from the Healthy West Orange Trails Connection Trailside Development Design and Policy Guidelines relative to buffering, screening, and protecting the trail from development, as well as promoting trail integration and activation. The proposed Land Use Plan and development will provide a shaded and landscaped park/picnic area (with a sidewalk built to the property line) that is open to the public, including trail patrons, should Orange County provide or permit a path from the West Orange Trail to this development's proposed sidewalk.

Consistency with Florida Statutes: N/A

Consistency with JPA Agreement: N/A

Consistency with Adopted Comprehensive Plan: The proposed Future Land Use Map amendment and rezoning are consistent with the adopted 2002 Comprehensive Plan based on the following findings:

- Future Land Use Element VII.F: Commercial uses within this designation "shall be confined to certain arterial and collector roadways". Section 6-14C(1)(d), LDC, designates Clarcona Ocoee Road as a primary road, similar to Clarke Road, Apopka Vineland Road and Silver Star Road.
- Future Land Use Element IX.E., states "Neighborhood commercial uses are anticipated in the Clarke Road/Clarcona Ocoee Road area to serve the existing and proposed residential development."
- FLUE Policy 1.6: "The City shall control strip commercial development through access limitations by restricting commercial land uses to intersections of arterial and non-residential collector roads, along designated arterial and collector roads and within Planned Unit Developments."
- FLUE Policy 7.2: "The City shall permit only low intensity office and low intensity commercial development adjacent to residential areas except where well buffered." Per the proposed Land Use Plan, the proposed intensity, or FAR, is 0.12, which is well below the allowable maximum of 3.0 FAR. Additionally, the Land Use Plan proposes a wider landscape buffer, supplemented by additional landscaping, along the development area facing the trail and residential uses west of the trail.
- FLUE Policy 7.7.1: The proposed development will provide the minimum 35% open space required within the Wekiva Protection Area due to the presence of Type A soils, which is indicative of effective recharge areas.

Access: Access will be from Clarcona Ocoee Road via a full-access driveway at the more easterly side of the development. The applicant's engineer has indicated that the proposed driveway location has been selected in coordination with Orange County. Additionally, in response to a comment from the Fire Department, an emergency services access driveway is proposed at the westerly end of the development and will be signed accordingly. Two (2) pedestrian walkways are proposed for connectivity to Clarcona Ocoee Road, and one (1) sidewalk connecting the subject development to the West Orange Trail property line.

Transportation: As the request is for a Future Land Use Map amendment and rezoning to PUD, which requires an accompanying Land Use Plan, the applicant was asked to provide a Traffic Impact Analysis (TIA) based on both the

maximum development potential at a 3.0 FAR under the Commercial FLU designation (based on 70% of total land area, as a minimum 35% is required to be set aside as open space) and the proposed 23,052 SF of commercial uses, using the City's approved traffic methodology.

City Road segments evaluated included Clarcona Ocoee Road from Lakewood Avenue to Apopka Vineland Road (3 segments), Clarke Road from A D Mims to Clarcona Ocoee Road (2 segments), Hackney Prairie Road from Clarke Road to Apopka Vineland Road (1 segment), and Ingram Road from Clarcona Ocoee Road to McCormick Road (1 segment). Segments of McCormick Road and Apopka Vineland Road (County facilities) were also evaluated for significance, in accordance with the approved methodology. Intersections evaluated included Clarcona Ocoee Road at Clarke Road (signalized), Clarcona Ocoee Road at Grapevine Crest (unsignalized), Clarcona Ocoee Road at Apopka Vineland Road/CR 435 (signalized) and Clarcona Ocoee Road at Project Access driveway (unsignalized). Both TIA documents showed that neither the CPA nor the LUP/development program would cause the area roadways and intersections to operate below the adopted level of service standard.

Additionally, a review of warrants for a left and right turn deceleration lane on Clarcona Ocoee Road at the project full access driveway was conducted to determine if auxiliary turn lanes are necessary to maintain integrity of traffic flow and capacity during peak hours (methodology of National Cooperative Highway Research Program (NCHRP) Report 457), which determined that both left and right turn lanes are warranted at the project access on Clarcona Ocoee Road. The lengths of the turn lanes recommended and proposed in the LUP (at 235 feet for westbound left-turn lane and 185 for eastbound right-turn lane, inclusive of the minimum 50-foot taper) are in accordance with the FDOT Design Manual.

Utilities: The site will be served by Orange County Utilities for water and sewer service. Although the site is within the City's reclaimed water service area, reclaimed service is not within reasonable proximity to the property, and as such, the development will not be required to connect to reclaimed water service.

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

Environmental Analysis: The subject property contains Type A soils but does not contain any floodplains or wetlands. Thus, development of the site will not result in adverse impacts to wetlands or floodplains. The proposed development will be required to maintain a minimum of 35% of the site as open space.

Schools: N/A

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

ISSUE:

Should the Planning & Zoning Commission, acting as the Local Planning Agency, make a recommendation of approval of the proposed ordinances for a Small-Scale Comprehensive Plan Future Land Use Map Amendment from Low Density Residential (LDR) to Commercial (COMM) and corresponding Rezoning from R-1AA (Single Family Dwelling District) to PUD (Planned Unit Development District) for the development of a commercial plaza on the properties assigned parcel ID numbers 33-21-28-0000-00-023 and 04-22-28-0000-00-012?

RECOMMENDATIONS:

Development Review Committee (DRC) Recommendation

The DRC considered this item at its July 30, 2024, meeting. The discussion was relative to the list of permitted uses, building perimeter landscaping, bike parking, and location of signage. Following discussion, the DRC made a recommendation of approval subject to revision of the Land Use Plan to:

- Clarify that "recreation facility, neighborhood" would be an allowed use via approval of a special exception, exclusion of coin laundry uses and other similar commercial convenience uses,
- Inclusion of bike parking in front of both buildings,
- Annotation of the distance of the monument sign from right-of-way lines and sidewalks, and
- Any needed landscape waiver.

Since the time of the DRC meeting, the applicant has addressed the DRC comments/conditions.

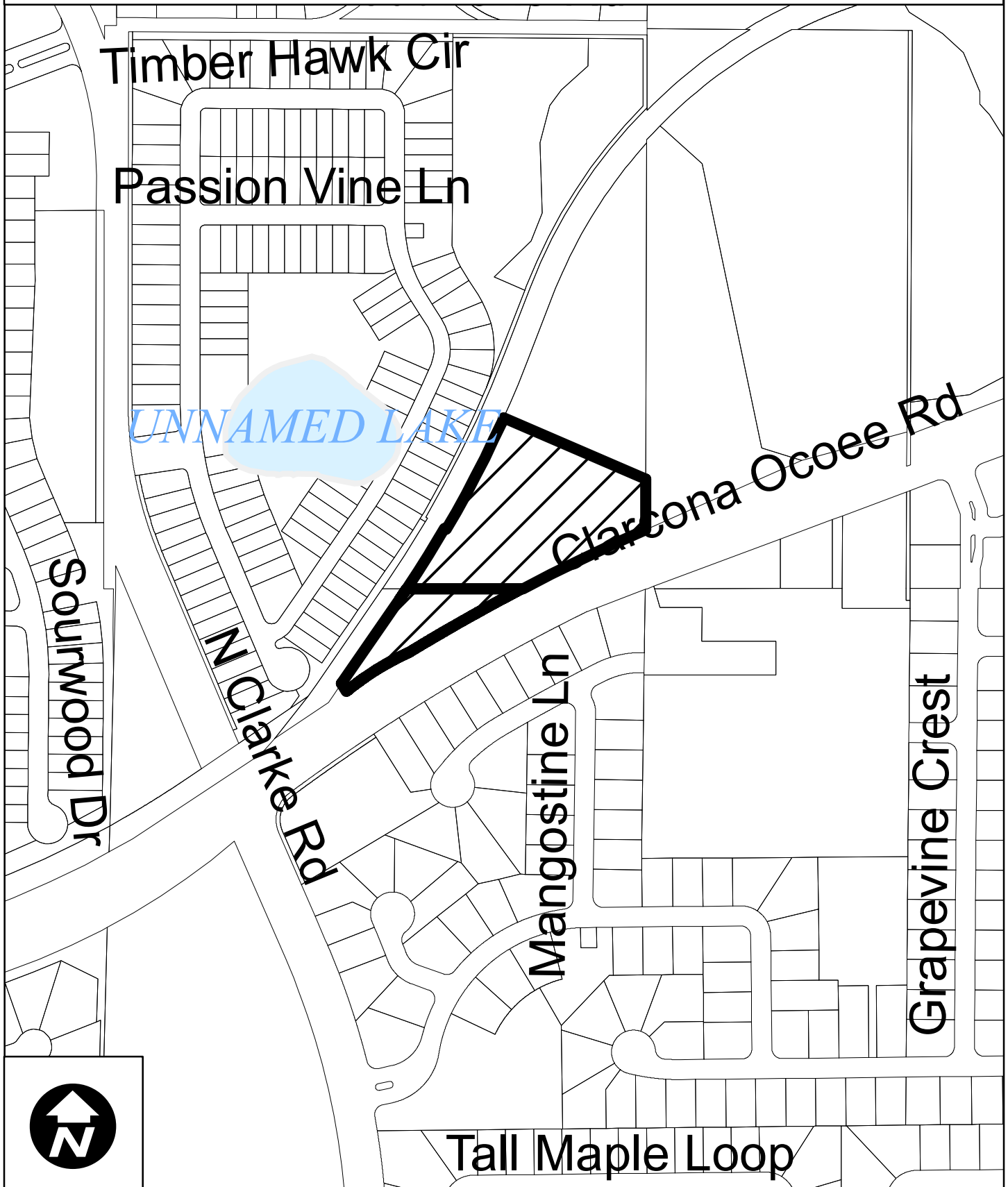
Staff Recommendation

Staff recommends that the Planning & Zoning Commission, acting as the Local Planning Agency, make a recommendation of approval of the proposed ordinances for a Small-Scale Comprehensive Plan Future Land Use Map Amendment from Low Density Residential (LDR) to Commercial (COMM) and corresponding Rezoning from R-1AA (Single Family Dwelling District) to PUD (Planned Unit Development District) for the development of a commercial plaza on the properties assigned parcel ID numbers 33-21-28-0000-00-023 and 04-22-28-0000-00-012.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Future Land Use Map
4. Zoning Map
5. SSCPA Ordinance - Shoppes on the Bluff
6. Rezoning Ordinance - Shoppes on the Bluff
7. 01_Shoppes on the Bluff - Civil Concept Plan
8. 02_Shoppes on the Bluff - Landscape Concept Plan
9. 05_Shoppes on the Bluff - Rendering 2
10. 03_Shoppes on the Bluff - Elevation
11. 04_Shoppes on the Bluff - Rendering 1
12. WOT SHOPPES ON THE BLUFF

Shoppes on the Bluff CPA & Rezoning Location Map



Shoppes on the Bluff CPA & Rezoning 2022 Aerial Photography



Shoppes on the Bluff CPA & Rezoning Surrounding Future Land Use Map



OCOEE
florida
Development Services
Department

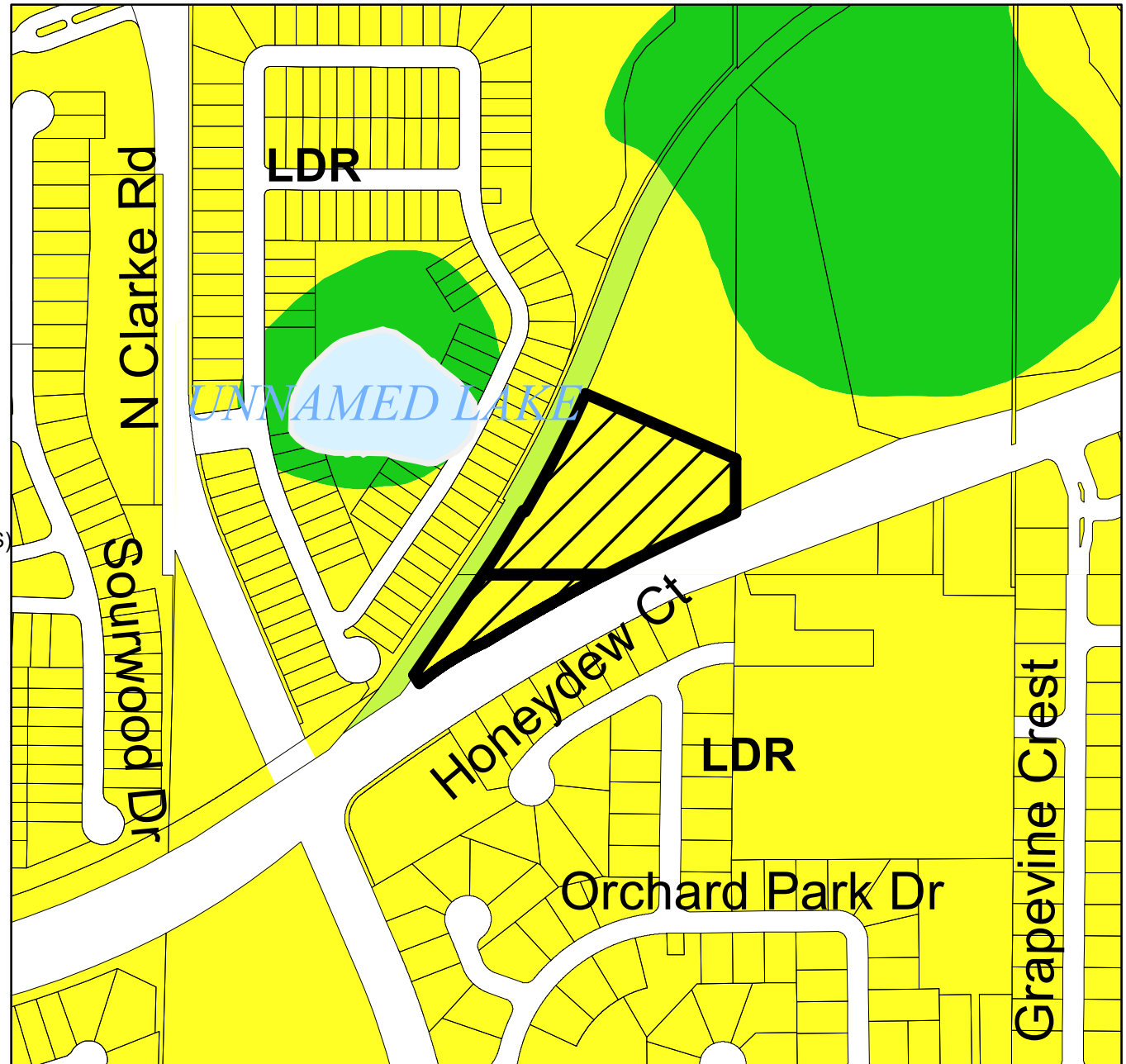
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Feet

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)



Shoppes on the Bluff CPA & Rezoning Surrounding Zoning Map



Development Services
Department

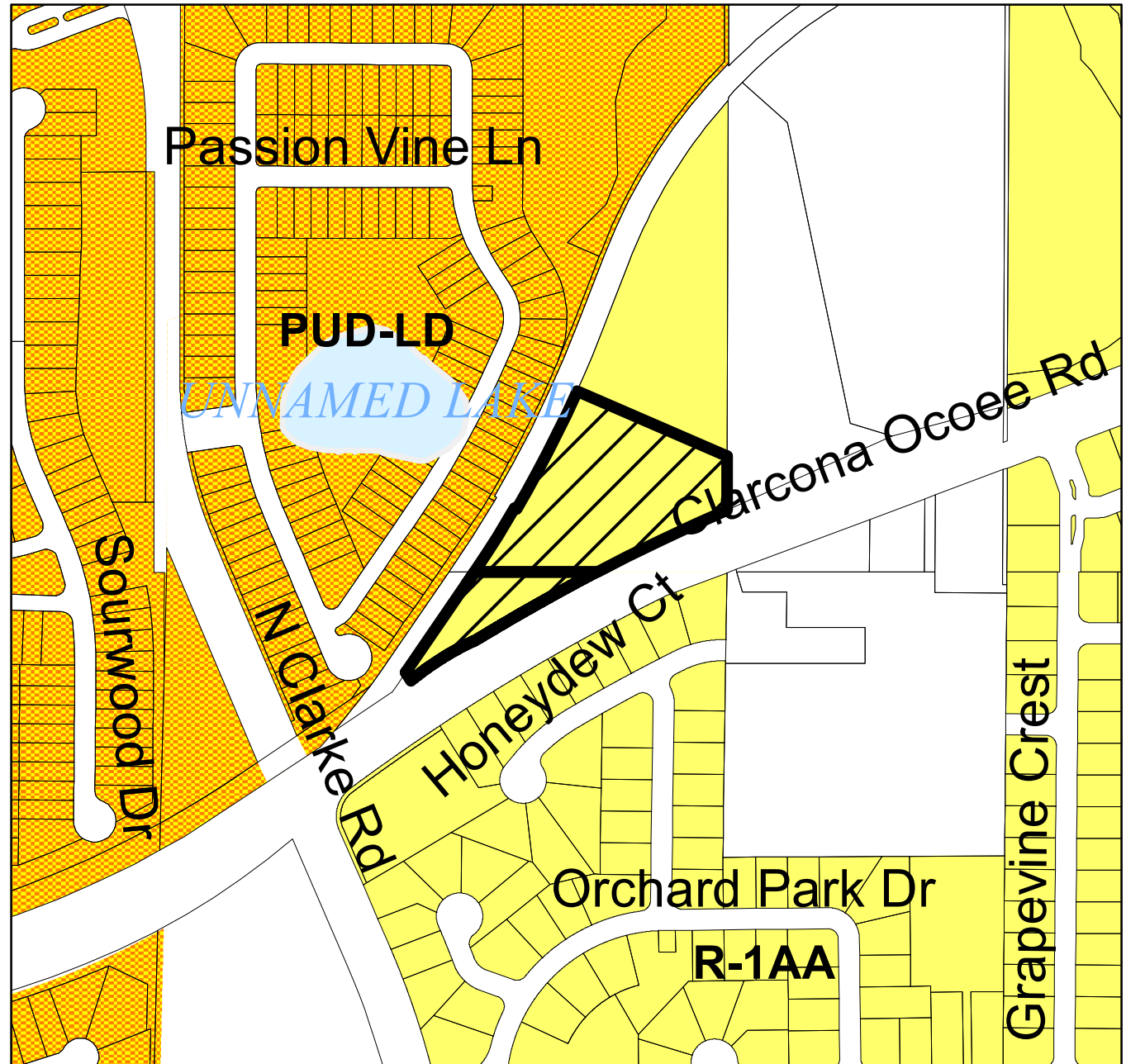
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Feet

Created: July 2024

 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 – Shoppes on the Bluff)**

**TAX PARCEL ID: 33-21-28-0000-00-023
and 04-22-28-0000-00-012**

**CASE NO. CPA-2024-003: Shoppes on the Bluff
Small-Scale Comprehensive Plan Future Land Use Map 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 COMMERCIAL FOR CERTAIN REAL PROPERTIES CONTAINING APPROXIMATELY 4.29 ACRES LOCATED ON THE NORTH SIDE OF CLARCONA OCOEE ROAD, BEGINNING APPROXIMATELY 400 FEET EAST OF THE NORTH CLARKE ROAD AT CLARCONA OCOEE ROAD INTERSECTION; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY FUTURE LAND USE MAP; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the owner (the “Applicant”) of certain real properties located within the corporate limits of the City of Ocoee, Florida, assigned tax parcel identification numbers 33-21-28-0000-00-023 and 04-22-28-0000-00-012, 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 properties from Low Density Residential 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,

September 10, 2024, to consider and make recommendation of said proposed Comprehensive Plan Amendment; and

WHEREAS, pursuant to Section 163.3184(11), Florida Statutes, on Tuesday, October 1, 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 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

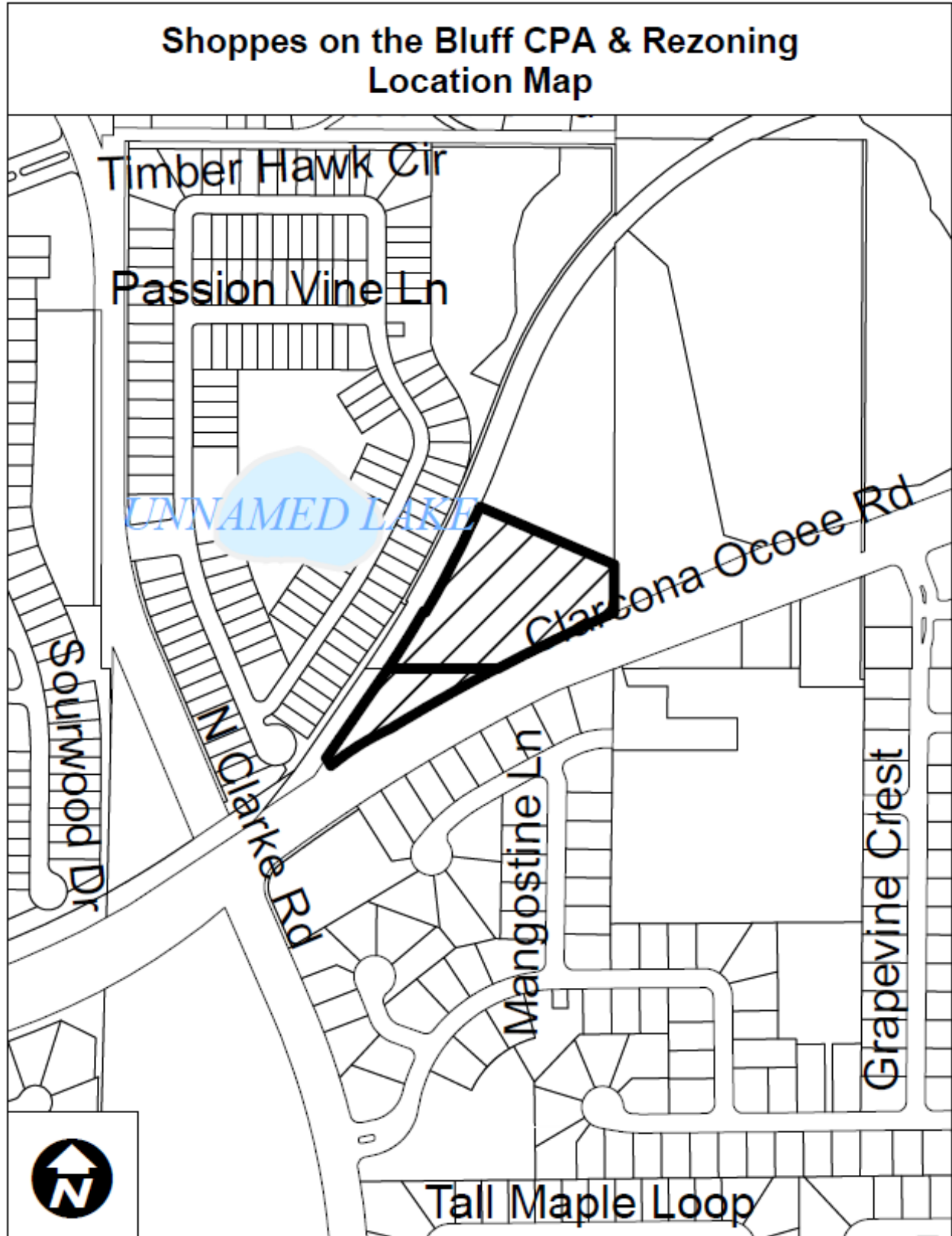
PARCEL ID NO.: 33-21-28-0000-00-023

SW1/4 OF SE1/4 S & E OF RY IN SEC 33-21-28 (LESS COMM AT THE NE COR OF NE1/4 OF SEC 04-22-28 TH S89-58-10W 1324.43 FT N00-11-07E 274.52 FT TO POB TH N66-41-47W 387.06 FT NELY 151.58 FT N21-09-58E 175.70 FT NELY 453.40 FT S00-11-07W 840.80 FT TO POB) & (LESS PT TAKEN FOR R/W 9244/2335)

PARCEL ID NO.: 04-22-28-0000-00-012

N1/2 OF NW1/4 OF NE1/4 LYING BETWEEN HIWAY & RY IN SEC 04-22-28

EXHIBIT "B"



**ORDINANCE NO. 2024-
(Rezoning Ordinance – Shoppes on the Bluff)**

**TAX PARCEL ID: 33-21-28-0000-00-023
and 04-22-28-0000-00-012**

CASE NO. RZ-24-03-05: Shoppes on the Bluff Rezoning

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM R-1AA (SINGLE FAMILY DWELLING DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT DISTRICT) ON CERTAIN REAL PROPERTIES CONTAINING APPROXIMATELY 4.29 ACRES LOCATED ON THE NORTH SIDE OF CLARCONA OCOEE ROAD, BEGINNING APPROXIMATELY 400 FEET EAST OF THE NORTH CLARKE ROAD AT CLARCONA OCOEE ROAD INTERSECTION; FINDING SAID 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 4.29 acres, more particularly described in **Exhibit “A”** attached hereto and by this reference made a part hereof, from R-1AA (Single-Family Dwelling District) to PUD (Planned Unit Development 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 September 10, 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 October 1, 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 4.29 acres located within the corporate limits of the City of Ocoee, Florida, is hereby changed from R-1AA (Single-Family Dwelling District) to PUD (Planned Unit Development 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

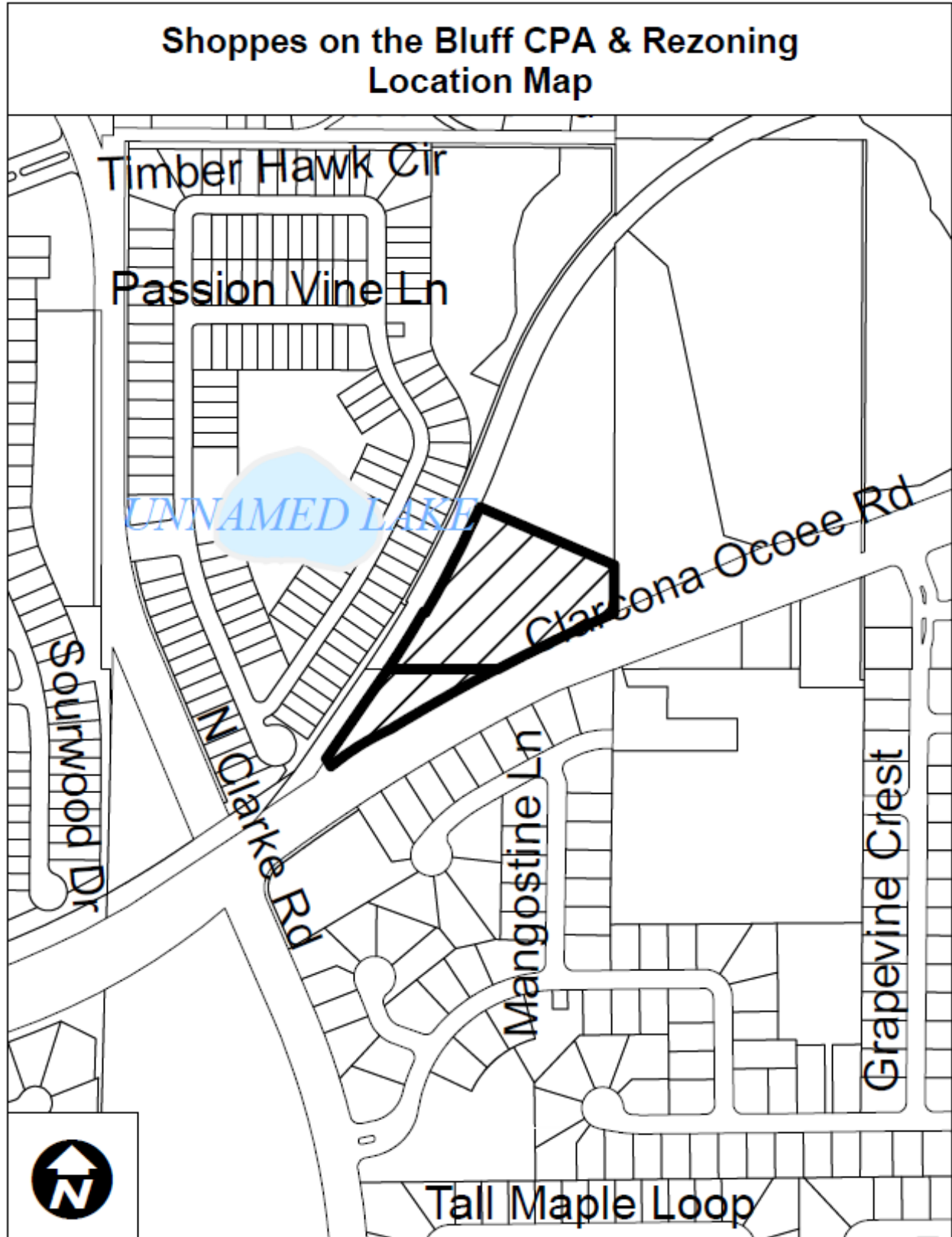
PARCEL ID NO.: 33-21-28-0000-00-023

SW1/4 OF SE1/4 S & E OF RY IN SEC 33-21-28 (LESS COMM AT THE NE COR OF NE1/4 OF SEC 04-22-28 TH S89-58-10W 1324.43 FT N00-11-07E 274.52 FT TO POB TH N66-41-47W 387.06 FT NELY 151.58 FT N21-09-58E 175.70 FT NELY 453.40 FT S00-11-07W 840.80 FT TO POB) & (LESS PT TAKEN FOR R/W 9244/2335)

PARCEL ID NO.: 04-22-28-0000-00-012

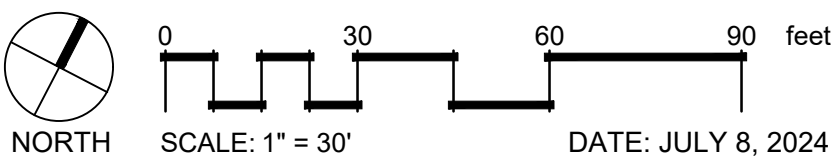
N1/2 OF NW1/4 OF NE1/4 LYING BETWEEN HIWAY & RY IN SEC 04-22-28

EXHIBIT "B"



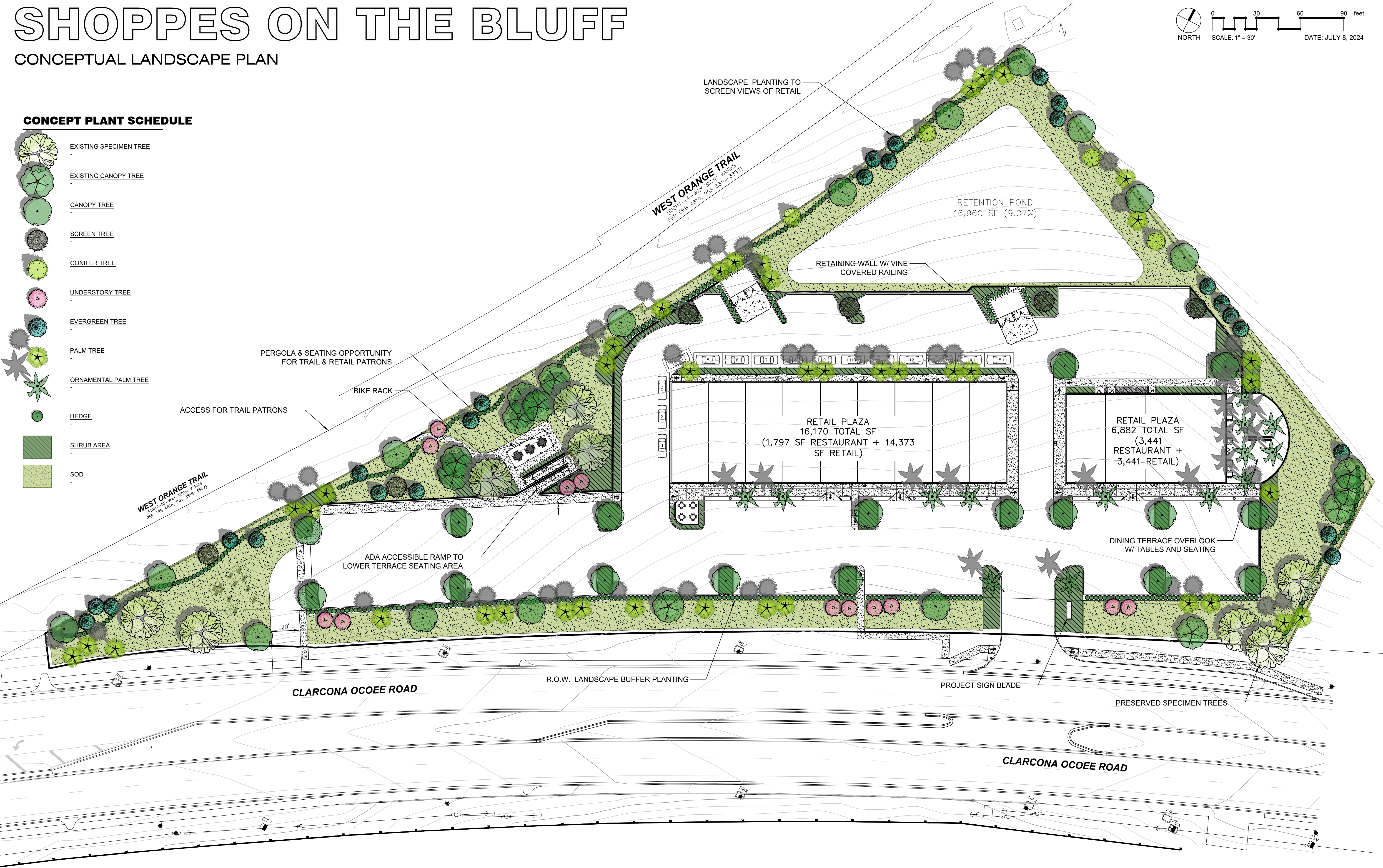
SHOPPES ON THE BLUFF

CONCEPTUAL LANDSCAPE PLAN

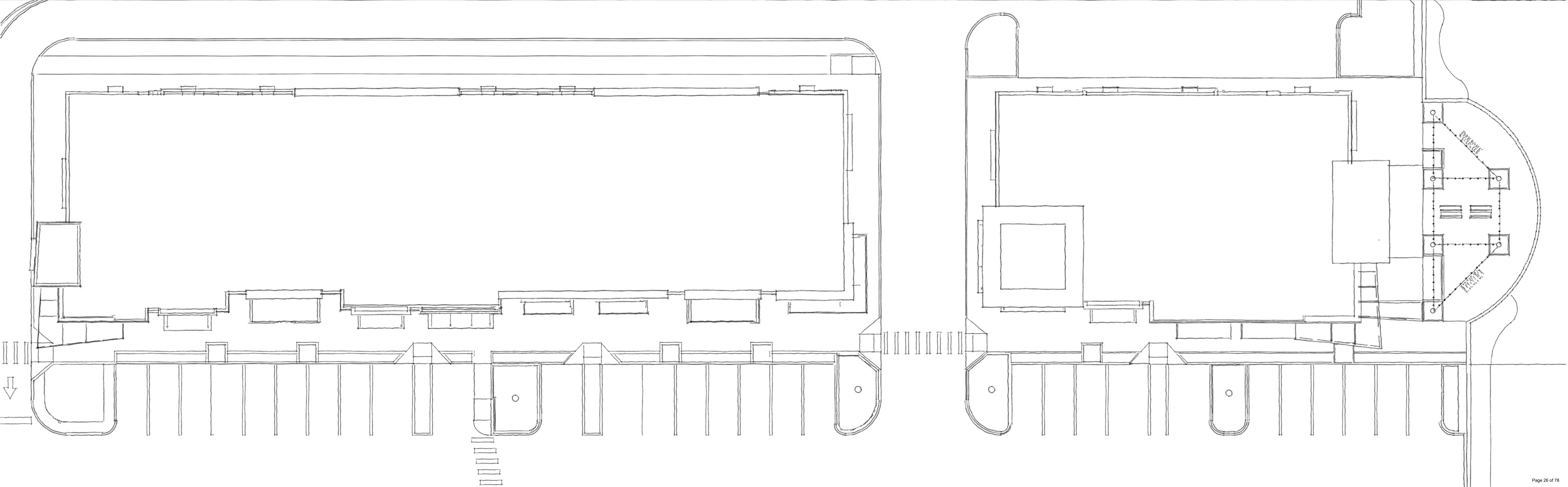


CONCEPT PLANT SCHEDULE

- EXISTING SPECIMEN TREE
- EXISTING CANOPY TREE
- CANOPY TREE
- SCREEN TREE
- CONIFER TREE
- UNDERSTORY TREE
- EVERGREEN TREE
- PALM TREE
- ORNAMENTAL PALM TREE
- HEDGE
- SHRUB AREA
- SOD









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 SHOPPES ON THE BLUFF

SMALL-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT FROM LOW-DENSITY RESIDENTIAL (LDR) TO COMMERCIAL (COMM) & REZONING FROM R-1AA (SINGLE-FAMILY DWELLING DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT DISTRICT)

CASE NUMBER: CPA-2024-003 & RZ-24-03-05

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, SEPTEMBER 10, 2024, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider a Small-Scale Comprehensive Plan Future Land Use Map Amendment from Low-Density Residential (LDR) to Commercial (COMM) & Rezoning from R-1AA (Single Family Dwelling District) to PUD (Planned Unit Development District) for the Shoppes on the Bluff development. The subject property comprises two (2) parcels containing approximately 4.29 acres combined and assigned Parcel ID numbers 33-21-28-0000-00-023 and 04-22-28-0000-00-012. The subject property is located on the north side of Clarcona Ocoee Road, beginning approximately 400 feet east of the North Clarke Road at Clarcona Ocoee Road intersection.

Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file may be inspected at the Ocoee Development Services Department, located at 1 North Bluford Avenue, Ocoee, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except for legal holidays. The Planning 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.

August 29, 2024

24-02777W

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.



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

STAFF REPORT

Meeting Date: September 10, 2024
Item #: 2

Contact Name: Brett McFarlane, Concurrency & Commitment Coordinator

Department Director: Michael Rumer

Subject: HomeTowne Studios Special Exception; Project No. 5-24-SE-032 (**Concurrency & Commitment Coordinator McFarlane**)

BACKGROUND SUMMARY:

Applicant/Owner: West Road Real Estate LLC, represented by Russel Maynard of Central Florida Engineering Consultants, LLC

Site Location: The subject property is located in Commission District 1 on the south side of West Road. It consists of Lot 2 of the existing Ladybird Academy Planned Unit Development (PUD).

Parcel ID Number: 06-22-28-0000-00-008

Property Size: The subject site consists of one (1) parcel totaling approximately 3.71 acres.

Existing Future Land Use Map Designation: Commercial (COMM)

Existing Zoning Classification: PUD-COMM (Commercial PUD)

Actual land use, proposed land use, and unique features of the subject property: A portion of the subject property previously had one (1) Single-Family Residence, which has since been demolished. The remainder of the property consists of a wooded area and part of the PUD's master stormwater pond. Based on the available information, there are possibly 0.81 acres of impacted wetlands on the property, excluding the existing stormwater pond. The boundaries have been flagged and verified. The property is not within 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	Commercial (COMM)	PUD-COMM (Commercial PUD)	Commercial retail uses
South	Commercial (COMM) and Low Density Residential (LDR)	County A-1 (Citrus Rural District) and R-1A (Single Family Dwelling District)	West Orange Trail and SR 429
East	Commercial (COMM)	C-2 (Community Commercial)	Vacant
West	Commercial (COMM)	C-2 (Community Commercial)	Child care facility

Proposed Development: The applicant is proposing a 4-story, 124-room hotel. 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 a hotel or motel use on property zoned C-2. While this property is zoned PUD-COMM, the PUD specifies all C-2 uses as the intended zoning for this site. 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 485,223 SF of commercial development. The site plan proposes 52,432 SF of total building area.

In terms of compliance with the directives of the Code, staff did identify 0.81 acres of possibly impacted wetlands on the property. A wetlands impact plan will be provided during the Final Site Plan review and the proposed horizontal layout of the site may be modified as a requirement for the approval of the Final Site Plan.

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

Staff Analysis: The proposed use is a commercial hotel within an established PUD. The proposed hotel would be surrounded by commercial uses on the north and west sides and land zoned for commercial use on the east side. A portion of the West Orange Trail is directly adjacent to the property on the south side, with State Road 429 nearby to the south. The applicant has proposed a 30' natural landscape buffer between the West Orange Trail on the south of the property. Thus, the proposed use and structure would be compatible with uses, structures, and activities on adjacent and nearby 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 to adjoin 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. They 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). Orange County Utilities will serve the site with potable water and sewer. Reclaimed water may be available through the City of Ocoee.

Staff does not identify any concerns relative to the proposed 4-story, 124-room hotel use on the C-2 property.

ISSUE:

Should the Planning and Zoning Commission make a recommendation of approval for a Special Exception for the use of certain property zoned C-2, assigned parcel ID number 06-22-28-0000-00-008 for a hotel use?

RECOMMENDATIONS:

Development Review Committee (DRC) Recommendation:

The DRC met on Tuesday, July 30, 2024, to review and consider the proposed Special Exception for the hotel use on the property. The concern discussed and raised by the DRC was relative to the rear landscape buffer and potential wetland on the property. Following discussion, the DRC made a recommendation of approval subject to the condition that the rear landscape buffer and potential wetland on the property be further evaluated at the time of site plan submittal and review.

Staff Recommendation:

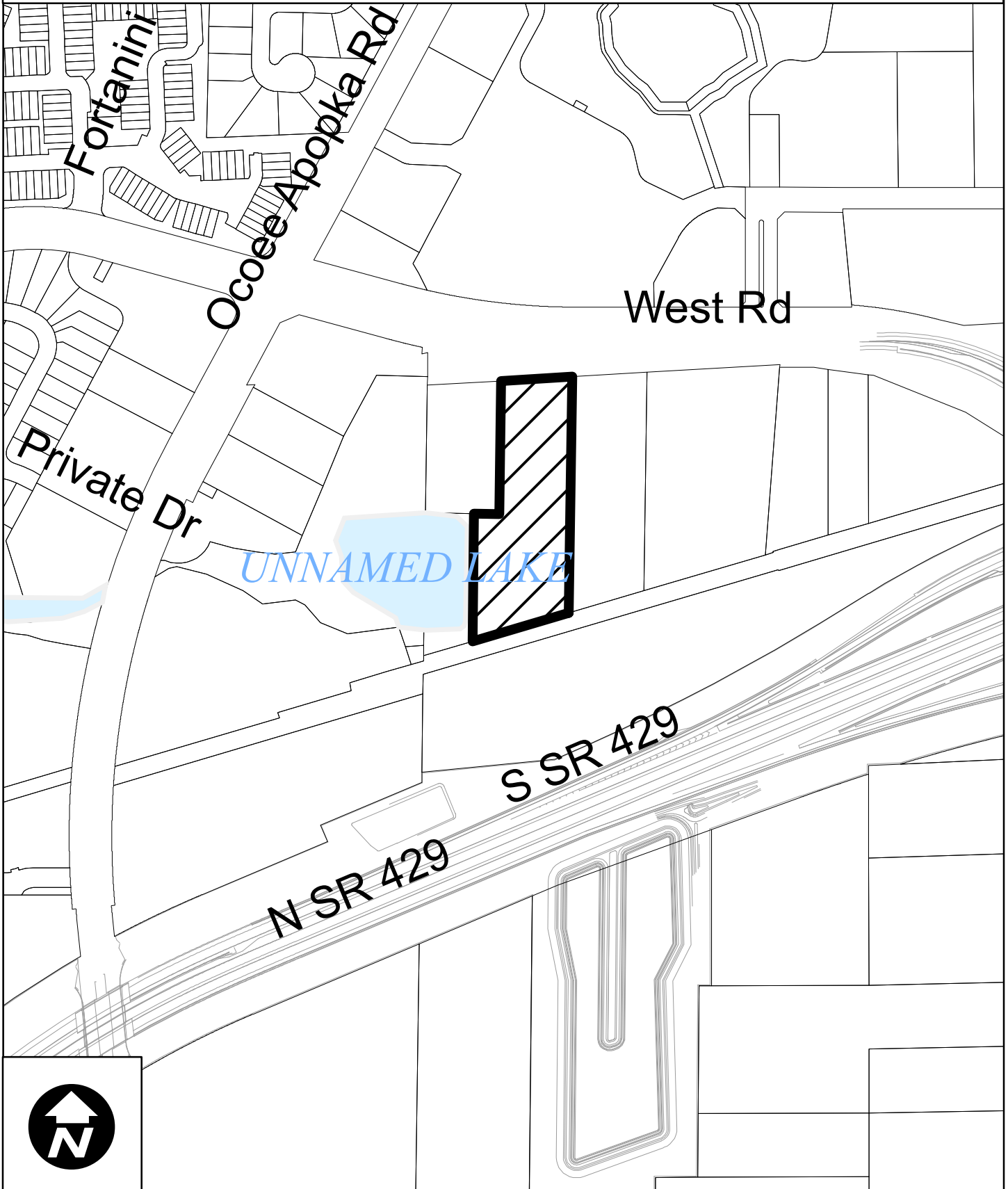
Staff recommends that the Planning and Zoning Commission make a recommendation of approval for a Special Exception for the use of certain property zoned C-2, assigned parcel ID number 06-22-28-0000-00-008 for a hotel

use, subject to condition that the rear landscape buffer and potential wetland on the property be further evaluated at the time of site plan submittal and review.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Future Land Use Map
4. Zoning Map
5. 20240904 HomeTowne Studios - Special Exception
6. HTS Orlando - elevations only(1)
7. HTS Prototype
8. HomeTowne Studios Building Height Cross Section
9. WOT HOMETOWNE STUDIOS

Hometown Studios Special Exception Location Map



Hometown Studios Special Exception 2022 Aerial Photography



Hometown Studios Special Exception Surrounding Future Land Use Map



OCOEE
florida
Development Services
Department

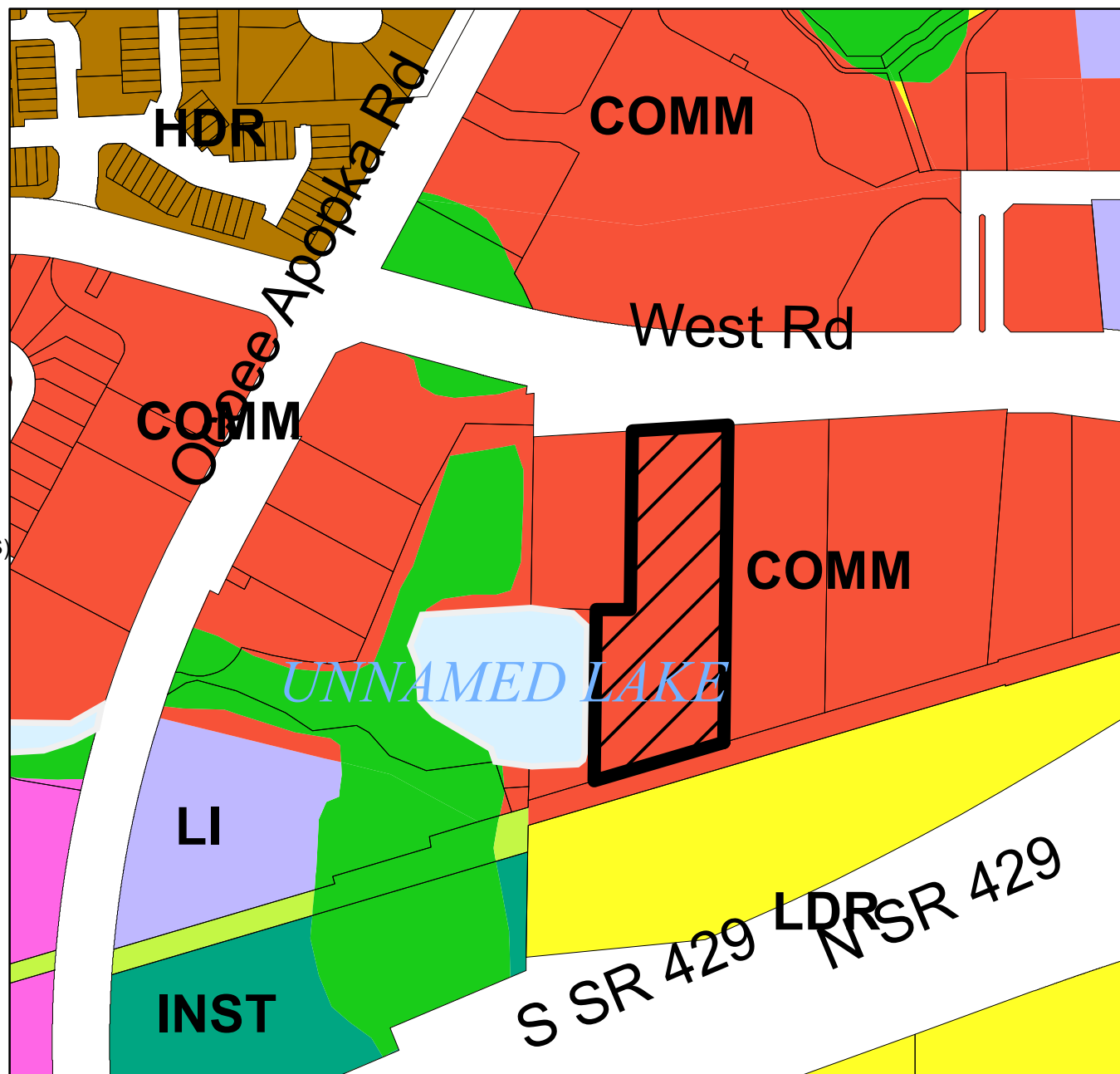
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Feet

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)



Hometowne Studios Special Exception Surrounding Zoning Map



Development Services
Department

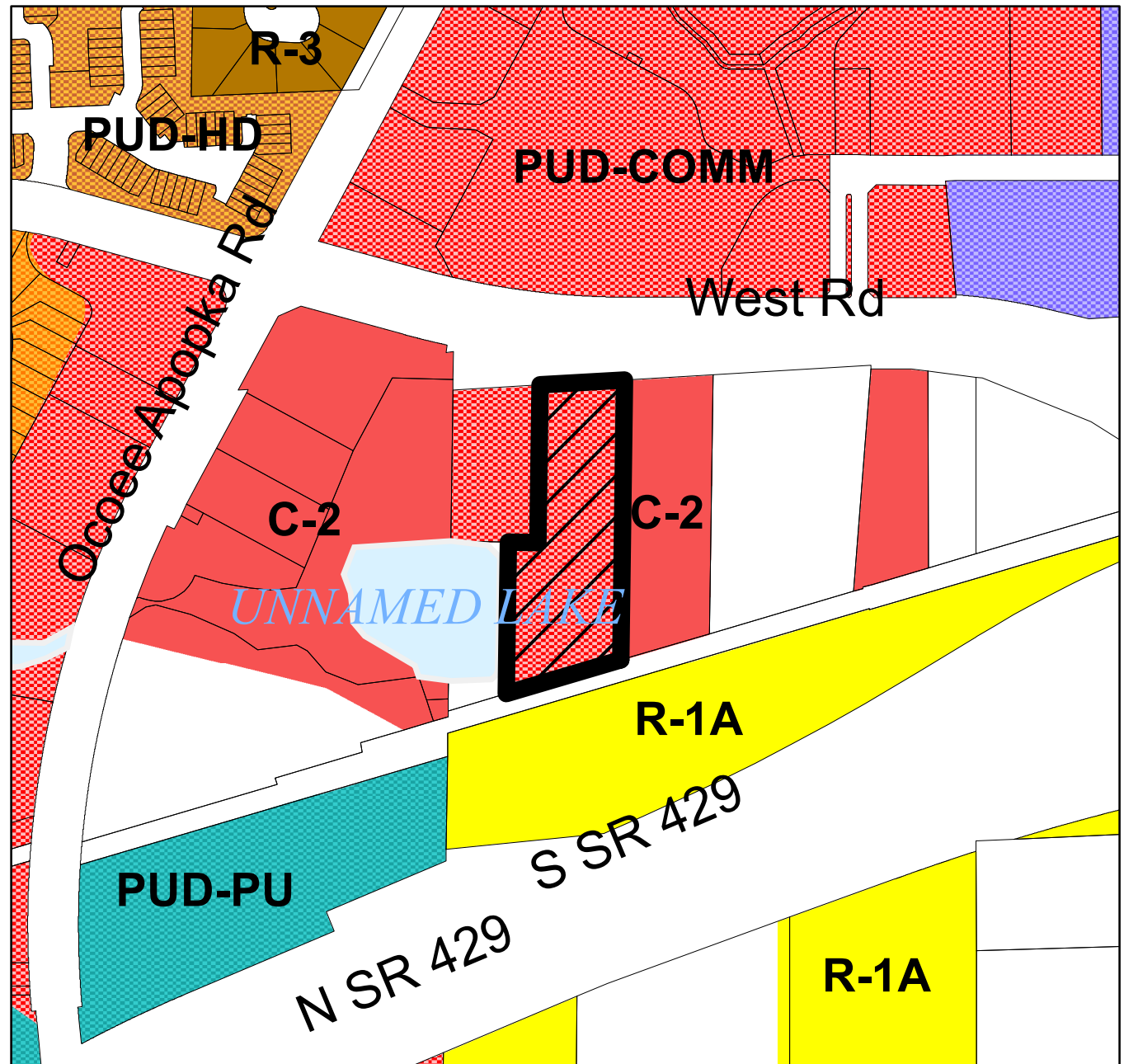
0 90 180 360
Feet

Created: July 2024

 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



SPECIAL EXCEPTION FOR:
HOMETOWNE STUDIOS
2082 WEST ROAD
CITY OF OCOEE, FLORIDA

PARCEL ID: 062228000000008

NO	DESCRIPTION
C001	COVER SHEET
C002	PRELIMINARY SITE PLAN
C003	PRELIMINARY HORIZONTAL CONTROL



VICINITY MAP

28.60270717110368, -81.54964063204727
N.T.S.

LEGAL DESCRIPTION

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE SOUTH 750 FEET, EAST 406 FEET 6.72 INCHES, THENCE NORTH 750 FEET, THENCE WEST 406 FEET 6.72 INCHES TO PLACE OF BEGINNING, ALL LYING NORTH OF WEST ORANGE TRAIL.

LESS AND EXCEPT:

THAT CERTAIN PROPERTY DESCRIBED IN WARRANTY DEED DATED AUGUST 16, 20 18 AND RECORDED AUGUST 17, 2018 UNDER DOCUMENT NUMBER 20180492472, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°48'40" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 30.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°48'40" WEST, ALONG SAID WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 358.32 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND REFERRED TO AS PARCEL NUMBER 9285, ACCORDING TO THE STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 7607, PAGE 865, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE ALONG THE NORTH LINE OF SAID PARCEL NUMBER 9285 AND THE EASTERLY PROLONGATION THEREOF SOUTH 89°14'16" EAST, A DISTANCE OF 206.70 FEET; THENCE NORTH 00°48'40" EAST, A DISTANCE OF 373.21 FEET TO A POINT ON A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE SOUTH 86°38'39" WEST, ALONG SAID PARALLEL LINE A DISTANCE OF 207.25 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT CERTAIN PROPERTY ACQUIRED BY ORANGE COUNTY, FLORIDA AS DESCRIBED IN STIPULATED ORDER OF TAKING DATED MAY 1, 2003 AND RECORDED MAY 5, 2003, AS INSTRUMENT NUMBER 20030248394, OFFICIAL RECORDS BOOK 6897, PAGE 421, AND STIPULATED AMENDED ORDER OF TAKING DATED NOVEMBER 18, 2003 AND RECORDED DECEMBER 3, 2003 IN OFFICIAL RECORDS BOOK 7215, PAGE 4578, AS INSTRUMENT NUMBER 20030694139, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE RUN SOUTH 00°51'56" WEST, A DISTANCE OF 388.40 FEET ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°11'00" EAST, A DISTANCE OF 136.26 FEET; THENCE RUN SOUTH 00°49'00" WEST, A DISTANCE OF 357.28 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF THE WEST ORANGE TRAIL AS DESCRIBED IN OFFICIAL RECORDS BOOK 4814, PAGE 3829; THENCE RUN SOUTH 73°32'29" WEST, A DISTANCE OF 143.06 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE RUN NORTH 00°51'56" EAST, A DISTANCE OF 399.77 FEET TO THE POINT OF BEGINNING.

DEVELOPER: DHRUV DEVELOPMENT
6440 MASSACHUSETTS AVE,
PORT RICHEY, FL 34653
EMAIL: AMIT@DHRUVDEVELOPMENT.COM
ATTN: MR. AMIT D. PATEL

SITE ENGINEER: CENTRAL FLORIDA ENGINEERING CONSULTANTS, LLC
1111 NORTH RONALD REAGAN BOULEVARD, SUITE 101
LONGWOOD, FLORIDA 32750
PHONE: (407) 599-7010
FAX: (407) 358-5448
EMAIL: RMaynard@FLORIDAENG.COM
ATTN: RUSSELL C. MAYNARD

ARCHITECT: WOOLPERT
343 FOUNTAINS PARKWAY, SUITE 100 F
FAIRVIEW HEIGHTS, IL 62208
PHONE: 314.471.0648
EMAIL: MARK.LOHSE@WOOLPERT.COM
ATTN: MARK J. LOHSE, RA, LEED AP

SURVEYOR: ACCURIGHT SURVEYS OF ORLANDO, INC.
2012 E. ROBINSON STREET
ORLANDO, FLORIDA 32803
PHONE: (407) 894-6314

UTILITIES:

GAS:
LAKE APOPKA NATURAL GAS DISTRICT
407-656-2734
CONTACT: SCOTT MARTIN OR TOM MASON

CHARTER COMMUNICATIONS
407-532-8092
CONTACT: HELENE HERNANDEZ

CENTURYLINK
CABLE PROTECTION CENTER
877-366-8344 X3

ELECTRIC: DUKE ENERGY
3250 BONNET CREEK ROAD LAKE BUENA VISTA, FL 32830 (407)
938-6658
CONTACT: Brad Vangilder

WATER/SEWER:
ORANGE COUNTY UTILITIES
ENGINEERING DIVISION
9150 CURRY FORD RD.
ORLANDO, FL 32825
(407) 254-9712
CONTACT: Anne Dubus, E.I.

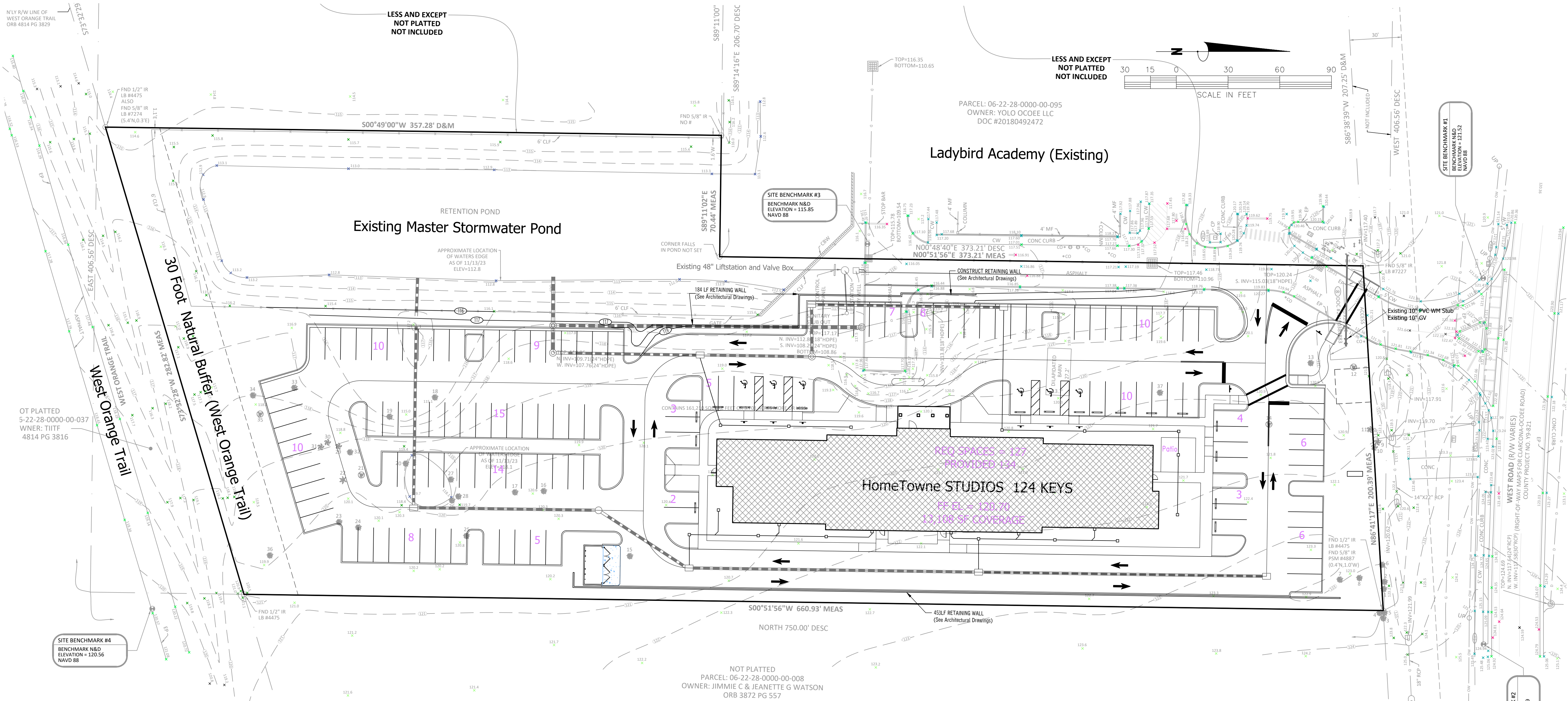
CITY OF OCOEE UTILITIES DEPARTMENT
407-905-3100
BRANDY EGGERICH

NOTE: The Utility design is based on OCU manual 2021.



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DRAWING TITLE		COVER SHEET	
DRAWING TITLE		HomeTowne Studios City of Ocoee, Florida	
CENTRAL FLORIDA ENGINEERING CONSULTANTS, LLC		1111 North Ronald Reagan Boulevard, Suite 101 Longwood, Florida 32750 Phone Number: (407) 599-7010 Fax Number: (407) 358-5448 email: information@floridaeng.com EB No. 29173	
Job Number: 2023.351.01		Drawn by: _____ Designed by: _____ Filename: _____ Scale: 1" = 30' Date: July 11, 2023	
FLORIDA BOARD OF PROFESSIONAL REGULATION Engineering Business No. 29173 Engineer:		Montje S. Plank, P.E. License No. 36149	
SHEET NUMBER		PROJ01 of 3	



DRAWING TITLE

SPECIAL EXCEPTION PLAN

FLORIDA ENGINEERING CONSULTANTS, LLC

Civil Engineering - Land Planning

Revisions

Job Number: 20231351.01

Drawn by:

Designed by:

Filename:

Date: July 11, 2023

Scale: 1" = 30'

City of Ocoee,

HomeTowne Studios

1111 North Ronald Reagan Boulevard, Suite 101
Longwood, Florida 32750
Phone Number: (407) 599-7010
Fax Number: (407) 358-5448
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Date: July 11, 2023

Scale: 1" = 30'

City of Ocoee,

HomeTowne Studios

1111 North Ronald Reagan Boulevard, Suite 101
Longwood, Florida 32750
Phone Number: (407) 599-7010
Fax Number: (407) 358-5448
email: information@floridacng.com

FLORIDA ENGINEERING CONSULTANTS, LLC

Revisions

Job Number: 20231351.01

Drawn by:

Designed by:

Filename:

Date: July 11, 2023

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Revisions

Job Number: 20231351.01

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Date: July 11, 2023

Development Notes:

TRACT SIZE: 3.701± ACRES
EXISTING ZONING: PD - COMMERCIAL
EXISTING LAND USE: VACANT
PROPOSED LAND USE: HOTEL 124 ROOMS (KEYS)

OPEN SPACE: OPEN SPACE REQUIRED = 3.701 AC x 20% = 0.74 AC
OPEN SPACE PROVIDED = 1.308 AC or 35.35%

FAR 0.32

BUILDING HEIGHT: MAX. ALLOWED PD = 45'
PROVIDED 43'6" (Highest Roof Surface FBC)

SETBACKS: BUILDING SETBACKS
Required
45' WEST ROAD
15' WEST (SIDE)
15' EAST (SIDE)
50' REAR SETBACK
Provided
127.4' WEST ROAD
85' WEST SIDE
42' EAST SIDE
280' REAR SETBACK

LANDSCAPE BUFFERS

Required
FRONT (NORTH) 7.5'
SIDE (EAST WEST) 7.5'
REAR (SOUTH)
30' NATURAL BUFF.
Provided
7.5'
7.5'
30'

SUPPORT SERVICES:

WATER - ORANGE COUNTY UTILITIES (OCU)
ON-SITE WATER LINES TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED.

SEWER - ORANGE COUNTY UTILITY (OCU)
ON-SITE SEWER SERVICE TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED.

STORMWATER MANAGEMENT IS PROVIDED WITHIN THE EXISTING MASTER POND SYSTEM FOR THE LADY BIRD ACADEMY. A MAXIMUM OF 80% IMPERVIOUS COVERAGE ALLOWED.

ONSITE VEGETATION:

EXISTING VEGETATION INCLUDES TREES, WEEDS and GRASS.

LIGHTING STANDARDS:

LIGHTING TO BE CONSISTENT WITH CITY OF OCOC EE REGULATIONS

LANDSCAPING STANDARDS:

SHALL CONFORM TO CITY OF OCOC EE LANDSCAPE REGULATIONS

DESIGN STANDARDS:

PROJECT SHALL COMPLY WITH CITY OF OCOC EE DESIGN REGULATIONS.

CONSERVATION AREAS:

N/A

SIGNAGE:

PROJECT AND BUILDING SIGNAGE TO MEET CITY OF OCOC EE REQUIREMENTS. POLE SIGNS AND BILLBOARDS ARE PROHIBITED.

100 YEAR FLOOD HAZARD:

PROPERTY LIES COMPLETELY WITHIN ZONE 'X'.
ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER:
12095C0210F EFFECTIVE SEPTEMBER 25, 2009.

SCHOOL AGE CHILDREN:

N/A

PARK AND RECREATION:

N/A

PARKING:

REQUIRED PARKING:
1 SPACE PER 1 ROOMS (124/1) 124 SPACES
1 SPACE PER MANAGER (1/1) 1 SPACES
1 SPACE PER 3 EMPLOYEES (6/3) 2 SPACES
1 SPACE PER 6 SEATS 2 SPACES
RESTAURANT FACILITY (n/a) 0 SPACES
127 SPACES

PROVIDED PARKING
REGULAR SPACES (9x20) 128 SPACES
HANDICAP ACCESS. 6 SPACES
134 SPACES

PHASING PLAN:

SINGLE PHASE PROPOSED

ELEVATION DATUM:

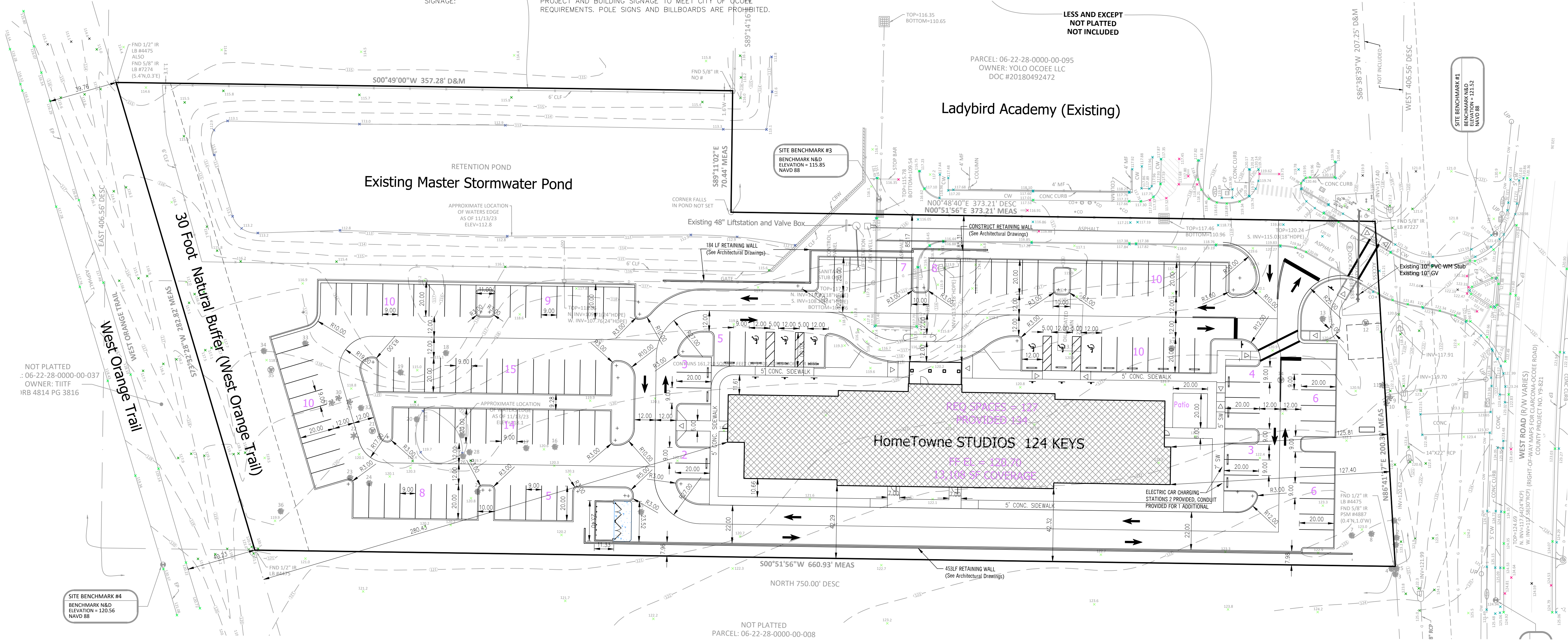
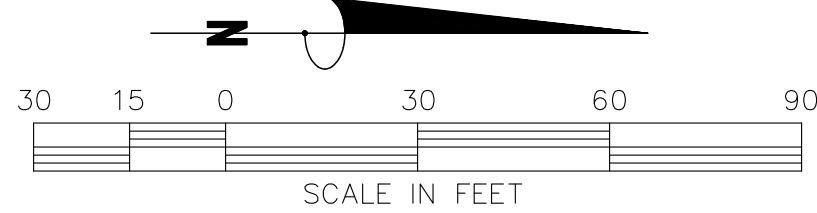
NAVD 88

TYPE OF CONSTRUCTION:

V-A - SPRINKLED UNPROTECTED (PER DEVELOPER)

BICYCLE PARKING PROVIDED:

4 SPACES



OPEN SPACE TABULATION			
Description	Area (sf)	Area (Acres)	% of Site (%)
IMPERVIOUS AREA			
Proposed Building	13,108	0.301	8.13%
Prop. Paved Surface	67,017	1.538	41.57%
Ex Pav Surface	4,738	0.109	2.94%
POND (Water Surface)	19,358	0.444	12.01%
TOTAL IMPERVIOUS	104,221	2.393	64.65%
Open Space			
Glassed and Landscape Area	56,995	1.308	35.35%
Total Site Area	161,216	3.701	100.00%

ALL CURBING TO BE TYPE 'D' PER FDOT INDEX 300 UNLESS OTHERWISE NOTED.

ALL CURBING TO BE CLASS 1, 3000 PSI CONCRETE

UTILITY NOTE
THE CONTRACTOR SHALL NOTIFY THE ORANGE COUNTY PUBLIC UTILITIES CONSTRUCTION DEPARTMENT 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION
PH.# 407-254-9798



DRAWING TITLE

SP EXCEPTION - HORIZONTAL CONTROL

HomeTowne Studios

City of Ocoee, Florida

FLORIDA ENGINEERING CONSULTANTS, LLC

Civil Engineering - Land Planning

1111 North Ronald Reagan Boulevard, Suite 101
Longwood, Florida 32750
Phone Number: (407) 599-7010
Fax Number: (407) 358-5448
email: information@floridacivil.com

EB No. 29173

Revisions

Job Number: 2023.351.01

Drawn by:

Designed by:

Filename:

Scale: 1" = 30'

Date: July 11, 2023

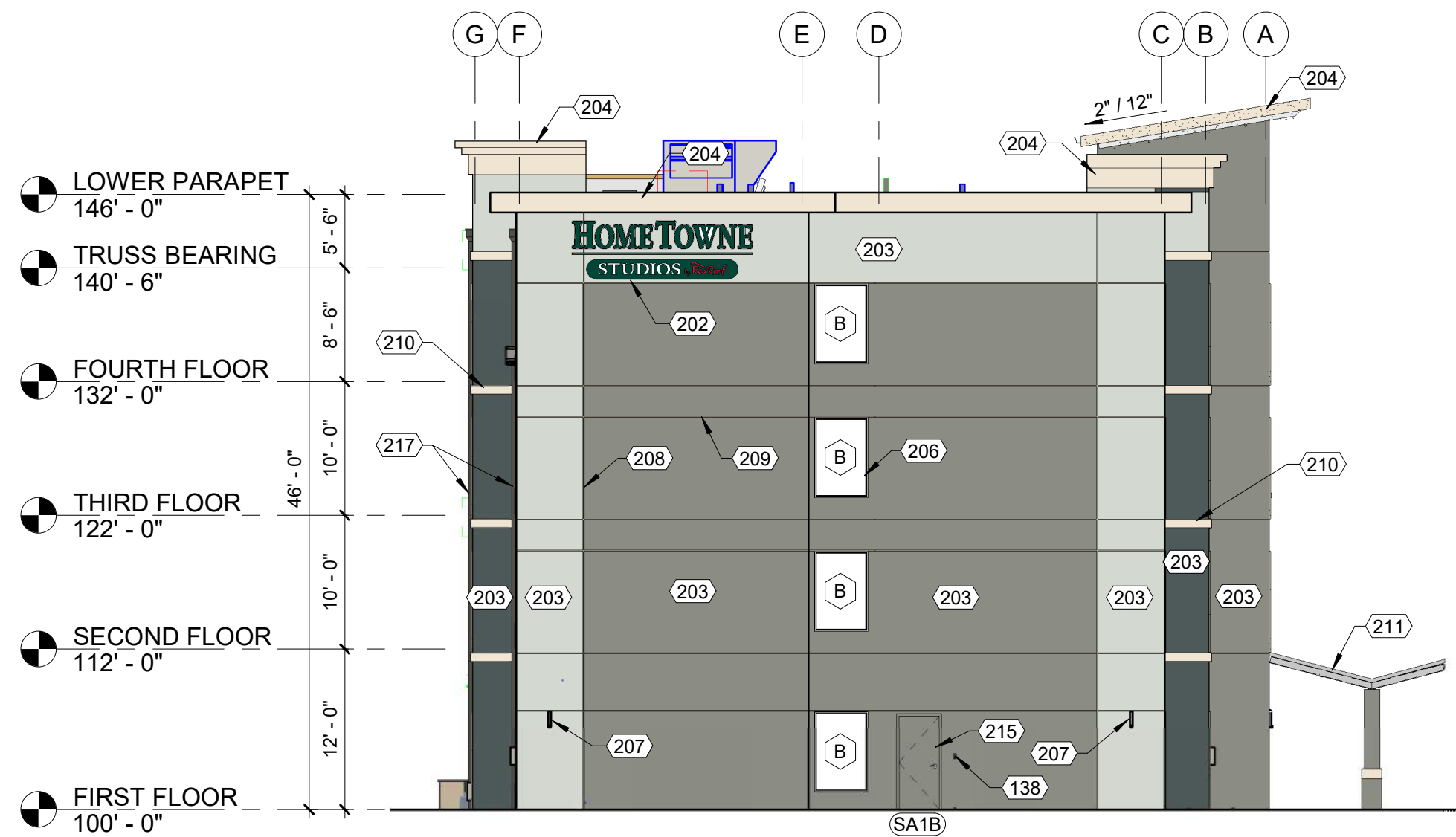
FLORIDA BOARD OF PROFESSIONAL REGULATION
Engineering Business No. 29173
Engineer:

Montje S. Plank, P.E.
License No. 36149

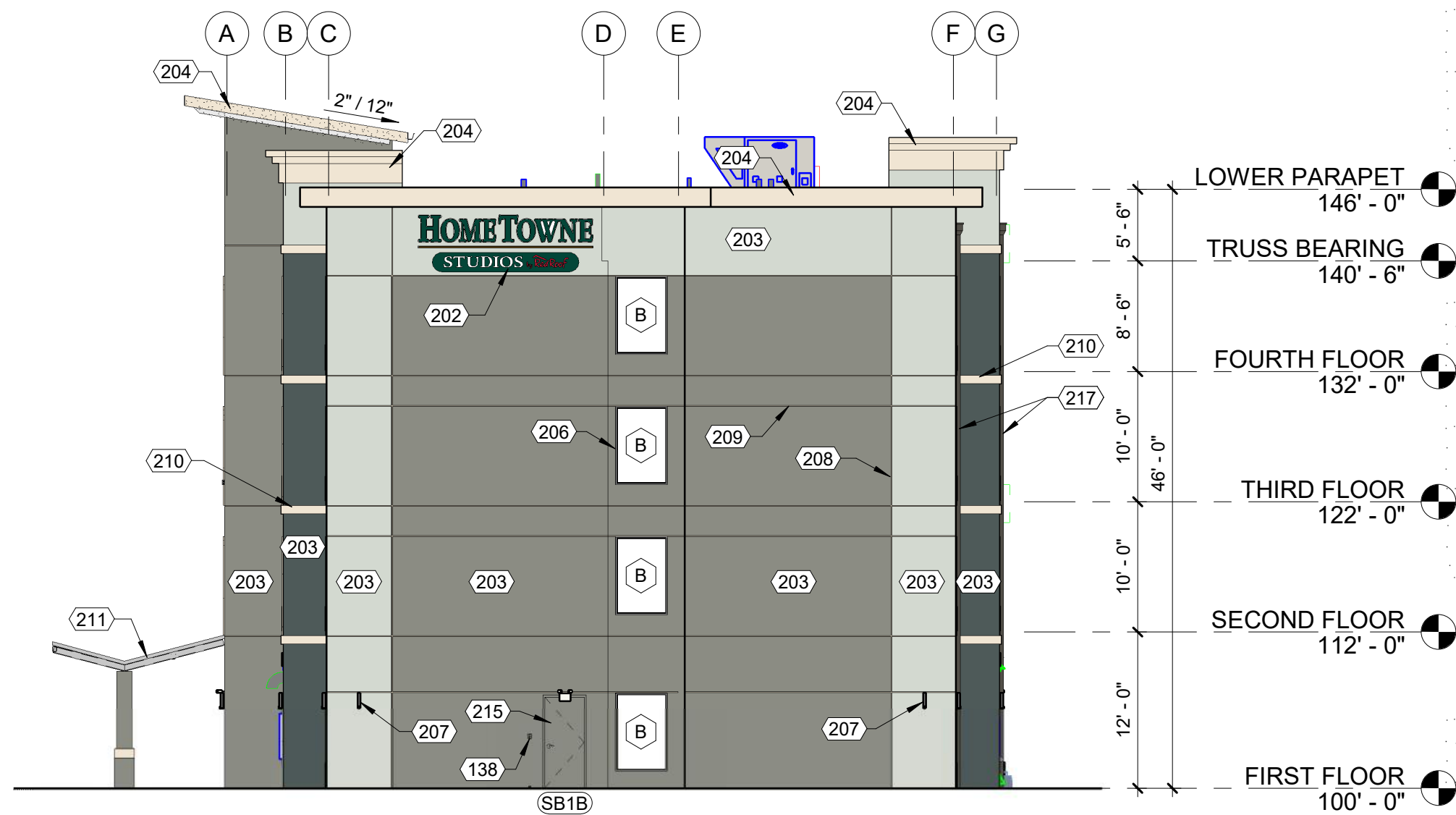
SHEET NUMBER

PROJ30f 3

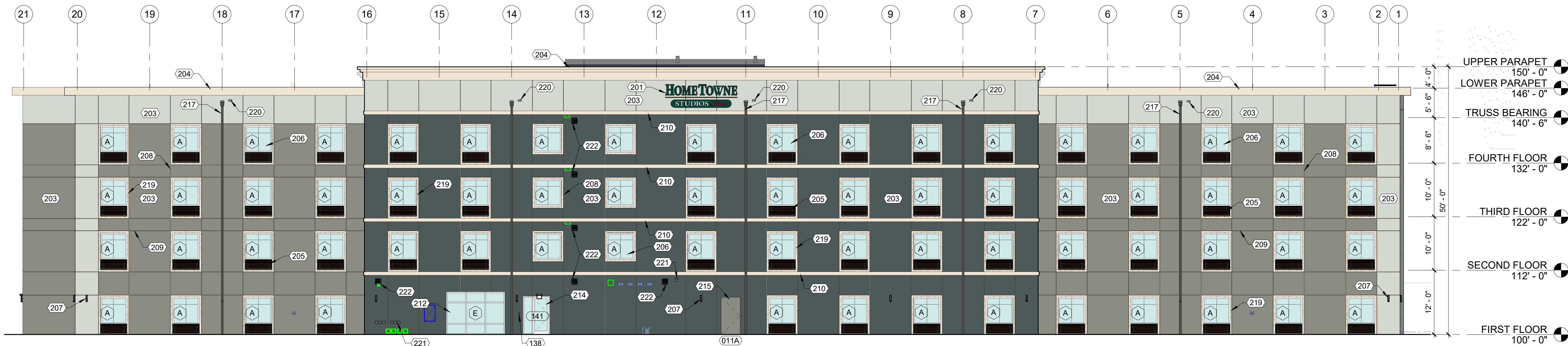
7/24/2024 4:54:58 PM



4 LEFT EXTERIOR ELEVATION (NORTH)
A101 3/32" = 1'-0"



3 RIGHT EXTERIOR ELEVATION (SOUTH)
A101 3/32" = 1'-0"



2 REAR EXTERIOR ELEVATION (EAST)
A101 3/32" = 1'-0"



1 FRONT EXTERIOR ELEVATION (WEST)
A101 3/32" = 1'-0"

GENERAL ELEVATION NOTES

- 1 PROVIDE ELECTRICAL SERVICE TO EACH SIGN LOCATION
- 2 GC TO COORDINATE ELECTRICAL ROUGH-IN WITH CONTRACTOR & SIGN VENDOR PRIOR TO DRYWALL
- 3 EXTERIOR STOREFRONT WINDOW & DOOR FRAMES TO BE CLEAR ANODIZED FINISH
- 4 EXTERIOR LOUVER COLOR TO MATCH ADJACENT WALL COLOR
- 5 COPINGS / FLASHING / GUTTERS & DOWNSPOUTS TO MATCH ADJACENT WALL COLOR
- 6 REFER TO SIGN PACKAGE FOR ALL BLOCKING & MOUNTING DETAILS
- 7 METAL SCUPPER & DOWNSPOUT COLOR TO MATCH ADJACENT WALL COLOR

DRAWING KEYNOTES

- 138 CARD READER @ 48" AFF UNO
- 201 ILLUMINATED EXTERIOR SIGNAGE BY OWNER - COORDINATE BLOCKING WITH MANUFACTURER
- 202 ALTERNATE SIGN LOCATION BY OWNER - COORDINATE BLOCKING WITH MANUFACTURER
- 203 2" EIFS BUILDING SYSTEM
- 204 SHAPED EIFS ACCENT CORNICE & METAL COPING
- 205 THRU-WALL HVAC UNIT - GRILLE COLOR TO MATCH ADJACENT WALL COLOR
- 206 FIXED VINYL WINDOW - REFER TO A602
- 207 SURFACE MOUNTED LIGHT FIXTURE @ 6'-2" AFF - REFER TO ELECTRICAL DRAWINGS
- 208 VERTICAL EIFS JOINT - REFER TO 2/A501
- 209 HORIZONTAL EIFS JOINT - REFER TO 2/A501
- 210 HORIZONTAL EIFS CORNICE
- 211 ENTRY CANOPY - REFER TO SHEET A415
- 212 ALUMINUM STOREFRONT WINDOW
- 213 ALUMINUM SLIDING ENTRY DOOR
- 214 ALUMINUM ENTRY DOOR
- 215 HOLLOW METAL DOOR & FRAME
- 217 8" X 12" ALUMINUM SCUPPER CONDUCTOR HEAD & 6" X 6" DOWNSPOUT - COLOR TO MATCH ADJACENT WALL - REFER TO DETAIL 11 / A501
- 218 SOFFIT MOUNTED LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS
- 219 WINDOW TRIM TO BE BEHR N290-1; ORIGINAL WHITE - TYP
- 220 8" X 12" ALUMINUM OVERFLOW SCUPPER - COLOR TO MATCH ADJACENT WALL COLOR
- 221 DRYER OR WATER HEATER VENT AND CAP. SEE MECHANICAL DRAWINGS
- 222 FIXED ALUMINUM LOUVER. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION

ELEVATION FINISH LEGEND

	BEHR N290-1: ORIGINAL WHITE
	BEHR N380-5: NATURALIST GRAY
	BEHR N410-2: BROOK GREEN
	BEHR N440-7: MIDNIGHT IN NY

Presenting an exciting new build extended stay option
from one of the most iconic brands in the lodging industry.



Genuine Relationships. Real Results.®



WE'VE BROUGHT EVERYTHING WE'VE LEARNED
OVER THE PAST 45+ YEARS TO CREATE
THE PREMIERE EXTENDED STAY OPPORTUNITY.

- Currently, extended stay is the fastest growing category in the lodging industry.
- Introducing an exciting new build extended stay option from a brand with a 90% overall franchisee satisfaction.
- From day one, Red Roof professionals are available to provide consultation on design and construction, revenue management and staff training.
- Franchisees get Red Roof's distribution channels and a nationally deployed business-to-business sales force.

NEW PROTOTYPE BASED ON WHAT
EXTENDED STAY GUESTS TRULY WANT:



MORE FUNCTIONAL STORAGE FOR PERSONAL ITEMS

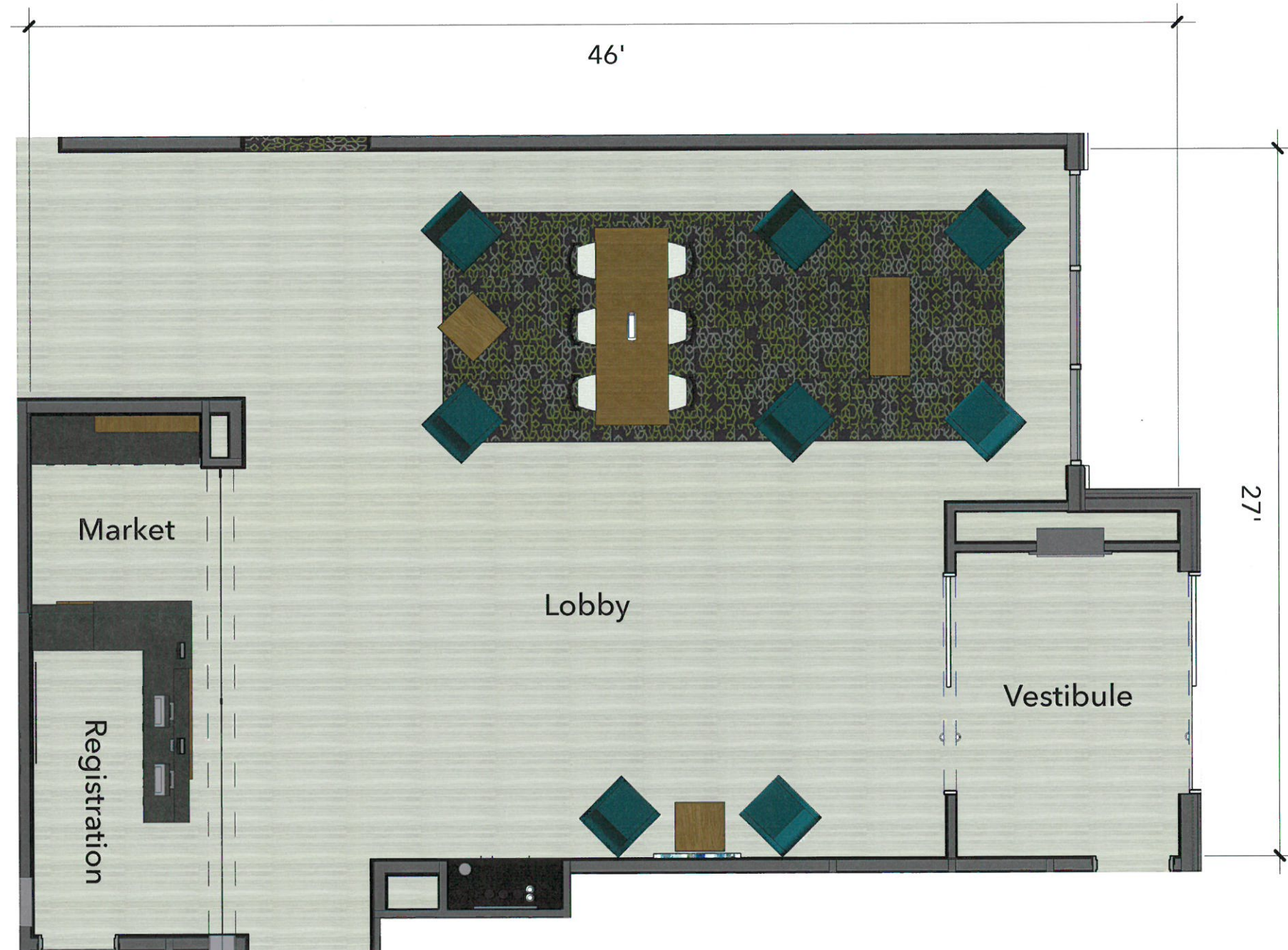
FORM, FUNCTION AND STYLE

CONTEMPORARY DESIGN FOR LONGEVITY AND FUNCTION

COMFORTABLE AND WELCOMING WITH NATURAL COLOR PALETTES

INVITING, OPEN LOBBY

Lobby Floor Plan

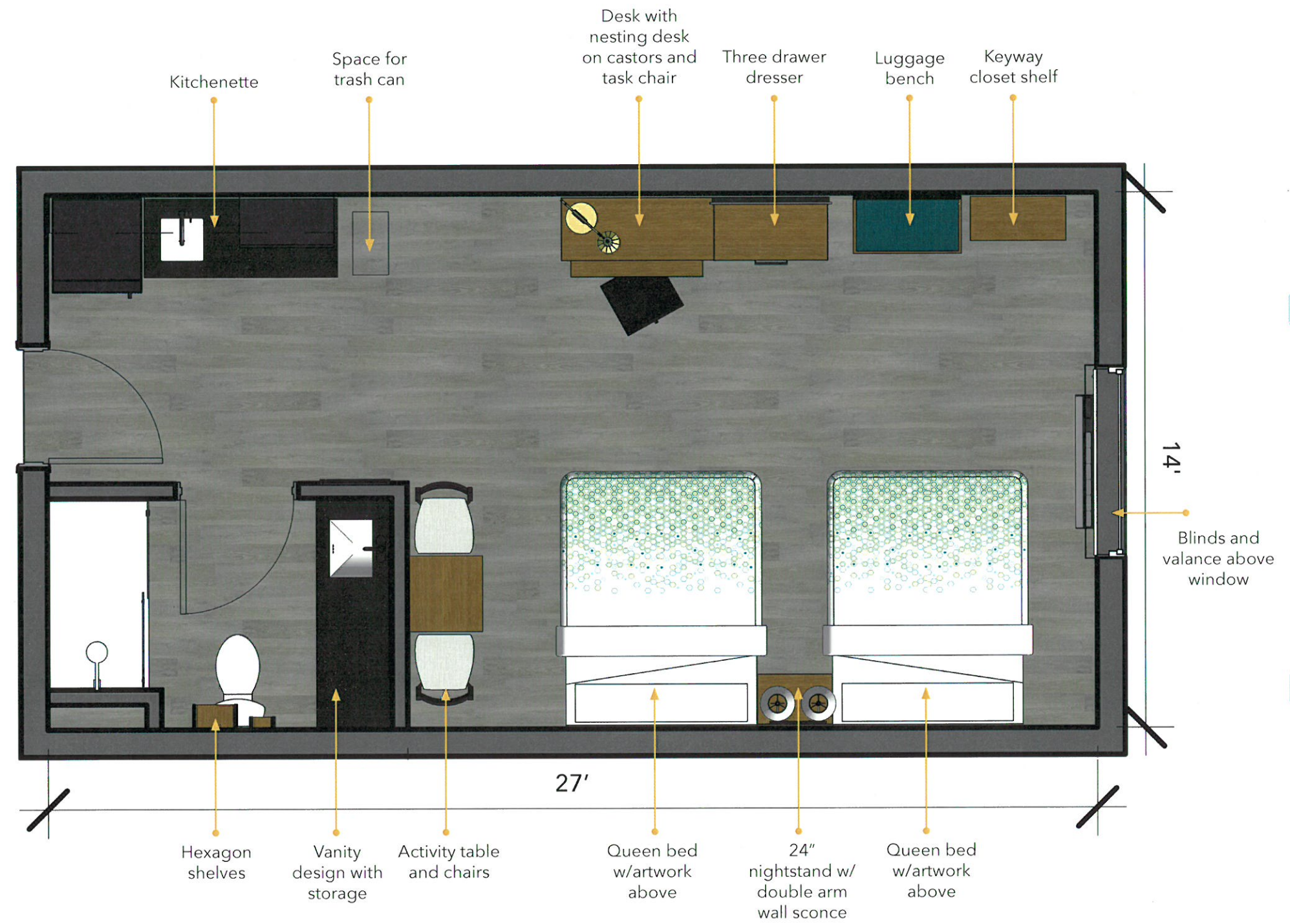




ENHANCED
LOBBY
WITH SPACIOUS
COMMON
AREA.



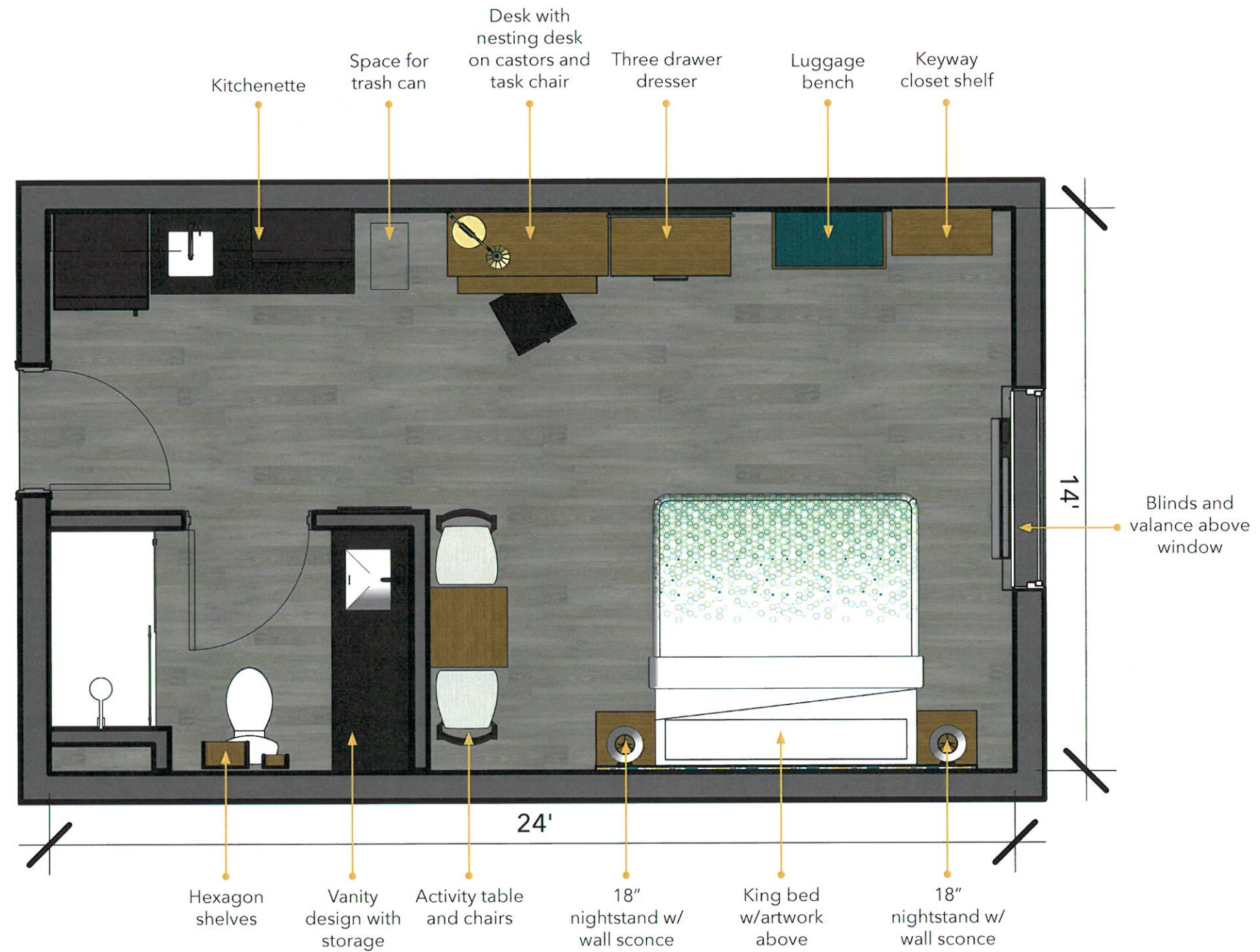
Queen Queen Studio





LVT FLOORING
& FAUX WOOD BLINDS
THROUGHOUT
REDUCE ROOM
ODOR.

King Studio

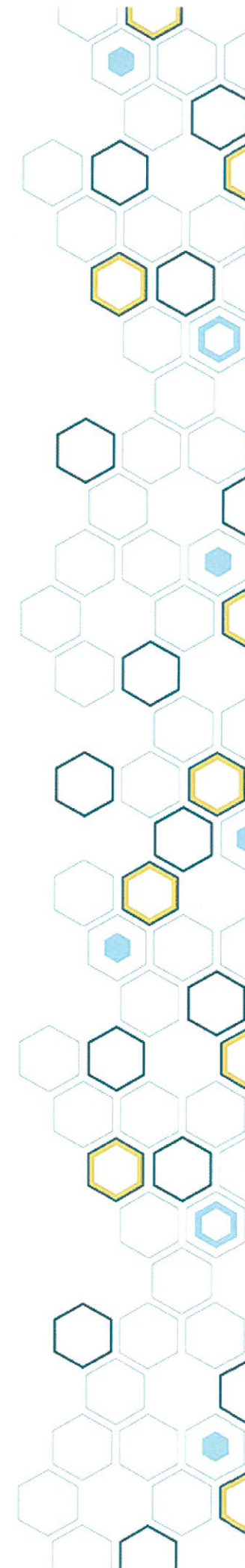




ACTIVITY TABLE &
CHAIRS ALLOW FOR
VERSATILE USE FOR
DINING OR EXTRA
SEATING.

King Suite





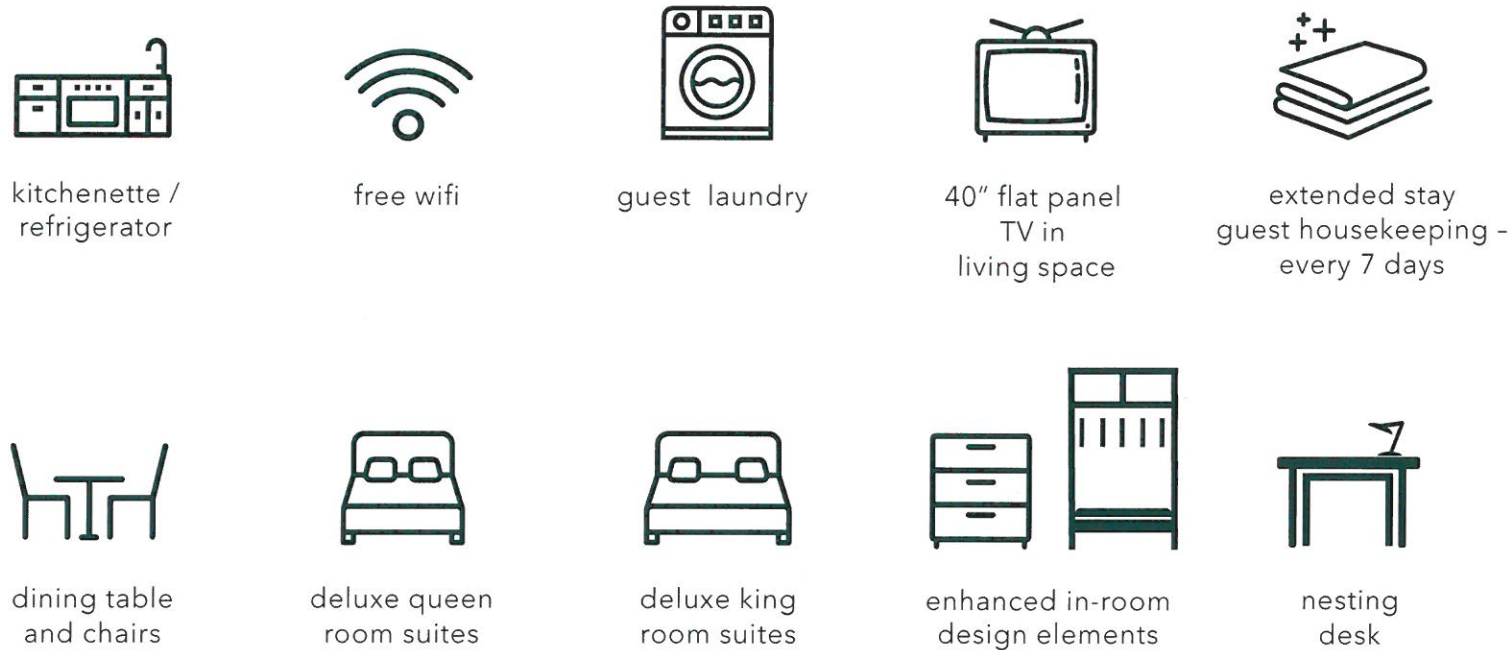
Amenities

MORE FUNCTIONAL
STORAGE
FOR PERSONAL ITEMS
IN A SPACIOUS,
APARTMENT-STYLE
STUDIO



STORAGE
UNDER BED,
3-DRAWER DRESSER,
ABOVE KEYWAY
CLOSET AND
BATH VANITY.

STANDARD



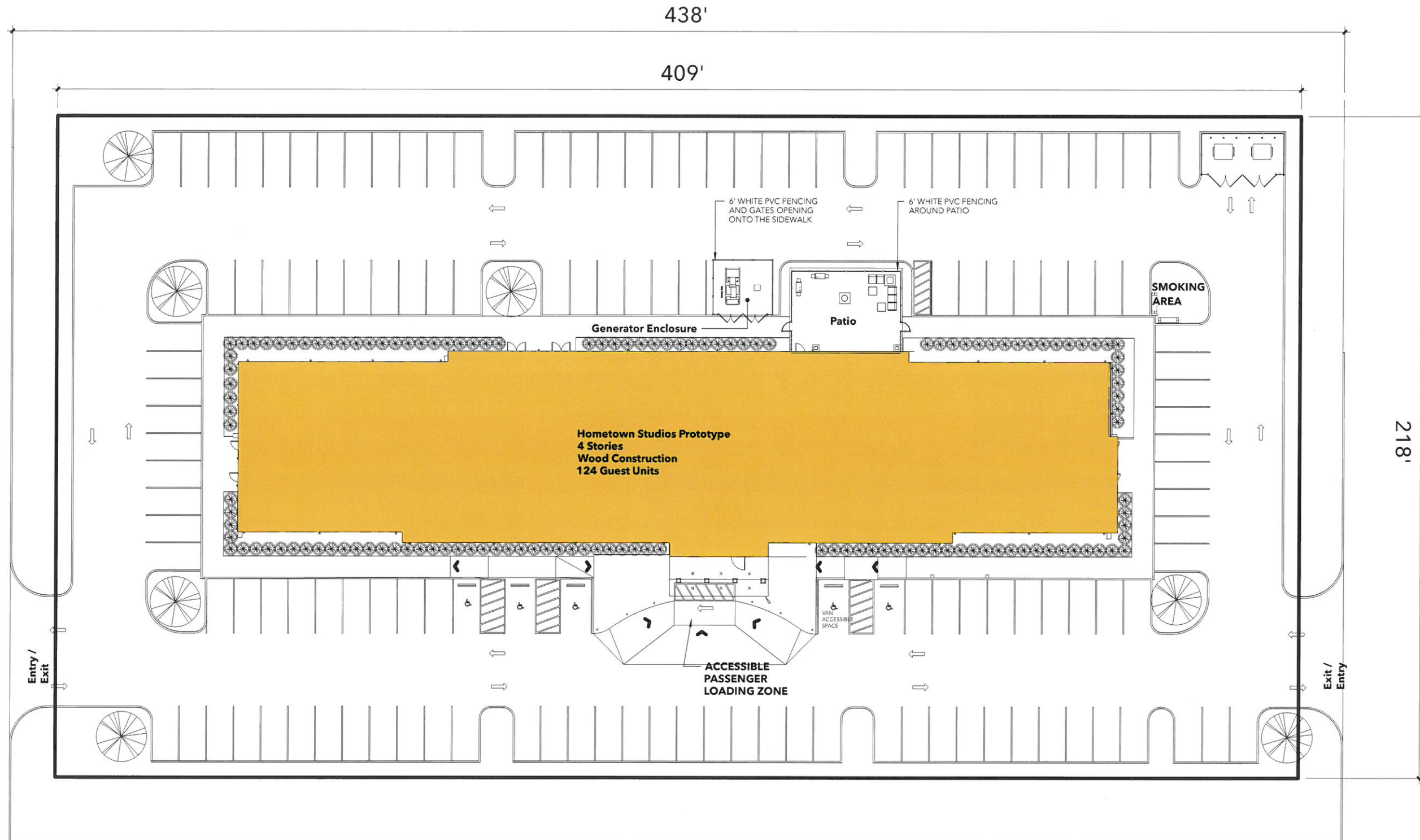
OPTIONAL



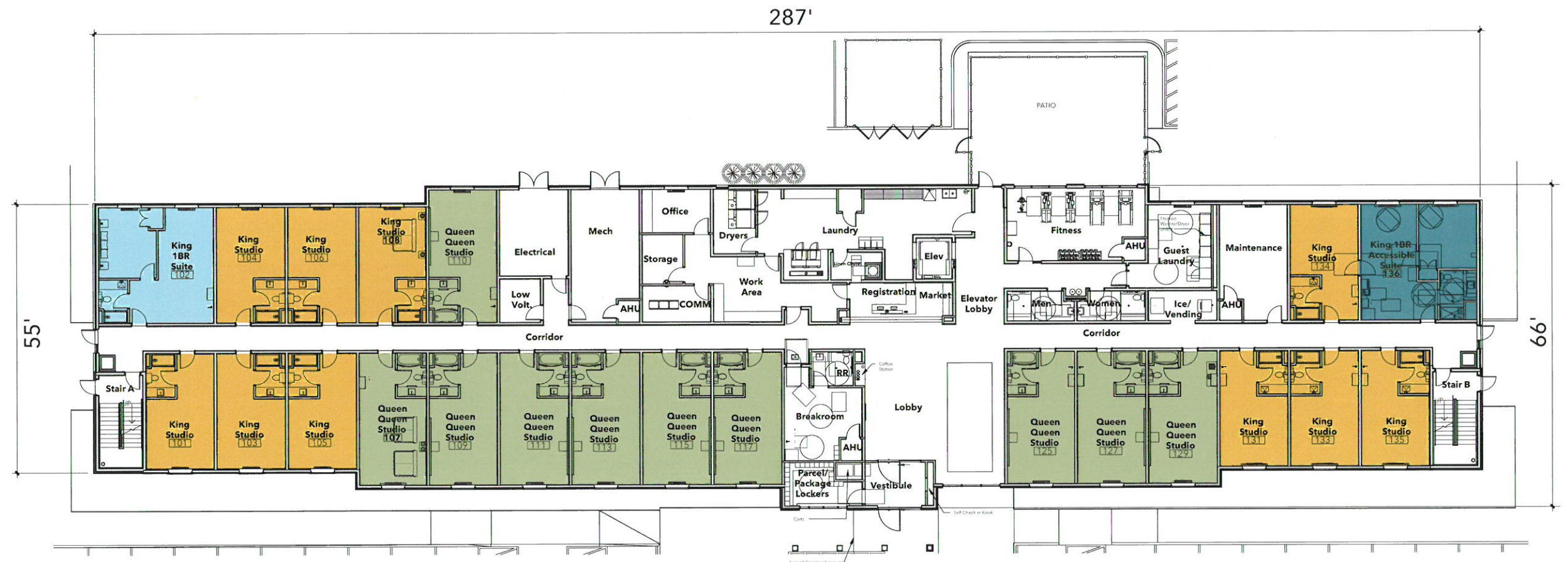
Exterior Elevations



Site Plan



First Floor Plan Room Types



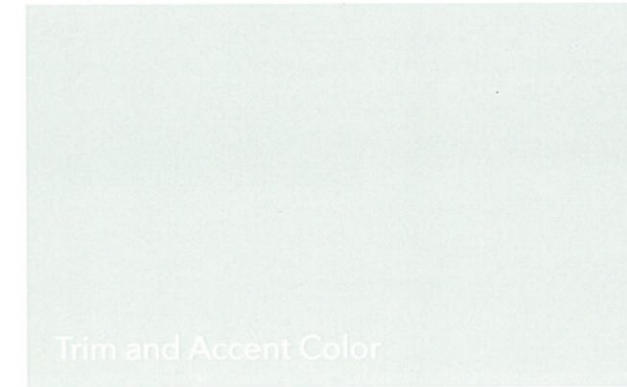
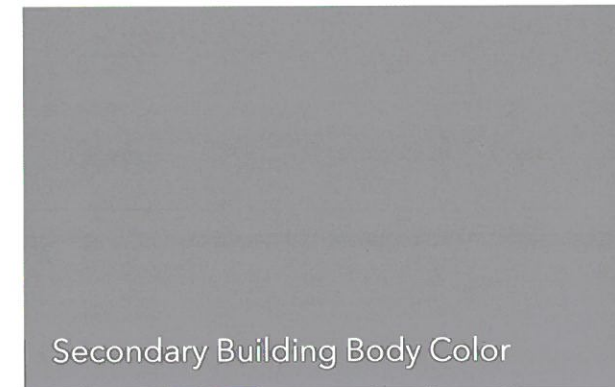
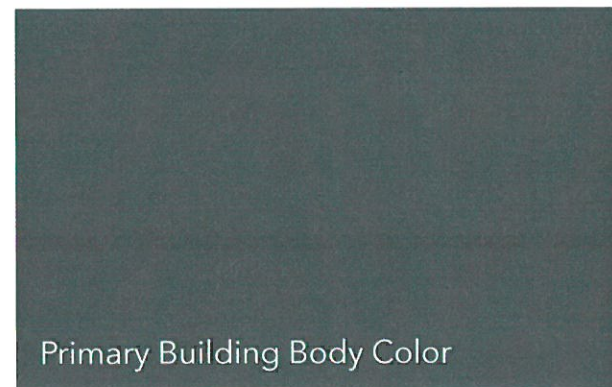
- King Studio
- Queen Queen Studio
- King 1 BR Suite
- Accessible King 1BR Suite

🏠 Second Floor Plan Room Types

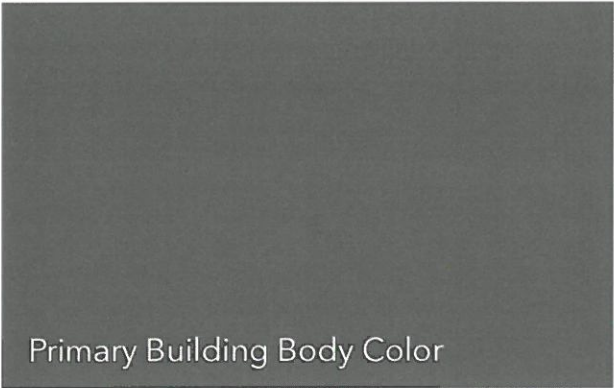


- King Studio
- Queen Queen Studio
- King 1 BR Suite
- Accessible King Studio
- Accessible Queen Queen Studio

Exterior 1: Green Dusk



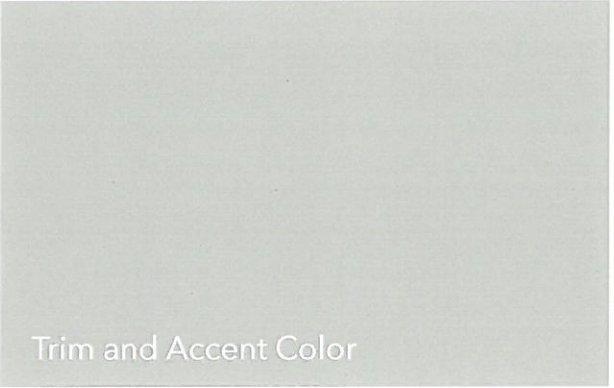
🏠 Exterior 2: Classic Green



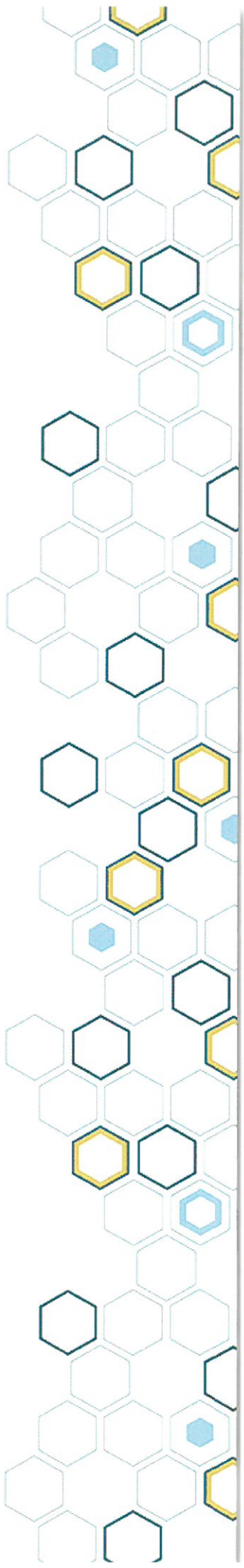
Primary Building Body Color



Secondary Building Body Color



Trim and Accent Color





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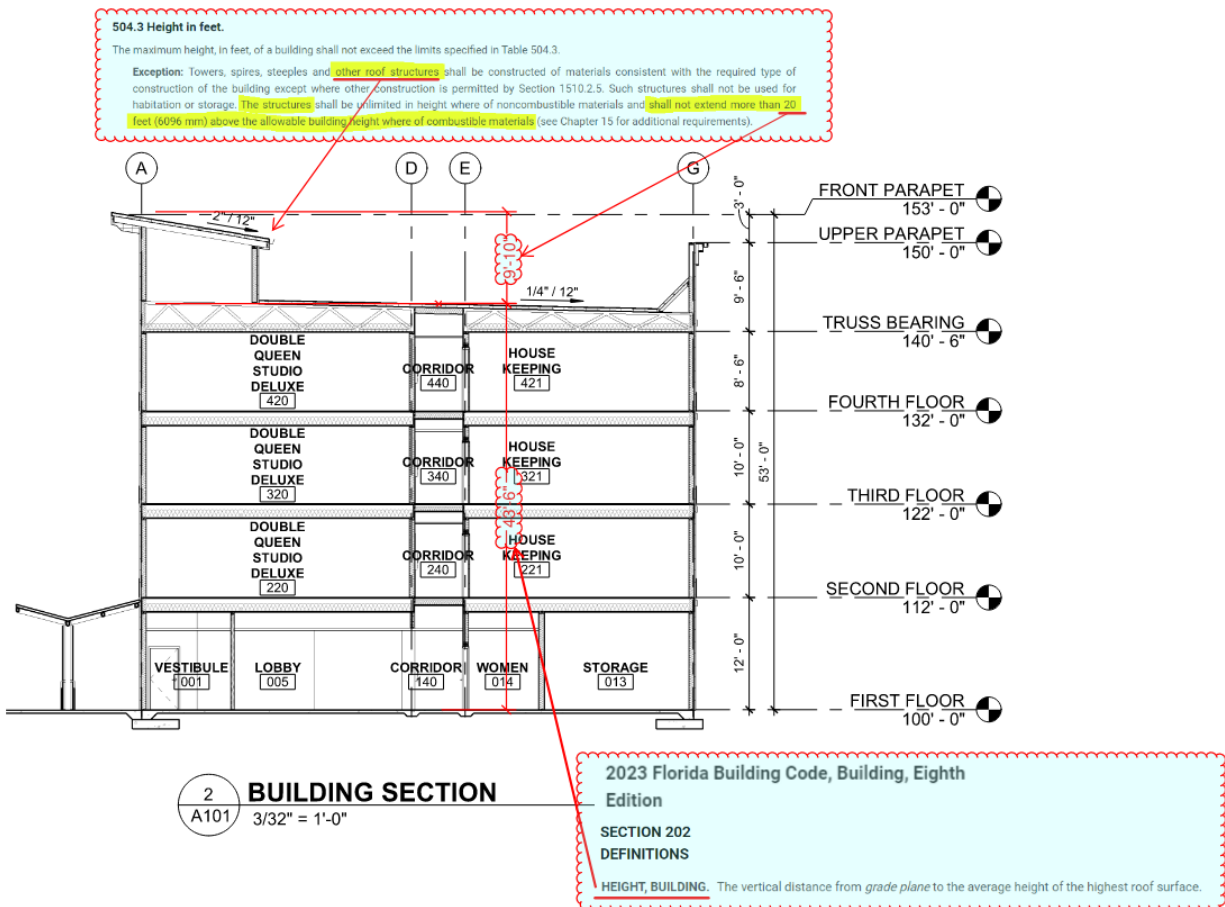


This is not an offer. No offer or sale of a franchise will be made except by a Franchise Disclosure Document first filed and registered with the applicable authorities. For New York: An offering can only be made by a prospectus filed first with the Department of Law for the State of New York. Such filing does not constitute approval by the Department of Law. For Minnesota: #F-5824. Red Roof Franchising, LLC, 7815 Walton Pkwy, New Albany, OH 43054. © 2020 HomeTowne Studios by Red Roof

HomeTowne Studios – Ocoee

Buliding Height Response:

The 49 foot building height shown on Civil Drawings is not correct. Please see attached Architectural wall section, and excerpt from the 8th Edition Florida Building Code. FBC Section 202 defines Building Height as “vertical distance from grade plane to the average height of the highest roof surface”. This height is actually (43'-6" PLUS DIST FROM GRADE PLANE TO FFE). The roof parapets and the taller entrance structure are not part of the true roof, but are “other structures” per the Exception to FBC Section 504.3, and are allowed to be up to 20 feet taller than the building height.



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 AN APPLICATION FOR A SPECIAL EXCEPTION FOR HOMETOWNE STUDIOS – WEST ROAD REAL ESTATE LLC

CASE NUMBER: 5-24-SE-032

NOTICE IS HEREBY GIVEN, pursuant to Article IV, Section 4-8 of the City of Ocoee Land Development Code, that on **TUESDAY, SEPTEMBER 10, 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 HomeTowne Studios – West Road Real Estate LLC to be located at parcel ID # 06-22-28-0000-00-008. The subject property contains approximately 3.71 acres and is generally located south of West Road and approximately 750 feet east of the Ocoee Apopka Road and West Road intersection. 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 a hotel or motel use. The applicant is requesting a Special Exception approval for the use of C-2 property for a 4-story, 124-room hotel.

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.

August 29, 2024

24-02778W

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.



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

STAFF REPORT

Meeting Date: September 10, 2024
Item #: 3

Contact Name: Michael Rumer, Acting Assistant City Manager
Department Director: Michael Rumer
Subject: Temporary Moratorium Ordinance on the Processing and Consideration of Development Approvals. **(Acting Assistant City Manager Rumer)**

BACKGROUND SUMMARY:

City staff is in the process of evaluating and rewriting the city's Land Development Code (LDC) and rewriting the Comprehensive Plan to a 2045 planning horizon to reflect the vision that the City Commission and citizens of Ocoee have articulated. Each of these, individually, presents a monumental challenge for staff with far-reaching impacts for the next 20 years. Both documents, as adopted, last underwent major revisions in the late 1990s. Since these revisions in the late 1990s, the city has undertaken numerous studies and other public events whereby Commission and citizen input has been solicited. These events included: the CRA Target Area hearings in 2008, Downtown Master Plan workshops in 2016, SR 429 Overlay Character Areas in 2019, Downtown Workshop in 2023, Ocoee Music Festivals, Best Fests, and more recently, comments and direction from Commissioners and citizens on recent denials of development applications.

During this period of evaluation and rewrite, city staff recommends a six (6) month moratorium be established on the acceptance, processing, and consideration of applications for map amendments, rezoning & special exceptions, and site and subdivision plan reviews concerning properties located within the city limits. This proposed development moratorium is a temporary halt or suspension of new construction or development projects. The objective of a development moratorium is to provide time for staff to focus on writing standards that will improve the city's place-making standards and to develop context-based development regulations so that architecture of buildings, placement, and context of streets, frontages, and other infrastructure reflect the vision as stated by the Commission and citizens on numerous occasions before allowing new developments to proceed. During this moratorium, existing projects may continue, but no new applications for development permits are processed. If the moratorium is not approved, new development proposals would be subject to the current LDC and Comprehensive Plan rules and regulations, irrespective of the imminent approval of new regulations.

If the ordinance is approved, the moratorium will expire on March 17, 2025, unless terminated earlier or extended by action of the City Commission.

ISSUE:

Should the Planning and Zoning Commission recommend approval of an ordinance establishing a temporary moratorium on the acceptance, processing, and consideration of applications for map amendments, rezoning & special exceptions, and site and subdivision plan reviews concerning properties located within the city limits?

RECOMMENDATIONS:

Staff respectfully recommends the Planning and Zoning Commission recommend approval of an ordinance establishing a temporary moratorium on the acceptance, processing, and consideration of applications for map amendments, rezoning & special exceptions, and site and subdivision plan reviews concerning properties located within the city limits.

ATTACHMENTS:

1. Development Moratorium Ordinance
2. WOT Planning - Temporary Moratorium

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

ORDINANCE NO. 24-_____

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA IMPLEMENTING A MORATORIUM PROHIBITING THE PROCESSING AND CONSIDERATION OF CERTAIN COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS, REZONINGS, SPECIAL EXCEPTIONS, AND SITE PLAN AND SUBDIVISION PLAN REVIEWS AND APPROVALS, TO ALLOW THE PLANNING AND ZONING DIVISION TIME TO THOROUGHLY REVIEW, STUDY, AND PREPARE AMENDMENTS TO THE CITY OF OCOEE COMPREHENSIVE PLAN AND THE CITY OF OCOEE LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, as provided in Article VIII, Section 2 of the Constitution of the State of Florida and chapters 163 and 166, Florida Statutes, the City of Ocoee (the “City”) enjoys all Home Rule governmental, corporate, and proprietary powers to conduct municipal government, perform municipal services, and exercise any power for municipal purposes except as otherwise provided by law, including police power and authority over land development and zoning; and

WHEREAS, the City Commission has determined that land development and zoning regulations are in the best interest of the health, safety, and welfare of City’s residents, businesses, and visitors; and

WHEREAS, the City adopted its original Comprehensive Plan in April 15, 1980, and original Land Development Code in July 21, 1992; and

WHEREAS, the City’s Comprehensive Plan and Land Development Code guide decision-making by setting policies for future land use, development standards, transportation mobility, and public services; and

WHEREAS, the City has found a need to create a global vision for the development and redevelopment of properties located within the City to reflect the City's growth and changing dynamics; and

WHEREAS, the Planning and Zoning Division is in the process of evaluating the City's Land Development Code and rewriting the Comprehensive Plan with a focus on elevating the City's place-making standards and to develop context-based development regulations so that buildings, streets, frontages, and other infrastructure better reflect, and are more compatible with their intended settings;

WHEREAS, the Planning and Zoning Division intends to present to the City Commission a proposed ordinance or ordinances that would amend the City's Comprehensive Plan and Land Development Code, and may affect permitted uses, conditional uses, prohibited uses, land development standards, building design standards, and other development regulations governing properties within the City limits; and

WHEREAS, the City wishes to place the public and all parties on notice of pending legislation to amend the City's Comprehensive Plan and Land Development Code; and

WHEREAS, the processing of applications to: (a) amend the Comprehensive Plan text or Future Land Use map; (b) to rezone land in the City; (c) to obtain a special exception allowing certain use(s) on land in the City; and (d) for preliminary or final site plan or subdivision approval consume enormous time and personnel resources of the Planning and Zoning Division such as to interfere with the Division's ability to thoroughly review, study, and prepare recommended amendments to the Comprehensive Plan and Land Development Code;

WHEREAS, the Planning and Zoning Division reasonably requires at least six (6) months to thoroughly review, study, and prepare amendments to the City's Comprehensive Plan and Land Development Code;

WHEREAS, a moratorium temporarily suspending new applications to: (a) amend the Comprehensive Plan text or Future Land Use map; or (b) to rezone land in the City; or (c) to obtain a special exception allowing certain use(s) on land in the City; or (d) for preliminary or final site plan or subdivision approval, would be in the best interests of the health, safety and welfare of the citizens of the City, and would allow reasonable time for the Planning and Zoning Division's review, study and preparation of amendments to the City's Comprehensive Plan and Land Development Code, and for the City Commission's consideration of such amendments;

WHEREAS, the City Commission should reserve discretion to extend the moratorium up to several months, if the City Commission deems it reasonably necessary, upon approval of one or more Resolutions.

NOW, THEREFORE BE IT ENACTED by the City Commission of the City of Ocoee that:

SECTION 1: Incorporation of Recitals. The foregoing recitals are incorporated herein as if set forth at length.

SECTION 2: Temporary Moratorium Suspending Application Processing. In order to give the Planning and Building Department reasonably sufficient time to thoroughly review, study and prepare amendments to the City's Comprehensive Plan and Land Development Code, the City hereby imposes a six (6) month moratorium temporarily suspending new applications to: (a) amend the City's Comprehensive Plan text or Future Land Use map; or (b) to rezone land in

the City; or (c) to obtain a special exception allowing certain use(s) on land in the City; (d) for preliminary or final site plan or subdivision approval in the City. During this moratorium, the City will not accept or process any new applications for any of the aforementioned land development approvals.

SECTION 3. Extension of Moratorium. The City Commission may extend the moratorium on accepting and processing the aforementioned applications by up to an additional four (4) months upon passage of one or more Resolutions approving of such extension(s), if such extension(s) appear reasonably necessary.

SECTION 4. Existing Applications. The moratorium shall not apply to the processing of any existing and pending application to: (a) amend the Comprehensive Plan text or Future Land Use map; or (b) to rezone land in the City; or (c) to obtain a special exception allowing certain use(s) on land in the City; or (d) for preliminary or final site plan or subdivision approval provided that the City's Planning and Zoning Division has received such application prior to the effective date of this Ordinance. This moratorium shall not affect any business lawfully operating in the City pursuant to valid licenses, permits, and approvals if the existing business is compliant with all applicable Federal, State, County, and municipal code, ordinances, rules, regulations, and policies. Nor shall this moratorium affect any emergency approval of any part of a preliminary site plan or to otherwise permit drainage improvements, if required to protect persons or property from flooding or to otherwise protect the health and safety of persons or property.

SECTION 5: Non-Codification. The provisions of this Ordinance shall not be included or incorporated into the City Code or Land Development Code.

SECTION 6: Severability. The provisions of this Ordinance are declared to be severable and if any section, paragraph, sentence or word of this Ordinance, or if the application as to any

person or circumstance is held invalid, that invalidity shall not affect other sections or words or applications of this Ordinance. If a court of competent jurisdiction finds that any part of this Ordinance is preempted or otherwise superseded, the remainder of this Ordinance shall nevertheless be given full force and effect to the extent permitted by the severance of such preempted or superseded part.

SECTION 7: Effective Date. This Ordinance shall take effect immediately upon its passage and in accordance with Florida law.

PASSED AND ADOPTED this _____ day of _____, 2024.

APPROVED:

ATTEST:

CITY OF OCOEE, FLORIDA

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

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

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

By: _____
Richard S. Geller
City Attorney

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
TEMPORARY MORATORIUM
ON COMPREHENSIVE PLAN TEXT AND**

**MAP AMENDMENTS, REZONINGS, SPECIAL EXCEPTIONS, AND
SITE PLAN AND SUBDIVISION PLAN REVIEWS AND APPROVALS**

NOTICE IS HEREBY GIVEN, that the Ocoee Planning & Zoning Commission will consider a proposed six (6) month Moratorium prohibiting the processing and consideration of certain Comprehensive Plan Text and Map Amendments, Rezoning, Special Exceptions, and Site Plan and Subdivision Plan Reviews and Approvals.

The **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** on the proposed Moratorium on **TUESDAY, SEPTEMBER 10, 2024, AT 6:30 P.M.** or as soon thereafter as practical. The public hearing will be held in the City Hall Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida.

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA IMPLEMENTING A MORATORIUM PROHIBITING THE PROCESSING AND CONSIDERATION OF CERTAIN COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS, REZONINGS, SPECIAL EXCEPTIONS, AND SITE PLAN AND SUBDIVISION PLAN REVIEWS AND APPROVALS, TO ALLOW THE PLANNING AND ZONING DIVISION TIME TO THOROUGHLY REVIEW, STUDY, AND PREPARE AMENDMENTS TO THE CITY OF OCOEE COMPREHENSIVE PLAN AND THE CITY OF OCOEE LAND DEVELOPMENT CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

August 29, 2024

24-02787W

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.



September 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 Zoning Manager Whitfield at ext. 1016 for additional information or questions.

District 1– Scott R. Kennedy		
Project Name & General Location	Project Description	Status
7-ELEVEN Sage #2022-0045 2308 Ocoee Apopka Road Parcel # 06-22-28-9243-04-000 2.12 acres Commission District 1 – Scott R. Kennedy	Small Scale Site Plan for a 4,650 SF Convenience Store and Fuel Station	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	Under Construction 
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 

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 18,000 SF Retail building	1st Review comments sent May 9, 2024, awaiting resubmittal
HOMETOWNE STUDIOS OCOEE Sage #2024-0027 West Road Parcel # 06-22-28-0000-00-008 3.71 acres Commission District 1 – Scott R. Kennedy	Special Exception to the existing Commercial PUD to allow Hotel Use	- Under 2nd Review Planning & Zoning Meeting: September 10, 2024 City Commission Meeting: September 17, 2024
HOMETOWNE STUDIOS OCOEE Sage #2024-0028 West Road Parcel # 06-22-28-0000-00-008 3.71 acres Commission District 1 – Scott R. Kennedy	Large Scale Site Plan for a four-story, 124 room, 51,880 square foot Hotel	1st Review comments sent August 22, 2024, awaiting resubmittal
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	Recorded May 9, 2024
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	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 
THE FALLS AT WINTER LAKE FKA 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	2nd Review comments sent June 14, 2024, awaiting resubmittal Planning & Zoning Meeting: TBD City Commission Meeting: TBD
District 2 – Rosemary Wilsen		
Project Name & General Location	Project Description	Status
338 N. BLUFORD AVENUE-RODRIGUEZ PROPERTY 338 N. Bluford Avenue Parcel # 18-22-28-4100-00-131 .44 acres Commission District 2 – Rosemary Wilsen	Small-Scale CPA from Low Density Residential (LDR) to Commercial (COMM) Rezoning from Single Family Dwelling (R-1AA) to General Commercial (C-2)	Approved at the June 18, 2024 City Commission Meeting
Aquasonic Car Wash Sage #2024-0034 Clarke Road Parcel # 21-22-28-6328-00-070 1.11 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan 4,400 SF Car Wash	Under 2nd review
CITY CENTER WEST ORANGE, PARCEL 1, PHASE IV, LOT 4A 251 Maine Street Parcel # 20-22-28-0000-00-015 1.26 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan, two-story 20,000 SF office/retail building	2nd Review Comments sent on June 18, 2019 - Awaiting resubmittal for 3rd Review
DARREN CENTER 9961 W Colonial Drive Parcel # 21-22-28-0000-00-012 7.06 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan 18,302 SF Medical & Professional Office	Under Construction 

HUDSON FURNITURE Sage #2022-0044 10401 W. Colonial Dr. Parcel # 20-22-28-4238-00-030 Commission District 2 – Rosemary Wilsen	Small Scale Site Plan to add an additional 13,866 SF to the existing 15,615 SF Building	Under Construction 
Ocoee Gateway Sage #2023-0033 9714 White Road Parcel # 21-22-28-0000-00-021 Parcel # 21-22-28-0000-00-029 69.29 acres Commission District 2 – Rosemary Wilsen	CPA and Rezoning from PUD-LDR, and PUD-COMM to PUD-LDR, PUD-MDR, and PUD-HDR, and PUD-COMM	1st Review Comments sent November 13, 2023, - Awaiting Resubmittal
Ocoee Gateway Sage #2024-0042 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	Determination for Vested Rights	
OCOEE OAKS JOINT VENTURE Sage #2023-0021 201 S. Clark Rd. Parcel # 21-22-28-0000-00-027 12.59 acres Commission District 2 – Rosemary Wilsen	Large Scale Final Subdivision Plan	City Commission Consent: June 18, 2024
OCOEE PICKLEBALL COMPLEX Sage #2024-0040 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 in a C-2 Community Commercial District Large-Scale Preliminary Site Plan	Under 1st Review
OCOEE TOWN SHOPS (Wawa) Sage #2023-0020 9729 W. Colonial Dr. Parcel # 21-22-28-0000-00-070 3.39 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan	Under Construction 
O'REILLY'S OCOEE Sage #2024-0039 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 7,246 SF O'Reillys Auto Parts store	Under 1 st Review

O'REILLY'S OCOEE Sage #2021-0057 1891 E. Silver Star Road Parcel # 16-22-28-8049-00-003 5.06 acres Commission District 2 – Rosemary Wilsen	Plat	• City Commission Meeting (Consent Item): TBD • 4th review comment sent on September 20, 2022 • Awaiting resubmittal
ROCKET CHIMP OFFICE Sage #2023-0035 300 N. Bluford Avenue Parcel # 18-22-28-4100-00-160 0.91 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 3,137 SF Office Building	Site Plan Approved
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 AKA TOM'S PLACE Sage #2024-0002 W. Delaware St. Parcel # 17-22-28-6144-04-031 1.0 acre Commission District 2 – Rosemary Wilsen	Plat creating (3) three parcels from one (1) parcel	• 1st Review comments sent July 11, 2024, awaiting resubmittal
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
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

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	Under Construction 
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 
429 BUSINESS CENTER PHASE II PLAT Sage #2024-0037 Parcel # 18-22-28-0000-00-006 Parcel # 18-22-28-0000-00-005 Parcel # 18-22-28-0000-00-106 Parcel # 18-22-28-0000-00-105 17.11 acres combined Commission District 3 – Richard Firstner	Plat	1st Review Comments sent August 27, 2024 - Awaiting resubmittal
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	2nd Review Comments sent August 22, 2024 - Awaiting resubmittal - City Commission August 20th

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 Final Site Plan for a six-story, 118 room Hotel	Under 3 rd Review
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
INSPIRATION Sage #2024-0030 Excellence Circle 9 acres Commission District 3 – Richard Firstner	Plat – Phase 2 Platting 30 Parcels to 47 Resulting Parcels	1st Review Comments sent August 22, 2024 - Awaiting resubmittal
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	Daycare Facility Under Construction 
Ocoee Regional Sports Complex Sage #2022-0023 880 Bluford Avenue Parcel # 07-22-28-0000-00-001 Parcel # 07-22-28-0000-00-023 Parcel # 07-22-28-0000-00-039 Parcel # 07-22-28-0000-00-041 Parcel # 07-22-28-0000-00-043 Parcel # 07-22-28-0000-00-105 Parcel # 07-22-28-0000-00-074 Parcel # 07-22-28-0000-00-060 Parcel # 07-22-28-0000-00-057 150.9 acres combined Commission District 3 – Richard Firstner	Large Scale Comprehensive Plan Amendment from Low Density Residential (LDR) to PUD	Under 2 nd Review
OCOEE 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
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

District 4 – George Oliver III

Project Name & General Location	Project Description	Status
COVINGTON OAKS Sage #2024-0024 8667 A. D. Mims Road Parcel # 10-22-28-0000-00-004 9.94 acres Commission District 4 – George Oliver III	Final Subdivision Plan for 17 Single-Family Residential Lots	3rd Review Comments sent August 14, 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 - George Oliver III	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 - George Oliver III	Rezoning from A-1 (General Agriculture) to PUD (Planned Unit Development)	Approved at the May 21, 2024 City Commission Meeting
HOWARD MEADOWS Sage #2023-0032 8708 A. D. Mims Road Parcel # 10-22-28-0000-00-133 2.25 acres Commission District 4 - George Oliver III	Final Subdivision Plan for Six (6) Single-Family Residential Lots	Under Construction 
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 - George Oliver III	Large Scale Preliminary/Final Subdivision Plan, 88-unit 1,391 SF (per unit) residential townhomes with a 2,400-SF clubhouse	Under Construction 
OCOEE LANDINGS PUD Sage #2022-0026 E. Silver Star Road Parcel # 16-22-28-4532-00-140 1.77 acres Commission District 4 - George Oliver III	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
RESERVE AT LAKE MEADOWS Sage #2021-0043 2149 Lauren Beth Avenue Parcel # 04-22-28-0000-00-024 18.58 acres Commission District 4 - George Oliver III	A Large-Scale Final Subdivision plan for 46 single-family homes	Under Construction 

SHOPPES ON THE BLUFF Sage #2024-0013, 2024-0018 9251 Clarcona Ocoee Road Parcel # 33-21-28-0000-00-023 Parcel # 04-22-28-0000-00-012 4.29 acres Commission District 4 – George Oliver III	Small-Scale CPA from Low Density Residential (LDR) to PUD & Rezoning from Single Family Dwelling (R-1AA) PUD	• Under 2nd Review • Planning & Zoning Meeting: September 10, 2024 • City Commission Meeting 1st Reading: September 17, 2024 • City Commission Meeting 2nd Reading: October 1, 2024
WYNWOOD PHASE 1 & 2 FKA CLRM Sage #2020-0014 44 W. McCormick Road Parcel # 33-21-28-0000-00-007 100 E McCormick Road Parcel # 34-21-28-0000-00-022 3201 Trout Lake Road Parcel # 33-21-28-0000-00-020 212.30 acres Commission District 4- George Oliver III	Large Scale Preliminary/Final Subdivision to construct 190 single family residential lots in Phases 1 & 2 with stormwater ponds, open space, and a park/recreation area and 187 lots for Mass Grading in Phases 3 & 4	Under Construction 
WYNWOOD PHASE 3 & 4 FKA CLRM Sage #2023-0024 Greenwood Oak Drive Parcel # 34-21-28-9490-06-001 Coachwood Drive Parcel # 34-21-28-9490-06-002 56.63 acres Commission District 4- George Oliver III	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
WYNWOOD PHASE 3 & 4 PLAT FKA CLRM Sage #2024-0010 Greenwood Oak Drive Parcel # 34-21-28-9490-06-001 Coachwood Drive Parcel # 34-21-28-9490-06-002 56.63 acres Commission District 4- George Oliver III	Plat	Under 3rd Review