

**CITY OF OCOEE
COMPREHENSIVE PLAN**

**FUTURE LAND USE ELEMENT
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I. INTRODUCTION

The Future Land Use Element is a required Element; the minimum criteria for its contents are established in Chapter 9J-5, Florida Administrative Code (FAC). This Element is formulated to be consistent with those criteria as well as relevant sections of Chapter 163, Florida Statutes (FS), the State Comprehensive Plan, and the East Central Florida Comprehensive Regional Policy Plan.

The Future Land Use Element is the keystone of the Comprehensive Plan. It sets forth the physical plan for the future development of the City of Ocoee. It describes the appropriate location for the future land uses and promulgates the policies regulating the location and development of all land uses. The Future Land Use Element sets forth not only the density and intensity of land uses appropriate for all locations but also considers other factors affecting land use development, such as timing, cost, and current development trends.

A. Purpose

Two of the most important tasks in planning for future growth and development are evaluating and selecting a growth policy from various available alternatives. Historically, in the State of Florida, growth policies have emphasized accommodating growth as it responds to market conditions, within the broad guidelines of local ordinances and regulations, mainly zoning ordinances and subdivision regulations. Now, we are seeing communities working to manage their growth. The City's goal is to build a sustainable community in Ocoee.

The City of Ocoee has evaluated the consequences of the three most common growth policy alternatives (uncontrolled, managed, and restricted growth) and has selected to pursue managed growth policies. These growth policies will determine the goals and objectives that will be used to achieve a managed growth scenario. The managed growth policies, which the City will adopt, shall include objectives to encourage development when and where appropriate facilities and services to support it are available, thereby discouraging urban sprawl and ensuring that concurrency is met.

The Existing Land Use Map (Figure 1) included as part of this Element, describes the location and distribution of land uses in the City in 2000. The Future Land Use Map (Figure 2) will be the guiding force behind all land use decisions made from this point forward and is the focus of the Comprehensive Plan. It indicates the proposed location and distribution of land uses through the year 2020. All policies contained within this plan must be consistent with the Future Land Use Map. Apparent inconsistencies among policies will be resolved by the Future Land Use Map or at the more detailed scale of project planning and specific development proposals. All land development regulations shall be consistent with the Future Land Use Map. All land development regulations adopted prior to the adoption of this comprehensive plan shall be brought into compliance with the Future Land Use Element.

B. Historical Perspective

The City of Ocoee is experiencing phenomenal growth. From 1990 through January of 2000 approximately 2,500 acres of land were annexed into the City. The 2000 Census identified 8,504 dwelling units within the incorporated boundaries of the City, an increase of almost 4,000 dwelling units since 1988. Currently, there are over 2,200 dwelling units proposed that are between the preliminary plan submittals and the approval and development stages.

There are many factors that have influenced and continue to influence the growth in the City. First and foremost is the unique transportation system alignment in the region. The East-West Expressway terminates just inside the City limits, making the trip to downtown Orlando approximately 20 minutes. State Road (SR) 50, a major east-west arterial that traverses all of Orange County, bisects the City. In addition, the Western Expressway and Florida's Turnpike both have interchanges within the City along the SR 50 corridor.

The second growth factor for the City is its proximity to jobs within the Orlando Municipal Statistical Area (MSA), Walt Disney World, MGM Studios, and Universal Studios. As mentioned previously, the East-West Expressway brings Ocoee to within 20 minutes of downtown Orlando. It is also located approximately 20 minutes to the jobs generated by the Disney Development Company, Sea World and Universal Studios. Direct connections to Florida's Turnpike provide for a quick 30-minute trip to the Orlando International Airport.

Another factor which influences the growth of Ocoee are the amenities in the area, including numerous lakes, rolling hills, recreational opportunities, excellent schools and a plentiful supply of potable water and the provision of services such as central water and sewer service. Along with the growth of residential development, the City has noted a marked increase in industrial and commercial developments. Also of great importance to the City is the movement of the old West Orange Hospital (n.k.a. Health Central) from the adjacent community of Winter Garden to Ocoee. This "medical mall" is the only one of its kind in Central Florida. It incorporates office suites and services within the hospital area creating a high-tech regional health care campus.

C. Environmental Setting

The City is within the geological area identified as the Mt. Dora Ridge, which is characterized by undulating hills with well-drained sandy soils, dotted with frequent lake depressions and solution sinks that usually contain water. The summers are long, hot and humid. Winters are mild with infrequent cold fronts dropping temperatures to below freezing. The mean annual temperature is approximately 75.25 degrees. Rainfall is approximately 48.7 inches per year. Two landscape associations (ecological communities) are present in and around the City; pine flatwoods/hammocks/hardwood swamps and sandhills/isolated or flowing water wetlands (Figure 4).

D. General Setting

The City of Ocoee is located in western Orange County, in central Florida. The Ocoee Joint Planning Area (JPA) consists of approximately 19.7 square miles and the current corporate limits of the City consist of approximately 14.35 square miles. The City is located at the intersection of SR 50, Florida's Turnpike, the East-West Expressway, and the Western Expressway. The local governments adjacent to the City include: Windermere to the south, Winter Garden to the west, Apopka to the north, and unincorporated Orange County to the east.

Development of the City of Ocoee began along the shore of Starke Lake. The City has seen and will continue to see substantial growth. Since 1987, the City has grown from 3,250 acres to 5,527 acres in 1990 to 7,970 acres in 2000 (excluding rights-of-way). Residential development has moved from Starke Lake eastward along Silver Star Road (SR 438), northeast along Clarke Road, south along Maguire Road, and northwest along Ocoee-Apopka Road. Commercial development has concentrated along SR 50, between the Turnpike exit and Good Homes Road. Industrial development is concentrated in the western portion of the City along Kissimmee Avenue, and west of Kissimmee Avenue from SR 50 on the south, northward to Silver Star Road.

E. Socio-Economic Data

Since 1985, the population of the City of Ocoee has grown at an extraordinary rate. This growth is primarily a function of the unique transportation system prevailing within the region and the City's proximity to many major employment centers. Both factors have played a major role in the growth rate the City is experiencing. The U.S. Census Bureau estimated the permanent and seasonal 2000 population of Ocoee to be 24,391 persons.

The City experienced an average annual growth rate of 6.69 percent from 1990 to 2000. Since 1950, the City has experienced a gradual increase in its share of the total Orange County population, with the most dramatic increase for the year 2000. In 1950, the City's population was 1.2 percent of the total County population; in 1960 it was 1.0 percent; in 1970 it was 1.1 percent; in 1980 it was 1.7 percent; in 1990 it was 1.8 percent; and in 2000 it was 2.7 percent.

Original Estimation Process

The statistical methodology used to make the City of Ocoee 1990 population projections for the 1990-2010 planning period was an average of the extrapolation method and the ratio method. This projection did not take into account existing population outside the City boundaries of that time even though the Land Use Plan covered extrajurisdictional lands. Table 1 below shows the prior projected permanent and seasonal population total for the planning period. Although these numbers were used for the 1990-2010 planning period, the City will update the population figures to reflect current conditions and update the planning period to 2000-2020.

Table 1
Population Projections, City of Ocoee, 1990-2010

Year	Population *
1990	14,850
1995	18,114
2000	22,357
2005	27,782
2010	34,835

* Permanent and seasonal.

Source: City of Ocoee, 1991 Comprehensive Plan.

Current Estimation Process - 1997 Revised Methodology

To comply with the requirements of Chapter 9J-5, Florida Administrative Code, the City will use the following methodologies to calculate population and employment projections through 2020. The following sections describe the foundation for the revised population and employment projection methodologies used in the Master Transportation Plan and the 2002 Comprehensive Plan.

Since the adoption of the City of Ocoee’s Comprehensive Plan (1991), the City has entered into a Joint Planning Area (JPA) Agreement with Orange County. The JPA Agreement, among other things, designates areas within the unincorporated County which the City may annex without dispute from Orange County, and establishes the City’s extrajurisdictional comprehensive planning authority for properties located within the JPA. See Section IV Annexation Policy for details on the JPA Agreement. For the purposes of the update to the Comprehensive Plan (2002), all data referenced in the Comprehensive Plan will be representative of the JPA (4th amendment), unless otherwise noted.

The JPA Agreement was the impetus for the City to refine the population and employment projection methodologies to accurately reflect local trends in employment and development. In 1997, the City updated the population projections through 2020 as the foundation for the Ocoee Master Transportation Plan.

In an effort to ensure the most accurate results, the City used the 2020 Orlando Urban Area Transportation Study (OUATS) Regional Model for Traffic Volumes as a base, and then created a highly refined Sub-Area Model based on smaller traffic analysis zones (TAZs). This land-use driven Sub-Area Model divided the City into 106 TAZs. These TAZs served as the foundation for the 2020 population and employment projections.

The projections were based on a review of the following data sources related to population and employment projections.

- Historic development and population trends in Ocoee since 1980.
- Future zoning and permitted uses, consistent with the adopted future land use map of the Ocoee Comprehensive Plan.
- Inventory of all undeveloped and undevelopable land.
- Inventory of all approved and proposed developments, subdivision plans and Planned Unit Developments (PUDs).
- Orange County School Board or school enrollment and construction data.
- U.S. Census data from 1950, 1960, 1970, 1980, and 1990 Censuses and Florida’s Bureau of Business and Economic Research (BEBR) estimated population projections for the basis of historic and future populations.

For the purpose of the population projections, the 1990 Census average persons per household for single-family units was set at 3.03, multi-family units at 1.72, and seasonal units at 2.08. Table 2 below lists the population and dwelling unit projections for 1997. Based upon a comparison of land-use based population projections versus historic growth rates both in housing units and employment, it was determined that the City and JPA would substantially build out by 2020. Table 2 shows the seasonal population remaining constant. Seasonal population is primarily comprised of migrant farm workers with a small population of “snow birds” and persons with extended business stays. The methodology assumes that the number of migrant workers will steadily decrease through 2020 as agricultural lands are developed, while the number of “snow birds” and persons with extended business stays will proportionally increase through 2020.

**Table 2
Projected Change in Permanent and Seasonal Population and
Dwelling Units, 1997-2020**

Year	Single-Family Units	Pop. 3.03 / DU	Multi-family Units	Pop. 1.72 / DU	Seasonal Units	Pop. 2.08 / DU	Total Units	Total Pop.
1997	10,736	32,530	967	1,660	470	981	12,173	35,171
2005	15,364	46,553	3,518	6,040	470	981	19,352	53,572
2010	18,307	55,470	4,249	7,296	470	981	23,026	63,745
2020	22,270	67,478	4,916	8,441	470	981	27,656	76,899

Source: City of Ocoee Master Transportation Plan, November 1998.

Since 1997, the JPA Agreement has been amended eighteen times. Collectively, the amendments have modified the text of the JPA, changed land uses within portions of the JPA, and changed the boundary of the JPA.

2000 Census Data and JPA

The 2000 Census data yielded a population of 24,391 for the City of Ocoee and provided updated average household size for both single family (owner-occupied) and multi-family (renter-occupied) units of 3.0 and 2.96 persons respectively. The average household size for single family decreased by approximately 1.0 percent, while the multi-family average household size increased by approximately 72 percent from the 1990 estimates.

The increase in persons per household for multi-family units reflects the change in the character of rental communities to become more family-oriented; newer apartment projects typically have more two and three bedroom units and are classified as either class A or B+ communities. Larger units are occupied by both family and no-family member in order for them to afford a nicer dwelling. The average household sizes do not take into account vacancy rates, thus an overall average household size of 2.9 persons will be used for both single and multi-family projection purposes. The following population projections were revised in late 2001 with the release of the 2000 Census data for the City.

In order to bring the JPA estimate up to date, the 1997 BEBR population estimate for the City (20,473) was compared to the 1997 JPA population estimate (35,171). The City's population comprised approximately 58.20 percent of the 1997 JPA population. The distribution of single-family and multi-family units was 92 percent and 8 percent, respectively. This ratio was then used to determine the adjusted ratio based on the 3rd and 4th Amendments to the JPA to estimate the 2000 JPA population. The 3rd and 4th Amendments to the JPA resulted in a loss of approximately 400 acres and 1,200 persons.

The adjusted City to JPA ratio of 60.30 percent was then applied to the 2000 Census population for the City (24,391) for a 2000 JPA population of 39,099. This estimate is the basis for the population projections contained in this update of the Comprehensive Plan. To determine the number of dwelling units in the JPA for 2000, the 2000 JPA population estimate was used and then applied to the 1997 single family to multi-family ratio of 92 percent to 8 percent, respectively. Table 3 lists the total 2000 JPA population and dwelling unit estimates.

**Table 3
Estimated Population and Dwelling Units in JPA, 2000**

Dwelling Unit	Percent of Distribution	Total Population	Average Number of Persons per Unit	Total Dwelling Units
Single-family	92%	35,971	2.9	12,404
Multi-family	8%	3,128	2.9	1,079
Total	100%	39,099	N/A	13,483

Source: City of Ocoee, 2001.

2001 Projection Methodology

Since the adoption of the Comprehensive Plan, the City constructed a Geographic Information System (GIS) database. This gave the City the ability to create “smart maps” which reflect the City’s existing land use conditions as well as the future land use conditions (based on the adopted Future Land Use Map). These “smart maps” provide a more accurate way to calculate the acreage for individual parcels, as well as, all land uses categories in the JPA.

Table 4 summarizes the land acreage available for the residential development within the amended JPA. The number of developed acres was based on existing land use designations while developable acres is based on future land use designations. There are a total of 6,154.24 residential acres in the amended JPA, of which 2,639.38 are developed and 3,514.86 are not developed, or developable.

**Table 4
Acreage by Residential Land Use Category in JPA, 2000**

Land Use Designations	Developed Acres	Total Acres	Developable Acres
Low Density Residential	2,494.18	5,677.95	3,183.78
Medium Density Residential	50.12	102.93	52.18
High Density Residential	104.23	411.20	336.97
Total Acres	2,639.38	6,154.24	3,514.86

Source: City of Ocoee, 2001.

The first step in refining the projection methodologies required a thorough evaluation of the recent development plans to determine the average density for each of the low, medium, and high density residential land use categories listed in Table 5. The second step involved applying the average density for each land use category to the amount of developable land within each land use category. This application yielded the number of dwelling units projected for each land use category.

The number of units were then multiplied by the average household size of 2.9 persons per unit. The results of this equation project that 38,927 new residents will move into the JPA from 2000 to 2020, living in 13,423 additional housing units. This represents an average growth rate of 1,946 persons and 671 dwelling units per year for the entire JPA. These increases are comparable to historic growth rates within the JPA over the past ten years.

Table 5
Projected Population and Dwelling Units by Residential Land Use Category, 2020

Residential Land Use Category	Developable Acres	Average Density (DU/Acre)	Projected Dwelling Units	Projected Population Increase
Low Density Residential	3,183.78	2.75	8,755	25,390
Medium Density Residential	55.81	8.0	422	1,224
High Density Residential	336.97	12.6	4,246	12,313
Total	3,514.86	N/A	13,423	38,927

Source: City of Ocoee, 2001.

Table 6 lists the 2000 JPA population and dwelling unit estimates combined with the projected 2020 population and dwelling unit estimates, which reflects the 2020 population and dwelling unit totals for the planning period. The results yield a total 2020 population of 78,062 who will reside in approximately 26,906 dwelling units or approximately a doubling of both residents and dwelling units from 2000 to 2020.

Table 6
Projected Dwelling Units and Population in JPA, 2000-2020

Year	Single-Family Units	Multi-Family Units	Total Units*	Population*
Existing in 2000	12,404	1,097	13,483	39,099
Additional by 2020	9,177	4,246	13,423	38,927
Total in 2020	21,581	5,325	26,906	78,062

*Includes seasonal units and seasonal population.

Source: City of Ocoee, 2001.

The primary changes between the 1997 population projections and the 2001 population projections resulted from modifications to the JPA boundary and the proportion of multi-family units in the amended JPA. Since 1997, changes to the JPA boundary resulted in a loss of approximately 400 residential acres. In addition, the single-family to multi-family ratio of 92 percent to 8 percent respectively has shifted to an overall average ratio of 80 percent single-family to 20 percent multi-family for the planning period. The difference in the 1997-2020 population projection (Table 2) and the revised population projection (Table 6) is 1,163 persons, which is statistically insignificant for long range planning purposes.

F. Local Economy

Historically, agriculture was the major component in the City's economic base. However, due to freezes and the resulting crop damage and destruction, the City's significance as an agricultural center has all but disappeared. The rapid conversion of farmland to other uses is marked by the development of low to medium density single-family housing. The benefit of such conversions is the provision of ample land area available for new residents.

Commercial and industrial land uses within the City have replaced agriculture as the mainstays of the local economy. The emergence of easily accessible toll roads leading to regional industrial centers and the airport makes the City of Ocoee very attractive to residential, commercial, service, and industrial development. Employment projections for industrial, commercial, and service land uses within the JPA were projected through 2020. Intensities for these uses were divided into three groups: high, medium and low intensity based on the number of employees per acre. Each group is defined in Table 7 showing projected 2020 employment by sector in the JPA.

**Table 7
Projected Employment Intensity and Density by Sector in JPA, 2020**

Employment Sector	High Intensity	Medium Intensity	Low Intensity
Industrial	31 Emp./ acre Business Park	20 Emp./ acre Industrial Park	1 Emp./ acre Warehouse Storage
Commercial	31 Emp./ acre Business Park	16 Emp./ acre Specialty Retail, Discount Store	14 Emp./ acre Convenience, Gas, Bank
Service	44 Emp./ acre Office Park	17 Emp./ acre Single Tennant	8 Emp./ acre General Office

Source: Ocoee Master Transportation Plan, 1998 (I.T.E. 5th Edition).

The above employment sectors do not directly correlate to the City's land use categories of Professional Offices and Services, Commercial, Industrial or Institutional. Generally, service, commercial, and industrial jobs may fall within one or more of the City's land use categories. The following data sources were used as the basis for the 2020 employment projections for the JPA.

- Historic development and population trends in Ocoee since 1980.
- Future zoning and permitted uses, consistent with the future land uses map of the Ocoee Comprehensive plan.
- Inventory of all undeveloped and undevelopable land.
- Inventory of all approved and proposed developments, subdivision plans and PUDs.
- Extrapolation of recent development scenarios based upon location.

This methodology is land-use driven, not population driven. Ocoee is becoming a predominant employment center in the area due the placement of a regional mall and hospital with easy access via Florida’s Turnpike, Western Expressway, East-West Expressway and SR 50. The estimated and projected total employment of the JPA is identified in Table 8 below.

Table 8
Estimated and Projected Employment in JPA, 1997-2020

Sector	1997 Employment	2020 Employment	Increase
Commercial	4,185	16,291	12,106
Industrial	2,590	6,354	3,764
Service	2,117	9,094	6,977
Total	8,892	31,739	22,847

Source: Ocoee Master Transportation Plan, 1998.

As previously mentioned, the City's close proximity to many employment generators has greatly enhanced the growth now occurring. The major employment centers for the residents in Ocoee include the West Oaks Mall, Florida Auto Auction, Disney World and Disney Development Corporation, the Reedy Creek Improvement District, Universal Studios, Sea World, and additional tourist related commercial activities. In addition, the retail market is also a great generator of employment.

The Industrial sector is also a heavy generator of employment. Again, it is not only the industrial component within the City that creates the employment base, but also the industrial activities found in close proximity to the City. Major employers include the high tech industries such as Lockheed Martin and those industries located in the numerous industrial parks located throughout Orange County.

II. JOINT PLANNING AREA AGREEMENT

In 1987, the City of Ocoee and Orange County collaborated to adopt their Joint Comprehensive Planning Area Interlocal Agreement designating a “Reserve Planning Area” approved by Florida’s Department of Community Affairs (DCA), which conferred certain extrajurisdictional authority to the City when annexing properties. On February 11, 1994, the two jurisdictions adopted a new Joint Planning Area (JPA) Agreement, which is listed in the Intergovernmental Coordination Element of the Comprehensive Plan. The authority to create a JPA through an interlocal agreement is conferred to the City and County by Chapters 125, 163, 164, and 166, Florida Statutes, as well as by their respective local government Charters.

The enactment of the JPA Agreement was the result of a 1993 lawsuit filed by the County in which Ocoee's annexation of approximately 1,400 acres of unincorporated Orange County was contested. Although the subject properties were depicted on Ocoee’s adopted Future Land Use Map and the Comprehensive Plan was found in compliance, the County

questioned the City's ability to exercise comprehensive planning authority for land outside of the City limits.

After the lawsuit was filed, the City requested a determination from the DCA regarding the Comprehensive Planning jurisdiction in unincorporated areas shown on the City's adopted Future Land Use Map. Despite the fact that DCA determined the City had adequately planned for those areas, Orange County filed a lawsuit. The County was most concerned about the encroachment of the City into Rural Settlements. Of the original 1,400 acres annexed by the City of Ocoee and contested by the County, only 230 acres located within the Gotha and Clarcona Rural Settlements were ultimately disputed by Orange County.

To resolve the annexation lawsuits, the City and County negotiated an interlocal agreement and adopted the JPA Agreement in 1994. In general, the JPA Agreement facilitates intergovernmental coordination, the evaluation of development impacts, the mitigation of extra jurisdictional impacts, and the timely resolution of inter jurisdictional disputes. The outline below highlights some of the more notable provisions of the JPA Agreement:

1. Unless the JPA Agreement is abrogated, no property located outside of the JPA may be annexed during the term of the Agreement unless the boundaries of the JPA are modified to include the subject property. This would require County Commission approval as well as City Commission approval.
2. The Gotha and Clarcona Rural Settlements, in particular, are protected from City encroachment. In return, the County promises not to contest any annexations found by the City to be consistent with the JPA Agreement.
3. Through the adoption of the JPA Agreement, Orange County has granted the City of Ocoee extra jurisdictional, comprehensive Planning authority for properties located within the JPA.
4. The JPA Agreement also specifies the conditions for water and sewer service to properties adjoining the Ocoee City Limits. After annexation, those properties located outside of the City's Water/Sewer Territory will, where feasible, be provided with service through Orange County. If the County is unable to provide service in a timely manner, then the County will request wholesale service from the City. In order to clarify the process under which a property may secure utilities, Ocoee adopted Resolution #94-10 which stipulates the conditions under which service will be provided.
5. The City and the County have both agreed to amend their respective Comprehensive Plans to incorporate the following provisions of the JPA.
 - a. Section 9(C)(1) requires that the City incorporate the JPA Agreement into the Intergovernmental Coordination Element of its Comprehensive Plan by reference and that all provisions of the City Comprehensive Policy Plan inconsistent with the JPA Agreement be amended;

- b. Section 9(C)(2) requires that appropriate Ocoee Comprehensive Plan maps be revised to reflect the City's current corporate limits;
- c. Section 9(C)(3) requires that the City amend its Future Land Use Map in order to relinquish all extra jurisdictional, comprehensive Planning authority for those lands which are both outside of the JPA and the corporate limits;
- d. Section 9(C)(4) requires that the City amend its Future Land Use Map and other appropriate Comprehensive Plan maps to show the boundaries of the JPA;
- e. Pursuant to Section 8(B), the City will amend its Future Land Use Map to reflect the extra-jurisdictional future land use designations which have been mutually agreed upon by the City and County as shown on Exhibit B of the appendix of the Intergovernmental Coordination Element;
- f. Section 9(D)(1) requires that the County incorporate, by reference, the JPA Agreement into the Intergovernmental Coordination Element of its Comprehensive Plan and amend all provisions of the County Comprehensive Policy Plan inconsistent with the JPA Agreement;
- g. Section 9(D)(2) requires that the County amend its Comprehensive Plan maps to reflect the City's current corporate limits;
- h. Section 9(D)(3) requires that the County amend its Future Land Use Map to show the boundaries of the JPA; and
- i. Section 9(D)(4) requires that the County create transition zones allowing up to two (2) dwelling units per acre in those areas of unincorporated Orange County which abut the outer boundary of the JPA and are also outside of the JPA.

Both the City and the County have agreed that any future action by either party which is contrary to the JPA Agreement shall also be inconsistent with both the City and the County Comprehensive Plans, pursuant to the provisions of Section 163.3171 (1), Florida Statutes.

III. OTHER INTERLOCAL AGREEMENTS

The City has negotiated formal and informal intergovernmental agreements with the adjoining municipalities of Apopka, Winter Garden, and Windermere addressing future boundaries and service deliveries.

The JPA negotiations with Orange County also entailed changes to the Water and Sewer Territorial Agreements. The Territorial Agreements remain intact but the boundaries were amended. As illustrated in Figures 15 and 16 in the Infrastructure Element, the water and sewer territories are coterminous. It should be noted that not all areas which could be annexed by the City of Ocoee will be served by City utilities. In addition, some properties located outside of the JPA may be located in the City Service Area. Like the JPA Agreement, these Territorial Agreements also outline the procedures for resolving inter-governmental disputes promptly.

IV. Annexation Policy

As outlined in Section 6(D) of the JPA Agreement, the City of Ocoee and Orange County have agreed that land located within the JPA, including any enclaves, are logical candidates for annexation subject to the provisions of Chapter 171, Florida Statutes. Prior to annexation, the City will conduct a public facilities and services analysis and a fiscal impact analysis of any area being considered. If the City determines that an application is consistent with the JPA Agreement, then the County will not oppose the annexation of any lands located within the JPA.

Pursuant to Section 6(B) of the JPA Agreement, Orange County has granted the City of Ocoee extrajurisdictional Planning authority for properties located within the JPA. The proposed Ocoee Future Land Use designations would not become effective until such time as annexation occurs. At such time, the City may assign an initial zoning which is consistent with both the Future Land Use Map and the JPA Agreement.

As discussed in Section 7 of the JPA Agreement, unless the JPA Agreement is abrogated in accordance with its terms, no property located outside of the JPA may be annexed unless the boundaries of the JPA are modified to include the subject property. If an annexation petition is received by the City from the owner of land which lies outside of the JPA, then the annexation petition may not be approved until the JPA Agreement is amended. This would require County approval. Also, the annexation of property located in the Gotha or Clarcona Rural Settlements is expressly prohibited by the JPA Agreement.

It has been the City's long-standing policy that in order for properties to obtain City utility service (water and/or sewer) the property owner must annex the subject property, if eligible. Property that is not eligible for annexation but is located within the City's utility service area may obtain utility service at the discretion of the City Commission; however, the applicant must execute an Intent to Annex Agreement prior to obtaining service and annex at the City's request when the subject property becomes eligible.

Section 10 of the JPA Agreement outlines the conditions under which water and sewer service will be provided to properties outside of the Ocoee Water and Sewer Service Area.

After annexation, those properties located outside of the City's Water and Sewer Territory will, where feasible, be provided with service through Orange County. If the County is unable to provide service in a timely manner, then the County shall request wholesale service from the City. In order to clarify the process under which a property may secure utilities, Ocoee adopted Resolution #94-10 which stipulates the condition under which service will be provided.

V. SUITABILITY FOR USE OF VACANT LAND

Vacant land in the City of Ocoee and the Joint Planning Area consists of: 1) lands which have been bypassed for early development due to environmental constraints, and 2) lands which have not yet been developed due to lack market demand. Vacant land which has been bypassed includes (but does not consist solely of) water bodies, wetlands, and flood plains. Most previously undeveloped areas are not constrained by environmental limitations or presence of unique historical or archaeological features. As indicated by a review of the analysis, specific efforts to protect features of bypassed lands are and should continue to be implemented. These include constraints on development of water bodies, wetlands, flood plains, etc., as are further defined in the Conservation Element and other elements of this Plan.

VI. FUTURE LAND USE MAP

The Future Land Use Map (Figure 2) indicates the projected future land uses within the City's Joint Planning Area (JPA). The map is not intended to be a zoning map, but rather a general delineation of land use types. Various zoning districts may be allowed in each of the land use categories. For a proposed development to be permitted on a given parcel of land within the City, a determination must first be made that the zoning required for that development is consistent with the land use shown on the Future Land Use Map.

If the zoning is not allowed within the land use category, then an amendment to the plan must be pursued before the proposed development can be considered on that site. If the zoning is permitted within the land use category, then the proposal may be considered by the City. At that point, the various Goals, Objectives, and Policies contained within all of the elements of the Comprehensive Plan shall be considered, and the development proposal shall be evaluated to determine if it is consistent with those Goals, Objectives, and Policies.

As mentioned in the Joint Planning Area Agreement section above, future growth and development patterns in the City will be guided by: 1) the JPA Agreement, 2) the JPA Land Use Map, and 3) the Ocoee Future Land Use Map, as amended in accordance with the JPA Land Use Map. The JPA Agreement limits the land uses which may be approved by the City of Ocoee upon annexation of property within the JPA.

In compliance with the JPA Agreement, the revised Future Land Use Map (Figure 2) illustrates the JPA boundary and the extrajurisdictional future land use designations mutually agreed upon by Ocoee and Orange County. All future land use decisions, annexations, and rezonings shall be consistent with the Comprehensive Plan and the JPA Agreement. All of the proposed land uses have been considered previously by the City or

the County in each respective comprehensive plan, so there is no net development impacts which have not already been accounted for.

VII. LAND USE STANDARDS

Low Density Residential (0 to less than 4 dwelling units per acre)

This use is appropriate where urban services are provided in a neighborhood setting. This density range accommodates detached single-family houses, patio homes, zero lot line houses, and other forms of detached or semi-detached housing or assisted living facilities under certain conditions.

Medium Density Residential (4 to less than 8 dwelling units per acre)

This use is intended to provide a buffer between low density residential uses and more intense uses, such as high density residential or professional offices and services. This includes patio homes, zero lot line houses, townhouses, assisted living facilities, garden apartments, and other forms of detached or semi-detached houses.

High Density Residential (8 to 16 dwelling units per acre)

This use is intended for areas close to major intersections, and commercial and light industrial areas, where a slightly higher number of residential trips can be permitted because they are relatively short trips due to their proximity to shopping and major roads. High density residential is not permitted where it would create additional burdens on internal street networks and intersections. Apartments, assisted living facilities, and other intense housing product types are typical uses; however, low and medium density residential uses may also be permitted in this category.

At the discretion of the City, density may be computed in a defined development project by allowing clustering in certain areas. These clusters may be of greater density than allowable within the land use designations as long as the total project does not exceed maximum density as designated on the Future Land Use Map. Clustering, pursuant to the foregoing concept, may be controlled by density caps, conditional zoning or a restrictive covenant running with the land with power of enforcement in favor of the City. In the case of assisted living facilities and similar uses, the number of dwelling units per acres may be computed based upon the parking and/or traffic generation of the project as long as the density does not exert more impact to the surrounding roads than would be generated by conventional development.

Professional Offices and Services

The types of uses permitted are intended to provide an amenable environment for the development of professional offices and business services. These areas should be located adjacent to major streets and convenient and complementary to major commercial uses. The maximum Floor Area Ratio (FAR) is 3.0. Assisted living facilities and certain forms of high density residential housing may also be permitted within this land use when economic conditions dictate a lower intensity use when the development is compatible and integrated into the surrounding urban framework.

Commercial

These areas are primarily suitable for a wide range of office, residential service and retail businesses. These uses shall be confined to certain arterial and collector roads and to Activity Centers and Interchange Impact Areas, and the Downtown Areas. The maximum FAR is 3.0. The intensity of commercial use (high, medium, or low) permitted is determined by the zoning district. Assisted living facilities and certain forms of high and medium density residential housing may also be permitted within this land use when economic conditions dictate a lower intensity use when the development is compatible and integrated into the surrounding urban framework.

Industrial (Light and Heavy)

These areas are primarily for industrial uses such as manufacturing and distribution but shall also permit secondary mixed uses of offices and commercial and high density residential within mixed use projects. Lands designated for industrial use should be near railways and/or major highways. The maximum FAR is 3.0. Adequate buffering shall be provided to minimize impacts to adjacent residences; transitional uses such as office and/or commercial are appropriate uses separating industrial and residential areas.

Conservation/Floodplains

These areas include water bodies, floodplains, and wetlands. Specific boundaries of such areas will be delineated on a site-by-site basis as development proposals are considered. The Future Land Use Map identifies approximate, general locations of these areas. Policies for properly protecting such areas are contained in this Element and the Conservation Element.

Recreation and Open Space

This category includes active, passive, public and private recreation areas, facilities and corridor open spaces.

Public Facilities/Institutional

This category includes all government owned property (except parks), public and private schools, hospitals and churches. In order to maintain underlying land valuations and to be compatible with adjoining uses, these uses may be permitted in areas zoned for industrial, professional offices and services, commercial, and residential classifications areas where negative impacts will be minimal. Government owned and operated facilities may be located in all land use categories with adequate buffering adjacent to residential areas.

Road Right-of-Way

This category includes all local, County and State road rights-of-way.

Vacant

This category is shown on the Existing Land Use Map to designate land available for development.

Agricultural

This category is not shown on the Existing or Future Land Use Map because no agricultural uses are anticipated to occur within the Joint Planning Area beyond 2020.

Mixed-use

While not a specific land use category, mixed and multi-use types of development are characterized by the mix of two or more distinct land uses. Different underlying land uses may be reshaped or melded within mixed and multi-use forms of development permitted in master planned developments zoned under the Ocoee Planned Unit Development (PUD) District as long as overall development impacts do not exceed those that would otherwise result from permitted development intensities.

In addition, mixed and multi-use developments are dependent on the successful integration and blending of these distinct uses together in order to create a functioning, multi-faceted type of development. Integration is defined as the combination of distinct uses on a single site where impacts from different uses are mitigated through site design techniques, and where different uses are expected to benefit from the close proximity of complementary uses. All requests for development approval based on a mixed use concept must be able to demonstrate functional horizontal integrations of allowable uses, and where applicable, vertical integration as well. Mixed and multi-use developments are recommended in Interchange Impact Areas, the Downtown Redevelopment Area, Activity Centers, PUDs or other appropriate areas within the City.

VIII. NATURAL AND HISTORIC RESOURCES

The limited natural resources within the City of Ocoee shall play an important role in the permitting of future developments. By promoting concentrated developments and mixed use proposals, the City will aid in the preservation of its environment and resources. Natural resources that are threatened by urbanization include air quality, groundwater, surface water, native vegetation and wildlife, and floodplains. The following historic resources are located within the City of Ocoee, and shown in Figure 5:

- The Ocoee Christian Church was built in 1891 and is the oldest operating Christian Church in the State of Florida. The architectural design is gothic. The bell was made in London, England and the stained glass window was made in Belgium.
- The Withers-Maguire House was constructed in 1888. In 1984, the house was purchased by the City of Ocoee and the following year Resolution No. 85-4 recognized the Ocoee Historical Commission as an official body designated by the Board of City Commissioners to be responsible for making recommendations for the restoration of the Withers-Maguire House.

- The Mr. and Mrs. James Meeks House was built in the 1890s.
- The Blakely-Stoutenburgh House was built in the early 1900s.
- The Tavares and Gulf Railroad depot was built in 1914. The depot continued service until 1960. Presently, it serves as a meeting place for the Ocoee Lions Club.
- The Bank of Ocoee was built in 1919. Decorative blocks were added to the front wall during the 1960s. The front doors were paned with fine old beveled glass. Plaster, stucco, paneling, and dropped ceilings have been added recently. In the fall of 1985, the decorative blocks were covered with wood siding.
- Dr. Scott's office on east McKey Street. It is currently being used as law offices.
- The Pound's House was built in 1887. The Pound's granddaughter plans to renovate the house.
- The Ocoee Women's Club was built in 1938 in art deco style.
- The Collison-Ocoee Funeral Home was built in the 1920s.
- Dr. Starke's Fishing Camp
- Maine Street, a brick street that was the main route into Orlando.

IX. EXISTING AND FUTURE LAND USE

A. Existing Character

The existing development character of Ocoee is represented on the Existing Land Use Map (Figure 1). As illustrated by Figure 1, Ocoee is primarily residential. Residential land uses in the JPA account for 2,648.53 acres or 75.17 percent of the developed land area (excluding water bodies, rights-of-ways, conservation areas and recreation and open space totally 3,523.08 acres) and 30.31 percent of the total developable land area (8,437.78 acres) in the JPA. Commercial uses account for 568.66 acres or 16.14 percent of the developed land and industrial uses account for 202.54 acres or 5.74 percent of the developed land within the JPA. The approximate acreages for each existing land use category are provided in Table 9 below. There are 4,347.73 undeveloped acres in the JPA.

B. Future Character

The future development patterns for the City and JPA are depicted on the Future Land Use Map (Figure 2). This section of the Future Land Use Element summarizes existing conditions and potential development trends and problems. Approaches to managing the expected growth and development of the City of Ocoee will be developed based on this analysis. There are approximately 4,515.37 acres of undeveloped land within the JPA.

This number represents 35.80 percent of the total land area within the JPA. Permitted land use acreages according to vacant land use can be found in Table 9.

**Table 9
Estimated Developable Acres by Land Use in JPA, 2000**

Land Use	Acres
Low Density Residential	3,183.78
Medium Density Residential	52.81
High Density Residential	336.97
Professional Offices and Services	68.72
Commercial	624.89
Light Industrial	97.62
Heavy Industrial	150.58
Recreation and Open Space	N/A
Public Facilities/Institutional	N/A
Road Right-of Way	N/A
Total Developable Acres	4,515.37

Source: City of Ocoee Planning Department, 2001.

Figure 1 is a map of existing land uses in the JPA and Figure 2 is a map of future land uses in the JPA. Generalized land use for lands adjacent to the JPA have been included for informational purposes only.

C. Existing Residential

The JPA is primarily residential in character, representing approximately 49.39 percent (6,222.08 acres) of the area within the JPA (12,610.87 acres). Developed residential land in the JPA comprises approximately 31.38 percent of the developable land within the JPA. Developable land includes lands with the following land use designations:

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Professional Offices and Services
- Commercial
- Light Industrial
- Heavy Industrial
- Institutional

The term developable land used in this section of the Future Land Use Element is for estimation and projection purposes only and is not intended to imply any given density or intensity entitlements for individual parcels. Un-developable lands include those lands with the following land use designations:

- Recreation and Open Space
- Conservation
- Lakes
- Rights-of-Way

Residential land uses include Low Density Residential, Medium Density Residential, and High Density Residential. Primarily, single-family units are located within areas designated as Low and Medium Density Residential, while multi-family units are located within areas designated as High Density Residential. Table 6 identifies the estimated number of dwelling units in the JPA in 2000.

**Table 10
Residential Units in JPA, 2000**

Type of Unit	Total Units	% of Total
Single-family	12,404	92.00
Multi-family	1,079	8.00
Total Units	13,483	100.00

Source: City of Ocoee Planning Department, 2001.

Low Density Residential

Existing Low Density Residential areas represent approximately 67.03 percent of the total developable land area within the JPA and 94.17 percent of the total acreage of residential land uses. Typical housing units found in these areas are single-family detached homes. The maximum density is less than four (4) dwelling units per acre with the average net density being approximately 2.75 units per acre.

Medium Density Residential

Existing Medium Density Residential areas represent approximately 1.27 percent of the total developable land area within the JPA and 1.89 percent of the residential land uses. Typical housing units found in these areas include attached single family homes, patio homes, villas, townhouses, and mobile homes. The density range is four (4) to less than eight (8) dwelling units per acre with a typical net density of approximately eight (8) units an acre.

High Density Residential

Existing High Density Residential areas represent approximately 2.65 percent of the total developable land area within the JPA and 3.94 percent of the residential land uses. Typical housing units found in these areas include multi-story apartment complexes and a variety of lower density units. The density range is eight (8) to sixteen (16) dwelling units per acre with a typical net density of 12.6 units per acre.

D. Future Residential

Residential Growth Patterns

Residential development has expanded from the centrally-located Starke Lake area in the 1980’s eastward along Silver Star Road (SR 438), to the northeast along the Clarke Road corridor, south along Maguire Road, and northwest along Ocoee-Apopka Road.

Approximately 3,183.78 acres of Low Density Residential are available for development within the JPA. The average net density of 2.75 units per acre was applied to the remaining Low Density Residential acres for an anticipated additional 8,755 single-family dwelling units by 2020. Approximately 52.81 acres of Medium Density Residential are available for development within the JPA. The typical net density of 8 units per acre was applied to the remaining Medium Density Residential acres for an anticipated additional 422 dwelling units by 2020. Approximately 336.97 acres of High Density Residential are available for development within the JPA. The typical net density of 12.6 units per acre was applied to the remaining High Density Residential acres for an anticipated additional 4,246 multi-family dwelling units by 2020.

Based on the vacant residential land and the average and typical net densities, the City anticipates adding an additional 13,483 dwelling units to the JPA by 2020 for a total of 26,906 dwelling units. Table 11 summarizes the projected number of dwelling units in the JPA for each residential land use category.

**Table 11
Projected Dwelling Units by Land Use in JPA, 2020**

Residential Land Use	Undeveloped Acres	Density	Units
Low Density	3,183.78	2.75	8,755
Medium Density	50.12	8.0	422
High Density	336.97	12.6	4,246
Total Units			13,423

Source: City of Ocoee Planning Department, 2001.

E. Employment-based Land Use Categories

The City of Ocoee is an evolving regional employment center due to the location of a unique transportation network, the intersection of four regional roadways: SR 50, Florida’s Turnpike, Western Expressway, and East-West Expressway. The following 2020 employment projections are based on a land use-driven methodology, since a population-driven mathematical extrapolation methodology would not be effective in measuring the JPA’s employment capacity. The City’s land use plan for employment-based land uses has changed little from its inception in 1991. The majority of commercial and industrial land uses are located adjoining the intersection of SR 50, Florida’s Turnpike, the Western Expressway and along SR 50 with neighborhood commercial pockets centrally located to serve adjacent residential communities.

The 2020 employment projections are divided into three sectors: service, commercial, and industrial. These sectors do not have a direct correlation to the City’s land use categories, but rather the three categories may fall into one or more of the City’s land use categories. For example, a service sector job may be located in the professional offices and services, commercial, industrial, or institutional land use category. Each of the employment sectors are further divided into one of three levels of intensity: high, medium, and low. Table 12 lists the 2020 land use driven employment projections by employment sector, undeveloped acres in each sector, intensity of use in the sectors, and the resulting employment growth anticipated from 1997 to 2020.

**Table 12
Projected Employment Growth by Sector, 1997-2020**

Employment Sector	Intensity of Use	Increase in Number of Jobs	Undeveloped Acres
Service	High	3,878	64
	Medium	1,945	115
	Low	164	19
	Total	5,987	198
Commercial	High	7,687	209
	Medium	3,334	188
	Low	1,053	74
	Total	12,074	471
Industrial	High	3,132	150
	Medium	592	45
	Low	0	0
	Total	3,724	195

Sources: City of Ocoee, 2001 /5th Edition I.T.E. Trip Manual, City of Ocoee Master Transportation Plan.

Professional Offices and Services

EXISTING: Existing Professional Offices and Services uses represent approximately 0.08 percent (7.51 acres) of the total developed land area within the JPA. Typical uses include medical and professional dental offices. This land use designation is intended to buffer residential uses from more intense uses. All uses permitted in the Professional Offices and Services land use designation are permitted in the commercial land use designation. Accordingly, there is actually a greater percentage of land developed with this type of land use, but is difficult to accurately estimate.

FUTURE: Approximately 68.72 acres of Professional Offices and Services lands remain undeveloped in the JPA. This land use category permits the types of uses intended to provide an amenable environment for the development of professional offices and business services. The City has seen a marked increase in the development of professional office space, especially for medical uses, since the construction of Health Central Hospital. This trend is expected to continue through the planning period. Although there is limited land remaining in this land use category, all professional offices and services uses can be accommodated within either the Commercial or Industrial land use categories.

Commercial

EXISTING: Existing Commercial uses represent approximately 6.74 percent (568.66 acres) of the total developed land area within the JPA. Typical uses include office, service and retail businesses. This land use designation is typically located along arterial and collector roads. In 1990, commercial acreage was 310.9. In ten years, commercial acreage has increased by 82.9 percent. Commercial use occurs predominately on SR 50 from the exit of Florida's Turnpike to Good Homes Road. Secondary commercial pockets are located in the central business district along McKey Street, at the corner of Silver Star Road and Ocoee-Apopka Road, and at the intersection of Silver Star and Clarke Road. Along SR 50, there are strip shopping centers, miscellaneous businesses, fast-food restaurants, gas stations, three hotels, and a regional mall (West Oaks Mall) located at the northeast corner of SR 50 and Clarke Road. The central business district is generally composed of small, family-owned businesses and food services. The second small commercial area has two small shopping centers, two banks, a car lot, and a convenience store.

FUTURE: Approximately 624.89 acres of commercial lands remain undeveloped in the JPA. The Commercial land use category is the most flexible of the land use categories and is suitable for a wide range of office, residential, service, and retail businesses. A mixture of commercial, office and industrial uses are anticipated for the Interchange Impact Areas. Neighborhood commercial uses are anticipated in the Clarke Road / Clarcona Ocoee Road area to serve the existing and proposed residential development. The vast majority of projected employees will be accommodated within this land use category.

Light and Heavy Industrial

EXISTING: Existing Industrial uses represent approximately 2.40 percent (202.54 acres) of the total developable land area within the JPA. Light industrial uses comprise 166.10

acres (1.97 percent) and heavy industrial uses comprise 36.44 acres (0.43 percent). Typical uses include warehousing and distribution centers, industrial parks, manufacturing, truck stops, auto repair, auto parking, mini warehouse, and secondary uses such as offices, services and retail may be permitted. The Industrial section of the JPA is located in the western portion of the JPA—north of SR 50, west of Maguire and Bowness Road, south of Franklin Street and east of the Western Expressway (SR 429). The maximum permitted intensity is 3.0 FAR. In 1990, both heavy and light industrial acreage comprised 145 acres, a growth rate of 39.17 percent over the past ten years.

FUTURE: Approximately 248.20 acres of industrial lands remain undeveloped in the JPA, 97.62 acres are designated as Light Industrial and 150.58 acres are designated as Heavy Industrial future land use. The Light Industrial land use category is the most flexible of all the land use categories, due to the pyramidal structure of the City's Land Development Code. All of the uses of use permitted in Professional Offices and Services and Commercial land use categories are permitted in the Light Industrial land use category. This land use is located in manner to buffer Professional Offices and services and commercial uses from the more intense Heavy Industrial uses such as manufacturing and distribution. Secondary Light Industrial uses may include a mixture of offices, services, and commercial and high density residential within mixed-use projects.

F. Preservation-based Land Use Categories

Recreation and Open Space

EXISTING: Recreation and open space land use acreage is approximately 412.60, or 4.89 percent of the developable land within the JPA. Recreation and open space land acreage includes both public and private recreation acres. Approximately 214.2 acres are City owned. A complete analysis of public recreation facilities and open space and future recreation and open space needs is provided in the Recreation and Open Space Element.

FUTURE: The level of service for recreation and open space is 4 acres per 1,000 resident. Table 7 of the Recreation and Open Space Element identifies the number of acres needed to adequately serve the future population of the JPA. The City will need to purchase approximately 60 acres to meet the adopted LOS Standard by the end of the planning period (2020); however, 60 acres is not adequate to locate all the projected facility needs therefore additional recreation acres must be acquired to accommodate the projected facilities.

Conservation / Floodplains

EXISTING: Conservation and Floodplain acres comprise approximately 9.72 percent (1,226.99 acres) of land within the JPA. Conservation areas include wetlands and areas within the 100-year flood plain. Lakes account for approximately 753.72 acres within the JPA.

FUTURE: There is not an anticipated increase in the amount of conservation lands within the JPA, nor is there any significant decrease anticipated.

Public Facilities / Institutional

EXISTING: Existing Public Facilities and Institutional uses represent approximately 6.02 percent (508.44 acres) of the total developable land area within the JPA. Typical uses include government buildings and related facilities, utility facilities, public and private schools, churches, and libraries. Institutional lands are scattered through out the JPA. Utility locations can be found in the Infrastructure Element.

FUTURE: Public Facilities and Institutional land uses are permitted within most land use designations depending on the user—public or private. Most public (government) facilities may be located within any land use designation. Comprehensive Plan Amendments to change the land use designation are initiated after the property has been purchased. Approximately 48 acres of Institutional land is undeveloped within Crown Point Property, this property will be developed as a joint use project with Orange County Public Schools upon Master Plan approval. Uses permitted in the Institutional land use category may be located in other land use categories as well.

X. EXISTING AND FUTURE FACILITIES

An analysis of available facilities and services to service existing and approved development orders has been completed. The analysis included services for sanitary sewer, potable water, solid waste, drainage, aquifer recharge, transportation and recreation and open space. A complete analysis of each is contained in the Transportation, Infrastructure, or Recreation and Open Space Elements.

The intent of the legislature in passing the concurrency requirement, found in Chapter 163, Florida Statutes, is to ensure adequate and effective provision of services and facilities to facilitate projected growth. The concurrency doctrine states that a development order or permit on any project shall not be issued if the project will reduce the existing level of service below that which is established in the Capital Improvements Element.

The necessary services that fall under the purview of concurrency are roads, sanitary sewer, solid waste, drainage, potable water, and recreation. Each of these services are detailed within their corresponding elements and are summarized as follows.

A. Transportation

EXISTING: Ocoee is uniquely located at the confluence of several regional roadway facilities including SR 50, SR 429 (Western Expressway), SR 438, SR 408 (East-West Expressway) and Florida's Turnpike. It is also served by five LYNX transit routes and the West Orange (bike/pedestrian) Trail. As part of its Concurrency Management System, Ocoee annually conducts traffic counts and analyzes the adequacy of the major roadway network against adopted Levels of Service to determine if deficiencies exist. No deficiencies existed as of October 2001.

FUTURE: The City maintains a Master Transportation Plan (MTP) that, based upon the Comprehensive Plan Land Use and Transportation Elements, identifies roadway, bicycle/pedestrian and transit facilities to meet mobility needs. The MTP utilizes sophisticated socioeconomic analysis and modeling to derive modal and facilities assignments. Ocoee also participates in the regional transportation planning process, which has incorporated the detail of the City's Transportation Analysis Zones into the metropolitan planning process.

B. Sanitary Sewer

EXISTING: The City's existing service area is depicted in Figure 15 of the Infrastructure Element, the Sanitary Sewer sub-element. This area includes approximately fifteen square miles of land area and includes one (1) processing plant and four (4) lift stations. Capacity exists for existing development and those developments that have had development orders issued. The City approves development orders only upon acquisition of water and sewer capacity by developers. For additional information on the Sanitary Sewer system in the City, see the Infrastructure Element, the Sanitary Sewer sub-element.

FUTURE: The City is improving and expanding wastewater facilities to provide capacity to all future urban developments. The City's wastewater treatment facilities shall be expanded to provide 3.0 mgd by the year 2010. This shall provide sufficient treatment capacity for the population projections for the year 2020. These projections are based on the City's requirement that all new developments connect to the wastewater system, if at all practical. Orange County will provide utility services to areas within the JPA, but outside the City's utility service area.

C. Solid Waste

EXISTING: The City is currently disposing the solid waste generated in the City at the Orange County landfill. Solid waste is collected and taken to the Porter Transfer Station, on Good Homes Road, prior to final disposal at the landfill. The landfill is 5,000 acres in size. Solid waste generation by the City for the past six years has been reduced from 0.45 to 0.43 tons per capita per day. This includes 95 percent residential wastes and five percent commercial wastes. Hazardous wastes generated by the City are disposed at the County facility. For additional solid waste information, see the Solid Waste Sub-Element in the Infrastructure Element.

Future: Based on data provided by the Orange County Refuse Disposal Department, the Orange County Landfill has experienced a tremendous increase in the amount of waste deposited since operations began. However, Orange County has purchased additional property to maintain capacity. The landfill covers 5,000 acres and has a remaining expected service life of at least 30 years, according to Orange County officials. The City of Ocoee has an interlocal agreement with the County that insures future capacity to meet Ocoee's Disposal needs. The City of Ocoee operates recycling programs that assist in preserving resources and extending the life of the landfills.

D. Drainage

EXISTING: The majority of the City lies within the Wekiva River basin with the western portions of the City in the Lake Apopka Basin and the extreme southern portion of the City in the Cypress Creek Basin. The northern portion of the City generally drains toward Lake Apopka. For maps of the natural drainage basins and flood plains, see Figures 3 and 4.

FUTURE: Drainage regulations currently existing and are enforced by the City of Ocoee, the St. John's River Water Management District and the Florida Department of Environmental Protection adequately regulate new development in regards to stormwater quality. The regulations also do a good job of regulating stormwater quantity discharges from new development, in basins which have positive outfalls. Landlocked basins require the retention of the 100 year storm. Floodplains and flood prone areas are identified in the Drainage sub-element of the Infrastructure Element. Currently, the City prohibits development in the floodplains through its Land Development Code and Flood Damage Protection Ordinance.

E. Potable Water

EXISTING: The City's existing service area is depicted in s 16 of the Infrastructure Element, the Potable Water sub-element. This area includes approximately 14.8 square miles of land area and includes one three (3) water treatment plants. Capacity exists for existing development and those developments that have had development orders issued. The City approves development orders only upon acquisition of water and sewer capacity by developers. For additional information on the Potable Water system in the City, see the Potable Water sub-element of the Infrastructure Element.

FUTURE: As of October 2000, the City provides water service to a population of 24,391, and operates three (3) treatment facilities, and approximately 125 miles of water mains. Table 13 of the Potable Water sub-element details the Ocoee potable water service area population projections and water demand projections up to year 2020. The projections are based on the City's anticipation to deliver water capacity to all new developments within the planning area. To meet the growing demand of water treatment in Ocoee, the City has developed a construction schedule for system improvements to assure adequate treatment and distribution facilities. Orange County will provide potable water service to areas within the JPA, but outside the City's utility service area.

F. Natural Groundwater Aquifer Recharge

EXISTING: The United States Geological Survey identifies a large percent of the land area of the City as being in a "high recharge area" to the Floridan Aquifer, donating 8 to 12 inches of water to the aquifer per year. The Floridan Aquifer provides 100 percent of the potable water used in the City (Figure 3). The Joint Planning Area lies within three (3) major river basins; the Kissimmee, Oklawaha and the Upper St. Johns river basins. For additional information on the Natural Groundwater Aquifer Recharge, see the Infrastructure Element, the Natural Groundwater Aquifer Recharge sub-element.

FUTURE: Currently, there are no contamination problems within the City with water drawn from the Floridan Aquifer. As development continues in Ocoee, the amount of recharge area will decrease. The St. Johns River Water Management District is currently developing criteria for groundwater recharge area regulations. The City can presently utilize the same criteria found in the Drainage sub-element, which controls contaminants to surface waters. This program will aid in protecting the surficial aquifer from any further source of pollution.

G. Recreation and Open Space

EXISTING: There are fifteen parks City owned park in the JPA. For a full description and the location of these parks, please refer to Table 2 of the Recreation and Open Space Element and Figure 5 of this Element. Table 7 of this Element depicts the needs assessment within the City. Table 7 also identifies needs for future population projections.

FUTURE: Future recreation needs were projected for the years 2000, 2005, 2010 and 2020 using the City's levels of service standards and Ocoee's Recreation Guidelines. Tables 6 and 7 of the Recreation and Open Space Element identify the population's needs.

XI. REDEVELOPMENT

Redevelopment should be encouraged to optimize existing infrastructure. Redevelopment and revitalization protects the substantial investments in public facilities that currently exist.

A. Blighted Areas

No areas within the City have been identified as requiring comprehensive redevelopment activities. However, the City shall conduct detailed studies of all areas where blighted conditions (including drainage and infrastructure inadequacies) may occur. This information will be used to submit applications for community redevelopment funds.

B. Non-Conforming Uses

The City is making efforts to eliminate and/or reduce incompatible or non-conforming uses. To adequately respond to this issue, the City has developed non-conforming use regulations. These regulations stipulate that any non-conforming activity must be phased out in time by prohibiting the expansion of physical facilities, or their replacement, unless there is more than 50 percent destruction. In addition, as redevelopment occurs, plans shall be reviewed to ensure their compatibility with surrounding land uses.

C. Infill

Infill is defined as those properties inside the urbanized portion of the area which already have public services and infrastructure but have been skipped over in the development process. Generally, infill sites are limited in size to a few acres or less and are located in an area where the surrounding development is at least 15-20 years old. The bulk of the property has been vacant or underused for at least five years. This development alternative is advantageous to local governments for a number of reasons, including, but not limited to a means of reducing infrastructure investment, improving tax bases, and often restoring the vitality to declining neighborhoods. For developers, the advantages include being close to commercial areas and having infrastructure already in place.

The following conditions are important to the successful development of a site: 1) proximity to employment; transportation; and shopping, cultural, recreational, and other facilities; 2) evidence of successful small scale individual rehabilitation or redevelopment projects; 3) innovative solutions to those limitations that have prevented sites from being developed; and 4) a minimum of problems with crime, pollution, or services.

Promoting development can be accomplished through the provision of economic and regulatory incentives. Such incentives may include floor area ratio credits, streamlining the permitting process for development proposals within these areas, zoning variances on building setbacks, side yard and parking requirements and allowing sufficiently higher densities to make investment profitable and affordable housing possible.

The most important role that the City can play in the process of infill development is that of providing the necessary and costly initial research. This includes the field and data survey to determine what land is available and what the development problems are. The resulting catalog of sites would permit local officials to determine what alternative development implications would mean to the public and determine procedures or which of the aforementioned incentives should be utilized to encourage the maximum private development.

XII. Special Overlay Areas

While most of the City of Ocoee will see land develop similar to that observed in the recent past, there are two areas, one that will see phenomenal growth and one that will need special attention to promote growth, which shall be termed "Special Overlay Areas". In realizing the impacts these areas will have on the City, they will become areas that require special development plans. These special development plans, namely, Interchange Development Plan, the Downtown Development Plan, and Activity Center Plan, shall be

prepared by the City in cooperation with the Land owners having properties situated within these Special Overlay Areas to ensure that most feasible use of these lands.

Interchange Impact Areas (IIAs) are areas that will provide access to expressways, that generate high volumes of trips, and convenient access to the Orlando International Airport, industrial and commerce parks to the south and east, Florida's Turnpike, the Beeline Expressway, and downtown Orlando. Through these IIAs, the City of Ocoee will evolve into a transportation hub - a regionally significant center.

The Downtown Redevelopment Area will also promote interest and concern. This area presents problems with economic impacts involving redevelopment, retrofitting, and gentrification. Activity Centers have also been identified. These mixed and multi-use centers will be at the intersection of Clarke Road and Silver Star Road (SR 438), at the intersection of Blackwood Avenue and SR 50 (Health Central), the intersection of Clarke Road and SR 50, the intersection of Good Homes Road and SR 50, and the intersection of Bluford Avenue and SR 50.

In 1998, the City adopted the Ocoee State Road 50 Activity Center Special Development Plan, which incorporates the Good Homes Road, West Oaks, Minorville, and Lake Bennett Activity Centers. The Land Development Code requires all developments within the Special Overlay Areas to be consistent with each special development plan.

A. Interchange Impact Areas

Interchange Impact Areas (IIAs) include the following locations: 1) the proposed interchange of the Western Expressway and Ocoee Clarcona Road, 2) the Western Expressway and Silver Star Road (SR 438), 3) the Western Expressway, and 4) SR 50. The land uses that occur in these areas could radically affect the City of Ocoee.

In addition, carrying capacities of these areas shall be determined through the transportation system. For each area, existing trip generation data shall be developed. The City will set a limit on the additional trip generations permitted within these areas for the purpose of concurrency. It is consistent with the Future land Use Map that these areas include a mix of retail, general commercial, light industrial, and residential uses. Development of mixed and multi-use projects will be encouraged in these areas to reduce the impact on the transportation network.

Those Plans that promote the locations of regional headquarters, commerce, office and industrial parks shall be considered first and foremost. Developments that will not be permitted to occur in mass quantity include, but are not limited to, strip commercial centers and significant great trip generators, i.e., corner markets, gas stations, and fast-food restaurants. To ensure efficient traffic flow, curb cuts shall be restricted in these areas.

The specific boundaries of each Interchange Impact Area will be determined at the time each overlay area is formally adopted and shall include all land within at least a one-quarter mile radius of the interchange area. Those properties that have approved final plans as of the adoption of this Plan, shall be exempt from the requirement to coordinate

in the formulation of the plan; however, they shall be encouraged to provide a development compatible with the adjacent uses proposed in the Interchange Impact Area. Figure 2 identifies the Interchange Impact Areas.

B. Downtown Redevelopment Area

The objective of the Downtown Redevelopment Area (DRA) is to attract reinvestment in the downtown area of Ocoee. Through flexible land development regulations and codes, innovative designs, such as on-street parking, pedestrian ways, and mixed and multi-use scenarios will be promoted. Density allowances, among other incentives may be offered to developers to attract them to the area. In order to provide needed development controls, a Community Redevelopment Area (CRA) may be formed by the City to spur redevelopment.

Downtown redevelopment can benefit the City by increasing the tax base. Benefits to residents include increased property values, a unique visual and pedestrian experience, opportunities to live and work within the same community, and economic viability to those who own property within the area.

Proposed development schemes should include visual landmarks and public areas; quality pedestrian areas; mixed and multi-uses, including retail, general commercial, restaurants, various forms of residential uses, and professional offices and services. Within the DRA, pedestrian travel shall be encouraged by guiding the use and setbacks of buildings, and street and sidewalk design. Buildings should be close to the street and include retail and restaurant on the first floor. Sidewalks should include benches and landscaping. The street design should provide for well planned corridors that are aesthetically pleasing and pedestrian oriented.

One method of underwriting redevelopment is tax increment financing. This method "freezes" the tax base within the renewal area when the project is officially established. Additional real property taxes generated as new buildings are constructed are not added to the general revenue of the City as is normally done, but are fed back into a special fund for the renewal area to be used for public improvements and neighborhood purposes that make the area more attractive for private investment and further renewal. Usually, a number of years or a limit on the total amount of taxes committed to the renewal area are specified at the beginning of the project. Initial start-up costs are met by the sale of municipal bonds to be repaid from the tax increment funds.

The Future Land Use Map (Figure 2) identifies the area the City will consider for redevelopment activities.

C. Activity Centers

Activity Centers are those areas within the impact zone of major intersections. The Activity Centers identified by the City include:

- Good Homes Road Activity Center at Good Homes Road and State Road 50
- West Oaks Activity Center at Clarke Road and State Road 50
- Minorville Activity Center at Bluford Avenue and State Road 50
- Lake Bennet Activity Center at Blackwood Avenue and State Road 50
- Silver Star Activity Center at Clarke Road and Silver Star Road

The specific boundaries of each Activity Center are to be determined at the time each overlay district is formally adopted. In July of 1998, the City adopted the Ocoee State Road 50 Activity Center Special Development Plan, which incorporates the Good Homes Road, West Oaks, Minorville, and Lake Bennett Activity Centers. In August of 1998, the City adopted the Access Management and Intersections Operations Study to complement the Special Development Plan.

The Special Development Plan was developed to foster distinctive development and maintain Ocoee's small town character along the State Road 50 corridor Florida's Turnpike to Good Homes Road. The Special Development Plan established four (4) goals for the SR 50 corridor, as follows:

1. Ensure distinctive, quality, integrated development in the corridor.
2. Mitigate the impacts of development by setting strict site design criteria.
3. Emphasize mixed- and multiple-use projects that encourage synergy between a variety of land uses.
4. Promote flexibility, design innovation, and unique development in those cases where a coordinated pattern of development further enhances the goals and key criteria established in the Special Development Plan.

The Silver Star Activity Center boundary includes all properties within at least one-quarter mile radius of the Activity Center's main intersection and any parts of any subdivision or parcels within at least one-quarter mile radius as well as any logical extension beyond that boundary. The boundary will be determined based on the logical pattern of development or expansion, which would relate certain properties directly related to the Activity Center.

Activity Centers are major nodes of employment within the City and include residential and support commercial land uses. In order to create successful Activity Centers, policies are within the Comprehensive Plan to direct the Activity Center plan. Mixed and/or multi land use and pedestrian as well as transit travel are emphasized in the design of these Centers.

To achieve this mixed- and/or multi-use scenario, which may to allow for ancillary and compatible uses, priorities within these Centers may obtain waivers from standard zoning and Land Development codes where a coordinated pattern of development further enhances the goals established for each Activity Center. Setback allowances and increased floor area ratios are two mechanisms that may be considered within the Activity Center

plans.

Specifically, these Activity Centers encourage residential areas that contain a mix of housing types and densities. Retail, service and recreational facilities shall also be integrated within these areas. Non-residential areas shall establish the hub and the focus of the area. Retail and service establishments, including day care centers, government buildings, and cultural centers should also be included within the Centers. Activity Centers should be within walking or bicycling distance to most residents. Sidewalks should be placed on both sides of the roadways and shall be connected to sidewalks within residential developments. All parking areas shall be heavily landscaped and setback allowances may be given for any parking located behind buildings. The Future Land Use Map (Figure 2) identifies the location of the proposed Activity Centers.

XIII. GOALS, OBJECTIVES, AND POLICIES

GOAL 1-1: TO PROMOTE, PROTECT, AND IMPROVE THE PUBLIC HEALTH, SAFETY, GENERAL WELFARE, AND AESTHETICS THROUGH THE PROVISION OF APPROPRIATE LAND USES BY ESTABLISHING AN APPROPRIATE PATTERN OF LAND USE AND DIRECTING DEVELOPMENT ACCORDINGLY (9J-5.006 (3)(a), FAC).

Objective 1: The development of land shall be regulated to ensure that newly developed property and redeveloped property is compatible (meaning, not in direct conflict with uses with regards to specific zoning categories, density and intensity) with adjacent uses and natural features and resources including topography, vegetation, and soil conditions (9J-5.006 (3)(b) (1), FAC). Additionally, the City recognizes the Wekiva Study Area and shall create policies to protect the most effective recharge areas, karst features, and sensitive natural habitats as depicted on the following maps as adopted in the Future Land Use Map Series: "Most Effective Recharge Areas/Soil Conservation Service Type "A" Soils, "Karst Features/Closed topographic depressions", and "Sensitive Natural Habitats". Within the Wekiva Study Area, properties with development entitlements shall be exempt. [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

Policy 1.1: The City shall review, through the development review process, all plans for development and redevelopment to ensure their compatibility with adjacent uses.

Policy 1.2: The City shall regulate land development through the Land Development Code, to reduce, eliminate and/or prevent negative impacts related to noise, traffic, light, drainage, water and groundwater quality, toxic and hazardous materials, litter, dust, visibility, and other factors. This shall be accomplished by establishing and enforcing specific environmental performance standards, consistent with state and/or federal standards and with the City's technical enforcement capabilities. Standards shall be based on the measurement of the undesirable characteristics at the property line of the land on which the generating use or activity is located and shall be based on performance levels deemed to prevent nuisance to surrounding properties. [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

Policy 1.2.1: For areas within the Wekiva Study Area, the City shall require applicants for all land development activities to provide the following additional analyses by a qualified professional:

- a.) An analysis of soils to determine the presence and location of most effective recharge area as defined by the U.S. Soil Conservation Service Type "A" Hydrologic Soils Group.
- b.) An analysis to determine the presence and location of karst features. This analysis may include, but not limited to the use of geophysical surveys such as microgravity and ground penetrating radar, and may be supplemented with documented locations of sinkholes, light detection and ranging surveys and aerial photographs.

- c.) An analysis to determine the presence and location of sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub. [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

Policy 1.3: The City shall mitigate impacts by using regulations related to landscaping, setbacks, walls/fences, on-site parking, on-site traffic flow, lighting, signs, pedestrian access, vehicular access and other factors which will mitigate off-site impacts and enhance the health, safety, welfare and appearance of the built environment while providing an effective buffer between uses (9J-5.006 (3)(c)(4), FAC).

Policy 1.3.1: For areas within the Wekiva Study Area, the City shall limit new land development activities that have the potential to adversely impact groundwater and surface water quality including but not limited to mining, landfills, spray fields, heavy industrial, intense animal operations, and high density residential using onsite septic systems for wastewater treatment. [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

Policy 1.3.2: For those areas within the Wekiva Study Area where limitation of development is not feasible, the City shall mitigate impacts by using Best Management Practices and development standards such as buffering, setbacks and open space standards that optimize open space and protect most effective recharge areas, karst features and sensitive natural habitats. [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

Policy 1.4: The City shall allow mixed and multi-uses in the Special Overlay Areas (SOAs) which include the Downtown Redevelopment Area, Interchange Impact Areas, and Activity Centers, and shall use strict design criteria to provide an attractive appearance and to offset negative impacts, sprawling development patterns and the proliferation of strip commercial development (9J-5.006 (3)(c)(5), FAC).

Policy 1.5: The City shall require that industrial parks develop with internal traffic circulation and buffering from adjacent roads and properties.

Policy 1.6: The City shall control strip commercial development through access limitations by restricting commercial land uses to the intersections of arterial and non-residential collector roads, along designated arterial and collector roads and within Planned Unit Developments. This shall be accomplished through the land development regulations (9J-5.006 (3)(c)(5), FAC).

Policy 1.7: The land development regulations shall promote innovative development in those cases where a public benefit can be realized and impact can be offset by the development, as follows:

- Utilize Planned Unit Development zoning to allow for mixed uses and unconventional development designs in those cases where the developer can

demonstrate increased effectiveness of service delivery, improved living environments, or protection of natural resources such as the Floodplain/Conservation land use classification and the most effective aquifer recharge areas, karst features, and sensitive natural habitats as depicted in the Future Land Use Map series. [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]; and

- Provide development standards that create useable open spaces in new developments (9J-5.006 (3)(c)(5), FAC).

Policy 1.8: The City shall periodically review and update the City's Land Development Code. These regulations shall reflect the goals, objectives, and policies contained in this Comprehensive Plan and shall be consistent with the Future Land Use Map. By December 2010, the Land Development Code will implement the requirements of the Wekiva Parkway and Protection Act. [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

Policy 1.9: The City shall only establish new industrial development zoning along major corridors and shall review existing zoning along major corridors in order to minimize the impacts of the industrial zoning. Heavy industrial uses which are generally not aesthetically desirable shall be discouraged along arterial and collector streets or shall be required to provide berms and/or opaque screening or fencing so as to eliminate visibility of building or outside storage area from the street. Access to industrial areas shall be attractively landscaped and signed. Buffers shall be used as set forth in the City of Ocoee Land Development Code.

Policy 1.10: The following density and intensity restrictions shall apply within the land use categories established on the Future Land Use Map.

- Low Density Residential (less than 4 dwelling units per acre)
- Medium Density Residential (4 to less than 8 dwelling units per acre)
- High Density Residential (8 to 16 dwelling units per acre)
- Commercial – FAR 3.0 max.
- Professional Offices and Services – FAR 3.0 max.
- Light Industrial – FAR 3.0 max.
- Heavy Industrial – FAR 3.0 max.
- Public Facilities/Institutional – FAR 1.0 max.
- Conservation/Floodplains – FAR 0.1 max.
- Recreation and Open Space – FAR 0.5 max. (9J-5.006 (3)(c)(7), FAC)

Policy 1.12: Assisted living facilities may be permitted in commercial areas, professional offices and services areas, and residential areas by special exception

unless prohibited by the Land Development Code. Density may be permitted based upon the anticipated reduced traffic impact and parking requirements where compatibility with surrounding residential is ensured.

Policy 1.13: The City of Ocoee will not annex properties located within the Gotha and Clarcona Rural Settlements in accordance with the terms of Section 5 of the JPA Agreement (Intergovernmental Coordination Element).

Policy 1.14: Pursuant to Section 8 of the JPA Agreement, the Ocoee Future Land Use designations shown on the Future Land Use Map (Figure 2) will not become effective until such time as annexation occurs. Upon annexation, no Future Land Use Map Amendment will be required since the proposed uses of land are consistent with those shown on the JPA Land Use Map (Intergovernmental Coordination Element). However, Ocoee will initiate a Comprehensive Plan Amendment to reflect the annexation at the next cycle.

Policy 1.15: The City may assign an initial zoning, after annexation, which is consistent with both the Future Land Use Map and the JPA Agreement and exercise Planning authority pursuant thereto.

Policy 1.16: Future growth and development patterns in the City and, upon annexation thereof, the JPA lands will be guided by the JPA Agreement and JPA Land Use Map.

Objective 2: To provide adequate services and facilities to newly developed or redeveloped property and to protect the ability of those services and facilities to function properly. These services and facilities shall be provided in an economically feasible manner, as outlined in the Infrastructure Element Sub-elements, and shall be provided in a manner to discourage urban sprawl (9J-5.006 (3)(b)(8)&(9), FAC).

Policy 2.1: The City shall adopt level of service standards in the respective elements of this Plan that define adequate public services and facilities (for levels of service standards, please see Policy 1.1 in the Capital Improvements Element of this Comprehensive Plan).

Policy 2.2: The City shall adopt and annually revise a Capital Improvements Program (CIP) to schedule the provision of future public services and facilities, including, but not limited to the financially feasible schedule of needed improvements for the master stormwater management plan and the wastewater facility plan as required by Chapter 369.319 and 369.320, F.S., respectively. The CIP will include the acquisition of land that will be provided by the City. The Concurrency Management System shall be utilized to indicate possible infrastructure deficiencies and identify target areas for improvements. [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

Policy 2.3: The City shall require development to have adequate services and facilities available prior to or concurrent with the impacts of the development, consistent with adopted standards. Services and facilities include: potable water, sanitary sewer, drainage, solid waste, roads, and parks. This policy shall be implemented through the Concurrency Management System as defined in the Capital Improvements Element (9J-5.006 (3)(c)(3), FAC).

Policy 2.4: The City shall allow only land use patterns and development that can be efficiently provided with necessary public services. This shall be regulated through the Concurrency Management System as described in the Capital Improvements Element of this Comprehensive Plan.

Policy 2.5: The City shall consider requests for voluntary annexation into the City 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. For the purpose of this Policy, an annexation shall be considered as a logical extension if it is within the limits of the JPA and meets the technical criteria of Chapter 171, Florida Statutes. The boundaries of the JPA are illustrated on the Future Land Use Map. Services will be considered as being properly provided if the existing or planned public facilities can support the land uses and densities proposed in the area to be annexed consistent with the level of service standards set forth in this plan (9J-5.006 (3)(c)(3), FAC).

Policy 2.6: In order to utilize existing facilities efficiently, the City shall encourage infill within developed areas. Promoting development can be accomplished through the provision of economic and regulatory incentives. Such incentives may include floor area ratio credits, streamlining the permitting process for development proposals within these areas, zoning variances on building setbacks, side yard and parking requirements and allowing sufficiently higher densities to make investment profitable and affordable housing possible.

Policy 2.7: The City shall require new developments to provide necessary services and facilities or to pay a fair share of the cost of those services and facilities. These services and facilities shall conform to the adopted level of service standards.

Policy 2.8: The City shall encourage development when and where appropriate facilities and services to support it are available (based on the levels of services standards adopted concurrent with this Comprehensive Plan), thereby discouraging urban sprawl and ensuring that concurrency is met. The following policy statements demonstrate how compliance shall be implemented.

- Development orders shall not be approved if mandated services are degraded below accepted LOS standards.

- The following public facilities and services shall be available for new development in all urban areas: schools; roadways; solid waste collection; stormwater management; fire and police protection; potable water, sanitary sewer or septic tanks if the soils are acceptable.
- Through appropriate land development regulations and provision of effective urban services, the City shall promote infill development within the municipal boundaries.
- The City shall assure that adequate facilities and services are available to support the new development as specified in the Concurrency Management System.
- The land development regulations shall to reflect the policy of controlling control urban sprawl.

Policy 2.10: The City shall complete a study of all areas where blighted conditions (including drainage and infrastructure inadequacies) may occur. The results of this study will become support material for any Community Redevelopment grants the City may submit.

Policy 2.11: All proposed shopping centers of more than 100,000 square feet of floor area may be required to submit a market analysis during the City's development review process when it the opinion of City Staff that the existing shopping centers of that size in the City exhibit vacancy rates in excess of 20 percent, or as otherwise required by City Staff.

Policy 2.12: The City shall continue to encourage the consolidation of lots or small, shallow parcels in order to encourage development into planned concentrations, as opposed to a linear, strip commercial configuration.

Policy 2.13: The City shall issue no development orders or development permits without first seeking assistance with the applicable utility (Orange County or City of Ocoee Utilities Department) to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

Objective 3: The City shall adopt and implement plans and programs for Interchange Impact Areas, the Downtown Redevelopment Area, and Activity Centers as determined by the City Commission to meet the criteria established by Chapter 163, Florida Statutes to encourage Planned Unit Developments and mixed and multi-use developments (9J-5.006 (3)(b)(2) and (10), FAC).

Policy 3.1: The City may require special development plans for Interchange Impact

Areas, the Downtown Redevelopment Area and Activity Centers when such plans are needed to effectively coordinate development among multiple projects.

Policy 3.2: The City shall implement land development regulations that put in place mechanisms that will allow for mixed and multi-uses in development plans.

Policy 3.3: The City shall provide public services and facilities to all neighborhoods in an effective manner.

Policy 3.4: The City shall develop mixed use zoning provisions within the Land Development Code which shall provide for the implementation of new "mixed/multi uses within a variety of higher intensity land use categories where the overall impacts of development are determined to be no greater than those that would otherwise result from that permitted by underlying land uses. This ordinance shall provide for such items as internal circulation, compatibility of adjacent uses, functional relationship between mixed uses, provisions of open space and public amenities, and consistency with all requirements of the City's Comprehensive Plan (9J-5.006 (3)(c)(5), FAC.

Objective 4: The City shall encourage the redevelopment and renewal of blighted areas by offering incentives to developers (9J-5.006 (3)(b)(2), FAC.

Policy 4.1: The City shall support the redevelopment of the downtown area by providing preferential incentives, conducting special studies, and encouraging the centralization of commercial, governmental, retail, residential, and cultural activities.

Policy 4.2: Proposed commercial and industrial development requiring a change to the Future Land Use Map may be required to submit a market study indicating the economic feasibility of the development and the location advantage over existing commercial and industrial lands.

Policy 4.3: For redevelopment within the City's CRA, the City is committed to no net reduction of the percentage of open space that is currently over 20 %, (See Figure 3A). Within the City's CRA, all other Wekiva Study Area goal, objective and policy requirements shall apply.

Objective 5: The City shall enforce the Land Development Code to protect and properly utilize natural and historic resources in accordance with the Conservation Element and the following policies.

Policy 5.1: The City shall protect areas of environmental concern including but not limited to the Floodplain/Conservation land use classification, and the most effective aquifer recharge areas, karst features, and sensitive natural habitats as depicted on the Future Land Use Map series, and areas of scenic and historic value,

as identified in the Conservation Element, through development regulations and public programs, including, but not limited to environmental awareness programs at recreational facilities and in schools (9J-5.006 (3)(b)(4), FAC). [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

Policy 5.2: The City shall use development regulations to protect air and water quality, flood-prone areas, open space, karst features, natural wetland, sensitive natural habitats, wellhead protections areas and the most effective recharge areas for the Floridan and surficial aquifers. This shall be accomplished by such regulations as are described in Policy 5.3. In addition, the City shall cooperate with federal, state and regional environmental management agencies to identify and monitor unusual activities associated with non-residential uses and to refer observed violations to the appropriate enforcement authorities. [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

Policy 5.3: The City shall enforce its Land Development Code to protect surface water quality including, but not limited to: restrictions in building setbacks, maximum impervious surface ratios, land use restrictions to ensure compatibility, development limitations in floodplains, and upland and wetland protection. Land development regulations shall include restrictions on development within areas designated as Conservation/Floodplains on the Future Land Use Map. Flood elevations shall not be adversely impacted and the water quality of the water body shall not be degraded. Land development regulations shall provide adequate protection for wetland areas and require central sewer for development within and adjacent to karst features, wetlands or 100-year floodplain areas (9J-5.006 (3)(c)(1), FAC). [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

Policy 5.4: The City shall promote the use of upland and wetland corridors and buffer zones as natural reservations, as identified in the Recreation and Open Space Element. [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

Policy 5.5: The City shall, in coordination with developers, evaluate soil potential including but not limited to most effective aquifer recharge areas and karst features. This examination and testing will be done on a site-by-site bases. Specific characteristics and criteria under examination shall be as identified in the Land Development Code. [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

Policy 5.6: The City shall require developers to delineate conservation and floodplain lands, most effective aquifer recharge areas, karst features and sensitive nature habitats on a site-by-site basis as their development proposals are submitted. The criteria used for the delineation shall provide that development will be guided in a manner that optimizes open space and promotes a pattern of development that protects the recharge capabilities of the land, recognizes property rights and the differing circumstances and varying land use patterns within

the Wekiva Study Area. The specific development criteria shall be addressed in the Land Development Code. [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

Policy 5.7: The City shall enforce the Land Development Code to require development proposals to include the identification of and management plans for rare, endangered, and threatened flora and fauna species consistent with the criteria outlined in the Land Development Code and the Conservation Element of this Comprehensive Plan.

Policy 5.8: Proposed activities which would destroy or degrade the functions of wetlands or other environmentally sensitive natural habitats or karst features as defined by the Land Development Code or depicted in the Future Land Use Map Series shall only be permitted in limited instances where development would be severely restricted. If there is no practical alternative, mitigation measures shall be undertaken, consistent with the Land Development Code.

Policy 5.9: The City shall continuously plan for and only approve development that is consistent with natural drainage and water storage plans. This shall include special provisions in the Land Development Code pertaining to land-locked drainage basins where projects may be permitted on a case-by-case basis when unique site characteristics demand a more comprehensive stormwater management approach (9J-5.006(3)(c)(4), FAC).

Policy 5.10: The City shall continue to update the Existing and Future Land Use Maps to reflect the addition of new City wells. A protection zone of 1000 feet is depicted in the wellhead protection areas (9J-5.006 (3)(c)(6), FAC).

Policy 5.11: The City shall ensure the protection of groundwater sources by restricting Commercial and Industrial future land uses known to adversely affect the quality and quantity of identified water sources within wellhead protection areas, existing cones of influence, areas with karst features and most effective aquifer recharge areas. In addition, other land use activities such as hazardous waster facilities, fuel storage facilities, and groundwater injection wells known to adversely affect the quality and quantity of groundwater sources will be prohibited within wellhead protection areas, existing cones of influence, areas with karst features and most effective aquifer recharge areas (9J-5.006 (3)(c)(6) and 9-J-5.013 (2)(c)(1), FAC). [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

Policy 5.12: The City's wetlands shall be conserved and protected from physical and hydrologic alterations by regulating development activities to protect natural water-cleansing features and reduce or prevent discharges of contaminants from urban and agricultural land uses through the Land Development Code. The Land Development Code shall include provisions such as (but not limited to) the use of such natural features in the treatment of stormwater runoff, limitations on

destruction of native vegetation and/or land clearing within such natural features, and maintenance of upland buffers and/or environmental swales within a minimum width of twenty-five (25) feet surrounding such natural features. For the purposes of this policy, natural features shall include Florida Department of Environmental Protection jurisdictional wetlands (9J-5.013(2)(c)(3), FAC).

Policy 5.13: The City shall protect and conserve the natural functions of wetlands by directing land uses incompatible with the protection and conservation of wetlands and wetland functions away from identified wetlands. The type, value, function, size, conditions and locations of wetlands will be factors used to consider land use changes where incompatible uses are allowed to occur, mitigation shall be considered and will be based on the regulations set forth in the Land Development Code (9J-5.013(3)(a)&(b), FAC).

Objective 6 : The City shall maintain an inventory of local historic sites and enforce the Land Development Code to protect historic resources (9J-5.006 (3)(b)(4), FAC).

Policy 6.1: The City shall identify, preserve, and protect historic resources and promote quality architecture compatible with those historic resources when feasible (9J-5.006 (3)(c)(8), FAC).

Policy 6.2: The City shall assist owners list their property on the National Register of Historic Places and help them solicit preservation grants for that purpose.

Policy 6.3: The City shall protect historic structures or known archaeological sites, which are eligible for listing on the National Register of Historic Places, by designating their location on the City Zoning Map and erecting identification signs at each registered site.

Policy 6.4: The City shall protect known or suspected archaeological sites by restricting excavation and disturbance activities in known sites, and by evaluating suspected areas before disturbance. Eligible sites shall be either preserved or excavated and documented prior to destruction.

Objective 7: The City shall enforce the Land Development Code to preserve existing and future neighborhoods.

Policy 7.1: The City shall enforce standards in the Land Development Code to promote compatibility of adjacent land uses by requiring buffer zones to protect new and established residential areas adjacent to new and established non-residential, uses. Buffer zones shall be defined within the Land Development Code, based on the following guidelines:

- a) "Minor" buffers between low-rise (two stories or less) office or multi-family uses and single family areas, consisting of a minimum of fifteen (15) feet of buffer area supplemented by walls, and/or fences, and landscaping.
- b) "Medium" buffers between retail commercial or high-rise (over two stories) office and any residential use, consisting of a minimum of twenty-five (25) feet of buffer area supplemented by walls, and/or fences, and landscaping.
- c) "Major" buffers between any industrial use and any residential use, consisting of a minimum of fifty (50) feet of buffer area supplemented by walls, and/or fences, and landscaping (9J-5.006 (3)(c)(2), FAC).

Policy 7.2: The City shall permit only low intensity office and low intensity commercial development adjacent to residential areas except where well buffered.

Policy 7.3: The City may permit non-residential uses within residential areas after analysis of the proposed use has indicated that such use will not adversely affect the residential area, will be compatible with the residential character of the area, and will not be otherwise inconsistent with this Comprehensive Plan. Such uses may be implemented through the Land Development Code by a special use permit. Non-residential uses may be permitted and shall include, but not be limited to, home occupations, child care centers, churches, schools, libraries, parks and recreational facilities, marinas, boat houses, boat docks, stables, agricultural accessory, guest cottages, and similar uses. Such uses shall be restricted to setback regulations applicable to the zoning district in which they are located.

Policy 7.4: The City may permit office and professional uses in residential land use category areas. The intensity of use shall be restricted to use of existing residential structures, or to new structures closely resembling residential structures. Regulations shall ensure that parking, outside service and loading areas, and outside mechanical equipment is regulated to protect adjoining residential areas. Transitional zoning areas shall be restricted to those portions of a residential area abutting a major street or a non-residential area where maintenance of a traditional residential land use is difficult because of the undesirable location. This policy shall be implemented by zoning regulations in the Land Development Code (9J-5.006 (3)(c)(2), FAC).

Policy 7.5: To allow for greater open spaces to preserve the most effective recharge areas, karst features and sensitive habitats depicted in the Future Land Use Map series, density may be computed in a defined development project by allowing clustering in certain areas. These clusters may be of greater density than allowable within the land use designations as long as the total project does not exceed maximum density as designated on the Future Land Use Map. Clustering, pursuant to the foregoing concept, may be controlled by density caps, PUD zoning or a restrictive covenant running with the land with power of enforcement in favor

of the City. [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

Policy 7.5.1: For those parcels inside the Wekiva Study Area (WSA) boundary that use clustering as a methodology to increase the amount of open space as required under the WSA guidelines, the parcels are allowed to develop under the same density/intensity as indicated by the City of Ocoee Future Land Use Map and associated text originally adopted in October 1, 2002, and amended from time to time. [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

Policy 7.6: Land designated for industrial use should be adjacent to railways and/or major highways. Adequate buffering should be provided from adjacent residential land uses, and office or commercial uses should be encouraged between industrial and residential areas (9J-5.006 (3)(c)(2), FAC).

Policy 7.7 The Land Development Code shall provide for adequate open space within new developments and redevelopment projects. The minimum required open space within any project shall be five (5) percent of the total site.

Policy 7.7.1: For development or redevelopment of property located outside the Ocoee Community Redevelopment Area (CRA) but within the Wekiva Study Area (WSA) Boundary, and with the exception of a single-family home on an existing lot, those portions of properties that contain at least one of the three following resources (1) most effective recharge areas, (2) karst features, or (3) sensitive natural habitats including Long Leaf Pine, Sand Hill , Xeric Oak Scrub, or Sand Pine Scrub vegetative communities, will be subject to a minimum thirty-five percent (35%) Wekiva Open Space requirement. Wekiva Open Space shall be as defined in Policy 7.7.2.

Policy 7.7.2: Wekiva Open Space: Open Space required to be preserved within the Wekiva Study Area (WSA) boundary is defined as: any portion of a parcel or area of land that remains undeveloped, or minimally developed, such as trails and boardwalks as part of a natural resource preserve or recreation area, stormwater retention areas that follow Best Management Practices (BMPs), upland buffer retention swales (per policy 7.7.3), naturally vegetated areas, and tracts for pedestrian connections. Such designated open space excludes waterbodies, lots, street rights of way, parking lots, impervious surfaces and active recreation areas including golf courses. All Wekiva Open Space Areas shall be restricted to prohibit use of fertilizer and chemical applications, but may permit mechanical methods for routine maintenance. Rule 9J-5.003(84), F.A.C. [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

Policy 7.7.3: Upland Buffer Retention Swales: Naturally vegetated swales that are placed within the upland buffers surrounding lakes or wetlands. The purpose of

these swales is to improve the water quality of the stormwater runoff and ensure that the swale fills and exfiltrates into the soil so that there is no sheet flow into the lake or wetland. This method of water quality improvement shall mimic the absorption and pollutant removal abilities of a natural low spot in the topography and must follow accepted Best Management Practices (BMPs). Stormwater runoff from developed lands adjoining wetlands, lakes and/or floodplain areas shall be diverted towards swales, hold the runoff, and then allow it to slowly release into the soil column. [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

Policy 7.7.4: For development or redevelopment located outside the CRA, but within the WSA boundary that have karst features identified: "Karst Features/Closed Topographic Depressions," and subsequently confirmed by site specific analysis, will be required to provide buffering setbacks consistent with the definition of Open Space in the following manner:

Feature*	Minimum Buffering Setback
Sinkholes with a direct connection to the aquifer	200 feet, measured from the drainage divide
Other sinkholes	100 feet, measured from the drainage divide
Other karst features with a direct connection to the aquifer (swallet or stream to sink)	200 feet, measured from the drainage divide

**According to Figure 3 through 6 in the "Guidelines for Preparing Comprehensive Plan Amendments for the Wekiva Study Area" (DCA, March 2005), neither the City of Ocoee nor the Joint Planning Area had any springs or caves that required buffering. [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]*

Policy 7.8 Where commercial development is allowed at the intersection of major roads, no more than two (2) quadrants will be approved for gas stations or auto-related activities.

Objective 8: The City will ensure the availability of lands to future Public Schools by allowing adequate opportunities proximate to residential areas (Chapter 163.3177 (6)(a), FS).

Policy 8.1: Elementary Schools shall be permitted in Low Density Residential, Medium Density Residential, High Density Residential, Institutional and Professional Offices and Services land use designations. Middle Schools and High Schools shall be permitted in Low Density Residential, Medium Density Residential and High Density Residential, Professional Offices and Services, Institutional and

Commercial land use designations.

Policy 8.2: The City shall work with Orange County Public Schools to develop siting provisions within the Land Development Code which encourage the siting and collocation of public schools and other public facilities such as parks, libraries and community centers compatible with surrounding development.

Policy 8.3: The City will ensure that the siting of schools is located away from flood plains, flood prone areas, wetlands and other environmentally sensitive areas.

Policy 8.4: The City's Capital Improvements Program, where applicable, shall be coordinated with the Orange County Public Schools' five-year facilities work program.

Policy 8.5: The City shall work cooperatively and continue to maintain an ongoing exchange of information with Orange County Public Schools and other educational facility providers to ensure that new and expanded educational facilities are properly located, designed and constructed to be consistent with the City's Comprehensive Plan.

Objective 9: The City shall encourage the elimination and reduction of uses inconsistent with the City's character and future land uses (9J-5.006 (b)(3), FAC).

Policy 9.1: Existing land uses, which are not compatible with adjacent uses, the character of the area, natural resources, or the Future Land Use Map shall be eliminated upon redevelopment, and until that time, may not be permitted expand unless legally proven to be able to do so.

Policy 9.2: The City will coordinate future land uses by encouraging the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the City determines to be appropriate.

Objective 10: The City shall coordinate with any appropriate resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, and approved by the Governor and Cabinet (9J-5.006 (b)(7), FAC).

Policy 10.1: The City will review all resource planning and management agencies plans as they become available or are amended and update the Comprehensive Plan accordingly with the next plan amendment cycle.

XIV. REQUIREMENTS OF THE WEKIVA PRKWAY AND PROTECTION ACT

A. Ocoee’s Location within the Wekiva Study Area

The Wekiva Parkway and Protection Act (Part III of Chapter 369, Florida Statutes) was signed into law on June 29, 2004 authorizing building of the Wekiva Parkway and providing protection to the Wekiva River system. This Act defined two areas of concern for the Wekiva River and its associated springs. These areas are the Wekiva River Protection Area and the larger Wekiva Study Area (WSA), and are identified in *Figure 6.1: City of Ocoee within the Wekiva Study Area*.

The City of Ocoee is located within the WSA as defined in ss. 369.316, Florida Statutes (F.S.), but not within the Wekiva River Protection Area. A portion of the City south of State Road 50/Colonial Drive and east of County Road 439/Maguire Road is not located within the WSA, and as such, may not be subject to certain amendments required by the Wekiva Parkway and Protection Act (WPPA). Additionally, the Community Redevelopment Area (CRA), as identified in Figure 6.6: “Other Selected Land Use Features” shall be exempt from the requirements of Chapter 369, F.S., as it relates to the Wekiva Study Area.

Since 1994, the City of Ocoee has had a Joint Planning Area (JPA) Agreement with Orange County. This agreement provides for a JPA Land Use Map (JPA-LUM) depicting mutually agreed upon land use classifications and a JPA Boundary. The JPA-LUM is consistent with the current 2020 Future Land Use Map contained in the Future Land Use Element. These land use classifications and the boundary reflect two general commitment:

- The City will exercise extra-territorial powers in annexations that are consistent with the JPA land use classifications; and
- The County recognizes that these unincorporated lands inside the JPA Boundary will be annexed into the City some unspecified future date.

The portions of the City and the Joint Planning Area (JPA) within the WSA are shown as follows:

TABLE 1: CITY LIMITS & JPA ACRES/PERCENT INSIDE THE WEKIVA STUDY AREA				
AREA	INSIDE THE WSA		OUTSIDE THE WSA	
	ACRES	PERCENTAGE	ACRES	PERCENTAGE
CITY LIMITS	8,649	91%	852	9%
JPA ¹	11,413	90%	1,215	10%

¹JPA includes the City limits and the unincorporated Orange County lands.

The extension of State Road 429/Western Beltway from Apopka to Interstate 4 near Sanford known as the "Wekiva Parkway" is not within the City Limits; therefore, the City is not subject to the interchange planning requirements contained in ss. 369.317, F.S. According to Figure 1 (DCA Guidelines, Page 6) no springs, spring runs or caves are known to be located within the City and are therefore not a consideration.

B. Required Maps and Mapping Sources

In accordance with the Wekiva Parkway and Protection Act (WPPA), the City has identified and mapped the most effective recharge areas, karst features, and sensitive natural habitats including Longleaf Pine, Sand Hill Pine, and Xeric Oak Scrub. These maps have been adopted into the Comprehensive Plan as a component of the Future Land Use Map Series.

These maps used the data sources identified in the "Guidelines for Preparing Comprehensive Plan Amendments for the Wekiva Study Area Pursuant to the Wekiva Parkway and Protection Act" (DCA Guidelines) prepared by the Department of Community Affairs, dated March 2005. The City recognizes these sources represent the most comprehensive and accurate information currently available; however, due to the map scale and the map sources these required maps are not site specific and are "for planning purposes only".

- *Figure 6.2: "Most Effective Recharge Areas/Soil Conservation Service Type "A" Soils"*

As an interim procedure, the "most effective recharge" map is based on the U.S. Soil Conservation Service (SCS) Type "A" Hydrologic Soil Group. At a later date during the rule making process, the St. Johns River Water Management District (SJRWMD) will revise the definition of "most effective recharge areas", and extend the revised recharge criteria to all recharge lands within the WSA.

Due to the limitations in the map scale and the soil identification methodology, the SCS maps only provide generalized locations of soils that can be defined as "most effective recharge areas". For specific locations or sites, additional geotechnical information is needed to establish whether a particular location/site contains Type "A" soils, and is actually within the "most effective recharge area".

- *Figure 6.3: "Karst Features/Closed topographic depressions"*

This map is based on the Florida Aquifer Vulnerability Assessment (FAVA) model produced by the Florida Geological Survey and the Department of Environmental Protection (DEP). The statewide FAVA uses geographic information system (GIS/computerized mapping) data to predict the contamination vulnerability of Florida's aquifers. The FAVA was created by identifying the closed topographical depressions using the U.S. Geological Survey 1:24000 quadrangle maps. These closed topographic depressions then were used to represent karst features, but as stated in the DCA Guidelines, not all topographical depressions are karst features. There is, however, a strong correlation between the frequency or density of these

depressions and karst features.

The FAVA has recently been modified by the SJRWMD to reflect the specific features of the Wekiva Study Area. This revised model is the Wekiva Aquifer Vulnerability Assessment (WAVA); however, like the FAVA, this model is used as a regional planning aid for groundwater resource management and is not intended for site-specific analysis. Site-specific information must be gathered by the use of geophysical surveys such as microgravity and ground penetrating radar by a licensed professional to determine if karst features actually exist.

- *Figure 6.4: "Sensitive Natural Habitats"*

This map is based on the statewide 2003 Florida Fish & Wildlife Conservation Commission GIS coverage of vegetation and land cover derived from the 2003 Landsat Enhanced Thematic Mapper imagery. The term "sensitive natural habitats" is defined as Longleaf Pine/Sand Hill, Sand Pine, and Xeric Oak Scrub plant communities. This map, like the proceeding maps, is also regional in scope, so site-specific data requires additional information and study.

Based on the maps above, Table 2 shows the acreage for each of the required maps that are within the City Limits and within the Orange County-City of Ocoee Joint Planning Agreement Area (JPA). The last row of Table 2 titled "Composite Map: A or B or C" contains the acreage within the City limits and inside the Joint Planning Area (JPA) that is either categorized as "Karst Features/Closed Topographic Depressions;" "Most Effective Recharge numbers form the bases of "Table 3: Most Effective Recharge Areas Captured by Other Land Uses."

TABLE 2: ACRES/PERCENT OF THE CITY LIITS AND JPA CONTAININT THE SUBJECT CRITERIA				
MAP NAME:	INSIDE CITY LIMITS ²		INSIDE JOINT PLANNING AREA ³	
	ACRES	PERCENTAGE	ACRES	PERCENTAGE
A. Most Effective Recharge Areas	5,148	59%	6,121	54%
B. Karst Features	1,175	14%	1,667	54%
C. Sensitive Natural Habitats	72	0.08%	77	0.7%
Composite Map A, B & C	0	0	.15	0.001%
Composite Map A or B or C	5,892	68%	7,264	84%

² City Limits, in this case, excludes the area not covered by the WSA designation.

³ JPA includes the City limits (see exclusion on Note 1 above) and unincorporated Orange County lands.

C. Brief Analysis of Required Maps

- *Most Effective Recharge Areas/SCS Y=Type "A" Soils*

Based on the City of Ocoee's analysis (Table 2, above), the most effective recharge areas comprise 5,148 acres or 59% of the land inside the City Limits. This area generally is east of an approximate north-south line composed of Cumberland and Lakewood Avenues and the area northwest of the SR 429 along the southeastern shore of Lake Apopka.

The most effective recharge areas are interspersed by wetlands. Generally, wetlands, by their very nature, are lower in recharge effectiveness because an impervious soil layer must exist beneath the surface to "hold" the water in the depressed area to create the wetland.

- *Karst features/Topographical Depressions*

The WAVA model uses closed topographic depressions as an indicator of karst features. These closed topographic depressions in most instances surround the lakes. Within the JPA, these lakes are Lake Bennett, Lake Lotta, Lake Starke, Lake Prima Vista, Lake Olympia, Spring Lake, Lake Johio, Lake Stanley, Lake Moxie, Peach Lake, Lake Meadow, Lake Hackney, Prairie Lake, Lake Addah, Lake Sims, and Trout Lake.

Since most of these topographical depressions surround these water bodies, the depressions also include floodplains and wetlands. According to Figure 5 (page 13) in the DCA Guidelines there are no springs within the City of Ocoee or the Orange County-Ocoee JPA Boundary.

"Floodplain/Conservation" is a land use classification on the Future Land Use Map, and is defined as "... water bodies, floodplains, and wetlands ...". The current Comprehensive Plan contains language in the Conservation Element Policy 2.3, that states:

As of the effective date of this Comprehensive Plan, future development, as defined by the Ocoee Land Development Code, shall not occur within 25 feet of an approved 100-year floodplain elevation or jurisdictional wetland boundary except where exempted by State Statute or in cases where offsetting on-site environmental mitigation or enhancement of these areas is demonstrated to improve natural functions or to provide low-impact uses or recreational amenities which encourage enjoyment of such areas. (Emphasis added.)

According to Table 2, the amount of properties containing karst features within the city limits is 1,175 acres or 14% of the area; within the Joint Planning Area (JPA) the size increases to 1,667 acres or 15%. As shown on in the karst feature maps (see Figures 6.3 and 6.5), these areas are generally located on lakeshores. Since lakes are an attractive amenity for development, many of these lakeshores are

already built upon. The following lakes are built out given that they are surrounded by development: Lake Johio, Spring Lake, Lake Moxie, Peach Lake, Stark Lake, Lake Olympia, Lake Prima Vista, Lake Hackney, and Lake Lotta. The karst features surrounding these lakes cannot be effectively regulated through the comprehensive plan or land development regulations since the development is already in place. Many additional lakes within the City of Ocoee are surrounded by development that is under review and committed. These lakes are as follows: Lake Sims, Lake Trout, Lake Meadow, Prairie Lake, Lake Addah and Lake Bennett.

For development or redevelopment areas within the WSA that have karst features as identified on Figure 6.3: "Karst Features/Closed Topographic Depressions," and subsequently confirmed by site specific analysis, will be required to provide the following buffering setbacks consistent with the definition of Open Space in the following manner:

Feature*	Minimum Buffering Setback
Sinkholes with a direct connection to the aquifer	200 feet, measured from the drainage divide
Other Sinkholes	100 feet, measured from the drainage divide
Other karst features with a direct connection to the aquifer (swallet or stream to sink)	200 feet, measured from the drainage divide

*According to Figure 3 through 6 in the "Guidelines for Preparing Comprehensive Plan Amendments for the Wekiva Study Area" (DCA, March 2005), neither the City of Ocoee nor the Joint Planning Area had any springs or caves that require buffering.

- *Sensitive Natural Habitats*

Historically, the City of Ocoee has been a citrus producing area as evidenced by the old aerial maps of the City showing large areas in citrus groves. Since the defined sensitive natural habitats mainly exist in well-drained soils that are also necessary for successful citrus production, when these groves were "built" much of the native vegetation/sensitive natural habitats were removed to gain greater production of the citrus cash crop.

Within the City limits, there are 72 acres of land that contain sensitive natural habitats. This land is located north and west of County Road 439/Clarcona-Ocoee Road and directly east of Forest Lake Golf Course. This property was recently annexed from unincorporated Orange County into the City of Ocoee and is the location of the future 'Ocoee Pines' residential subdivision which is as of the date hereof, currently under review.

- *Composite of all the required WSA map features*

As suggested in the DCA Guidelines, the composite map consisting of areas depicted where most effective aquifer recharge, karst features, and sensitive habitats should receive the highest priority for open space protection. There are no areas within the City limits where these three features coincide. There is an insignificant composite area outside the City, but within the JPA Area representing only .015 acres or 6,534 square feet. Figure 6.5 of the map series illustrates this area.

As specified in Policy 7.3.1 of the Recreation and Open Space Element, the first priority for the provision of open space is in the land areas where all three features coincide; the second priority is where two of the three features coincide; and, the third priority is where one of the three features exists.

- *Net Land Area that can be Affected by the Wekiva Comprehensive Plan Amendments*

According to the City's analysis, the total acreage of properties that can be affected by the Wekiva Study Area requirements is shown in Table 3, below. This table mirrors the properties shown in Figures 6.5, 6.6 and 6.7. The City can only affect changes on lands that are vacant and undeveloped and that are located within an area with one or more of the three protected features. After reducing the acreage by all of the below listed criteria (i.e., CRA, City Parks, etc.), the net acreage that is subject to the SWA requirements is shown in the last row of Table 3 and Illustratively shown on Figure 6.7 of the map series. The gross land area encompassed by Karst Features/Closed Topographic Depressions; Most Effective Recharge Areas/Soil Conservation Service Type A Soils; and Sensitive Natural Habitats can be reduced in the following manner:

- CRA: Future Land Use Policy 4.3 provides that this be exempt from the Wekiva Study Area requirements.
- City Parks: These existing facilities cannot be altered without reducing the existing park/recreation space.
- Development Projects under Review: Projects that are already entitled within the development review process cannot be altered since development has been predicated on the Comprehensive Plan and associated land development regulations that were in place before the adoption of the required WSA regulations.
- DRI: see 'Development Projects under Review.'
- Public Facilities: These are properties that are owned by a public entity.
- Developed Property: These are properties that already have been developed and therefore would be exempt from the requirements.
- Conservation: If these land uses coincide. Conservation Policy 2.3 does not allow development within this land use classification (see additional information in the "Karst Features/Topographical Depressions" section below.)
- Lakes: Generally, most effective recharge will not include uses/features.

- Rights-of-way: These areas are encompassed by roadways or planned roadway expansions that have already been approved by the Capital Improvement Plan via the Capital Improvement Element.

TABLE 3: MOST EFFECTIVE RECHARGE AREAS CAPTURED BY OTHER LAND USES				
	INSIDE CITY LIMITS ¹		INSIDE JOINT PLANNING AREA ²	
MAP NAME:	ACRES	PERCENTAGE ³	ACRES	PERCENTAGE ⁴
Composite Map: A or B or C (Gross)	5,891	100%	7,264	100%
MINUS: All the land uses, land features, etc. that fall within following categories				
CRA ⁴	264	5%	302	4%
City Parks ⁴	301	5%	305	4%
Development Projects Under Review	1,631	28%	1,680	23%
DRI ⁴	61	1%	62	1%
Public Facilities ⁴	1,179	20%	1,206	17%
Developed Landss ⁴	3,567	61%	4,254	59%
Conservation ⁴	709	12%	1,110	15%
Lakes ⁴	339	56%	611	8%
Right-of-Way ⁴	773	13%	989	14%
<i>Composite Map: A or B or C (Net)</i>	174	3%	611	8%

¹ City Limits, in this case, excludes the area not covered by the WSA designation.

² JPA includes the City limits (see exclusion in Note 1 above) and unincorporated Orange County lands.

³ Percentage is rounded.

⁴ This area only includes portions that are considered either 'Karst Features/Closed Topo Depressions; Most Effective Recharge Areas/Soil Conservation Service Type A Soils; or, Sensitive Natural Habitats.'

As shown in Figure 6.7 and on the last row of Table 3, only 174 acres within the City of Ocoee city limits (or 3% of the gross acreage of protected feature areas) and 611 acres within the City of Ocoee Joint Planning Area (or 8% of the gross acreage of protected features) will be affected by the WSA requirements to the Comprehensive Plan.

D. Definition of Open Space

As suggested in the DAC Guidelines, "open space" has been redefined in the Comprehensive Plan as follows:

- Open Space: Land area that remains undeveloped or minimally developed and that is suitable for passive recreation or conservation uses, (Page xiv). Open space excludes waterbodies, lots, street right of way, parking lots, impervious surfaces and active recreation areas including golf courses. Open space areas may include stormwater management areas that follow Best Management Practices (BMPs) in

Objective 4 of the Natural Groundwater/Aquifer Recharge Sub-element of the Comprehensive Plan.

Within the Wekiva Study Area but outside of the Community Redevelopment Area (CRA), large scale development or redevelopment of greater than ten (10) acres shall be subject to a minimum twenty percent (20%) open space requirement. For those parcels inside the Wekiva Study Area boundary that use clustering as a methodology to increase the amount of open space as required under the WSA guidelines, the parcels are allowed to develop under the same density/intensity as indicated by the City of Ocoee Future Land Use map.

E. Evaluation of Recommended Land Use Strategies

Subsection 369.321(3) of the Wekiva Parkway and Protection Act suggests the following methodologies for the preservation of open space:

- *Coordinated greenway plans*

The Recreation and Open Space Element and the Ocoee Parks and Open Space Master Plan envision linear parks, urban open space parks and natural reservations (Recreation & Open Element/Data & Analysis, p. 6-7). Furthermore, the Northwest Ocoee Sector Plan land use scenarios outline the use of greenways as major components of the vision for the northwest sector of the City. These concepts are addressed in the following policies: Future Land Use Policy 5.4 and Recreation & Open Space Policy 4.4.

- *Dedication of conservation easements*

The City is acquiring conservation easements as proposed developments undergo the development review process. Conservation easements are addressed in the Recreation & Open Space Policy 7.2 and are required at the time of platting.

- *Land acquisition*

The procedure of land acquisition is limited since the City cannot afford to purchase land due to limited funds; however, during the development review process of City will attempt to acquire recreation and open space through exactions from developers. The City is acquiring land around large lake systems for passive recreation as part of a City-wide trail system. These lakes include Prairie Lake, Lake Meadow, Lake Sims, Shoal Creek and the shore of Lake Apopka. The City is also utilizing St. John's River Water Management District (SJRWMD) mitigation funds to acquire property within the outfall areas along the northwest ditch to filter water leading into Lake Apopka. The City will also support the State's acquisition program under the "Florida Forever Act" (programs under this act include Conservation and Recreational Lands (CARL); the Florida Recreational Development Assistance Program (FRDAP) and the Florida Community Trust (FCT), and pursue these grants through the City's Parks and Recreation Department.

- Cluster development

Clustering is addressed in the Future Land Use Policy 7.5. When necessary, the City encourages clustering of development in order to preserve open space during the development review process. This clustering may be controlled with density caps, PUD zoning, or a restrictive covenant running with the land. Conservation Policy 6.2 provides for clustering in order to protect and conserve natural functions.

- Density credits/incentives

The City addresses credits/incentives for open space preservation in Recreation & Open Space Policy 8.4. The City intends to encourage developers to utilize these practices to protect remaining sensitive areas.

- Low/Very-Low density development

Low/Very-Low density development with one dwelling unit per 5 or 10 acres as suggested in the DCA Guidelines (page 18) would encourage sprawl development and run counter to the Policy 1.4, Objective 2 and Policy 2.8 contained in the Future Land Use Element of the City's adopted Comprehensive Plan. This land use strategy is not compatible with the market forces driving the conversion of vacant or under-utilized rural land to urbanized residential subdivisions.

The residential component of our current Future Land Use Map is primarily Low Density Residential at less than 4 dwelling units per acre. Imposing the decrease in density would more than likely trigger legal action under the Burt Harris Act. Furthermore, use of this methodology would place fiscal constraints on the City's tax base and adversely affect the ability of the City to adequately fund infrastructure and other City services.

F. Evaluation of Development Patterns on Land Use Strategies

The City recognizes the limitations for open space preservation and the protection of recharge, karst, and sensitive natural habitats due to existing development and land use patterns and property rights under Florida Statutes.

To protect resources the City will require that large scale developments (greater than 10 acres) be subject to a minimum twenty (20) percent open space requirement. Additionally, lands identified with karst features/closed topographic depressions will have specific buffering setbacks to insure for adequate protection of these features.

The current City of Ocoee 2020 Future Land Use Map does not have agricultural future land use classifications. The City is anticipating "build-out" by 2025 as the unincorporated lands outside the City Limits, but within the JPA area are annexed and converted to urban uses. This annexation and conversion to urban uses has greatly accelerated during the last three years due to the close proximity to roadways, such as the State Road 429, State Road 408, and the Florida Turnpike, and the "building boom" in West Orange County.