



OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

August 12, 2025

AGENDA

6:15 PM

REGULAR PLANNING AND ZONING COMMISSION MEETING

• CALL TO ORDER

Invocation

Pledge of Allegiance

Roll Call and Determination of Quorum

• CONSENT

1. Approval of Minutes for the Planning and Zoning Meeting Held on July 8, 2025

• OLD BUSINESS

• NEW BUSINESS

• 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.



OCOE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

July 8, 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, Member Galvan, Alternate Member Butler

Absent: None

Also present: Planner Belizaire, Development Services Deputy Director Whitfield, Urban Designer Parish, Board Attorney Johnson, and Recording Clerk Justice

Election for Chair

Chair Lomneck opened the floor for nominations of Chair and Vice-Chair.

(6:31 pm)

Vice-Chair Forges nominated to re-elect Chair Lomneck for another term ending in July 2026; Moved by Vice-Chair Forges, Seconded by Member Chacon; Motion carried unanimously.

Election for Vice-Chair

Chair Lomneck handed the gavel to Member Chacon.

(6:31 pm)

Chair Lomneck nominated to re-elect Vice-Chair Forges for another term ending in July 2026; Moved by Chair Lomneck, Seconded by Member Keller; Motion carried unanimously.

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on June 18, 2025.

(6:32 pm)

Motion for Approval of the Minutes of the Planning and Zoning Commission Meeting held on June 18, 2025: Moved by Member Keller, Seconded by Vice-Chair Forges;

Motion carried unanimously.

2. Proposed Planning & Zoning Meeting Time Change

(6:32 pm)

Motion: Move to recommend to the Ocoee City Commission Approval to change the Planning and Zoning Commission Meeting start time from 6:30 PM to 6:15 PM: Moved by Vice-Chair Forges, Seconded by Member Galvan; Motion carried unanimously.

• **OLD BUSINESS - None**

• **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 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 A-1 with Low Density Residential (LDR) designation on the Future Land Use Map (FLUM). A rezoning to conventional City RCE-2 is proposed, with the property maintaining its current LDR designation. City water is available; however, a water main will need to be extended to the north property line and a public hydrant installed with an automatic flusher device. The property owner's engineer must ensure that the existing 8" potable water main will provide adequate fire service to the property, or the property owner must upsize the water main appropriately. Sewer lines are available and would require an extension; the property is currently served by a private septic system.

Vice-Chair Forges inquired what businesses surround the subject property. **Planner Belizaire** addressed his question.

Chair Lomneck opened the public hearing. As no speaker forms were received, the public hearing was closed.

(6:36 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 977 East Crown Point Road Annexation, Project Number AX-05-25-06; Moved by Member Keller, Seconded by Member Chacon; Motion carried unanimously.

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 977 East Crown Point Road Rezoning, conditionally subject to the submittal of an offsite plan for the water extension to include a fire hydrant and flushing apparatus, Project Number RZ-25-05-06; Moved by Member Keller, Seconded by Member Chacon; Motion carried unanimously.

• **MISCELLANEOUS**

1. LDC Workshop (**Development Services Deputy Director Whitfield**)

Development Services Deputy Director Whitfield provided an overview of the proposed Land Development Code (LDC) revision with respect to the following:

- Non-conforming structures and use regulations
- Signage
- Vehicular and bicycle parking ratios and designs

Development Services Deputy Director Whitfield explained the differences between legal and illegal non-conforming uses and structures. She further addressed how the updated LDC will address these and explained the proposed changes to compliance timeframes and repair ratio requirements.

Chair Lomneck referenced a downtown building and asked what changes would be required if a new business were to move into a building with existing nonconformities after the current tenant vacates. **Development Services Deputy Director Whitfield** addressed his question. Discussion ensued regarding architecture and allowed uses.

Member Keller asked if this situation falls under the Kaufman Law. **Board Attorney Johnson** addressed his inquiry.

Member Galvan expressed concern that use restrictions may discourage investors from purchasing property in the downtown area. **Development Services Deputy Director Whitfield** inquired if he is only referring to investors that are interested in auto sales. Discussion ensued.

Board Attorney Johnson advised that further research would be required. Discussion ensued regarding depriving an owner of its property and diminished sales value when a non-conforming, existing use is no longer allowed.

Vice-Chair Forges inquired what is considered abandonment of property. **Development Services Deputy Director Whitfield** addressed his question. Discussion ensued regarding application to residential versus non-residential uses and a change in tenancy versus a change in ownership.

Development Services Deputy Director Whitfield described changes and additions to the signage requirements, including appearance, size, materials, lighting, landscaping, area and copy area calculations, and sight distance triangle safety. She also discussed prohibited and exempt signage.

Chair Lomneck inquired about downtown master plan specifications for signage being incorporated into the updated LDC. **Development Services Deputy Director Whitfield**

addressed his inquiry.

Member Keller inquired about the timeframe requirements for political signs and the use of flashing EMC signs at public schools. **Development Services Deputy Director Whitfield** addressed his questions and advised that the previous changes to the LDC [Article VIII, Section 8-6.G., amended by Ordinance No. 2022-07] regarding political signs remain unchanged.

Development Services Deputy Director Whitfield detailed proposed vehicular parking ratios, required bicycle parking, and requirements to evaluate alternative parking and ridesharing options.

Chair Lomneck inquired about low-speed vehicle [golf cart] language and parking. **Development Services Deputy Director Whitfield** responded to his question. Discussion ensued.

Vice-Chair Forges inquired about low-speed vehicle parking requirements versus allowances, where low-speed vehicles are allowed. Discussion ensued.

2. Project Status Report

Development Services Deputy Director Whitfield updated the Board with the following:

- Announced the date, time, and location for the community meeting regarding the proposed 7/11 at the intersection of Clarke Road and Ocoee Vista Parkway

• ADJOURNMENT – 7:32 PM

ATTEST:

APPROVED:

Miranda Justice, Recording Clerk

Brad Lomneck, Chair

Planning and Zoning Commission **LDC WORKSHOP**

August 12, 2025








Development Services









August 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	<ul style="list-style-type: none"> • 2nd Review comments sent on July 24, 2025. • Pending resubmittal
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	<p>606 SPORTS TRAINING Sage #2024-0005 606 Ocoee Apopka Road Parcel # 18-22-28-0000-00-001 5.19 acres Commission District 3 – Richard Firstner</p>	Large-scale Final Site Plan for a one-story 52,800 SF sports training facility	<p>Under Construction</p> 
2	<p>750 S. BLUFORD AVE. Sage #2025-0017 750 S. Bluford Ave. Parcel # 19-22-28-6134-00-10 Commission District 2 – Rosemary Wilson</p>	Small Scale Site Plan for an existing building for Site Improvements to the parking lot	<ul style="list-style-type: none"> • 1st Review comments sent on August 4, 2025. • Pending Resubmittal
3	<p>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 Commission District 3 – Richard Firstner</p>	Annexation & Rezoning from Orange County A-1 (Citrus Rural District) to City of Ocoee RCE-2 (Rural Country Estates)	<ul style="list-style-type: none"> • Planning & Zoning Commission meeting: July 8, 2025.
2	<p>AQUASONIC CAR WASH Sage #2024-0034 Clarke Road Parcel # 21-22-28-6328-00-070 1.11 acres Commission District 2 – Rosemary Wilson</p>	Small Scale Site Plan, 4,400 SF Car Wash	<ul style="list-style-type: none"> • Approved for construction
3	<p>CAMBRIA SUITES AT OCOEE Sage #2024-0021 924 Maguire Road Parcel # 18-22-28-0000-00-074 2.61 acres Commission District 3 – Richard Firstner</p>	Large Scale Final Site Plan for a six-story, 118-room Hotel	<ul style="list-style-type: none"> • Under 5th Review
2	<p>CITY CENTER WEST ORANGE, PARCEL 1, PHASE IV, LOT 4A 251 Maine Street Parcel # 20-22-28-0000-00-015 1.26 acres Commission District 2 – Rosemary Wilson</p>	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	<p>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 Commission District 1 – Scott R. Kennedy</p>	Large Scale Final Site Plan for up to 480,500 SF of Light Industrial/Warehouse uses located within six (6) buildings.	<p>Under Construction</p> 


4	<p>COVINGTON OAKS Sage #2024-0024 8667 A. D. Mims Road Parcel # 10-22-28-0000-00-004 9.94 acres Commission District 4 – George Oliver III</p>	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	<p>DARREN CENTER 9961 W Colonial Drive Parcel # 21-22-28-0000-00-012 7.06 acres Commission District 2 – Rosemary Wilsen</p>	Small-Scale Site Plan 18,302 SF Medical & Professional Office	<p>Under Construction</p> 
4	<p>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</p>	Large Scale Site Plan for a 39,817 SF, single-story, Rehabilitation Hospital	<p>Under Construction</p> 
1	<p>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</p>	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	<p>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</p>	Small-Scale Site Plan for a 13,700 SF Warehouse Building	<ul style="list-style-type: none"> 5th Review Comments sent on August 4, 2025. Pending resubmittal
4	<p>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</p>	Large Scale Preliminary Subdivision Plan	<ul style="list-style-type: none"> 1st Review comments sent on July 29, 2025. Pending resubmittal
4	<p>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</p>	Final Subdivision Plan for Six (6) Single-Family Residential Lots	<p>Under Construction</p> 

3	INSPIRATION TOWN CENTER & LUXURY HOMES Sage #2024-0033 <i>Excellence Circle</i> 9 acres <i>Commission District 3 – Richard Firstner</i>	Large Scale Preliminary & Final Site/Subdivision Plan proposing 90 luxury townhomes, with four commercial buildings	Under Construction 
3	INSPIRATION Sage #2024-0030 <i>Excellence Circle</i> 9 acres <i>Commission District 3 – Richard Firstner</i>	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	LAKE LILLY POINT PROFESSIONAL CENTER Sage #2025-0018 <i>Old Winter Garden Road</i> Parcel # 29-22-28-4571-01-000 Parcel # 29-22-28-4571-02-000 Parcel # 29-22-28-4571-03-000 4.17 acres <i>Commission District 3 – Richard Firstner</i>	Small Scale Site Plan for 14,174 SF Professional/Medical Office Building	<ul style="list-style-type: none"> • Under 1st Review
2	LAKE LOTTA GROVES Sage #2024-0058 1190 S. Clarke Rd. Parcel # 21-22-28-6328-00-070 3.39 acres <i>Commission District 2 – Rosemary Wilsen</i>	Replat	<ul style="list-style-type: none"> • 1st Review Comment sent on July 1, 2025. • Pending resubmittal.
1	MAGNOLIA RESERVE TOWNHOMES Sage #2022-0057 2199 West Road Parcel # 05-22-28-0000-00-029 5.08 acres <i>Commission District 1 – Scott R. Kennedy</i>	Large Scale Final Subdivision Plan Proposing Townhome Subdivision with a minimum living area of 1,500 SF	Under Construction 
3	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 <i>Commission District 3 – Richard Firstner</i>	Small Scale Site Plan for a 10,970 SF Day Care Facility and a 6,000 SF Medical Office Building	Under Construction 
3	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 <i>Commission District 3 – Richard Firstner</i>	Lot Split	<ul style="list-style-type: none"> • 1st review comment sent on July 2, 2025. • Pending resubmittal.

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, 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 Wilsen</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 Wilsen</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 1100, 1050, 1000 Jacob Nathan Blvd. 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 Wilsen</p>	Indoor Pickleball Complex with 26 Courts	<ul style="list-style-type: none"> • 1st review comments sent on July 28, 2025. • Pending resubmittal.
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.	<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"> • 3rd Review comments sent on July28, 2025. • Pending Resubmittal
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 documents 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"> • 2nd review comments sent on July 24, 2025. • Pending resubmittal.
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	<p>Under Construction</p> 
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	<p>Under Construction</p> 
4	<p>SHOPPES ON THE BLUFF Sage #2024-0013, 2024-0045 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"> • 2nd Review comment sent on March 17, 2025. • Pending resubmittal.
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	<p>Under Construction</p> 
1	<p>SPRING HILL SHOPPING PLAZA Sage #2025-0025 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"> • Pre-App meeting scheduled on July 22, 2025. • Pending new submittal.
2	<p>VALIANT REALTY GROUP Sage #2024-0051 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"> • Comments sent on July 10, 2025. • Pending new submittal.
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 Plat 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"> • Approved

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	<p>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</p>	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	<p>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</p>	Plat	<ul style="list-style-type: none"> • Recorded on November 21, 2024
3	<p>YARD TRASH RECYCLING FACILITY Sage #2024-0049 1601 Maguire Road Parcel # 07-22-28-0000-00-021 9.91 acres Commission District 3 – Richard Firstner</p>	Small-Scale Site Plan	<ul style="list-style-type: none"> • 4th review comments sent on July 25, 2025. • Pending resubmittal.