



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Legislation Text

File #: 25-386, **Version:** 1

Interoffice Memorandum

DATE: February 20, 2025

TO: Jennifer Lara Klimetz, Assistant Manager, Clerk of the Board of County Commissioners, County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office

FROM: Tanya Wilson, AICP, Director, Planning Environmental and Development Services

CONTACT: Misty Mills Senior Planner (407) 836-5435 or misty.mills@ocfl.net

PHONE: N/A

DIVISION: Planning Environmental and Development Services

ACTION REQUESTED:

Fourth Amendment to the Joint Planning Area (JPA) Agreement between Orange County and the City of Ocoee; District 1 and 2 entire JPA; District 2 subject property

BCC Mtg. Date: March 25, 2025

**FOURTH AMENDMENT TO JOINT PLANNING AREA AGREEMENT
BETWEEN ORANGE COUNTY AND THE CITY OF OCOEE**

THIS FOURTH AMENDMENT TO JOINT PLANNING AREA AGREEMENT (the “**Fourth Amendment**”) is made and entered into this ____ day of _____, 2025, by and between **ORANGE COUNTY, FLORIDA**, a political subdivision of the State of Florida (the “**County**”) and the **CITY OF OCOEE**, a Florida municipal corporation (the “**City**”).

RECITALS

WHEREAS, the County and the City have entered into that certain Joint Planning Area Agreement, dated December 3, 2019, as amended by that certain First Amendment and that certain Second Amendment to Joint Planning Area Agreement both dated on November 30, 2021, and that certain Third Amendment to the Joint Planning Area Agreement dated on September 27, 2022, (collectively, the “**Joint Planning Area Agreement**”); and

WHEREAS, the Joint Planning Area Agreement relates to property described therein which is located in and around the boundaries of the City (the “**Joint Planning Area**”); and

WHEREAS, the County and the City each exercise comprehensive planning authority pursuant to Chapter 163, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, and enforce land development regulations to regulate the development of land within the respective areas of jurisdiction of each party; and

WHEREAS, the County and the City have the authority to enter into this Fourth Amendment pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act in general and Section 163.3171, Florida Statutes, in particular; and

WHEREAS, the provisions of the Joint Planning Area Agreement set forth certain procedures for amending the future land use designations shown on the Joint Planning Area Land Use Map (the “**JPA Land Use Map**”); and

WHEREAS, The County and the City desire to change the future land use designation on certain properties that are subject to the Joint Planning Area Agreement; and

WHEREAS, the local planning agencies of both the City and the County have considered this Fourth Amendment and made recommendations to the Ocoee City Commission and the Orange County Board of County Commissioners, respectively;

WHEREAS, pursuant to Section 163.3171(3), Florida Statutes, and the Joint Planning Area Agreement, this Fourth Amendment has been approved at advertised public hearings by a majority vote of both the Ocoee City Commission and the Orange County Board of County Commissioners.

NOW, THEREFORE, in consideration of the covenants made by each party to the other and of the mutual advantages to be realized by the parties hereto, the receipt and sufficiency of which is hereby acknowledged, the City and the County hereby agree as follows:

Section 1. Recitals. The above Recitals are true and correct and are incorporated herein by reference.

Section 2. Authority. This Fourth Amendment is entered into pursuant to (1) Chapters 125, 163 and 166, Florida Statutes, (2) the general authority of Section 163.01, Florida Statutes, relating to interlocal agreements, (3) the Charters of the County and the City, and (4) the Joint Planning Area Agreement.

Section 3. Definitions. All terms and phrases used in this Fourth Amendment shall be as defined in the Joint Planning Area Agreement unless otherwise indicated.

Section 4. Joint Planning Area Land Use Map. The Joint Planning Area Land Use Map, as set forth in Exhibit "B" to the Joint Planning Area Agreement, is hereby amended and replaced with the **Exhibit "B"** attached hereto and by this reference made a part hereof. The amendment to the JPA Land Use Map changes the future land use designation from Low Density Residential to Commercial of the properties bearing Parcel ID numbers 07-22-28-0000-00-074, 07-22-28-0000-00-105, 07-22-28-0000-00-039, 07-22-28-0000-00-041, 07-22-28-0000-00-043, 07-22-28-0000-00-057, and 07-22-28-0000-00-060 and as further described in **Exhibit "A"** attached hereto and by this reference made a part hereof.

Section 5. Continuing Effect. Except as expressly set forth herein, the Joint Planning Area Agreement remains unchanged and in full force and effect.

IN WITNESS WHEREOF, the City and the County have executed this Fourth Amendment on behalf of the City and the County, respectively, and have set their seals hereto as of the date set forth above.

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Signed, sealed and delivered in the Presence of:

By: Miranda Justice
Print Name: Miranda Justice

By: Angel Torres
Print Name: Angel Torres

CITY:

CITY OF OCOEE, FLORIDA

By: Rusty Johnson
Rusty Johnson, Mayor

Attest: Melanie Sibbitt
Melanie Sibbitt, City Clerk

(SEAL)

**FOR USE AND RELIANCE ONLY BY
THE CITY OF OCOEE, FLORIDA.**

Approved as to form and legality
this 4th day of February, 2025.

FISHBACK DOMINICK

By: Richard Geller
Richard Geller, City Attorney

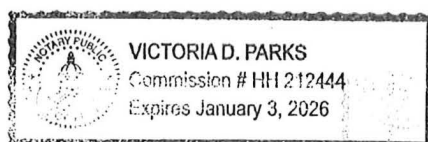
**APPROVED BY THE CITY OF OCOEE
COMMISSION AT A MEETING HELD
ON February 4, 2025 UNDER
AGENDA ITEM NO. 10.**

**STATE OF FLORIDA
COUNTY OF ORANGE**

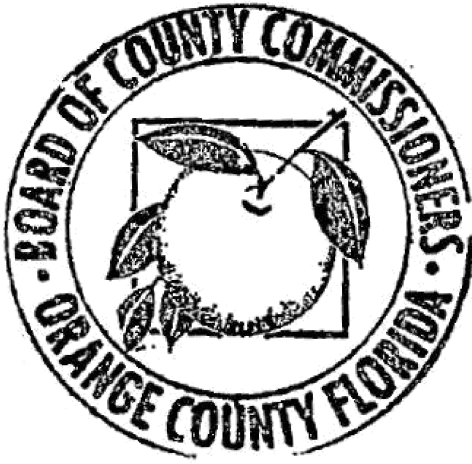
I HEREBY CERTIFY that on this day, before me, by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **RUSTY JOHNSON** and **MELANIE SIBBITT**, personally known to me to be the Mayor and City Clerk, respectively, of the **CITY OF OCOEE, FLORIDA**, and that they severally acknowledged executing the same in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said municipality.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of February, 2025.

Victoria D. Parks
Signature of Notary



Name of Notary (typed, printed or stamped)
Commission Number (if not legible on seal): HH 212444
Commission expires (if not legible on seal): Jan. 3, 2026



ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: *Ramona B. Brown*
for JERRY L. DEMINGS
Orange County Mayor

Date: March 25, 2025

ATTEST: Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners

By: *Jennifer Horn-Kline*
Deputy Clerk
Date: March 25, 2025

EXHIBIT "A"

Parcel ID Numbers

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

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

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

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

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

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

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

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

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

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

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

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

AND

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

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

EXHIBIT "B" **JPA Future Land Use Map**

