



OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

July 8, 2025

AGENDA

6:30 PM

REGULAR PLANNING AND ZONING COMMISSION MEETING

• CALL TO ORDER

Invocation

Pledge of Allegiance

Roll Call and Determination of Quorum

Annual Elections

• CONSENT

1. Approval of Minutes for the Planning & Zoning Meeting Held on June 18, 2025.
2. Proposed Planning & Zoning Meeting Time Change

• OLD BUSINESS

• NEW BUSINESS

1. 977 East Crown Point Rd. - Showers of Grace Evangelical Christian Mission Inc. Property Annexation & Rezoning from Orange County A-1 (Citrus Rural District) to City of Ocoee RCE-2 (Rural Country Estates District); Project No. AX-05-25-06 & RZ-25-05-06. **(Planner I Belizaire)**

• MISCELLANEOUS

1. LDC Workshop **(Development Services Deputy Director Whitfield)**
2. Project Status Report

• ADJOURNMENT

Notice: Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office 48 hours in advance of the meeting.

MORE THAN ONE COMMISSIONER MAY PARTICIPATE OR HEAR DISCUSSIONS REGARDING A MATTER WHICH WILL COME BEFORE THE COMMISSION FOR ACTION.



OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

June 18, 2025

MINUTES

6:30 PM

REGULAR PLANNING AND ZONING COMMISSION MEETING

• CALL TO ORDER

Chair Lomneck called the regular session to order at 6:30 PM in the Commission Chambers of City Hall. The invocation was led by **Chair Lomneck**, followed by the Pledge of Allegiance to the Flag. **Recording Clerk Justice** called the roll and declared a quorum present.

Present: Chair Lomneck, Vice-Chair Forges, Member Keller, Member Chacon, Alternate Member Butler

Absent: Member Galvan

Also present: Planner Belizaire, Zoning Manager Whitfield, Urban Designer Parish, Assistant City Manager Rumer, Board Attorney Griffith, and Recording Clerk Justice

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on May 13, 2025.

(6:31 pm)

Motion for Approval of the Consent Agenda: Moved by Member Keller, Seconded by Alternate Member Butler; Motion carried 5-0, with Member Galvan absent.

• OLD BUSINESS - None

• NEW BUSINESS

1. 703 Center Street – Mazariegos Property Annexation & Rezoning; Project No: AX-05-25-05 & RZ-25-05-05 (**Planner Belizaire**)

Planner Belizaire presented a brief overview of the subject parcel. The property is logical and eligible for annexation and will further the City's efforts to reduce enclaves within the city limits. The property is currently zoned County R-1 with Low Density Residential (LDR) designation on the Future Land Use Map (FLUM). A rezoning to conventional City R-1A is proposed, with the property maintaining its current LDR designation. City water is available, and the property will continue to utilize a private septic system.

Vice-Chair Forges asked whether the property already had a house. **Planner Belizaire** responded in the affirmative.

The applicant was not present to speak, so Chair Lomneck opened the public hearing. As no speaker forms were received, the public hearing was closed.

(6:34 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 703 Center Street Annexation, Project Number AX-05-25-05; Moved by Member Keller, Seconded by Member Chacon; motion carried 5-0 with Member Galvan absent.

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 703 Center Street Rezoning, Project Number RZ-25-05-05; Moved by Alternate Member Butler, Seconded by Vice-Chair Forges; motion carried 5-0 with Member Galvan absent.

• MISCELLANEOUS

1. Workshop: Land Development Code Update (**Zoning Manager Whitfield & Urban Designer Parish**)

Zoning Manager Whitfield provided an overview of the Land Development Code (LDC) and the objectives for its revision. The new LDC will include updates to the following:

- Definitions
- Application submittal requirements and review procedures
- Zoning classifications and permissible uses
- Development standards to transition from suburban to urban patterns

The LDC will also be reorganized and it is proposed to feature:

- Provision for Administrative Waiver
- Simplified development standards for single-family and duplex dwellings
- Enhanced urban and architectural design standards for development within the Downtown Mixed-Use District
- Administrative amendment to the Zoning Map

Zoning Manager Whitfield provided a synopsis of the current residential zoning classifications and outlined the proposed classifications, including their permitted uses and development standards.

Vice-Chair Forges inquired about the proposed elimination of the minimum living area requirement in certain zoning districts. **Zoning Manager Whitfield** responded to his question. Discussion ensued and it was determined that additional research would be done along with consideration given for a compatibility clause.

Urban Designer Parish explained the reasoning for introducing smaller living area sizes.

Zoning Manager Whitfield summarized the existing non-residential zoning classifications and described the fieldwork conducted to inform potential square footage standards for the proposed categories. She also outlined the proposed classifications and their permitted uses.

Zoning Manager Whitfield introduced the proposed development standards by product type. She further explained differences in building siting, site design, building design, and accessory structures, between suburban and urban patterns.

A brief recess was called at 7:28 pm. The meeting resumed at 7:34 pm.

Urban Designer Parish pondered neighborhood character, with respect to the minimum square footage, massing, and architectural standards in established neighborhoods. Discussion ensued.

Vice-Chair Forges inquired where lodging fits in the non-residential zoning classifications and asked about zoning for adult entertainment versus a night club. **Zoning Manager Whitfield** and **Assistant City Manager Rumer** addressed his questions. Discussion ensued.

Urban Designer Parish discussed the proposed development standards by product type related to building siting, site design, building design, and accessory structures from an architectural perspective. She and **Zoning Manager Whitfield** also discussed how some of the development standards address the public realm.

Member Chacon inquired about accessibility. **Zoning Manager Whitfield** addressed his inquiry.

Urban Designer Parish explained that language is proposed to restrict or omit faux façade treatments; she further mentioned regulating the scale of buildings through articulation.

Member Keller asked about the comfortability of bicyclists in conjunction with pedestrians within these design standards. **Zoning Manager Whitfield** addressed his question. **Urban Planner Parish** mentioned a possible bicycle and pedestrian trail conversion project and potential trail connections throughout the city. Discussion ensued.

Zoning Manager Whitfield discussed the implementation of the 15-Minute City concept outlined in Envision 2045. She reviewed the provided Zoning Map, which highlights potential commercial zones within one-quarter and one-half-mile radii of residential areas.

Member Chacon noted that the map presented did not illustrate these zones on the south side of the City. **Zoning Manager Whitfield** explained that the area is already zoned for and well-served by commercial uses, and many residents live in gated communities where biking or walking to commercial areas is less common.

2. Project Status Report

Zoning Manager Whitfield updated the Board with the following:

- Cell phone tower on Clarke Road is complete
- Staff are working on the Everest Rehabilitation Hospital CO
- Site plan for Lake Lilly Lot 1 has been submitted for its first round of reviews
- The pickleball project has been re-submitted as an all-indoor facility
- Gardenia subdivision has submitted the first application for its subdivision plan
- Walmart Neighborhood Market is on its second round of review
- The northwest corner of commercial for Ocoee Village Center has been through its first round of reviews

Chair Lomneck inquired about changing the meeting times from 6:30 PM to 6:15 PM, beginning with the July 8th meeting. **Zoning Manager Whitfield** advised that Planning staff did not have an issue with the change. **Recording Clerk Justice** advised that that she would address the request with the City Clerk.

Board members in attendance voiced no objections to changing the meeting start time from 6:30 PM to 6:15 PM.

Zoning Manager Whitfield announced that the election of Chair and Vice-Chair would take place at the July meeting and requested that all board members attend.

• **ADJOURNMENT – 8:11 PM**

ATTEST:

APPROVED:

Miranda Justice, Recording Clerk

Brad Lomneck, Chair



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

STAFF REPORT

Meeting Date: July 8, 2025
Item #: 1

Contact Name: Berenice Belizaire, Planner 1

Department Director: Ginger Corless

Subject: 977 East Crown Point Rd. - Showers of Grace Evangelical Christian Mission Inc. Property Annexation & Rezoning from Orange County A-1 (Citrus Rural District) to City of Ocoee RCE-2 (Rural Country Estates District); Project No. AX-05-25-06 & RZ-25-05-06. **(Planner I Belizaire)**

BACKGROUND SUMMARY:

Owner/ Applicant: The property owner/applicant is Showers of Grace Evangelical Christian Mission Inc., referred to as Showers of Grace Church, and is represented by Leonardo Vasquez.

Site Location: The property is in Commission District 3, located on the east side of East Crown Point Road, approximately 0.4 miles north of Palm Drive.

Property Size and Parcel Identification Number: The property contains approximately 9.09 acres and is assigned parcel ID number 12-22-27-0000-00-034.

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

Current Future Land Use Map (FLUM) Designation	Current Zoning District	Existing Land Use	Overlay/ Unique Features
Low Density Residential (4 units per acre)	County A-1	Religion Institution	N/A

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

Direction	Jurisdiction	FLUM Designation	Zoning District	Existing Land Uses
North	Orange County	Low Density Residential	A-1	Single-Family Residential
South	City of Ocoee	Light Industrial	PUD-IND	Vacant
East	City of Ocoee	Low Density Residential	PUD-IND	Industrial Distribution, Stormwater Management
West	City of Winter Garden	Low Density Residential	R-1	Religious Institute

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

Proposed FLUM Designation	Proposed Zoning District	Proposed Use	Proposed Development Standards
---------------------------	--------------------------	--------------	--------------------------------

N/A (Site remains LDR)	City RCE-2	Religious Institution	Conventional RCE-2 Standards
------------------------	------------	-----------------------	------------------------------

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

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

Consistency with Adopted Comprehensive Plan: The property is designated as Low Density Residential on the Future Land Use Map (FLUM) within the Comprehensive Plan, and the proposed annexation and rezoning are consistent with the FLUM.

Access: Access will continue to be via East Crown Point Road.

Utilities: City water service is available from an existing 8" potable water line. However, a water main will need to be extended to the north property line of the property, and a public hydrant will need to be installed with an automatic flusher. The property owner's engineer must ensure that the 8" water main will have adequate fire service to the property. If not, the property owner will be responsible for upsizing the 8" water main.

After the annexation has been executed and recorded with Orange County, the applicant will need to begin the design and permitting process to bring water service to the property. The water service installation for the property will require an Orange County right-of-way permit, which will increase the turnaround time. Sewer lines are available and would require an extension. However, the property is already served by an existing private septic system.

Transportation: No issues are anticipated as the property is currently developed with a religious institutional use.

Stormwater: N/A

Schools: N/A

Public Safety: Fire service is available within 2.3 miles of the property and can be provided within a five (5) minute response time. The fire flow requirements will be determined at a later time once a fire safety inspection is completed. Police service is available within Patrol Zone 51 with a three (3) minute response time for non-emergency services.

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

ISSUE:

Should the Planning and Zoning Commission (PZC), acting as the Local Planning Agency (LPA), recommend approval for an Annexation and Rezoning from Orange County A-1 (Citrus Rural District) to City of Ocoee RCE-2 (Rural Country Estates District) for the Showers of Grace Evangelical Christian Mission Inc. property located at 977 East Crown Point Road.

RECOMMENDATIONS:

Development Review Committee (DRC) Recommendation:

The Development Review Committee (DRC) met on Tuesday, July 1, 2025, to consider the application for annexation and rezoning. Upon finding consistency with the City's regulations and policies, as well as the terms of the City of Ocoee-Orange County Joint Planning Area (JPA) Agreement, the DRC made a recommendation of approval for the proposed Annexation. For the proposed Rezoning, the Fire Marshal expressed a concern about

whether or not the structure/religious institution was constructed with fire sprinkler systems installed. Thus, the DRC made a conditional recommendation of approval, requiring the submittal of an off-site site plan permit for the extension of the water main, including a fire hydrant and flushing apparatus, for the Showers of Grace Evangelical Christian Mission Inc. property located at 977 East Crown Point Road.

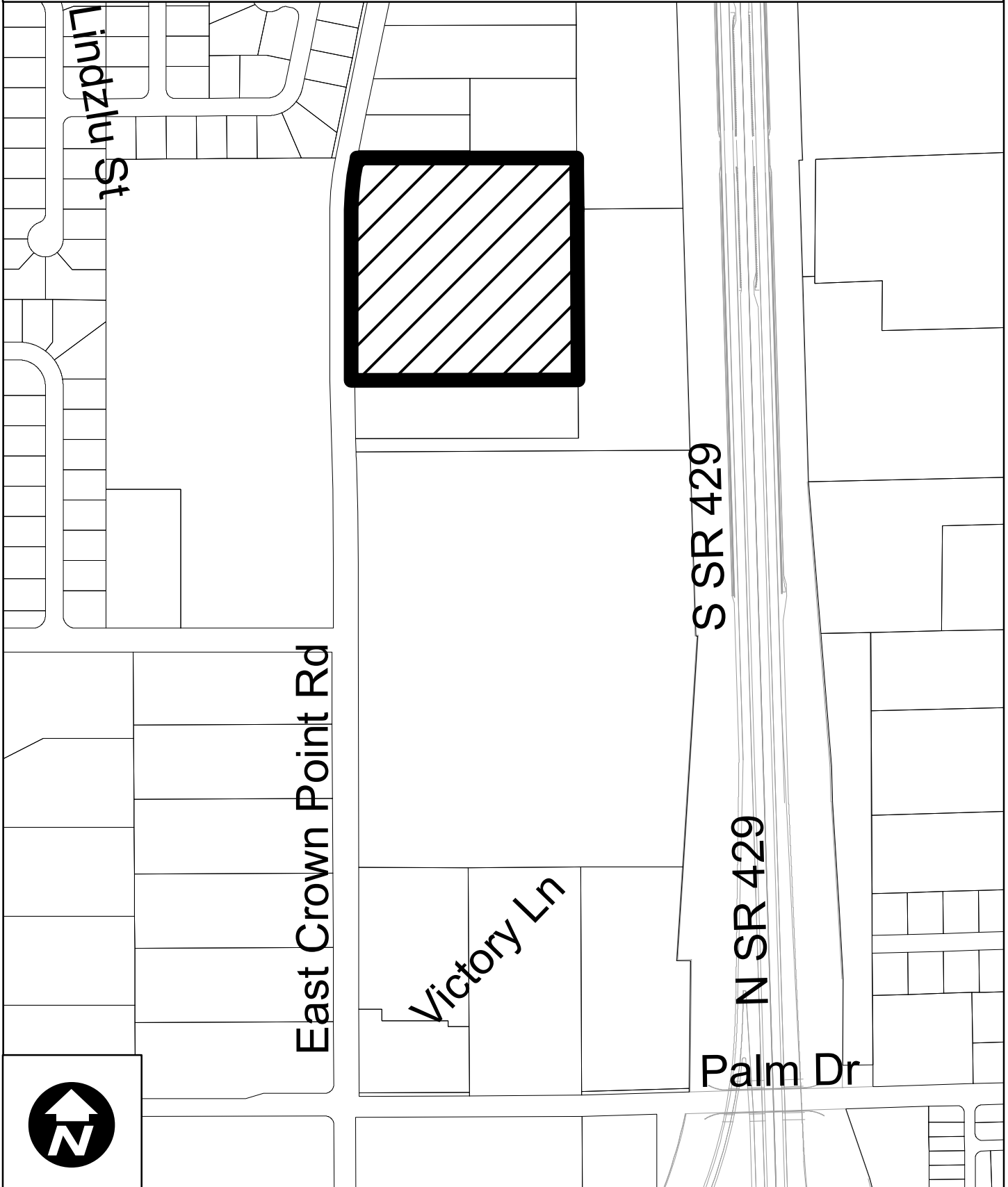
Staff Recommendation:

Staff recommends that the Planning and Zoning Commission (PZC), acting as the Local Planning Agency (LPA), make a recommendation of approval for the proposed Annexation from Orange County to the City of Ocoee and a conditional recommendation of approval for the Rezoning from Orange County A-1 (Citrus Rural District) to City of Ocoee RCE-2 (Rural Country Estates District) subject to the submittal of an off-site site plan permit for the extension of the water main with a fire hydrant and flushing apparatus for the Showers of Grace Evangelical Christian Mission Inc. property located at 977 East Crown Point Road.

ATTACHMENTS:

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

977 East Crown Point Road Location Map



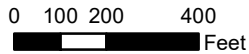
977 East Crown Point Road Aerial Photography



977 East Crown Point Road Surrounding Future Land Use Map






OCOEE
Florida
Development Services
Department

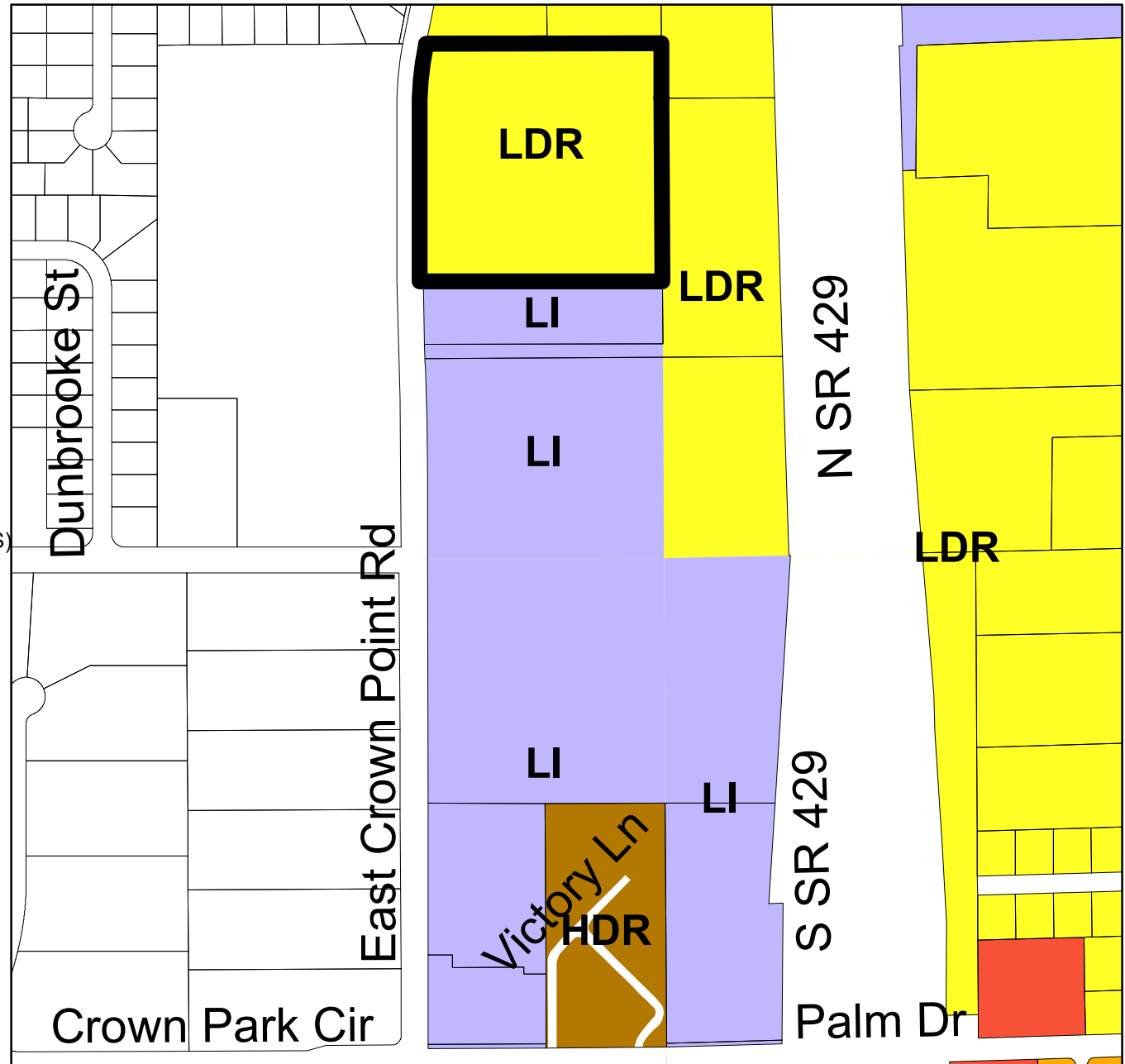


Created: June 2025

 Subject Property

Future Land Use Classification:

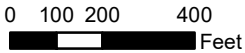
-  Low Density Residential (LDR)
-  Medium Density Residential (MDR)
-  High Density Residential (HDR)
-  Professional Offices and Services (PS)
-  Commercial (COMM)
-  Light Industrial (LI)
-  Heavy Industrial (HI)
-  Conservation/Floodplains (CONS)
-  Recreation and Open Space (REC)
-  Public Facilities/Institutional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



977 East Crown Point Road Surrounding Zoning Map



OCOEE
Florida
Development Services
Department

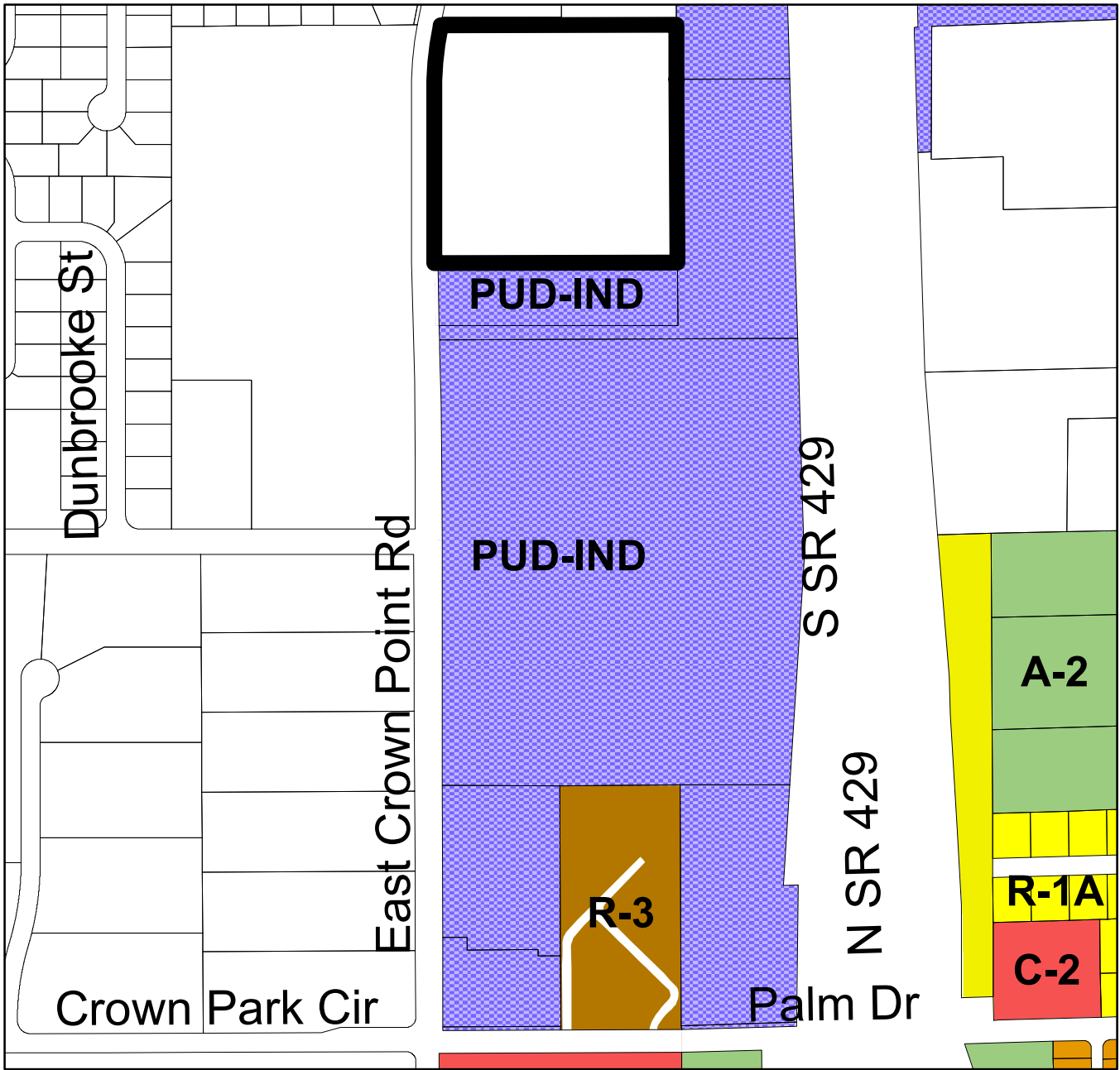


Created: June 2025

Subject Property

Zoning Classification:

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



CITY OF OCOEE

ANNEXATION FEASIBILITY ANALYSIS

CASE NUMBER: AX-05-25-06 & RZ-25-05-06

APPLICANT NAME: Showers of Grace Church

PROJECT NAME: 977 E. CROWN POINT RD. – SHOWERS OF GRACE CHURCH

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

I. PLANNING DEPARTMENT	Berenice Belizaire, Planner I
-------------------------------	-------------------------------

A. Applicant/Owner

1. Owner (if different from Applicant):	Showers of Grace Evangelical Christian Mission Inc.
--	---

B. Property Location

1. General Location:	East side of East Crown Point Road and approximately 0.4 miles north of Palm Drive.
2. Parcel Identification Number:	12-22-27-0000-00-034
3. Street Addresses:	977 East Crown Point Road
4. Size and Number of Parcels:	9.09 acres (1 parcel)

C. Use Characteristics

1. Existing Use:	Church
2. Proposed use:	Church
3. Density / Intensity:	N/A
4. Projected Population:	N/A

D. Zoning and Land Use

1. Orange County Future Land Use:	Low Density Residential (LDR)
2. Orange County Zoning:	ORG-A-1 (Citrus Rural District)
3. Existing Ocoee Future Land Use:	Low Density Residential (LDR)
4. Proposed Ocoee Zoning:	RCE-2 (Rural County Estates District)

E. Consistency

1. Joint Planning Area:	Yes
2. Comprehensive Plan:	Yes

II. FIRE DEPARTMENT

1. Estimated Response Time:	5 Min
2. Distance to Property:	2.3 miles
3. Fire Flow Requirements:	Unable to determine without a fire safety inspection (TBD)

III. POLICE DEPARTMENT

1. Police Patrol Zone / Grid / Area:	D51/1114/FULLERS CROSS RD UNDEVELOPED (8)
2. Estimated Response Time:	3 Min Emergency/10 Min Non-Emergency
3. Distance to Property:	N/A
3. Average Travel Time	N/A

IV. ECONOMIC VALUE		Berenice Belizaire, Planner I
1. Property Appraiser Market Value:	\$2,402,167	
2. Property Appraiser Taxable Value	N/A	
3. Estimated City Ad Valorem Taxes:	TBD	
4. Anticipated Licenses & Permits:	TBD	
5. Potential Impact Fees:	TBD	
6. Total Project Revenues:	TBD	

V. PUBLIC WORKS DEPARTMENT	
1. Within the 100-year Flood Plain:	No

VI. UTILITIES	T’Jean Tomlinson, P.E., Engineering Manager
----------------------	---

A. Potable Water	
1. In Ocoee Service Area:	Yes
2. City Capable of Serving Area:	Yes
3. Extension Needed:	Yes, the 8” water main will need to be extended to the north property line of the church property and a public hydrant will need to be installed with an automatic flusher. The applicant’s engineer must ensure that the 8” water main will be adequate fire service to the church property and if not, the church will be responsible for upsizing the 8” water main.
4. Location and Size of Nearest Water Main:	8” stub out by the northwest corner of 641 East Crown Point Road, the Park at 429 property.

B. Sanitary Sewer	
1. In Ocoee Service Area:	Yes
2. City Capable of Serving Area:	The City has capacity at the Wastewater Treatment Facility, however, capacity of the Lift Station will need to be looked into.
3. Extension Needed:	Yes, gravity sewer will have to be extended from the manhole by the northwest corner of 641 East Crown Point Road, the Park at 429 property.
4. Location and Size of Nearest Force Main:	The closest manhole is on the northeast corner of 641 East Crown Point Road, the Park at 429 properties.
5. Annexation Agreement Needed:	Yes

C. Other	
1. Utility Easement Needed:	Yes
2. Private Lift Station Needed:	No
3. Well Protection Area Needed:	No

VII. TRANSPORTATION		Berenice Belizaire, Planner I
1. Paved Access:	Yes- East Crown Point Road	
2. ROW Dedication:	No	
3. Traffic Study:	No	
4. Traffic Analysis Zone:	No	

VIII. PRELIMINARY CONCURRENCY EVALUATION	
A. Transportation:	N/A
B. Parks / Recreation:	N/A
C. Water / Sewer:	N/A
D. Stormwater:	N/A
E. Solid Waste:	N/A
F. Impact Fees:	N/A

IX. SITE SPECIFIC ISSUES	All Departments
---------------------------------	-----------------

X. CONSISTENCY WITH STATE ANNEXATION REGULATIONS	Berenice Belizaire, Planner I
---	-------------------------------

Serial Number
25-01687W

WEST ORANGE Times

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

COUNTY OF ORANGE

STATE OF FLORIDA

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

being a Notice of Public Hearing

in the matter of Public Hearing on July 8, 2025
977 East Crown Point Rd.

in the Court, was published in said newspaper by print in the issues of 6/26/2025

Affiant further says that the West Orange Times complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,
26th day of June, 2025 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)

KIMBERLY S. MARTIN
MY COMMISSION # HH 292034
EXPIRES: July 25, 2026



CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE
977 EAST CROWN POINT RD. - SHOWERS OF GRACE EVANGELICAL
CHRISTIAN MISSION INC. PROPERTY ANNEXATION AND REZONING
FROM ORANGE COUNTY A-1 (CITRUS RURAL DISTRICT) TO CITY OF
OCOEE RCE-2 (RURAL COUNTRY ESTATES)
CASE NUMBERS: AX-05-25-06 & RZ-25-05-06

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-9 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on **TUESDAY, JULY 8, 2025, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider the Annexation and Rezoning from Orange County A-1 (Citrus Rural District) to City of Ocoee RCE-2 (Rural Country Estates) for 977 East Crown Point Rd.- Showers of Grace Evangelical Christian Mission Inc Property. The property is assigned Parcel ID #12-22-27-0000-00-034 and consist of approximately 9.09 acres. The property is located on the east side of East Crown Point Road and approximately 0.4 miles north of Palm Drive. The applicant is seeking annexation into the City in order to connect to City water services.

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

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

June 26, 2025

25-01687W

Planning and Zoning Commission **LDC WORKSHOP**

July 8, 2025




Development Services










July 2025 Development Services New Development Update

The following information is respectfully submitted to the Honorable Mayor and City Commission to provide general information about public and private development in the City of Ocoee. Please feel free to contact Zoning Manager Whitfield at 407-554-7079 for additional information or questions.





District 1 Scott R. Kennedy		District 3 Richard Firstner	
District 2 Rosemary Wilsen		District 4 George Oliver III	
District	Project Name & General Location	Project Description	Status
2	272 E. SILVER STAR ROAD Parcel # 17-22-28-0000-00-126 2.0 acres <i>Commission District 2 – Rosemary Wilsen</i>	Lot Split; proposed single family homes	• Under 2 nd Review
3	409 OCOEE APOPKA ROAD PUD Sage #2021-0035 409 Ocoee Apopka Road Parcel # 18-22-28-0000-00-056 4.76 acres <i>Commission District 3 – Richard Firstner</i>	Large Scale Preliminary/ Final Site Plan for two Industrial Warehouse Buildings totaling 61,797 SF	Under Construction
3	429 BUSINESS CENTER PHASE II EAST Sage #2022-0054 450 Ocoee Apopka Road Parcel # 18-22-28-0000-00-006 11.21 acres combined <i>Commission District 3 – Richard Firstner</i>	Large Scale Final Site Plan for three (3) one story buildings totaling 126,402 SF	Under Construction
3	429 BUSINESS CENTER PHASE II WEST Sage #2022-0055 701 Pine Street 707 Pine Street 711 Pine Street Parcel # 18-22-28-0000-00-005 Parcel # 18-22-28-0000-00-106 Parcel # 18-22-28-0000-00-105 5.90 acres combined <i>Commission District 3 – Richard Firstner</i>	Large Scale Final Site Plan for a one-story building consisting of 70,720 SF	Under Construction
3	606 SPORTS TRAINING Sage #2024-0005 606 Ocoee Apopka Road Parcel # 18-22-28-0000-00-001 5.19 acres <i>Commission District 3 – Richard Firstner</i>	Large Scale Final Site Plan for a one-story 52,800 SF sports training facility	Under Construction



2	750 S. BLUFORD AVE. Sage #2025-0017 750 S. Bluford Ave. Parcel # 19-22-28-6134-00-10 <i>Commission District 2 – Rosemary Wilsen</i>	Small Scale Site Plan for an existing building for Site Improvements to the parking lot	NEW PROJECT REVIEW <ul style="list-style-type: none"> Under 1st Review
3	977 E. CROWN POINT RD. – SHOWERS OF GRACE CHURCH PROPERTY Sage #2025-0024 977 E. Crown Point Rd. Parcel # 12-22-27-0000-00-034 9.09 acres <i>Commission District 3 – Richard Firstner</i>	Annexation & Rezoning from Orange County A-1 (Citrus Rural District) to City of Ocoee RCE-2 (Rural Country Estates)	NEW PROJECT REVIEW <ul style="list-style-type: none"> Planning & Zoning Commission meeting: July 8, 2025
2	AQUASONIC CAR WASH Sage #2024-0034 Clarke Road Parcel # 21-22-28-6328-00-070 1.11 acres <i>Commission District 2 – Rosemary Wilsen</i>	Small Scale Site Plan, 4,400 SF Car Wash	<ul style="list-style-type: none"> Approved for construction
3	CAMBRIA SUITES AT OCOEE Sage #2024-0021 924 Maguire Road Parcel # 18-22-28-0000-00-074 2.61 acres <i>Commission District 3 – Richard Firstner</i>	Large Scale Final Site Plan for a six-story, 118-room Hotel	<ul style="list-style-type: none"> Under 5th Review
2	CITY CENTER WEST ORANGE, PARCEL 1, PHASE IV, LOT 4A 251 Maine Street Parcel # 20-22-28-0000-00-015 1.26 acres <i>Commission District 2 – Rosemary Wilsen</i>	Small Scale Site Plan, two-story 20,000 SF office/retail building	<ul style="list-style-type: none"> 2nd Review Comments sent on June 18, 2019 Awaiting resubmittal for 3rd Review
1	COMMERCE 429 FKA BELTWAY 429 FKA PROGRESS COMMERCE PARK Sage #2021-0051 39.97 acres 1290 Ocoee Apopka Road Parcel # 07-22-28-0000-00-026 24.95 acres Pine St Parcel # 07-22-28-0000-00-096 13.01 acres Pine St. Parcel # 07-22-28-0000-00-066 .54 acres 865 Pine St. Parcel # 07-22-28-0000-00-024 1.47 acres <i>Commission District 1 – Scott R. Kennedy</i>	Large Scale Final Site Plan for up to 480,500 SF of Light Industrial/Warehouse uses located within six (6) buildings.	Under Construction 
4	COVINGTON OAKS Sage #2024-0024 8667 A. D. Mims Road Parcel # 10-22-28-0000-00-004 9.94 acres <i>Commission District 4 – George Oliver III</i>	Final Subdivision Plan for 17 Single-Family Residential Lots	<ul style="list-style-type: none"> Approved for Construction on January 23, 2025 Pending pre-construction meeting

2	DARREN CENTER 9961 W Colonial Drive Parcel # 21-22-28-0000-00-012 7.06 acres Commission District 2 – Rosemary Wilson	Small Scale Site Plan 18,302 SF Medical & Professional Office	Under Construction 
4	EVEREST REHABILITATION HOSPITAL AKA OCOEE LANDINGS COMMERCIAL 1842 E. Silver Star Road Parcel # 16-22-28-4532-00-040 5.12 acres Commission District 4 - George Oliver III	Large Scale Site Plan for a 39,817 SF, single-story, Rehabilitation Hospital	Under Construction 
1	THE FALLS AT WINTER LAKE FKA MIXED-USE @ FULLERS CROSS RD & OCOEE APOPKA RD Sage #2022-0006 Fullers Cross Road Parcel # 06-22-28-0000-00-056 17.96 acres Commission District 1 – Scott R. Kennedy	Large Scale Preliminary Site Plan for mixed-use consisting of Apartments and Commercial	<ul style="list-style-type: none"> • 2nd Review comments sent June 14, 2024 • Awaiting resubmittal
3	FLOORING AMERICA STORAGE BUILDING Sage #2023-0034 10897 West Colonial Dr. Parcel # 20-22-28-0000-00-037 2.95 acres Commission District 3 – Richard Firstner	Small Scale Site Plan for a 13,700 SF Warehouse Building	<ul style="list-style-type: none"> • Under 5th review
4	GARDENIA POINTE Sage #2025-0009 Clarke Road/ A. D. Mims Road Parcel # 10-22-28-0000-00-003 Parcel # 10-22-28-0000-00-011 Parcel # 10-22-28-0000-00-128 Parcel # 03-22-28-2834-01-201 37.37 acres Commission District 4 - George Oliver III	Large Scale Preliminary Subdivision Plan	<p style="text-align: center;">NEW PROJECT REVIEW</p> <ul style="list-style-type: none"> • Under 1st Review
4	HOWARD MEADOWS Sage #2023-0032 8708 A. D. Mims Road Parcel # 10-22-28-0000-00-133 2.25 acres Commission District 4 - George Oliver III	Final Subdivision Plan for Six (6) Single-Family Residential Lots	Under Construction 
3	INSPIRATION TOWN CENTER & LUXURY HOMES Sage #2024-0033 Excellence Circle 9 acres Commission District 3 – Richard Firstner	Large Scale Preliminary & Final Site/Subdivision Plan proposing 90 luxury townhomes, with four commercial buildings	Under Construction 
3	INSPIRATION Sage #2024-0030 Excellence Circle 9 acres Commission District 3 – Richard Firstner	Plat – Phase 2 Platting 30 Parcels to 47 Resulting Parcels	<ul style="list-style-type: none"> • 2nd Review Comments sent on January 29, 2025 • Pending resubmittal for 3rd review

3	<p>LAKE LILLY POINT PROFESSIONAL CENTER Sage #2025-0018 Old Winter Garden Road Parcel # 29-22-28-4571-01-000 Parcel # 29-22-28-4571-02-000 Parcel # 29-22-28-4571-03-000 4.17 acres Commission District 3 – Richard Firstner</p>	Small Scale Site Plan for 14,174 SF Professional/Medical Office Building	<ul style="list-style-type: none"> Under 1st Review
2	<p>LAKE LOTTA GROVES Sage #2024-0058 1190 S. Clarke Rd. Parcel # 21-22-28-6328-00-070 3.39 acres Commission District 2 – Rosemary Wilsen</p>	Replat	<ul style="list-style-type: none"> City Commission meeting: July 15, 2025
1	<p>MAGNOLIA RESERVE TOWNHOMES Sage #2022-0057 2199 West Road Parcel # 05-22-28-0000-00-029 5.08 acres Commission District 1 – Scott R. Kennedy</p>	Large Scale Final Subdivision Plan Proposing Townhome Subdivision with a minimum living area of 1,500 SF	Under Construction 
3	<p>O2B KIDS Sage #2022-0023 880 Bluford Avenue Parcel # 20-22-28-0000-00-059 Parcel # 20-22-28-0000-00-055 2.48 acres combined Commission District 3 – Richard Firstner</p>	Small Scale Site Plan for a 10,970 SF Day Care Facility and a 6,000 SF Medical Office Building	Under Construction 
3	<p>O2B KIDS Sage #2025-0010 880 Bluford Avenue Parcel # 20-22-28-0000-00-059 Parcel # 20-22-28-0000-00-055 2.48 acres combined Commission District 3 – Richard Firstner</p>	Lot Split	<ul style="list-style-type: none"> Under 1st Review
1	<p>OCOEE CROWN POINT MIXED-USE DEVELOPMENT Sage #2022-0050 2012 Ocoee Apopka Road Parcel # 06-22-28-0000-00-005 Parcel # 06-22-22-0000-00-082 16.19 acres Commission District 1 – Scott R. Kennedy</p>	Large Scale Final Site Plan for mixed-use consisting of Multifamily and Retail	Under Construction 
2	<p>OCOEE GATEWAY Sage #2023-0033 9714 White Road Parcel # 21-22-28-0000-00-021 Parcel # 21-22-28-0000-00-029 69.29 acres Commission District 2 – Rosemary Wilsen</p>	CPA and Rezoning from PUD-LDR, and PUD-COMM to PUD-LDR, PUD-MDR, and PUD-HDR, and PUD-COMM	<ul style="list-style-type: none"> 1st Review Comments sent November 13, 2023 Awaiting Resubmittal

2	<p>OCOEE GATEWAY Sage #2024-0042 1100, 1050, 1000 Jacob Nathan Blvd. Parcel # 21-22-28-0000-00-021 Parcel # 21-22-28-0000-00-029 69.29 acres Commission District 2 – Rosemary Wilson</p>	Determination for Vested Rights	City Commission Meeting: January 7, 2025 (was continued per applicant)
2	<p>OCOEE OAKS JOINT VENTURE Sage #2023-0021 201 S. Clarke Rd. Parcel # 21-22-28-0000-00-027 12.59 acres Commission District 2 – Rosemary Wilson</p>	Large Scale Final Subdivision Plan	<ul style="list-style-type: none"> • Approved for Construction • Pending Pre-Construction Meeting
2	<p>OCOEE PICKLEBALL Sage #2025-0015 201 S. Clarke Rd. Parcel # 21-22-28-3093-03-000 Parcel # 21-22-28-3093-04-000 Parcel # 21-22-28-3093-06-000 6.08 acres Commission District 2 – Rosemary Wilson</p>	Indoor Pickleball Complex with 26 Courts	<p>NEW PROJECT REVIEW</p> <ul style="list-style-type: none"> • Under 1st Review
3	<p>OCOEE PLAZA Sage #2025-0029 41, 51, & 96 Maguire Rd Parcel # 18-22-28-0000-00-096 Parcel # 18-22-28-0000-00-082 Parcel # 18-22-28-0000-00-028 3.64 acres Commission District 3 – Richard Firstner</p>	Large Scale Site Plan, to construct three (3) buildings consisting of office, warehouse, and retail.	<p>NEW PROJECT REVIEW</p> <ul style="list-style-type: none"> • Under 1st Review
3	<p>OCOEE REGIONAL SPORTS COMPLEX Sage #2025-0008 Parcel # 07-22-28-0000-00-001 Parcel # 07-22-28-0000-00-023 Parcel # 07-22-28-0000-00-039 Parcel # 07-22-28-0000-00-041 Parcel # 07-22-28-0000-00-043 Parcel # 07-22-28-0000-00-105 Parcel # 07-22-28-0000-00-074 Parcel # 07-22-28-0000-00-060 Parcel # 07-22-28-0000-00-057 150.9 acres combined Commission District 3 – Richard Firstner</p>	Large Scale Preliminary Site Plan on about 150 acres, for a multi-use regional sports and entertainment complex, containing multipurpose fields, retail, restaurants, hotel, offices, and other uses.	<ul style="list-style-type: none"> • 1st Review comments sent on April 18, 2025. • Pending resubmr 2nd review
3	<p>OCOEE VILLAGE Sage #2022-0020 Franklin Street Parcel # 18-22-28-0000-00-025 5.77 acres Commission District 3 – Richard Firstner</p>	Large Scale Final Site Plan, for two (2) two-story Buildings with 72,712 SF for Office/Retail.	<ul style="list-style-type: none"> • Revision review comments sent on 04/01/2024 • Pending resubmittal
1	<p>OCOEE VILLAGE CENTER NEW GROCERY AND FUEL STATION Sage #2024-0047 N Lakewood Ave Parcel # 05-22-28-6160-10-008 Parcel # 05-22-28-6160-10-008 7.99 acres Commission District 1 Scott R. Kennedy</p>	Large Scale Final Site Plan for a 48,585 SF Grocery Store with a 10 Pump Fuel Station, including a 1,618 SF Convenience Store	<ul style="list-style-type: none"> • Under 3rd review

1	<p>OCOEE VILLAGE CENTER NW PARCEL 1 Sage #2024-0046 N Lakewood Ave Parcel # 05-22-28-6160-14-031 3.97 acres Commission District 1 Scott R. Kennedy</p>	Large Scale Final Site Plan for three (3) Retail Buildings, with a total of 26,570 SF	<ul style="list-style-type: none"> 1st Review comments sent December 17, 2024 Awaiting resubmit for 2nd review
1	<p>OCOEE VILLAGE CENTER TOWNHOMES 10711 N Lakewood Ave Parcel # 05-22-28-0000-00-004 34.48 acres Commission District 1 – Scott R. Kennedy</p>	Large Scale Preliminary/Final Subdivision Plan for 232 – 2 story Townhome units	Under Construction 
2	<p>O'REILLY'S OCOEE Sage #2024-0039 1891 E. Silver Star Road Parcel # 16-22-28-8049-00-003 5.06 acres Commission District 2 – Rosemary Wilsen</p>	Small Scale Site Plan for a 7,246 SF O'Reilly Auto Parts store	<ul style="list-style-type: none"> Approved
2	<p>O'REILLY'S OCOEE Sage #2024-0044 1891 E. Silver Star Road Parcel # 16-22-28-8049-00-003 5.06 acres Commission District 2 – Rosemary Wilsen</p>	Plat	<ul style="list-style-type: none"> Approved Pending City Commission meeting for recording
3	<p>PALM DRIVE RETAIL FACILITY Sage #2024-0052 Palm Drive Parcel # 18-22-28-0000-00-109 1.65 acres Commission District 3 – Richard Firstner</p>	Small Scale Site Plan for a 15,000 SF Retail/Office Building	<ul style="list-style-type: none"> Under 2nd Review
3	<p>THE REGENCY Sage #2023-0015 1601 Maguire Road Parcel # 28-22-30-0000-00-059 Parcel # 28-22-30-0000-00-016 Parcel # 28-22-30-0000-00-018 16.68 acres Commission District 3 – Richard Firstner</p>	Large Scale Final Site Plan for 300 Multifamily units and 7000 SF of Retail	Under Construction 
4	<p>RESERVE AT LAKE MEADOWS Sage #2021-0043 2149 Lauren Beth Avenue Parcel # 04-22-28-0000-00-024 18.58 acres Commission District 4 - George Oliver III</p>	A Large-Scale Final Subdivision plan for 46 single-family homes	Under Construction 
2	<p>ROCKET CHIMP OFFICE Sage #2023-0035 300 N. Bluford Avenue Parcel # 18-22-28-4100-00-160 0.91 acres Commission District 2 – Rosemary Wilsen</p>	Small Scale Site Plan for a 3,137 SF Office Building	Under Construction 

4	<p>SHOPPES ON THE BLUFF Sage #2024-0013, 2024-0018 9251 Clarcona Ocoee Road Parcel # 33-21-28-0000-00-023 Parcel # 04-22-28-0000-00-012 4.29 acres Commission District 4 – George Oliver III</p>	Small-Scale Site Plan to construct two retail buildings totaling 23,052 square feet	<ul style="list-style-type: none"> • Under 2nd Review
2	<p>SIRI OFFICE BUILDING Sage #2023-0008 3872 Old Winter Garden Road Parcel # 28-22-28-0000-00-019 1.25 acres Commission District 2 – Rosemary Wilsen</p>	Small Scale Site Plan for a 28,000 SF Office Building	Under Construction 
1	<p>SPRING LAKE SHOPPING PLAZA Sage #2023-0008 1500 Wurst Rd Parcel # 09-22-28-8242-02-140 0.63 acres Commission District 1 – Scott R. Kennedy</p>	Small Scale Site Plan for expansion of the existing building	<ul style="list-style-type: none"> • Under 1st Review
2	<p>VALIANT REALTY GROUP Sage #2025-0024 112 S. Bluford Ave. Parcel # 17-22-28-5504-02-040 .24 acres Commission District 2 – Rosemary Wilsen</p>	Small Scale Site Plan for a 7,843 SF Office Building	<ul style="list-style-type: none"> • Under 1st review
2	<p>WEST DELAWARE STREET PROPERTY AKA TOM'S PLACE Sage #2024-0002 W. Delaware St. Parcel # 17-22-28-6144-04-031 1.0 acre Commission District 2 – Rosemary Wilsen</p>	Plat creating (3) three parcels from one (1) parcel	<ul style="list-style-type: none"> • Approved • Pending City Commission meeting for recording
2	<p>WEST ORANGE MEDICAL Sage # 2023-0006 3442 Old Winter Garden Road 3462 Old Winter Garden Road Parcel # 29-22-28-0000-00-028 Parcel # 29-22-28-0000-00-036 1.21 acres combined Commission District 2 – Rosemary Wilsen</p>	Plat for an 11,800 SF Medical Office	<ul style="list-style-type: none"> • Under 3rd Review
2	<p>WEST ORANGE SURGERY CENTER Sage #2022-0005 3422 Old Winter Garden Road Parcel # 29-22-28-0000-00-030 1.26 acres combined Commission District 2 – Rosemary Wilsen</p>	Small Scale Site Plan for an 11,500 SF Surgery Center	<ul style="list-style-type: none"> • Approved for Construction • Pending Pre-Construction Meeting
4	<p>WYNWOOD PHASE 1 & 2 FKA CLRM Sage #2020-0014 44 W. McCormick Road Parcel # 33-21-28-0000-00-007 100 E McCormick Road Parcel # 34-21-28-0000-00-022 3201 Trout Lake Road Parcel # 33-21-28-0000-00-020 212.30 acres Commission District 4- George Oliver III</p>	Large Scale Preliminary/Final Subdivision to construct 190 single family residential lots in Phases 1 & 2 with stormwater ponds, open space, and a park/recreation area and 187 lots for Mass Grading in Phases 3 & 4	<ul style="list-style-type: none"> • Under Construction 

4	WYNWOOD PHASE 3 & 4 FKA CLRM Sage #2023-0024 Greenwood Oak Drive Parcel # 34-21-28-9490-06-001 Coachwood Drive Parcel # 34-21-28-9490-06-002 56.63 acres Commission District 4- George Oliver III	Large Scale Preliminary/Final Subdivision Plan to construct 187 single family residential lots	<ul style="list-style-type: none"> Final Site Plan Approved Pending Pre-Construction Meeting City Commission Meeting (Consent): 02/20/2024
4	WYNWOOD PHASE 3 & 4 PLAT FKA CLRM Sage #2024-0010 Greenwood Oak Drive Parcel # 34-21-28-9490-06-001 Coachwood Drive Parcel # 34-21-28-9490-06-002 56.63 acres Commission District 4- George Oliver III	Plat	<ul style="list-style-type: none"> Recorded on November 21, 2024
3	YARD TRASH RECYCLING FACILITY Sage #2023-0015 1601 Maguire Road Parcel # 07-22-28-0000-00-021 9.91 acres Commission District 3 – Richard Firstner	Small Scale Site Plan	<ul style="list-style-type: none"> 4th Review