



OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

July 14, 2026

AGENDA

6:15 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 of the Planning and Zoning Meeting Held on June 9, 2026

- **OLD BUSINESS**

- **NEW BUSINESS**

- **MISCELLANEOUS**

1. Impervious Policy Change
2. Sunshine Law Training
3. 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 9, 2026

MINUTES

6:15 PM

REGULAR PLANNING AND ZONING COMMISSION MEETING

• CALL TO ORDER

Vice-Chair Forges called the regular session to order at 6:15 PM in the Commission Chambers of City Hall. The invocation was led by **Member Keller**, followed by the Pledge of Allegiance to the Flag. **Recording Clerk Justice** called the roll and declared a quorum present.

Present: Vice-Chair Forges, Members Keller, Chacon, Galvan, and Alternate Member Butler

Absent: Chair Lomneck

Also present: Planner II Belizaire, Community Development Administrator McFarlane, Development Services Director Lepp, Board Attorney Johnson, and Recording Clerk Justice

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on April 14, 2026.

(6:16 pm)

Motion for Approval of the Consent Agenda: Moved by Member Keller, Seconded by Member Chacon; Motion carried 5-0, with Chair Lomneck absent.

• OLD BUSINESS - None

• NEW BUSINESS

1. 5068 Adair Street - Torres Aguilar/Salcedo Property, Annexation & Rezoning from Orange County A-1 to City of Ocoee R-1; Project No. AX-03-26-01 & RZ-26-03-01 (**Planner II Belizaire**)

Planner II 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 R-1 is proposed, with the property maintaining its current LDR designation. City water is available; the property will be served by a private septic system.

Vice-Chair Forges inquired about the current maintenance requirements of the vacant property. **Planner II Belizaire** responded to his inquiry.

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

(6:20 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 5068 Adair Street - Torres Aguilar/Salcedo Property Annexation, Project Number AX-03-26-01; Moved by Member Keller, Seconded by Alternate Member Butler; Motion carried 5-0 with Chair Lomneck absent.

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 5068 Adair Street - Torres Aguilar/Salcedo Property Rezoning, Project Number RZ-26-03-01; Moved by Alternate Member Butler, Seconded by Member Chacon; Motion carried 5-0 with Chair Lomneck absent.

2. Walmart Neighborhood Market Sign Variance; Project No. VR-26-02 (Planner II Belizaire)

Planner II Belizaire presented a brief overview of the subject property and the requested variances, explaining that the applicant does not meet the four criteria required to approve variances. She advised that Staff recommends denial of the variances.

Member Keller inquired about the location of the signs subject to the requested variances. **Planner II Belizaire** addressed his question. **Member Keller** further inquired if the signs being requested are the standard for Walmart Neighborhood Markets, mentioning the store further east on State Road 50. **Planner II Belizaire** responded to his question, noting that the square footage for the store on State Road 50 is almost four times the size of the proposed store, therefore it was allotted a larger copy area. **Member Keller** opined that although he disagrees with granting a variance, he would not want to lose out on good development over the size of their signage.

Vice-Chair Forges asked whether these variances only relate to the wall signs affixed to the building. **Planner Belizaire II** responded in the affirmative.

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

(6:30 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Denial of the Walmart Neighborhood Market Sign Variance, Project No. VR-26-02; Moved by Member Keller, Seconded by Member Chacon; Motion carried 5-0 with Chair Lomneck absent.

3. Text Amendment to the Land Development Code, Creating Section 4-13 to Establish Regulations and Procedures for Certified Recovery Residences (**Community Development Administrator McFarlane**)

Community Development Administrator McFarlane presented a brief overview of the proposed text amendment to establish regulations and procedures for certified recovery residences, including a process for requesting reasonable accommodations, as required by Chapter 2025-182, Laws of Florida. He explained that the text amendment is being proposed to comply with the new State Statute. The City has no Certified Recovery Residences currently.

Member Chacon asked what the impact of adopting the text amendment would entail. **Community Development Administrator McFarlane** responded to his question.

Member Keller asked if the State Statute affects deed-restricted homeowners' associations or only City Code requirements. **Community Development Administrator McFarlane** responded to his inquiry.

Member Keller asked about the implementation of this section regarding conflicting SB 180 versus SB 954. **Community Development Administrator McFarlane** explained that the bills are not actually conflicting, and that SB 954 is supportive of SB 180 because it gives applicants an avenue to seek relief from restrictions that may be put in place regarding Certified Recovery Residences.

Vice-Chair Forges asked about identification of properties that may currently be used as Certified Recovery Residences. **Community Development Administrator McFarlane** answered his question and explained the research he conducted. **Vice-Chair Forges** asked for examples of what potential regulations might look like if they were to be put in place. **Community Development Administrator McFarlane** responded to his question; discussion ensued.

Vice-Chair Forges opened the public hearing. As no speaker forms were received, the public hearing was closed.

(6:45 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Text Amendment to the Land Development Code, Creating Section 4-13 to Establish Regulations and Procedures for Certified Recovery Residences; Moved by Alternate Member Butler, Seconded by Member Keller; Motion carried 5-0 with Chair Lomneck absent.

• **MISCELLANEOUS**

1. Impervious & Open Space Workshop

Development Services Director Lepp provided an overview of impervious surface area and open space requirements with respect to the following:

- What is Impervious Surface?
- How is Impervious Surface Applied in the City of Ocoee?
- Options for Consideration

Development Services Director Lepp provided a synopsis of the City's current impervious surface regulations, including their application throughout the City, and presented several potential options for consideration to provide homeowners with greater flexibility to enhance and utilize their outdoor living spaces.

Member Chacon inquired why 50% is currently the allowed impervious surface maximum for standard residential zoning. **Development Services Director Lepp** responded to his inquiry.

Member Galvan inquired whether the total lot area, including portions located within a lake or floodplain, is used in calculating the maximum allowable impervious surface area. **Development Services Director Lepp** answered in the affirmative and noted that a 25-foot buffer would still be required from the lake or the flood line. Discussion ensued.

Member Keller asked whether there would be a greater flooding risk if the majority of homeowners took advantage of a higher impervious surface coverage allowance. **Development Services Director Lepp** responded to his question. Discussion ensued.

2. Project Status Report

Development Services Director Lepp updated the Board with the following:

- The northwest sector of Ocoee Village Center should be coming forward for approval soon
- Industrial projects on Ocoee-Apopka Road are forthcoming
- Inquiries have been coming in for downtown properties
- O2B Kids is nearing completion
- Development is coming soon to the pad next to West Orange Creamery
- No current updates on City Center West Orange

• ADJOURNMENT – 7:05 PM

ATTEST:

APPROVED:

Miranda Justice, Recording Clerk

Lou Forges, Vice-Chair



City of Ocoee Planning and Zoning Commission Impervious Policy Change

PRESENTED BY DEVELOPMENT SERVICES DIRECTOR NICK LEPP



City of Ocoee Planning and Zoning Commission Sunshine Law Presentation

PRESENTED BY FISHBACK DOMINICK
LLP



July 2026 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 Assistant City Manager Michael Rumer at 407-905-3112 for additional information or questions.

NEW DEVELOPMENT

Project Name & General Location	Project Description	Status	Commission Meeting
District 1 - Scott R. Kennedy			
District 2 – Rosemary Wilsen			
District 3 – Richard Firstner			
TRAFFIC MANAGEMENT SOLUTION OFFICE Sage #2026-0042 471 L F Roper Pkwy. 4.86 acres District 3	Small Scale Site Plan to add a 4,606 SF Modular Office Building	First Review Comments sent on July 7, 2026 Pending resubmittal	Not Required
District 4 – George Oliver			

UNDER CONSTRUCTION

Project Name & General Location	Project Description	Status	Commission Meeting
District 1 - Scott R. Kennedy			
MAGNOLIA RESERVE TOWNHOMES Sage #2022-0057 2199 West Road 5.08 acres District 1	Large-Scale Final Subdivision Plan Proposing Townhome Subdivision with a minimum living area of 1,500 SF	Under Construction  24 of 48 (50%) Townhomes have received CO	City Commission Consent Item August 15, 2023
OCOEE CROWN POINT MIXED-USE DEVELOPMENT Sage #2022-0050 2012 Ocoee Apopka Road 16.19 acres District 1	Large-Scale Final Site Plan for mixed-use consisting of Multifamily and Retail	Under Construction  80% complete for buildings and sitework Phase 1 received CO on 12/23/2025	City Commission Consent Item March 7, 2023
District 2 – Rosemary Wilsen			
AQUASONIC CAR WASH Sage #2025-0052 & 2024-0034 Clarke Road Parcel # 21-22-28-6328-00-070 1.11 acres District 2	Small-Scale Site Plan, 4,400 SF Car Wash	Under Construction  Building and sitework at 30% completion Under revision review	Not Required

District 3 – Richard Firstner

FLOORING AMERICA STORAGE BUILDING Sage #2023-0034 10897 West Colonial Dr. 2.95 acres District 3	Small-Scale Site Plan for a 13,700 SF Warehouse Building	Under Construction  Building and sitework at 10% completion	Not Required
THE REGENCY Sage #2023-0015 1601 Maguire Road 16.68 acres District 3	Large-Scale Final Site Plan for 300 Multifamily units and 7000 SF of Retail	Under Construction  Sitework and Buildings at 50% completion The developer is using Private Providers	City Commission Regular Agenda Item June 6, 2023
O2B KIDS Sage #2022-0023 880 Bluford Avenue 2.48 acres combined District 3	Small-Scale Site Plan for a 10,970 SF Day Care Facility and a 6,000 SF Medical Office Building	Under Construction  Building and sitework at 85% completion	Not Required

District 4 – George Oliver

RESERVE AT LAKE MEADOWS Sage #2021-0043 2149 Lauren Beth Avenue 18.58 acres District 4	A Large-Scale Final Subdivision plan for 46 single-family homes	Under Construction  Only the model is completed 4 of 46 (8.7%) single-family homes have received CO	City Commission Consent Item June 6, 2023
WYNWOOD PHASE 3 & 4 FKA CLRM Sage #2023-0024 56.63 acres Phase 1 & 2 Completed District 4	Large-Scale Preliminary/Final Subdivision Plan to construct 187 single-family residential lots	Under Construction  121 of 186 (65%) single-family homes have received CO	City Commission Consent Item February 20, 2024

CURRENT DEVELOPMENT REVIEW

Project Name & General Location	Project Description	Status	Commission Meeting
District 1 - Scott R. Kennedy			
ELAN CROWN POINT AKA OCOEE CROWN POINT MIXED USE Sage #2026-0052 2120 Ocoee Apopka Road 12.23 acres District 1	Plat to convey a new road and park	Under 1 st Review	Not Required
HOLIDAY INN EXPRESS Sage #2025-0051 West Road 3.71 acres District 1	Special Exception to the existing Commercial PUD to allow Hotel use	Under Review	Planning & Zoning Commission Public Hearing March 10, 2026 City Commission Public Hearing TO BE SCHEDULED

OCOEE VILLAGE CENTER NW PARCEL 1 Sage #2024-0046 <i>N Lakewood Ave</i> 3.97 acres District 1	Large-Scale Preliminary Final Site Plan for three (3) Retail Buildings, with a total of 26,570 SF	2 nd review comments sent on April 15, 2026. Pending resubmittal.	Planning & Zoning Commission Public Hearing TO BE SCHEDULED City Commission Public Hearing TO BE SCHEDULED
District 2 – Rosemary Wilsen			
HEALTH CENTRAL HOSPITAL Sage #2026-0005 10000 W. Colonial Drive 90.07 acres District 2	Plat – Platting 1 parcel to 3 resulting parcels	Under 2 nd review	Not Required
OCOEE PICKLEBALL Sage #2026-0004 1100, 1050, 1000 Jacob Nathan Blvd. 6.08 acres District 2	Large Scale Final Site Plan for a Pickleball Complex with 26 Courts	Under 5 th Review	City Commission Tentatively scheduled for June 2, 2026, Consent agenda
ORANDO HEALTH REHAB PARKING LOT EXPANSION Sage #2025-0046 1300 Hempel Avenue District 2	Small-Scale Site Plan to construct 25 new paved parking spaces, a paved driveway, and associated stormwater collection and conveyance	Under 2 nd review	Not Required
WALMART #942 DRONE PROJECT Sage #2025-0048 10500 W Colonial Dr 21.73 acres District 2	Small-Scale Site Plan to install a drone nest to house and support drone operations, and an auto loader system for automated merchandise loading and delivery	Approved for construction on February 25, 2026. Pre-Construction Meeting held on April 1, 2026.	Not Required
District 3 – Richard Firstner			
BEAT THE STREETS Sage #2026-0011 606 Ocoee Apopka Road & 789 Pine Street Parcel # 18-22-28-0000-00-003 & 18-22-28-0000-00-001 7.76 acres District 3	Large-scale final site plan for a one-story building with a 31,640-square-foot footprint on 7.7 acres. The facility is proposed to serve as a bus operations center known as Beat the Streets	1 st Review Comments sent on May 27, 2026 Pending resubmittal	City Commission Consent Item TO BE SCHEDULED
DAKA PLAZA Sage #2023-0042 1550 Maguire Rd. 1.00 acres District 3	Small-Scale Site Plan proposing a 9,774 SF retail plaza with a drive-through	5 th review comments sent on June 23, 2026. Pending resubmittal	Not Required
ELLIANOS COFFEE SHOP Sage #2025-0041 250 Moore Road 0.46 acres District 3	Small-Scale Site Plan for an 864 SF Coffee Shop	Approved for Construction on April 20, 2026 Pre-Construction Meeting held on May 4, 2026	Not Required
INSPIRATION PHASE II Sage #2026-0013 Excellence Circle 16.85 acres District 3	Plat – Platting 30 parcels resulting in 47 parcels	Under 1 st Review	Not Required
MAGUIRE PLAZA Sage #2025-0029 41, 51, & 96 Maguire Rd 3.64 acres District 3	Large-Scale site Plan to construct three (3) buildings consisting of office, warehouse, and retail.	Approved for Construction on March 11, 2026. Pre-Construction Meeting held on May 26, 2026	City Commission Consent Item May 5, 2026

OCOE COLLECTIVE Sage #2026-0041 S. Bluford Avenue Parcel # 20-22-28-0000-00-086 1.01 acres District 3	Small Scale Site Plan pad-ready site (part of the O2B Kids Approved Site Plan)	Under 1 st Review	Not Required
OCOE COMMERCE PARK Sage #2025-0018 Parcel # 07-22-28-0000-00-064) Parcel # 07-22-28-0000-00-022 Parcel # 07-22-28-0000-00-028 Parcel # 07-22-28-0000-00-092 Parcel # 07-22-28-0000-00-021 Parcel # 07-22-28-0000-00-063 22.34 acres District 3	annexation, rezoning to Planned Unit Development (PUD)	1 st Review comments sent on July 2, 2026. Pending resubmittal	Planning & Zoning Commission Public Hearing TO BE SCHEDULED City Commission Public Hearing TO BE SCHEDULED
OCOE CORNERS RETAIL Sage #2025-0039 1535 Maguire Rd. 4.50 acres District 3	Small-Scale Site Plan for the construction of infrastructure, parking, sanitary, and water stub-outs for future buildings.	Approved for Construction on May 27, 2026. Pre-Construction meeting scheduled for June 16, 2026	Not Required
OCOE MULTI-USE APARTMENTS Sage #2026-0012 15, 121, 201, & 209 S. Kissimmee Ave. & 214 McKey Street 3.39 acres District 3	Preliminary Site Plan for a proposed three-story, 35,760-square-foot mixed-use building on 3.39 acres. The building is planned to include 14 commercial units and 53 residential units.	1 st Review comments sent on May 28, 2026. Pending Resubmittal	Planning & Zoning Commission Public Hearing TO BE SCHEDULED City Commission Public Hearing TO BE SCHEDULED
PALM DRIVE RE-ALIGNMENT Sage #2025-0040 Ocoee Apopka Rd 0.77 acres District 3	Re-alignment of Palm Drive	Approved for Construction on June 1, 2026. Pending pre-construction meeting.	Not Required
TRAFFIC MANAGEMENT SOLUTION OFFICE Sage #2026-0042 471 L F Roper Pkwy. 4.86 acres District 3	Small Scale Site Plan to add a 4,606 SF Modular Office Building	First Review Comments sent on July 7, 2026 Pending resubmittal	Not Required
District 4 – George Oliver			
GARDENIA POINTE Sage #2025-0009 Clarke Road/ A. D. Mims Road 37.37 acres District 4	Large-Scale Preliminary Subdivision Plan	Under 2 nd Review	Planning & Zoning Commission Public Hearing TO BE SCHEDULED City Commission Public Hearing TO BE SCHEDULED
MARKET STORE AT PRAIRIE LAKE Sage #2024-0050 Ocoee Vista Pkwy 2.00 acres District 4	Small-Scale Site Plan to construct a convenience store with a gas station and car wash with a total project area of 87,206 SF	3 rd review comments sent on July 7, 2026 Pending resubmittal	Not Required
SHOPPES ON THE BLUFF 2024-0045 9251 Clarcona Ocoee Road Parcel # 33-21-28-0000-00-023 Parcel # 04-22-28-0000-00-00-012 4.29 acres District 4	Small-Scale Site Plan to construct two retail buildings totaling 23,052 square feet	Approved for Construction on March 12, 2026 Pending Pre-Construction Meeting	Not Required

OLDER THAN SIX (6) MONTHS

Project Name & General Location	Project Description	Status	Commission Meeting
District 1 - Scott R. Kennedy			
THE FALLS AT WINTER LAKE FKA MIXED-USE @ FULLERS CROSS RD & OCOEE APOPKA RD Sage #2022-0006 Fullers Cross Road 17.96 acres	Large-Scale Preliminary Site Plan for mixed-use consisting of Apartments and Commercial	2 nd Review comments sent on June 14, 2024. Pending Resubmittal.	Planning & Zoning Commission Public Hearing July 12, 2022 City Commission Public Hearing TO BE SCHEDULED
SPRING HILL SHOPPING PLAZA Sage #2025-0025 1500 Wurst Rd Parcel # 09-22-28-8242-02-140 0.63 acres District 1	Small-Scale Site Plan for the expansion of the existing building	Pre-Application meeting held on July 22, 2025. Pending Resubmittal	Not Required
District 2 – Rosemary Wilsen			
750 S. BLUFORD AVE. Sage #2025-0017 750 S. Bluford Ave. District 2	Small-Scale Site Plan for an existing building for Site Improvements to the parking lot	1 st Review comments sent on August 4, 2025. Pending Resubmittal	Not Required
CITY CENTER WEST ORANGE, PARCEL 1, PHASE IV, LOT 4A 251 Maine Street 1.26 acres District 2	Small-Scale Site Plan, two-story 20,000 SF office/retail building	2 nd Review Comments sent on June 18, 2019. Awaiting resubmittal for 3 rd Review	Not Required
O'REILLY'S OCOEE Sage #2024-0039 1891 E. Silver Star Road 5.06 acres District 2	Small-Scale Site Plan for a 7,246 SF O'Reilly Auto Parts store	Approved for Construction on May 13, 2025. Pre-Construction Meeting was held on July 1, 2025.	Not Required
VALIANT REALTY GROUP Sage #2024-0051 112 S. Bluford Ave. .24 acres District 2	Small-Scale Site Plan for a 7,843 SF Office Building	1 st review comments sent on July 10, 2025. Pending Resubmittal.	Not Required
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 District 2	Small Scale Site Plan for an 11,800 SF Medical Office	Approved for Construction on August 8, 2023. Revision Review approved on January 21, 2025. Pre-Construction Meeting held on April 16, 2024.	Not Required
WEST ORANGE SURGERY CENTER Sage #2022-0005 3422 Old Winter Garden Road Parcel # 29-22-28-0000-00-030 1.26 acres combined District 2	Small-Scale Site Plan for an 11,500 SF Surgery Center	Approved for Construction on January 31, 2023. Pending Pre-Construction Meeting	Not Required
District 3 – Richard Firstner			
429 BUSINESS CENTER PHASE II WEST Sage #2022-0055 510 Corporate Park Road 5.90 acres District 3	Large-scale Final Site Plan for a one-story building consisting of 70,720 SF	Received CO for sitework and buildings on 12/17/25	City Commission Consent Agenda December 5, 2023.

429 BUSINESS CENTER PHASE II EAST Sage #2022-0054 448 Corporate Park Road 11.21 acres District 3	Large-Scale Final Site Plan for three (3) one-story buildings totaling 126,402 SF	Received CO for sitework and buildings on 12/17/25	City Commission Consent Item December 5, 2023.
911 MARSHALL FARMS – SURUJLALL PROPERTY Sage #2025-0022 911 Marshall Farms Rd 2.22 acres District 3	Small-Scale Site plan for an Auto repair shop with office space	1 st Review comments sent on October 21, 2025. Pending resubmittal.	Not Required
CAMBRIA SUITES AT OCOEE Sage #2024-0021 924 Maguire Road 2.61 acres District 3	Large-Scale Final Site Plan for a six-story, 118-room Hotel	Approved for Construction on September 19, 2025 Pending Pre-Construction Meeting	City Commission Consent item September 16, 2026
LAKE LILLY POINT PROFESSIONAL CENTER Sage #2025-0018 Old Winter Garden Road 4.17 acres District 3	Small-Scale Site Plan for 14,174 SF Professional/Medical Office Building	2 nd review Comments sent on December 29, 2025. Pending Resubmittal.	Not Required
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 District 3	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.	1 st Review comments sent on April 18, 2025. Pending Resubmittal	Planning & Zoning Commission Public Hearing TO BE SCHEDULED City Commission Public Hearing TO BE SCHEDULED
OCOEE VILLAGE Sage #2022-0020 Franklin Street Parcel # 18-22-28-0000-00-025 5.77 acres District 3	Large-Scale Final Site Plan, for two (2) two-story Buildings with 72,712 SF for Office/Retail.	Revision review comments sent on 04/01/2024. The site has had three (3) pre-application meetings since the last round of comments on different site-concept plans	City Commission Consent item TO BE SCHEDULED
YARD TRASH RECYCLING FACILITY Sage #2024-0049 1601 Maguire Road Parcel # 07-22-28-0000-00-021 9.91 acres District 3	Small-Scale Site Plan	Approved for Construction on October 30, 2025. Pending Pre-Construction Meeting	Not Required

District 4 – George Oliver