

**ORDINANCE NO. 2026-02**

**(Annexation Ordinance for 1460 & 1446 North Lakewood Avenue – DS Sunrise Investments LLC Property)**

**TAX PARCEL ID: 07-22-28-0000-00-083 & 07-22-28-0000-00-053**

**CASE NO. AX-12-25-09: 1460 & 1446 North Lakewood Avenue –DS Sunrise Investments LLC Property Annexation**

**AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF OCOEE, FLORIDA, CERTAIN REAL PROPERTIES CONTAINING APPROXIMATELY 5.44 AND 1.02 ACRES LOCATED AT 1460 & 1446 N LAKEWOOD AVENUE WEST OF NORTH LAKEWOOD AVENUE AND APPROXIMATELY 0.2 MILES NORTH OF THE INTERSECTION OF WURST ROAD AND N LAKEWOOD AVENUE, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; FINDING SAID ANNEXATIONS TO BE CONSISTENT WITH THE ENVISION 2045 OCOEE COMPREHENSIVE PLAN, THE OCOEE CITY CODE AND THE JOINT PLANNING AREA AGREEMENT; PROVIDING FOR AND AUTHORIZING THE UPDATE OF OFFICIAL CITY MAPS; PROVIDING DIRECTION TO THE CITY CLERK; PROVIDING FOR SEVERABILITY; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Section 171.044, Florida Statutes, the owner of certain real properties located in unincorporated Orange County, Florida, as hereinafter described, has petitioned the City Commission of the City of Ocoee, Florida (the “Ocoee City Commission”) to annex approximately 6.46 acres of property, as more particularly described in Exhibit “A” attached hereto, into the corporate limits of the City of Ocoee, Florida; and

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

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

**WHEREAS**, on March 10, 2026, the Planning and Zoning Commission of the City of Ocoee, Florida, reviewed the proposed annexations and found it to be consistent with the Envision 2045 Ocoee Comprehensive Plan, to comply with all applicable requirements of the Ocoee City Code, and to be in the best interest of the City of Ocoee and has recommended to the Ocoee City Commission that it approve said annexation petition; and

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

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

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

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

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

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

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

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

**Section 5. CONSISTENCY FINDING.** The Ocoee City Commission hereby finds that the annexation of said lands herein described is consistent with the Envision 2045 Ocoee Comprehensive Plan, as amended, and meets all of the requirements for annexation set forth in the Envision 2045 Ocoee Comprehensive Plan and the Ocoee City Code.

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

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

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

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

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

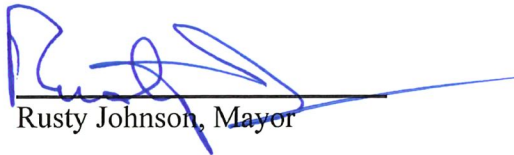
**Section 10. CONFLICTING ORDINANCES.** This ordinance prevails in the event of any inconsistency with all ordinances or parts of ordinances in conflict herewith.

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


PASSED AND ADOPTED this 21<sup>st</sup> day of April, 2026.

APPROVED:

CITY OF OCOEE, FLORIDA

  
Rusty Johnson, Mayor

ATTEST:

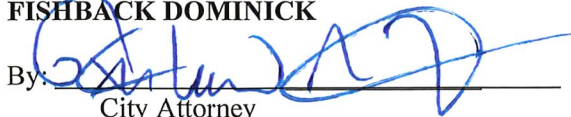
  
Melanie Sibbitt, City Clerk



FOR USE AND RELIANCE ONLY BY THE CITY OF OCOEE, FLORIDA APPROVED AS TO FORM AND LEGALITY THIS 21<sup>st</sup> DAY OF April, 2026

ADVERTISED 4/9/26 AND 4/16/26  
READ FIRST TIME April 7, 2026  
READ SECOND TIME AND ADOPTED  
April 21, 2026, UNDER AGENDA  
ITEM NO. 7

FISHBACK DOMINICK

By:   
City Attorney  
Richard S. Geller

**EXHIBIT "A"**

LEGAL DESCRIPTION

PARCEL ID NO.: 07-22-28-0000-00-083 & 07-22-28-0000-00-053

BEG 330 FT S OF NE COR OF SE1/4 OF NE1/4 TH W 1300 FT S 250 FT E 950 FT N 140 FT E 350 FT N 105 FT TO POB IN SEC 07-22-28

SE1/4 OF NE1/4 OF SEC 7-22-28 LESS SOUTH 12 ACRES & LESS NORTH 165 FT MORE PARTICULARY DESCRIBED AS FOLLOWS COMMENCING AT THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 TH S0-11-33E ALONG THE EAST LINE OF SAID NE 1/4 435 FT TH DEPARTING SAID E LINE TH N89-30-13W 30+/- FT TO W RIGHT OF WAY LINE OF CLARCONA-OCOEE RD & THE POB TH DEPARTING SAID RIGHT OF WAY CONTINUE N89-30-13W 319.93 FT TH S0-15-47E 140.01 FT TH S89-42-37E 319.75 FT TO AFOREMENTIONED W RIGHT OF WAY TH N0-11-33W 138.87 FT TO POB

**EXHIBIT "B"**

1460 & 1446 N Lakewood Avenue  
Location Map

Fullers Cross Rd

Sable Run Way

Harris Rd

10th Ave

11th Ave

12th Ave

13th Ave

Parker Cove Ct

Clinger Cove Rd

Wurst Rd

N Lakewood Ave

