

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

January 14, 2025

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 November 12, 2024

- **OLD BUSINESS**

- **NEW BUSINESS**

1. 304 Calliope Street - Renwick Variance; Project No. VR-24-03 (**Planner I Berenice Belizaire**)
2. Ocoee Regional Sports Complex Rezoning to PUD; Project No. RZ-24-09-07 (**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

November 12, 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 Development Services Director Corless, Board Attorney Johnson, and Recording Clerk Justice

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on October 8, 2024.

(6:30 pm)

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

• OLD BUSINESS - None

• NEW BUSINESS

1. MDTL Enterprise LLC Property (Conservation Tract) Annexation; Project No. AX-10-24-01 (**Zoning Manager Whitfield**)

Vice-Chair Forges announced that he will abstain from voting on this item due to a conflict.

Zoning Manager Whitfield provided a brief overview of the subject parcel, explaining that the property is eligible for annexation. She advised that the proposed annexation aims to support the protection and preservation of conservation and wetland areas, and will be dedicated to the City for wetlands mitigation and inclusion with floodplains.

Member Chacon asked if there were any financial implications for the City. **Zoning Manager Whitfield** addressed his question.

Chair Lomneck inquired about the timeframe the applicant would have in which to transfer

ownership of the property to the City. **Zoning Manager Whitfield** addressed his question.

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

(6:34 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the MDTL Enterprise LLC Property (Conservation Tract) Annexation, Project Number AX-10-24-01, with the condition that a timeframe be set in which the applicant must dedicate the property to the City when the project commences; Moved by Member Keller, Seconded by Member Chacon; motion carried 4-0, with Vice-Chair Forges abstaining. (Form 8B on file in the City Clerk's Office)

Member Keller inquired about **Alternate Member Butler's** voting eligibility due to **Vice-Chair Forges'** abstention. A discussion followed with **Board Attorney Johnson**. **Chair Lomneck** called for a new motion.

(6:37 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the MDTL Enterprise LLC Property (Conservation Tract) Annexation, Project Number AX-10-24-01, with the condition that a timeframe be set in which the applicant must dedicate the property to the City when the project commences; Moved by Member Keller, Seconded by Member Chacon; motion carried 5-0, with Vice-Chair Forges abstaining. (Form 8B on file in the City Clerk's Office)

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**)

Zoning Manager Whitfield explained that, per Section 163.3177(3) of the Florida Statutes, the Comprehensive Plan must include a Five-Year Schedule of Capital Improvements. She then presented an overview of the proposed Five-Year Capital Improvements Plan, which aligns with the Fiscal Year 2024/2025 – 2028/2029 Budget approved by the City Commission on September 18th. This plan includes only projects and improvements previously authorized by the City Commission.

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

(6:39 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Annual Comprehensive Plan Text Amendment to Adopt Five-Year Schedule of Capital Improvements and Update the Capital Improvement (CIE), Project Number CPA-2024-007; Moved by Member Keller, Seconded by Member Galvan; motion carried

unanimously.

• **MISCELLANEOUS**

1. Project Status Report

Acting Development Services Director Corless updated the Board with the following:

- The Commerce 429 project is no longer allowed early morning and late-night concrete pours after numerous citizens voiced their concerns about the noise to staff.

Chair Lomneck inquired if the 7-11 located on Lakewood Avenue is facing any permitting issues that might be causing a delay in its opening. **Acting Development Services Director Corless** and **Zoning Manager Whitfield** addressed his question.

Chair Lomneck requested clarification regarding The Backyard project, specifically whether the plan involves hosting food trucks or establishing a food hall. **Zoning Manager Whitfield** addressed his question.

Vice-Chair Forges asked if there are any updates regarding the Goodwill project at Fountains West. **Zoning Manager Whitfield** addressed his question.

Member Galvan inquired about early morning and late-night concrete pours with respect to the upcoming regional sports complex. **Acting Development Services Director Corless** addressed his question.

Chair Lomneck commended Acting Development Services Director Corless and the Planning team for their outstanding work on the memorial unveiled at Unity Park.

• **ADJOURNMENT – 6:46 PM**

ATTEST:

APPROVED:

Miranda Justice, Recording Clerk

Brad Lomneck, Chair



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

STAFF REPORT

Meeting Date: January 14, 2025
Item #: 1

Contact Name: Berenice Belizaire, Planner 1

Department Director: Ginger Corless

Subject: 304 Calliope Street - Renwick Variance; Project No. VR-24-03 (**Planner I Berenice Belizaire**)

BACKGROUND SUMMARY:

The property is located in Commission District 3 and addressed at 304 Calliope Street. It is zoned R-1AA (Single Family Dwelling District) and is assigned parcel ID number 32-22-28-9285-00-740. Per Section 5-14A and corresponding Table 5-2 (Minimum Zoning Descriptions on Permitted Uses) of Article V of the Land Development Code, the maximum allowable impervious surface area (ISA) for all lots within all residential zoning districts is 50% of the lot area. The property contains 9,380 SF of land area, thus, the maximum ISA permitted is limited to 4,690 SF. The applicant is requesting a total ISA of 7,558.53 SF (or 81% of the lot), representing a 61.2% variance to Table 5-2. This causes the lot to exceed the maximum allowable impervious surface area (ISA) by 31% (approximately 2,907.80 SF) for purposes of installing impervious surface materials in the rear and side yards, specifically:

- Installation of pavers covering nearly the entirety of the rear yard, and
- Installation of paver walkways along the side yards.

According to Article IV, Section 4-9A, approval of a variance requires that the applicant demonstrate compliance with four (4) criteria, as follows:

1. That special conditions and circumstances exist which are peculiar to the land, structures, or required subdivision improvements involved and which are not applicable to other lands, structures, or required subdivision improvements;
2. That a literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties with similar conditions;
3. That the special conditions and circumstances do not result from the actions of the applicant; and
4. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, structures, or required subdivision improvements under similar conditions.

Applicant Response: The applicant's justifications are as follows:

This project involves the installation of pavers in the backyard of a residence in Ocoee, Florida. Specifically, this variance request seeks the City's approval for an increase in the maximum allowable impervious area percentage for the property. The installation of pavers covers the entire patio area and is intended to address a rodent control issue (rats). The current total area of the pavers in the backyard patio is approximately 2,876 square feet. The survey titled "Proposed Survey for 2024 Permit" illustrates the total proposed paver area.

The primary motivation for this intervention is to address the presence of rats and snakes on the property, which have emerged due to the proximity and operation of a sewer pump located behind the residence, belonging to Thornebrooke Elementary School. The implementation of pavers aims to provide an effective and long-lasting solution to the pest problems.

- **Pest Control:** The presence of rats and snakes in the backyard area, exacerbated by the presence of the sewer pump, indicates a public health and safety concern. Installing pavers can help create a surface that limits hiding spots for these animals, thereby reducing their presence.
- **Enhancement of Safety:** By reducing hiding spots for rats and snakes, the safety of the residence is increased. This is especially important for the family and neighbors with children and pets, who are more vulnerable to dangerous encounters.
- **Stormwater Management:** In addition, pavers allow water to filter through their joints, which helps reduce runoff and minimizes the risk of flooding. This contributes to better management of rainwater and protects the surrounding environment. By allowing water to filter through the joints of the pavers, it contributes to sustainable water management.

Finally, the lot has a natural slope that allows for effective drainage of rainwater without affecting neighboring properties, as the water flows toward the back of the residence. During the heavy rains associated with Hurricane Milton, it was clear that the rainwater filtered through the pavers, preventing any accumulation in the neighboring residences. Additionally, most of the pavers have been installed since 2020, which demonstrates that during the various storms experienced in Florida, characterized by substantial rainfall, the natural drainage created by the slope of our patio has successfully mitigated water accumulation and drainage issues.

Staff Analysis: Staff finds that the justifications provided by the applicant do not support and are not sufficient to demonstrate compliance with the four (4) evaluation criteria. Staff's analysis is summarized below:

- **Criteria 1: Special Circumstances & Conditions:** There are no special conditions and circumstances that exist that are peculiar to the land in that the subject lot is of similar dimensions, shape, and size as all of the lots in this block of the subdivision. The lot is rectangular in shape with a slight bend along the East property line near the front of the lot. Also, like all of the lots in the subdivision, the subject lot has 5-foot drainage and utility easements along the side lot lines where impervious materials are not permitted.
- **Criteria 2: Literal Interpretation of Code:** The literal interpretation of the provisions of these regulations would not deprive the property owner of rights commonly enjoyed by other properties with similar conditions. Construction of the residence (including the front covered porch and rear covered lanai), driveway, and walkway yielded an ISA of approximately 43%, leaving approximately 7% (or 656.6 square feet) of impervious surface area available for use by the property owner. The remaining 7% (or 656.6 square feet) of impervious surface area coverage allows adequate square footage for the property owner to construct reasonably sized patio or other accessory structures on the property.
- **Criteria 3: Actions of the Applicant:** The circumstances of this variance are the result of the actions of the applicant/property owner. The property was cited by Code Enforcement for having unpermitted pavers in the rear and side yards. In an effort to be compliant with Code Enforcement, the applicant/property owner pursued a building permit to account for the 1,922 square feet of existing unpermitted pavers installed in 2020 plus the desired additional 1,569.25 SF of pavers to the property (refer to the attached survey).
- **Criteria 4: Conference of Special Privilege:** Granting the requested variance would confer a special privilege to the applicant that is denied by these regulations to other lands or required subdivision improvements under similar conditions, as other properties are also not permitted to exceed the maximum ISA.

On December 16, 2024, staff met with the applicants to discuss their issues and concerns relative to rodents and snakes in their back yard; however, staff explained that the variance criteria do not speak to nuisance-related concerns and clarified that the variance would not constitute approval of impervious materials (pavers) within the Drainage and Utility Easements. The applicants agreed to reduce the width of the paver walkways along the sides of the residence from 3 feet wide to 2.48 feet wide so as to not encroach into the easements. This will reduce the impervious area by 97.24 square feet, or 1%, bringing the total requested ISA to 80%.

Staff does not support the requested variance as there is insufficient, code-based justification to support the variance.

ISSUE:

Should the Planning and Zoning Commission (PZC) make a recommendation of approval for the requested variance to Section 5-14A and corresponding Table 5-2 of Article V of the Land Development Code to exceed the maximum allowable impervious surface area (ISA) by 31% (approximately 2907.80 square feet) for a total ISA of 81% (7558.53 square feet) for purposes of installing pavers patio in the rear yard and paver walkways along the side yards, representing a 61.2% variance?

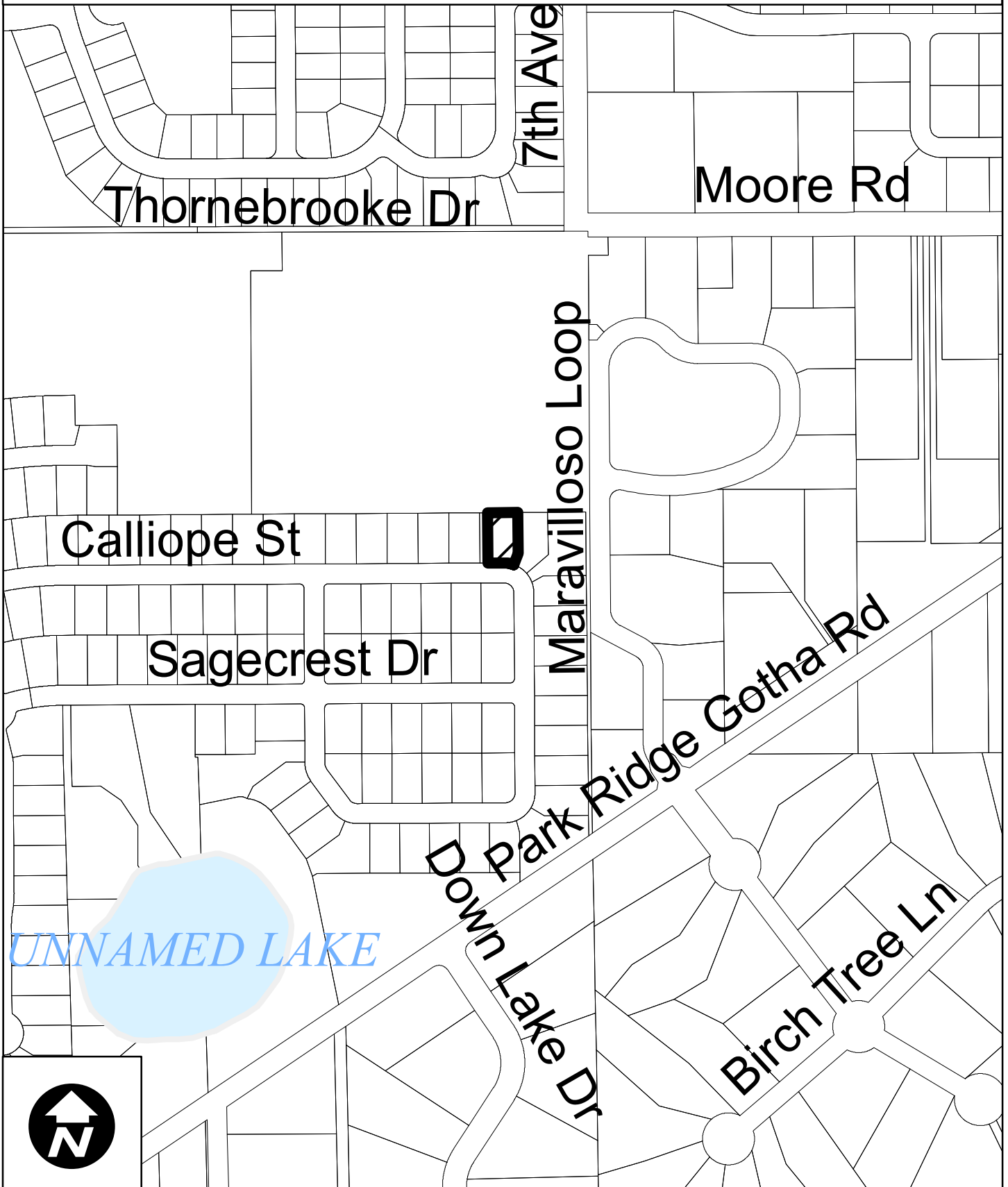
RECOMMENDATIONS:

Staff recommends that the Planning and Zoning Commission (PZC) make a recommendation of denial of the requested variance to Section 5-14A and corresponding Table 5-2 of Article V of the Land Development Code and not allow the property to exceed the maximum 50% allowable impervious surface area (ISA) for the purposes of installing pavers in the rear yard and paver walkways in the side yards.

ATTACHMENTS:

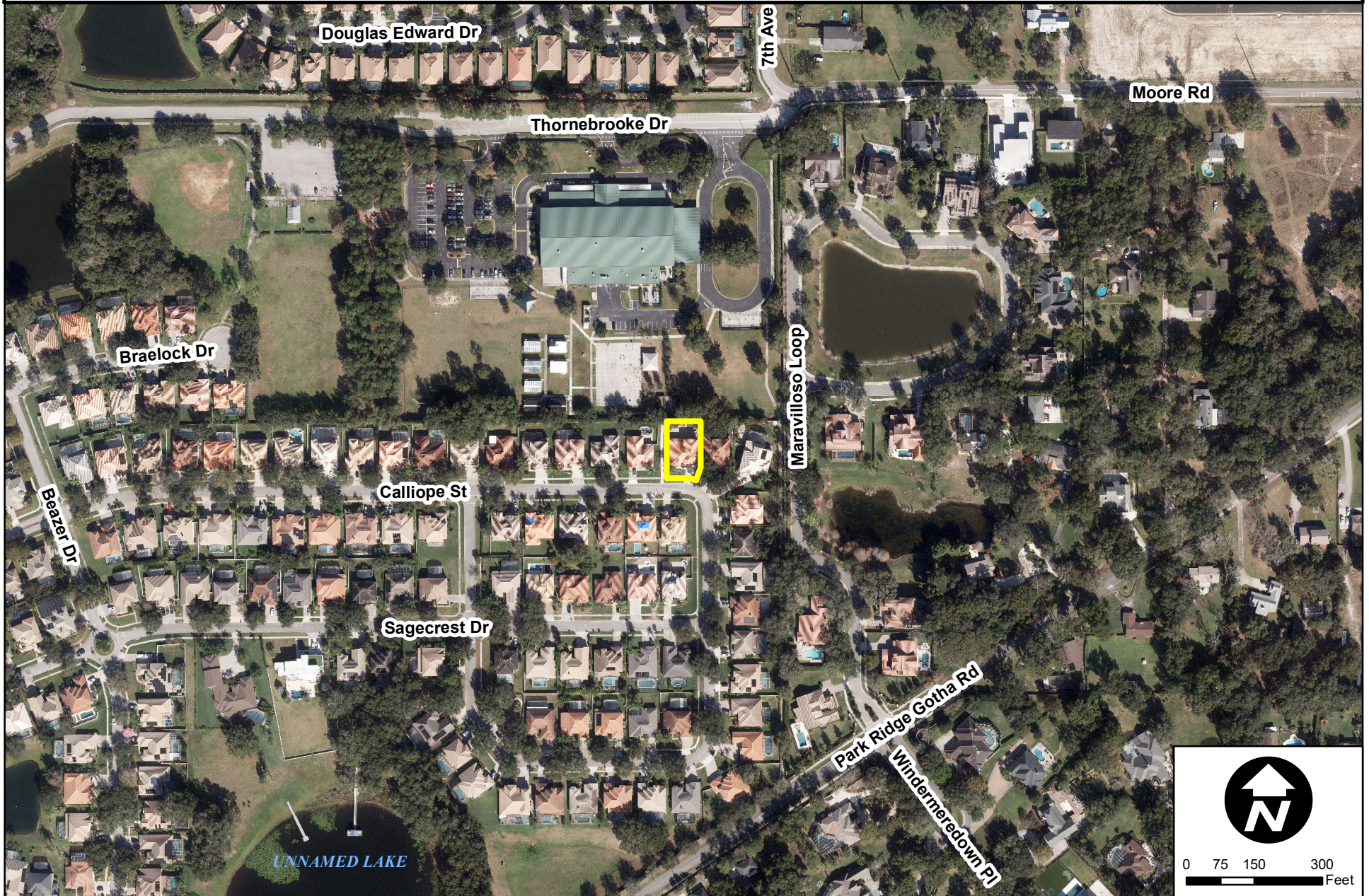
1. Location Map
2. Aerial Map
3. Future Land Use Map
4. Zoning Map
5. Original Survey
6. Existing 2020 Survey
7. Proposed Survey for 2024 Permit
8. 304 Calliope Street Rat Photo
9. 24-101_AFD_304 Calliope Street Renwick Variance (P&Z Meeting)

304 Calliope Street - Renwick Variance Location Map



304 Calliope Street - Renwick Variance

2024 Aerial Photography



304 Calliope Street - Renwick Variance Surrounding Future Land Use Map



Development Services
Department

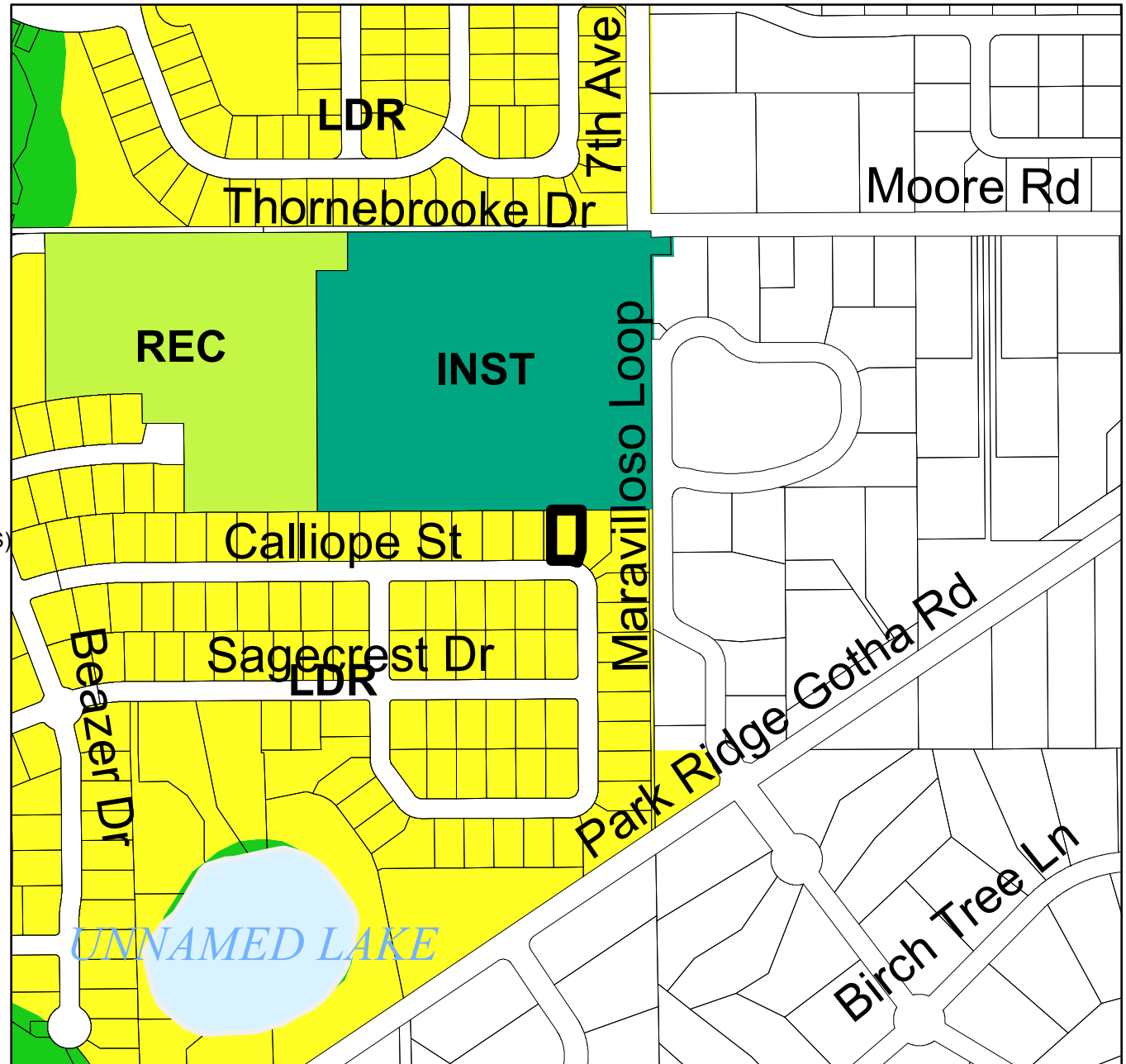
0 95 190 380
Feet

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)



304 Calliope Street - Renwick Variance Surrounding Zoning Map



OCOEE
florida
Development Services
Department

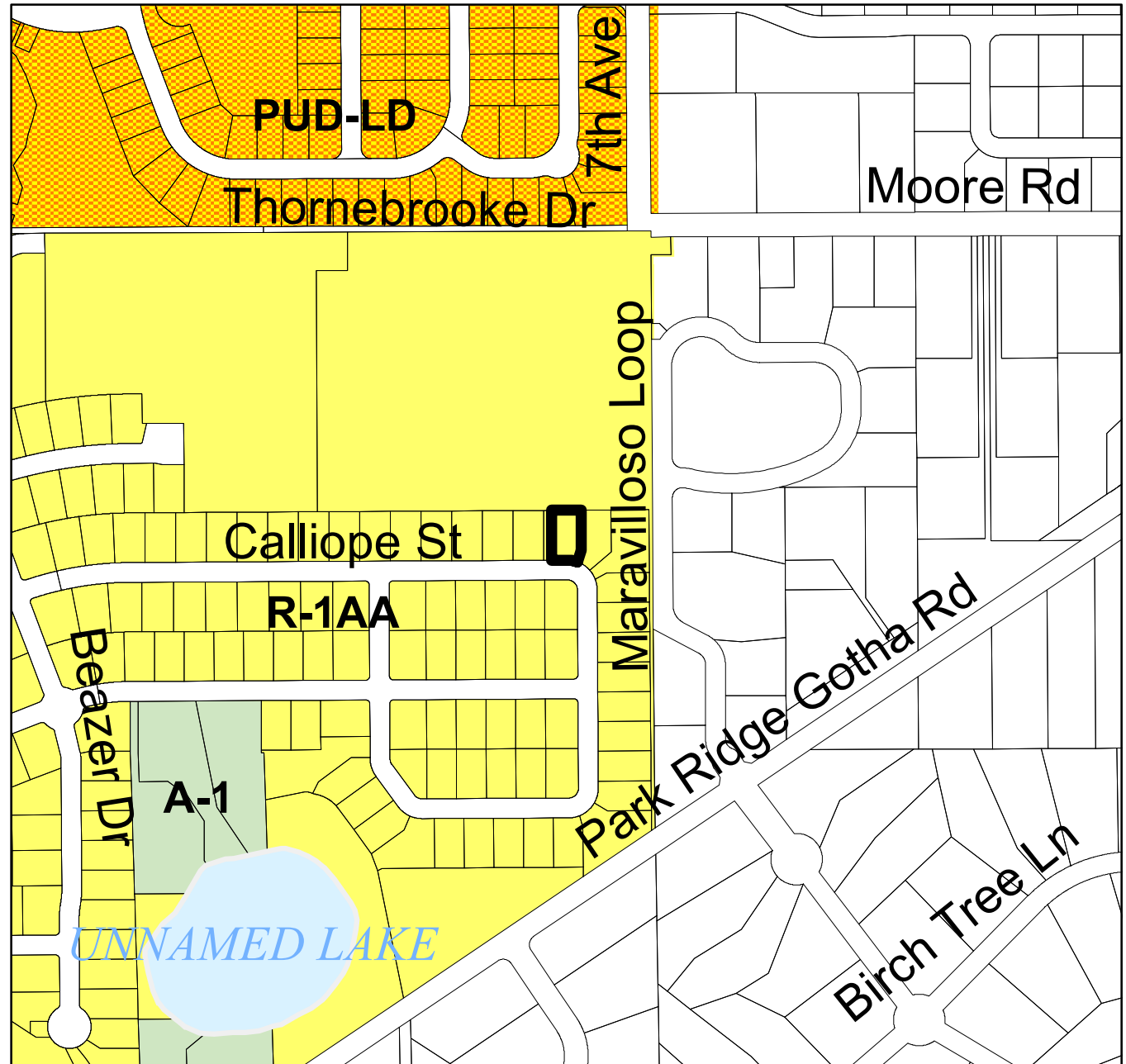
0 95 190 380
Feet

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



BOUNDARY SURVEY

Legal Description:

Lot 74, WINDSOR LANDING PHASE 2, according to the Plat thereof, as recorded in Plat Book 54, Page 21 through 65, of the Public Records of Orange County, Florida.

Certified to/ for the exclusive use of:

Rodolfo Renwick
FBC Mortgage LLC
Metes & Bounds Title Company
Alliant National Title Insurance Agency

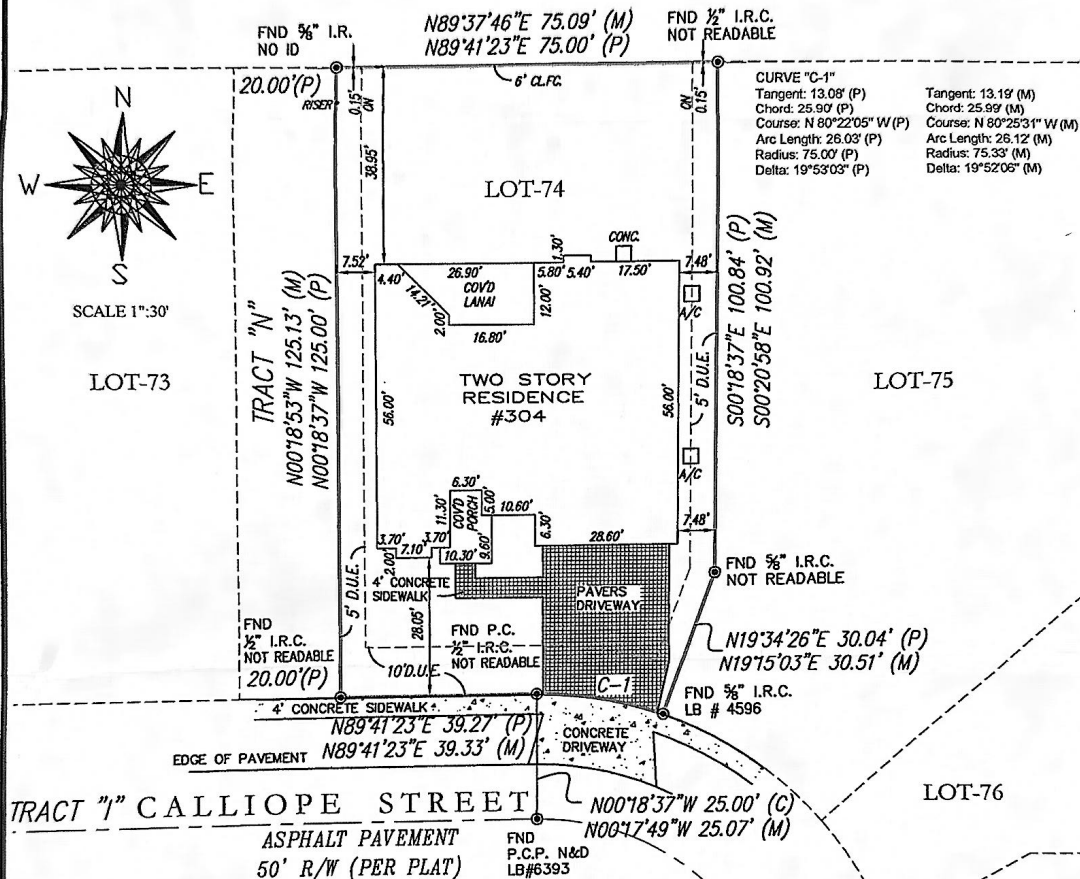
Flood Insurance Rate Map:

Community Number: 120185 Panel: 0220
Suffix F Flood Insurance Rate Map
Dated September 25, 2009 Flood Zone: "X"
Map ID: 12095C0220F

Thornebrooke Elementary School

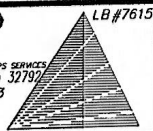
PARCEL ID:

32-22-28-0000-00-008



Address: 304 Calliope Street Ocoee, Florida 34761

LEBRON GROUP
LAND SURVEYING AND MAPPING CORP.
2236 Winter Woods Blvd Suite 1000 Winter Park Florida 32789
Phone (407) 781-9329 Fax (407) 517-4393
Website WWW.LEBRONGROUP.COM
Email info@lebrongroup.com



Legend:

- 6.0" WOOD FENCE
- 4.0" CHAIN LINK FENCE
- TELEPHONE RAISER
- WOOD POWER POLE
- 1/2" I.R. LB 7615
- WOOD DOCK
- COVERED AREA
- CONCRETE

Surveyor's Notes:

1. Legal Description provided by others.
2. The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the Plat.
3. Underground portions of footings, foundations or other improvements were not located.
4. Wall lies are to the face of the wall and are not to be used to reconstruct boundary lines.
5. Only visible encroachments located.
6. No identification found on property corners unless otherwise shown.
7. Dimensions shown are Plat and Measured unless otherwise shown.
8. Fence ownership not determined.
9. This survey depicted here forms a closed geometric figure.
10. No underground improvements or visible installations have been located other than shown.
11. This survey is prepared for the exclusive use and benefit of the parties listed hereon liability to third parties may not be transferred or assigned.
12. Notice this drawing may not be scale due to electronic transfer.
13. This survey does not reflect or determine ownership.
14. Fence corner and building corners are witness monuments to abstracted corner, dimensions are as shown.
15. Subject to any dedication, limitations, restrictions reservations, and/or easement of record no examination of Title made by Surveyor.
16. This Survey is not an ALTA/ACSM Land Title Survey.
17. This Survey was prepared without the benefit of a commitment for Title Insurance.

This Survey is intended for mortgage or refinance purposes only. Exclusively for this used by those to whom it is certified. This Survey is not to be used for Construction, permitting, design, or any other use without the written consent of LEBRON GROUP SURVEYING AND MAPPING CORP. PHOTOCOPIING FORBIDDEN. COPYRIGHTED MATERIAL ©

SURVEY NO.: 693-2016

FIELD DATE: 06/20/2016

SHEET NO.:

REVIEWED BY: H.L.A.
SURVEYED BY: J.R.N.
DRAWN BY: E.D.

1

Abbreviations:

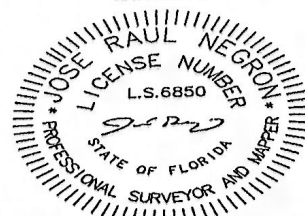
P	=	PLAT	D	=	DEED	P.C.	=	POINT OF CURVATURE
B	=	BLOCK	R	=	RADIUS	I.R.C.	=	IRON ROD AND CAP
BLK	=	DEED	RLS	=	REGISTERED LAND SURVEYOR	I.P.C.	=	IRON PIPE AND CAP
I.P.	=	IRON PIPE	A	=	CENTRAL ANGLE	C.L.F.	=	CHAIN LINK FENCE
M	=	MEASURE	F.F.E.	=	FINISH FLOOR ELEVATION	C.M.	=	CONCRETE MONUMENT
CONVD	=	COVERED	C.B.	=	CHORD BEARING	P.C.P.	=	PERMANENT CONTROL POINT
O.H.L.	=	OVERHEAD LINES	P.O.L.	=	POINT ON LINE	P.M.	=	PERMANENT REFERENCE MONUMENT
CATV	=	CABLE TV RAISER	D.U.E.	=	DRAINAGE AND UTILITY EASEMENT	P.I.	=	POINT OF INTERCEPTION
C.L.	=	CENTER LINE	P.R.C.	=	POINT OF REVERSE CURVATURE	A.E.	=	ACCESS EASEMENT
N&D	=	NAIL AND DISK	P.O.C.	=	POINT OF COMPOUND CURVATURE	U.E.	=	UTILITY EASEMENT
R.O.W.	=	RIGHT OF WAY	A/C	=	AIR CONDITIONER			
R/W	=	RIGHT OF WAY	N.R.	=	NON RADIAL			
ESMT.	=	EASEMENT	W.P.	=	WITNESS POINT			
CRAN.	=	DRAINAGE	CONC.	=	CONCRETE			
UTL.	=	UTILITY	MO.F.C.	=	WOOD FENCE			
R.P.	=	RADIUS POINT	LI	=	LICENSE BUSINESS			
FND	=	FOUND	T.B.M.	=	TEMPORARY BENCH MARK			
LS	=	LAND SURVEYOR	P.T.	=	POINT OF TANGENCY			
PLS	=	PROFESSIONAL LAND SURVEYOR	O.R.	=	OFFICIAL RECORD			
			ELEV.	=	ELEVATION			
			ID	=	IDENTIFICATION			

Basis of Bearing:

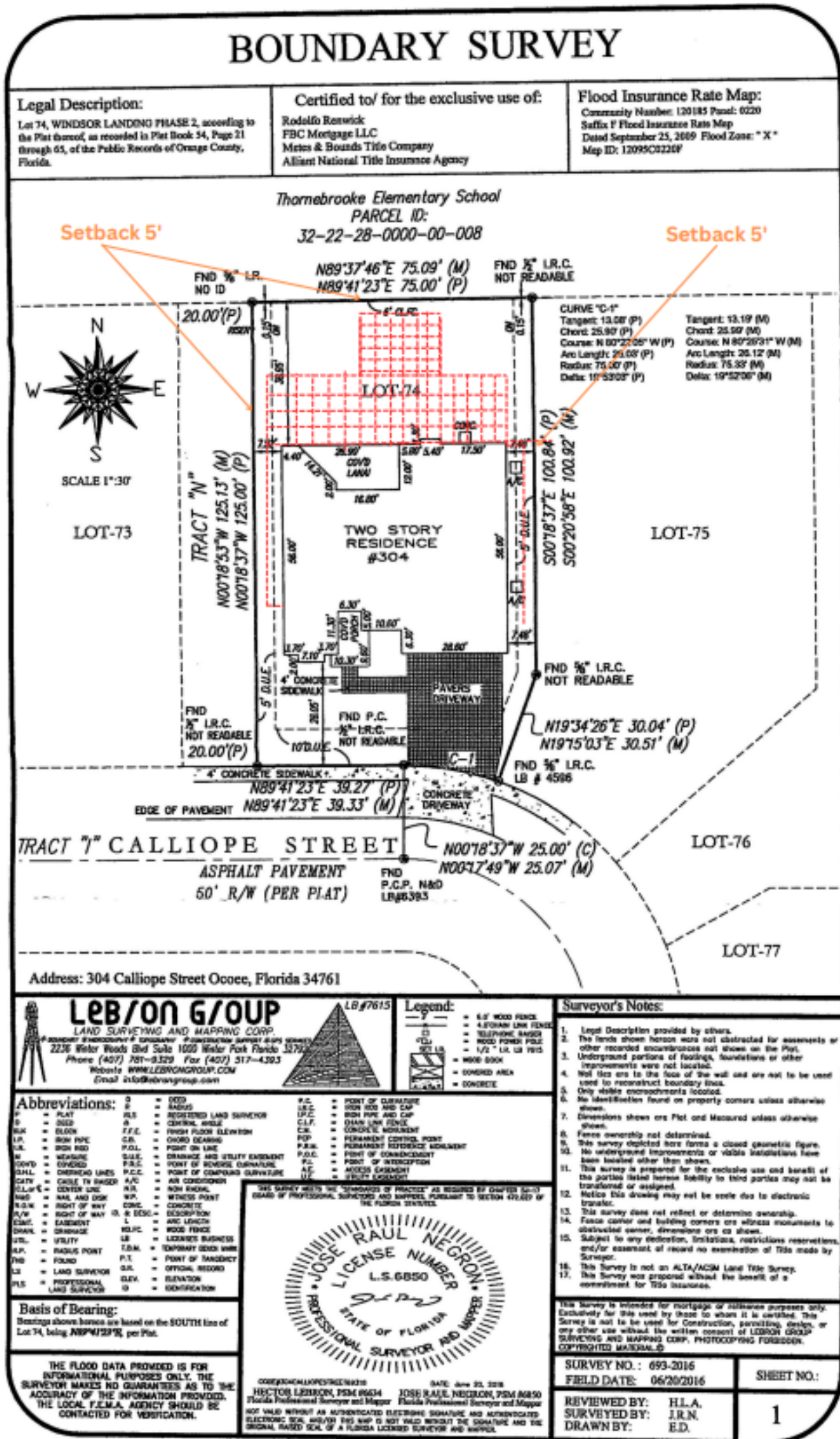
Bearings shown hereon are based on the SOUTH line of Lot 74, being N89°41'23"E, per Plat.

THE FLOOD DATA PROVIDED IS FOR INFORMATIONAL PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE LOCAL F.E.M.A. OFFICE SHOULD BE CONTACTED FOR VERIFICATION.

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 54-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



CODE#304CALLIOPESTREET69316 DATE: June 20, 2016
JEFFERSON LEIBRON, PSM #6634 JOSE RAUL NEGRON, PSM #6850
Florida Professional Surveyor and Mapper Florida Professional Surveyor and Mapper
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



RAT behind my patio



Serial Number
24-04005W

WEST ORANGE Times

West Orange Times
Published Weekly
Winter Garden, Orange County, Florida

COUNTY OF ORANGE

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the West Orange Times a weekly newspaper published at Winter Garden, Orange County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Public Hearing on January 14, 2025
305 Callopie St

in the Court, was published in said newspaper by print in the
issues of 12/26/2024

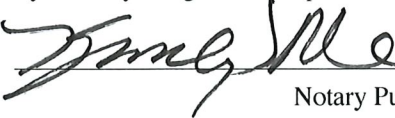
Affiant further says that the West Orange Times complies with all legal requirements for publication in chapter 50, Florida Statutes.

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


Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,
26th day of December, 2024 A.D.

by Lindsey Padgett who is personally known to me.


Notary Public, State of Florida
(SEAL)



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

CITY OF OCOEE
NOTICE OF PUBLIC HEARING
304 CALLOPIE STREET - RENWICK PROPERTY
VARIANCE REQUEST
CASE NUMBER: VR-24-03

NOTICE IS HEREBY GIVEN, that the OCOEE PLANNING & ZONING COMMISSION will hold a PUBLIC HEARING on TUESDAY, JANUARY 14, 2025, at 6:30 P.M., or as soon thereafter as possible, at the Ocoee City Commission Chambers, 1 North Bluford Avenue, Ocoee, Florida, in order to consider the petition of Rodolfo Renwick for a variance according to the provisions of Article IV, Subsection 4-9 of the City of Ocoee Land Development Code.

Action Requested: The property is located at 304 Callopie Street and is assigned parcel ID # 32-22-28-9285-00-740. The applicant is requesting a variance to Section 5-14A, and the corresponding Table 5-2 of Article V, of the Land Development Code, to exceed the maximum allowed 50 percent impervious surface area by 31 percent in order to construct a patio in rear (North) and walkways along the sides (East and West) of the property.

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

December 26, 2024

24-04005W



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

STAFF REPORT

Meeting Date: January 14, 2025
Item #: 2

Contact Name: Anoch Whitfield, Zoning Manager
Subject: Ocoee Regional Sports Complex Rezoning to PUD; Project No. RZ-24-09-07 (**Zoning Manager Whitfield**)
Department Director: Ginger Corless

BACKGROUND SUMMARY:

Request: The applicant is requesting to amend approximately 150 acres of land from City PUD (95.11 acres), City R-1AA (37.11 acres) and County A-1 (approximately 17.78 acres) to City PUD for purposes of developing the Ocoee Regional Sports Complex.

Owner/Applicant: The developer/owner is Jaime Douglas, MDTL Enterprise/Owner, as represented by Marcos Bastian, AECOM, the applicant. However, the proposed Ocoee Regional Sports Complex (ORSC) is a partnership project between the City and Montierre Development, PLLC. In 2022, the City partnered with Montierre Development to facilitate the development of the ORSC, a proposed 150-acre multi-use project, in an effort to generate substantial economic benefits to the residents of Ocoee and to the public in the region by creating thousands of jobs in various industries and delivering on the City's continued commitment to create attractive and connected places for residents and the public to dine, shop, work, gather, and recreate.

General Location: The subject property is within Commission District 1 and is generally located in the southeast corner of the intersection of Ocoee Apopka Road and Fullers Cross Road.

Property Size and Parcel ID No.: The subject property consists of nine (9) parcels totaling approximately 150 acres, assigned parcel identification numbers 07-22-28-0000-00-001 (the Chevron Property), 07-22-28-0000-00-023, 07-22-28-0000-00-057, 07-22-28-0000-00-041, 07-22-28-0000-00-039, 07-22-28-0000-00-043, 07-22-28-0000-00-105, 07-22-28-0000-00-060, and 07-22-28-0000-00-074.

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
Commercial (150 acres)	PUD-LD, R-1AA and County A-1	Most of parcels are vacant, partially wooded lots; a few are occupied by single-family dwelling	Wetlands, man-made canal, and Basinger, other hydric fine sandy soils. The property is within the Lake Apopka Drainage Basin, which is within the Ocklawaha River Basin. A large portion of property contains contaminated soils and has been designated a Brownfield.

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
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North	Ocoee & Orange County	City Commercial County Low Density Residential	City PUD-COMM & R-1A Orange County A-1	Church facility, single-family residential & Vacant
South	Orange County	County Low Density Residential	County A-1	Sports facility & vacant wooded land with wetlands
East	Ocoee & Orange County	City Low Density Residential, Conservation, & Light Industrial County Rural & Low Density Residential	City A-1, PUD-LD, I-1 & R-1AA County A-1	Various uses, including single-family residential, school, agricultural uses and vacant lands
West	Ocoee & Orange County	City Commercial & Light Industrial County Low Density Residential	City PUD-COMM, PUD-IND, & C-3 County R-CE & A-1	Various uses, including single-family residential, light industrial/flex warehousing, and vacant lands

Proposed Land Use Plan: The applicant proposes to change the zoning classification of approximately 150 acres of Commercial FLUM designated property from City PUD, City R-1AA, and County A-1 zoning to City PUD. As part of the PUD rezoning, a Land Use Plan (LUP) establishing the development parameters for that specific PUD is required. The table below summarizes the proposed Land Use Plan for the PUD.

Proposed Zoning Classification	Proposed Use	Proposed Development Program
Planned Unit Development (PUD)	Multi-sport sports complex, hotel, indoor/outdoor entertainment, restaurant, retail, office and assembly/conference uses and associated infrastructure	In accordance with the adopted text amendment, development on the property is limited to: • 42 acres of sports fields & entertainment venues, • 1.33 million SF of mixed-use commercial (inclusive of hotel square footage for 1,250 hotel keys), and • Maximum of 17,960 net new external daily trips. • The development will be served by an amenitized, pedestrian-activated stormwater "riverwalk" and surface, podium, and garage parking. • Inclusive of parking facilities, the maximum development is 2.46 million SF.

The LUP proposes the below development standards for development on the property:

Maximum Building Heights	Maximum heights for buildings and structures within the development shall be limited to the following: • Retail, Restaurant, and entertainment Uses: 3 stories • Office Use: 5 stories • Hotel Use: 10 stories • Parking Structure: 6 stories/7 parking levels • Other Uses: Per City Land Use Administrator's Determination
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PUD Perimeter Buffer	The below buffer standard will be applicable to the property as a whole within the Northwest Activity Center: • 25-foot Minimum along Ocoee Apopka Road and Fullers Cross Road • 10-foot Minimum landscaping buffer from adjacent properties and new 17th Avenue Extension
Internal Setbacks	Building setback requirements as applied to current or future property lines: • Buildings/structures up to 3 stories: Minimum 20-foot front and 7.5-foot side and rear setbacks • Buildings/structures 4 or more stories: Minimum 25-foot front and 10-foot side and rear setbacks
Building Separation Requirements	Separation between buildings/structures, irrespective of property lines: • Buildings/structures up to 3 stories: Minimum 15 feet • Buildings/structures 4 stories or greater: Minimum 20 feet
Maximum Impervious Surface Area (ISA)	Maximum 50% of net developable acreage
Parking Requirements	Per the Parking Requirements Table in the Land Use Plan, parking will be as follows: • Sports fields: 1 space per 4 seats • Retail: 1 space per 200 GSF • Restaurant: 1 space per 4 fixed seats, plus 1 space for each 75 GSF of patron use where fixed-seat calculation is not applicable • Entertainment: 1 space for each 250 GSF • Indoor sports: 1 space for each 300 GSF • Offices: 1 space for each 250 GSF • Hotels: 1 space for each hotel key, plus 1 space for each 3 employees (1 employee for every 4 keys) • Assembly/conference: 1 space for each 250 GSF • Other/unlisted: Per Land Use Administrator's determination • Shared Parking Ratio: 15% maximum reduction applied to total parking requirement within the project site for the development

The LUP also proposes several waivers to the Land Development Code (LDC) as follows:

- Waiver to Article VIII Sign Code to allow signage for the project to be regulated per a Master Sign Plan to be developed, reviewed and approved as part of the Large-Scale Preliminary Site Plan review process.
- Waiver to Sections 6-7 Surface Water Management and 6-10 Landscaping requirements to allow flexibility in the design of drainage easements, open drainage ways, drainage maintenance berms and landscaping plan at the time of Large-Scale Preliminary Site Plan review process, which by Code includes a public hearing process.

Staff Analysis: The findings of staff's evaluation of the proposed rezoning are provided below.

1) Stormwater: The subject property is located within the Ocklawaha River Basin (which includes the Lake Apopka Drainage Basin) and the Wekiva Recharge Protection Basin, and, as such, drainage and stormwater design shall be subject to the engineering and protection criteria of each basin. To mitigate impacts from the use of fill within the 100-year FEMA floodplain, compensatory storage for drainage shall be required to accommodate approximately 8.03 acres of impacted floodplain on-site and 0.82 acres of impacted floodplain off-site (within the right-of-way). A Letter of Map Revision (LOMR) shall be sought, and no fill shall be used within the floodplain prior to the approval of FEMA and the City. Stormwater management design will be evaluated at the time of Large-Scale Preliminary Site Plan review process and engineered/finalized at the time of Final Site Plan review.

2) Utilities: Potable water, reclaimed water, and wastewater utilities will be provided by the City of Ocoee. Points of connection to the City's system shall be assessed during the Large-Scale Preliminary Site Plan review. The Utilities Department continues to evaluate reclaimed water offsets needed for compliance with the City's Consumptive Use Permit (CUP) with the St. Johns River Water Management District. The closest point to reclaimed water is a 12-inch reclaimed main located north of State Road 429 on Ocoee Apopka Road. The Utilities Department continues to work with the water/sewer/reclaimed water designer to accurately quantify utility demands and has provided to the applicant team a series of comments and conditions of approval that are to be used for the preparation Preliminary Site Plan. In addition to the conditions of approvals listed on page 2 of 13 of PUD plan set, the Utilities Department has requested the following:

- Revision of the Development Sequencing Plan to add a note stating that all relocations and extensions of public utilities shall be completed with Sequence 01/Phase 01;
- Addition of a Condition of Approval stating that the developer shall assume maintenance responsibility, including the costs of any maintenance, repair, or FDEP fines, for the portion of the Commerce 429 project's 4-inch force main located on this project site. The Developer shall assume maintenance responsibility for the entirety of the mass grading and site work, and such responsibility shall terminate when the Site Certificate of Completion (CoC) is issued for the final sequence/phase of the project.
- Revision to the Conceptual Utility Plan to add a note stating that all City utilities shall be located in the public right-of-way or a utility easement and to correct the location of the existing 4-inch force main serving Commerce 429 (per the as-builts provided to the applicant team).
- Either revise the Development Sequencing Plan to include phasing of utilities or revise the Conceptual Utility Plan to show a phasing/sequencing plan that is consistent the Development Sequencing Plan.

3) Transportation / Traffic: A traffic impact analysis (TIA) for the maximum 17,960 net external daily trips (per adopted text amendment) was performed during the review/approval of the Large-Scale Comprehensive Plan Future Land Use Map and Text Amendment (CPA). The TIA identified the study network, existing and anticipated deficiencies and needed transportation improvements, including roadway capacity improvements (i.e. widening of Ocoee Apopka Road and extension of 17th Avenue) and intersection and driveway improvements. Commitments for transportation improvements were addressed/documented in the CPA submittal. Design and engineering of the needed transportation improvements will be at time of Large-Scale Preliminary Site Plan submittal and review. Timing/phasing and details of construction will be developed in a Development Agreement. Per the adopted text amendment, "the owner/developer shall be responsible for improvements to transportation, utilities, or any other infrastructure associated with the project's development, as specified in the applicable Land Use Plan(s), Development Agreement(s), Conditions of Approval, or equivalent legal instruments."

4) Schools: N/A

5) Public Safety: Fire, police and other emergency services will be provided by the City of Ocoee. Conditions of approval relative to public/life safety, including the preparation of an Emergency Plan, to be approved by the Fire and Police Departments, at time of Preliminary Site Plan submittal, are incorporated in the Conditions of approval (also on page 2 of 13 of the LUP plan set). Fire and Police Department staff have provided the below concerns and comments:

- Heights of multi-story buildings and structures (7 to 10 stories) continue to be a concern as Ocoee Fire Department is unable to protect that tall of a structure. The Fire Department will need at least a 100-foot to 110-foot dual axel ladder truck.

- Relative to fire protection for the proposed parking garages, the Fire Department will need a blitz type vehicle to extinguish vehicle fires inside the structures as the fire engines are too tall to enter parking/garage structures. Additionally, standpipe/sprinklers will be needed in the parking garages.
- The Fire Department remains concerned about fire access/life safety issues, as outlined below, that will need to be worked out during the Large-Scale Preliminary Site Plan review:
 - Limited access to some of structures due to the water feature and parking layout.
 - Evaluation of the access road that is being proposed in order to ensure that all of the Fire Department's vehicles can utilize it without significant issues, i.e. sufficient room for fire engines/units to turn around, maneuver, ingress/egress safely, etc.
 - Evaluation of each component of the development, i.e. hotel, parking garages, retail buildings, etc.
 - Additional EMS components that function within the property may be needed, including one to two ruggedized EMS golf carts (gas operated), one fully stocked EMS treatment room, potentially one EMS substation (depending upon the location of the primary EMS treatment room), and AED/AED towers strategically located throughout the property.
- Water supply throughout the project/hydrant-standpipes.
- Additional fire protection may be needed if delayed access/response is expected (i.e. fire sprinklers/fire alarm).
- Consideration must be given to alternative suppression cart/vehicle for interior structures.
- EMS station or stations at specified locations to house rescue/supplies, etc.
- Provision of AEDs throughout the project site.
- Provision/assurance of additional fire safety personnel during large events.
- Preparation of an Emergency Management Plan, along with a Crowd Manager monitoring overcrowding during entertainment events.
- Bridges to be used for Fire Department access may be needed. The Emergency Management Plan must also include a strategy for ensuring that emergency shelters or other safe areas are available so that players, spectators, and other patrons can take refuge safely during inclement weather, i.e. lightning and severe rain delays.
- A condition that the Ocoee Fire Department shall be the only entity approved to provide and manage the Emergency Medical System (EMS) within the development and property.
- Ocoee Fire Department's current ambulance fleet will not suffice if there are a significant amount of EMS calls generated by the growth in this sector of the city. An additional rescue ambulance and associated equipment (Life pack monitor, stretcher, Power load system, Lucas device, staffing, etc.) will be needed to transport patients.

6) Wetlands: Impacts were evaluated as part of the Large-Scale Comprehensive Plan Future Land Use Map and Text Amendment. Based on the 9.34 acres of anticipated impact and the required 2:1 remediation ratio, the applicant would need to provide approximately 18.68 acres of equivalent quality wetlands area (9.34 acres of functional units loss x 2). Due to the limited availability of land that would meet the provisions of Policy 4.3 of the Conservation Element, the applicant will provide a combination of wetland replacement and a mitigation strategy pursuant to Policy 6.2 of the Conservation Element. Specifically, to achieve consistency with the Comprehensive Plan and Land Development Code, the applicant has committed to (1) preserving, via dedication to the City, a 9.9-acre vacant wooded parcel which is designated Conservation on the Future Land Use Map and which contains wetlands, and (2) establishing a Monitoring and Maintenance (M&M) Plan for the restoration and maintenance of approximately 287.82 acres of conservation lands (comprised of 277.92 acres of Conservation lands owned by the City plus the 9.9-acre to-be-dedicated property).

A Monitoring and Maintenance (M&M) Plan was provided to Public Works, and they have found it to be acceptable. The applicant will need to conduct a UMAM Evaluation of the 9.9-acre Conservation Tract and the 277.92 acres of City-owned lands that are covered by the M&M Plan and will need to establish a perpetual funding mechanism for the implementation of the M&M Plan covering the 287.82 acres of conservation land.

7) Recreation and Open Space: Not required as there are no proposed residential units; however, the LUP includes a dedication of two (2) acres of land for the development of a city park.

8) Joint Planning Area (JPA) Agreement: The Fourth Amendment to the JPA will be needed to amend the future

land use designations of the seven (7) properties annexed into the City in May 2024 from Low Density Residential (LDR) to Commercial (COM). These properties are parcel ID numbers 07-22-28-0000-00-074, 07-22-28-0000-00-105, 07-22-28-0000-00-039, 07-22-28-0000-00-041, 07-22-28-0000-00-043, 07-22-28-0000-00-057, and 07-22-28-0000-00-060. It is anticipated that this Rezoning and the Fourth JPA amendment will be presented to the City Commission on February 4, 2025, for a First Reading of the Rezoning application and approval for the JPA Amendment in anticipation of the CPA and Rezoning ordinances being presented later (date to be determined) to the City Commission for their respective Second Readings/Public Hearings.

ISSUE:

Should the Planning and Zoning Commission, acting as the Local Planning Agency (LPA), make a recommendation of approval for a proposed ordinance for a Rezoning to reclassify approximately 150 acres of land, assigned parcel identification numbers 07-22-28-0000-00-001 (the Chevron Property), 07-22-28-0000-00-023, 07-22-28-0000-00-057, 07-22-28-0000-00-041, 07-22-28-0000-00-039, 07-22-28-0000-00-043, 07-22-28-0000-00-105, 07-22-28-0000-00-060, and 07-22-28-0000-00-074, from City PUD (95.11 acres), City R-1AA (37.11 acres) and County A-1 (approximately 17.78 acres) to City PUD for the Ocoee Regional Sports Complex?

RECOMMENDATIONS: Development Review Committee (DRC) Recommendation:

The DRC considered this item at its December 17, 2024, meeting, and discussion ensued regarding:

- Need for preparation of a life safety/Emergency Management Plan, including how fire/EMS rescue units and personnel will access and circulate throughout the project site and the provision for emergency shelters within the open field areas so that players, visitors and other patrons can take shelter safely from inclement or severe weather),
- Construction phasing plan,
- Status of master sign plan,
- Showing of correct locations of existing storm culverts and any proposed alterations of the culverts (this would be addressed during the site plan review),
- For the landscape plan, plantings would need to be properly separated away from utility lines,
- Avoidance of impacts to the Commerce 429's force main,
- Assurances on how contaminants/pollutants will be contained on site (including how contaminated soils will be moved, stockpiled and capped during mass grading and construction activity) and number of construction entrances/exits, and
- Utility comments and conditions of approval (as detailed in the Background Section).

Following discussion, the DRC made a unanimous recommendation of approval subject to the condition that all outstanding issues discussed during the DRC meeting be addressed.

Since the DRC meeting, the applicant provided revisions to the Land Use Plan set, including the inclusion of a Development Sequencing Plan, and has met with various staff reviewers to discuss whether their respective previous comments made during the DRC meeting have been addressed. To summarize, Fire and Public Works have no further comments relative to the PUD Land Use Plan, with the understanding that technical comments made on the PUD Rezoning will be carried and addressed at the time of site plan submittal and review.

Staff Recommendation:

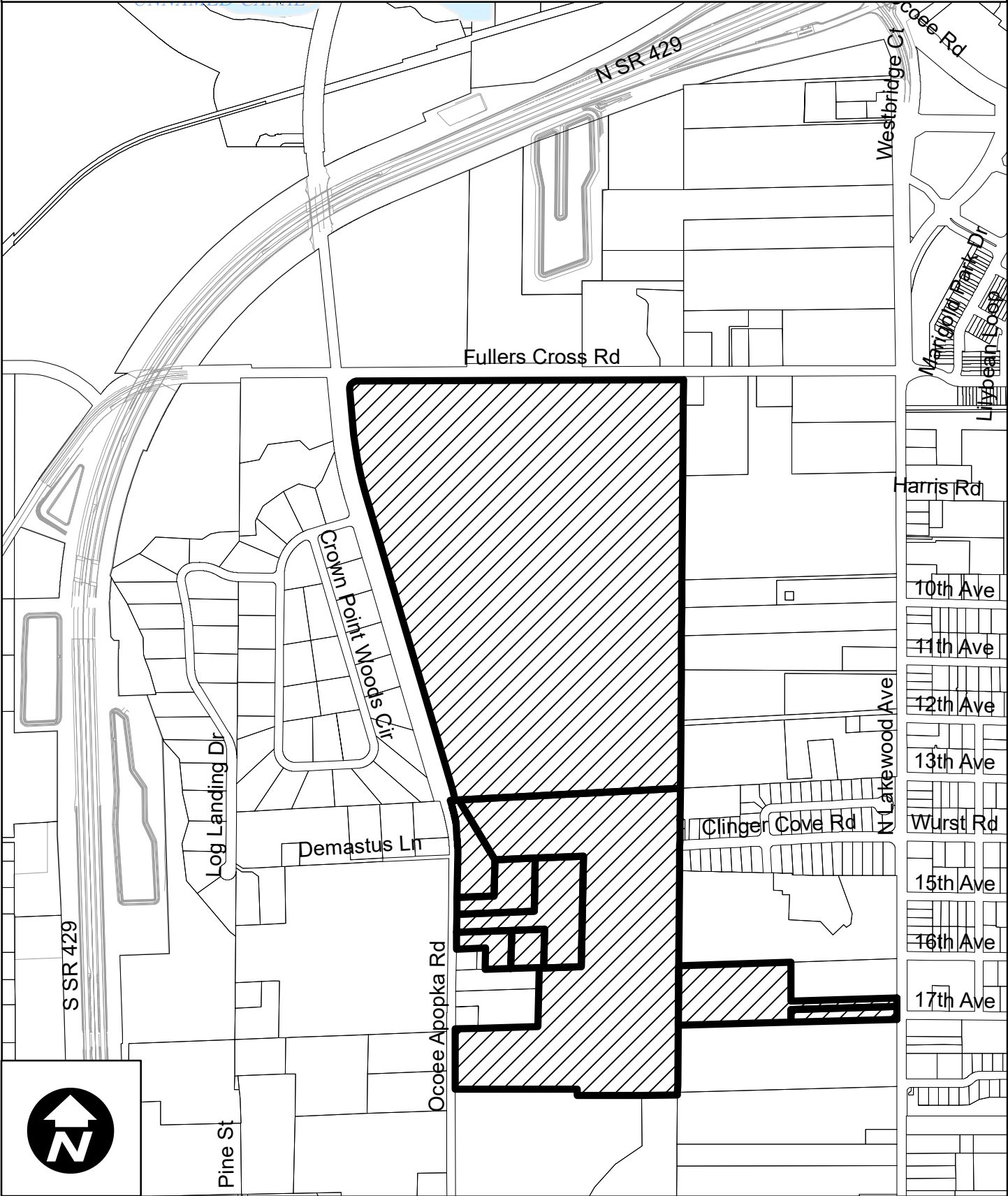
Staff recommends that the Planning and Zoning Commission, acting as the Local Planning Agency (LPA), make a recommendation of approval for a proposed ordinance for a Rezoning to reclassify approximately 150 acres of land, assigned parcel identification numbers 07-22-28-0000-00-001 (the Chevron Property), 07-22-28-0000-00-023, 07-22-28-0000-00-057, 07-22-28-0000-00-041, 07-22-28-0000-00-039, 07-22-28-0000-00-043, 07-22-28-0000-00-105, 07-22-28-0000-00-060, and 07-22-28-0000-00-07, from City PUD (95.11 acres), City R-1AA (37.11 acres) and County A-1 (approximately 17.78 acres) to City PUD for the Ocoee Regional Sports Complex subject to the satisfaction of the outstanding comments and conditions of approval recommended by the DRC.

ATTACHMENTS:

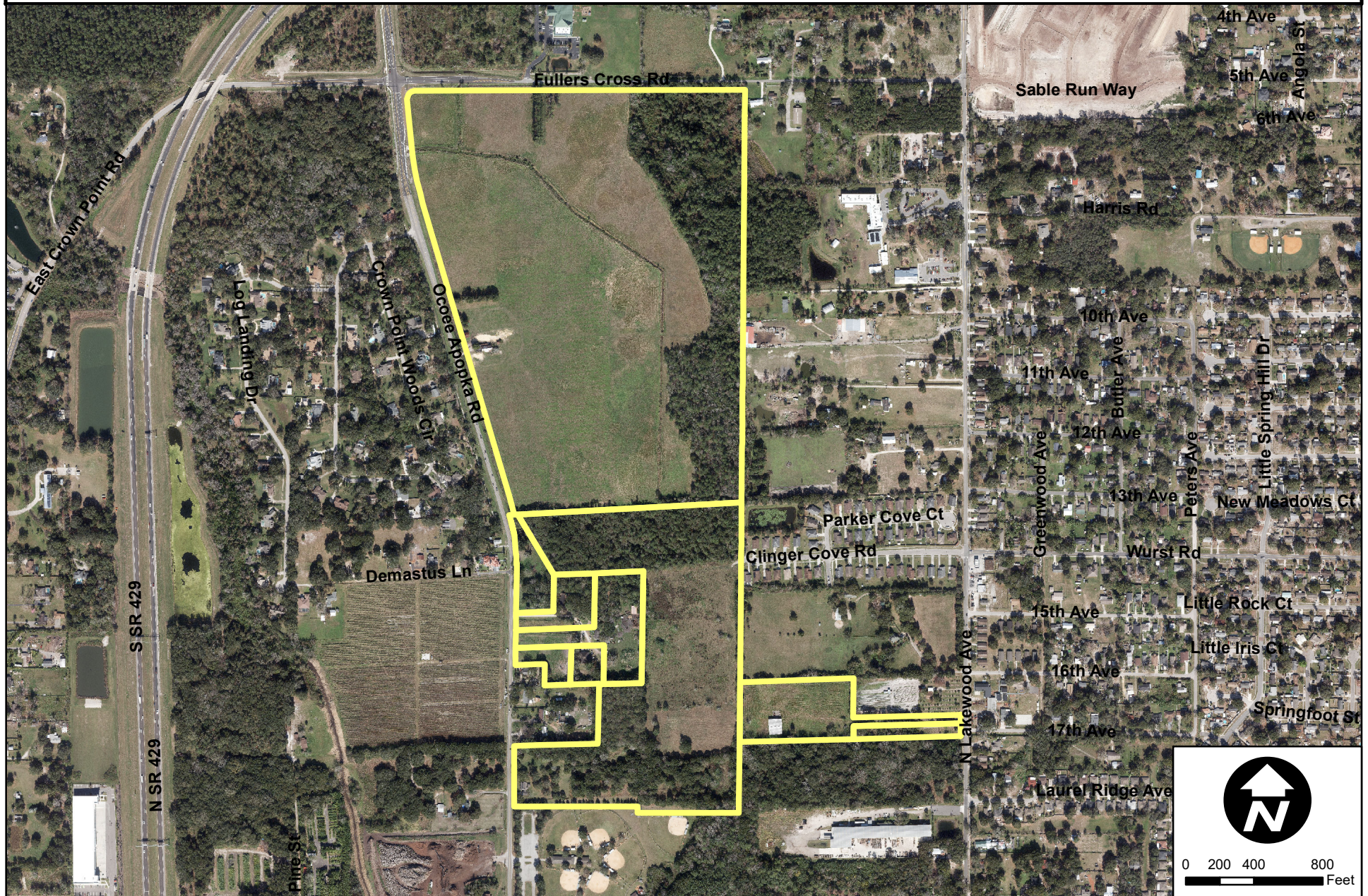
1. Location Map
2. Aerial Map

3. Surrounding Zoning Map
4. Surrounding FLUM
5. reduced ORSC LUP SET_01092025
6. Rezoning Ordinance ORSC
7. City of Ocoee Sports Complex 1225 438627-1

Ocoee Regional Sports Complex Rezoning Location Map



Ocoee Regional Sports Complex Rezoning 2022 Aerial Photography



Ocoee Regional Sports Complex Rezoning Surrounding Zoning Map



Development Services
Department

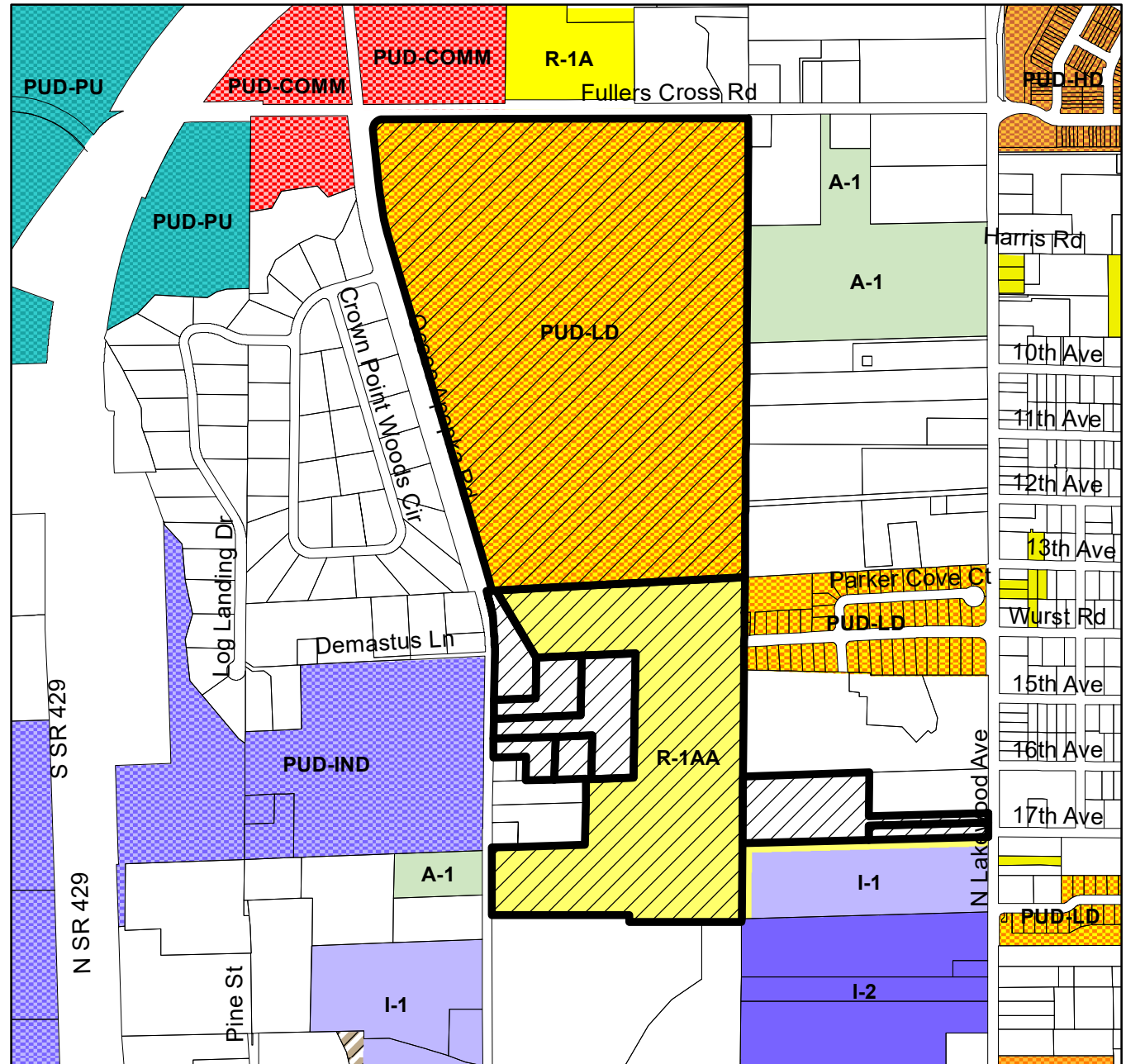
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Feet

Created: month year

 Subject Property

Zoning Classification:

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



Ocoee Regional Sports Complex Rezoning Surrounding Future Land Use Map



Development Services
Department

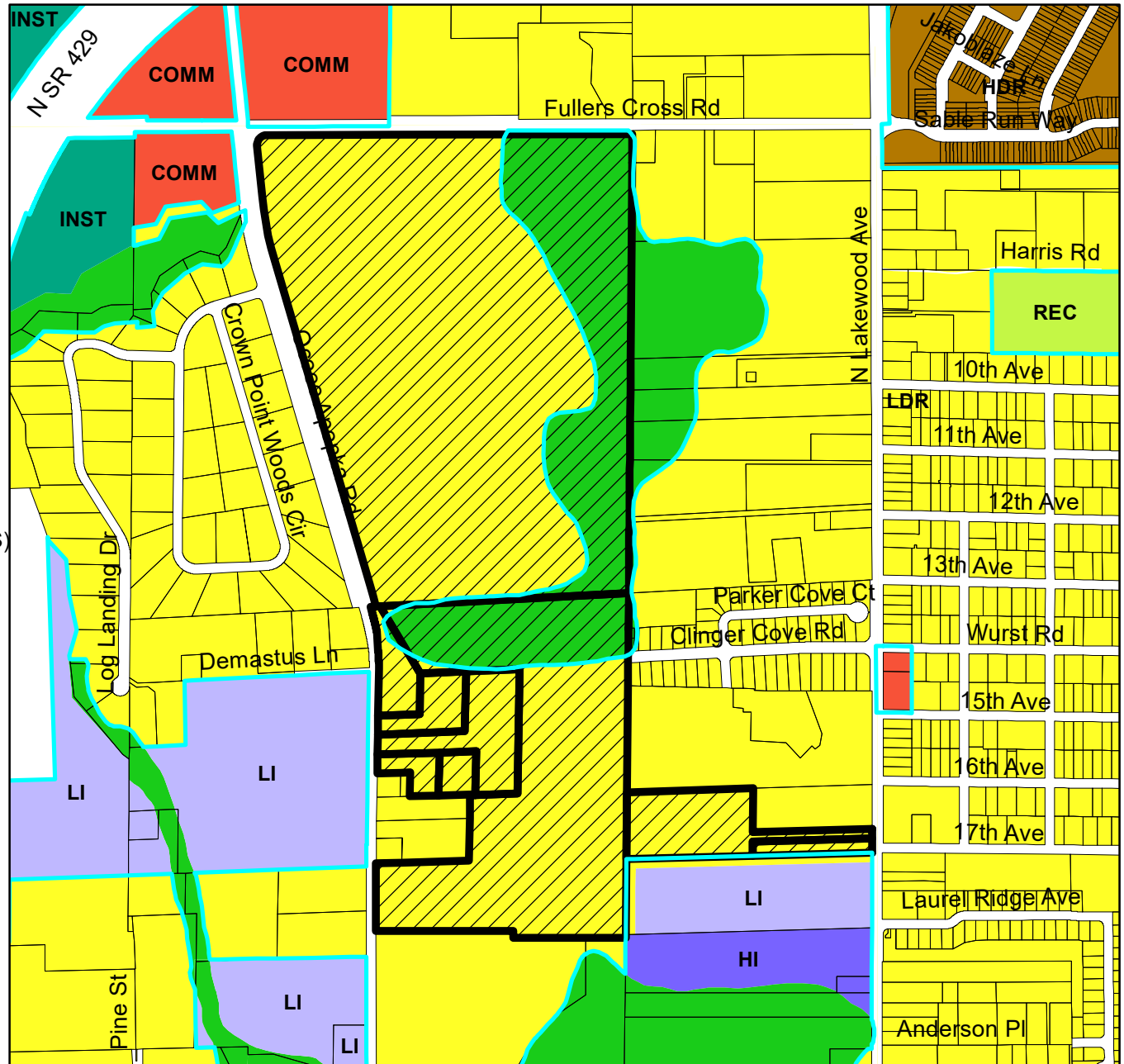
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 Subject Property

Future Land Use Classification:

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



OCOEE REGIONAL SPORTS CENTER

PUD REZONING CASE # _____

OCOEE, FL
DECEMBER 27, 2024

Applicant:
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Orlando, FL 32801
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Planning & Design:
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Orlando, FL 32801
c/o: Marcos Bastian, AICP
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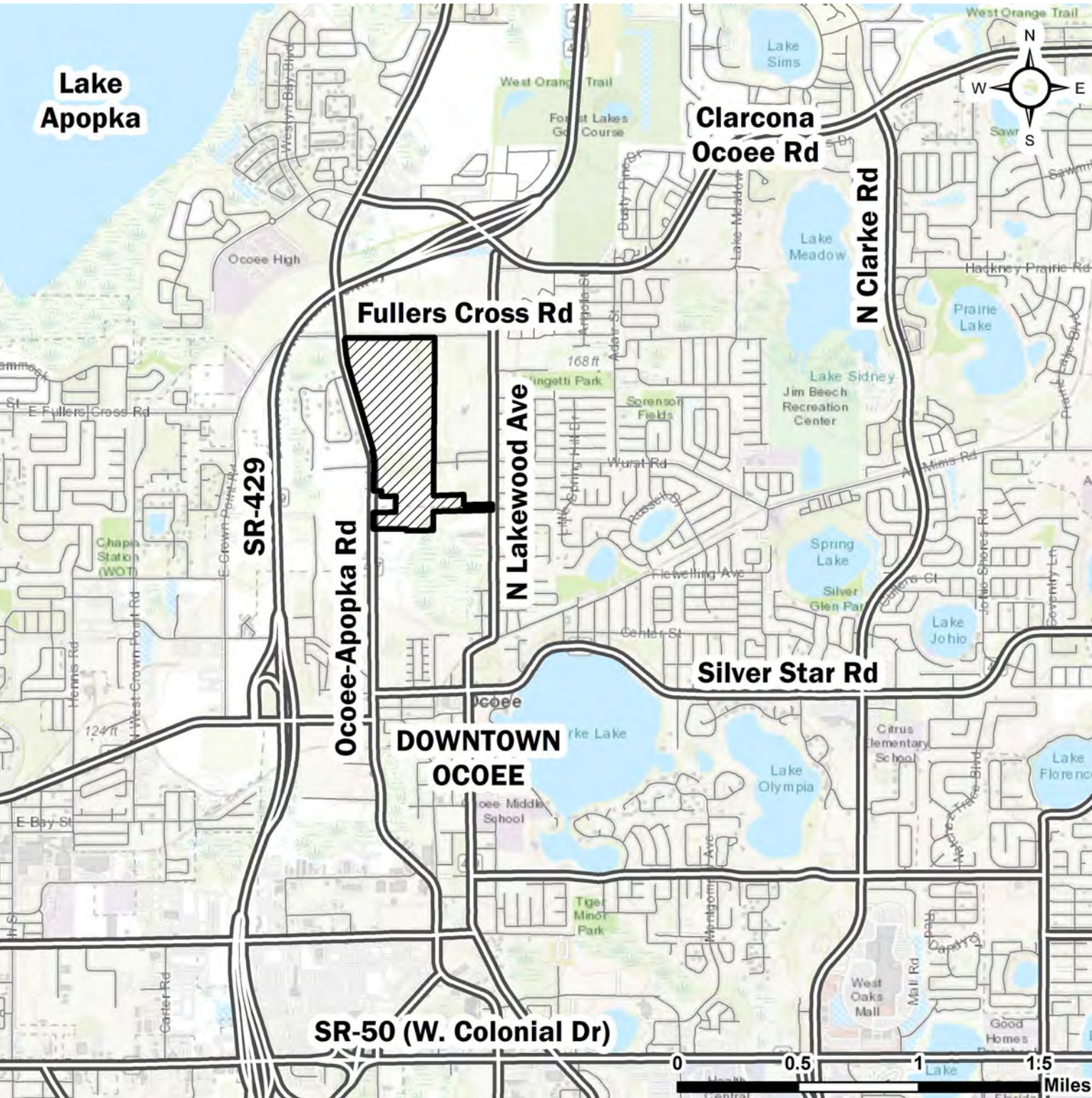
Civil Engineering:
McIntosh Associates
1950 Summit Park Drive, Suite 600
Orlando, FL 32810
c/o: Chad Wildup, PE
cwildup@lja.com
407.887.5311

Traffic & Transportation:
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Orlando, FL 32801
c/o: James Taylor, PE
James.Taylor@kimley-horn.com
407.409.7006

Environmental Management:
Bio-Tech Consulting
3025 East South Street
Orlando, FL 32803,
c/o: Daniel Gough
danny@bio-techconsulting.com
877.894.5969 Ext. 7006

Surveying:
Allen & Company
16 E Plant Street
Winter Garden, FL 34787
c/o: Duane Young
Duane@allen-company.com
407.654.5355 Ext. 113

Geotechnical Engineering:
Terracon
1675 Lee Rd
Winter Park, FL 32789
c/o: Lori G. Rosario Rivera
lgrosariorivera@terracon.com
407.618.8355



PROJECT LOCATION
2290 Fullers Cross Road
Ocoee, FL 34761

Located Generally South of Fullers Cross Rd,
East of Ocoee Apopka Rd, in Ocoee FL

OWNER & DEVELOPER:



Montierre Development, PLLC
5669 SE Crooked Oak Ave
Hobe Sound, FL 33455

PREPARED BY:
AECOM

SHEET INDEX

- P00. COVER SHEET**
- P01. GENERAL NOTES**
- P02. FEMA & WETLANDS**
- P03. SOILS & LAND COVER**
- P04. AERIAL IMAGE**
- P05. TOPOGRAPHY & EXISTING CONDITIONS**
- P06. CONCEPTUAL SITE PLAN**
- P07. DEVELOPMENT PHASING / SEQUENCING**
- P08. EMERGENCY ACCESS**
- P09. PERVIOUS / IMPERVIOUS AREAS PLAN**
- P10. PUBLIC OPEN SPACE PLAN**
- P11. CONCEPTUAL DRAINAGE PLAN**
- P12. CONCEPTUAL UTILITIES PLAN**

APPENDICES

1. SURVEYS & LEGAL DESCRIPTIONS

PUD PARCELS

- 2290 Fullers Cross Road; Parcel 07-22-28-0000-00-001**
(The Chevron Parcel); owner: Montierre Development PLLC; 95.1 acres
THE W1/2 OF NE1/4 & E1/2 OF NW1/4 LYING E OF SR 437 IN SEC 07-22-28 & (LESS PT TAKEN FOR R/W DESC AS COMM AT N1/4 CORNER OF SEC 7-22-28 TH S1-3-52W ALONG W LINE OF NE1/4 OF SEC 7-22-28 30.01 FT TO POB TH N89-50-37E 1280.94 FT TO E LINE OF W1/2 OF NE1/4 OF SEC 7-22-28 TH S0-27-1W 20 FT TH S89-50-37W 1281.16 FT TH S89-43-45W 648.52 FT TO POINT OF CURVATURE OF A CURVE CONCAVE SELY TH SWLY ALONG CURVE HAVING A RADIUS OF 50 FT CENTRAL ANGLE OF 95-9-26 ARC LENGTH OF 83.04 FT CHORD LENGTH OF 73.82 FT AND CHORD BRG OF S42-9-2W TO POINT OF TANGENCY TH S5-25-41E 266.84 FT TO POINT OF CURVATURE OF A CURVE CONCAVE NELY TH SELY ALONG CURVE HAVING A RADIUS OF 1849.9 FT CENTRAL ANGLE OF 10-47-31 ARC LENGTH OF 348.43 FT CHORD LENGTH OF 347.92 FT AND CHORD BRG OF S10-49-27E TO THE POINT OF TANGENCY TH S16-13-12E 1773.29 FT TH S15-21-49E 59.23 FT TH S13-39-3E 55.93 FT TO POINT LYING ON S LINE OF NW1/4 OF SEC 7-22-28 TH S86-56-26W ALONG S LINE 28.44 FT TO POINT ON NON-TANGENT CURVE CONCAVE SWLY TH NWLY ALONG NON-TANGENT CURVE HAVING A RADIUS OF 1941.86 FT CENTRAL ANGLE OF 3-11-30 ARC LENGTH OF 108.17 FT CHORD LENGTH OF 108.15 FT AND CHORD BRG OF N14-37-29W TO THE POINT OF TANGENCY TH N16-13-13W 16.18 FT TH N16-20-6W 500 FT TH N16-2-55W 1000 FT TH N15-27-46W 407.21 FT TH N7-33-7W 524.34 FT TH N5-25-43W 24.17 FT TH N89-43-45E 740.7 FT TO POB PER DOC 20190042931)
- 951 Ocoee-Apopka Road; Parcel 07-22-28-0000-00-023**
(the "Rodgers Adjacent Property", or the "Haunted House" Property;
owner: Montierre Development PLLC; 37.1 acres (1,546,320 sf, or 35.50 per most recent survey)
BEG NW COR OF SW1/4 OF SE1/4 OF SEC 7-22-28 TH RUN N86-55-10E 1310.03 FT TH S00-31-51W 1398.44 FT TH S00-31-51W 355.17 FT TH N89-35-48W 592.6 FT N01-06-44E 37.61 FT TH S87-37-29W 726.4 FT TH N00-48-40E 322 FT TH N88-29-43E 489.51 FT TH N01-04-18E 345.22 FT TH N88-06-20E 248.67 FT TH N01-04-18E 652.77 FT TH S87-43-51W 523.06 FT TH N31-10-03W 411.03 FT TO POB (LESS RD R/W) & COMM AT THE CENTER OF SEC 7 TH ALONG W LINE OF SE 1/4 TH S01-04-18W 1672.03 FT TH DEPARTING W LINE RUN S88-55-42E 5.55 FT TO POB TH N87-37-29E 726.4 FT TH S01-06-44W 37.61 FT TH S89-35-48E 592.6 FT TH S00-31-51W 355.17 FT TH S89-55-44W 590.37 FT TH N00-04-16W 37.61 FT TH S89-55-44W 726.8 FT TH N00-48-40E 33.58 FT TO POB (LESS RD R/W)
- 1104 N Lakewood Avenue; Parcel 07-22-28-0000-00-057;**
owner: MDTL Enterprise, LLC; 6.1 acres
BEG SW COR NE1/4 OF SE1/4 N 349.5 FT E 663 FT S 353.9 FT W 663.8 FT TO POB & N 50 FT OF S 125 FT OF E1/2 OF NE1/4 OF SE1/4 OF SEC 07-22-28
- 1113 Ocoee-Apopka Road; Parcel 07-22-28-0000-00-041;**
owner: MDTL Enterprise, LLC; 2.2 acres
BEG 574.86 FT S 1 DEG W FROM CENTER OF SEC RUN N 87 DEG E 219.78 FT N 1 DEG E 214.5 FT N 87 DEG E 239.66 FT TH S 1 DEG W 314.53 FT S 87 DEG W 458.80 FT N 100 FT TO POB (LESS W 30 FT RD R/W) IN SEC 07-22-28
- 1305 Ocoee-Apopka Road; Parcel 07-22-28-0000-00-039;**
owner: MDTL Enterprise, LLC; 2.1 acres
BEG NW COR OF SE1/4 RUN S 8.71 CHS E 3.33 CHS N 3.35 CHS NWLY TO BEG & NE1/4 OF SW1/4 E OF RD SEC 07-22-28
- 1059 Ocoee-Apopka Road; Parcel 07-22-28-0000-00-043;**
owner: MDTL Enterprise, LLC; 5.0 acres
FROM THE NW COR OF NW1/4 OF SE1/4 RUN S 1 DEG W 674.86 FT N 87 DEG E 0.98 FT FOR POB TH N 87 DEG E 458.80 FT N 1 DEG E 314.53 FT N 87 DEG E 283.06 FT S 1 DEG W 650.10 FT S 87 DEG W 221.90 FT N 1 DEG E 228.76 FT W 519.27 FT N 1 DEG E 104.17 FT TO POB (LESS W 30 FT RD R/W) IN SEC 07-22-28
- Ocoee-Apopka Road; Parcel 07-22-28-0000-00-105;**
owner: MDTL Enterprise, LLC; 1.2 acres
(AGRICULTURAL PORTION OF FOLLOWING DESCRIBED PROPERTY) FROM THE CENTER OF SEC RUN S 01 DEG W 779.03 FT TH N 88 DEG E 1.48 FT FOR POB TH N 88 DEG E 519.27 FT S 01 DEG W 228.76 FT S 87 DEG W 27 FT N 01 DEG W 3.91 FT S 88 DEG W 318.03 FT N 01 DEG E 125 FT S 88 DEG W 173.77 FT N 01 DEG E 100 FT TO POB IN SEC 07-22-28 (LESS RD R/W ON W)
- 1102 N Lakewood Avenue; Parcel 07-22-28-0000-00-060;**
owner: MDTL Enterprise, LLC; 1.1 acres
BEG AT SE COR OF NE1/4 OF SE1/4 RUN W 656 FT N 75 FT E 656 FT S 75 FT TO POB (LESS E 30 FT FOR R/W) IN SEC 07-22-28
- 1053 Ocoee-Apopka Road; Parcel 07-22-28-0000-00-074;**
owner: MDTL Enterprise, LLC; 1.0 acre
(NOTE: HX PORTION OF FOLLOWING DESCRIBED PROPERTY) FROM THE CENTER OF SEC RUN S 01 DEG W 779.03 FT TH N 88 DEG E 1.48 FT FOR POB TH N 88 DEG E 519.27 FT S 01 DEG W 228.76 FT S 87 DEG W 27 FT N 01 DEG W 3.91 FT S 88 DEG W 318.03 FT N 01 DEG E 125 FT S 88 DEG W 173.77 FT N 01 DEG E 100 FT TO POB IN SEC 07-22-28 (LESS RD R/W ON W)

REZONING REQUEST

This request seeks a REZONING to convert approximately 150 acres from Low-Density PUD, R-1AA, and Unclassified Zoning Districts to Commercial Planned Unit Development (PUD-COMM), establishing the **Ocoee Regional Sports Center Planned Unit Development (PUD)**.

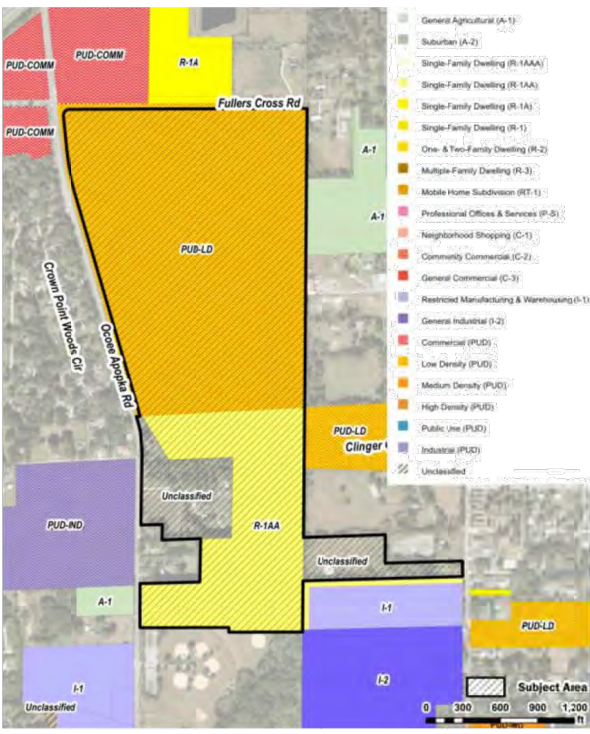


Figure 1. Existing Zoning

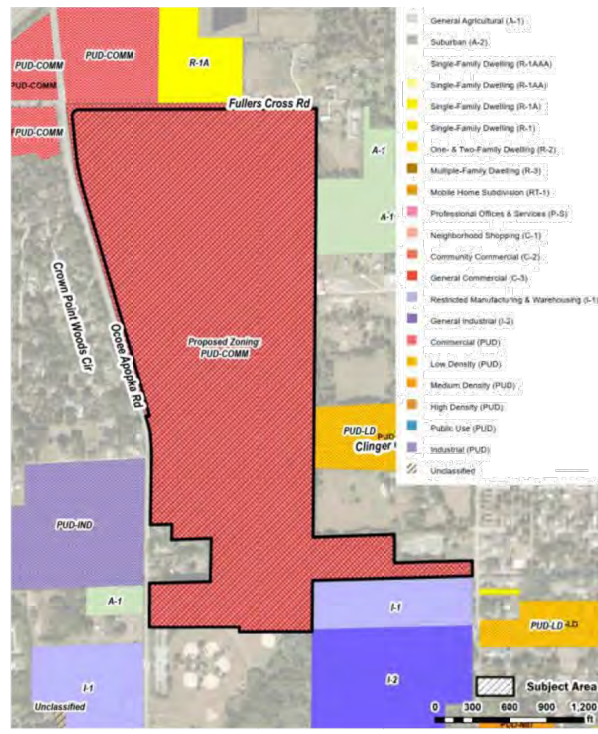


Figure 2. Proposed Zoning

Adjacent Zoning Districts

The following Zoning Districts are adjacent to the subject area:

North: Commercial PUD (PUD-COMM); Single-Family Dwelling (R-1A); Citrus Rural District (A-1, Unincorporated)

East: Citrus Rural District (A-1, Unincorporated); General Agricultural (A-1); Low Density PUD (PUD-LD); Restricted Manufacturing & Warehousing (I-1); General Industrial (I-2).

South: Citrus Rural District (A-1, Unincorporated); Restricted Manufacturing & Warehousing (I-1); General Industrial (I-2).

West: Commercial PUD (PUD-COMM); Rural Country Estates (R-CR, Unincorporated); Industrial PUD (PUD-IND); Citrus Rural District (A-1, Unincorporated); General Agricultural (A-1)

SUPPORTING FUTURE LAND AMENDMENT REQUEST

A supporting Future Land Use Map Amendment request has been submitted under a separate application seeking to convert approximately 150 acres from Low Density Residential (LDR, at 117.7 acres) and Conservation (CONS, at 32.3 acres) to Commercial (COMM), along with a text amendment to the Future Land Use Element, creating a new Activity Center (Northwest Activity Center).

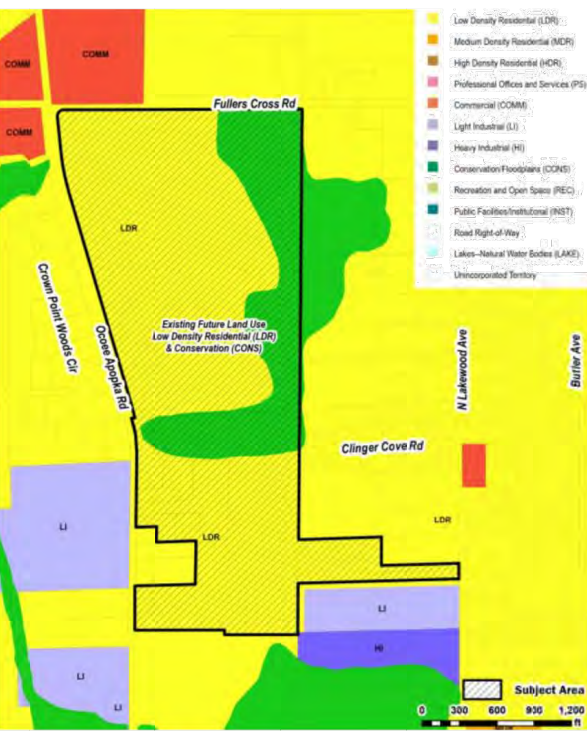


Figure 3. Existing Future Land Use Map

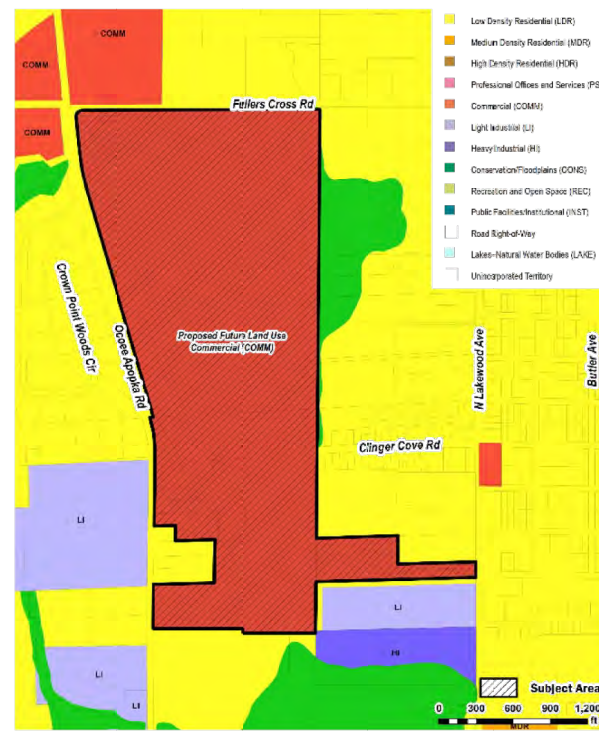


Figure 4. Proposed Future Land Use Map

Adjacent Future Land Uses

The following existing Future Land Uses are adjacent to the subject area:

North: Low Density Residential (LDR) and Commercial (COMM).

East: Low Density Residential (LDR), Conservation (CONS), Light Industrial (LI), and Heavy Industrial (HI).

South: Low Density Residential (LDR), Light Industrial (LI), Heavy Industrial (HI), and Conservation (CONS).

West: Low Density Residential (LDR), Light Industrial (LI), Commercial (COMM), Conservation (CONS).

PUD CONDITIONS OF APPROVAL

- The City continues to evaluate reclaimed water offsets needed for compliance with its consumptive use permit. The closest connection point to reclaimed water is a 12" reclaimed main located north of State Road 429 on Ocoee Apopka Road. A preliminary study to extend this reclaim main is currently underway. If determined feasible, the cost to extend the main shall be shared between property owners adjacent to the new reclaim main, including the Ocoee Regional Sports Complex Developer.
- The City's existing 12" water main on the east side of the Ocoee Apopka Rd right-of-way shall be relocated outside of the roadway at the cost of the Developer as part of the Ocoee Apopka Rd Widening project. Relocation of the water main shall be reviewed and approved by the City during the Final Site Plan review.
- All City utility lines located under Fullers Cross Rd as a result of road widening or addition of turn lanes shall be relocated outside of the roadway at the cost of the Developer. Relocation of City utility lines shall be reviewed and approved by the City during the Final Site Plan review.
- A portion of the City's existing 12" water main - located on the north side of the Fullers Cross Rd right-of-way in the vicinity of the Ocoee Apopka Rd intersection - shall be relocated outside of the roadway to the south side of the right-of-way at the Developer's expense. Relocation of the water main shall be reviewed and approved by the City during the Final Site Plan review.
- The proposed development shall not encroach on the City's utility easement for the Commerce 429 project's 4" force main. All structures, structure footers, pavement, and trees shall have at least 10' of horizontal separation to the force main. If the location of the existing force main conflicts with the proposed development, the force main and utility easement may be relocated at the Developer's expense. Relocation of the force main and utility easement shall be reviewed and approved by the City during the Final Site Plan review.
- Signage shall be regulated by the Ocoee Regional Sports Center Master Signage Plan. The plan and standards shall be submitted during the Preliminary Site Plan Review process, in coordination with City staff.
- An Emergency Plan shall be submitted during the Preliminary Site Plan Review process, in coordination with the Fire Marshall.
- A Master Landscape Design Plan shall be submitted during the Preliminary Site Plan Review process, in coordination with City staff.

REQUESTED LAND DEVELOPMENT CODE WAIVERS

- Waiver from Article VIII – Signs.

Justification: Signage will be regulated by the Ocoee Regional Sports Center Master Signage Plan, to be submitted during the Preliminary Site Plan Review process.

- Waivers from Article VI – Design and Performance Standards:

§ 6-7. - Surface Water Management.

Justification: Design criteria for drainage easements, open drainage ways, and maintenance berms will be specified during the Preliminary Site Plan Review process, in coordination with City staff.

§ 6-10. - Landscaping.

Justification: Landscaping Plan and Landscaping Design Standards will be submitted during the Preliminary Site Plan Review process, in coordination with City staff.

SERVICE PROVIDERS

- Electric Power Service will be provided by Duke Energy.
- Water & Sewer Services will be provided by the City of Ocoee.
- Solid Waste & Recycling Services will be provided by the City of Ocoee.
- Fire Protection will be provided by the City of Ocoee.
- Emergency Services will be provided by the City of Ocoee.
- Police Protection will be provided by the City of Ocoee.

SITE OVERVIEW

Table 1. Site Data		
Overview		
Gross Area	150.0 Acres	
Conveyances / Deductions	6.2 Acres ^(a)	
Net Area	143.8 Acres (95.9 % of Gross Area)	
Stormwater & Open Space		
Required	Proposed	
Stormwater Management	n/a Approx. 15.2 Acres (10.6 % of Net Dev. Acreage) (25.7% of Impervious Area)	
Public Open Space ^(b)	35% Min.	Approx. 53.0 Acres Approx. 36.9 % of Net Developable Acreage ^(c)
Land Use & Zoning		
Existing		Proposed
Low Density Residential (LDR) 117.7 Acres		Commercial (COMM) 150.0 Acres
Future Land Use	Conservation (CONS) 32.3 Acres	
Future Land Use Element Policies	As adopted in Section XII and FLUE Objective 3	FLUE Objective 3 (Activity Center)
Zoning	PUD-LD, R-1AA and Unclassified	Commercial Planned Unit Development (PUD-COMM) (Ocoee Regional Sports Complex PUD)
School Capacity	119 students ^(d)	No additional school capacity required ^(d)
Densities & Intensities		Proposed
Existing		
Maximum Intensity (FAR)	3.0 (LDR) 0.1 (CONS)	0.4 ^(e)
Maximum Density (DU/Acre)	4.0	n/a (no residential uses proposed)
Additional Regulations	Per Zoning Districts, and: Eagle Creek of Ocoee PUD: - Land Use Plan, Site Plan, PSP, - Development Agreement, - Conditions of Approval	Proposed Planned Unit Development: - Land Use Plan & Site Plan; - Development Agreement; - Conditions of Approval.
Proposed Planned Unit Development (to be submitted under separate application)		
PUD Standards	See Table 3	
Development Program	See Table 2	
Notes:		
(a) Estimated conveyances: 4.2 Ac. ROWs; 2.0 Ac. City Park.		
(b) See Table 6 and Sheet 10 for open space calculations.		
(c) A comprehensive open space system that includes passive and active recreation, public gathering spaces, and stormwater management is included with the PUD Land Use Plan Set. See Table 6 for details.		
(d) Eagle Creek of Ocoee PUD School Concurrence Mitigation Agreement OCE-16-003 (09/2017 - assumed to be expired)		
(e) Actual FAR of proposed development program: 2.5M sf / 143.8 Ac = 0.3991. Excluded from FAR: 6.2 Ac. Conveyances)		

DEVELOPMENT STANDARDS

Table 2. Proposed Development Program	
Use Description	Proposed Development Program (gross area) ^(a)
Sports Fields ^(b)	42 Acres / 17 Multi-Purpose Fields
Retail (excluding restaurants)	130,000 sf
Restaurants	90,000 sf
Entertainment	65,000 sf
Offices	10,000 sf
Hotels	810,000 sf / 1,114 keys (1,250 keys max.)
Assembly / Conference	40,000 sf
Indoor Sports	160,000 sf
Outdoor Entertainment / Services	25,000 sf
Parking	1,170,000 sf (structured) / 230,000 sf (surface)
Parking Required/Provided	3,438 spaces required ^(c) / 4,000 spaces provided
Total:	2,500,000 sf (excluding sports fields and surface parking)
Notes:	
(a) Square footages may be adjusted during design process, using conversion ratios provided by Table 7. Trip Equivalency Matrix.	
(b) May include sports fields, play courts, batting cages, spectator seating areas, training facilities, and other ancillary uses.	
(c) total parking requirement includes 15% shared parking reduction.	

PUD STANDARDS

Table 3. Proposed PUD Standards	
Description	Proposed Standard
Development Intensity (FAR)	0.4 Max.
Development Density (DU/Acre)	n/a – No residential uses allowed
Open Space	Min. 35% of Net Developable Acreage
Building Coverage	Max. 30% of Net Developable Acreage
Impervious Surface	Max. 50% of Net Developable Acreage
PUD Perimeter Buffer	25' Min.
Internal Setbacks	10' Min. Landscaping Buffer from adjacent properties 20' front / 7.5' all other (structures with 1-3 stories)
Building Separation	25' front / 10' all other (structures with 4 stories or more)
Parking Requirements	15' Min / 20' Min. for structures with 4 stories or more See Table 4. Parking Requirements
Maximum Height ^(b)	
Retail	3 stories
Restaurants	3 stories
Entertainment	3 stories
Offices	5 stories
Hotels	10 stories
Parking Structures	6 stories / 7 parking levels
Other / unlisted	per Land Use Administrator's determination
Notes:	
(b) Excluding mechanical areas / mechanical floors.	

PARKING REQUIREMENTS

Table 4. Parking Requirements	
Use Description	Required Parking
Sports Fields	1 space for each 4 seats
Retail	1 space for each 200 gross sf
Restaurants ^(a)	1 space for each 4 fixed seats, plus; 1 parking space for each 75 gross sf of patron use where fix-seat calculation is not applicable.
Entertainment	1 space for each 250 gross sf
Indoor Sports	1 space for each 300 gross sf
Offices	1 space for each 250 gross sf
Hotels	1 space for each hotel key, plus; 1 space for each 3 employees (1 employee for every 4 keys)
Assembly / Conference	1 space for each 250 gross sf
Other / unlisted	per Land Use Administrator's determination
Shared Parking Ratio	15% maximum reduction, applied to total parking requirement
Notes:	
(a) Kitchen, services, and restroom square footages are excluded from parking calculation requirements.	

PERVIOUS / IMPERVIOUS AREA CALCULATIONS

Table 5. Pervious / Impervious Areas				
Area Description		Gross Area: 150.0 Ac. / Net Area: 143.8 Ac.		
		Impervious	% of Net	Pervious
Building Footprints		17.0 Ac.	11.8%	
Sports Fields				39.6 Ac.
Structures (w/ Sports Fields)		2.3 Ac.	1.6 %	
Landscaping Areas		26.5 Ac.	18.4 %	
Water Features				29.9 Ac.
Dry Stormwater Areas				11.0 Ac.
Parking & Circulation		13.3 Ac.	9.2%	
Total		59.1 Ac.	41.1%	84.7Ac.
Notes:				58.9 %
Excluded from calculation: 4.2 Ac. ROW conveyance & 2.0 Ac. City Park conveyance				

(Refer to Sheet 09 for Large-Scale Exhibit)

PUBLIC OPEN SPACE AREA CALCULATIONS

Table 6. Public Open Space Areas				
Area Description		Gross Area: 150.0 Ac. / Net Area: 143.8 Ac.		
		Excluded from OS Calculation	% of Net	Public Open Space
Building Footprints		17.0 Ac.	11.8 %	
Sports Fields		39.3 Ac.		0.3 Ac.
Structures (w/ Sports Fields)		2.3 Ac.	1.6 %	
Landscaping Areas		7.7 Ac.	5.3 %	18.8 Ac.
Water Features		9.0 Ac.	6.2 %	20.9 Ac.
Dry Stormwater Areas		2.2 Ac.	1.5 %	11.0 Ac.
Parking & Circulation		13.3 Ac.	9.2 %	2.0 Ac.
Total		90.8 Ac.	63.1%	53.0 Ac.
Notes:				36.9 %
Excluded from calculation: 4.2 Ac. ROW conveyance & 2.0 Ac. City Park conveyance				

(Refer to Sheet 10 for Large-Scale Exhibit)

TRIP EQUIVALENCY MATRIX

Transportation impacts associated with this application were assessed based on a proposed development program that generated a maximum of 17,960 net new daily trips. The specific mix of uses was based on the current preliminary development program, but if changes were to be required, total development would be capped by the 17,960 net new daily trips, according to the Trip Equivalency Matrix listed below.

TABLE 7 TRIP EQUIVALENCY MATRIX		TO													
LAND USE ⁽¹⁾	ITE Land Use Code	PM Peak Hour Trip Rate	Equivalency Statement ⁽²⁾	Baseball Fields ⁽³⁾	Single Family Detached Residential	Single Family Attached Residential	Multi-Family Residential	Multi-Family Residential	Hotel	Recreational Community Center	General Office Building	Shopping Center	Fast Food Restaurant	Coffee / Donut Shop	Gas Station (5.5-10 ksf) (VPP)
					(DU)	(DU)	(Low-Rise DU)	(Mid-Rise DU)	(Rooms)	(kaf)	(kaf)	(kaf)	(kaf)	(kaf)	(kaf)
FROM	Baseball Fields ⁽⁴⁾	-	12-33 1 field is equal to	1	13,117	21,632	24,176	31,615	20,898	4,932	8,563	3,626	0.373	0.316	0.334
	Single Family Detached Residential (DU)	210	0.94 1 DU is equal to	0.078	1	1,649	1,843	2,410	1,593	0.376	0.653	0.276	0.028	0.024	0.025
	Single Family Attached Residential (DU)	215	0.57 1 DU is equal to	0.046	0.606	1	1,118	1,451	0.966	0.228	0.396	0.168	0.017	0.015	0.015
	Multi-Family Residential Low-Rise (DU)	220	0.51 1 DU is equal to	0.041	0.543	0.895	1	1,398	0.864	0.204	0.354	0.150	0.015	0.013	0.014
	Multi-Family Residential Mid-Rise (DU)	221	0.39 1 DU is equal to	0.032	0.415	0.684	0.765	1	0.661	0.156	0.271	0.115	0.012	0.010	0.011
	Hotel (Rooms)	310	0.58 1 Room is equal to	0.048	0.628	1,035	1,157	1,513	1	0.236	0.410	0.174	0.018	0.015	0.016
	Recreational Community Center (kaf)	495	2.50 1 kaf is equal to	0.203	2,660	4,386	4,902	6,410	4,237	1	1,736	0.735	0.076	0.064	0.068
	General Office Building (kaf)	710	1.44 1 kaf is equal to	0.117	1,532	2,526	2,823	3,692	2,440	0.576	1	0.423	0.044	0.037	0.039
	Shopping Center (kaf)	820	3.40 1 kaf is equal to	0.276	3,617	5,966	6,667	8,719	5,763	1,360	2,362	1	0.103	0.087	0.092
	Fast Food Restaurant (kaf)	934	33.06 1 kaf is equal to	2.681	35,166	57,995	64,815	84,759	66,133	13,223	22,957	9,721	1	0.847	0.895
	Coffee/Donut Shop (kaf)	937	39.02 1 kaf is equal to	3.165	41,509	68,456	76,506	100,047	66,028	15,608	27,098	11,470	1.180	1	1.057
	Gas Station (5.5-10 ksf) (VPP)	945	36.92 1 VPP is equal to	2.994	39,272	64,786	72,383	94,656	62,569	14,766	25,638	10,856	1.117	0.946	1

Notes:

- ⁽¹⁾ Land Use Equivalency Matrix was developed using trip generation data published in the Institute of Transportation Engineers' ITE Land Use Trip Generation Manual, 13th Edition.
- ⁽²⁾ 0.001 = Double-Loading Trip, 1.000 gross person-hour = average 1-minute Peak-Period Trip.
- ⁽³⁾ Trip rate is based on 100,000 gross person-hours per year.
- ⁽⁴⁾ Trip rate is based on 100,000 gross person-hours per year.

Notes:

1. Trip Equivalency Matrix was developed using Average PM Peak Hour trip generation rates published in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 12th Edition.

2. Gas-Developing Unit (kaf) = 1,000 gross square feet; VPP = Vehicle Fueling Position

3. Trip rates obtained from the generation study performed for USGSA Space Coast Complex.

Monterrie Development
5669 SE Crooked Oak Ave
Hobe Sound, FL 33455

AECOM
10000 W. Browne Ave., Suite 201
Orlando, FL 32801
(407) 843-5552

Ocoee Regional Sports Complex
2290 Fullers Cross Road
Ocoee, Florida

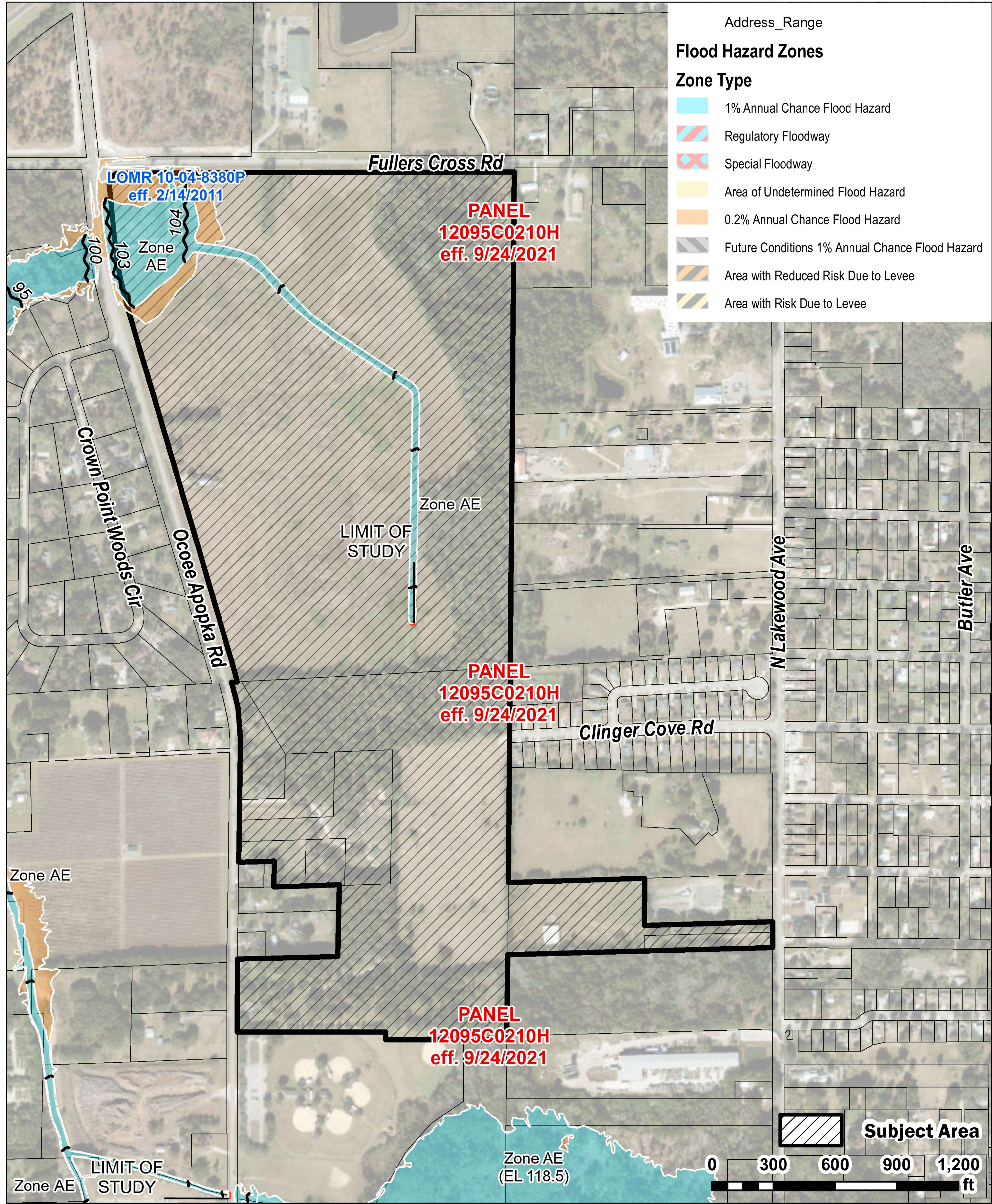
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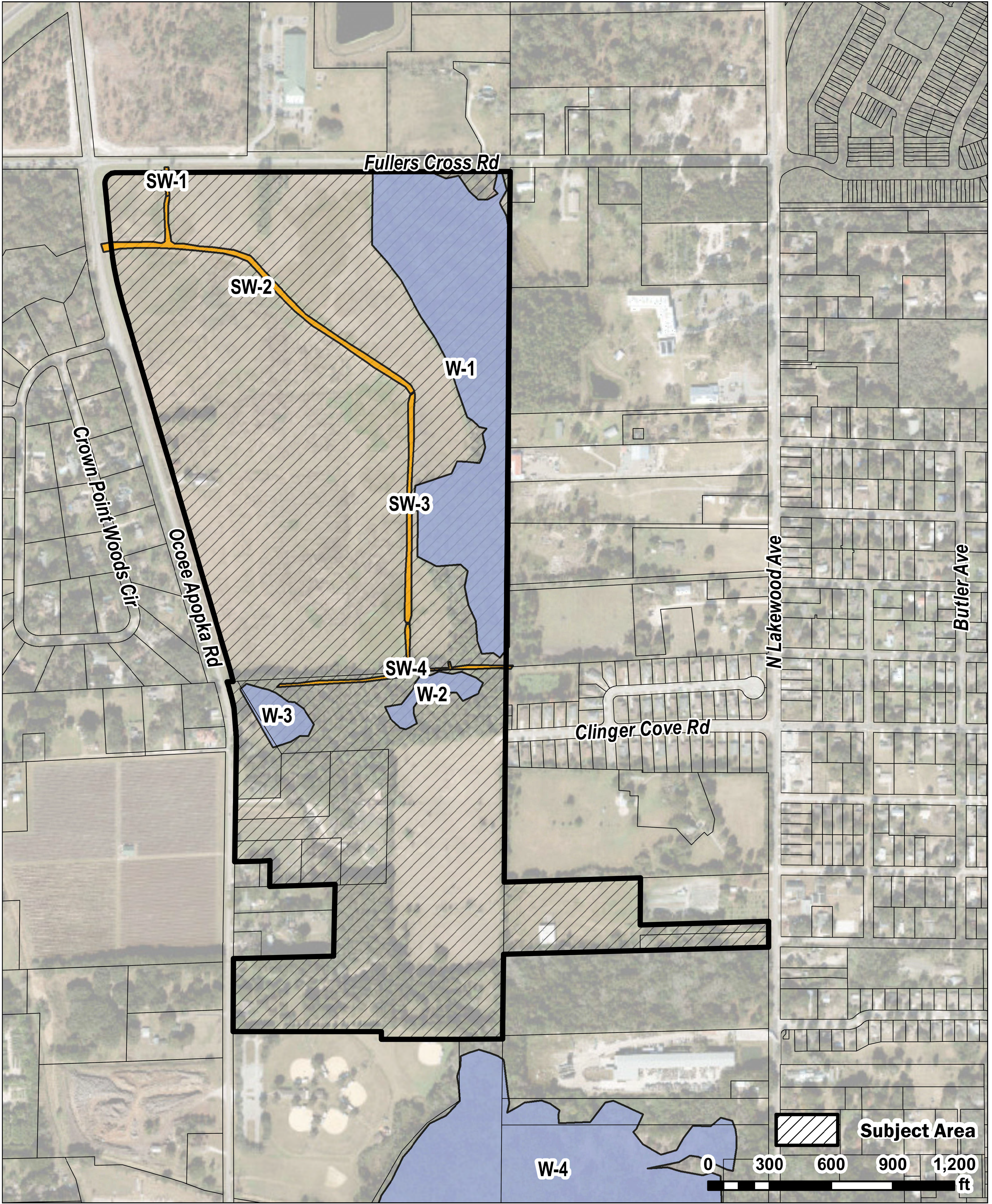
GENERAL NOTES

Revisions		Description	
N°	Date	By	Check
	09/15/24	PUD - 1st Submittal	
	12/27/24	PUD - 2nd Submittal	

DESIGNED BY: BSTN	QA/QC BY: BSTN
DRAWN BY: BSTN	DATE: 09/15/2024
PROJECT MANAGER: RL	
PLOT SCALE: AS INDICATED	SHEET: 30"x42"
FILE NAME: —	
PROJECT # 60729465	
P. 01	
Sheet 02 / 13	



FEMA FLOOD HAZARD ZONES MAP



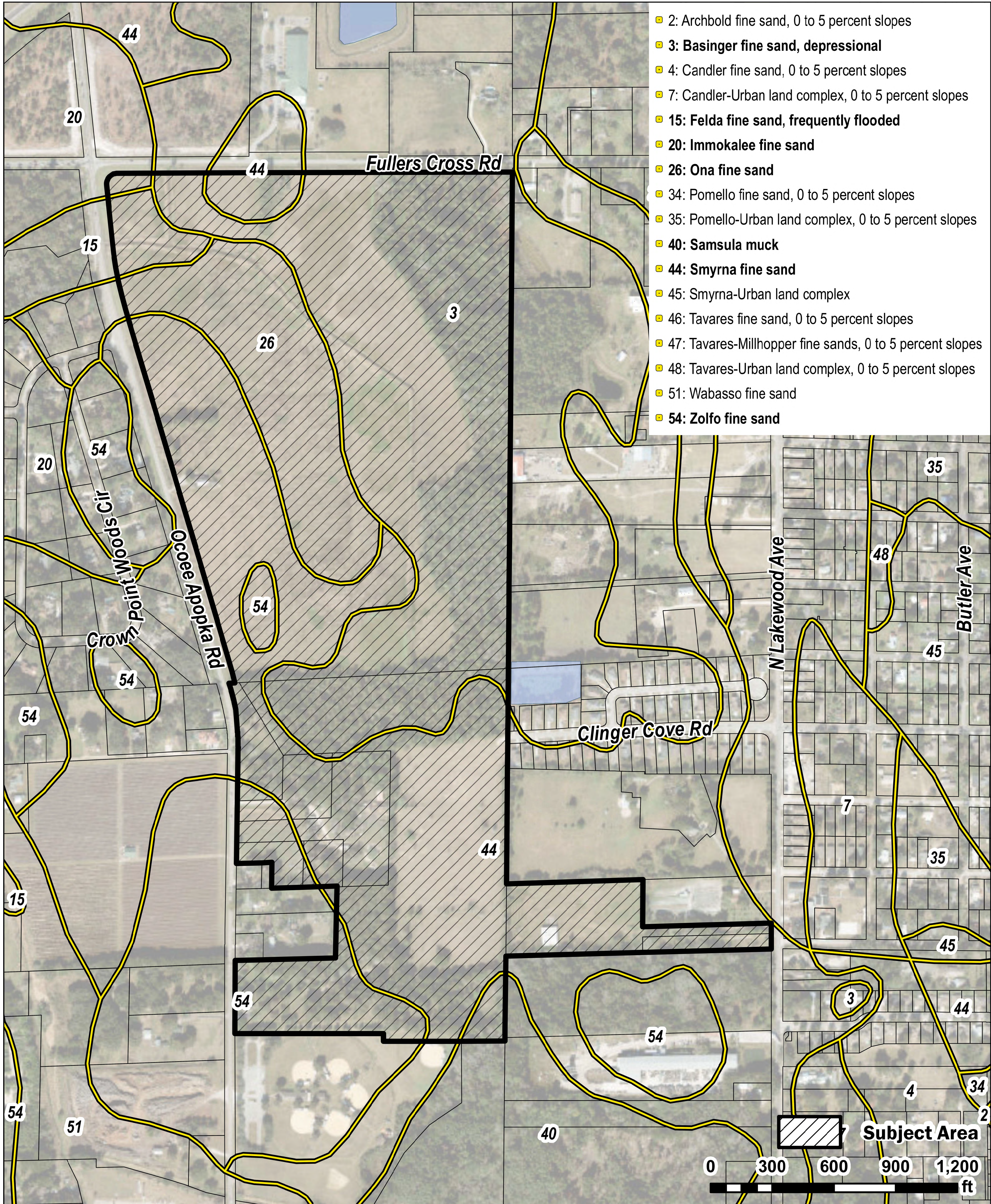
WETLANDS AND SURFACE WATERS MAP

WETLANDS AND SURFACE WATERS	
Wetlands	Approximate Acreage
W-1	± 19.49 Acres
W-2	± 1.1 Acres
W-3	± 1.35 Acres
W-4	± 20.89 Acres
Surface Waters	Approximate Acreage
SW-1	± 0.06 Acres
SW-2	± 1.15 Acres
SW-3	± 0.38 Acres
SW-4	± 0.38 Acres

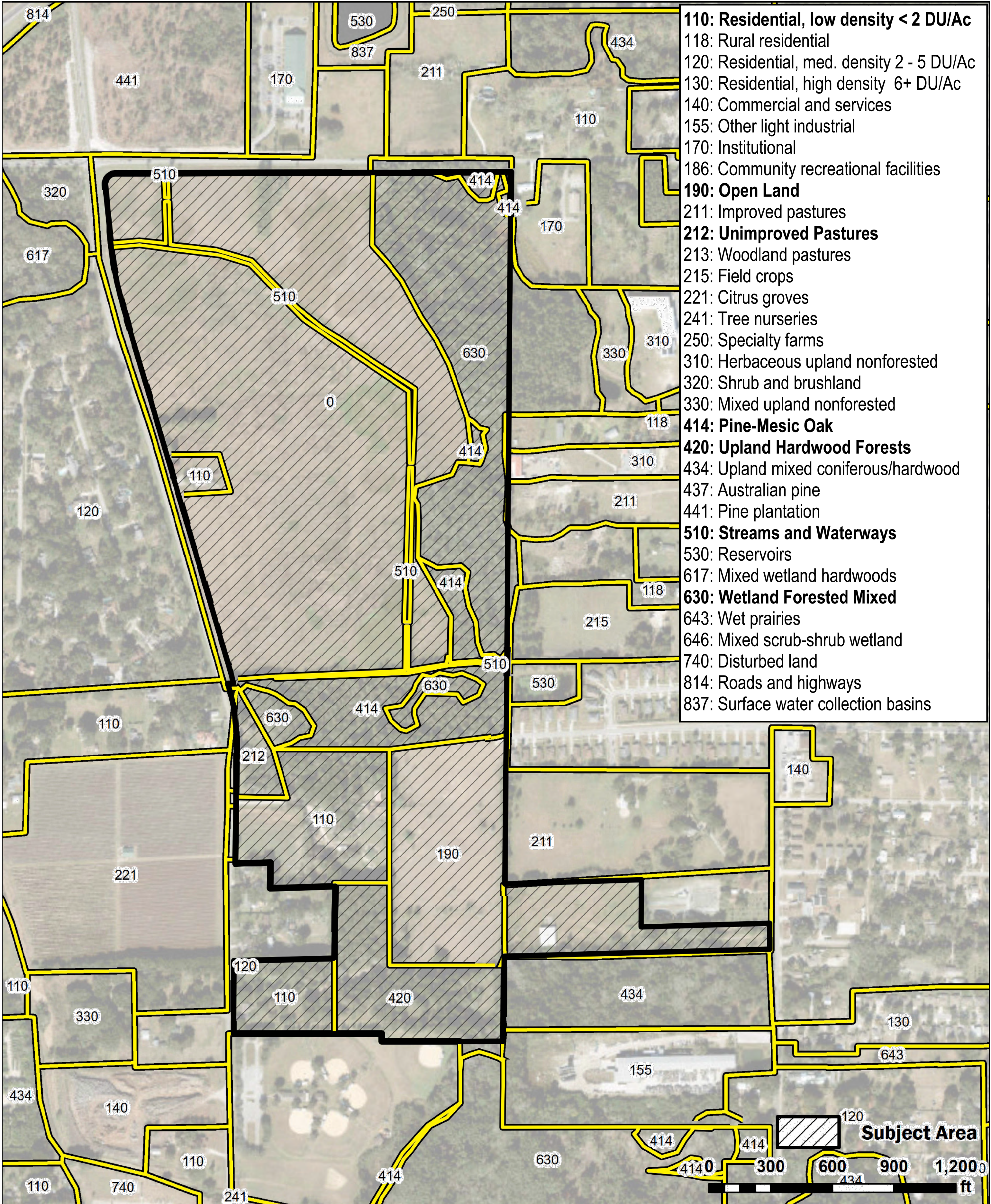
Note: All boundaries have been field-delineated in accordance with State and Federal requirements. Final configuration subject to approval by regulatory agencies.

Revisions	Date	Description
1	09/15/24	PLD - 1st Submittal
2	12/27/24	PLD - 2nd Submittal

DESIGNED BY: BSTN	DRAWN BY: BSTN	DATE: 09/15/2024
PROJECT MANAGER: JR	FILE NAME: -	



SOILS MAP



LAND USE / LAND COVER MAP (FLUCFCS)

Monterre Development
5669 SE Crooked Oak Ave
Hobe Sound, FL 33455

OCOC REGIONAL SPORTS COMPLEX
2290 FULLERS CROSS ROAD
OCOC, FLORIDA

Key plan:

Drawing Title:
**SOILS
& LAND COVER**

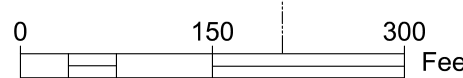
Revisions	N°	Date	Description
		09/15/24	PLD - 1st Submittal
		12/27/24	PLD - 2nd Submittal

DESIGNED BY: BSTN	CHECKED BY: -
DRAWN BY: BSTN	DATE: 09/15/2024
PROJECT MANAGER: JR	
PLOT SCALE: AS INDICATED	SHEET: 30"x42"
FILE NAME: -	
PROJECT # 60729465	
P. 03	
Sheet 04 / 13	





CONCEPTUAL SITE PLAN



Monterrie Development
5669 SE Crooked Oak Ave
Hobe Sound, FL 33455

OCCEE REGIONAL SPORTS COMPLEX
2290 FULLERS CROSS ROAD
OCCEE, FLORIDA

Key plan:

Drawing Title:
**CONCEPTUAL
SITE PLAN**

Revisions	Date	Description
N°	09/15/24	PLD - 1st Submittal
	12/27/24	PLD - 2nd Submittal

DESIGNED BY:
BSTN

OWN BY:
BSTN

PROJECT MANAGER:
R

PLOT SCALE:
AS INDICATED

FILE NAME:
—

DATE:
09/12/2024

DATE:
09/12/2024

DATE:
09/12/2024

DATE:
09/12/2024

DATE:
09/12/2024

PROJECT #
60729465

P. 06

Sheet
07 / 13

07-22-28-0000-00-064
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ZONING: A-1 (COUNTY)

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FLU: LDR (COUNTY)
ZONING: A-1

07-22-28-0000-00-067
FLU: LDR (COUNTY)
ZONING: A-1 (COUNTY)

07-22-28-0000-00-026
FLU: LI
ZONING: IND (PUD)

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ZONING: R-CE

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07-22-28-1842-00-001
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06-22-28-0000-00-012
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ZONING: A-1

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ZONING: A-1 (COUNTY)

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ZONING: I-2

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ZONING: I-1

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ZONING: A-1 (COUNTY)

07-22-28-0000-00-084
FLU: R (COUNTY)
ZONING: A-1 (COUNTY)

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PERVIOUS / IMPERVIOUS AREA CALCULATIONS				
Plan Legend	Table 5. Pervious / Impervious Areas		Gross Area: 150.0 Ac. / Net Area: 143.8 Ac.	
	Area Description	Impervious	% of Net	Pervious
	Building Footprints	17.0 Ac.	11.8%	
	Sports Fields			39.6 Ac.
	Structures (w/ Sports Fields)	2.3 Ac.	1.6%	27.5%
	Landscaping Areas	26.5 Ac.	18.4%	
	Landscaping Areas			29.9 Ac.
	Water Features			20.8%
	Water Features	11.0 Ac.	7.6%	
	Dry Stormwater Areas			7.6%
	Parking & Circulation	4.2 Ac.	2.9%	
	Total	59.1 Ac.	41.1%	84.7 Ac.
	Total			58.9%
ROW / Park	Notes: Excluded from calculation: 4.2 Ac. ROW conveyance & 2.0 Ac. City Park conveyance.			

PERVIOUS / IMPERVIOUS AREAS

Monterre Development
5669 SE Crooked Oak Ave
Hobe Sound, FL 33455
AECOM
Orange, FL 32801
(407) 843-5552

OCOE REGIONAL SPORTS COMPLEX
2290 FULLERS CROSS ROAD
OCOE, FLORIDA

Key plan:

Drawing Title:
PERVIOUS / IMPERVIOUS PLAN

Revisions	Date	Description	By	Check
1	09/15/24	PUD - 1st Submittal	BLAWM	
2	02/28/24	PUD - 2nd Submittal	BLAWM	

DESIGNED BY:	DATE:	QACQ BY:
BSTN	09/15/2024	

DRAWN BY:	DATE:
BSTN	09/15/2024

PROJECT MANAGER:	DATE:
BL	

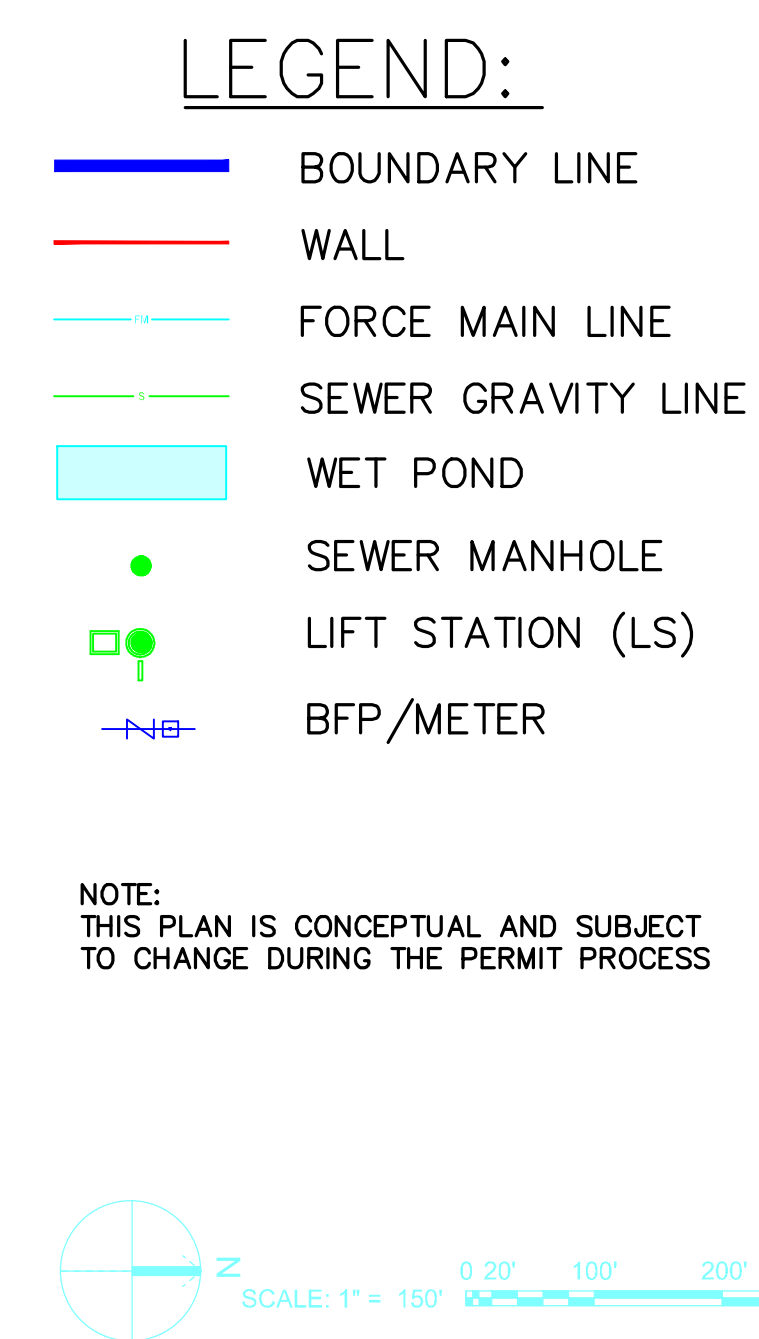
PLAT SCALE:	SHEET
AS INDICATED	30"x42"

FILE NAME:

PROJECT #
60729465

P. 09
Sheet
10 / 13





NOT FOR CONSTRUCTION

**ORDINANCE NO. 2025-
(Rezoning Ordinance for Ocoee Regional Sports Complex)**

**TAX PARCEL ID: 07-22-28-0000-00-001,
07-22-28-0000-00-023, 07-22-28-0000-00-057,
07-22-28-0000-00-041, 07-22-28-0000-00-039,
07-22-28-0000-00-043, 07-22-28-0000-00-105,
07-22-28-0000-00-060, and 07-22-28-0000-00-074**

CASE NO. RZ-24-09-07: Ocoee Regional Sports Complex Rezoing

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM CITY PUD (PLANNED UNIT DEVELOPMENT DISTRICT), CITY R-1AA (SINGLE FAMILY DWELLING DISTRICT), & COUNTY A-1 (CITRUS RURAL DISTRICT) TO CITY PUD (PLANNED UNIT DEVELOPMENT DISTRICT) ON CERTAIN REAL PROPERTIES CONTAINING APPROXIMATELY 150 ACRES GENERALLY LOCATED IN THE SOUTHEAST CORNER OF THE FULLERS CROSS ROAD AND OCOEE APOPKA ROAD INTERSECTION; FINDING SUCH ZONING TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY ZONING MAP; REPEALING INCONSISTENT ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Applicant seeks to rezone certain real properties containing approximately 150 acres, more particularly described in Exhibit “A” attached hereto and by this reference made a part hereof, from City PUD (Planned Unit Development), City R-1AA (Single Family Dwelling District), and County A-1 (Citrus Rural District) to City 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 January 14, 2025, the Planning and Zoning Commission held a public hearing and reviewed said Rezoning application for consistency with the Ocoee Comprehensive Plan and determined that the Rezoning is consistent with the Ocoee Comprehensive Plan and is in the best interest of the City, and recommended to the Ocoee City Commission that the zoning classification of said real property be rezoned as requested by the Applicant and that the Ocoee City Commission find that the Rezoning requested by the Applicant to be consistent with the Ocoee Comprehensive Plan; and

WHEREAS, on February 18, 2025, 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 150 acres located within the corporate limits of the City of Ocoee, Florida, is hereby changed from City PUD (Planned Unit Development), City R-1AA (Single Family Dwelling District), and County A-1 (Citrus Rural District) to City 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 _____, 2025.

ATTEST:

**APPROVED:
CITY OF OCOEE, FLORIDA**

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

ADVERTISED _____, 2025
READ FIRST TIME _____, 2025.
READ SECOND TIME AND ADOPTED
_____, 2025.
UNDER AGENDA ITEM NO. _____

**FOR USE AND RELIANCE ONLY BY THE
CITY OF OCOEE, FLORIDA; APPROVED AS
TO FORM AND LEGALITY**
this _____ day of _____, 2025.

FISHBACK DOMINICK

By: _____
City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ID NOS.:

07-22-28-0000-00-001 (95.11 ACRES)

THE W1/2 OF NE1/4 & E1/2 OF NW1/4 LYING E OF SR 437 IN SEC 07-22-28 & (LESS PT TAKEN FOR R/W DESC AS COMM AT N1/4 CORNER OF SEC 7-22-28 TH S1-3-52W ALONG W LINE OF NE1/4 OF SEC 7-22-28 30.01 FT TO POB TH N89-50-37E 1280.94 FT TO E LINE OF W1/2 OF NE1/4 OF SEC 7-22-28 TH S0-27-1W 20 FT TH S89-50-37W 1281.16 FT TH S89-43-45W 648.52 FT TO POINT OF CURVATURE OF A CURVE CONCAVE SELY TH SWLY ALONG CURVE HAVING A RADIUS OF 50 FT CENTRAL ANGLE OF 95-9-26 ARC LENGTH OF 83.04 FT CHORD LENGTH OF 73.82 FT AND CHORD BRG OF S42-9-2W TO POINT OF TANGENCY TH S5-25-41E 266.84 FT TO POINT OF CURVATURE OF A CURVE CONCAVE NELY TH SELY ALONG CURVE HAVING A RADIUS OF 1849.9 FT CENTRAL ANGLE OF 10-47-31 ARC LENGTH OF 348.43 FT CHORD LENGTH OF 347.92 FT AND CHORD BRG OF S10-49-27E TO THE POINT OF TANGENCY TH S16-13-12E 1773.29 FT TH S15-21-49E 59.23 FT TH S13-39-3E 55.93 FT TO POINT LYING ON S LINE OF NW1/4 OF SEC 7-22-28 TH S86-56-26W ALONG S LINE 28.44 FT TO POINT ON NON-TANGENT CURVE CONCAVE SWLY TH NWLY ALONG NON-TANGENT CURVE HAVING A RADIUS OF 1941.86 FT CENTRAL ANGLE OF 3-11-30 ARC LENGTH OF 108.17 FT CHORD LENGTH OF 108.15 FT AND CHORD BRG OF N14-37-29W TO THE POINT OF TANGENCY TH N16-13-13W 16.18 FT TH N16-20-6W 500 FT TH N16-2-55W 1000 FT TH N15-27-46W 407.21 FT TH N7-33-7W 524.34 FT TH N5-25-43W 24.17 FT TH N89-43-45E 740.7 FT TO POB PER DOC 20190042931)

07-22-28-0000-00-023 (37.12 ACRES)

BEG NW COR OF SW1/4 OF SE1/4 OF SEC 7-22-28 TH RUN N86-56-10E 1310.03 FT TH S00-31-51W 1398.44 FT TH S00-31-51W 355.17 FT TH N89-35-48W 592.6 FT N01-06-44E 37.61 FT TH S87-37-29W 726.4 FT TH N00-48-40E 322 FT TH N88-29-43E 489.51 FT TH N01-04-18E 345.22 FT TH N88-06-20E 248.67 FT TH N01-04-18E 652.77 FT TH S87-43-51W 523.06 FT TH N31-10-03W 411.03 FT TO POB (LESS RD R/W) & COMM AT THE CENTER OF SEC 7 TH ALONG W LINE OF SE 1/4 TH S01-04-18W 1672.03 FT TH DEPARTING W LINE RUN S88-55-42E 5.55 FT TO POB TH N87-37-29E 726.4 FT TH S01-06-44W 37.61 FT TH S89-35-48E 592.6 FT TH S00-31-51W 57.88 FT TH S89-55-44W 590.37 FT TH N00-04-16W 37.61 FT TH S89-55-44W 726.8 FT TH N00-48-40E 33.58 FT TO POB (LESS RD R/W)

07-22-28-0000-00-057 (6.09 ACRES)

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

07-22-28-0000-00-041 (2.23 ACRES)

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

07-22-28-0000-00-039 (2.10 ACRES)

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

07-22-28-0000-00-043 (5.02 ACRES)

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

07-22-28-0000-00-105 (1.18 ACRES)

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

07-22-28-0000-00-060 (1.08 ACRES)

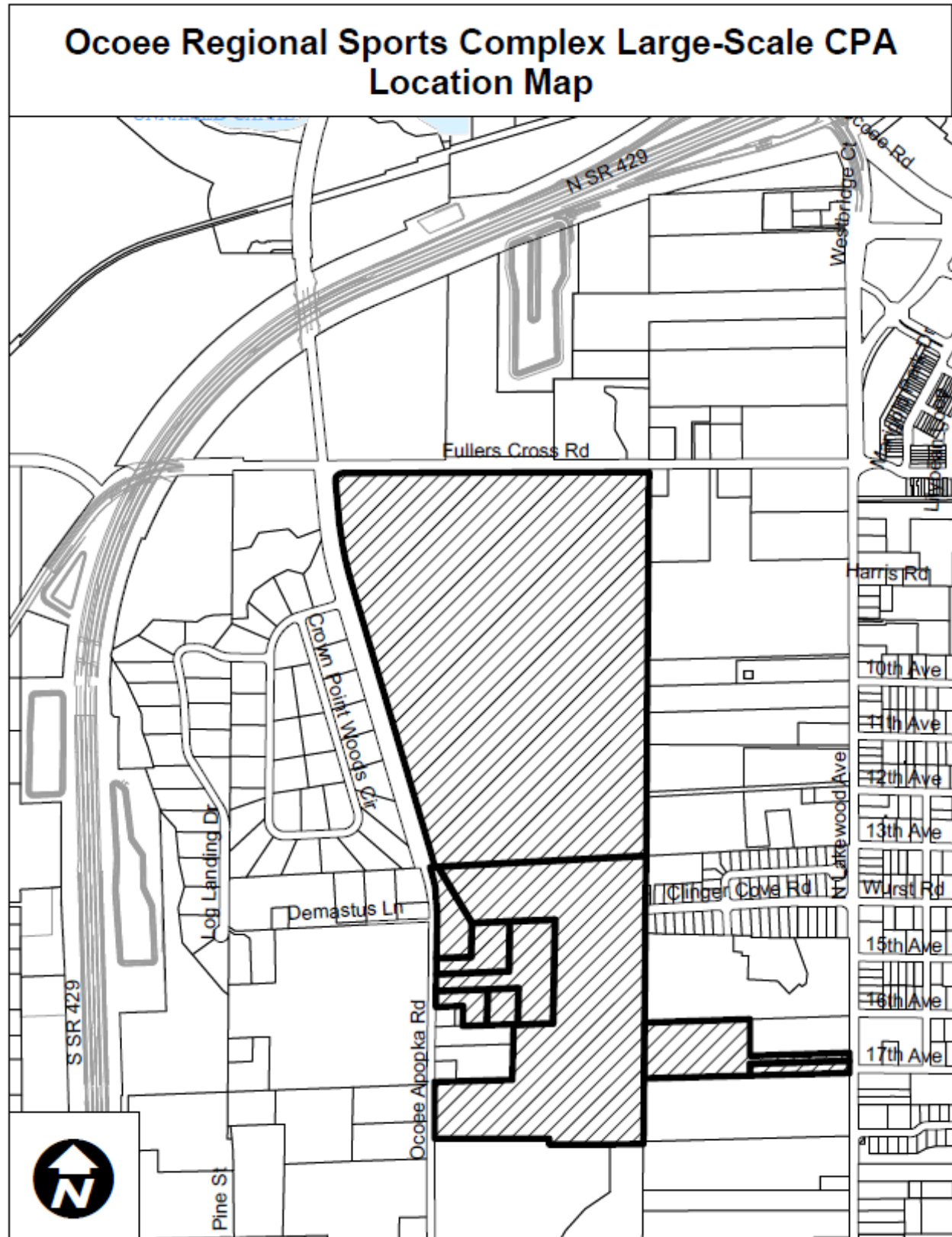
BEG AT SE COR OF NE1/4 OF SE1/4 RUN W 656 FT N 75 FT E 656 FT S 75 FT TO POB (LESS E 30 FT FOR R/W) IN SEC 07-22-28

AND

07-22-28-0000-00-074 (1.00 ACRE)

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

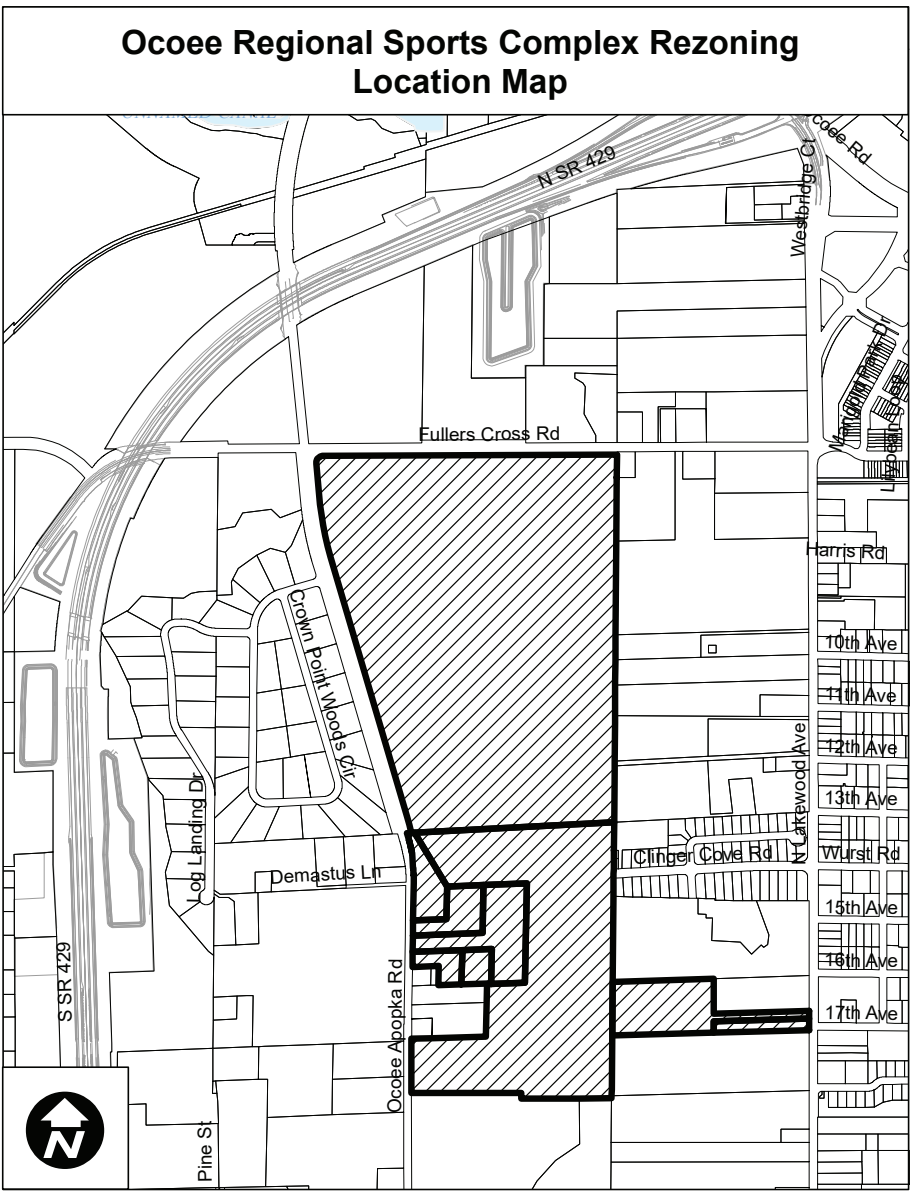
EXHIBIT "B"





CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE
OCOEE REGIONAL SPORTS COMPLEX
REZONING FROM CITY PUD (PLANNED UNIT DEVELOPMENT DISTRICT),
CITY R-1AA (SINGLE FAMILY DWELLING DISTRICT), & COUNTY A-1
(CITRUS RURAL DISTRICT) TO CITY PUD (PLANNED UNIT DEVELOPMENT
DISTRICT)
CASE NUMBER: RZ-24-09-07

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-8 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on **TUESDAY, JANUARY 14, 2025, 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 Rezoning to change approximately 95.1 acres of City PUD (Planned Unit Development District), 37.1 acres of City R-1AA (Single Family Dwelling District) and 18.7 acres of County A-1 (Citrus Rural District) lands to approximately 150.9 acres of City PUD (Planned Unit Development District) for the Ocoee Regional Sports Complex Project. The subject property is comprised of 9 parcels, assigned parcel ID numbers 07-22-28-0000-00-001, 07-22-28-0000-00-023, 07-22-28-0000-00-057, 07-22-28-0000-00-041, 07-22-28-0000-00-039, 07-22-28-0000-00-043, 07-22-28-0000-00-105, 07-22-28-0000-00-060, and 07-22-28-0000-00-074. The subject property is generally located within the southeast corner of the intersection of Fullers Cross Road and Ocoee Apopka Road.



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

Melanie Sibbitt, City Clerk Publish Date: January 2, 2025



January 2025 Development Services New Development Update

The following information is respectfully submitted to the Honorable Mayor and City Commission to provide general information about public and private development in the City of Ocoee. Please feel free to contact Zoning Manager Whitfield at 407-554-7079 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 

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 
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 NEW GROCERY AND FUEL STATION Sage #2024-0047 N Lakewood Ave Parcel # 05-22-28-6160-10-008 Parcel # 05-22-28-6160-10-008 7.99 acres Commission District 1 Scott R. Kennedy	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	1st Review comments sent November 15, 2024 - Awaiting resubmittal
OCOEE VILLAGE CENTER NW PARCEL 1 Sage #2024-0046 N Lakewood Ave Parcel # 05-22-28-6160-14-031 3.97 acres Commission District 1 Scott R. Kennedy	Large Scale Final Site Plan for three (3) Retail Buildings, with a total of 26,570 SF	1st Review cimments sent December 17, 2024 - Awaiting resubmitt
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
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 4 th 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 
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 (was continued per applicant)
OCOOE 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	2nd Review comments sent November 18, 2024 - Awaiting resubmittal
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 1st review comments sent November 15, 2024
ROCKET CHIMP OFFICE Sage #2023-0035 300 N. Bluford Avenue Parcel # 18-22-28-4100-00-160 0.91 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 3,137 SF Office Building	Under Construction 
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 <i>W. Delaware St.</i> <i>Parcel # 17-22-28-6144-04-031</i> <i>1.0 acre</i> <i>Commission District 2 – Rosemary Wilsen</i>	Plat creating (3) three parcels from one (1) parcel	1st Review comments sent July 11, 2024 - Awaiting resubmittal
WEST ORANGE MEDICAL Sage # 2023-0006 <i>3442 Old Winter Garden Road</i> <i>3462 Old Winter Garden Road</i> <i>Parcel # 29-22-28-0000-00-028</i> <i>Parcel # 29-22-28-0000-00-036</i> <i>1.21 acres combined</i> <i>Commission District 2 – Rosemary Wilsen</i>	Small Scale Site Plan for an 11,800 SF Medical Office	Site Plan Approved
WEST ORANGE SURGERY CENTER Sage #2022-0005 <i>3422 Old Winter Garden Road</i> <i>Parcel # 29-22-28-0000-00-030</i> <i>1.26 acres combined</i> <i>Commission District 2 – Rosemary Wilsen</i>	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 <i>409 Ocoee Apopka Road</i> <i>Parcel # 18-22-28-0000-00-056</i> <i>4.76 acres</i> <i>Commission District 3 – Richard Firstner</i>	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 <i>450 Ocoee Apopka Road</i> <i>Parcel # 18-22-28-0000-00-006</i> <i>11.21 acres combined</i> <i>Commission District 3 – Richard Firstner</i>	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	Under 2nd Review
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	Under Construction 
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 - Planning & Zoning Meeting: January 14, 2025 - City Commission Meeting 1st Reading: February 18, 2025
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	1st Review comments sent October 30, 2024 - Awaiting resubmittal
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 5 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 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 Site Plan to construct two retail buildings totaling 23,052 square feet	• 1st Review comments sent November 12, 2024 • Awaiting resubmittal
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	Plat approved by staff, City Commission Meeting (Consent): TBD