

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

November 12, 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 October 8, 2024.

- **OLD BUSINESS**

- **NEW BUSINESS**

1. MDTL Enterprise LLC Property (Conservation Tract) Annexation; Project No. AX-10-24-01 (**Zoning Manager Whitfield**)
2. Annual Comprehensive Plan Text Amendment to Adopt Five-Year Schedule of Capital Improvements and Update the Capital Improvement Element (CIE); Project No. CPA-2024-007 (**Zoning Manager Whitfield**)

- **MISCELLANEOUS**

1. Project Status Report

- **ADJOURNMENT**

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

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



OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

October 8, 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. **City Clerk Sibbitt** called the roll and declared a quorum present.

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

Absent: Member Chacon

Also present: Zoning Manager Whitfield, Assistant City Manager Rumer, Board Attorney Johnson, and City Clerk Sibbitt

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on September 10, 2024.

(6:30 pm)

Motion for Approval of the Consent Agenda: Moved by Member Keller, Seconded by Vice-Chair Forges; Motion carried 5-0, with Member Chacon absent.

• OLD BUSINESS - None

• NEW BUSINESS

1. Ocoee Regional Sports Complex Large-Scale Comprehensive Plan Future Land Use Map (FLUM) Amendment from Low Density Residential (LDR) and Conservation (CON) to Commercial (COMM) and corresponding text amendment to the Future Land Use Element; Project No. CPA-2024-006 (**Zoning Manager Whitfield**)

Zoning Manager Whitfield presented an overview of the Ocoee Regional Sports Complex Large-Scale Comprehensive Plan Future Land Use Map Amendment to convert approximately 117.7 acres of Low Density Residential and 32.3 acres of Conservation to approximately 150 acres of Commercial future land use designation. She further briefed the Planning and Zoning Commission on the proposed text amendment to certain provisions and policies within the Future Land Use Element for the Ocoee Regional Sports Complex. A Conceptual Plan was shown that highlighted the project facilities. **Zoning Manager Whitfield**

explained staff's analysis to be sure there is consistency with Chapter 163 F.S. and JPA, internal consistency with adopted elements, access and circulation, transportation (based on the maximum 17,960 net new external daily trips), utilities (water, sewer, wastewater), stormwater, environmental resources (wetlands, surface waters, flora, fauna, habitat), and public safety (fire and police).

The Development Review Committee recommended approval of the proposed Large-Scale Comprehensive Plan Future Land Use Map (FLUM) Amendment without any conditions.

Chair Lomneck invited the applicant team to speak.

Jaime Douglas, *Montierre Development*, introduced himself and expressed his appreciation to the City for its ongoing collaboration with the company over the years to bring this project forward.

Anne-Marie Douglas, *Montierre Development*, introduced herself and conveyed her enthusiasm for a bright future in partnership with the City of Ocoee.

Marcos Bastian, *AECOM*, introduced his team and thanked the Planning and Zoning Commission for their time. He remarked on the high level of support and collaboration he has received from staff since the start of the project and expressed his gratitude for all organizational levels within the City. He further presented a PowerPoint which highlighted the vision and approach of the Ocoee Regional Sports Complex. He noted the development would include multi-purpose sports fields, hotels, retail, restaurants, entertainment, and indoor sports. This project is expected to create nearly 10,000 short-term construction jobs and approximately 5,000 permanent positions, generating an estimated \$500 million in annual positive economic impact for the local community.

Zak Nawrocki, *AECOM*, presented renderings and gave an overview of the design concept.

Chair Lomneck opened the public hearing. As no speaker forms were received, the public hearing was closed.

Chair Lomneck conveyed his desire to ensure that no work begins until the necessary road improvements are made. **Zoning Manager Whitfield** addressed his concerns; discussion ensued. **Assistant City Manager Rumer** emphasized that the rezoning to PUD and the large-scale site plan processes still need to be presented for approval by Planning and Zoning and City Commission. Additionally, he acknowledged that it is impractical to expect road improvements to be fully completed before the project begins.

Chair Lomneck opened the public hearing to allow the applicant to address questions from the Planning and Zoning Commission.

Marcos Bastian, *AECOM*, reiterated Mr. Rumer's comments and shared that between now and January, their team will be preparing a project-specific development agreement outlining

various commitments and timelines. He also recognized that concurrent development may take place with respect to the road improvements.

The public hearing was closed.

Vice-Chair Forges announced that he would need to abstain from voting on this project due to a conflict. He also requested clarification on the number and locations of the access points. **Zoning Manager Whitfield** addressed his question; discussion ensued.

Member Galvan inquired about the projected start date.

Chair Lomneck opened the public hearing to allow the applicant to address additional questions from the Planning and Zoning Commission.

Mr. Douglas addressed **Member Galvan's** question; discussion ensued.

The public hearing was closed.

(7:18 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Ocoee Regional Sports Complex Large-Scale Comprehensive Plan Future Land Use Map (FLUM) Amendment from Low Density Residential (LDR) and Conservation (CON) to Commercial (COMM) and corresponding text amendment to the Future Land Use Element, Project Number CPA-2024-006; Moved by Member Keller, Seconded by Member Galvan; motion carried 4-0 with Member Chacon absent and Vice-Chair Forges abstaining. (Form 8B on file in the City Clerk's Office)

• MISCELLANEOUS

1. Project Status Report

Assistant City Manager Rumer updated the Board with the following:

- WAWA is under construction
- Magnolia Reserve townhomes sitework permit has been inspected and completed
- The Inspiration PUD off of Tomyon Boulevard is being redesigned and re-platted to combine some residential lots to include detached single-family homes with the townhomes
- Within the Business Character Area, the walls will soon be poured for the final building in the 429 Commercial Center project, and there are new public roads in the area as part of the development

Chair Lomneck announced the promotions of **Mike Rumer** to **Assistant City Manager** and **Ginger Corless** to **Acting Development Services Director**, extending his congratulations to both.

Planning & Zoning Commission
October 8, 2024

Chair Lomneck inquired about tree removal for the Regency development at the intersection of Maguire Road and Old Winter Garden Road. **Assistant City Manager Rumer** addressed his question; discussion ensued.

•ADJOURNMENT – 7:24 PM

ATTEST:

APPROVED:

Melanie Sibbitt, Recording Clerk

Brad Lomneck, Chair



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

STAFF REPORT

Meeting Date: November 12, 2024
Item #: 1

Contact Name: Anoch Whitfield, Zoning Manager **Department Director:** Ginger Corless
Subject: MDTL Enterprise LLC Property (Conservation Tract) Annexation; Project No. AX-10-24-01
(Zoning Manager Whitfield)

BACKGROUND SUMMARY:

Owner/Applicant: The property owner is MDTL Enterprise LLC, and the applicant is Marcos Bastian, AECOM.

Site Location: The property is located in Commission District 3 and is on the east side of Ocoee Apopka Road, beginning approximately 2,300 feet north of the intersection of Ocoee Apopka Road at Palm Drive then approximately 508 feet east of Ocoee Apopka Road.

Property Size & Parcel Identification Number: The property consists of one (1) parcel containing approximately 9.9 acres and assigned parcel ID numbers 07-22-28-0000-00-087.

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

Current Future Land Use Map (FLUM) Designation	Current Zoning District	Existing Land Use	Unique Features/Overlay Districts
Conservation (per JPA)	County A-1 (Citrus Rural District)	Vacant wooded land	Wetlands

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

Direction	Jurisdiction	Future Land Use Designation	Zoning	Existing Land Uses
North	City of Ocoee	Low Density Residential	R-1AA	Vacant, scattered wooded areas
South	Orange County & City of Ocoee	County LDR/City Conservation	County A-1/City A-2	Agriculture uses along with wooded wetlands
East	City of Ocoee	Conservation	I-2	Mostly vacant wooded areas and an industrial warehouse
West	City of Ocoee	Low Density Residential	County A-1	Commercial recreation facility (Girls Softball Field)

Proposed Development: The applicant is requesting an annexation only. An initial rezoning to a City zoning classification is not being processed at this time because the intent of this annexation is to dedicate the property to the City as wetland mitigation and to protect/preserve existing Conservation lands.

Consistency with Florida Statutes: With respect to the proposed annexation, Section 171.044, Florida Statutes (F.S.), grants municipalities the authority to annex contiguous, compact, non-circuitous territory so long as it does

not create an enclave. The subject property is bordered by the City's jurisdictional limits on its north, east and south sides and, as such, is contiguous to the City. The annexation does not create a new enclave. Instead, the annexation furthers the City's efforts to reduce existing enclaves within the city limits.

Consistency with JPA Agreement: The property is located within the Ocoee-Orange County Joint Planning Area (JPA), and the proposed annexation is consistent with the terms of the JPA Agreement as the JPA designates this property as Conservation.

Consistency with Adopted Comprehensive Plan: The annexation is consistent with Future Land Use Element (FLUE) Policy 2.5, which requires the City to consider requests for voluntary annexation when those lands are logical extensions of the existing City limits and when proposed uses are compatible with the City's Comprehensive Plan, the JPA Agreement, and the City's Annexation Policy. The annexation is also consistent with Conservation Element Objective 4 and its implementing policies with respect to the protection and preservation of wetlands.

Transportation and Access: The site is currently landlocked as it does not have frontage on a public road right-of-way; however, access will be coordinated with the Ocoee Regional Sports Complex development, which borders this property along its northern boundary. Access to the property would be for monitoring and maintaining the wetlands and natural resources on the site per the terms of an approved Monitoring and Maintenance Plan.

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

Stormwater: Not applicable.

Schools: Not applicable.

Public Safety: Not applicable as no development is proposed. Annexation of the property is for the purposes of preservation of existing wetlands.

Recreation and Open Space: Not applicable.

ISSUE:

Should the Planning and Zoning Commission, acting as the Local Planning Agency, approve the proposed ordinance for the Annexation of the MDTL Enterprise LLC Property, assigned parcel ID number 07-22-28-0000-00-087, for purposes of protection of conservation/wetland lands?

RECOMMENDATIONS:

Development Review Committee (DRC) Recommendation

The DRC met on Tuesday, October 29, 2024, to consider this annexation and, identifying no issues, recommended approval.

Staff Recommendation

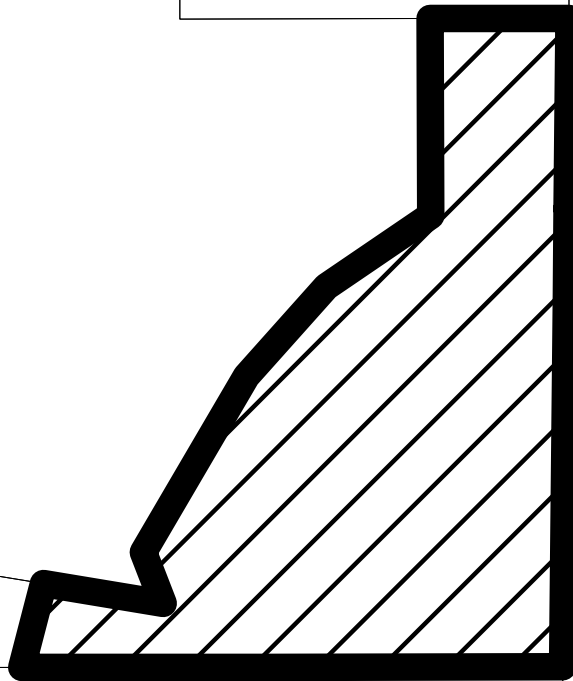
Staff recommends that the Planning and Zoning Commission, acting as the Local Planning Agency, make a recommendation of approval of the proposed ordinance for the Annexation of the MDTL Enterprise LLC Property, assigned parcel ID number 07-22-28-0000-00-087, for purposes of protection and preservation of conservation/wetland lands.

ATTACHMENTS:

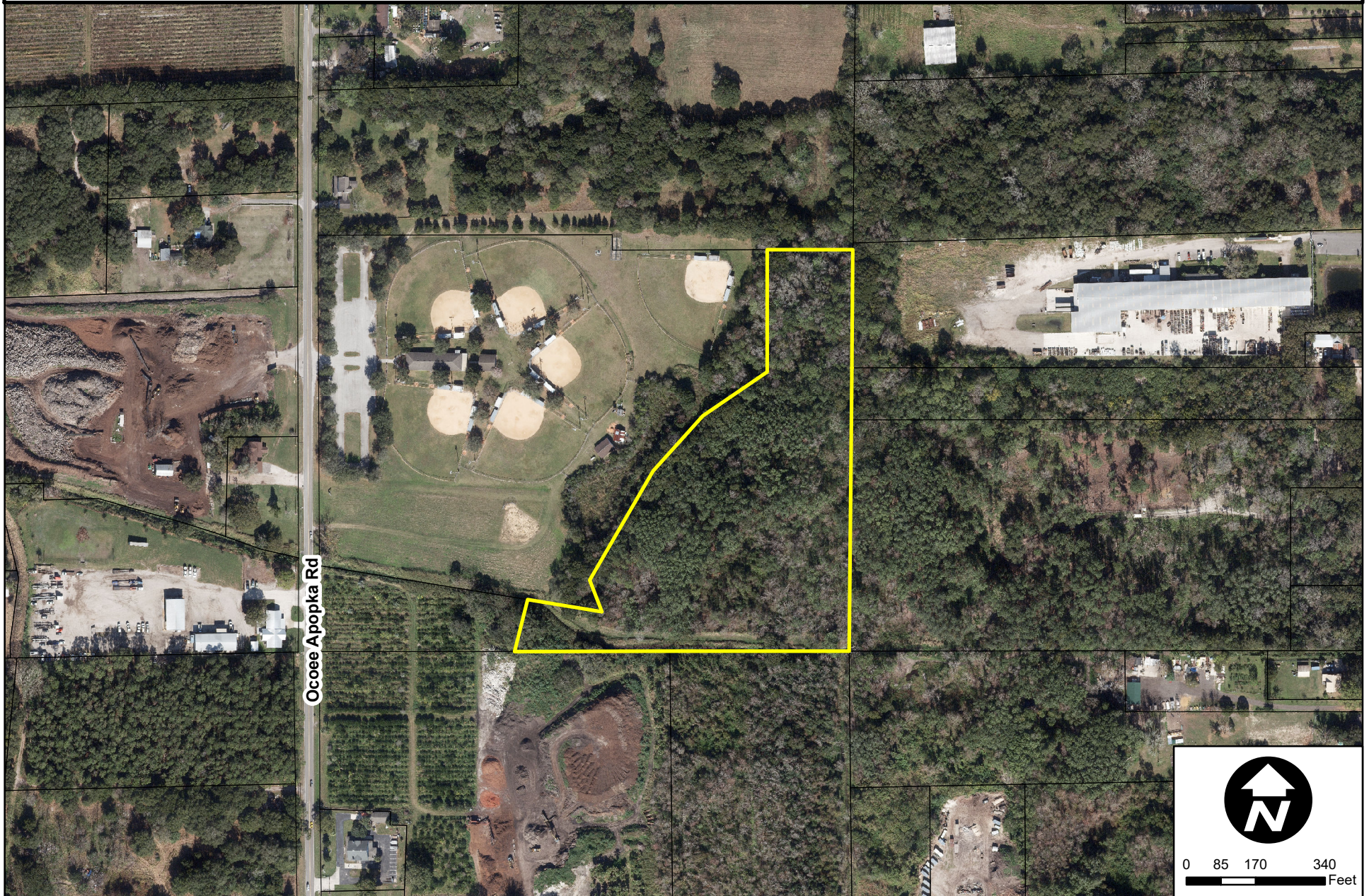
1. Location Map
2. Aerial Map
3. Surrounding FLUM Map
4. Surrounding Zoning Map
5. MDTL Conservation Tract Annex Ordinance
6. Advertisement

MDTL Enterprise LLC Property (Conservation Tract) Annexation Location Map

Ocoee Apopka Rd



MDTL Enterprise LLC Property (Conservation Tract) Annexation Aerial Map



MDTL Enterprise LLC Property (Conservation Tract) Annexation Surrounding Future Land Use Map



Development Services
Department

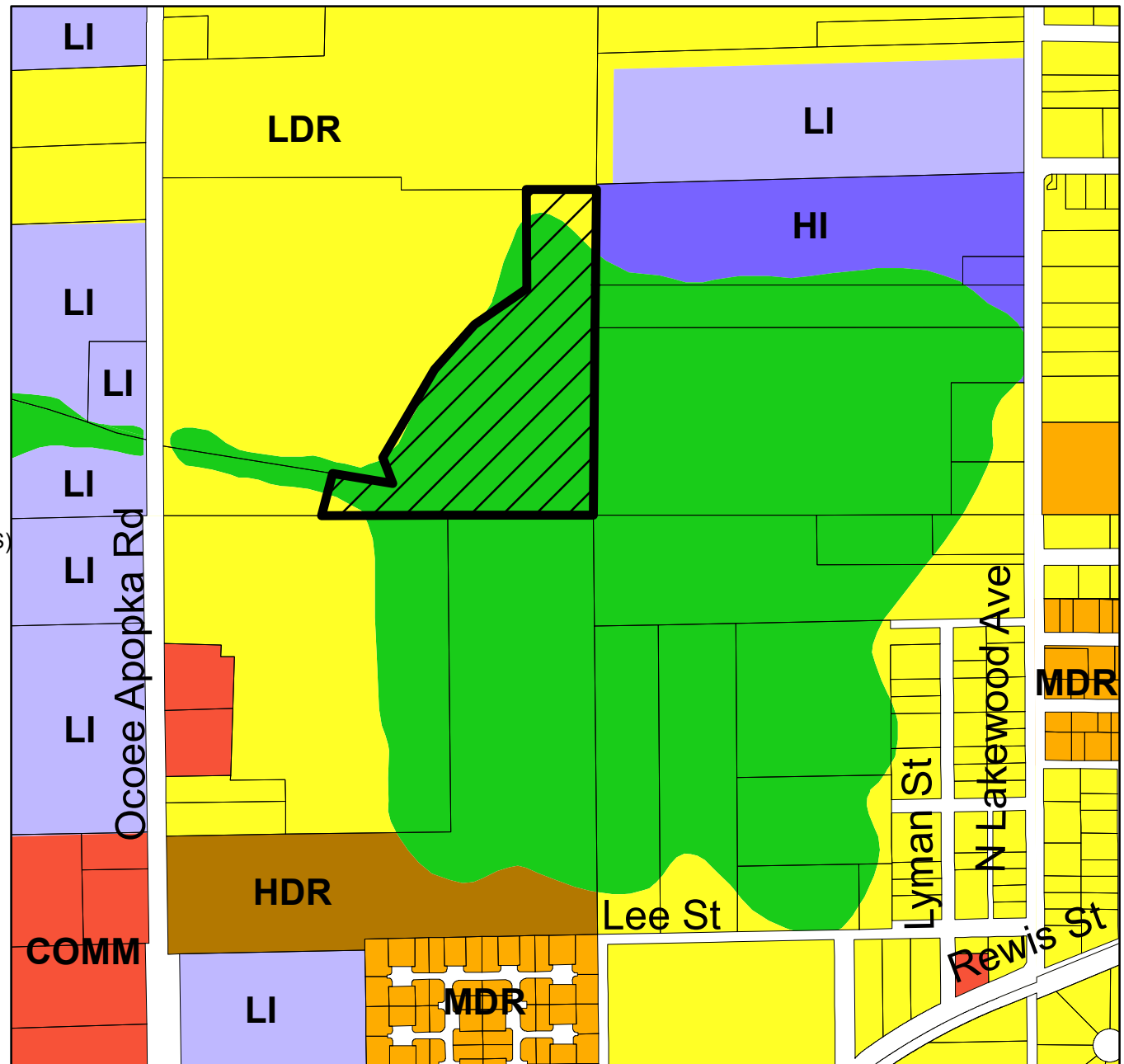
0 115 230 460
Feet

Created: November 2024

 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)



MDTL Enterprise LLC Property (Conservation Tract) Annexation Surrounding Zoning Map



Development Services
Department

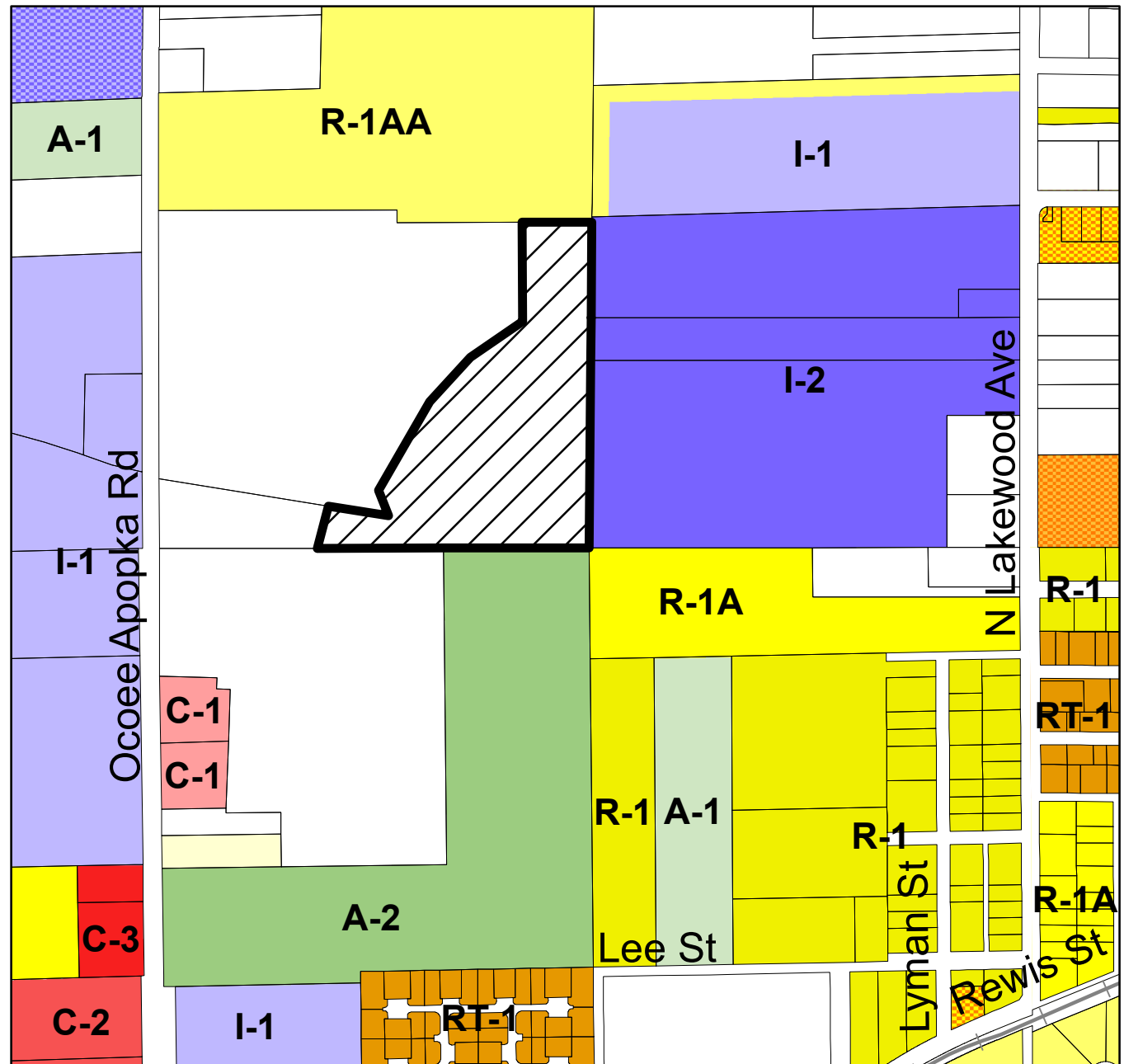
0 115 230 460
Feet

Created: November 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-
(Annexation Ordinance for
MDTL Enterprise LLC Property)**

TAX PARCEL ID: 07-22-28-0000-00-087

**CASE NO. AX-10-24-01: MDTL Enterprise LLC
Annexation**

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF OCOEE, FLORIDA, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 9.9 ACRES LOCATED ON THE EAST SIDE OF OCOEE APOPKA ROAD, BEGINNING APPROXIMATELY 2,300 FEET NORTH OF THE INTERSECTION OF OCOEE APOPKA ROAD AT PALM DRIVE THEN APPROXIMATELY 508 FEET EAST OF OCOEE APOPKA ROAD AND ASSIGNED PARCEL ID NUMBERS 07-22-28-0000-00-087, PURSUANT TO THE APPLICATION SUBMITTED BY THE APPLICANT; FINDING SAID ANNEXATION TO BE CONSISTENT WITH THE FLORIDA STATUTES, THE OCOEE COMPREHENSIVE PLAN, THE OCOEE CITY CODE AND THE JOINT PLANNING AREA AGREEMENT; PROVIDING FOR AND AUTHORIZING THE UPDATE OF OFFICIAL CITY MAPS; PROVIDING DIRECTION TO THE CITY CLERK; PROVIDING FOR SEVERABILITY; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 171.044, Florida Statutes, the owner of certain real properties located in unincorporated Orange County, Florida, as hereinafter described, has petitioned the City Commission of the City of Ocoee, Florida (the “Ocoee City Commission”) to annex approximately 9.9 acres of property, as more particularly described in **Exhibit “A”** attached hereto, into the corporate limits of the City of Ocoee, Florida; and

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

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

WHEREAS, on November 12, 2024, the Planning and Zoning Commission of the City of Ocoee, Florida, reviewed the proposed annexation and found it to be consistent with the Ocoee Comprehensive Plan, to comply with all applicable requirements of the Ocoee City Code, and to be in the best interest of the City of Ocoee and has recommended to the Ocoee City Commission that it approve said annexation petition; and

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

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

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

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

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

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

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

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

Section 5. CONSISTENCY FINDING. The Ocoee City Commission hereby finds that the annexation of said land herein described is consistent with the Ocoee Comprehensive Plan, as amended, and meets all of the requirements for annexation set forth in Florida Statutes § 171.044, the Ocoee Comprehensive Plan and the Ocoee City Code.

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

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

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

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

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

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

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

PASSED AND ADOPTED this _____ day of _____, 2024.

ATTEST:

**APPROVED:
CITY OF OCOEE, FLORIDA**

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

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

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

FISHBACK DOMINICK

By: _____
City Attorney

EXHIBIT "A"

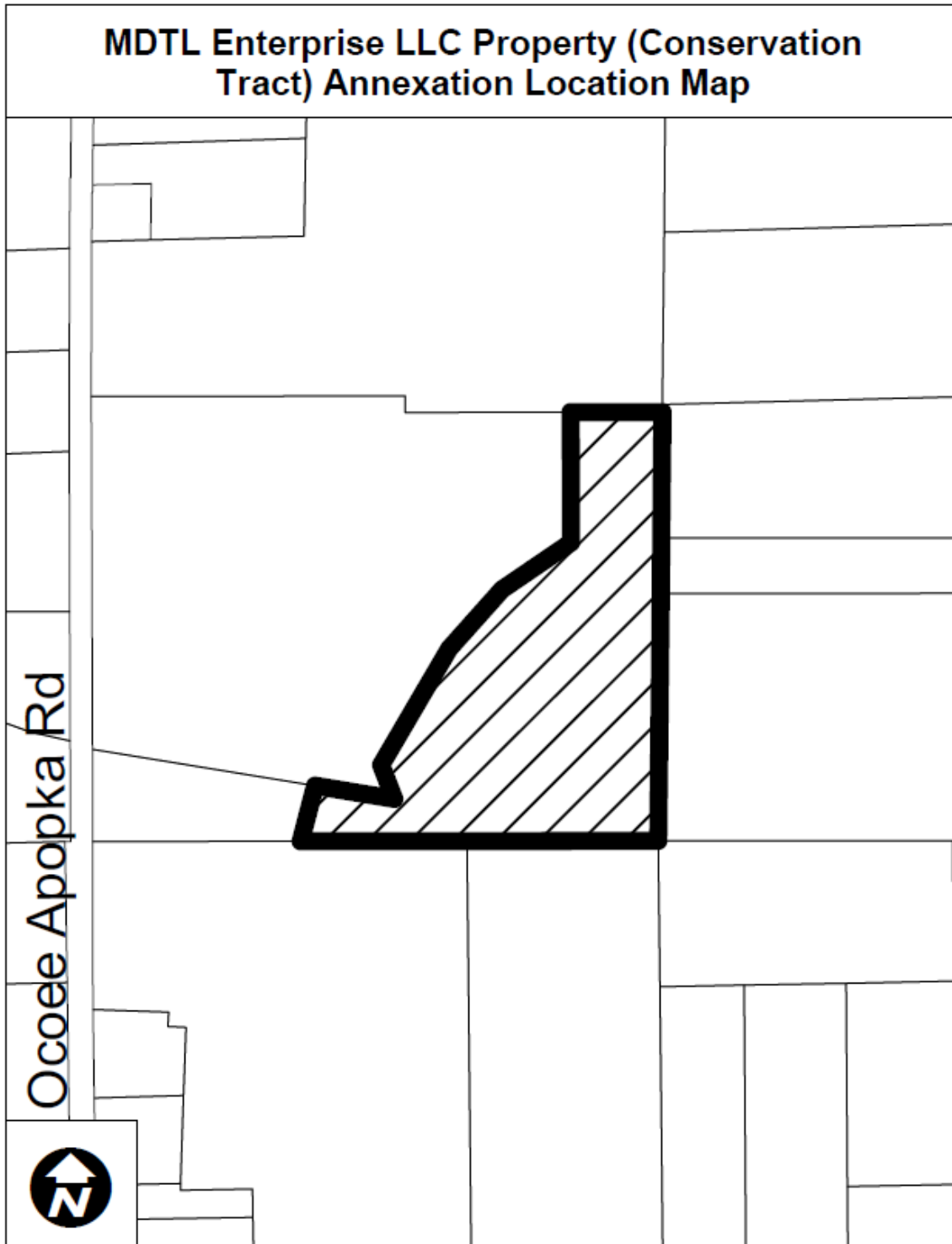
LEGAL DESCRIPTIONS

PARCEL ID NO.: 07-22-28-0000-00-087

COMM SW COR OF SE1/4 OF SEC 07-22-28 TH N88-52-07E 511.50 FT TO POB N13-25-08E 131.50 FT
S81-48-37E 184.66 FT N22-27-24W 83.25 FT N29-08-55E 309.66 FT N40-58-21E 182.58 FT N54-29-
39E 191.59 FT N01-14-03W 299.33 FT N88-51-46E 210.90 FT S00-32-25E 985.38 FT S8852-07W
821.87 FT TO POB

EXHIBIT "B"

LOCATION MAP



West Orange Times c/o Business Observer

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

INVOICE

Legal Advertising

CITY OF OCOEE

NOTICE OF PUBLIC HEARING TO CONSIDER THE MDTL ENTERPRISE LLC PROPERTY ANNEXATION CASE NUMBER: AX-10-24-01

NOTICE IS HEREBY GIVEN, pursuant to Article I, Section 1-10, of the City of Ocoee Land Development Code, that on **TUESDAY, NOVEMBER 12, 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 an Annexation for the MDTL Enterprise Property. The subject property is assigned Parcel ID # 07-22-28-0000-00-087 and consists of approximately 9.9 acres. The property is located on the east side of Ocoee Apopka Road, beginning approximately 2,300 feet north of the intersection of Ocoee Apopka Road at Palm Drive then approximately 508 feet east of Ocoee Apopka Road.

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

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

Melanie Sibbitt, City Clerk
October 31, 2024

24-03478W

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: November 12, 2024
Item #: 2

Contact Name: Anoch Whitfield, Zoning Manager

Department Director: Ginger Corless

Subject: Annual Comprehensive Plan Text Amendment to Adopt Five-Year Schedule of Capital Improvements and Update the Capital Improvement Element (CIE); Project No. CPA-2024-007 (**Zoning Manager Whitfield**)

BACKGROUND SUMMARY:

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

Capital Improvements Element Policy 1.5 states that the City shall continue, in conjunction with the annual process for the preparation of the operating budget, to prepare/update and adopt a five-year capital improvements program (CIP) in accordance with the timeline and priorities set forth in that Policy as well as Policies 1.1, 1.2 and 1.3. Pursuant to these policies, the City has reviewed its existing public services and facilities and future needs over the next five (5) years and prepared a five-year capital improvement plan and budget. The City conducted two (2) advertised and publicly noticed public hearings to consider the budget and the proposed improvements. The first public hearing was held on September 11, 2024. After consideration of public comments, the City Commission adopted the FY 24/25 - FY 28/29 Budget and Schedule of Capital Improvements at its September 18, 2024, public hearing.

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

ISSUE:

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

RECOMMENDATIONS:

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

ATTACHMENTS:

1. FY24-29 CIE Update_Ordinance
2. Advertisement

**ORDINANCE NO. 2024-
(Amendment to Capital Improvements Element
of the Comprehensive Plan and Update of the
Five-Year Schedule of Capital Improvements)
CASE NO. CPA-2024-007**

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

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

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

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

WHEREAS, pursuant to Section 166.041(3), F.S., on November 12, 2024, the Planning and Zoning Commission held an advertised and publicly noticed public hearing to consider the amendment to the Capital Improvements Element to update the Five-Year Schedule of Capital Improvements; and

WHEREAS, following advertisement and a duly noticed public hearing on the Ordinance, on December 3, 2024, the Ocoee City Commission, in good faith, determined that this Ordinance is in the best interest of the City and its residents and approved the amendment to the Capital Improvements Element to update the Five-Year Schedule of Capital Improvements.

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

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

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

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

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

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

PASSED AND ADOPTED this _____ day of _____, 2024.

ATTEST:

**APPROVED:
CITY OF OCOEE, FLORIDA**

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

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

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

this _____ day of _____, 2024.

FISHBACK DOMINICK

By: _____
City Attorney

EXHIBIT “A”

The Capital Improvements Element is hereby amended as follows:

CITY OF OCOEE COMPREHENSIVE PLAN CAPITAL IMPROVEMENTS ELEMENT

IV. GOALS, OBJECTIVES, AND POLICIES

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

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

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

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

# Improvement Request Title	Funding Source	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	Future	Total
Transportation Facilities								
1 Story Road Widening	CRA					\$ 950,000.00	\$18,000,000.00	\$ 18,950,000.00
2 Old Winter Garden Road Extension	CRA		\$ 1,390,616.00	\$ 3,700,000.00	\$ 3,000,000.00			\$ 8,090,616.00
3 Maguire Road Phase 5	CRA			\$ 4,500,000.00	\$ 4,500,000.00			\$ 9,000,000.00
4 Crown Point Road Extension	Public/Private Partnership		\$ 660,000.00					\$ 660,000.00
5 Regency PUD Project	CRA		\$ 560,000.00					\$ 560,000.00
Pine Street ROW Improvements & 6 Construction	Road Impact Fees	\$ 375,000.00	\$ 50,000.00	\$ 3,750,000.00				\$ 4,175,000.00
7 Crown Point Road Project	Road Impact Fees	\$ 2,040,043.00						\$ 2,040,043.00
Transportation Facilities Total:							\$	43,475,659.00
Utility Facilities								
1 Additional Funding ARPA Project	Water/Wastewater Capital Fund	\$ 1,845,000.00						\$ 1,845,000.00
Sewer/Reclaim Line Upsize Associated 2 with Development	Water/Wastewater Capital Fund	\$ 125,000.00						\$ 125,000.00
Additional Funding ARPA Project 3 Lakewood/Rewis/Flewelling	Water/Wastewater Capital Fund	\$ 630,000.00						\$ 630,000.00
Additional Funding Lauren Beth Water 4 Extension	Water/Wastewater Capital Fund	\$ 550,000.00						\$ 550,000.00
Annual Major Water Line Extensions 5 Program	Water/Wastewater Capital Fund	\$ 250,000.00						\$ 250,000.00
Water Line Upsize Associated with 6 Development	Water/Wastewater Capital Fund	\$ 125,000.00						\$ 125,000.00
ARPA Additional Funding - Reclaimed 7 Storage Tank & Pump Facility	Wastewater Capital Fund	\$ 2,178,884.00						\$ 2,178,884.00
Utility Facilities Total:							\$	5,703,884.00

Stormwater Facilities					
1 General Stormwater Improvements	Fund Balance	\$ 320,000.00	\$ 320,000.00		\$ 640,000.00
				Stormwater Facilities	\$ 640,000.00

Parks & Recreation Facilities					
1 Pickle Ball Court	Recreation Impact Fees		\$ 500,000.00		\$ 500,000.00
2 Freedom Park Playground	Recreation Impact Fees		\$ 150,000.00		\$ 150,000.00
3 Prairie Lake Playground	Recreation Impact Fees	\$ 150,000.00			\$ 150,000.00
4 Jim Beech Center Playground Ocoee Crown Point PUD Lake Apopka	Recreation Impact Fees	\$ 100,000.00			\$ 100,000.00
5 Waterside Park		\$ 192,000.00	\$ 650,000.00	\$ 300,000.00	\$ 1,142,000.00
				Parks & Recreation Facilities Total:	\$ 2,042,000.00
GRAND TOTAL:					\$51,861,543.00

West Orange Times c/o Business Observer

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INVOICE

Legal Advertising

CITY OF OCOEE

NOTICE OF PUBLIC HEARING

COMPREHENSIVE PLAN TEXT AMENDMENT TO ADOPT THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS AND UPDATE THE CAPITAL IMPROVEMENTS ELEMENT CASE NUMBER: CPA-2024-007

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-8 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code, that on **TUESDAY, NOVEMBER 12, 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 the adoption of the Five-Year Schedule of Capital Improvements and update the Capital Improvements Element within the City's Comprehensive Plan, in accordance with the requirements of Section 163.3177(3), Florida Statutes.

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

Melanie Sibbitt, City Clerk

October 31, 2024

24-03477W

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.



November 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 <i>Fountains West Blvd.</i> <i>Parcel # 06-22-28-2863-01-000</i> 3.04 acres <i>Commission District 1 – Scott R. Kennedy</i>	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 <i>West Road</i> <i>Parcel # 06-22-28-0000-00-008</i> 3.71 acres <i>Commission District 1 – Scott R. Kennedy</i>	Special Exception to the existing Commercial PUD to allow Hotel Use	Denied at the October 1, 2024 City Commission Meeting
HOMETOWNE STUDIOS OCOEE Sage #2024-0028 <i>West Road</i> <i>Parcel # 06-22-28-0000-00-008</i> 3.71 acres <i>Commission District 1 – Scott R. Kennedy</i>	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 <i>2199 West Road</i> <i>Parcel # 05-22-28-0000-00-029</i> 5.08 acres <i>Commission District 1 – Scott R. Kennedy</i>	Large Scale Final Subdivision Plan Proposing Townhome Subdivision with a minimum living area of 1,500 SF	Under Construction 
OCOEE CROWN POINT MIXED USE DEVELOPMENT Sage #2022-0050 <i>2012 Ocoee Apopka Road</i> <i>Parcel # 06-22-28-0000-00-005</i> <i>Parcel # 06-22-22-0000-00-082</i> 16.19 acres <i>Commission District 1 – Scott R. Kennedy</i>	Large Scale Final Site Plan for mixed-use consisting of Multifamily and Retail	Under Construction 
OCOEE VILLAGE CENTER NEW GROCERY AND FUEL STATION Sage #2024-0047 <i>N Lakewood Ave</i> <i>Parcel # 05-22-28-6160-10-008</i> <i>Parcel # 05-22-28-6160-10-008</i> 7.99 acres <i>Commission District 1 Scott R. Kennedy</i>	Large Scale Final Site Plan for a 48,585 SF Grocery Store with a 10 Pump Fuel Station including a 1,618 SF Convenience Store	Under 1 st Review
OCOEE VILLAGE CENTER NW PARCEL 1 Sage #2024-0046 <i>N Lakewood Ave</i> <i>Parcel # 05-22-28-6160-14-031</i> 3.97 acres <i>Commission District 1 Scott R. Kennedy</i>	Large Scale Final Site Plan for three (3) Retail Buildings, with a total of 26,570 SF	Under 1 st Review

OCOE 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 
OCOE 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
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	• 3rd Review Comments sent October 28, 2024 • Awaiting resubmittal
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	City Commission Meeting: January 7, 2025
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 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 2 nd 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 - Under 1st review

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 a 28,000 SF Office Building	Under Construction 
VALIANT REALTY GROUP Sage #2024-0051 112 S. Bluford Ave. Parcel # 17-22-28-5504-02-040 .24 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 7,843 SF Office Building	Under 1 st Review
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 #2024-0005 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	Site Plan Approved

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	3rd Review Comments sent September 4, 2024 - Awaiting resubmittal
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	Under 2 nd Review
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 #2024-0032 Sage #2024-0048 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 COMM Rezoning from PUD-LD, R-1AA, and Unclassified to PUD	Under 3 rd Review - Planning & Zoning Meeting: October 8, 2024 - City Commission Meeting 1st Reading: November 5, 2024 Under 1 st 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

PALM DRIVE RETAIL FACILITY Sage #2024-0052 Palm Drive Parcel # 18-22-28-0000-00-109 1.65 acres Commission District 3 – Richard Firstner	Small Scale Site Plan for a 15,000 SF Retail/Office Building	Under 1 st 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	Under Construction 
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	Under 4 th Review
EVEREST REHABILITATION HOSPITAL AKA OCOEE LANDINGS COMMERCIAL 1842 E. Silver Star Road Parcel # 16-22-28-4532-00-040 5.12 acres Commission District 4 - 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 <i>E. Silver Star Road</i> Parcel # 16-22-28-4532-00-140 1.77 acres <i>Commission District 4 - George Oliver III</i>	Large Scale Site Plan consisting of commercial/retail and 46 apartments combined as an approved use for the PUD	Approved at City Commission meeting on November 1, 2022
RESERVE AT LAKE MEADOWS Sage #2021-0043 2149 Lauren Beth Avenue Parcel # 04-22-28-0000-00-024 18.58 acres <i>Commission District 4 - George Oliver III</i>	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 <i>Commission District 4 – George Oliver III</i>	Small-Scale Site Plan to construct two retail buildings totaling 23,052 square feet	Under 1 st Review
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 <i>Commission District 4- George Oliver III</i>	Large Scale Preliminary/Final Subdivision to construct 190 single family residential lots in Phases 1 & 2 with stormwater ponds, open space, and a park/recreation area and 187 lots for Mass Grading in Phases 3 & 4	Under Construction 
WYNWOOD PHASE 3 & 4 FKA CLRM Sage #2023-0024 Greenwood Oak Drive Parcel # 34-21-28-9490-06-001 Coachwood Drive Parcel # 34-21-28-9490-06-002 56.63 acres <i>Commission District 4- George Oliver III</i>	Large Scale Preliminary/Final Subdivision Plan to construct 187 single family residential lots	• Final Site Plan Approved Pending Pre-Construction Meeting • City Commission Meeting (Consent): TBD
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 <i>Commission District 4- George Oliver III</i>	Plat	Plat approved by staff, City Commission Meeting (Consent): TBD