

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

February 14, 2023

AGENDA

6:30 PM

REGULAR PLANNING AND ZONING COMMISSION MEETING

• CALL TO ORDER

Invocation

Pledge of Allegiance

Roll Call and Determination of Quorum

• CONSENT AGENDA

1. Minutes of the Planning & Zoning Meeting Held on December 13, 2022

• OLD BUSINESS

• NEW BUSINESS

1. 413 Whittier Avenue - Phat An Temple Inc. Property - Annexation & Rezoning; Project No(s). AX-01-23-02 & RZ-23-01-02. **(Zoning Manager Whitfield)**
2. 474 S. Bluford Avenue Condominiums - Comprehensive Plan Future Land Use Map Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) & Rezoning from R-1AA to PUD; Project No(s). CPA-2022-005 & RZ-22-12-45 **(Zoning Manager Whitfield)**
3. 911 Marshall Farms Road - Surujlall Property - Annexation & Rezoning; Project No(s). AX-01-23-01 & RZ-23-01-01 **(Zoning Manager Whitfield)**

• MISCELLANEOUS

4. 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.



MINUTES
PLANNING AND ZONING COMMISSION
ACTING AS THE LOCAL PLANNING AGENCY

Tuesday, December 13, 2022

I. CALL TO ORDER - 6:30 pm

- A. Invocation and Pledge of Allegiance
- B. Roll Call and Determination of Quorum

Present: Chair Lomneck, Member Forges, Member Mellen, Member Williams, Member Keller

Absent: Vice-Chair Kennedy

Also Present: Development Services Director Rumer, Zoning Manager Whitfield, Assistant City Attorney Drage, Recording Clerk Heard

II. CONSENT AGENDA

- A. Minutes of the Planning & Zoning Commission Meeting held November 8, 2022.

Motion for **Approval** of the **Consent Agenda**: Moved by **Member Williams**, Seconded by **Member Mellen**; Motion carried unanimously with Vice-Chair Kennedy absent.

III. OLD BUSINESS - None

IV. NEW BUSINESS – Public Hearings (6:32 pm)

- A. **Special Exception for Ocoee Oaks United Methodist Church – Communications Tower at 201 South Clarke Road (06-22-SE-029).** (*Advertised in the West Orange Times on Thursday, December 1, 2022*)

Zoning Manager Whitfield presented a brief overview of the subject property which is located at 201 South Clarke Road, approximately 150 feet south of the church building adjacent to the Orange County water tower property line with an existing zoning of A-1 (General Agriculture District) and a portion of the property R1-A (Single-Family Residential). The applicant is requesting a special exception for the use of a portion of this property (3,500 SF) to be utilized as an innovative communications tower facility with a height request of 135 feet. This proposed tower is essentially a replacement tower as the existing communications tower facility is located on top of the County Water Tower, which stands at 145 feet and will soon be decommissioned and demolished.

Zoning Manager Whitfield explained Section 5-8A of Article V establishes and implements Table 5-1, which lists the principal uses permitted on a parcel or lot in the various zoning districts. For telecommunications towers, Table 5-1 defers to Section 5-19, LDC. Per Map 5-19, the subject property is located in Telecommunications Facilities Area One, which, per Section 5-19E(4), requires that an Innovative Communications Tower Facility receive final approval through the Special Exception process. In addition to the standards and requirements in Section 5-19E(4), the tower facility must meet the Special Exception requirements of Sections 5-19H, I and K. She stated based on staff review of the proposed tower facility submittal packet, the proposed Innovative Tower Facility meets the requirements of Sections 5-19E(4), H, I and K.

Zoning Manager Whitfield further indicated the applicant has provided two (2) design options: a monopine tree (Option 1) and a bell tower (Option 2) where the communications apparatuses are hidden from view. The applicant has submitted a lease, and an amended lease to state that the Lessor (Ocoee Oaks UMC) shall be responsible for the removal of the structure at the sole cost and expense of the Lessee (Diamond Communications) in the event the tower is abandoned by Diamond Towers and that Diamond Communications will secure a tower removal bond to the benefit of the Ocoee Oaks UMC.

Zoning Manager Whitfield explained staff findings and recommendations of approval for the bell tower design, Option 2, subject to a revised Landscape Plan that replaces the understory trees surrounding the facility grounds with canopy evergreen tree species.

The floor was opened for each member of the Planning and Zoning Commission to ask questions, provide feedback and/or voice their concerns. **Zoning Manager Whitfield** addressed all issues.

Mattaniah Jahn, P.A., Applicant (Diamond Communications LLC, Verizon Wireless & AT&T), 935 Main Street, Suite C4, Safety Harbor, FL, explained the location has been fine-tuned and carefully placed to preserve the church's pumpkin patch and possibly the ability for the proposed subdivision to the southeast to provide a secondary public ROW to their community from South Clarke Road. They further explained safety with regard to the bell or monopine towers collapsing and radio frequency (RF) emissions, and provided a PowerPoint presentation to explain the two different tower options.

Member Williams asked who would be in control of the bell chiming schedule.

Tom Waniewski, Diamond Communications, NJ, explained the chimes are bell sounds on an automated system and are not actual bells. If the chimes get stuck, they would send out a technician to fix it.

Chair Lomneck opened the public hearing.

Doug Gomber, Ocoee Resident and White Hill HOA President, thanked the applicants for their flexibility and understanding when it comes to his community's concerns with traffic on White Road and the proposed neighboring subdivision's secondary access off of Clarke Road. He further stated he along with the residents in his community are in favor of the bell tower, and they are looking forward to the unsightly water tower being demolished.

Chair Lomneck closed the public hearing.

(7:08 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission **Approval** of the **Special Exception for Ocoee Oaks United Methodist Church – Communications Tower at 201 South Clarke Road (06-22-SE-029) with the Bell Tower Design and Landscaping**, subject to resolution of the remaining staff comments before the City Commission meeting; Moved by **Member Mellen**, Seconded by **Member Keller**; motion carried unanimously with Vice-Chair Kennedy absent.

V. MISCELLANEOUS - (7:10 pm)

A. Project Status Report

Development Services Director Rumer updated the Board with the following:

- The Starbucks in District 1 is signed off with the City.
- The City Commission approved a Sports Complex presented by Montierre Development, which is a proposed mixed-use center with baseball fields (16), batting cages, multi-purpose fields for city use, a park & playground, a splash pad area, hotels (2), parking garages (2), restaurant/retail buildings (7), office/retail (6), and a welcome center. The anticipated opening is in 2025.
- The Ocoee Village Center builders took over the project. The plat is being recorded this week, and the roundabout will be completed soon.

B. December Calendar - No updates

Motion: Move to adjourn the Planning and Zoning Commission meeting; Moved by **Member Keller**, Seconded by **Member Williams**; motion carried unanimously with Vice-Chair Kennedy absent.

VI. ADJOURNMENT - 7:30 pm

ATTEST:

APPROVED:

Kathy Heard, Recording Clerk

Brad Lomneck, Chair



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

STAFF REPORT

Meeting Date: February 14, 2023
Item #: 1

Contact Name: Anoch Whitfield, Zoning Manager

Department Director: Michael Rumer

Subject: 413 Whittier Avenue - Phat An Temple Inc. Property - Annexation & Rezoning; Project No(s). AX-01-23-02 & RZ-23-01-02. **(Zoning Manager Whitfield)**

ISSUE:

Should the Planning & Zoning Commission (PZC), acting as the Local Planning Agency (LPA), recommend approval for an Annexation and Rezoning from Orange County R-1 (Single Family Residential District) to City of Ocoee R-1 (Single Family Dwelling District) of the Phat An Temple, Inc., property located at 413 Whittier Avenue?

BACKGROUND SUMMARY:

Owner/Applicant: Phat An Temple, Inc. / Ty Ho

General Location: The property is located in Commission District 2 on the east side of Whittier Avenue, beginning approximately 325 feet north of State Road 438.

Property Size and Parcel ID No.: The property contains approximately 0.16 acres and is assigned parcel identification number 17-22-28-3624-01-150.

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

Current Future Land Use (FLU) Map Designation	Current Zoning District	Existing Land Use	Overlays/Unique Features
Low Density Residential (4 units per acre)	R-1	Vacant	N/A

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

Direction	Jurisdiction		FLUM Designation	Zoning District	Existing Land Use
North	County		Low Density Residential	R-1	Single Family Dwelling
South	City		Professional Offices & Services	Unclassified	Single Family Dwelling
East	City		Low Density Residential	R-1	Single Family Dwelling
West	County		Low Density Residential	R-1	Single Family Dwelling

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

Proposed FLUM Designation	Proposed Zoning District	Proposed Use	Proposed Development Standards
N/A (Site remains LDR)	City R-1	Single Family Dwelling	Conventional R-1 standards

Consistency with Florida Statutes: With respect to the proposed annexation, Section 171.044, Florida Statutes (F.S.), grants municipalities the authority to annex contiguous, compact, non-circuitous territory so long as it does not create an enclave. The subject property is bordered on the east and south by the City's jurisdictional limits and, as such, is contiguous to the City and does not create an enclave. Instead, it furthers the City's efforts to reduce existing enclaves within the city limits.

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

Consistency with Adopted Comprehensive Plan: The annexation is consistent with Future Land Use Element (FLUE) Policy 2.5, which requires the City to consider requests for voluntary annexation when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's Comprehensive Plan, the JPA Agreement, and the City's Annexation Policy. The proposed R-1 zoning classification is consistent with FLUE Policy 1.15, which stipulates that the City may assign an initial zoning after annexation in a manner that is consistent with both the Future Land Use Map and the JPA Agreement.

Access: Access will continue to be via Whittier Avenue.

Utilities: The property owner has requested water service from the City. City water service is available from an existing 4" potable water line on the west side of Whittier Ave. After the annexation has been executed and recorded with Orange County, the Utilities Department will begin the design and permitting process to bring water service to the property. The water service installation for this property will require an Orange County right-of-way permit which will increase turnaround time. No sewer lines are available, and the property will be served by a private septic system.

Transportation: No issues are anticipated as the property is entitled to have one (1) single family dwelling.

Stormwater: N/A

Schools: N/A

Public Safety: Fire service is available within 2.1 miles of the property and can be provided within a five (5) minute response time at a 750 gpm water flow. Police service is available within 3.6 miles (Policy Patrol Zone 5) within a 10-minute response time for non-emergency services.

An Annexation Feasibility & Public Facilities Analysis Report was completed for this property. See attached document for complete report.

RECOMMENDATIONS:

The Development Review Committee (DRC) met on Tuesday, February 7, 2023, to consider the application for annexation and rezoning. Upon a finding of consistency with the City's regulations and policies and the terms of the City of Ocoee-Orange County Joint Planning Area (JPA) Agreement, the DRC made a recommendation of approval

of the proposed Annexation and Rezoning from Orange County R-1 (Single Family Residential District) to City of Ocoee R-1 (Single Family Dwelling District) for the Phat An Temple Property located at 413 Whittier Avenue.

Staff recommends that the Planning & Zoning commission (PZC), acting as the Local Planning Agency (LPA), make a recommendation of approval of the proposed Annexation and Rezoning from Orange County R-1 (Single Family Residential District) to City of Ocoee R-1 (Single Family Dwelling District) for the Phat An Temple Property located at 413 Whittier Avenue.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. FLU Map
4. Zoning Map
5. Annexation and Rezoning Feasibility Report
6. Annexation Ordinance
7. Rezoning Ordinance
8. Advertisement

413 Whittier Avenue
Location Map



413 Whittier Avenue Location Map



413 Whittier Avenue Surrounding Future Land Use Map



Development Services
Department

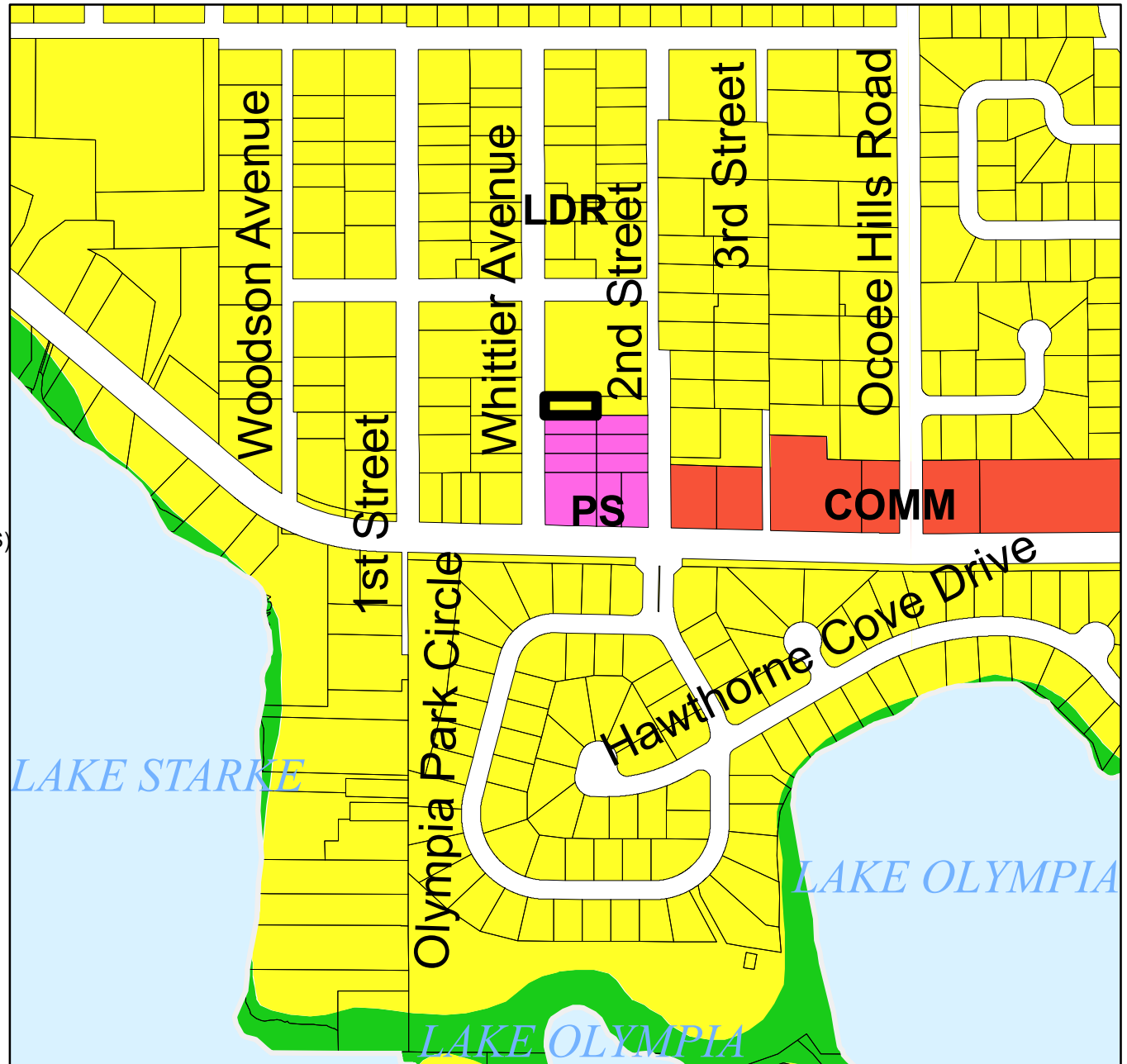
0 100 200 400
Feet

Created: January 2023

 Subject Property

Future Land Use Classification:

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



413 Whittier Avenue Surrounding Zoning Map



Development Services
Department

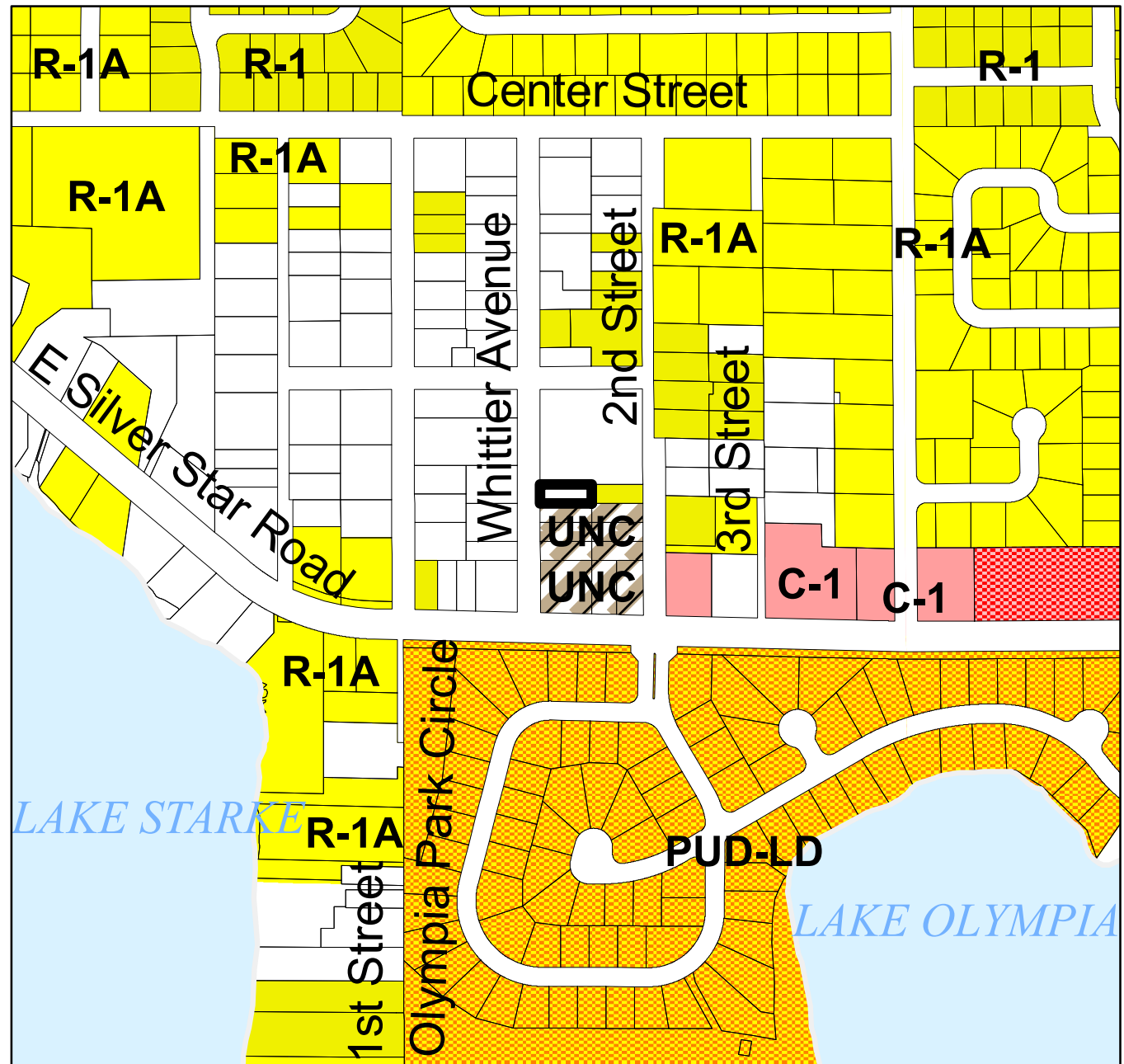
0 100 200 400
Feet

Created: January 2023

 Subject Property

Zoning Classification:

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



CITY OF OCOEE

ANNEXATION FEASIBILITY ANALYSIS

CASE NUMBER: AX-01-23-02 & RZ-23-01-02

APPLICANT NAME: Ty Ho

PROJECT NAME: 413 WHITTIER AVENUE – PHAT AN TEMPLE, INC. PROPERTY

This form is used to evaluate annexation requests to determine the feasibility of providing urban services to individual properties. Each department's findings are summarized below.

I. PLANNING DEPARTMENT		Anoch Whitfield, Zoning Manager
A. Applicant/Owner		
1. Owner (if different from Applicant):	Phat An Temple, Inc. (Represented by Ty Ho)	
B. Property Location		
1. General Location:	The property is generally located on the east side of Whittier Avenue, beginning approximately 325 feet north of State Road 438.	
2. Parcel Identification Number:	17-22-28-3624-01-150	
3. Street Addresses:	413 Whittier Avenue	
4. Size and Number of Parcels:	0.16 acres (1 parcel)	
C. Use Characteristics		
1. Existing Use:	Vacant	
2. Proposed use:	Single-family dwelling	
3. Density / Intensity:		
4. Projected Population:	N/A	
D. Zoning and Land Use		
1. Orange County Future Land Use:	Low Density Residential	
2. Orange County Zoning:	R-1	
3. Existing Ocoee Future Land Use:	Low Density Residential per JPA FLUM	
4. Proposed Ocoee Zoning:	R-1	
E. Consistency		
1. Joint Planning Area:	Yes	
2. Comprehensive Plan:	Yes	
II. FIRE DEPARTMENT		
1. Estimated Response Time:	Less than 5 min	
2. Distance to Property:	2.1 miles	
3. Fire Flow Requirements:	750 gpm	
III. POLICE DEPARTMENT		
1. Police Patrol Zone / Grid / Area:	5	
2. Estimated Response Time:	10 mins	
3. Distance to Property:	3.6 miles	
3. Average Travel Time	10 mins	

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

1. Property Appraiser Market Value:	\$60,000 (as vacant land in County)
2. Property Appraiser Taxable Value	\$60,000 (as vacant land in County)
3. Estimated City Ad Valorem Taxes:	TBD
4. Anticipated Licenses & Permits:	TBD
5. Potential Impact Fees:	TBD
6. Total Project Revenues:	TBD

V. PUBLIC WORKS DEPARTMENT	
-----------------------------------	--

1. Within the 100-year Flood Plain:	No
-------------------------------------	----

VI. UTILITIES	Jennifer Bolling, Engineering Manager
----------------------	---------------------------------------

A. Potable Water	
-------------------------	--

1. In Ocoee Service Area:	Yes
2. City Capable of Serving Area:	
3. Extension Needed:	
4. Location and Size of Nearest Water Main:	

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

1. In Ocoee Service Area:	No
2. City Capable of Serving Area:	
3. Extension Needed:	
4. Location and Size of Nearest Force Main:	
5. Annexation Agreement Needed:	

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

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

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

1. Paved Access:	Yes – Whittier Avenue
2. ROW Dedication:	No
3. Traffic Study:	No
4. Traffic Analysis Zone:	

VIII. PRELIMINARY CONCURRENCY EVALUATION	
---	--

A. Transportation:	
---------------------------	--

B. Parks / Recreation:	
-------------------------------	--

C. Water / Sewer:	
--------------------------	--

D. Stormwater:	
-----------------------	--

E. Solid Waste:	
------------------------	--

F. Impact Fees:	
------------------------	--

IX. SITE SPECIFIC ISSUES

All Departments

X. CONSISTENCY WITH STATE ANNEXATION REGULATIONS

Anoch Whitfield, Zoning Manager

**ORDINANCE NO. 2023-
(Annexation Ordinance for 413 Whittier Avenue –
Phat An Temple, Inc. Property)**

TAX PARCEL ID: 17-22-28-3624-01-150

**CASE NO. AX-01-23-02: 413 Whittier Avenue – Phat An Temple, Inc. Property
Annexation**

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF OCOEE, FLORIDA, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.16 ACRES LOCATED ON THE EAST SIDE OF WHITTIER AVENUE, BEGINNING APPROXIMATELY 325 FEET NORTH OF STATE ROAD 438, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; FINDING SAID ANNEXATION TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN, THE OCOEE CITY CODE AND THE JOINT PLANNING AREA AGREEMENT; PROVIDING FOR AND AUTHORIZING THE UPDATE OF OFFICIAL CITY MAPS; PROVIDING DIRECTION TO THE CITY CLERK; PROVIDING FOR SEVERABILITY; REPEALING INCONSISTENT ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 171.044, Florida Statutes, the owner of certain real property located in unincorporated Orange County, Florida, as hereinafter described, has petitioned the City Commission of the City of Ocoee, Florida (the “Ocoee City Commission”) to annex approximately 0.16 acres of property, as more particularly described in Exhibit “A” attached hereto, into the corporate limits of the City of Ocoee, Florida; and

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

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

WHEREAS, on February 14, 2023, the Planning and Zoning Commission of the City of Ocoee, Florida, reviewed the proposed annexation and found it to be consistent with the Ocoee Comprehensive Plan, to comply with all applicable requirements of the Ocoee City Code, and to be in the best interest of the City of Ocoee and has recommended to the Ocoee City Commission that it approve said annexation petition; and

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 10. CONFLICTING ORDINANCES. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

PASSED AND ADOPTED this _____ day of _____, 2023.

APPROVED:

ATTEST:

CITY OF OCOEE, FLORIDA

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

FOR USE AND RELIANCE ONLY BY THE
CITY OF OCOEE, FLORIDA APPROVED AS
TO FORM AND LEGALITY THIS _____ DAY
OF _____, 2023

ADVERTISED _____ AND _____
READ FIRST TIME _____, 2023
READ SECOND TIME AND ADOPTED
_____, 2023, UNDER AGENDA
ITEM NO. _____

SHUFFIELD, LOWMAN & WILSON, P.A.

By: _____
City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ID NO.: 17-22-28-3624-01-150

HILLCREST HEIGHTS M/98 LOT 15 BLK A

EXHIBIT "B"

LOCATION MAP



**ORDINANCE NO. 2023-
(Rezoning Ordinance for 413 Whittier Avenue
– Phat An Temple, Inc. Property)**

TAX PARCEL ID: 17-22-28-3624-01-150

CASE NO. RZ-23-01-02: 413 Whittier Avenue – Phat An Temple, Inc. Rezoning

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM ORANGE COUNTY R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO CITY OF OCOEE R-1 (SINGLE FAMILY DWELLING DISTRICT) ON CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.16 ACRES LOCATED ON THE EAST SIDE OF WHITTIER AVENUE, BEGINNING APPROXIMATELY 325 FEET NORTH OF STATE ROAD 438, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; 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 property located within the corporate limits of the City of Ocoee, Florida, as hereinafter described, has submitted an application to the City Commission of the City of Ocoee, Florida (the “Ocoee City Commission”) to rezone said real property (the “Rezoning”); and

WHEREAS, the Applicant seeks to rezone certain real property containing approximately 0.16 acres, more particularly described in Exhibit “A” attached hereto and by this reference made a part hereof, from Orange County R-1 to City of Ocoee R-1; and

WHEREAS, pursuant to Section 5-9(B), Article V of the Land Development Code of the City of Ocoee, Florida (the “Ocoee City Code”), the City Development Services Director has reviewed said Rezoning application and determined that the Rezoning is consistent with the City of Ocoee Comprehensive Plan as set forth in Ordinance No. 91-28, adopted September 18, 1991, as amended (the “Ocoee Comprehensive Plan”); and

WHEREAS, said Rezoning application was scheduled for review and recommendation by the Planning and Zoning Commission of the City of Ocoee, Florida (the “Planning and Zoning Commission”), acting as the Local Planning Agency; and

WHEREAS, on February 14, 2023, 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 the Rezoning requested by the Applicant to be consistent with the Ocoee Comprehensive Plan; and

WHEREAS, on April 18, 2023, the Ocoee City Commission held a de novo advertised public hearing with respect to the proposed Rezoning of said real property and determined that the Rezoning is consistent with the Ocoee Comprehensive Plan; and

WHEREAS, this Ordinance has been considered by the Ocoee City Commission in accordance with the procedures set forth in Section 166.041(3)(a), Florida Statutes.

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

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

SECTION 2. REZONING. The zoning classification, as defined in the Ocoee City Code, of the Property described in **Exhibit “A”** containing approximately 0.16 acres located within the corporate limits of the City of Ocoee, Florida, is hereby changed from Orange County R-1 to City of Ocoee R-1. A map of said land herein described, which clearly shows the area of the Rezoning, is attached hereto as **Exhibit “B”** and by this reference is made a part hereof.

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

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

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

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

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

PASSED AND ADOPTED this _____ day of _____, 2023.

ATTEST:

**APPROVED:
CITY OF OCOEE, FLORIDA**

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

ADVERTISED _____, 2023
READ FIRST TIME _____, 2023.
READ SECOND TIME AND ADOPTED
_____, 2023.
UNDER AGENDA ITEM NO. _____

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

this _____ day of _____, 2023.

SHUFFIELD LOWMAN & WILSON, P.A.

By: _____
City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ID NO.: 17-22-28-3624-01-150

HILLCREST HEIGHTS M/98 LOT 15 BLK A

EXHIBIT "B"

LOCATION MAP



COPY OF ADVERTISEMENT

Date Published and Media Name

2B The West Orange Times Thursday, February 2, 2023

Advertisement or Article

FIRST INSERTION

CITY OF OCOEE

NOTICE OF PUBLIC HEARING TO CONSIDER THE 413 WHITTIER AVENUE - PHAT AN TEMPLE INC PROPERTY ANNEXATION AND REZONING FROM ORANGE COUNTY R-1 TO CITY OF OCOEE R-1

CASE NUMBER: AX-01-23-02 & RZ-23-01-02

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-9 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on **TUESDAY, FEBRUARY 14, 2023, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Annexation and Rezoning for the 413 Whittier Avenue - Phat An Temple Inc. Property. The property is assigned Parcel ID # 17-22-28-3624-01-150 and consists of approximately 0.15 acres. The property is located on the east side of Whittier Avenue, beginning approximately 325 feet north of State Road 438. The applicant proposes to develop a single family dwelling.

If the applicant's request is approved, the annexation would incorporate the property into the City of Ocoee, and rezoning will amend the zoning classification of the subject property from Orange County R-1 (Single Family Dwelling District) to City of Ocoee R-1 (Single Family Residential District).

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

February 2, 2023

23-00507W



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

STAFF REPORT

Meeting Date: February 14, 2023
Item #: 2

Contact Name: Anoch Whitfield, Zoning Manager

Department Director: Michael Rumer

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

ISSUE:

Should the Planning & Zoning Commission (PZC), acting as the Local Planning Agency (LPA), recommend approval for a Small-Scale Comprehensive Plan Future Land Use Map Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) and corresponding Rezoning from R-1AA (Single Family Dwelling District) to PUD (Planned Unit Development District) for the property located at 474 South Bluford Avenue?

BACKGROUND SUMMARY:

Owner/Applicant: Jasbir S. Kalsi

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

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

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

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

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

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

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

Proposed FLUM Designation	Proposed Zoning District	Proposed Use	Proposed Development Standards
Medium Density Residential (4 to less than 8 units per acre) (Max: 8 lots)	PUD (Planned Unit Development)	6 Single-Family Attached (Fee-Simple) Residential Uses (Proposed density: 6.4 units per acre)	Standards established by the associated Land Use Plan are as follows: Building Setbacks: Front - 10 feet, Side - 10 feet, Rear - 10 feet Building Height: 45 feet Parking: 2 spaces per unit (garage) plus 8 guest parking spaces

Consistency with Florida Statutes: N/A

Consistency with JPA Agreement: N/A

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

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

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

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

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

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

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

RECOMMENDATIONS:**Development Review Committee (DRC) Recommendation:**

The Development Review Committee (DRC) met on Tuesday, February 7, 2023, to consider the application for a Small-Scale Comprehensive Plan Future Land Use Map Amendment (CPA) and Rezoning. Upon a finding of consistency with the City's Comprehensive Plan and Land Development Code, the DRC made a recommendation of approval of the proposed Small-Scale Comprehensive Plan Future Land Use Map Amendment (CPA to change the subject property from Low Density Residential to Medium Density Residential and the corresponding Rezoning from R-1AA to PUD (Planned Unit Development), subject to the following conditions:

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

Staff Recommendations:

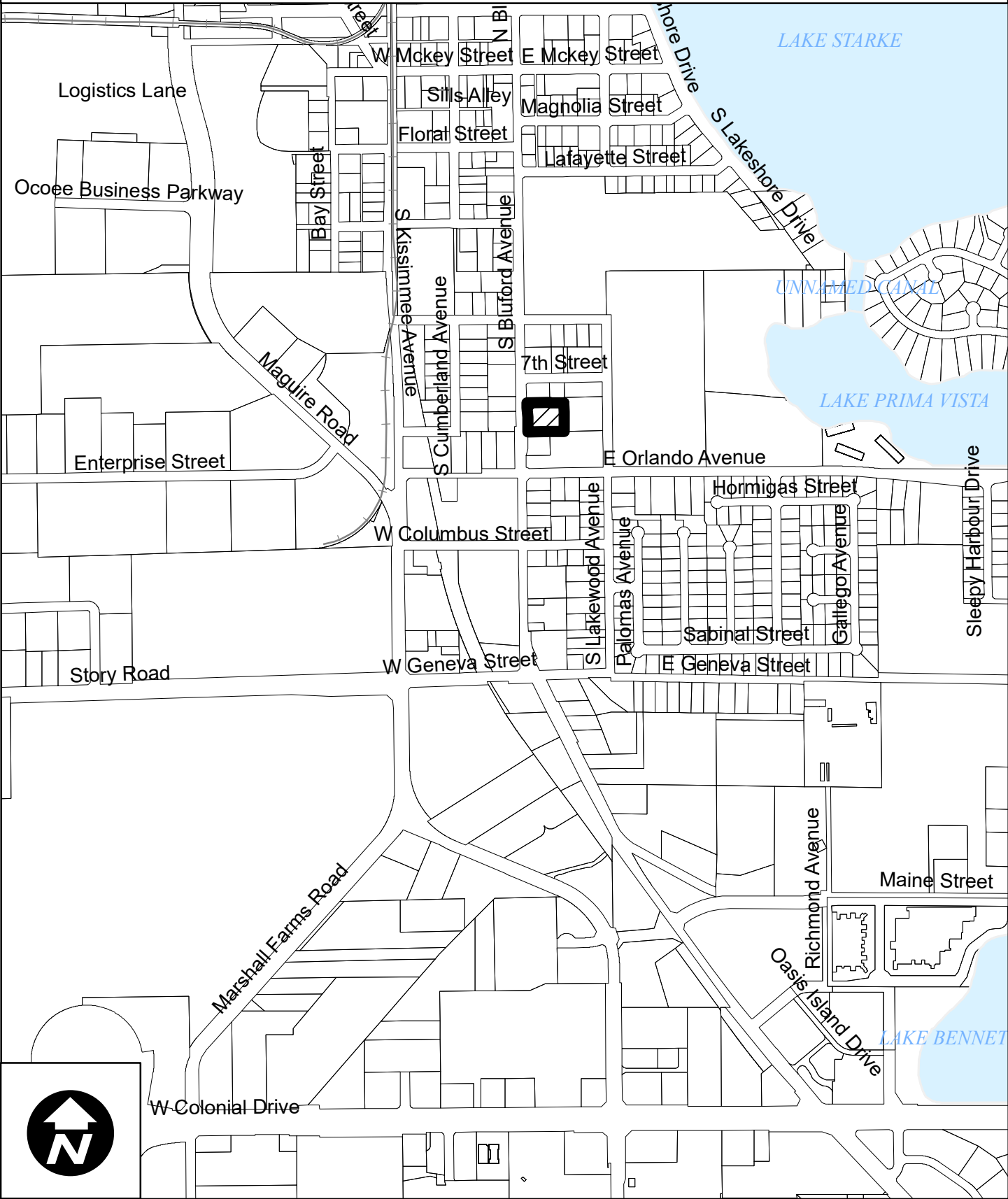
Staff recommends that the Planning & Zoning Commission (PZC), acting as the Local Planning Agency (LPA), make a recommendation of approval of the proposed Small-Scale Comprehensive Plan Future Land Use Map Amendment (CPA) from Low Density Residential to Medium Density Residential and the corresponding Rezoning from R-1AA to PUD (Planned Unit Development) for the property located at 474 South Bluford Avenue, subject to the following conditions:

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

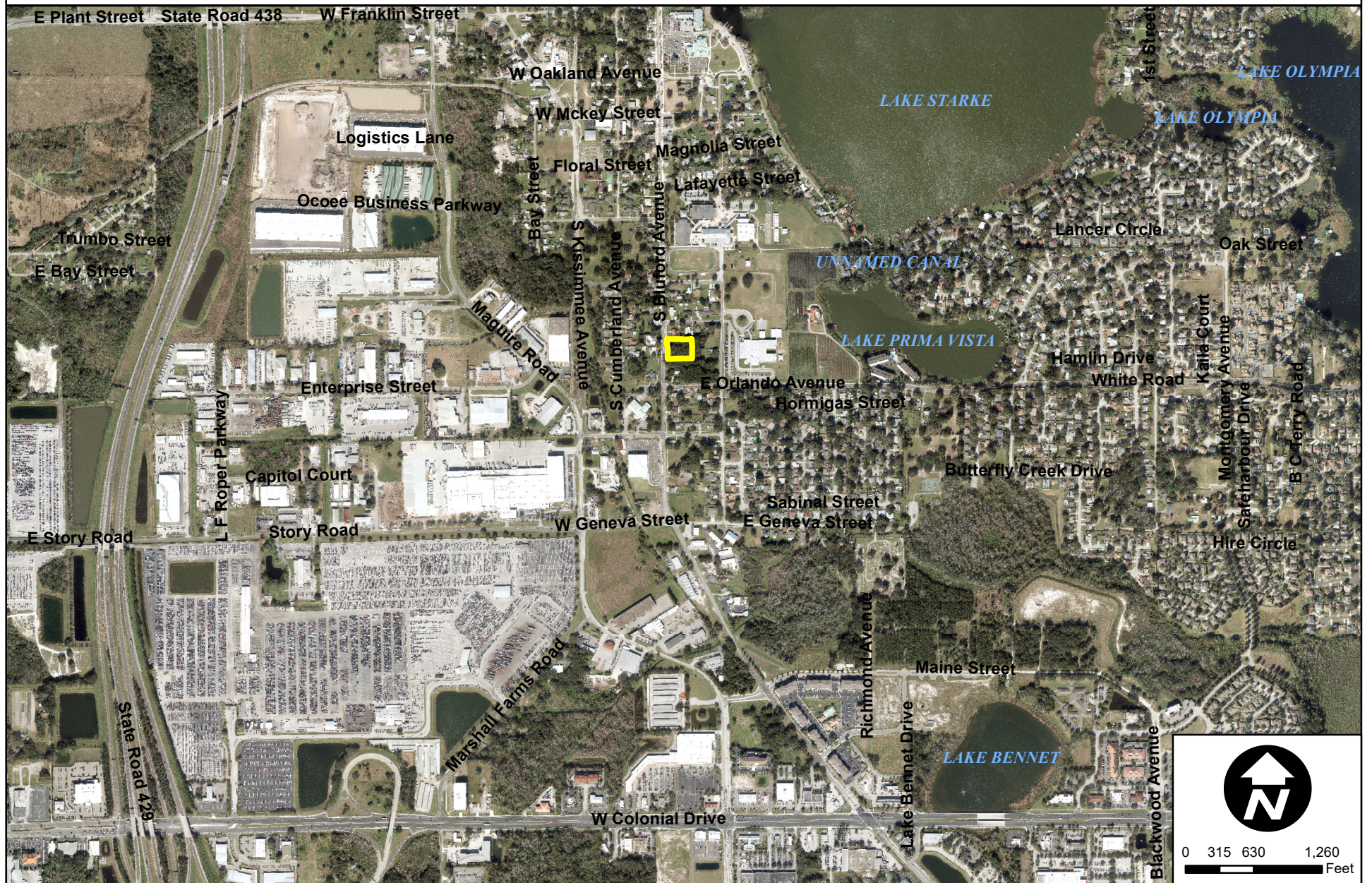
ATTACHMENTS:

1. Location Map
2. Aerial Map
3. FLU Map
4. Zoning Map
5. LAND USE PLAN
6. Color Elevations
7. SSCPA Ordinance
8. Rezoning Ordinance
9. Advertisement

474 South Bluford Avenue Location Map



474 South Bluford Avenue Location Map



474 South Bluford Avenue Surrounding Future Land Use Map



Development Services
Department

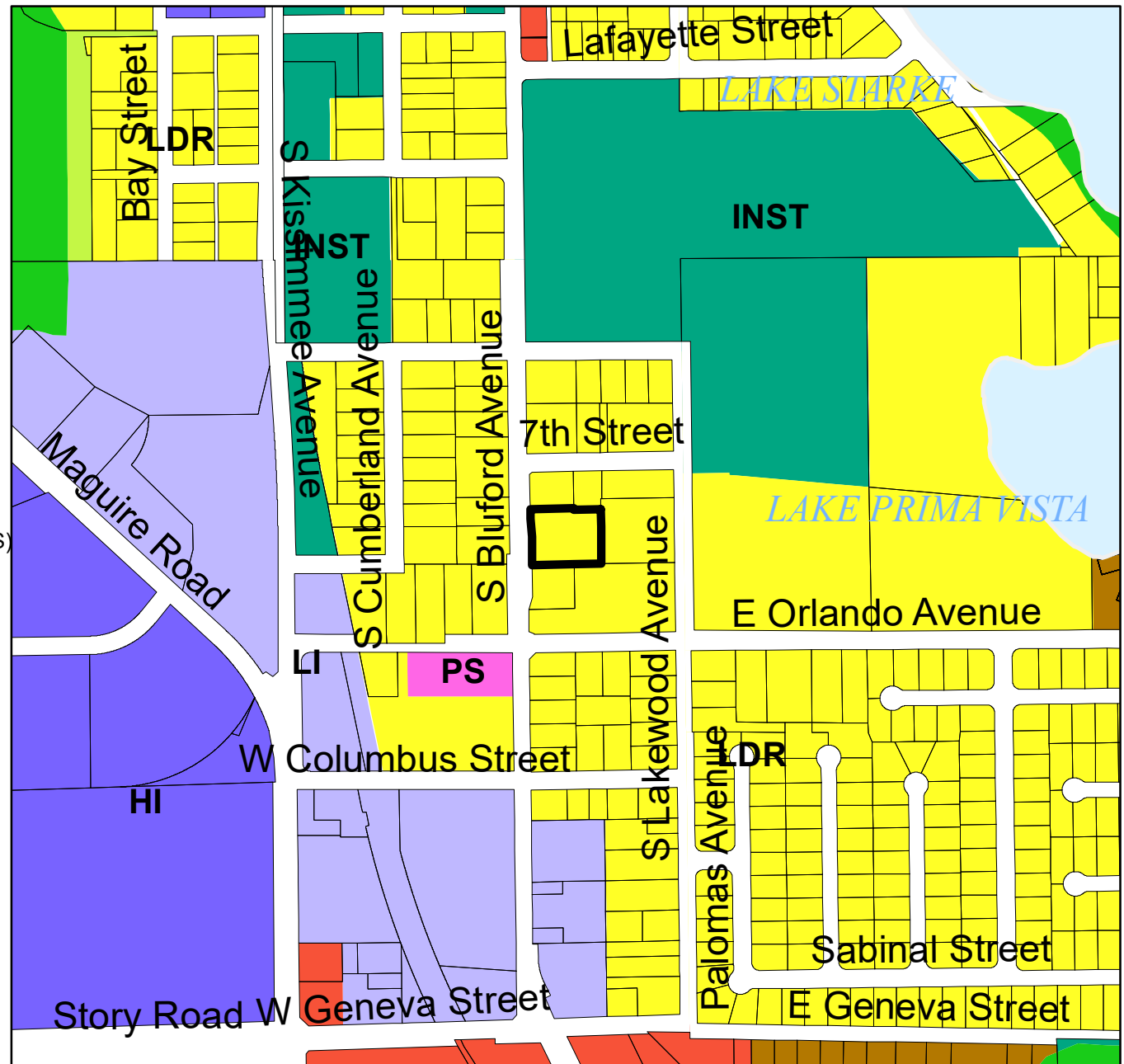
0 125 250 500
Feet

Created: January 2023

 Subject Property

Future Land Use Classification:

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



474 South Bluford Avenue Surrounding Zoning Map



Development Services
Department

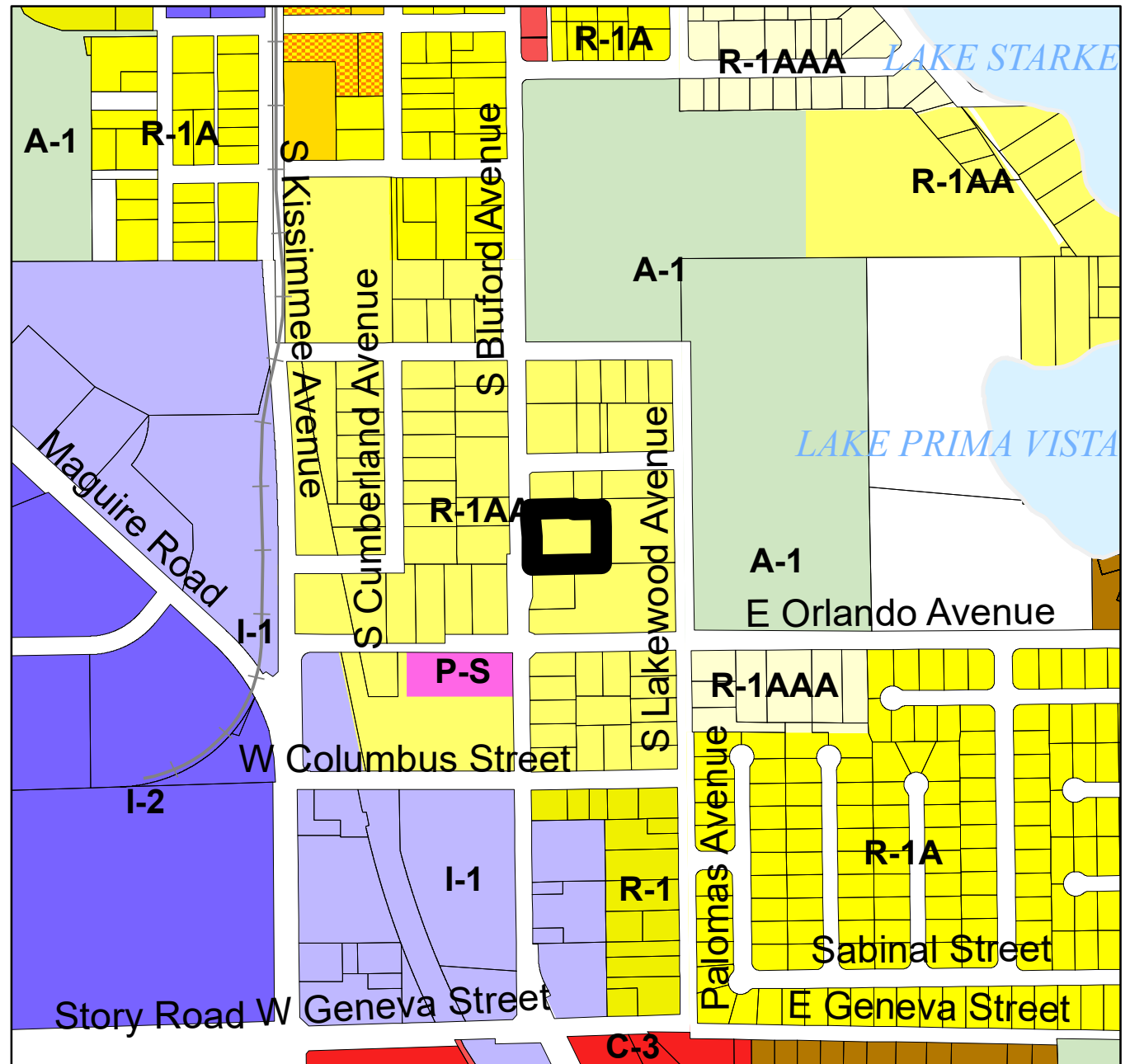
0 125 250 500
Feet

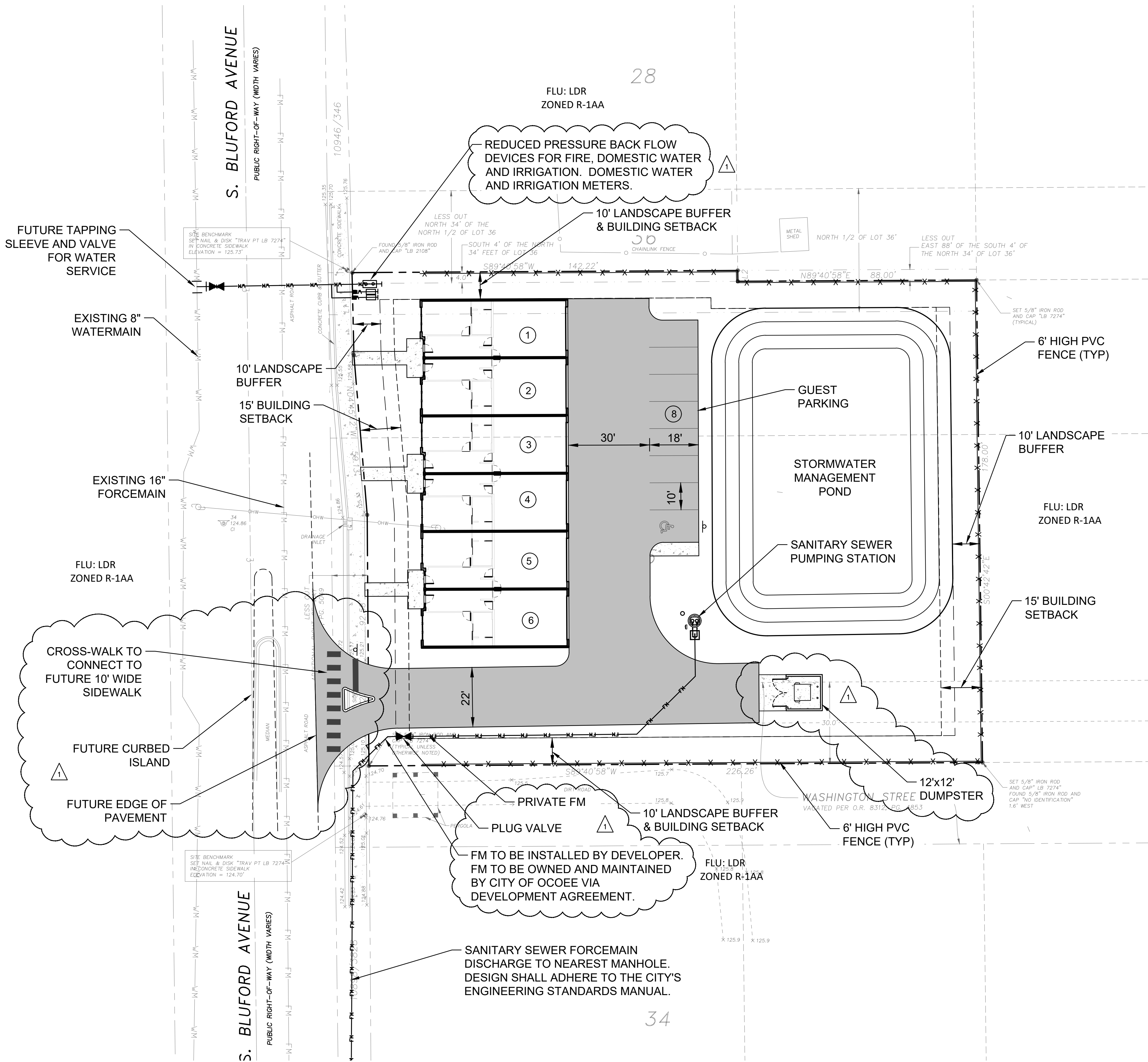
Created: January 2023

 Subject Property

Zoning Classification:

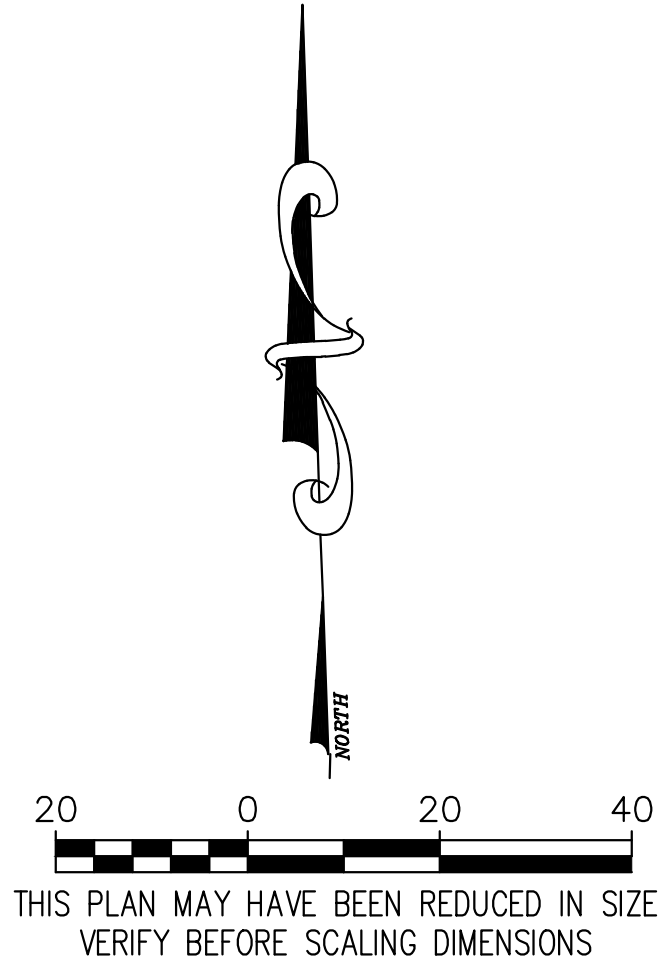
-  General Agricultural (A-1)
-  Suburban (A-2)
-  Single-Family Dwelling (R-1AAA)
-  Single-Family Dwelling (R-1AA)
-  Single-Family Dwelling (R-1A)
-  Single-Family Dwelling (R-1)
-  One- & Two-Family Dwelling (R-2)
-  Multiple-Family Dwelling (R-3)
-  Mobile Home Subdivision (RT-1)
-  Professional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





LEGEND:

- CONCRETE (4" THICK UNLESS SPECIFIED OTHERWISE)
- ASPHALT PAVEMENT



PLANNED DEVELOPMENT (PD) SITE DATA:

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

- PROPOSED DENSITY: 6 DU (6.4 DU/AC)
(6 CONDOMINIUM UNITS)

- PARKING REQUIREMENTS: 2 PARKING SPACES / DU
- BUILDING SETBACKS: FRONT - 15 FEET (FROM S. BLUFORD AVE)
SIDE (S) - 10 FEET
SIDE (N) - 10 FEET
REAR - 15 FEET

- MAXIMUM SF* (PER UNIT): 3,600 SF
*INCLUDES GARAGE'S AND BALCONY'S

- MAX BUILDING HEIGHT: 3-STORY 44'-0" 1

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

- UTILITY SERVICES: WATER AND SANITARY SEWER - CITY OF OCOEE

SITE IMPERVIOUS AREA CALCULATIONS:

EXISTING CONDITIONS: 0.94 ACRES				
PERVIOUS	=	41,010.28 SF	=	0.94 AC = 100.00%
TOTAL	=	41,010.28 SF	=	0.94 AC = 100.00%

PROPOSED CONDITIONS: 0.94 ACRES				
BUILDING	=	6,958.04 SF	=	0.16 AC = 17.02%
IMPERVIOUS	=	9,188.00 SF	=	0.21 AC = 22.34%
SIDEWALKS	=	708.00 SF	=	0.01 AC = 1.07%
PERVIOUS (OPEN SPACE)	=	24,176.24 SF	=	0.56 AC = 59.57%
TOTAL	=	41,010.28 SF	=	0.94 AC = 100.00%

- 1 MAXIMUM IMPERVIOUS SURFACE AREA SHALL BE 60%

NOTES:

- CONDOMINIUMS SHALL BE FEE SIMPLE.
- THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED IN ITS ENTIRETY BY A PROPERTY OWNERS ASSOCIATION THAT SHALL BE ESTABLISHED AS PART OF THE CONDOMINIUM ASSOCIATION DOCUMENT PROCESS.
- ALL SIGNAGE SHALL COMPLY WITH THE CITY OF OCOEE LAND DEVELOPMENT CODE.
- STORMWATER DESIGN SHALL MEET THE CRITERION SET FORTH BY THE CITY OF OCOEE AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- THE LANDSCAPE BUFFER ALONG S. BLUFORD AVENUE SHALL COMPLEMENT THE LANDSCAPING PROPOSED IN THE CITY OF OCOEE'S BLUFORD AVENUE STREETSCAPE PLAN.



Civil Engineering
Design Studio, Inc.

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

474
S. BLUFORD
AVENUE
CONDOMINIUMS

Ocoee, Florida

ENGINEERS SEAL

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

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

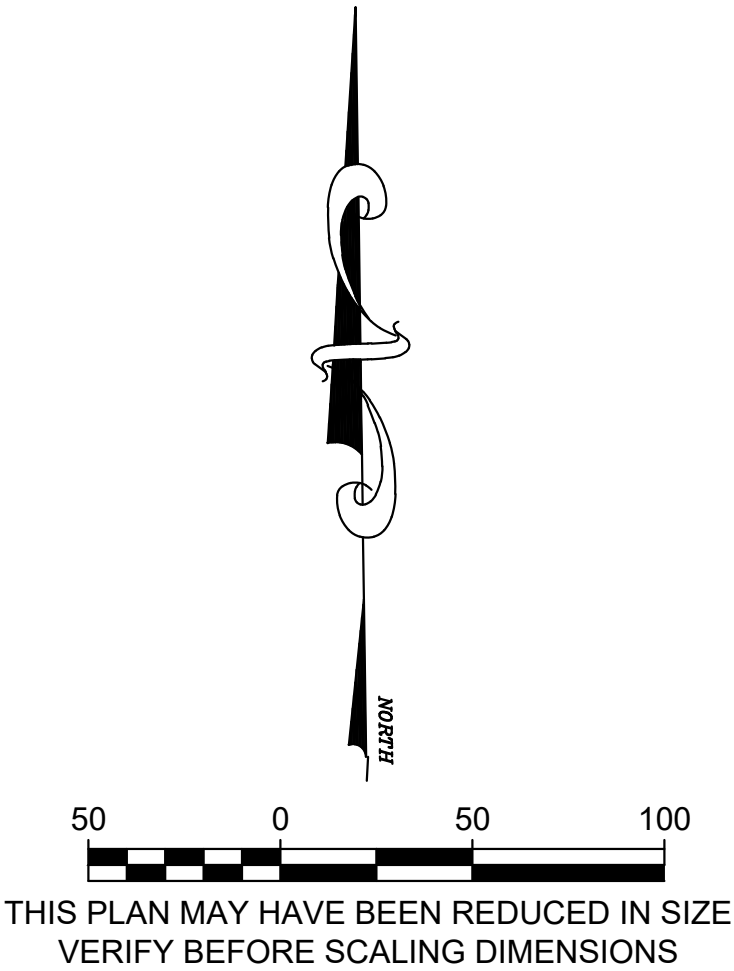
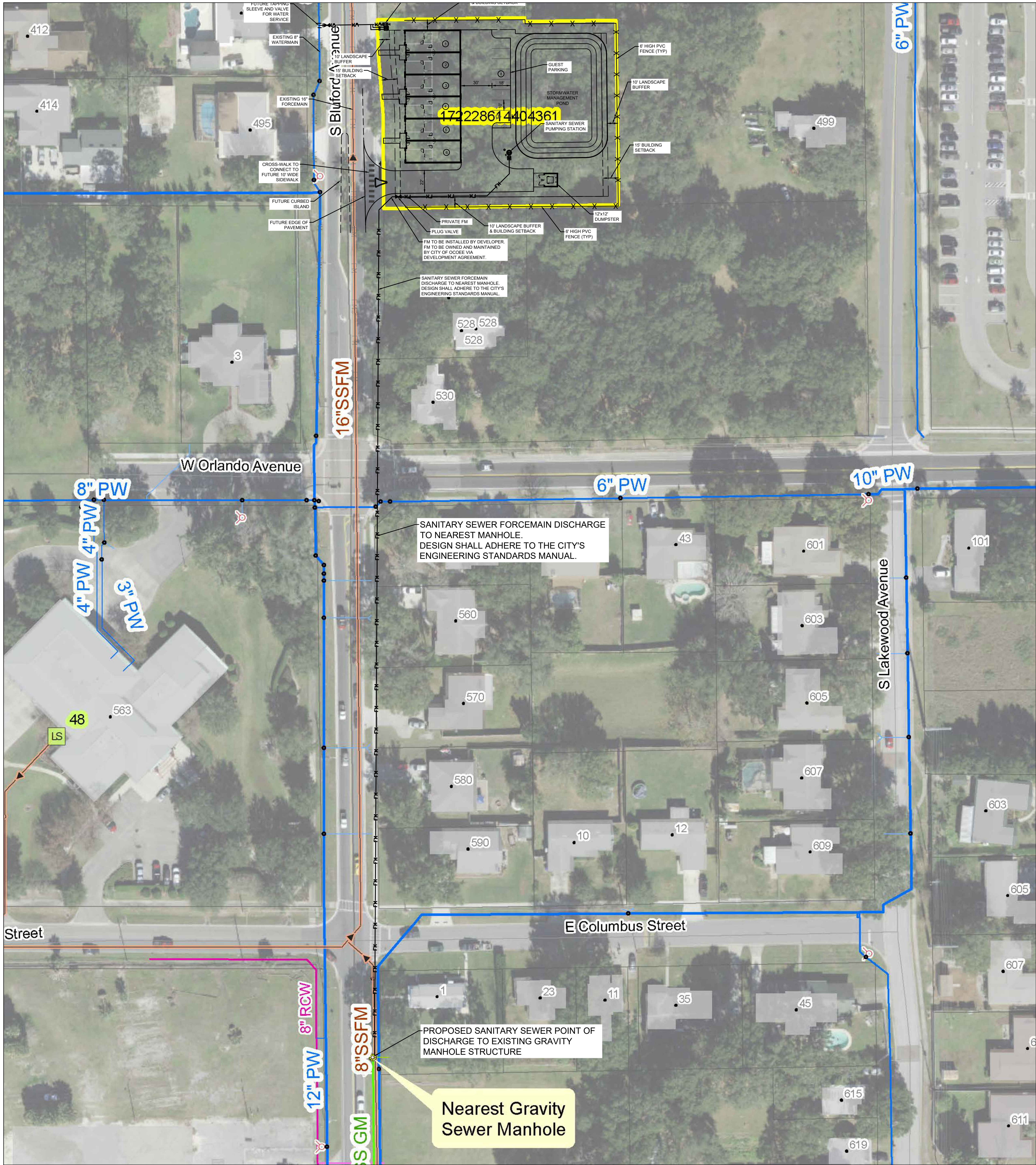
REV.	DATE	DESCRIPTION
1	02/09/23	CITY OF OCOEE

LAND USE
PLAN

Sheet Title

JOB NO.	2021.009
SCALE:	AS SHOWN
DATE:	02/09/23
DESIGN	CDS
DRAWN:	CDS
CHECKED:	JSY

C-200





**Civil Engineering
Design Studio, Inc.**
P.O. Box 520062
Longwood, Florida 32752-0062
PHONE: 407.488.9456 FAX: 407.641.9993
CERTIFICATE OF AUTHORIZATION # 28312

**474
S. BLUFORD
AVENUE
CONDOMINIUMS**

Ocoee, Florida
ENGINEERS SEAL

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

ISSUED:	DATE:
CITY OF OCOEE	02/09/23

REV.	DATE	DESCRIPTION

**LAND USE
PLAN**

Sheet Title	
JOB NO.	2021.009
SCALE:	AS SHOWN
DATE:	02/09/23
DESIGN	CDS
DRAWN:	CDS
CHECKED:	JSY



C-201



BLUFORD AVE. TOWNHOMES



BLUFORD AVE. TOWNHOMES

**ORDINANCE NO. 2023-
(Small-Scale CPA – 474 S Bluford Avenue Property)**

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

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

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

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

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

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

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

WHEREAS, pursuant to Section 163.3174(4)(a), Florida Statutes, the City’s Local Planning Agency (LPA) conducted a publicly noticed and advertised public hearing on Tuesday, February 14, 2023, to consider and make recommendation of said proposed Comprehensive Plan Amendment; and

WHEREAS, pursuant to Section 163.3184(11), Florida Statutes, on Tuesday, April 18, 2023, the Ocoee City Commission held a de novo advertised public hearing with respect to the proposed Comprehensive Plan Amendment and determined, after consideration of public comments, that the proposed Comprehensive Plan Amendment is consistent with the Ocoee Comprehensive Plan.

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

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

SECTION 2. AUTHORITY. The City Commission of the City of Ocoee has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapters 163 and 166, Florida Statutes.

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

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

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

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

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

PASSED AND ADOPTED this _____ day of _____, 2023.

Space intentionally left blank

ATTEST:

**APPROVED:
CITY OF OCOEE, FLORIDA**

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

ADVERTISED _____, 2023
READ FIRST TIME _____, 2023.
READ SECOND TIME AND ADOPTED
_____, 2023.
UNDER AGENDA ITEM NO. _____

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

this _____ day of _____, 2023.

SHUFFIELD LOWMAN & WILSON, P.A.

By: _____
City Attorney

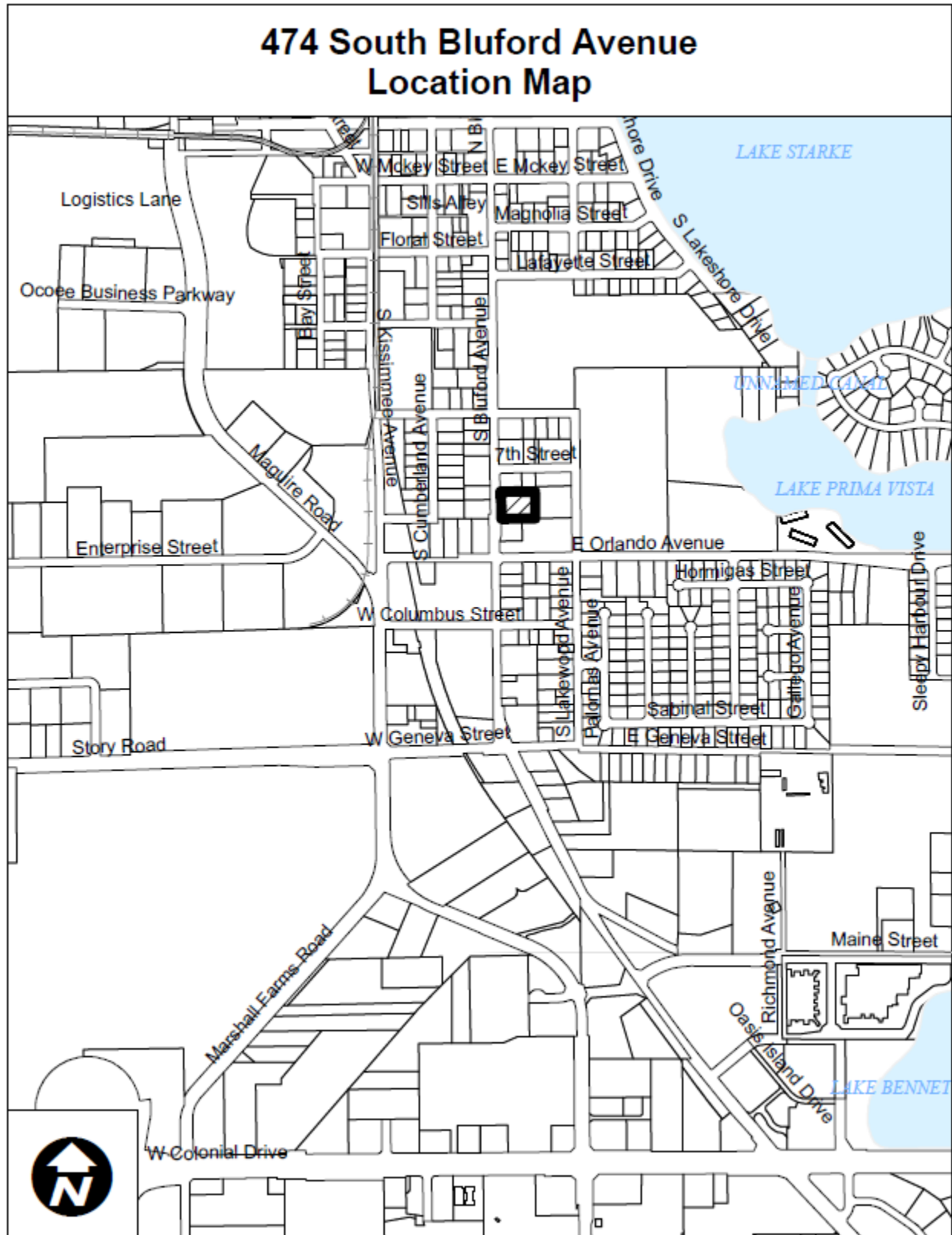
EXHIBIT "A"

LEGAL DESCRIPTION

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

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

EXHIBIT “B”



**ORDINANCE NO. 2023-
(Rezoning Ordinance - 474 S Bluford Avenue Property)**

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

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

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

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

WHEREAS, the Applicant seeks to rezone certain real properties containing approximately 0.94 acres, more particularly described in **Exhibit “A”** attached hereto and by this reference made a part hereof, from R-1AA (Single Family Dwelling District) to PUD (Planned Unit Development); and

WHEREAS, pursuant to Section 5-9(B) of Article V of the Land Development Code of the City of Ocoee, Florida (the “Ocoee City Code”), the City Development Services Director has reviewed said Rezoning application and determined that the Rezoning is consistent with the City of Ocoee Comprehensive Plan as set forth in Ordinance No. 91-28, adopted September 18, 1991, as amended (the “Ocoee Comprehensive Plan”); and

WHEREAS, said Rezoning application was scheduled for review and recommendation by the Planning and Zoning Commission of the City of Ocoee, Florida (the “Planning and Zoning Commission”), acting as the Local Planning Agency; and

WHEREAS, on February 14, 2023, the Planning and Zoning Commission held a public hearing and reviewed said Rezoning application for consistency with the Ocoee Comprehensive Plan and determined that the Rezoning is consistent with the Ocoee Comprehensive Plan and is in the best interest of the City, and recommended to the Ocoee City Commission that the zoning classification of said real property be rezoned as requested by the Applicant and that the Ocoee

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

WHEREAS, on April 18 2023, the Ocoee City Commission held a de novo advertised public hearing with respect to the proposed Rezoning of said real property and determined that the Rezoning is consistent with the Ocoee Comprehensive Plan; and

WHEREAS, this Ordinance has been considered by the Ocoee City Commission in accordance with the procedures set forth in Section 166.041(3)(a), Florida Statutes.

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

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

SECTION 2. REZONING. The zoning classification, as defined in the Ocoee City Code, of the Properties described in **Exhibit “A”** containing approximately 0.94 acres located within the corporate limits of the City of Ocoee, Florida, is hereby changed from R-1AA (Single Family Dwelling District) to PUD (Planned Unit Development). A map of said land herein described which clearly shows the area of the Rezoning is attached hereto as **Exhibit “B”** and by this reference is made a part hereof.

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

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

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

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

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

PASSED AND ADOPTED this _____ day of _____, 2023.

ATTEST:

**APPROVED:
CITY OF OCOEE, FLORIDA**

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

ADVERTISED _____, 2023
READ FIRST TIME _____, 2023.
READ SECOND TIME AND ADOPTED
_____, 2023.
UNDER AGENDA ITEM NO. _____

**FOR USE AND RELIANCE ONLY BY THE
CITY OF OCOEE, FLORIDA; APPROVED AS
TO FORM AND LEGALITY**
this _____ day of _____, 2023.

SHUFFIELD LOWMAN & WILSON, P.A.

By: _____
City Attorney

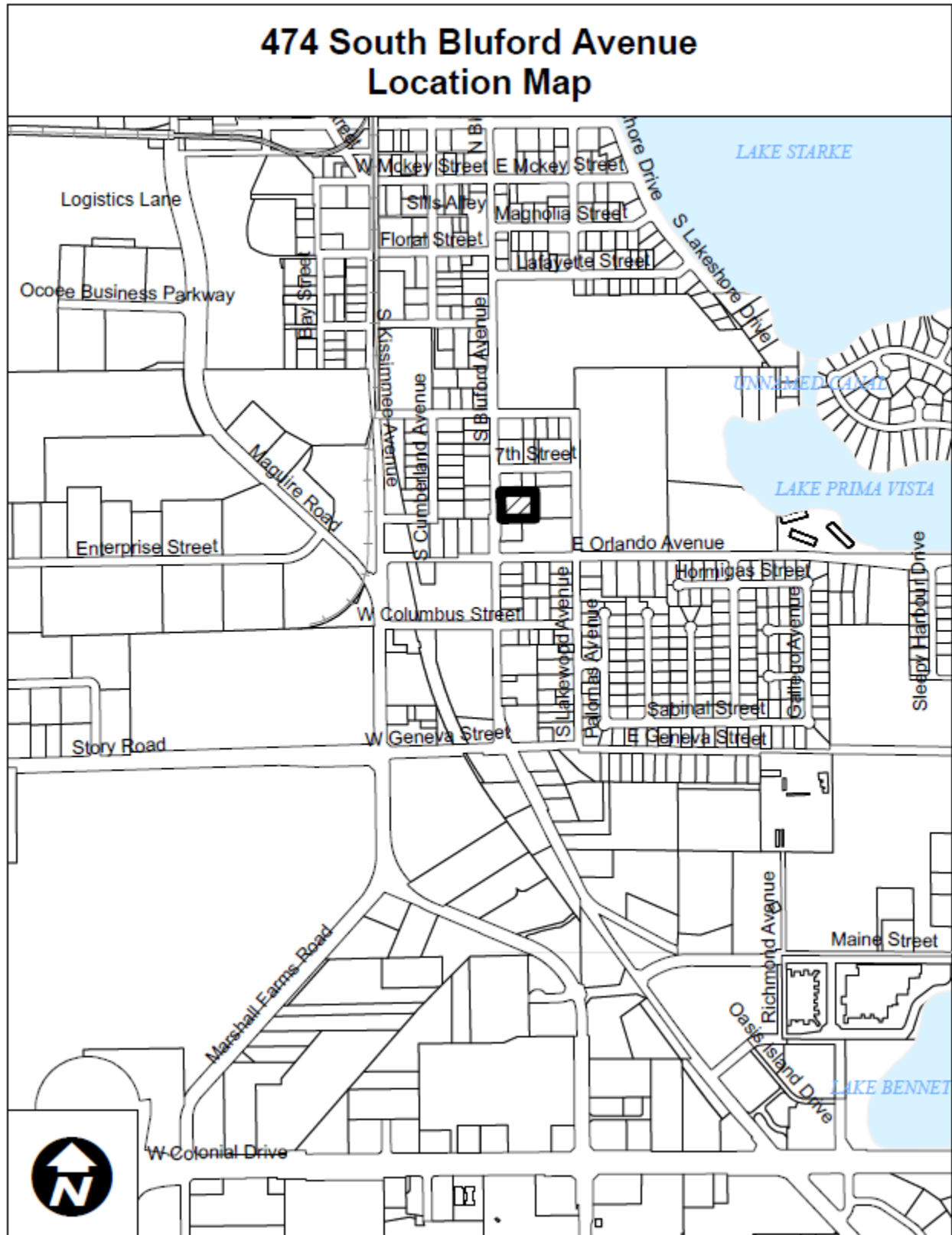
EXHIBIT "A"

LEGAL DESCRIPTION

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

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

EXHIBIT "B"



Serial Number
23-00508W

WEST ORANGE Times

West Orange Times
Published Weekly

Winter Garden , Orange County, Florida

COUNTY OF ORANGE

STATE OF FLORIDA

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

being a Notice of Public Hearing

in the matter of Public Hearing on February 14, 2023
474 S Bluford Future Land Use Map Amend.

in the Court, was published in said newspaper by print in the
issues of 2/2/2023

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,

2nd day of February, 2023 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



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

CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE
474 S. BLUFORD AVENUE CONDOMINIUMS
SMALL SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP
AMENDMENT FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM
DENSITY RESIDENTIAL (MDR) AND REZONING FROM R-1AA TO PUD
(PLANNED UNIT DEVELOPMENT DISTRICT)
CASE NUMBER: CPA-2022-005 & RZ-22-12-45
NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-8, 1-9 and 1-10,
and Article V, Section 5-9, of the City of Ocoee Land Development Code that on
TUESDAY, FEBRUARY 14, 2023, AT 6:30 P.M. or as soon thereafter as practi-
cal, the OCOEE PLANNING & ZONING COMMISSION will hold a PUBLIC
HEARING at the City of Ocoee Commission Chambers located at 1 North Bluford
Avenue, Ocoee, Florida, to consider the Small-Scale Comprehensive Plan Future
Land Use Map Amendment from Low Density Residential (LDR) to Medium Den-
sity Residential (MDR) and corresponding Rezoning from R-1AA (Single Family
Dwelling District) to PUD (Planned Unit Development District) for the property
located at 474 South Bluford Avenue. The property is assigned Parcel ID # 17-22-
28-6144-04-361 and consists of approximately 0.94 acres. The property is located
on the east side of South Bluford Avenue, beginning approximately 235 feet north of
East Orlando Avenue. The applicant proposes to develop a townhome-style multi-
family residential use.
Interested parties may appear at the public hearing and be heard with respect to
the proposed action. The complete case file may be inspected at the Ocoee Devel-
opment Services Department located at 1 North Bluford Avenue, Ocoee, Florida,
between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal
holidays. The Planning and Zoning Commission may continue the public hearing
to other dates and times, as it deems necessary. Any interested party shall be ad-
vised of the dates, times, and places of any continuation of these or continued public
hearings shall be announced during the hearing. No further notices regarding these
matters will be published. You are advised that any person who desires to appeal any
decision made at the public hearings will need a record of the proceedings and, for
this purpose, may need to ensure that a verbatim record of the proceedings is made,
which includes the testimony and evidence upon which the appeal is based. In ac-
cordance with the Americans with Disabilities Act, persons needing special accom-
modations or an interpreter to participate in this proceeding should contact the City
Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.
February 2, 2023 23-00508W



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

STAFF REPORT

Meeting Date: February 14, 2023
Item #: 3

Contact Name: Anoch Whitfield, Zoning Manager

Department Director: Michael Rumer

Subject: 911 Marshall Farms Road - Surujlall Property - Annexation & Rezoning; Project No(s). AX-01-23-01 & RZ-23-01-01 (**Zoning Manager Whitfield**)

ISSUE:

Should the Planning & Zoning Commission (PZC), acting as the Local Planning Agency (LPA), recommend approval for an Annexation and Rezoning from Orange County A-1 (Citrus Rural District) to City of Ocoee C-2 (Community Commercial District) of the Surujlall property located at 911 Marshall Farms Road?

BACKGROUND SUMMARY:

Owner/Applicant: Emma Surujlall

General Location: The property is located in Commission District 3 on the east side of Marshall Farms Road, beginning approximately 1,040 feet north of State Road 50.

Property Size and Parcel ID No.: The property contains approximately 2.22 acres and is assigned parcel identification number 19-22-28-0000-00-011.

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 & Conservation (3.0 FAR Commercial) per JPA	A-1	Vacant with greater than 50% of site in Conservation	Wekiva Study Area/Conservation Area

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

Direction	Jurisdiction	FLUM Designation	Zoning District	Existing Land Use
North	County	Commercial/Conservation per JPA	A-1	Vacant & Canal
South	County	Commercial/Conservation per JPA	A-1	Vacant
East	City	Conservation	C-3	Conservation Area
West	City	Commercial	C-3	Stormwater Pond

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

Proposed FLUM Designation	Proposed Zoning District	Proposed Use	Proposed Development Standards
N/A (Site remains Commercial & Conservation per JPA)	City C-2	Office for truck hauling business with private service bay	Conventional C-2 standards

Consistency with Florida Statutes: With respect to the proposed annexation, Section 171.044, Florida Statutes (F.S.), grants municipalities the authority to annex contiguous, compact, non-circuitous territory so long as it does not create an enclave. The subject property is bordered on the west and east by the City's jurisdictional limits and, as such, is contiguous to the City. Annexation of the property does not create an enclave; instead, it furthers the City's efforts to reduce existing enclaves within the city limits.

Consistency with JPA Agreement: The property is located within the Ocoee-Orange County Joint Planning Area (JPA) Agreement, and the proposed annexation is consistent with the terms of the JPA Agreement. However, the requested C-2 zoning on the entire property is inconsistent with the JPA Future Land Use Map which designates greater than half (50%) of the eastern portion of the property as Conservation. Staff recommends a split zoning in order to protect the Conservation Area.

Consistency with Adopted Comprehensive Plan: The annexation is consistent with Future Land Use Element (FLUE) Policy 2.5, which requires the City to consider requests for voluntary annexation when those lands are logical extensions of the existing City limits, when services can be properly provided and when proposed uses are compatible with the City's Comprehensive Plan, the JPA Agreement, and the City's Annexation Policy. However, the proposed C-2 zoning district is inconsistent with FLUE Policy 1.15 which stipulates that the City may assign an initial zoning after annexation in a manner that is consistent with both the Future Land Use Map and the JPA Agreement. Per the JPA Future Land Use Map and Figure 3a of the City of Ocoee Guide to the Wekiva Study Area Requirements, greater than half (50%) of the property is a designated and protected Conservation and Wetland Area.

FLUE Objective 5 and implementing Policies 5.1 through 5.13 as well as Conservation Element Objective 4 and implementing Policies 4.1 through 4.3 require the protection of natural resources, including conservation areas, floodplains and wetlands. Therefore, staff recommends limiting the requested C-2 zoning to only that front portion of the site (approximately 325 feet from the west property line) that is outside of the designated Conservation Area and classifying the remainder of the property as Unclassified in order to protect the Conservation Area.

Access: Access will continue to be via Marshall Farms Road.

Utilities: The property will connect to an existing 6" force main and 12" water main on the northwest side of Marshall Farms Road. The property owner/applicant has been advised that the water main is under pavement and that connection will require an MOT (maintenance of traffic) plan and road resurfacing following completion of the connection.

Transportation: No issues are anticipated as the property is currently designated Commercial on the Future Land Use Map, and no land use map amendment is proposed. The commercial portion of the property is planned for commercial uses.

Stormwater: Stormwater will be designed and engineered at the time of site plan review. Stormwater and drainage will not be permitted to impact existing designated Conservation Area.

Schools: N/A

Public Safety: Fire service is available within 0.7 miles of the property and can be provided within a five (5) minute response time at a 750 gpm water flow. Police service is available within 1.4 miles (Policy Patrol Zone 3) within an average 5-minute response time for non-emergency services.

An Annexation Feasibility & Public Facilities Analysis Report was completed for this property, and said report is attached.

RECOMMENDATIONS:

Development Review Committee (DRC) Recommendation:

The Development Review Committee met on Tuesday, February 7, 2023, to consider the application for annexation and rezoning. Based on staff's review of the application per the requirements of the adopted Comprehensive Plan, Land Development Code and City of Ocoee-Orange County Joint Planning Area (JPA) Agreement, the DRC made a recommendation of approval of the proposed Annexation and Rezoning from Orange County A-1 (Citrus Rural District) to City of Ocoee C-2 (Community Commercial District) subject to the condition that the C-2 zoning classification is limited to only that front portion of the site (approximately 325 feet from the west property line) that is outside of the designated Conservation Area and the remainder of the property will be classified as Unclassified in order to protect the Conservation Area per FLUE Objective 5 and Conservation Element Objective 4 of the Comprehensive Plan and Figure 3a of the Wekiva Study Area Requirements.

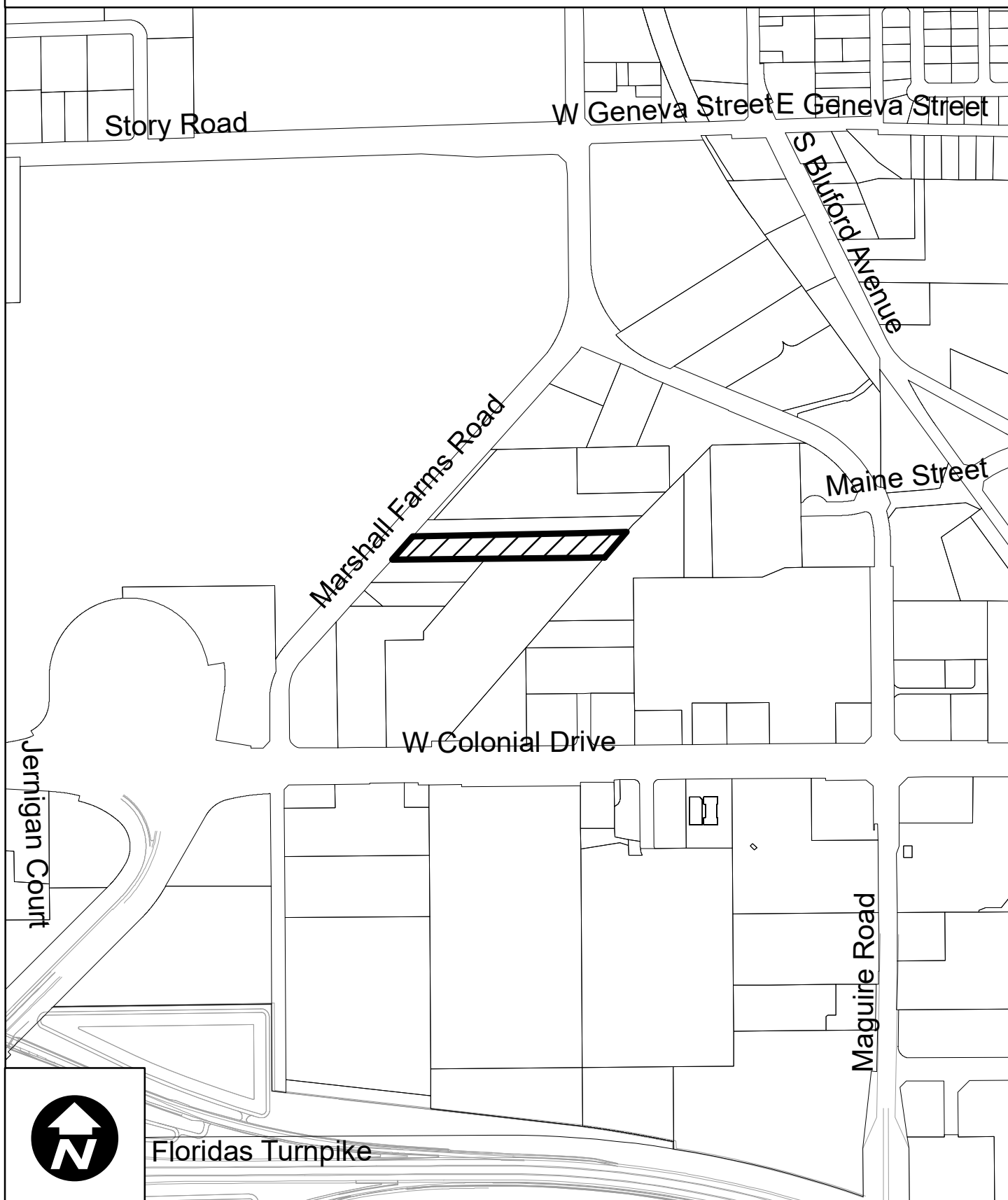
Staff Recommendation:

Staff recommends that the Planning & Zoning Commission (PZC), acting as the Local Planning Agency (LPA), make a recommendation of approval of the proposed Annexation and Rezoning from Orange County A-1 (Citrus Rural District) to City of Ocoee C-2 (Community Commercial District) for the Surujlall Property located at 911 Marshall Farms Road subject to the condition that the C-2 zoning classification is limited to only that front portion of the site (approximately 325 feet from the west property line) that is outside of the designated Conservation Area and the remainder of the property will be classified as Unclassified in order to protect the Conservation Area per FLUE Objective 5 and Conservation Element Objective 4 of the Comprehensive Plan and Figure 3a of the Wekiva Study Area Requirements.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. FLU Map
4. Zoning Map
5. Concept Plan
6. Annexation Ordinance
7. Rezoning Ordinance
8. Advertisement

911 Marshall Farms Road Location Map



911 Marshall Farms Road Location Map



911 Marshall Farms Road Surrounding Future Land Use Map



Development Services
Department

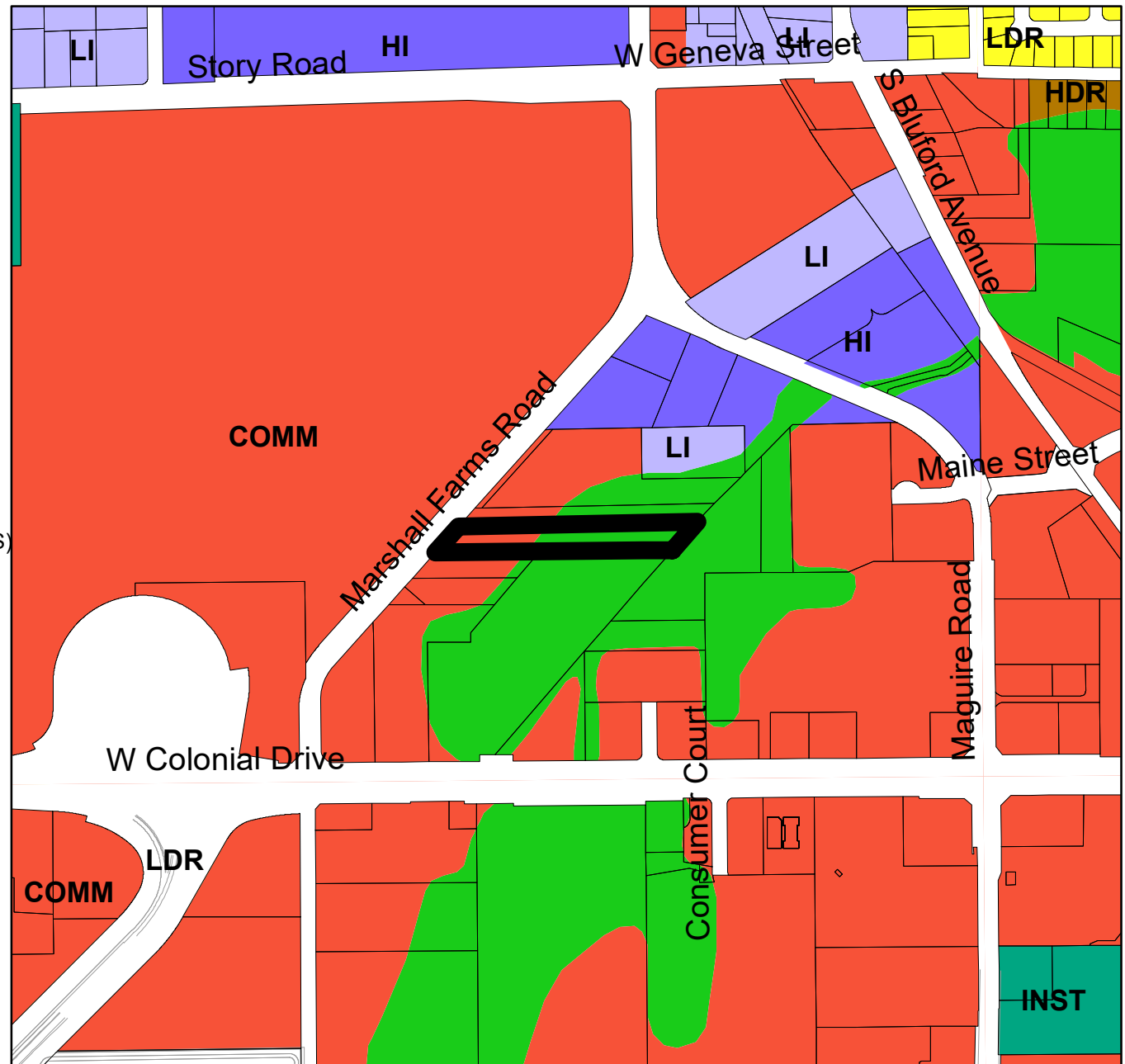
0 150 300 600
Feet

Created: January 2023

 Subject Property

Future Land Use Classification:

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



911 Marshall Farms Road Surrounding Zoning Map



Development Services
Department

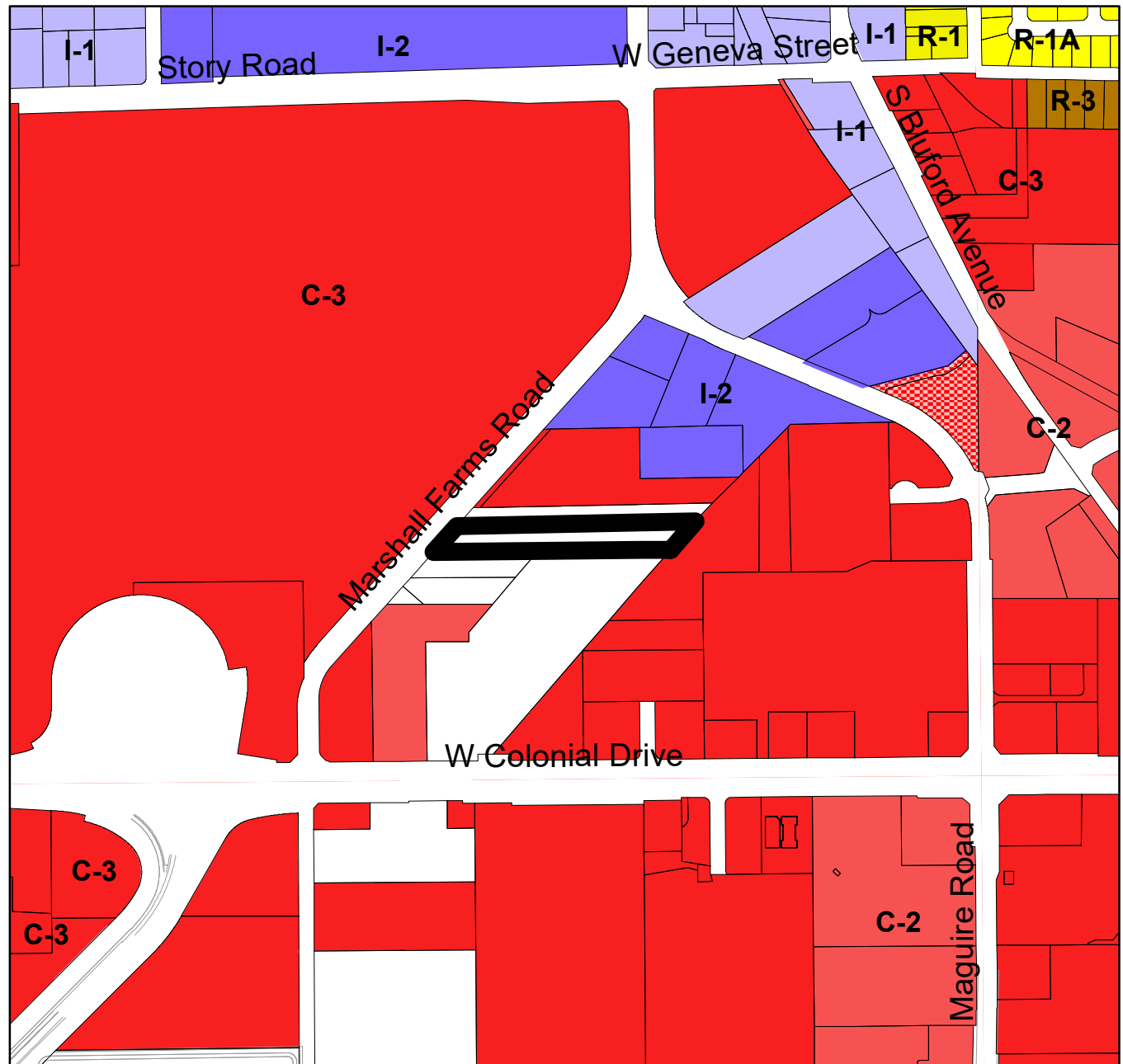
0 150 300 600
Feet

Created: January 2023

 Subject Property

Zoning Classification:

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



OPEN SPACE CALCULATIONS:		
	AREA S.F.	%
PERVIOUS	76,365.00	88.95
IMPERVIOUS	9,487.00	11.05
TOTAL	85,852.00	100.00

	AREA S.F.	%
BUILDING	2,400.00	02.80
DRIVEWAYS & PKG'S	7,087.00	08.25
OPEN SPACE	76,365.00	88.95
TOTAL	85,852.00	100.00

PARKING CALCULATIONS

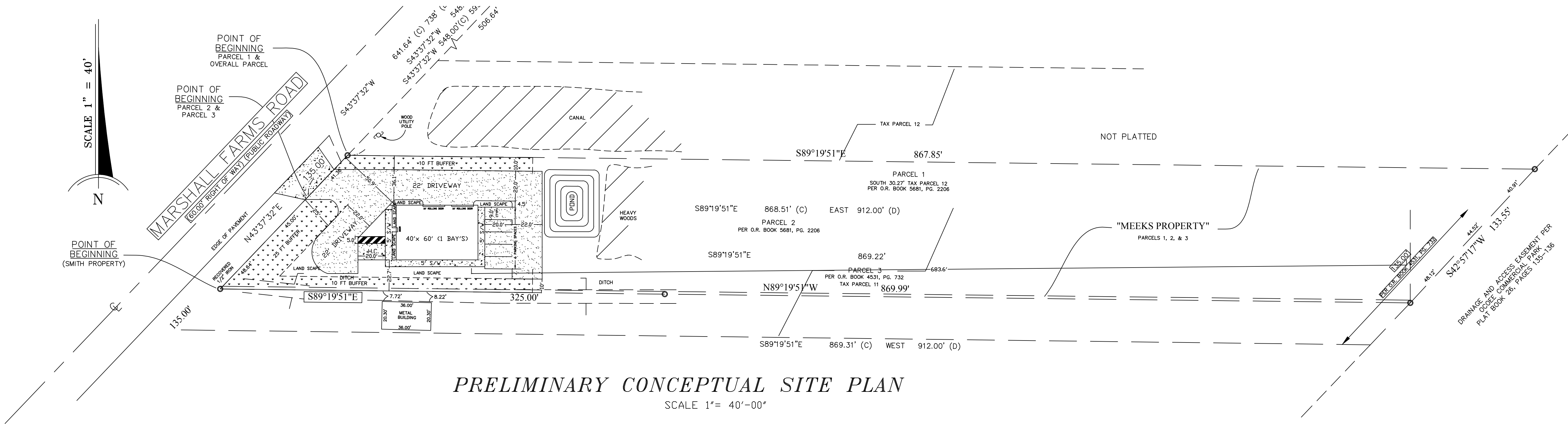
- PARKINGS REQUIRETMENTS FOR THE GENERAL COMMERCIAL
- ONE BAY
THREE SPACE PER BAY
 - OFFICE = 372.00 SQ.FT
ONE SPACE FOR EVERY 300 SQ.FT
 $372.00/300.00 = 2$ SPACES
 - TOTAL PARKING REQUIRED = 5 SPACES
 - TOTAL PARKING PROPVIDED = 6 SPACES

- A. REGULAR PARKING = 5 SPACES
B. HANDYCAP PARKING = 1 SPACES
TOTAL ----- = 6 SPACES

SET BACK DATA		
COMMERCIAL	REQUIRED	PROVIDED
WEST SIDE (FRONT)	25 FEET	47.3 FEET
SOUTH SIDE (SIDE)	10 FEET	36.1 FEET
NORTH SIDE (SIDE)	10 FEET	22.7 FEET
EAST SIDE (REAR)	20 FEET	683.6 FEET

LEGEND:

- DENOTES PROPOSED ASPHALT
 DENOTES PROPOSED CONC.



ENRIQUE A. TORRENS, P.E.
CIVIL ENGINEER
P.E. No. 33379
624 BUCKINGHAM DR.
DVIDEO, FL 32765
eato@bellsouth.net

PROPOSED: COMMERCIAL BUILDING
911 MARSHALL FARMS RD
DCCOE, FL 34787

SEAL:

DATE:
10/27/22

SCALE:
AS NOTED

REVISIONS:	PER						

SHEET NO:

C-3

**ORDINANCE NO. 2023-
(Annexation Ordinance for 911 Marshall Farms Road –
Surujlall Property)**

TAX PARCEL ID: 19-22-28-0000-00-011

CASE NO. AX-01-23-01: 911 Marshall Farms Road – Surujlall Property Annexation

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF OCOEE, FLORIDA, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 2.22 ACRES LOCATED AT 911 MARSHALL FARMS ROAD ON THE EAST SIDE OF MARSHALL FARMS ROAD, BEGINNING APPROXIMATELY 1,040 FEET NORTH OF STATE ROAD 50, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; FINDING SAID ANNEXATION TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN, THE OCOEE CITY CODE AND THE JOINT PLANNING AREA AGREEMENT; PROVIDING FOR AND AUTHORIZING THE UPDATE OF OFFICIAL CITY MAPS; PROVIDING DIRECTION TO THE CITY CLERK; PROVIDING FOR SEVERABILITY; REPEALING INCONSISTENT ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 171.044, Florida Statutes, the owner of certain real property located in unincorporated Orange County, Florida, as hereinafter described, has petitioned the City Commission of the City of Ocoee, Florida (the “Ocoee City Commission”) to annex approximately 2.22 acres of property, as more particularly described in Exhibit “A” attached hereto, into the corporate limits of the City of Ocoee, Florida; and

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

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

WHEREAS, on February 14, 2023, the Planning and Zoning Commission of the City of Ocoee, Florida, reviewed the proposed annexation and found it to be consistent with the Ocoee Comprehensive Plan, to comply with all applicable requirements of the Ocoee City Code, and to be in the best interest of the City of Ocoee and has recommended to the Ocoee City Commission that it approve said annexation petition; and

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 10. CONFLICTING ORDINANCES. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

PASSED AND ADOPTED this _____ day of _____, 2023.

APPROVED:

ATTEST:

CITY OF OCOEE, FLORIDA

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

FOR USE AND RELIANCE ONLY BY THE
CITY OF OCOEE, FLORIDA APPROVED AS
TO FORM AND LEGALITY THIS _____ DAY
OF _____, 2023

ADVERTISED _____ AND _____
READ FIRST TIME _____, 2023
READ SECOND TIME AND ADOPTED
_____, 2023, UNDER AGENDA
ITEM NO. _____

SHUFFIELD, LOWMAN & WILSON, P.A.

By: _____
City Attorney

EXHIBIT "A"

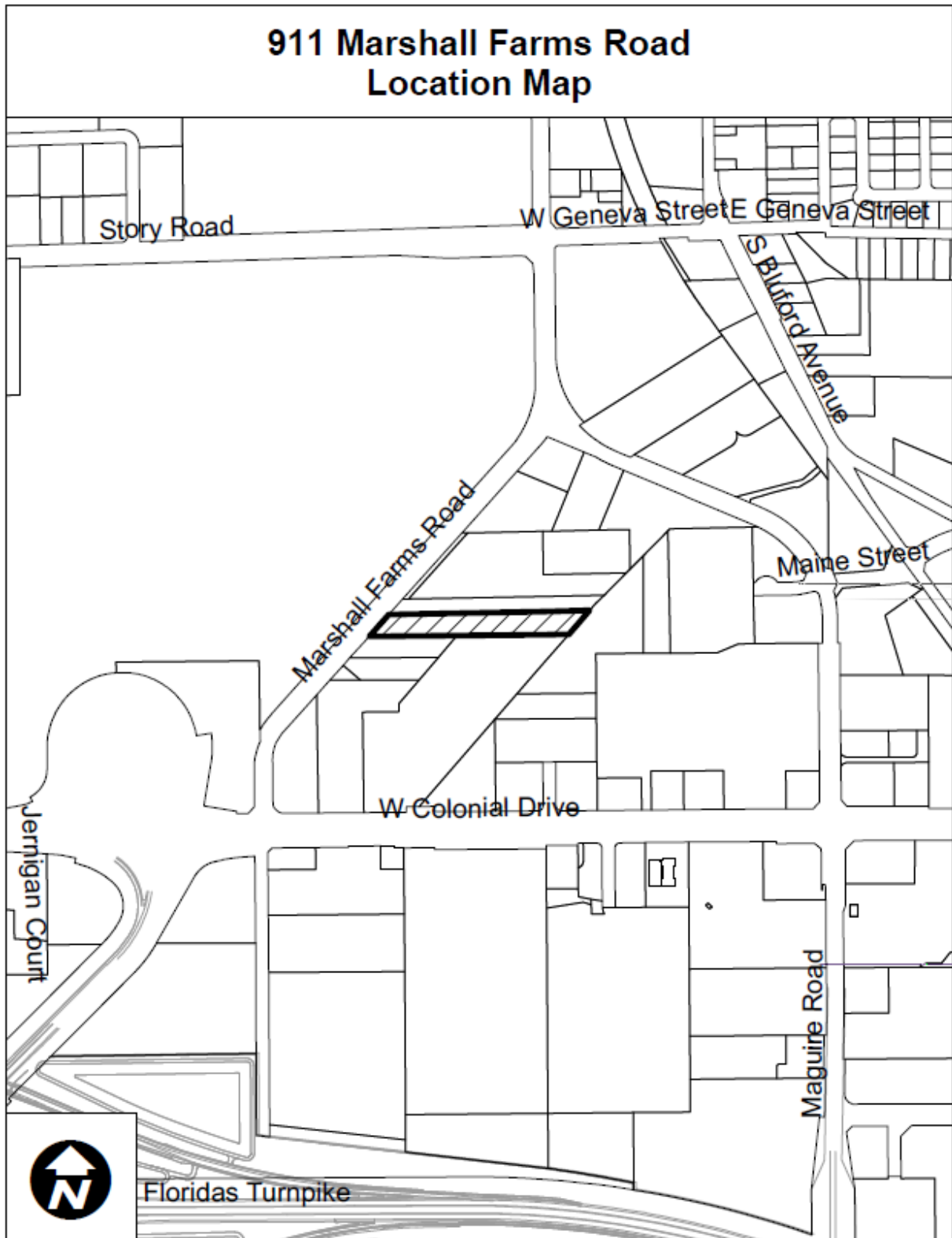
LEGAL DESCRIPTION

PARCEL ID NO.: 19-22-28-0000-00-011

COMM NW COR OR SW1/4 OF SE1/4 OF SEC 19-22-28 TH S89-19-51E 943.24 FT TO ELY
R/W MARSHALL FARMS RD TH S43-37-32W 506.64 FT FOR POB TH CONT S43-37-32W
135 FT S89-19-51E 869.99 FT N42-57-17E 133.55 FT N89-19-51W 867.85 FT TO POB

EXHIBIT "B"

LOCATION MAP



**ORDINANCE NO. 2023-
(Rezoning Ordinance for 911 Marshall Farms Road
– Surujlall Property)**

TAX PARCEL ID: 19-22-28-0000-00-011

CASE NO. RZ-23-01-01: 911 Marshall Farms Road – Surujlall Property Rezoning

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM ORANGE COUNTY A-1 (CITRUS RURAL DISTRICT) TO CITY OF OCOEE C-2 (COMMUNITY COMMERCIAL DISTRICT) AND UNCLASSIFIED DISTRICT ON CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 2.22 ACRES LOCATED AT 911 MARSHALL FARMS ROAD ON THE EAST SIDE OF MARSHALL FARMS ROAD, BEGINNING APPROXIMATELY 1,040 FEET NORTH OF STATE ROAD 50, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; 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 property located within the corporate limits of the City of Ocoee, Florida, as hereinafter described, has submitted an application to the City Commission of the City of Ocoee, Florida (the “Ocoee City Commission”) to rezone said real property (the “Rezoning”); and

WHEREAS, the Applicant seeks to rezone certain real property containing approximately 2.22 acres, more particularly described in Exhibit “A” attached hereto and by this reference made a part hereof, from Orange County A-1 (Citrus Rural District) to City of Ocoee C-2 (Community Commercial District) and Unclassified District; and

WHEREAS, pursuant to Section 5-9(B), Article V of the Land Development Code of the City of Ocoee, Florida (the “Ocoee City Code”), the City Development Services Director has reviewed said Rezoning application and determined that the Rezoning is consistent with the City of Ocoee Comprehensive Plan as set forth in Ordinance No. 91-28, adopted September 18, 1991, as amended (the “Ocoee Comprehensive Plan”); and

WHEREAS, said Rezoning application was scheduled for review and recommendation by the Planning and Zoning Commission of the City of Ocoee, Florida (the “Planning and Zoning Commission”), acting as the Local Planning Agency; and

WHEREAS, on February 14, 2023, 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 the Rezoning requested by the Applicant to be consistent with the Ocoee Comprehensive Plan; and

WHEREAS, on April 18, 2023, the Ocoee City Commission held a de novo advertised public hearing with respect to the proposed Rezoning of said real property and determined that the Rezoning is consistent with the Ocoee Comprehensive Plan; and

WHEREAS, this Ordinance has been considered by the Ocoee City Commission in accordance with the procedures set forth in Section 166.041(3)(a), Florida Statutes.

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

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

SECTION 2. REZONING. The zoning classification, as defined in the Ocoee City Code, of the Property described in **Exhibit “A”** containing approximately 2.22 acres located within the corporate limits of the City of Ocoee, Florida, is hereby changed from Orange County A-1 (Citrus Rural District) to City of Ocoee C-2 (Community Commercial District) and Unclassified 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 land described in this Ordinance to be consistent with the Ocoee Comprehensive Plan.

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

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

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

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

PASSED AND ADOPTED this _____ day of _____, 2023.

ATTEST:

**APPROVED:
CITY OF OCOEE, FLORIDA**

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

ADVERTISED _____, 2023
READ FIRST TIME _____, 2023.
READ SECOND TIME AND ADOPTED
_____, 2023.
UNDER AGENDA ITEM NO. _____

**FOR USE AND RELIANCE ONLY BY THE
CITY OF OCOEE, FLORIDA; APPROVED AS
TO FORM AND LEGALITY**
this _____ day of _____, 2023.

SHUFFIELD LOWMAN & WILSON, P.A.

By: _____
City Attorney

EXHIBIT "A"

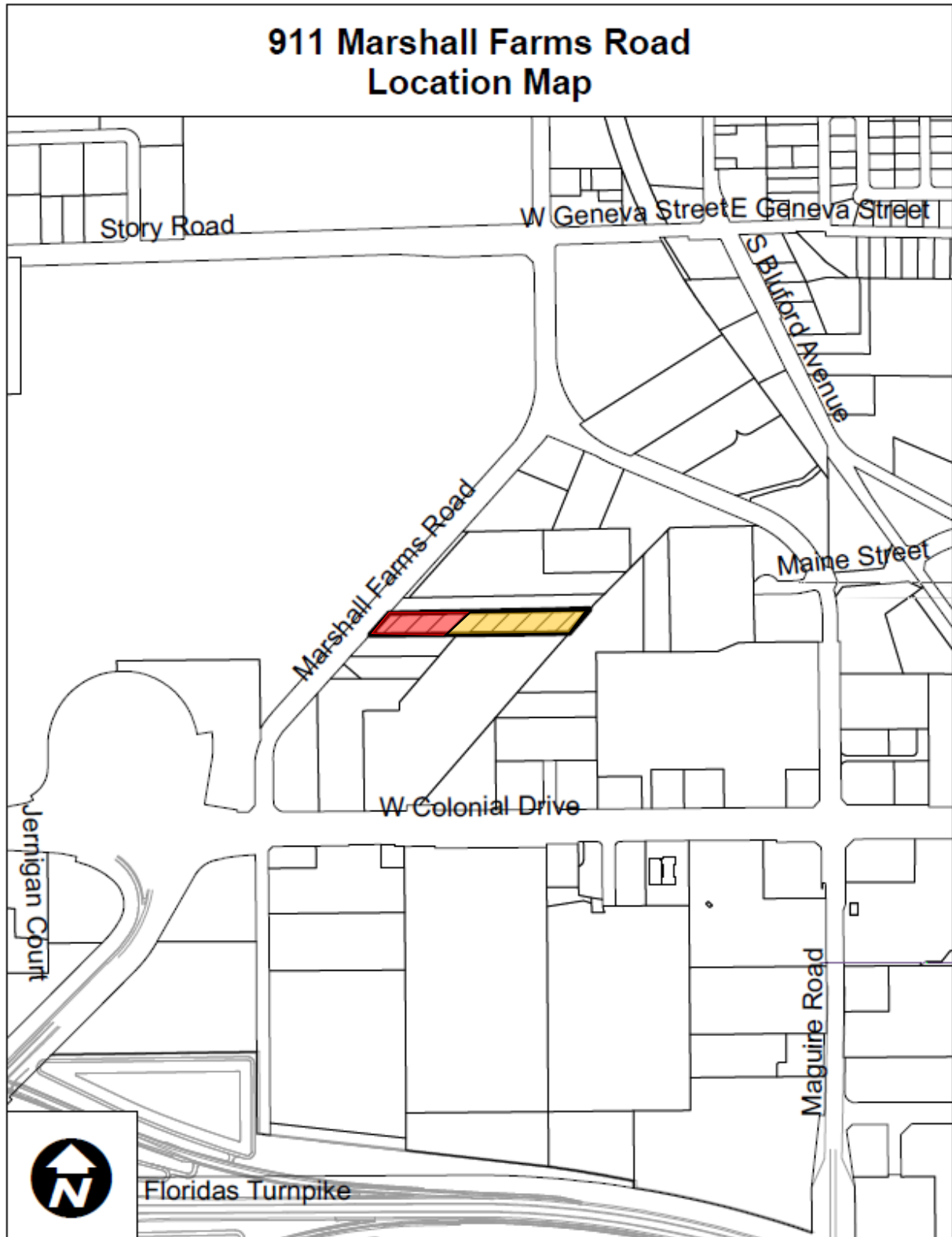
LEGAL DESCRIPTION

PARCEL ID NO.: 19-22-28-0000-00-011

COMM NW COR OR SW1/4 OF SE1/4 OF SEC 19-22-28 TH S89-19-51E 943.24 FT TO ELY
R/W MARSHALL FARMS RD TH S43-37-32W 506.64 FT FOR POB TH CONT S43-37-32W
135 FT S89-19-51E 869.99 FT N42-57-17E 133.55 FT N89-19-51W 867.85 FT TO POB

EXHIBIT "B"

LOCATION MAP



Serial Number
23-00509W

WEST ORANGE Times

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

COUNTY OF ORANGE

STATE OF FLORIDA

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

being a Notice of Public Hearing

in the matter of Public Hearing on February 14, 2023
911 Marshall Farms Rd Annexation

in the Court, was published in said newspaper by print in the
issues of 2/2/2023

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,

2nd day of February, 2023 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



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

CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE
911 MARSHALL FARMS ROAD - SURUJLALL PROPERTY
ANNEXATION AND REZONING FROM ORANGE COUNTY A-1
TO CITY OF OCOEE C-2

CASE NUMBER: AX-01-23-01 & RZ-23-01-01

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-9 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on **TUESDAY, FEBRUARY 14, 2023, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Annexation and Rezoning for the 911 Marshall Farms Road - Surujlall Property. The property is assigned Parcel ID # 19-22-28-0000-00-011 and consists of approximately 2.22 acres. The property is located on the east side of Marshall Farms Road, beginning approximately 1,040 feet north of State Road 50. The applicant proposes to develop an office space for their commercial truck hauling operation along with repair shop to service their fleet.

If the applicant's request is approved, the annexation would incorporate the property into the City of Ocoee, and rezoning will amend the zoning classification of the subject property from Orange County A-1 (Citrus Rural District) to City of Ocoee C-2 (Community Commercial District).

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

February 2, 2023

23-00509W



February 2023 Development Services New Development Update

The following information is respectfully submitted to the Honorable Mayor and City Commission in order to provide general information about public and private development in the City of Ocoee. Please feel free to contact City Planner Rumer at ext. 1018 for additional information or questions.

District 1– Larry Brinson, Sr.		
Project Name & General Location	Project Description	Status
THE BACKYARD 2100 West Road Parcel # 06-22-28-0000-00-048 3.08 acres Commission District 1 – Larry Brinson, Sr.	Small Scale Site Plan for a 1,500SF indoor and outdoor restaurant	Application withdrawn
COMMERCE 429 FKA BELTWAY 429 FKA PROGRESS COMMERCE PARK 1290 Ocoee Apopka Road Parcel # 07-22-28-0000-026 24.95 acres Pine St Parcel # 07-22-28-0000-00-096 13.01 acres Commission District 1 – Larry Brinson, Sr.	Large Scale Final Site Plan for up to 480,500 SF of Light Industrial/Warehouse uses located within six (6) buildings.	Under Construction 
GREENS AT FOREST LAKE PHASE 1 & 2 2291 West Road Parcel # 05-22-28-0000-00-017 14.10 acres West Road Parcel # 05-22-28-0000-00-043 14.97 acres Commission District 1 – Larry Brinson, Sr.	Large Scale Preliminary/Final Subdivision Plan is proposing a 198-unit two-story Townhome with a max living area of 1,500 SF	Under Construction 
INNOVATION MONTESSORI SCHOOL PHASE 3 1610 N Lakewood Ave. Parcel # 07-22-28-0000-00-054 20.16 acres Commission District 1 – Larry Brinson, Sr.	Small-Scale Site Plan for Innovation Montessori from a Pre-K through 8 th grade, with a student capacity of 800 students to a Pre-K through High School with a school capacity of 1088 students.	Approved for Construction on June 16, 2022

MIXED-USE @ FULLERS CROSS RD & OCOEE APOPKA RD <i>Fullers Cross Road</i> <i>Parcel # 06-22-28-0000-00-056</i> <i>17.96 acres</i> <i>Commission District 1 – Larry Brinson, Sr.</i>	Large Scale Preliminary Site Plan for mixed-use consisting of Apartments and Commercial	Planning & Zoning Meeting: July 12, 2022 City Commission Meeting: TBD 1st Review comments sent May 11, 2022
OCOEE VILLAGE CENTER ALLURE <i>Clarcona Ocoee Road</i> <i>Parcel # 05-22-28-0000-00-040</i> <i>15.63 acres</i> <i>Commission District 1 – Larry Brinson, Sr.</i>	Large Scale Preliminary/Final Subdivision Plan for 320 Unit Apartments, four (4) – 101,000 SF, four-story Residential Buildings and one (1) – 10,000 SF, single-story Pool/Clubhouse	Under Construction 
OCOEE VILLAGE CENTER SOUTHEAST COMMERCIAL <i>10711 N Lakewood Ave</i> <i>Parcel # 05-22-28-0000-00-004</i> <i>4.7 acres</i> <i>Commission District 1 – Larry Brinson, Sr.</i>	Preliminary/Final Subdivision Plan for a 4,650 SF Gas Station/Convenience Store, a 14,000 SF Retail/Restaurant Building, and a 4000 SF Quick Service Restaurant	Under Construction 
OCOEE VILLAGE CENTER TOWNHOMES <i>10711 N Lakewood Ave</i> <i>Parcel # 05-22-28-0000-00-004</i> <i>34.48 acres</i> <i>Commission District 1 – Larry Brinson, Sr.</i>	Large Scale Preliminary/Final Subdivision Plan for 232 – 2 story Townhome units	Under Construction 
OCOEE VILLAGE CENTER TOWNHOMES <i>10711 N Lakewood Ave</i> <i>Parcel # 05-22-28-0000-00-004</i> <i>34.48 acres</i> <i>Commission District 1 – Larry Brinson, Sr.</i>	Plat for 232 – 2 story Townhome units	Under Construction 
STARBUCKS <i>2443 Ocoee Apopka Road</i> <i>Parcel # 06-22-28-2856-03-000</i> <i>Commission District 1 – Larry Brinson, Sr.</i>	Small Scale Site Plan for a 2,500 SF Starbucks Building	Under Construction 

District 2 – Rosemary Wilsen

Project Name & General Location	Project Description	Status
*NEW PROJECT 413 WHITTIER AVENUE - PHAT AN TEMPLE INC PROPERTY <i>413 Whittier Avenue</i> <i>Parcel # 17-22-28-3624-01-150</i> <i>0.15 acres</i> <i>Commission District 2 – Rosemary Wilsen</i>	Annexation and Rezoning from Orange County R-1 to City of Ocoee R-1	Planning & Zoning meeting: February 14, 2023 City Commission 1st Reading: March 7, 2023 City Commission 2nd Reading: March 21, 2023

606 SOUTH BLUFORD AVE. WAREHOUSE AND OFFICE 606 South Bluford Ave. Parcel # 17-22-28-6144-04-401 1.1 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan, 10,000 SF Building	Under Construction 
CITY CENTER WEST ORANGE, PARCEL 1, PHASE IV, LOT 4A 251 Main Street Parcel # 20-22-28-0000-00-015 11.92 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan, two-story 20,000 SF office/retail building	2nd Review Comments sent on June 18th, 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 
HEARTLAND DENTAL 1100 Blackwood Avenue Parcel # 20-22-28-0742-02-000 1.96 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 5,984 SF Dental Office Building	Under Construction 
INNOVATION MONTESSORI 1475 E. Silver Star Road Parcel # 16-22-28-4763-00-020 4.32 acres Commission District 2 – Rosemary Wilsen	Special Exception to approve C-2 zoned land for a High School use	APPROVED at the April 5, 2022, City Commission meeting
OCOEE LANDINGS PUD E. Silver Star Road Parcel # 16-22-28-4532-00-140 1.77 acres Commission District 2 – Rosemary Wilsen	Substantial amendment to Lot 4, Phase 1B of the PUD/LUP to allow a 3-store 51,680SF mixed-use building consisting of commercial/retail and 46 apartments combined as an approved use for the PUD.	- Planning & Zoning Meeting: August 30, 2022 - City Commission meeting 1st Reading: September 20, 2022 - City Commission meeting 2nd Reading: October 4, 2022 - Under 1st Review
OCOEE LANDINGS PUD E. Silver Star Road Parcel # 16-22-28-4532-00-140 1.77 acres Commission District 2 – Rosemary Wilsen	Large Scale Site Plan consisting of commercial/retail and 46 apartments combined as an approved use for the PUD	- Planning & Zoning Meeting: August 30, 2022 - City Commission meeting: October 4, 2022 - Under 1st Review
OCOEE OAKS JOINT VENTURE 201 S. Clark Rd. Parcel # 21-22-28-0000-00-027 12.59 acres Commission District 2 – Rosemary Wilsen	rezone approximately 5.71 acres along White Road to R-1A in order to develop a residential subdivision.	- Planning & Zoning Meeting: August 30, 2022 - City Commission Meeting 1st Reading: September 20, 2022 - City Commission 2nd Reading: October 4, 2022

OCOE OAKS UMC 201 S. Clark Rd. Parcel # 21-22-28-0000-00-027 12.59 acres Commission District 2 – Rosemary Wilsen	Special Exception was requested to allow a monopine style communication tower on a parcel zoned A-1	- Planning & Zoning Meeting: TBD - City Commission Meeting: TBD 1st Review comments sent July 6, 2022 - Pending resubmittal for 2nd review
OCOE OAKS UMC 201 S. Clark Rd. Parcel # 21-22-28-0000-00-027 12.59 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 135-foot communication tower	1st Review comments sent July 6, 2022 - Pending resubmittal for 2nd review
*NEW PROJECT OCOE TOWN SHOPS 9729 W. Colonial Dr. Parcel # 21-22-28-0000-00-070 3.39 acres Commission District 2 – Rosemary Wilsen	Rezoning to PUD to allow Gas Station Use	- Planning & Zoning Meeting: TBD - City Commission Meeting 1st Reading: TBD - City Commission Meeting 2nd Reading TBD: 1st Review comments sent on 08/26/2022 - Under 2nd review
O'REILLY'S OCOEE 1891 E. Silver Star Road Parcel # 16-2-28-8049-00-003 5.06 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 7,453 SF O'Reillys Auto Parts store	- Approved for construction - Pending Pre-Construction Meeting
O'REILLY'S OCOEE 1891 E. Silver Star Road Parcel # 16-2-28-8049-00-003 5.06 acres Commission District 2 – Rosemary Wilsen	Plat	City Commission Meeting (Consent Item): TBD 4th review comment sent on September 20th - Awaiting resubmittal
SIRI OFFICE BUILDING 3872 Old Winter Garden Road Parcel # 28-22-28-0000-00-019 1.25 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for 28,000 SF Office Building	2nd review comment sent on September 21st - Pending 3rd review submittal
SIRI OFFICE BUILDING 3872 Old Winter Garden Road Parcel # 28-22-28-0000-00-019 1.25 acres Commission District 2 – Rosemary Wilsen	Non-Substantial Amendment to the PUD	City Commission (Consent Item): June 21, 2022
VMG OFFICE BUILDING FKA 4 LOCOS TACO REVISIONS 101 W. Silver Star Road Parcel # 18-22-28-4100-00-171 0.61 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan, two-story 6,300 SF Office Building	Under Construction 

WENDYLYN'S BEAUTY SALON, FKA 54 REWIS STREET 54 Rewis Street Parcel # 18-22-28-7900-05-051 0.25 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 1275 SF Building, Mixed-use of Beauty Salon, and Residence	APPROVED for construction - Pending Pre-Construction Meeting
WEST OAKS SELF-STORAGE AND OFFICE / SHOPPES AT WEST OAKS PD 9000 W. Colonial Drive Parcel # 27-22-28-8005-00-040 4.1 acres Commission District 2 – Rosemary Wilsen	Rezoning from Community Commercial to Planned Development	Under Construction 
WEST ORANGE SURGERY CENTER 3422 Old Winter Garden Road 3432 Old Winter Garden Road Parcel # 29-22-28-0000-00-030 Parcel# 29-22-28-0000-00-029 1.26 acres combined Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for an 11,500 SF Surgery Center	2nd review DRC comments sent on August 9, 2022 - Pending resubmittal for 3rd review
District 3 – Richard Firstner		
Project Name & General Location	Project Description	Status
409 OCOEE APOPKA ROAD PUD 409 Ocoee Apopka Road Parcel # 18-22-28-0000-00-056 4.76 acres Commission District 3 – Richard Firstner	Large Scale Preliminary/ Final Site Plan for two Industrial Warehouse Buildings totaling 61,797 SF	Approved for Construction
*NEW PROJECT 429 BUSINESS CENTER PHASE II EAST 450 Ocoee Apopka Road Parcel # 18-22-28-0000-00-006 11.21 acres combined Commission District 3 – Richard Firstner	Large Scale Preliminary Site Plan for three (3) one-story buildings totaling 126,402 SF	- Planning & Zoning Meeting: September 13, 2022 - City Commission Meeting: TBD - DRC Comments for 1st Review sent on 08/31/2022. - Under 2nd review
*NEW PROJECT 429 BUSINESS CENTER PHASE II WEST 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	Large Scale Preliminary Site Plan for a one-story building consisting of 70,720 SF	- Planning & Zoning Meeting: September 13, 2022 - City Commission Meeting: TBD - Under 2nd Review

5.90 acres combined Commission District 3 – Richard Firstner		
*NEW PROJECT ALL STAR CORPORATE HEADQUATERS 606 Ocoee Apopka Road. Parcel # 18-22-28-0000-00-001 5.27 acres Commission District 3 – Richard Firstner	Large Scale Preliminary Site Plan to construct two (2) buildings. Building one will be a two-story building on the east side of the property totaling 42,932 SF for Commercial, and building two will be a one-story building on the west side of the property totaling 23,652 SF for industrial.	- Planning & Zoning Meeting: TBD - City Commission Meeting: TBD - Under 1st Review
ANDY'S OCOEE Maguire Rd. Parcel # 30-22-28-0000-00-020 2.09 acres Commission District 3 – Richard Firstner	Small Scale Site Plan to construct 1,919 SF building for a Drive-Through Frozen Custard Shop	Approved for Construction Pending pre-construction meeting
CHRISTIAN BROTHERS AUTOMOTIVE West Colonial Dr. Parcel # 20-22-28-9138-03-000 .62 acres Commission District 3 – Richard Firstner	Small Scale Site Plan for a 5000 SF Automotive Service Building	Plan APPROVED for construction on November 24, 2021
DANIEL/RAY COMMERCIAL DEVELOPMENT DANIELS VETERINARY SERVICES 11700 W Colonial Drive Parcel# 30-22-28-0000-00-074 Parcel # 30-22-28-0000-00-002 Parcel # 30-22-28-0000-00-035 6.95 acres combined Commission District 3 – Richard Firstner	Preliminary/Final Site Plan 10,806 SF Veterinary Clinic on lot 1 Commercial Development on lots 2 & 3	APPROVED for Construction on June 22, 2022
EXPRESS SIGNS BUILDING ADDITION 637 Palm Drive Parcel# 13-22-27-6649-02-000 4.23 acres Commission District 3 – Richard Firstner	Small Scale Plan for a 22,042 S.F., one-story warehouse building	Site Plan APPROVED
FIRST CHOICE DOOR AND MILLWORK 393 Enterprise Street Parcel# 19-22-28-9153-02-601 1.26 acres Commission District 3 – Richard Firstner	Small Scale Site Plan for a 4,000 SF detached storage building and associated parking and utility improvements	Under Construction 

HAMPTON INN BY HILTON AKA COMFORT INN – MAINSTAY SUITES 11405 W. Colonial Dr. Parcel # 19-22-28-0000-00-007 945 Marshall farms Rd. Parcel# 19-22-28-0000-00-008 Commission District 3 – Richard Firstner	Preliminary/Final Large-Scale Site Plan for a six-story 74,657 SF hotel with 120 rooms	• Approved for Construction on April 4, 2022 • Pre-Construction meeting: April 4, 2022
HUDSON FURNITURE 10401 W. Colonial Dr. Parcel # 20-22-28-4238-00-030 Commission District 3 – Richard Firstner	Small Scale Site Plan to add an additional 13,866 SF to the existing 15,615 SF Building	• 1st Review comments sent on 08/29/2022 • Pending resubmittal for 2nd review
INLAND GROUP OFFICE East Crown Point Road Parcel # 13-22-27-0004-01-002 1.46 acres Commission District 3 – Richard Firstner	Small Scale Site Plan for a 14,710 SF, two-story, Office Building	Under Construction 
INSPIRATION TOWN CENTER AND LUXURY HOMES 820 Tonymyn Blvd Parcel # 30-22-28-0000-00-017 Maguire Road Parcel # 30-22-28-0000-00-004 16.87 acres Commission District 3 – Richard Firstner	Large Scale Preliminary/Final Site plan, 90 luxury townhouses, with four commercial buildings consisting of a preschool, with office and retail space Building 1 (one-story pre-school) = 13,681 SF Building 2 (one-story office/retail) = 12,600 SF Building 3 (two-story office/retail) = 42,350 SF Building 4 (one-story retail) = 3,591 SF	Under Construction 
LAKE LILLY 2802 Old Winter Garden Road Parcel # 29-22-28-0000-00-007 16.61 acres Commission District 3 – Richard Firstner	Large Scale Final Site Plan for 410 Luxury Multifamily Rental Units	• APPROVED for Construction on January 6, 2022
LOVE MOTORSPORTS 11953 W. Colonial Drive Parcel # 19-22-28-0000-00-073 2.54 acres Commission District 3 – Richard Firstner	Small Scale Site Plan for building renovations and addition of 5,338 SF for a showroom of new vehicles and sales	• APPROVED for Construction on November 24, 2021 • Pre-Construction meeting scheduled for January 11, 2021
O2B KIDS 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	• 1st Review comments sent on July 12, 2022 • Under 2nd review
OCOE CORNERS COMMERCIAL DEVELOPMENT PHASE 2 AND SONNY'S BBQ AKA MAGUIRE AND HWY 50 RETAIL 11030 w Colonial Dr	Small Scale Site Plan creating four lots, Lot one (1) to include a proposed 4,994 SF Sonny's BBQ standalone restaurant and future building, Lot 2 has two (2) existing buildings that were constructed under the Maguire and HWY 50 Retail Site plan; Lot 3 & 4 will create open lots.	Under Construction 

Parcel# 30-22-28-0000-00-020 7.33 acres 1535 Maguire Rd Parcel# 30-22-28-0000-00-030 4.50 acres W Colonial Dr Parcel# 30-22-28-0000-00-061 .01 acres Commission District 3 – Richard Firstner		
OCOE MEDICAL OFFICE – ADVENT HEALTH 11001 West Colonial Dr. Parcel # 19-22-28-0000-00-024 .61 acres Commission District 3 – Richard Firstner	Small Scale Site Plan for a single story, 7,232 SF Medical Office Building	Under Construction 
OCOE-TOMYN SELF STORAGE FACILITY AKA BARKERITAVILLE PUD AKA PET PARADISE Parcel # 31-22-28-0000-00-050 8.13 acres Commission District 3 – Richard Firstner	Preliminary/Final Large-Scale Site Plan	Site Plan APPROVED on March 25, 2022
OCOE VILLAGE Franklin Street Parcel # 18-22-28-0000-00-025 5.77 acres Commission District 3 – Richard Firstner	Large Scale Preliminary Site Plan, for two (2) two-story buildings with 72,712 sf for office/retail.	Planning & Zoning Meeting: September 14, 2021 City Commission meeting: October 5, 2021 1st Review comments sent on August 31, 2021 - awaiting resubmittal for 2nd review
OCOE VILLAGE GREEN Maguire Rd. Parcel # 30-22-28-0000-00-020 2.09 acres Commission District 3 – Richard Firstner	Small Scale Site Plan to construct hardscape common areas	2nd Review comments sent on 08/26/2022 - Pending resubmittal for 3rd review.
PRUITT HEALTH 870 Tomin Blvd Parcel# 30-22-28-2861-01-0000 10.73 acres Commission District 3 – Richard Firstner	Substantial Amendment to the PUD for a Nursing Facility	Under Construction 
WAYNE AUTOMATIC FIRE SPRINKLER 222 Capitol Court Parcel# 19-22-28-9153-01-800 3.389 acres Commission District 3 – Richard Firstner	Expansion of existing Office Building and associated parking lot	Under Construction 
District 4 – George Oliver, III		

Project Name & General Location	Project Description	Status
COVINGTON OAKS 8667 Parcel # 10-22-28-0000-00-004 9.94 acres Commission District 4 – George Oliver, III	Rezoning from A-1 (General Agriculture) to R-1A (Single Family Dwelling)	• Planning & Zoning Meeting: August 30, 2022 • City Commission meeting 1st Reading: September 20, 2022 • City Commission 2nd Reading: October 4, 2022
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	• APPROVED for Construction • Pre-Construction meeting scheduled for May 17, 2022
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 
MEMORY CARE COTTAGES OF OCOEE 1900 E. Silver Star Rd. Parcel # 15-22-28-4716-00-130 6.92 acres Commission District 4 – George Oliver, III	Large Scale Preliminary/Final Site Plan for a Memory / Health Care Facility; proposed site plan will construct four (4) One-Story buildings, each building to be around 14,743 SF	• Plan Approved • Awaiting Pre-Construction Meeting
ORCHARD PARK ALF 2755 Grapevine Crest Parcel # 04-22-28-6276-00-510 .2 acres Commission District 4 – George Oliver, III	Special Exception request for the use of R-1AA property for the operation of an assisted living facility (ALF) serving ten (10) residents	• Planning & Zoning Meeting: August 30, 2022 • City Commission Meeting: September 20, 2022
PRAIRIE LAKE SUBDIVISION Ocoee Vista Parkway/AD Mims Road Parcel # 09-22-28-0000-00-056 11.99 acres Commission District 4 – George Oliver, III	Preliminary Final Subdivision Plan to construct 78 lots, each containing a two-story townhome	Under Construction 
RESERVE AT LAKE MEADOWS 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 210 single-family homes	• City Commission meeting (Consent Item): November 16, 2021 • 6th review comments sent on September 22nd. • Pending resubmittal for 7th review

WYNWOOD PHASE 1 & 2 FKA CLRM 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 1 & 2 FKA CLRM 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	Plat for Wynwood Phase 1 & 2 for 190 lots	• Approved & Recorded
WYNWOOD PHASE 1 AMENITY CENTER 44 W. McCormick Road Parcel # 34-21-28-0000-00-022 212.30 acres Commission District 4 – George Oliver, III	Large Scale Final Site Plan for a 2,718SF amenity center	• First Review comments sent on September 22nd