

**CITY OF OCOEE  
NOTICE OF PUBLIC HEARING  
501 2<sup>nd</sup> Street – WEINSTEIN PROPERTY FKA LABBAN PROPERTY  
ANNEXATION  
CASE NUMBER: AX-05-21-12**

**NOTICE IS HEREBY GIVEN**, pursuant to Article I, Subsection 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code, that on **TUESDAY, AUGUST 3, 2021, AT 6:15 P.M.** or as soon thereafter as practical, the **OCOEE CITY COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers, 150 North Lakeshore Drive, Ocoee, Florida, to consider the Annexation for 501 2<sup>ND</sup> Street – Weinstein Property FKA Labban Property. The property is located on the east side of 2nd Street, approximately 577 feet south of Center Street and at the intersection of Nay Street and 2nd Street. The property is identified as parcel number 17-22-28-0000-00-055 and is approximately 0.25 acres in size.

**ORDINANCE NO. 2021-**

**AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF OCOEE, FLORIDA, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY +/- 0.25 ACRES LOCATED ON THE EAST SIDE OF 2ND STREET, APPROXIMATELY 577 FEET SOUTH OF CENTER STREET AND AT THE INTERSECTION OF NAY STREET AND 2ND STREET, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; FINDING SAID ANNEXATION TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN AND THE OCOEE CITY CODE; PROVIDING FOR AND AUTHORIZING THE UPDATING OF OFFICIAL CITY MAPS; PROVIDING DIRECTION TO THE CITY CLERK; PROVIDING FOR SEVERABILITY; REPEALING INCONSISTENT ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE.**



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

The complete case file, including a complete legal description by metes and bounds, may be inspected at the Ocoee Planning Department located at 150 North Lakeshore Drive, Ocoee, Florida between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays. The Ocoee City 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 and no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made at the public hearings will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.

Melanie Sibbitt, City Clerk

Publish Date: July 22 & 29, 2021

**CITY OF OCOEE  
NOTICE OF PUBLIC HEARING  
501 2<sup>nd</sup> STREET – WEINSTEIN PROPERTY FKA LABBAN PROPERTY  
REZONING TO SINGLE FAMILY DWELLING (R-1)  
CASE NUMBER: RZ-21-05-16**

**NOTICE IS HEREBY GIVEN**, pursuant to Article I, Subsection 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code, that on **TUESDAY, AUGUST 3, 2021, AT 6:15 P.M.** or as soon thereafter as practical, the **OCOEE CITY COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers, 150 North Lakeshore Drive, Ocoee, Florida, to consider the Rezoning for 501 2<sup>ND</sup> Street – Weinstein Property FKA Labban Property. The property is located on the east side of 2nd Street, approximately 577 feet south of Center Street and at the intersection of Nay Street and 2nd Street. The property is identified as parcel number 17-22-28-0000-00-055 and is approximately 0.25 acres in size. The requested zoning would change from “Orange County” Single-Family Dwelling District (R-1) to “City of Ocoee” Single Family Dwelling (R-1).

**ORDINANCE NO. 2021-**

**AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM ORANGE COUNTY R-1, SINGLE FAMILY DWELLING DISTRICT TO CITY OF OCOEE R-1, SINGLE-FAMILY DWELLING ON CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY +/- 0.25 ACRES LOCATED ON THE EAST SIDE OF 2ND STREET, APPROXIMATELY 577 FEET SOUTH OF CENTER STREET AND AT THE INTERSECTION OF NAY STREET AND 2ND STREET, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; FINDING SUCH REZONING 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; PROVIDING FOR AN EFFECTIVE DATE.**

The complete case file, including a complete legal description by metes and bounds, may be inspected at the Ocoee Planning Department located at 150 North Lakeshore Drive, Ocoee, Florida between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays. The Ocoee City 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 and no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made at the public hearings will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk’s Office 48 hours in advance of the meeting at (407) 905-3105.

Melanie Sibbitt, City Clerk

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