

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

October 10, 2023

AGENDA

5:30 PM

REGULAR PLANNING AND ZONING COMMISSION MEETING

- **SUNSHINE LAW - 5:30 PM**

1. Sunshine Law Training

- **CALL TO ORDER - 6:30 PM**

Invocation

Pledge of Allegiance

Roll Call and Determination of Quorum

- **CONSENT**

1. Approval of Minutes from the Planning & Zoning Meeting held on September 12, 2023.

- **OLD BUSINESS**

1. 606 Ocoee Apopka Road - Sports Training Facility Large Scale Preliminary Site Plan - LS-2023-007 (**Development Services Director Rumer**)

- **NEW BUSINESS**

- **MISCELLANEOUS**

1. 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.



City of Ocoee Planning and Zoning Commission Sunshine Law Presentation

September 12, 2023
Presented by Andrew Mai
Fishback Dominick LLP

Sunshine Law

Section 286.011, Florida Statutes

- Commission members are subject to the Government in the Sunshine Law.
- The law has been applied to any gathering between two or more members of the same Commission to discuss some matter which will foreseeably come before that Commission for action. There is no requirement for a quorum to be present for a meeting to be subject to Sunshine Law.
- There are three basic requirements of Sec. 286.011, Fla. Stat.:
 - Meetings of the Commission must be open to the public;
 - Reasonable notice of such meetings must be given; and
 - Minutes of the meetings must be taken.

Sunshine Law

- Discussions between two or more members of the same Commission outside of a public meeting to discuss, solicit opinions and comments, or inform other members of a subject which will be or foreseeably will be discussed at a public meeting of the Commission, is a violation of the Sunshine Law.
- The key is for each member of the Commission to not have any discussion with any other member of the Commission concerning the business of the Commission unless it is during a public meeting of the Commission.
- Meeting with another Commission member includes communications by:
 - In person meetings
 - E-mail, social media, internet blogs, etc.
 - Memos, mail, passing notes, letters, etc.
 - Telephone
 - Use of non-Commission member liaisons between members

Sunshine Law

- Even during the public meeting, refrain from passing notes or whispering comments with other Commission Members concerning matters pending or likely to come before the Commission.
- When receiving emails from City staff or members of the public directed to two or more members of the Commission regarding the Commission's agenda or Commission business, Do Not "Reply All" to the email, as it creates the potential for a Sunshine Law violation.
- If you have questions or comments about a City staff member's email to the Commission members, reply only to the City staff member or call the City staff member to discuss.

Sunshine Law

Penalties for Violations

- Any Member who *knowingly* violates the Sunshine Law is guilty of a misdemeanor of the second degree, which is punishable by imprisonment up to 60 days and/or a fine of \$500.00.
- Suspension upon indictment and removal from office upon conviction.
- Non-criminal penalties for violations are punishable by a fine up to \$500.00 and reasonable attorney's fees assessed against the violating member.
- Commission actions taken in violation or tainted by a violation of the Sunshine Law may be void.

Public Records

- E-mail messages, text messages, social media posts, other written correspondence, recordings, pictures, videos, or other records *generated or received by a Commission member in connection with official business of the Commission* are public records and subject to disclosure in the absence of a statutory exemption from public inspection.
- Under Chapter 119, Florida Statutes (the Public Records Act), it is the nature of the record itself, not its physical location, which determines whether a record qualifies as a “public record.”
- Even emails generated or received on a private email account can be a public record if it relates to Commission business.

Public Records

- Public records are subject to public inspection and proper retention.
- If you generate or receive public records during your service on the Commission for which the City Clerk or the City's computer server would not otherwise have the original or copy, for record keeping purposes, it is a good practice and highly recommended that you provide the City Clerk a copy of such record for preservation and maintenance.

Voting

Section 286.012, Florida Statutes, provides that no Member of the Commission who is present at any Commission meeting at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting, except:

- when, with respect to any such Member, there is, or appears to be, a possible conflict of interest prescribed in Chapter 112, Florida Statutes; or
- in a quasi-judicial proceeding, the member abstains from voting to assure a fair proceeding free from potential bias or prejudice.

Voting Conflicts

Chapter 112, Florida Statutes

- No Commission member shall vote upon any matter which:
 - would inure to the member's special private gain or loss;
 - the member knows would inure to the special private gain or loss of any principal by whom he or she is retained or to the parent organization or subsidiary of a corporate principal by which he or she is retained;
 - he or she knows would inure to the special private gain or loss of a relative or business associate of the member.

Voting Conflicts

“Special private gain or loss” = economic benefit or harm that would inure to the officer, his or her relative, business associate, or principal, unless the measure affects a class of persons, in which case there are statutory factors to consider. How to measure if officer is part of a class affected by the vote or action?

Minimum factors to be considered:

- ☐ size of the class;
- ☐ nature of the interests involved;
- ☐ degree to which all class members are affected;
- ☐ benefit or burden received by official compared to others in class; and
- ☐ The degree of uncertainty as to economic benefit or harm and, if it is uncertain, the nature or degree of the economic benefit or harm must also be considered.

Size of Class Test

Size of Class Examined on a Case-by-Case Basis:

Example: In CEO 90-17, a Town of Melbourne Beach Commissioner lived in a subdivision with 83 lots, and owned 1.2% of the lots. Could he vote to impose a special assessment on all 83 lots to dredge canals for drainage of the subdivision? Because his interest was so small in comparison to the size of the class, no voting conflict of interest.

Example: In CEO 96-12, a county commissioner was found to have no voting conflict related to a proposed convention center project where the commissioner owned four out of 605 parcels that would be affected by the project (about 0.70%)

Example: In CEO 92-37 a City Commissioner owned 5 hotel or apartment buildings in an area that might be added to a historic preservation district. The Commissioner either owned 5 of 60 eligible sites (8.3%) or 5 of 168 eligible sites (3.0%), depending upon how big the area of potential designation would be. Voting conflict of interest? Commission of Ethics says: Yes.

Key point: There is not a bright line rule but if you are more than 1% to 2% of the class affected by the vote, you likely have a voting conflict of interest based on Commission on Ethics' opinions.

Voting Conflicts

Chapter 112, Florida Statutes

- A Member with a voting conflict shall:
 - Abstain from voting on the conflicting matter.
 - Prior to the vote being taken, publicly state to the assembly the nature of the Member's interest in the matter from which he or she is abstaining from voting.
 - Within 15 days after the vote occurs, disclose the nature of his or her interest as a public record in a memorandum filed with the person recording the Commission minutes.

Caution on Participation in Voting Conflict Situations

- Section 112.3143(4), Florida Statutes, requires appointed public officers to, prior to participation in any matter that would inure to the officer's special private gain or loss, disclose the nature of his or her interest in the matter with a written disclosure memorandum.
- The term "participate" means any attempt to influence the decision by oral or written communication, whether made by the officer or at the officer's direction. NOTE: This has been interpreted to include an attempt to influence the recommendations of the City staff to the Commission.
- While the statute affords an opportunity to participate in the Commission discussion without voting on a matter after the required written disclosure is made, it is best not to participate in the discussions for which you have a voting conflict.

Other Ethics Laws

Section 112.313(2), Florida Statutes:

- SOLICITATION OR ACCEPTANCE OF GIFTS.—No public officer, employee of an agency, local government attorney, or candidate for nomination or election shall solicit or accept anything of value to the recipient, including a gift, loan, reward, promise of future employment, favor, or service, based upon any understanding that the vote, official action, or judgment of the public officer, employee, local government attorney, or candidate would be influenced thereby.

Section 112.313(6), Florida Statutes:

- (6) MISUSE OF PUBLIC POSITION.—No public officer, employee of an agency, or local government attorney shall corruptly use or attempt to use his or her official position or any property or resource which may be within his or her trust, or perform his or her official duties, to secure a special privilege, benefit, or exemption for himself, herself, or others. This section shall not be construed to conflict with s. 104.31.

Section 112.313(7)(a), Florida Statutes:

- (7) CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.—
- (a) No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, excluding those organizations and their officers who, when acting in their official capacity, enter into or negotiate a collective bargaining contract with the state or any municipality, county, or other political subdivision of the state; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

Quasi-Judicial Decisions

- A quasi-judicial action applies an existing rule or code to a small number of people or a particular piece of property. An applicant seeking a project approval is an example.
- In a quasi-judicial proceeding, certain elements of due process must be afforded the applicants and participants, such as:
 - Reasonable notice of a hearing
 - Right to be heard and submit evidence at the hearing
 - Recommendations and decisions of the Commission must be based on competent substantial evidence in the record.
- Due process must be afforded to all participants. Conduct of proceedings must be in accordance with established rules and principles such that interested parties may meaningfully participate in the process.
- Refrain from taking a position for or against an application that involves a quasi-judicial decision until after hearing all the evidence presented at the public hearing. Avoid making statements in advance of Commission deliberations that would subject you or the Commission to scrutiny for having your mind made up or being prejudicially biased for or against an application and/or interested party/person.

Quasi-Judicial Decision Based on Criteria

- Quasi-judicial decisions should be based on the applicable criteria for the approval being requested or matter being considered.
- For example, each type of development application has a set of criteria set forth in the City's Code. The application must meet the applicable criteria to be approved.
- The Commission's duty is to determine whether based on competent, substantial evidence in the record made at the hearing, the application meets or fails to meet the criteria.

Competent Substantial Evidence

- Substantial evidence has been described as such evidence as will establish a substantial basis of fact from which the fact at issue can be reasonably inferred.
- For the “substantial” evidence to also constitute “competent” evidence, the evidence relied upon should be sufficiently relevant and material that a reasonable mind would accept it as adequate to support the conclusion reached.
- Some of the items that can be relied upon as competent substantial evidence are:
 - City staff reports and testimony
 - Fact based applicant and citizen testimony
 - Comprehensive plan and zoning maps and ordinances
 - Expert testimony and reports.

Attendance

- The unexcused absence by any member from three (3) meetings of the Planning and Zoning Commission in any calendar year shall result in automatic removal of the absent member and vacation of the seat of the absent member, whether such member's absence is excused or unexcused.

Officers

- The members of the Commission shall at the first meeting of the year elect a chair and vice chair from among the members.

Required Meetings

Monthly meetings are required

Quorum

Three (3) members of the Planning and Zoning Commission shall constitute a quorum, and no action may be taken if less than three (3) members are present and voting.

The end

□ Questions?

CITY OF OCOEE
PLANNING AND ZONING COMMISSION
(Acting as the Local Planning Agency)
REGULAR MEETING

MINUTES

September 12, 2023

6:30 pm

• **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 Landry** called the roll and declared a quorum present.

Present: Chair Lomneck, Members Keller, Forges, Crocker, Alternate Member Chacon

Absent: Member Williams

Also Present: Development Services Director Rumer, Zoning Manager Whitfield, Board Attorney Mai, Recording Clerk Landry

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

Election for Chair

Member Keller nominated **Chair Lomneck** for Chair for a term ending July 2024; Moved by **Member Keller** seconded by **Member Forges**; Motion carried unanimously with Member Williams absent.

Election for Vice-Chair

Chair Lomneck nominated **Member Forges** for Vice-Chair for a term ending July 2024; Moved by **Chair Lomneck**, seconded by **Member Keller**; Motion carried unanimously with Member Williams absent.

• **CONSENT AGENDA**

1. Minutes of the Planning and Zoning Commission Meeting held on August 8, 2023.

Motion for Approval of the Consent Agenda: Moved by Member Forges, Seconded by Member Keller; Motion carried unanimously with Member Williams absent.

• **OLD BUSINESS - None**

• **NEW BUSINESS**

1. **The Backyard Annexation & Rezoning from County A-1 to City C-2 (AX-07-06 and RZ-23-07-06). (Zoning Manager Whitfield)**

Zoning Manager Whitfield presented a brief overview of the proposed annexation and rezoning of the subject property which is located at 2214 West Road, on the south side of West Road, beginning approximately 50 feet east of Fountains West Boulevard, immediately east of the Duke Energy facility, and which contains approximately 1.51 acres. The property is assigned parcel ID number 06-22-28-0000-00-035. She explained that the applicant is requesting annexation into the City and rezoning from County A-1 (Citrus Rural District) to C-2 (Community Commercial District) to develop an indoor/outdoor restaurant use.

Member Crocker and **Member Forges** inquired about the zoning classifications of the surrounding properties, and how this change would affect them. **Zoning Manager Whitfield** addressed their concerns.

The Public hearing was opened. As no speaker forms were received, the public hearing was closed.

Chair Lomneck inquired about the proposed traffic light at Fountains West Blvd & West Road. **Development Services Director Rumer** addressed his question, explained that it is a County Intersection, and noted that the City has contacted Orange County with regards to City funding that is pledged towards this intersection. He further indicated that he does not anticipate the traffic light being in place before the development is finalized.

Member Crocker and **Alternate Member Chacon** inquired about traffic lanes in and out of the development. **Development Services Director Rumer** addressed their concern and explained that traffic operations assessment would be part of the site plan review.

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Annexation of the 2214 West Road, assigned parcel ID number 06-22-28-0000-00-035 (AX-07-28-06); Moved by Member Keller, Seconded by Member Crocker; motion carried unanimously with Member Williams absent.

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Rezoning from County A-1 (Citrus Rural District) to City C-2 (Community Commercial District) of the 2214 West Road, assigned parcel ID number 06-22-28-0000-00-035 (RZ-23-07-06); Moved by Member Forges, Seconded by Member Keller; motion carried unanimously with Member Williams absent.

**2. 606 Ocoee Apopka Sports Training Center Large-Scale Preliminary Site Plan
LS-2023-007 (Development Services Director Rumer)**

Development Services Director Rumer presented a brief overview of the 5.185-acre undeveloped property located at 606 Ocoee Apopka Road. He discussed its future land use designation, zoning, and surrounding land uses. He noted its compliance with the SR 429 Overlay District Business Center Character Area and provided details about the proposed sports training facility which included zoning, infrastructure, and approval conditions. He clarified that the applicant is requesting approval for the proposed Large-Scale Preliminary Site Plan, a recommendation supported by the staff.

Chair Lomneck thanked Development Services Director Rumer and his Staff for doing an outstanding job on the SR 429 Overlay District Business Center Character Area.

The Board had no further comments or questions.

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

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 606 Ocoee Apopka Sports Training Center Large Scale Preliminary Site Plan, LS-2023-007; Moved by Member Keller, Seconded by Alternate Member Chacon; motion carried unanimously with Member Williams absent.

**3. 2493 Sweet Oaks Street - Crawford Variance - VR-23-02
(Zoning Manager Whitfield)**

Zoning Manager Whitfield provided a brief overview of the requested variance for improvements on the subject property located at 2493 Sweet Oak Street, zoned R-1A (Single Family Dwelling District). She explained that according to Section 5-14A and Table 5-2 (Minimum Zoning Descriptions on Permitted Uses) in Article V of the Land Development Code, the maximum allowable impervious surface area (ISA) for residential lots is 50% of the lot area. Furthermore, the applicant's request involves a 19.8% variance from Table 5-2 to exceed the ISA limit by 9.9%, resulting in a total ISA of 59.9%. This variance is sought to facilitate the construction of a pergola with a paver patio at the rear of the house and the installation of sidewalks and other impervious materials along the north side yard and rear of the house.

Chair Lomneck and **Member Crocker** inquired about removing existing upgrades on the property to accommodate the pergola with a paver patio. **Zoning Manager Whitfield** addressed their questions and noted that the applicant would need to remove 465 sq. ft. in order to accommodate the pergola and extended patio. **Member Keller** inquired about potential drainage issues for neighboring lots. **Zoning Manager Whitfield** and

Development Services Director Rumer addressed his concerns. **Development Services Director Rumer** provided an overview of subdivision drainage design and clarified the importance of communities following these guidelines.

Chair Lomneck asked the homeowner if she would like to postpone the Board's ruling to allow her additional time to work with Staff.

Amanda Crawford, Applicant, 2493 Sweet Oak Street, Ocoee introduced herself and offered an overview of the issues raised from her perspective. She also expressed that she was unaware of the City's requirements/limitations on maximum impervious surface area and shared that she only learned about this requirement when she contacted the City about the pergola. She also provided a signed statement from neighbors supporting her request for a variance.

Member Keller inquired about HOA approval. **Amanda Crawford** confirmed in the affirmative that she had received HOA approval in 2021. **Zoning Manager Whitfield** relayed challenges associated with HOA's misinforming residents about whether or not an improvement requires a permit and what the requirements are. She further explained that an HOA can be more restrictive than the City; however, it cannot be less restrictive.

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

Chair Lomneck inquired again, before asking for a motion, if the homeowner wanted to postpone the ruling until a future meeting. **Alternate Member Chacon** inquired about the process. After a brief discussion, the homeowner opted to move forward.

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of Staff's Recommendation of denial with respect to the 2493 Sweet Oaks Street - Crawford Variance Request, based on factual interpretation of the code requirements, as presented by staff, and public testimony related; Moved by Alternate Member Chacon, Seconded by Member Crocker; motion carried unanimously with Member Williams absent.

• MISCELLANEOUS

1. Project Status Report

Development Services Director Rumer updated the Board with the following:

- Opening of Unity Park
- Announced the resignation of Deputy Clerk Heard and introduced Recording Clerk Landry.
- Noted the new Board shirts and provided information on how to place an order for those who have not had an opportunity.

- Announced Sunshine Law Training next month, at 5:30 PM, before the scheduled Planning and Zoning meeting.

Chair Lomneck inquired about the opening of Lakewood Avenue. **Development Services Director Rumer** addressed his question.

Member Keller sought information on the progress of the Clarke Road widening project. **Development Services Director Rumer** provided a status update and clarified obstacles.

• **ADJOURNMENT - 7:25 PM**

ATTEST:

APPROVED:

Amber Landry, Recording Clerk

Brad Lomneck, Chair



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

STAFF REPORT

Meeting Date: October 10, 2023
Item #: 1

Contact Name: Michael Rumer, Development Services Director

Department Director: Michael Rumer

Subject: 606 Ocoee Apopka Road - Sports Training Facility Large Scale Preliminary Site Plan - LS-2023-007
(Development Services Director Rumer)

ISSUE: Revision Summary:

The building was shifted 64 feet to the west in order to accommodate two additional rows of parking to the front of the building, resulting in 35 additional parking spaces. To make up some of the space, the training field was reduced to 238'x113'.

The subject property is zoned I-1 (Light Industrial) and has a Light Industrial Future Land Use Map designation. It is located on the west side of Ocoee Apopka Road, approximately 1,950 feet north of the intersection of Palm Drive and Ocoee Apopka Road. The property address is 606 Ocoee Apopka Road and consists of approximately 5.185 acres of undeveloped land. The table below lists the future land use designations, zoning classifications, and existing land uses of the surrounding parcels.

Direction	Future Land Use	Zoning Classification	Existing Land Use
North	Light Industrial	I-1	Industrial / Heavy Industrial
South	Light Industrial	I-1	Future 429 Business Center East
East	Low Density Residential	County A-1	Plant Nursery
West	Low Density Residential	County R-1A	Vacant

The subject property is also located within the SR 429 Overlay District Business Center Character Area and complies with the intent of the Overlay. The 606 Ocoee Apopka Sports Training Center is a proposed 52,800 SF one-story building that will be utilized as a commercial recreation facility providing athletic training. The building will be constructed as a grade height tilt wall building (see architectural renderings) with an adjacent 240x180 turf area providing the opportunity to provide multiple training opportunities at one location.

The site will be accessed via a new east-west road along the south side of the subject property. The road is being developed by the project on the south side (429 Business Center East & West) which will connect to Ocoee Apopka Road. Stormwater will be provided on-site at the rear of the property adjacent to the existing ditch. Buffering is being provided from the 100-year flood elevation line which is located within the ditch. Water will be provided by an existing water main and a new sewer force main being run to the property by the development on the south side.

In terms of traffic, as part of the Business Character Area Overlay, the City has negotiated with Orange County in the most recent 2019 Joint Planning Area Agreement to cooperate in efforts to facilitate improvements of Ocoee Apopka Road to a Complete Streets Road Design and widening. The Complete Streets design calls for improvements such as a 12-foot-wide trail along the west side of Ocoee Apopka Road. This project will construct the 12 foot section of trail.

BACKGROUND SUMMARY: Should the Planning and Zoning Commission recommend approval of a proposed Large-Scale Preliminary Site Plan for the 606 Ocoee Apopka Road Sports Training Facility located at 606 Ocoee Apopka Road, assigned parcel ID number 18-22-28-0000-00-001?

RECOMMENDATIONS: Development Review Recommendation:

On August 29, 2023, the DRC met to determine if the proposed Preliminary Site Plan for the 606 Ocoee Apopka Road Sports Training Facility was consistent with the City's regulations and intent for the character area. The Development Review Committee voted to recommend approval of the project subject to the following condition:

- The Final Site Plan approval and Site Permit issuance is predicated on the development to the south, bringing the sewer to the property, and constructing the new east / west road, which is the site's only access. If such infrastructure is not in place or revisions are made, the Final Site plan and Site permit will be affected by this project.

Staff Recommendation:

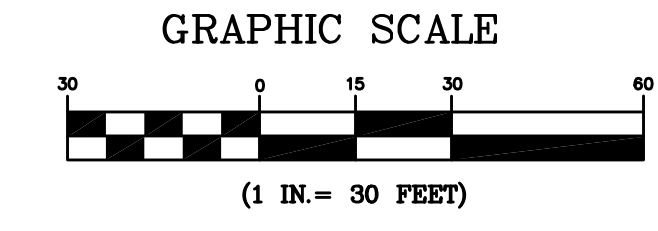
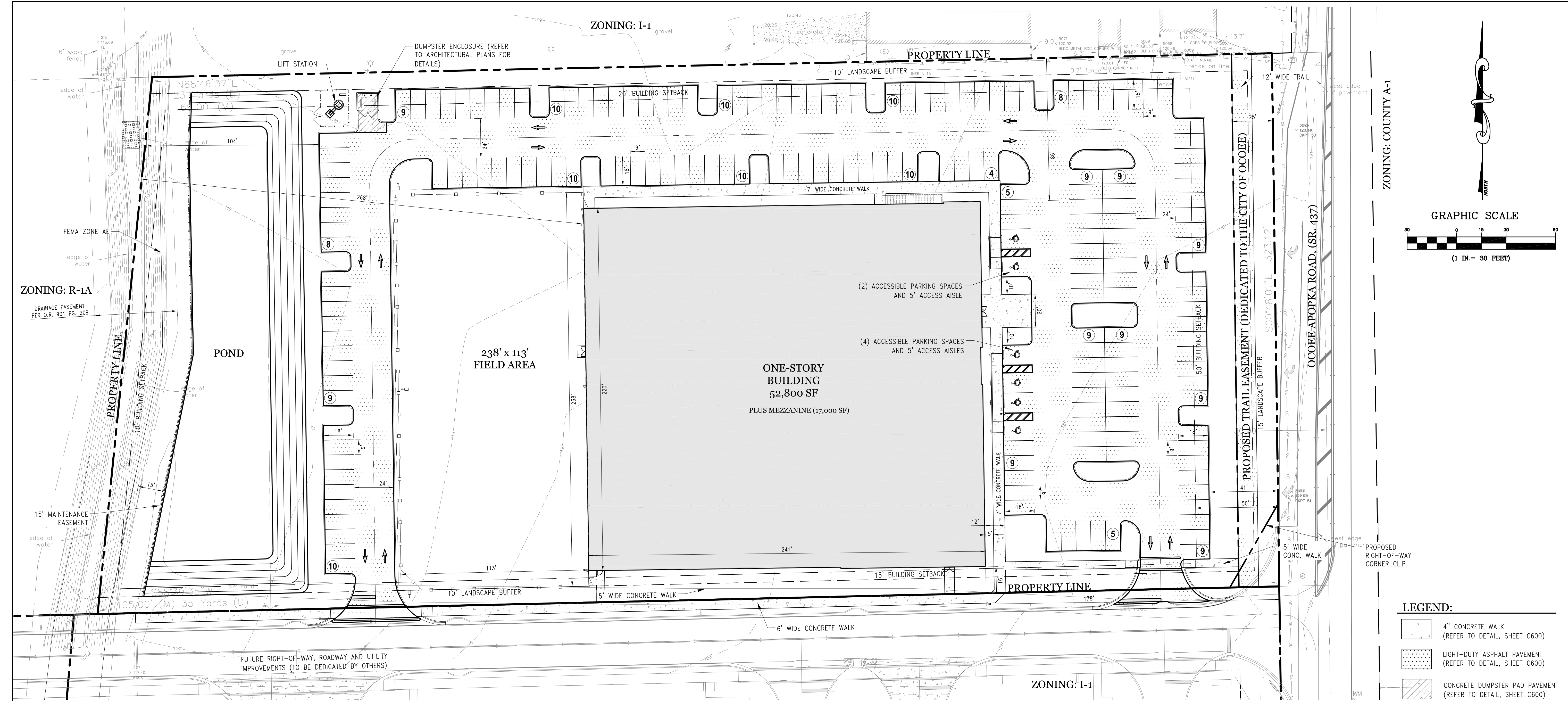
Staff recommends that the Planning and Zoning Commission recommend approval of the proposed Large-Scale Preliminary Site Plan for the 606 Ocoee Apopka Road Sports Training Facility located at 606 Ocoee Apopka Road, assigned parcel ID number 18-22-28-0000-00-001, subject to the following condition:

- The Final Site Plan approval and Site Permit issuance is predicated on the development to the south, bringing the sewer to the property, and constructing the new east / west road, which is the site's only access. If such infrastructure is not in place or revisions are made, the Final Site plan and Site permit will be affected by this project.

ATTACHMENTS:

1. REVISED Preliminary Site Plan
2. Preliminary Site Plan 09-12-2023 Planning & Zoning Commission
3. Location Map
4. 606 Ocoee Apoka Raod_Aerial
5. 606 Ocoee Apopka Road Zoning Map
6. 606 Ocoee Apopka Ave_FLU
7. Bldg Rendering East
8. Bldg Rendering Main Entrance
9. Bldg Rendering Southeast
10. Preliminary Landscape Plan
11. 23-055_AFD_Ad 606 Sports Training Facility PSP PZC

File Location : P:\Land Projects 2023\23ROMA001 - 606 Sports Training\dwg\Alternate Concept\



- LEGEND:
- 4" CONCRETE WALK (REFER TO DETAIL, SHEET C600)
 - LIGHT-DUTY ASPHALT PAVEMENT (REFER TO DETAIL, SHEET C600)
 - CONCRETE DUMPSTER PAD PAVEMENT (REFER TO DETAIL, SHEET C600)

PARKING COUNT:

PROVIDED PARKING:	
PROPOSED REGULAR PARKING SPACES:	184
PROPOSED ACCESSIBLE PARKING SPACES:	6
TOTAL PROPOSED PARKING SPACES:	190

Klima Weeks

CIVIL ENGINEERING

385 Douglas Avenue, Ste 2100

Altamonte Springs, FL 32714

Telephone 407.478.8750

Facsimile 407.478.8749

606 SPORTS TRAINING

606 OCOEE APOPKA ROAD, OCOEE, FLORIDA

SITE PLAN

revision	description	date
△	Field Fence and Lighting	09.12.23
△		
△		
△		
△		
△		

drawn by:

CC

checked by:

SW

date:

07.19.23

plot scale:

AS SHOWN

project number:

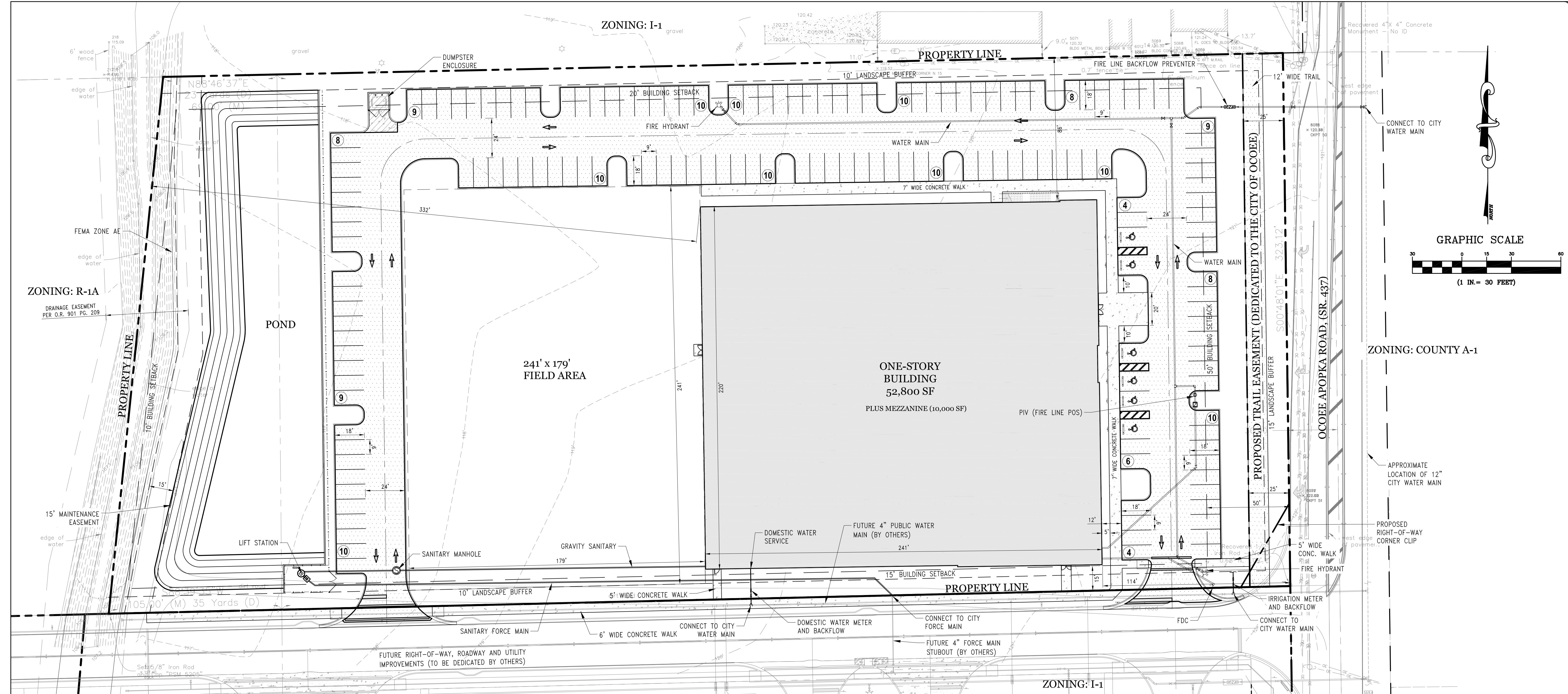
23ROMA001

file name:

C100-SITE-23ROMA001.DWG

C100

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APPLICANT CONTACT INFORMATION

MATT IMMERFALL
VICTOR'S MARCH, LLC
50 FOREST STREET
WINDERMERE, FL 34786
PHONE: 407-920-9236
EMAIL: MATTHEWIMMERFALL@GMAIL.COM

PROPERTY INFORMATION

ADDRESS: 606 OCOEE APOPKA ROAD, OCOEE, FL 34761
PARCEL ID: 18-22-28-0000-00-001
SITE AREA: 225,956 SF / 5.19 AC

ZONING

SUBJECT SITE: I-1
NORTH: I-1
SOUTH: I-1
EAST: COUNTY A-1
WEST: R-1A

BUILDING SETBACKS:

YARD (IDENTIFICATION)	BUILDING SETBACK REQUIRED	BUILDING SETBACK PROVIDED
FRONT (EAST) OCOEE APOPKA RD.-	50'	114'
REAR (WEST) -	10'	332'
SIDE (NORTH) -	20'	86'
SIDE (SOUTH) 429 BUSINESS CTR. -	15'	15'

BUILDING INFORMATION

MAXIMUM PERMITTED BUILDING COVERAGE: 30%
PROPOSED BUILDING COVERAGE: 62,800 / 225,206 = 28%*

MAXIMUM PERMITTED BUILDING HEIGHT: COMMERCIAL: FIVE-STORY
INDUSTRIAL: TWO-STORY

PROPOSED BUILDING HEIGHT: ONE-STORY WITH MEZZANINE

*PROPOSED BUILDING COVERAGE IS BASED ON THE SITE AREA PRIOR TO RIGHT-OF-WAY DEDICATION.

UTILITY NOTE:

FINAL WATER MAIN LAYOUT TO BE DETERMINED DURING FINAL SITE PLAN REVIEW.

PAVING LEGEND:

	CONCRETE WALK		CONCRETE PAVEMENT
	ASPHALT PAVEMENT SECTION		

PROJECT BENCHMARK

SOURCE: BOUNDARY & TOPOGRAPHIC SURVEY OF 606 OCOEE APOPKA ROAD, OCOEE, FLORIDA, SECTION 18, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AS PREPARED BY BENCHMARK SURVEYING & MAPPING, LLC, MARCH 2, 2020.

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK, AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

FLOODPLAIN NOTE

SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE AE, AND AREA WHERE BASE FLOOD ELEVATIONS ARE DETERMINED (114') ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 12095C0210H, DATED SEPTEMBER 24, 2021.

SOILS

WABASSO FINE SAND
ZOLFO FINE SAND
SMYRNA FINE SAND

AREA CALCULATIONS:

MAXIMUM PERMITTED IMPERVIOUS SURFACE: 70%
PROPOSED IMPERVIOUS SURFACE: 51%¹

	SF	AC	%
PROPOSED PERVIOUS AREA :	111,580	2.56	49.4 ²
PROPOSED IMPERVIOUS AREA:	114,376	2.63	50.6
TOTAL AREA:	225,956	5.19	100.0

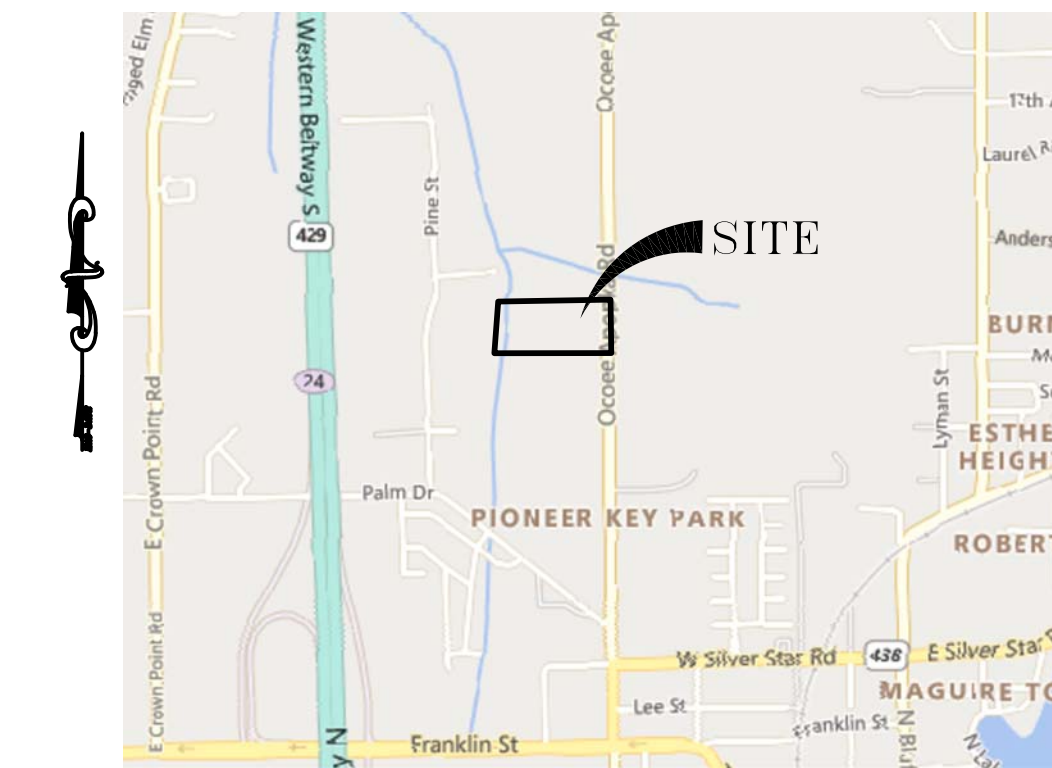
¹ PROPOSED IMPERVIOUS SURFACE PERCENTAGE IS BASED ON THE SITE AREA PRIOR TO RIGHT-OF-WAY DEDICATIONS.

² 274 SF (0.01 AC) OF PERVIOUS AREA IS CONTAINED WITHIN THE RIGHT-OF-WAY DEDICATION.

PARKING COUNT:

PROPOSED STANDARD SPACES: 149
PROPOSED ACCESSIBLE SPACES: 6
TOTAL PROPOSED SPACES: 155

LOCATION MAP

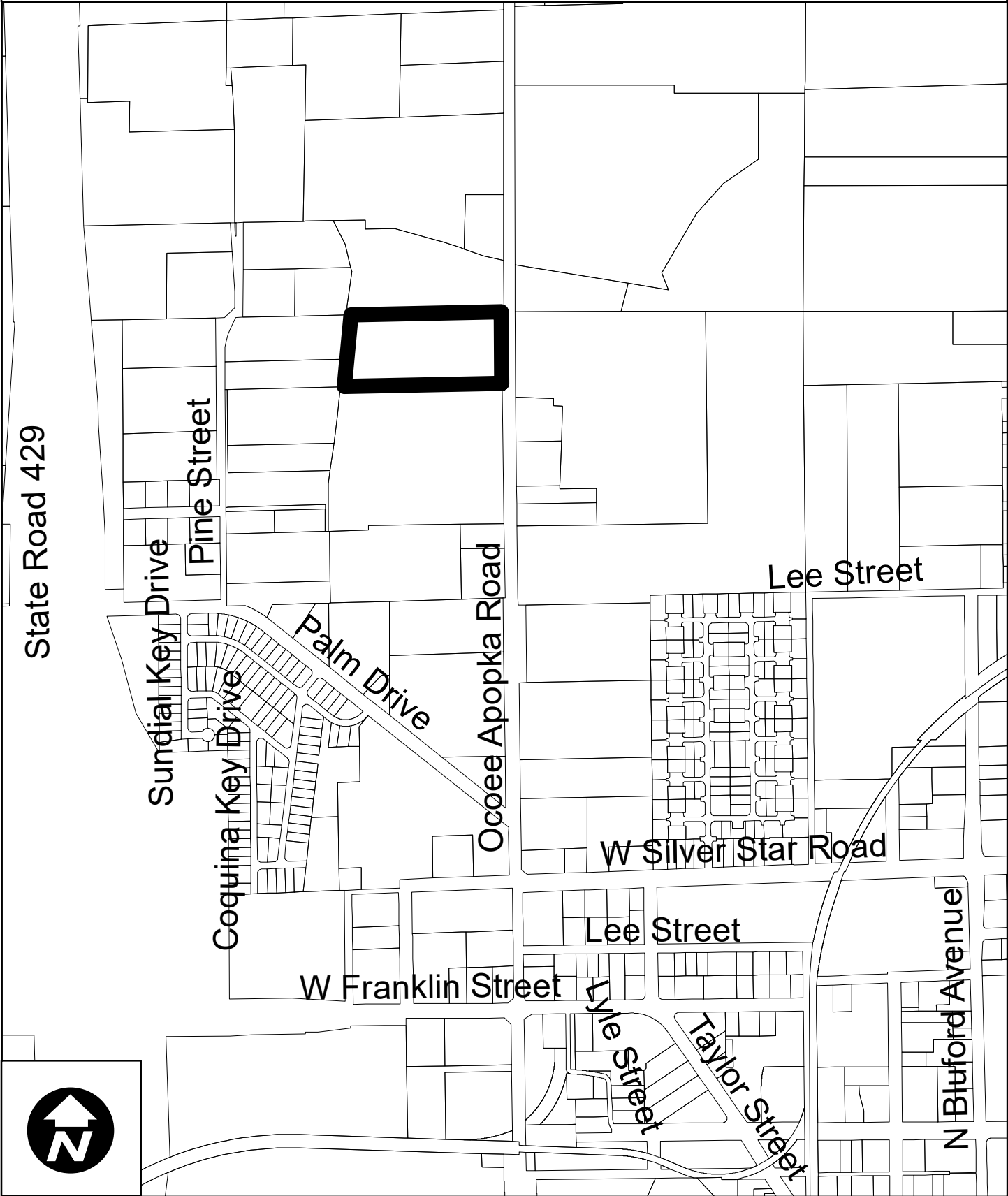


NOT TO SCALE

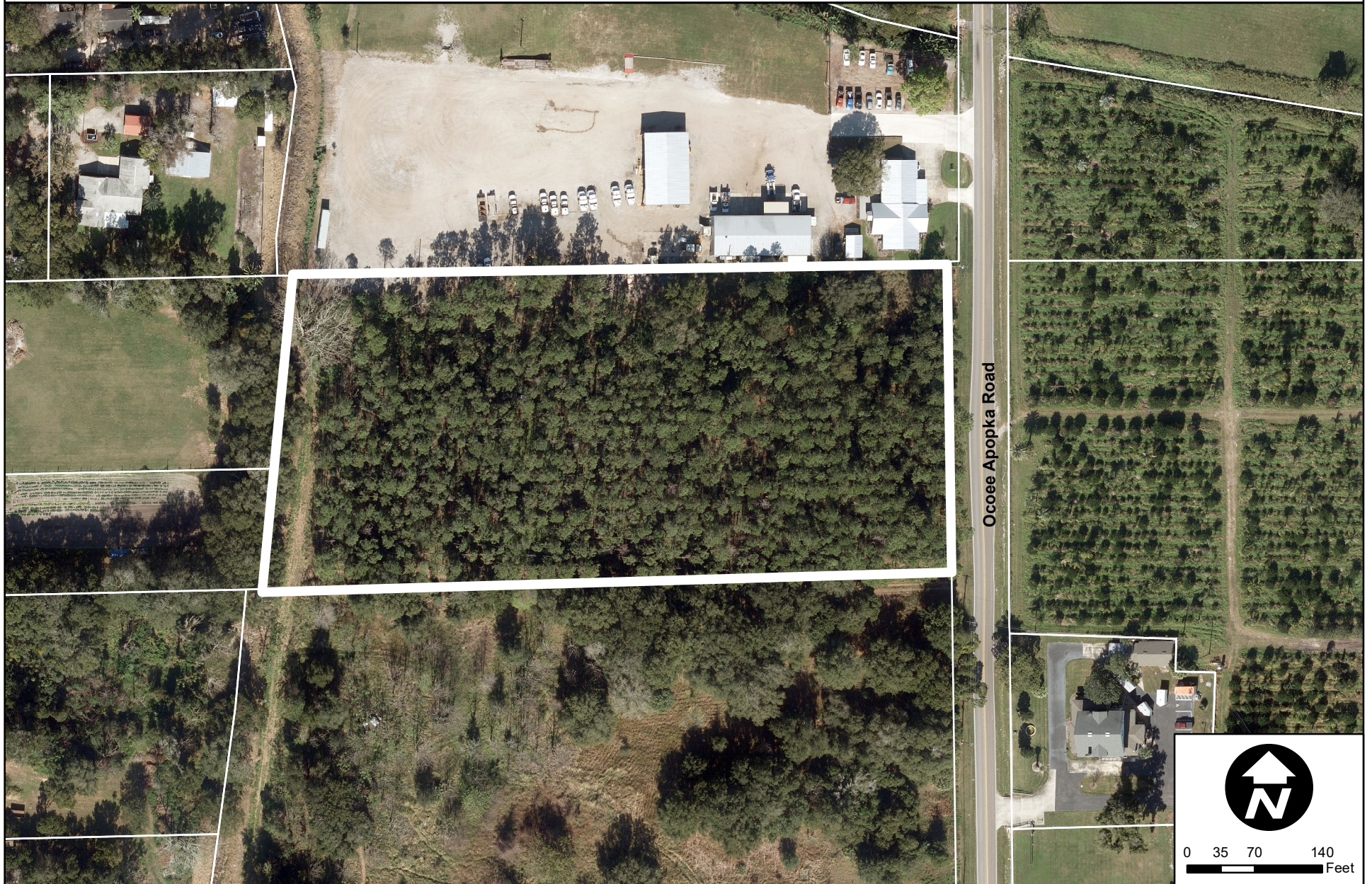
revision	description	date
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drawn by: CC
checked by: SW
date: 07.19.23
plot scale: AS SHOWN
project number: 23ROMA001
file name: C100-SITE-23ROMA001-PSP.DWG

606 Ocoee Apopka Road
Sports Trianing Center Large Scale Site Plan
Location Map



606 Ocoee Apopka Road Aerial



606 Ocoee Apopka Sports Training Center Surrounding Zoning Map



Development Services
Department

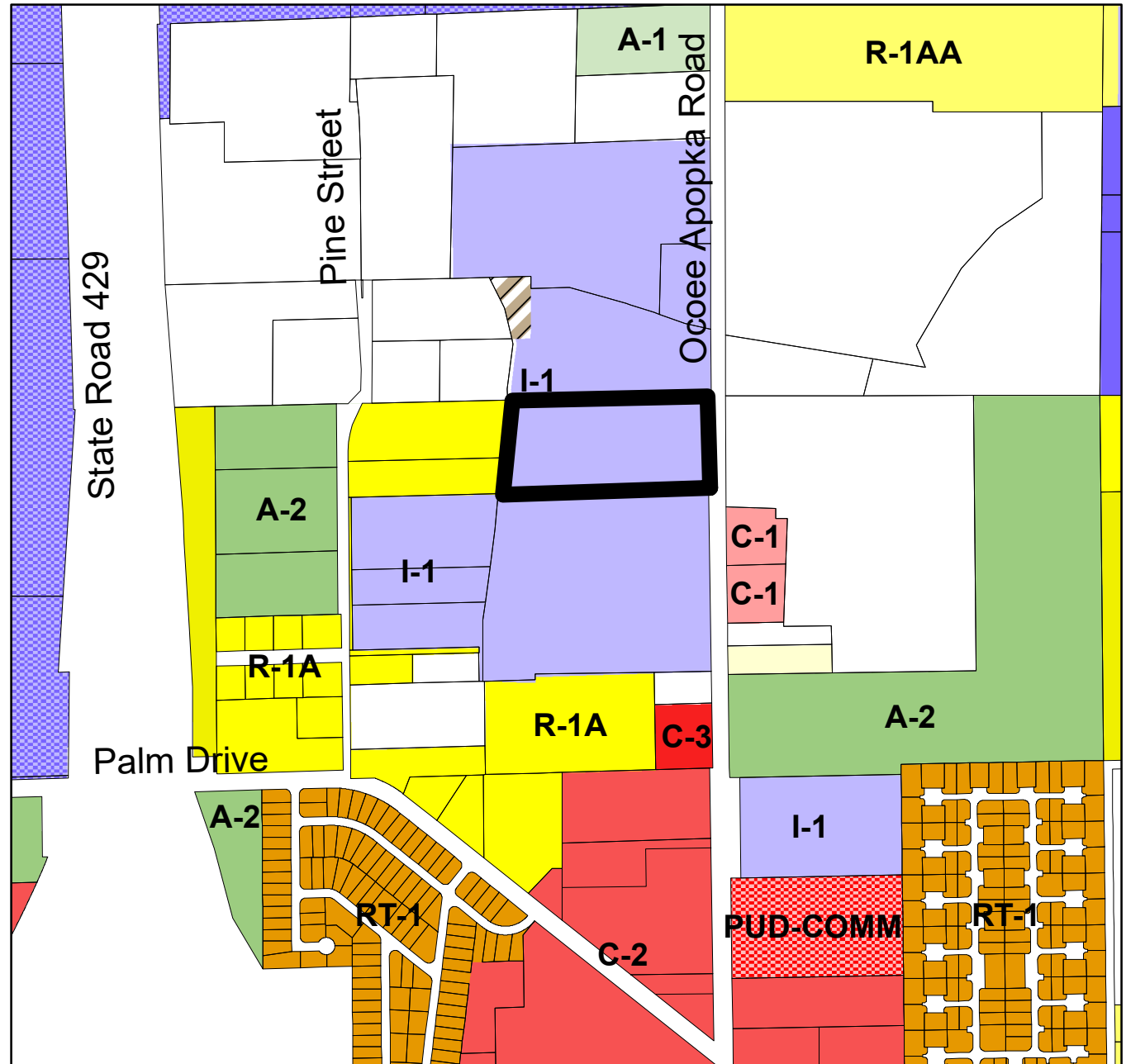
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Feet

Created: August 2023

 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



606 Ocoee Apopka Road Sports Trainanig Center Surrounding Future Land Use Map



Development Services
Department

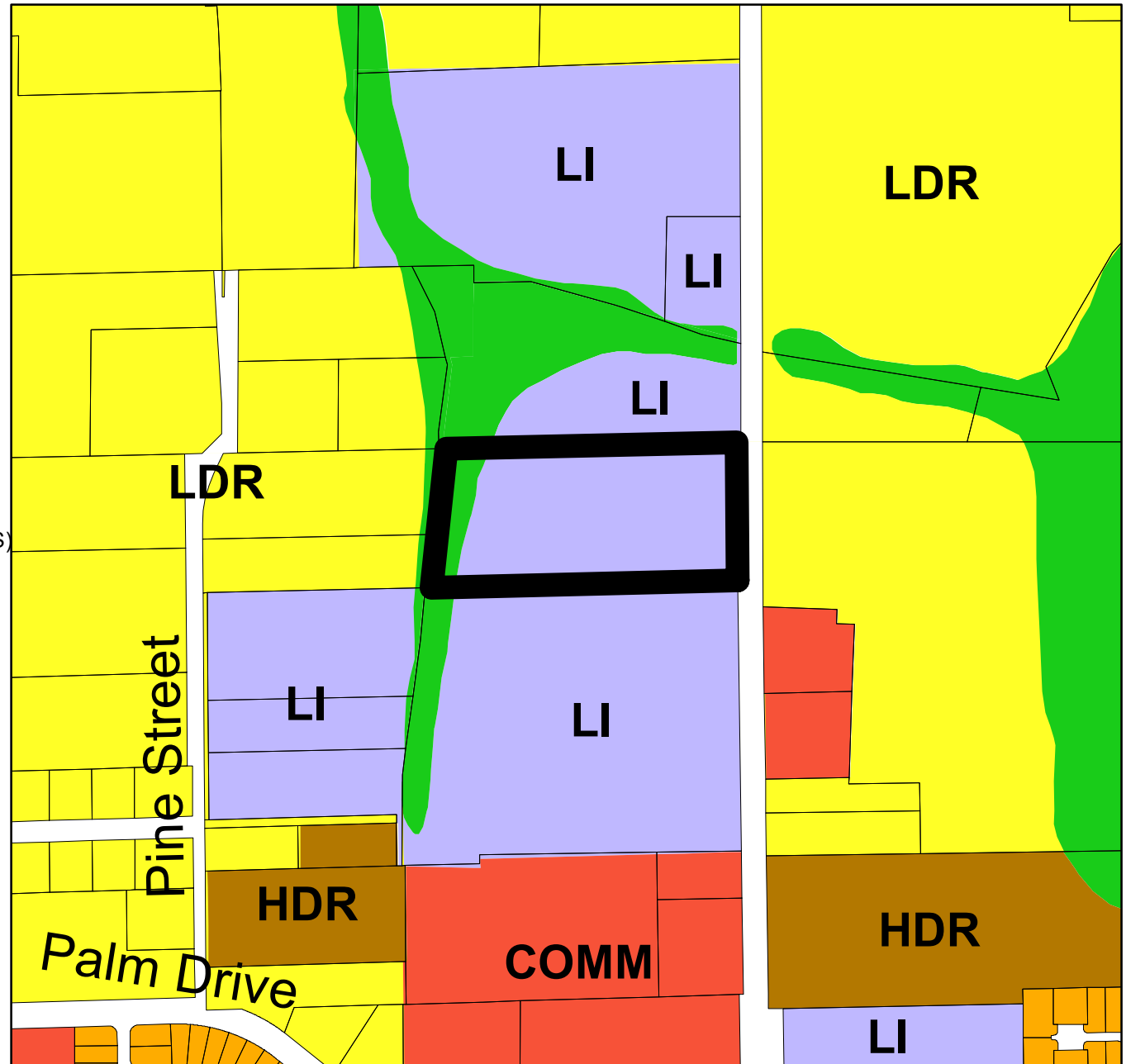
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Created: August 2023

 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)



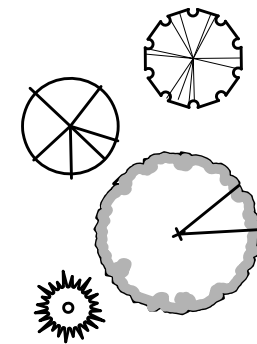
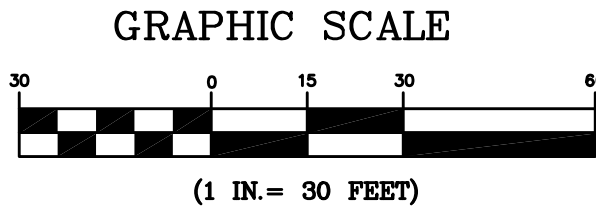
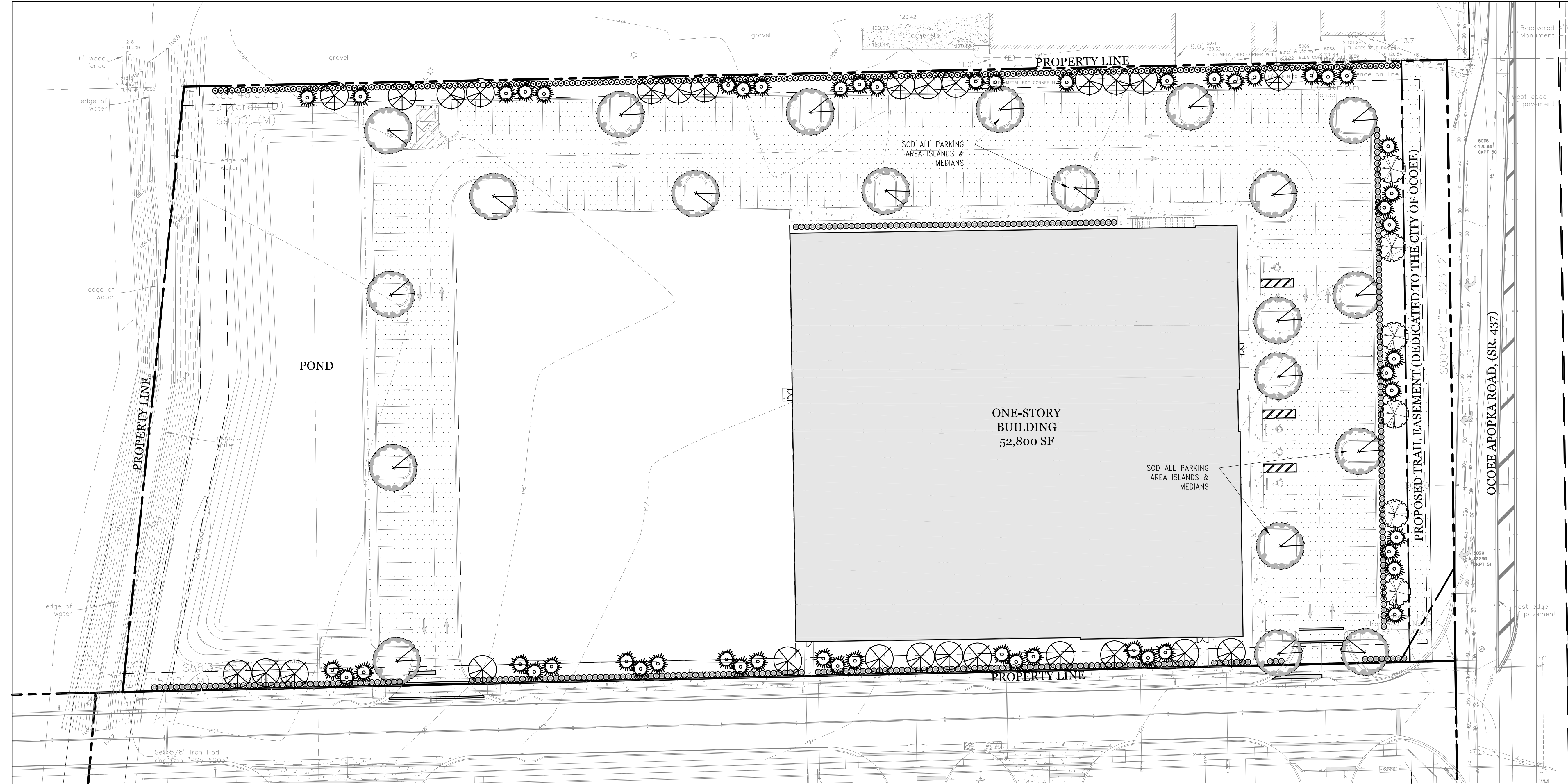






File Location : S:\Projects\Land Projects 2023\23ROMA001 - 606 Sports Training\dwg\

Filename : C101-LAND-23ROMA001-PSP.dwg Plot Date : Jul. 20, 2023 4:38pm



TREES			
Symbol	Totals	Botanical Name	Common Name
MG	6	Magnolia grandiflora	Magnolia/Southern Magnolia
PE	27	Pinus eliottii	Slash Pine
QV	21	Quercus virginiana	Live Oak
SP	53	Sabal palmetto	Cabbage Palm



SHRUBS			
Symbol	Totals	Botanical Name	Common Name
Vo	213	Viburnum odoratissimum	Sweet Viburnum
Vs	339	Viburnum suspensum	Sandankwa Viburnum

Selby G. Weeks 56991

606 SPORTS TRAINING

606 OCOEE APOPKA ROAD, OCOEE, FLORIDA

LARGE SCALE

PRELIMINARY LANDSCAPE PLAN

revision	description	date
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drawn by: CC
checked by: SW
date: 07.19.23
plot scale: AS SHOWN
project number: 23ROMA001
file name: C101-LAND-23ROMA001-PSP.DWG

C101

Serial Number
23-03410W

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 Cyndi Gustafson 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 September 12, 2023
606 Sports Prelim Large Scale Site Plan

in the Court, was published in said newspaper by print in the

issues of 8/31/2023

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.

**CITY OF OCOEE
NOTICE OF PUBLIC HEARING
606 SPORTS TRAINING FACILITY
PRELIMINARY LARGE-SCALE SITE PLAN
CASE NUMBER: LS-2023-007**

NOTICE IS HEREBY GIVEN, pursuant to Article IV Section 4-3A.(3)(b) of the City of Ocoee Land Development Code, that on **TUESDAY, SEPTEMBER 12, 2023, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOOE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers, 1 North Bluford Avenue, Ocoee, Florida, to consider the Preliminary Large-Scale Site Plan for the 606 Sports Training Facility. The property identified is parcel number 18-22-28-0000-00-001. The subject property is approximately 5.19 acres in size and is located on the west side of Ocoee Apopka Road, approximately 1958 feet north of the intersection of Palm Drive and Ocoee Apopka Road. The physical address of the property is 606 Ocoee Apopka Road. The proposed use is for a one-story 52,800 SF sports training facility with a 10,000 SF mezzanine within the building and an open field area located behind the building.

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 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 of the dates, times, and places of any continuation of these, or continued public hearings shall be announced during the hearing. No further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made at 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. In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.
August 31, 2023

23-03410W

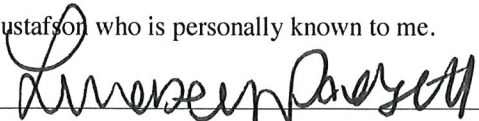


Cyndi Gustafson

Sworn to and subscribed, and personally appeared by physical presence before me,

31st day of August, 2023 A.D.

by Cyndi Gustafson who is personally known to me.



Notary Public, State of Florida
(SEAL)



Lindsey Padgett
Comm.: HH 389871
Expires: April 24, 2027
Notary Public - State of Florida



October 2023 Development Services New Development Update

The following information is respectfully submitted to the Honorable Mayor and City Commission in order to provide general information about public and private development in the City of Ocoee. Please feel free to contact City Planner Rumer at ext. 1018 for additional information or questions.

District 1– Scott R. Kennedy		
Project Name & General Location	Project Description	Status
7-ELEVEN Sage Permit 2022-0045 2308 Ocoee Apopka Road Parcel # 06-22-28-9243-04-000 2.12 acres Commission District 1 – Scott R. Kennedy	Small Scale Site Plan for a 4,650 SF Convenience Store and Fuel Station	Under 4th Review
THE BACKYARD Sage Permit 2023-0027 2214 West Road Parcel # 06-22-28-0000-00-035 1.1.51 acres Commission District 1 – Larry Brinson, Sr.	Annexation and Rezoning from Orange County A-1 to City of Ocoee C-2	Planning & Zoning Meeting: September 12, 2023 City Commission Meeting 1st Reading: October 3, 2023 City Commission Meeting 2nd Reading: October 17, 2023
COMMERCE 429 FKA BELTWAY 429 FKA PROGRESS COMMERCE PARK Sage Permit 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	Large Scale Final Site Plan for up to 480,500 SF of Light Industrial/Warehouse uses located within six (6) buildings. Landscape Plan Sage Permit 2023-0031	Under Construction  1st Review comments sent September 22, 2023 - Awaiting 2nd submittal
MAGNOLIA RESERVE TOWNHOMES Sage Permit 2022-0057 2199 West Road Parcel # 05-22-28-0000-00-029 5.08 acres Commission District 1 – Scott R. Kennedy	Large Scale Final Subdivision Plan proposing Townhome Subdivision with a minimum living area of 1,500 SF	4th Review comments sent on August 31, 2023 - Awaiting 5th submittal - Approved by City Commission October 3, 2023

MAGNOLIA RESERVE TOWNHOMES Sage 2023-0023 Sage Permit 2023-0023 2199 West Road Parcel # 05-22-28-0000-00-029 5.08 acres Commission District 1 – Scott R. Kennedy	Plat	Under 3 rd Review
MIXED-USE @ FULLERS CROSS RD & OCOEE APOPKA RD Sage Permit 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	• Planning & Zoning Meeting: July 12, 2022 • City Commission Meeting: <u>TBD</u> • 1st Review comments sent May 11, 2022
OCOEE CROWN POINT MIXED USE DEVELOPMENT Sage Permit 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	Large Scale Final Site Plan for mixed-use consisting of Multifamily and Retail	• Final Site Plan Approved • Pending Pre-Construction Meeting
OCOEE VILLAGE CENTER ALLURE Clarcona Ocoee Road Parcel # 05-22-28-0000-00-040 15.63 acres Commission District 1 Scott R. Kennedy	Large Scale Preliminary/Final Site Plan for 320 Unit Apartments, four (4) – 101,000 SF, four-story Residential Buildings and one (1) – 10,000 SF, single-story Pool/Clubhouse	Under Construction 
OCOEE VILLAGE CENTER SOUTHEAST COMMERCIAL 10711 N Lakewood Ave Parcel # 05-22-28-0000-00-004 4.7 acres Commission District 1 Scott R. Kennedy	Preliminary/Final Site Plan for a 4,650 SF Gas Station/Convenience Store, a 14,000 SF Retail/Restaurant Building, and a 4000 SF Quick Service Restaurant	Under Construction 
OCOEE VILLAGE CENTER TOWNHOMES 10711 N Lakewood Ave Parcel # 05-22-28-0000-00-004 34.48 acres Commission District 1 – Scott R. Kennedy	Large Scale Preliminary/Final Subdivision Plan for 232 – 2 story Townhome units	Under Construction 
OCOEE VILLAGE CENTER TOWNHOMES 10711 N Lakewood Ave Parcel # 05-22-28-0000-00-004 34.48 acres Commission District 1 – Scott R. Kennedy	Plat for 232 – 2 story Townhome units	Plat Recorded December 14, 2022

District 2 – Rosemary Wilsen

Project Name & General Location	Project Description	Status
626 SOUTH BLUFORD AVE. WAREHOUSE AND OFFICE 626 South Bluford Ave. Parcel # 17-22-28-6144-04-402 1.1 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan, 10,000 SF Building	Under Construction 
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 Wilsen	Small Scale Site Plan, two-story 20,000 SF office/retail building	2nd Review Comments sent on June 18, 2019 - Awaiting resubmittal for 3rd Review
DARREN CENTER 9961 W Colonial Drive Parcel # 21-22-28-0000-00-012 7.06 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan 18,302 SF Medical & Professional Office	Under Construction 
HUDSON FURNITURE Sage Permit 2022-0044 10401 W. Colonial Dr. Parcel # 20-22-28-4238-00-030 Commission District 2 – Rosemary Wilsen	Small Scale Site Plan to add an additional 13,866 SF to the existing 15,615 SF Building	Under Construction 
Ocoee Gateway Sage Permit 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	CPA and Rezoning from PUD-LDR, and PUD-COMM to PUD-LDR, PUD-MDR, and PUD-HDR, and PUD-COMM	Under 1 st Review
OCOEE OAKS JOINT VENTURE Sage Permit 2023-0021 201 S. Clark Rd. Parcel # 21-22-28-0000-00-027 12.59 acres Commission District 2 – Rosemary Wilsen	Large Scale Preliminary/Final Subdivision Plan	Under 2 nd Review
OCOEE OAKS UMC Sage Permit 2023-0031 201 S. Clark Rd. Parcel # 21-22-28-0000-00-027 12.59 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 135-foot communication tower	Site Plan Approved

OCOOE TOWN SHOPS (Wawa) Sage Permit 2023-0020 9729 W. Colonial Dr. Parcel # 21-22-28-0000-00-070 3.39 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan	2nd review comment sent on October 3, 2023 - Awaiting resubmittal
O'REILLY'S OCOOE Sage Permit 2021-0041 1891 E. Silver Star Road Parcel # 16-22-28-8049-00-003 5.06 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 7,453 SF O'Reillys Auto Parts store	- Site Plan Approved - Pending Pre-Construction Meeting
O'REILLY'S OCOOE Sage Permit 2021-0057 1891 E. Silver Star Road Parcel # 16-22-28-8049-00-003 5.06 acres Commission District 2 – Rosemary Wilsen	Plat	City Commission Meeting (Consent Item): TBD 4th review comment sent on September 20, 2022 - Awaiting resubmittal
ROCKET CHIMP OFFICE Sage Permit 2023-0035 300 N. Bluford Avenue Parcel # 18-22-28-4100-00-160 0.91 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 3,137 SF Office Building	Under 1 st Review
SIRI OFFICE BUILDING Sage Permit 2023-00 3872 Old Winter Garden Road Parcel # 28-22-28-0000-00-019 1.25 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for 28,000 SF Office Building	Under Construction 
WENDYLYN'S BEAUTY SALON, FKA 54 REWIS STREET Sage Permit 2021-0033 54 Rewis Street Parcel # 18-22-28-7900-05-051 0.25 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for a 1,275 SF Building, Mixed-use of Beauty Salon, and Residence	Site Plan Approved Pending Pre-Construction Meeting
WEST OAKS SELF-STORAGE AND OFFICE / SHOPPES AT WEST OAKS PD Sage Permit 2023-0017 9000 W. Colonial Drive Parcel # 27-22-28-8005-00-040 4.1 acres Commission District 2 – Rosemary Wilsen	Rezoning from Community Commercial to Planned Development	Under Construction 
WEST ORANGE MEDICAL Sage Permit 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	Small Scale Site Plan for an 11,800 SF Medical Office	Site Plan Approved Pending Pre-Construction Meeting

WEST ORANGE SURGERY CENTER Sage Permit 2022-0005 3422 Old Winter Garden Road Parcel # 29-22-28-0000-00-030 1.26 acres combined Commission District 2 – Rosemary Wilsen	Small Scale Site Plan for an 11,500 SF Surgery Center	Site Plan Approved Pending Pre-Construction Meeting
District 3 – Richard Firstner		
Project Name & General Location	Project Description	Status
409 OCOEE APOPKA ROAD PUD Sage Permit 2021-0035 409 Ocoee Apopka Road Parcel # 18-22-28-0000-00-056 4.76 acres Commission District 3 – Richard Firstner	Large Scale Preliminary/ Final Site Plan for two Industrial Warehouse Buildings totaling 61,797 SF	Final Site Plan Approved Pending Pre-Construction Meeting
429 BUSINESS CENTER PHASE II EAST Sage Permit 2022-0054 450 Ocoee Apopka Road Parcel # 18-22-28-0000-00-006 11.21 acres combined Commission District 3 – Richard Firstner	Large Scale Final Site Plan for three (3) one story buildings totaling 126,402 SF	- Under 5th Review - City commission meeting: September TBD
429 BUSINESS CENTER PHASE II WEST Sage Permit 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 Commission District 3 – Richard Firstner	Large Scale Final Site Plan for a one-story building consisting of 70,720 SF	- Awaiting DA - City commission meeting: September TBD
606 SPORTS TRAINING Sage Permit 2023-0026 606 Ocoee Apopka Road Parcel # 18-22-28-0000-00-001 5.19 acres Commission District 3 – Richard Firstner	Large Scale Preliminary Site Plan for a one-story 52,800 SF sports training facility	1st Review Comments sent - Awaiting 2nd submittal - Planning & Zoning Meeting: October 10, 2023 - City Commission Meeting: TBD
CHRISTIAN BROTHERS AUTOMOTIVE Sage Permit 2021-0022 West Colonial Dr. Parcel # 20-22-28-9138-03-000 .62 acres Commission District 3 – Richard Firstner	Small Scale Site Plan for a 5000 SF Automotive Service Building	Under Construction 

DOUBLE O'S OCOEE Sage Permit 2023-0011 Maguire Rd. Parcel # 30-22-28-0000-00-020 2.09 acres Commission District 3 – Richard Firstner	Small Scale Site Plan to construct 670 SF building for a Drive-Through Coffee Shop	Under Construction 
FIRST CHOICE DOOR AND MILLWORK Sage Permit 2021-0015 393 Enterprise Street Parcel# 19-22-28-9153-02-601 1.26 acres Commission District 3 – Richard Firstner	Small Scale Site Plan for a 4,000 SF detached storage building and associated parking and utility improvements	Under Construction 
FLOORING AMERICA STORAGE BUILDING Sage Permit 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	Under 1 st Review
HAMPTON INN BY HILTON AKA COMFORT INN – MAINSTAY SUITES Sage Permit 2021-0023 11405 W. Colonial Dr. Parcel # 19-22-28-0000-00-007 945 Marshall farms Rd. Parcel# 19-22-28-0000-00-008 Commission District 3 – Richard Firstner	Preliminary/Final Large-Scale Site Plan for a six-story 74,657 SF hotel with 120 rooms	Under Construction 
ALIBI AKA LAKE LILLY Sage Permit 2021-0039 2802 Old Winter Garden Road Parcel # 29-22-28-0000-00-007 16.61 acres Commission District 3 – Richard Firstner	Large Scale Final Site Plan for 410 Luxury Multifamily Rental Units	Under Construction 
O2B KIDS Sage Permit 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	Small Scale Site Plan for a 10,970 SF Day Care Facility and a 6,000 SF Medical Office Building	Under Construction 
OCOEE-TOMYN SELF STORAGE FACILITY AKA BARKERITAVILLE PUD AKA PET PARADISE Sage Permit 2021-0044 Parcel # 31-22-28-0000-00-050 8.13 acres Commission District 3 – Richard Firstner	Preliminary/Final Large-Scale Site Plan	Under Construction 
OCOEE VILLAGE Sage Permit 2022-0020 Franklin Street Parcel # 18-22-28-0000-00-025 5.77 acres Commission District 3 – Richard Firstner	Large Scale Final Site Plan, for two (2) two-story buildings with 72,712 sf for office/retail.	Under Revision Review

OCOEE VILLAGE GREEN Sage Permit 2022-0030 Maguire Rd. Parcel # 30-22-28-0000-00-020 2.09 acres Commission District 3 – Richard Firstner	Small Scale Site Plan to construct hardscape common areas	Under Construction 
PRUITT HEALTH 870 Tomynd Blvd Parcel# 30-22-28-2861-01-000 10.73 acres Commission District 3 – Richard Firstner	Substantial Amendment to the PUD for a Nursing Facility	Approved at the August 17, 2023 City Commission Meeting
THE REGENCY Sage Permit 2023-0015 1601 Maguire Road # 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	Large Scale Final Site Plan for 300 Multifamily units and 7000 SF of Retail	Final Site Plan Approved Pending Pre-Construction Meeting
District 4 - Ages Hart		
Project Name & General Location	Project Description	Status
COVINGTON OAKS Sage Permit 2023-0002 8667 A. D. Mims Road Parcel # 10-22-28-0000-00-004 9.94 acres Commission District 4 - Ages Hart	Preliminary Subdivision Plan for 17 Single-Family Residential Lots	• Planning & Zoning Meeting: April 11, 2022 • City Commission meeting: August 15, 2023 • 2nd review comments sent on June 14, 2023 • Awaiting Resubmittal
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 - Ages Hart	Large Scale Site Plan for a 39,817 SF, single-story, Rehabilitation Hospital	Under Construction 
GARDENIA POINTE Sage Permit 2023-0005 Clarke Road/ A. D. Mims Road Parcel # 10-22-28-0000-00-003 # 10-22-28-0000-00-011 # 10-22-28-0000-00-128 # 03-22-28-2834-01-201 37.37 acres Commission District 4 - Ages Hart	Rezoning from A-1 (General Agriculture) to PUD (Planned Unit Development)	• 1st Review comments sent August 11, 2023 • Under 2nd Review
HOWARD MEADOWS Sage Permit 2023-0014 8708 A. D. Mims Road Parcel # 10-22-28-0000-00-133 2.25 acres Commission District 4 - Ages Hart	Preliminary Subdivision Plan for Six (6) Single-Family Residential Lots	• Planning & Zoning Meeting: August 8, 2023 • City Commission meeting: September 5, 2023 • Under 3rd Review

HOWARD MEADOWS Sage Permit 2023-0032 8708 A. D. Mims Road Parcel # 10-22-28-0000-00-133 2.25 acres Commission District 4 - Ages Hart	Final Subdivision Plan for Six (6) Single-Family Residential Lots	Under 1st Review
LAKE MEADOW LANDING (F.K.A. ARDEN LANDING; CIARA PLACE / F.K.A. VILLA ROMA) 2121 North Clarke Road Parcel # 04-22-28-0000-00-048 21.05 acres Commission District 4 - Ages Hart	Large Scale Preliminary/Final Subdivision Plan, 88-unit 1,391 SF (per unit) residential townhomes with a 2,400-SF clubhouse	Under Construction 
OCOEE LANDINGS PUD Sage Permit 2022-0026 E. Silver Star Road Parcel # 16-22-28-4532-00-140 1.77 acres Commission District 4 - Ages Hart	Large Scale Site Plan consisting of commercial/retail and 46 apartments combined as an approved use for the PUD	Approved at City Commission meeting on November 1, 2022
PRAIRIE LAKE SUBDIVISION Ocoee Vista Parkway/AD Mims Road Parcel # 09-22-28-0000-00-056 11.99 acres Commission District 4 - Ages Hart	Preliminary Final Subdivision Plan to construct 78 lots, each containing a two-story townhome	Under Construction 
RESERVE AT LAKE MEADOWS Sage Permit 2021-0043 2149 Lauren Beth Avenue Parcel # 04-22-28-0000-00-024 18.58 acres Commission District 4 - Ages Hart	A Large-Scale Final Subdivision plan for 46 single-family homes	Final Site Plan Approved
WYNWOOD PHASE 1 & 2 FKA CLRM Sage Permit 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- Ages Hart	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	Under Construction 
WYNWOOD PHASE 3 & 4 FKA CLRM Sage Permit 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- Ages Hart	Large Scale Preliminary/Final Subdivision Plan to construct 187 single family residential lots	1st Review Comments sent August 24, 2023 - Awaiting resubmittal - City Commission Meeting (Consent): TBD