

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

December 12, 2023

AGENDA

6:30 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 from the Planning and Zoning meeting held on November 14, 2023.

• OLD BUSINESS

• NEW BUSINESS

1. Ocoee Oaks Joint Venture Preliminary Final Subdivision Plan - LS-2023-004 (**Zoning Manager Whitfield**)
CONTINUED TO A FUTURE DATE TO BE DETERMINED
2. 16 Floral Street - Wright Property Variance - VR-23-03 (**Zoning Manager Whitfield**)

• 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.



OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

November 14, 2023

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. **City Clerk Sibbitt** called the roll and declared a quorum present.

Present: Chair Lomneck, Vice-Chair Forges, Member Keller, Member Williams, Member Crocker, and Alternate Member Chacon

Absent: None

Also Present: Development Services Director Rumer, Assistant Board Attorney Mai, and City Clerk Sibbitt

• CONSENT

1. Approval of Minutes from the Planning & Zoning Meeting Held on October 10, 2023.

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

• OLD BUSINESS - None

• NEW BUSINESS

1. Chinapen Property Small-Scale Comprehensive Plan Amendment from Low-Density Residential to Commercial & Rezoning from R-1A to C-2 - CPA-2023-002 & RZ-23-09-09 (**Zoning Manager Whitfield**)

Development Services Director Rumer presented a brief overview of the small-scale comprehensive plan amendment for the subject property which is located in Commission District 3 on the north side of Palm Drive, east of SR 429, and west of Ocoee Apopka Road. The property contains approximately 1.65 acres and is assigned parcel ID number 18-22-28-0000-00-109. The property has a zoning of R-1A and the applicant is seeking to rezone the property to C-2. He explained that the applicant currently does not have a proposed use and only seeks to amend the FLUM designation and rezone the property to allow for commercial development in the future. The property is currently vacant with no unique environmentally sensitive features.

The subject property is located within Sub-Area A of the Business Center Character Area of the State Road (SR) 429 Overlay District, adopted by Ordinance No. 2017-020 on July 18, 2017. The property owner's request to convert the property to Commercial with a C-2 zoning district is consistent with the intent of the Business Center Character Area to provide opportunities for office

and retail uses in Sub-Area A.

The Board had no comments or questions.

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

(6:37 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 601 Palm Drive Small-Scale Comprehensive Plan Amendment from Low Density Residential to Commercial, CPA-2023-002; Moved by Member Keller, Seconded by Vice-Chair Forges; 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 Rezoning from R-1A (Low Density Residential) to C-2 (Community Commercial District) of the 601 Palm Drive, assigned parcel ID number 18-22-28-0000-00-109 (RZ-23-09-09) Moved by Member Williams, Seconded by Member Keller; motion carried unanimously.

• MISCELLANEOUS

1. Project Status Report

Development Services Director Rumer updated the Board with the following:

- North Lakewood completion and opening
- New construction of 7-11, and possible Chipotle in the retail building located on the corner of West Road
- OCPS Westside Tech is almost completed

Member Keller inquired about the removal of the tree located on Clarke Road by Duke Energy. **Development Services Director Rumer** addressed his question.

• ADJOURNMENT - 6:42 PM

ATTEST:

APPROVED:

Melanie Sibbitt, City Clerk

Brad Lomneck, Chair



**CITY OF OCOEE
PLANNING & ZONING COMMISSION
(LOCAL PLANNING AGENCY)**

NOTICE OF CONTINUOUS TO A DATE TO BE DETERMINED

Contact Name: Anoch Whitfield (Zoning Manager)

Department Director: Michael Rumer

PUBLIC HEARING

**OCOEE OAKS JOINT VENTURE
LARGE-SCALE PRELIMINARY/FINAL SUBDIVISION PLAN
PROJECT NUMBER.: LS-2023-004**

(Advertised in the West Orange Times on Thursday, November 30, 2023, and continued to a future date to be determined.)

At the request of staff, this item is being rescheduled to a future date due to required documentation not received.

RESCHEDULED



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

STAFF REPORT

Meeting Date: December 12, 2023
Item #: 2

Contact Name: Anoch Whitfield, Zoning Manager

Department Director: Michael Rumer

Subject: 16 Floral Street - Wright Property Variance - VR-23-03 (Zoning Manager Whitfield)

BACKGROUND SUMMARY:

The applicant, Ariana Wright, is requesting approval of one (1) variance from Section 5-14A and corresponding Table 5-2 as follows:

1) 17.7-foot (representing a 69%) reduction of the minimum front building setback from 25 feet to 7.7 feet along the west property line to accommodate an attached garage for a single family home on a corner lot.

The subject property is located at 16 Floral Street and is zoned R-1A Single-Family Dwelling District. Per Table 5-2 of the Land Development Code (LDC), the minimum zoning regulations for development within the R-1A zoning district are as follows:

Lot Size	Front Setback	Side Setback	Rear Setback	Min Lot Width	Max Building Coverage	Maximum Impervious	Max Building Height	Minimum Living Area
8,000 SF	25 FT	7.5 F	25 FT	70 FT	40%	50%	35 FT	1,200 SF

The subject property is a corner lot with roadway right-of-way (ROW) frontage along the north (Floral Street) and west (South Cumberland Avenue). The primary entrance of the residence is along the north. Per Section 5-4G, Article V, LDC, "on a corner lot", the applicable front yard setback shall apply to both street frontages. Consequently, both the north and west property line are considered a front yard and, as such, are subject to the required front yard setback of 25 feet.

The existing house was built in 1974 with no garage or carport, and based on the submitted survey, the house is located approximately 7.7 feet from the west property line and 24.6 feet from the north property line. The home is served by a septic system, and according to the property owner, the drain field is generally in the "back middle yard" of the house. Furthermore, the house has a front porch but no back porch, and the back door is generally in the center of the rear elevation of the house. Thus, although the applicant originally wanted a detached garage, because of the limited space and drain field, the applicant seeks to build an attached garage that would align with the west elevation of the house in order to leave room for a back patio to shelter the back door from the weather.

According to Chapter 4-9 A., the variance application/applicant must demonstrate:

1. Special conditions and circumstances exist that are peculiar to the land, structures or required subdivision improvements involved and are not applicable to other lands, structures or required subdivision improvements;
2. That a literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties with similar conditions;
3. That the special conditions and circumstances do not result from the actions of the applicant; and

4. That the granting of the variance requested will not confer of the applicant any special privilege that is denied by these regulations to other lands, structures or required subdivision improvements under similar conditions.

Applicant Response: The applicant states that, because the house does not have a garage or carport, "this does not allow for security or protection from the elements". She further states that "a garage is common to all the other properties in her community with similar conditions ... a variance is required to keep the construction uniform with the rest of the homes in our area, as well as allowing for maintenance access to our septic system... this will increase the value of the property."

Staff Review: Given the location of the back door and drain field, staff finds that the proposed location of the garage and patio is the most suitable placement for these improvements and reflects the minimal variance needed. The proposed garage location maximizes the available space behind the house, maintains a single building elevation along Cumberland Avenue, leaves room for the back patio to shelter the back door and maintains access to the drain field. Placing the proposed garage at the 25-foot minimum front setback line would put the back door of the house in the center of the garage. Lastly, since the house is currently 24.6 feet from the north property line (primary entrance), placing the garage at the front of the house would place the garage almost entirely in the front yard setback and approximately 2.6 feet from the property line. The proposed improvements will not cause the lot to exceed the maximum 50% impervious surface area for the zoning district. The proposed location of the garage was based on coordination between staff and the applicant. Staff finds that the variance demonstrates satisfaction with the four (4) review criteria and supports the request.

ISSUE:

Should the Planning and Zoning Commission make a recommendation of approval for a variance from Section 5-14A and corresponding Table 5-2, LDC, for a 17.7-foot reduction of the minimum front building setback from 25 feet to 7.7 feet (representing a 69% variance) along the west property line to accommodate an attached garage for a single family home located at 16 Floral Street, assigned parcel ID number 17-22-28-6144-03-631?

RECOMMENDATIONS:

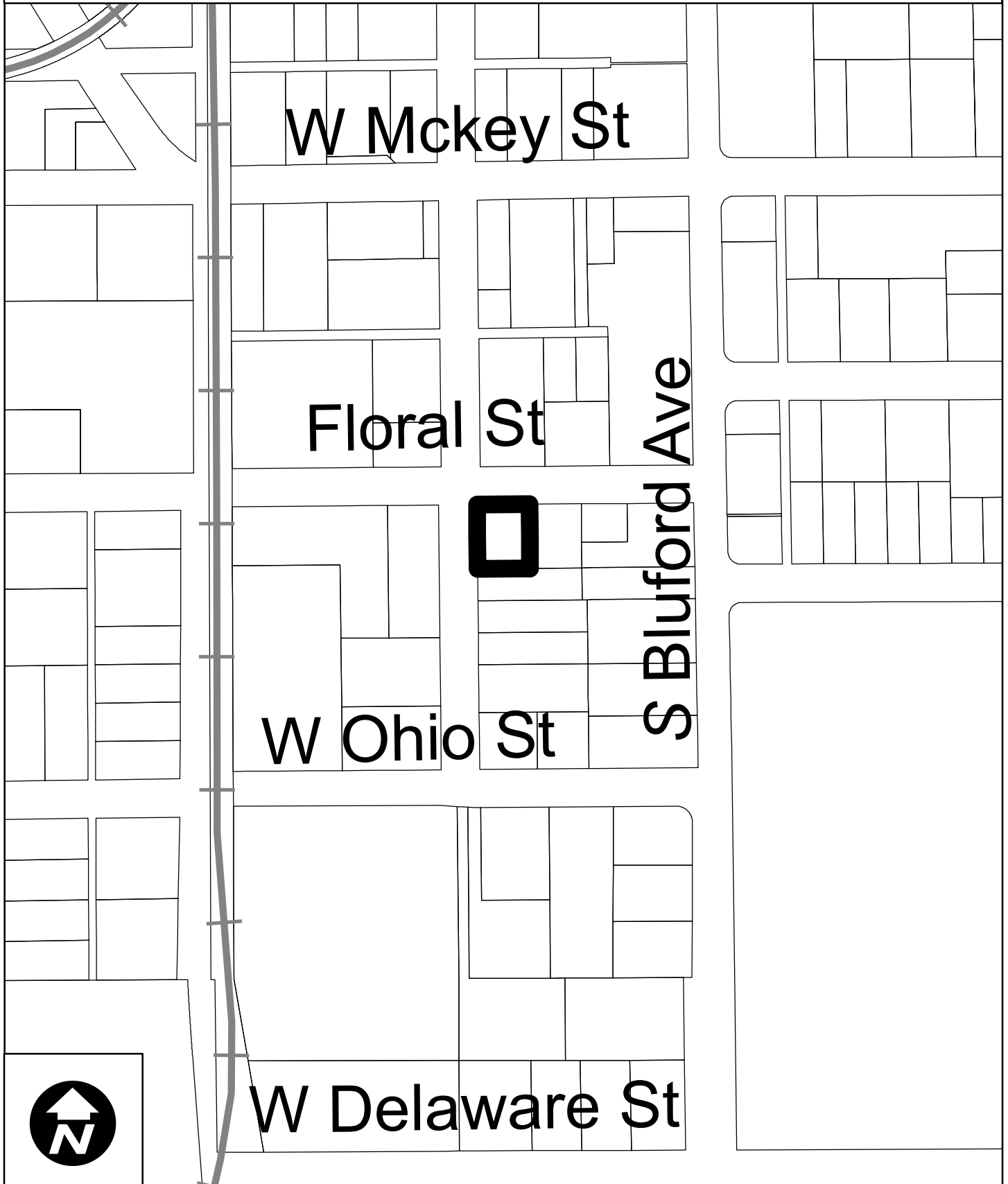
Staff Recommendation

Staff recommends that the Planning and Zoning Commission make a recommendation of approval for a variance from Section 5-14A and corresponding Table 5-2, LDC, to allow a 17.7-foot reduction of the minimum front building setback from 25 feet to 7.7 feet (representing a 69% variance) along the west property line to accommodate an attached garage for a single family home located at 16 Floral Street, assigned parcel ID number 17-22-28-6144-03-631.

ATTACHMENTS:

1. 16 Floral Location Map_v2
2. 16 Floral Aerial Map
3. 16 Floral Zoning Map
4. 16 Floral FLU Map
5. Application & Justification
6. 16 Floral Site Concept 100723
7. 23-074 _AFD_Ad Ocoee Oaks Joint Venture Preliminary Final Subdivision Plan PZC

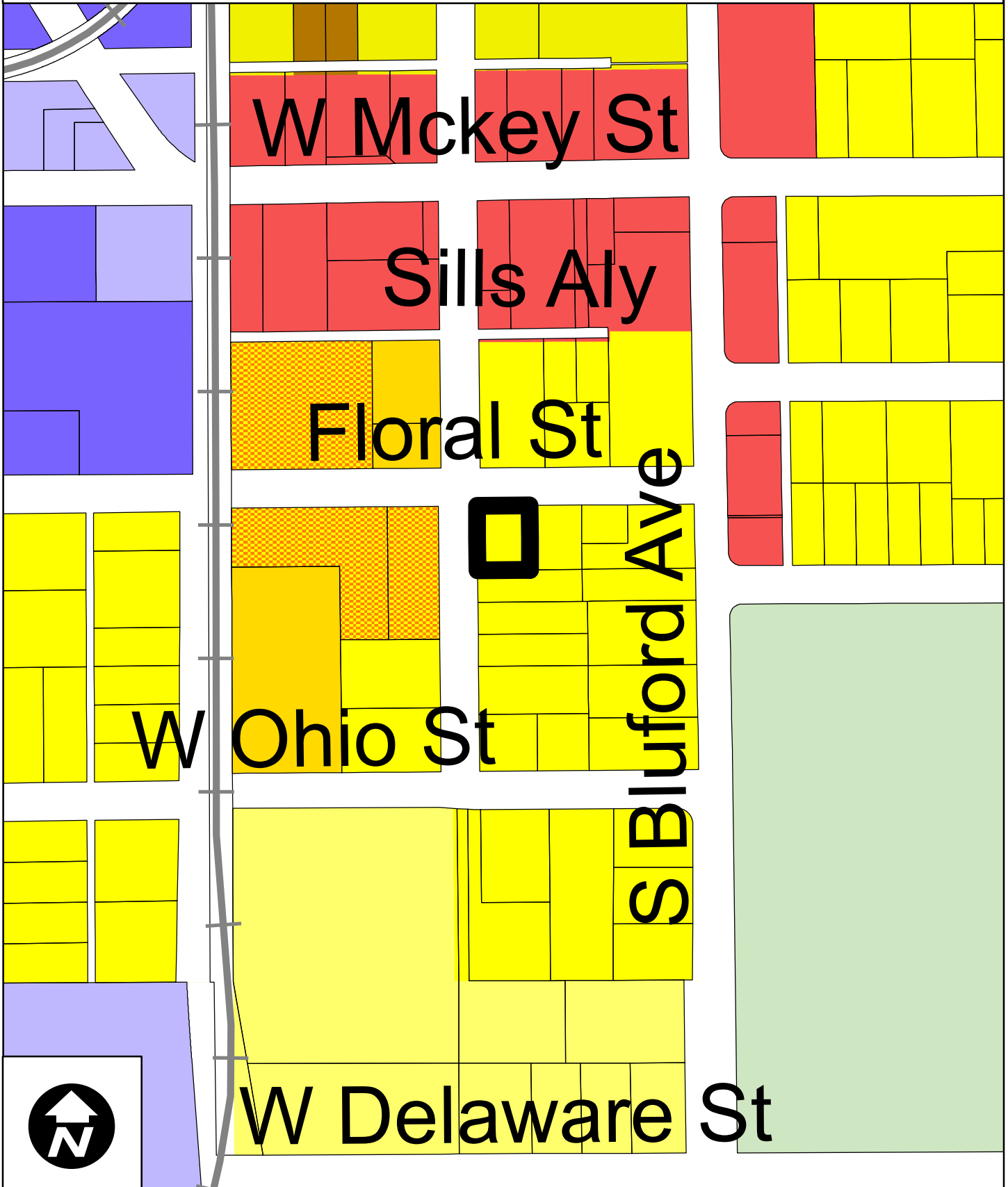
16 Floral St Variance Location Map



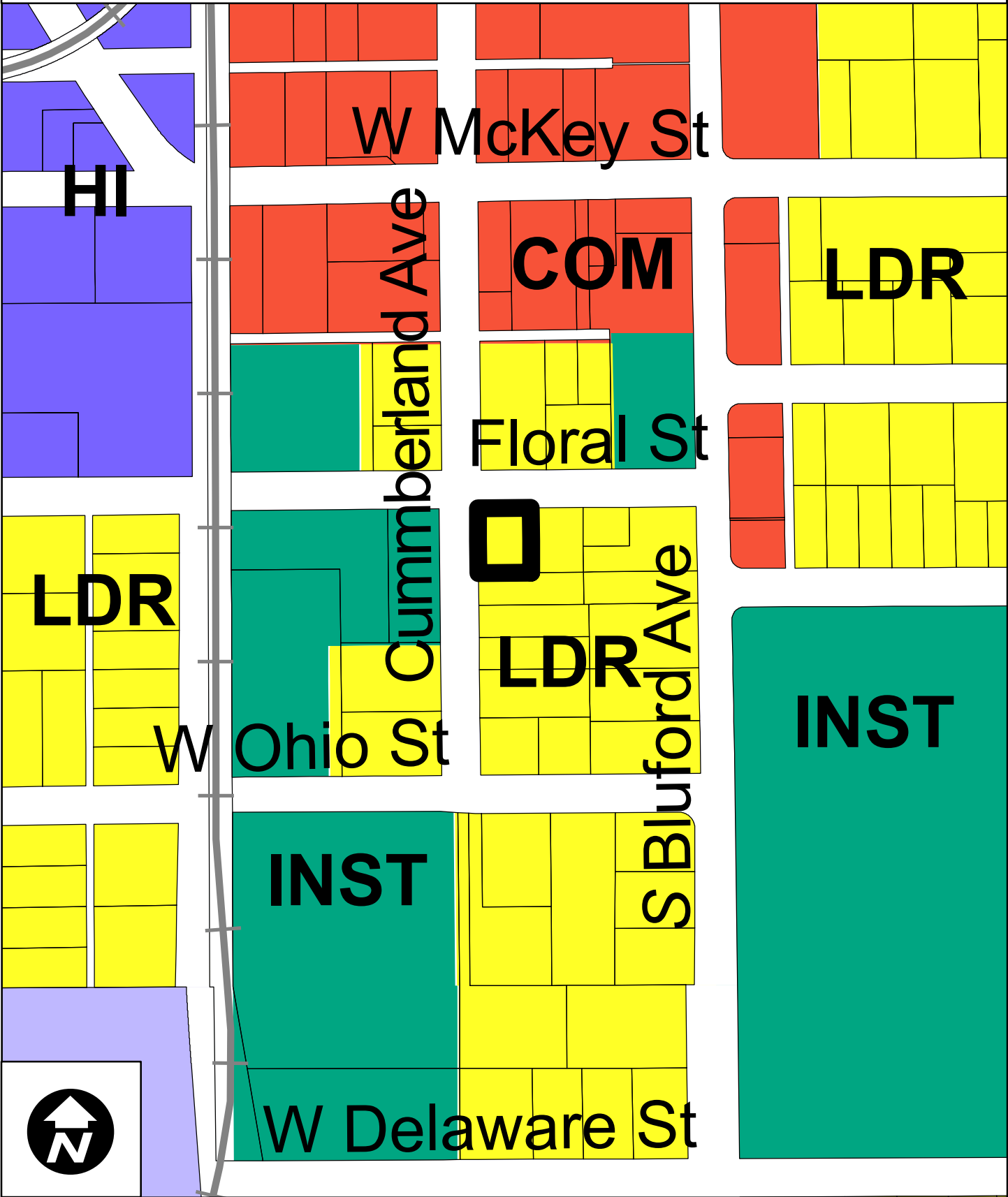
16 Floral St Variance Aerial Map



16 Floral St Variance Zoning Map



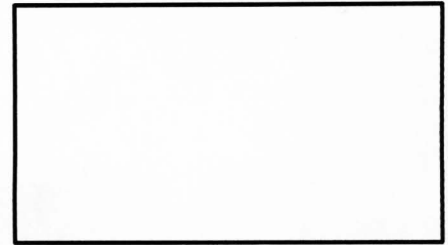
16 Floral St Variance
Future Land Use Map





VARIANCE APPLICATION

Development Services – Planning Division
1 N. Bluford Avenue | Ocoee, FL 34761
Phone: 407.905.3157



Received Date – Office Use Only

PROJECT NUMBER: VR-23-03 DATE RECEIVED: 10-27-23

PROJECT NAME: _____

PROJECT DESCRIPTION: Build a Garage

APPLICANT'S NAME: Ariana Wright

APPLICANT'S ADDRESS: 16 Floral Street Ocoee FL, 34761

TELEPHONE NUMBER: 305-965-5955

E-MAIL ADDRESS: power.seanr@gmail.com

OWNER OF RECORD: Ariana Wright

OWNER'S ADDRESS: 16 Floral Street Ocoee FL, 34761

PHONE NUMBER: 305-965-5955

PROPERTY LOCATION: 16 Floral Street Ocoee FL, 34761

A. PROPERTY TAX ID. NO(S):

17-22-28-6144-03-631

- LEGAL DESCRIPTION: ALL APPLICATIONS FOR SUBDIVISION OR SITE PLAN REVIEW MUST PROVIDE THREE (3) EXECUTED, CERTIFIED AND SEALED BOUNDARY SURVEYS FOR THE SUBJECT PARCEL, WHICH SHALL INCLUDE A METES-AND-BOUNDS LEGAL DESCRIPTION. ATTACH SURVEY WITH FULL LEGAL DESCRIPTION AS EXHIBIT.
- PROPOSED USE OF THE SUBJECT PARCEL IF THE PRESENT APPLICATION(S) IS/ARE GRANTED? Build a Garage that attaches to the rear of the home, aligned with the home.

- NUMBER OF EXISTING BUILDINGS AND EXISTING LAND USE OF THE SUBJECT PARCEL:

1

- BRIEFLY ADDRESS THE FOLLOWING:

B. THE NEED AND JUSTIFICATION FOR THE REQUESTED ACTION: Our property

does not have a garage or carport, this does not allow for security or protection from the elements. A garage is common to all of the other properties

in our community with similar conditions. A variance is required to keep the construction uniform with the rest of the homes in our area, as well as

allowing for maintenance access to our septic system. In addition, this will increase the value of the property.

- HOW WILL THE FOLLOWING ESSENTIAL SERVICES BE PROVIDED?

A. POTABLE WATER: No change

B. WASTEWATER TREATMENT: No change

C. STORMWATER MANAGEMENT: No change

D. RECREATION: No change

E. SCHOOLS AND PROJECTED NUMBER OF SCHOOL AGE CHILDREN: No change

F. MAIN HIGHWAY ACCESS (A traffic study may be required): No change

G. FIRE PROTECTION (NOTE: Fire flow data will be required before final platting):

No change


APPLICANT SIGNATURE

10/27/23
DATE

**CITY OF OCOEE
OWNER'S AFFIDAVIT**

STATE OF Florida

COUNTY OF Orange

Affiant, Ariana Wright, who being first duly sworn on oath, depose(s) and say(s):

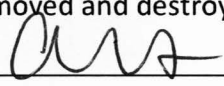
1. Affiant is the (check one) ☒ fee-simple owner of the property legally described in this application.

☐ (insert title) _____ of (insert name of company)

_____ which entity is the fee-simple owner of the property
legally described in this application.

2. A true and correct legal description for the property is attached to and made a part of this affidavit.
3. The attached ownership list contains the names and mailing address of all owners having an interest in the property described in this application.
4. The owner desires garage construction

(specify action sought) for said property.
5. The owner has appointed (specify agent) _____
to act as the Owner's Authorized Agent to represent the Owner in connection with the proposed action and the real property described in this application.
6. The owner agrees to be bound by the actions of the Owner's Authorized Agent designated above.
7. Affiant affirms and certifies that Affiant, the owner's authorized agent and the will comply with all ordinances, regulations and provisions of the City Code of the City of Ocoee, and that all statements and diagrams submitted herewith are true and accurate to the best of their/his/her knowledge and belief and further, that this application and attachments shall become part of the official records of the City of Ocoee, and are not returnable.
8. That the accompanying adjacent property owners list is, to the best of their/her/his knowledge, a complete and accurate list of the owner's names and mailing addresses for all property lying within three hundred (300) feet of the perimeter of the subject parcel, as recorded on the latest official Orange County Tax Rolls.
9. That prior to the public hearing, if applicable, signs will be prominently posted on the subject parcel not less than seven (12) days before the application will be considered by the Planning and Zoning Board or the Board of Adjustment, and will remain posted until final determination, after which time the notices are to be removed and destroyed.



Affiant's Signature

Sworn to or affirmed and signed by means of ☒ physical presence or ☐ online notarization on 10, 27 2023



Danielle Rowell
NOTARY PUBLIC
[Print, type, or stamp commissioned name of
notary or clerk to the left of signature]

Affiant is ☐ personally known; or ☒ produced the following identification: FL Drivers License.

Affiant's Signature

Sworn to or affirmed and signed by means of ☐ physical presence or ☐ online notarization on _____, __ 20__.

NOTARY PUBLIC
[Print, type, or stamp commissioned name of
notary or clerk to the left of signature]

Affiant is ☐ personally known; or ☐ produced the following identification: _____.

Affiant's Signature

Sworn to or affirmed and signed by means of ☐ physical presence or ☐ online notarization on _____, __ 20__.

NOTARY PUBLIC
[Print, type, or stamp commissioned name of
notary or clerk to the left of signature]

Affiant is ☐ personally known; or ☐ produced the following identification: _____.

Affiant's Signature

Sworn to or affirmed and signed by means of ☐ physical presence or ☐ online notarization on _____, __ 20__.

NOTARY PUBLIC
[Print, type, or stamp commissioned name of
notary or clerk to the left of signature]

Affiant is ☐ personally known; or ☐ produced the following identification: _____.

OWNERSHIP LIST

PARCEL ONE:

OWNER'S NAME: Ariana Wright

OWNERSHIP INTEREST: Garage Construction

MAILING ADDRESS: 16 Floral Street Ocoee FL, 34761

LEGAL DESCRIPTION:

Adding an addition to the home; building a garage that aligns with the house property line at
the rear of the home. This allows for maintenance access for the septic system that is located in the back
middle yard of the home.

PARCEL TWO:

OWNER'S NAME: _____

OWNERSHIP INTEREST: _____

MAILING ADDRESS: _____

LEGAL DESCRIPTION:

PARCEL THREE:

OWNER'S NAME: _____

OWNERSHIP INTEREST: _____

MAILING ADDRESS: _____

LEGAL DESCRIPTION:

*** NOTE: ATTACH ADDITIONAL SHEETS IF MORE THAN THREE PARCELS.**



ASSUMED NORTH
ASSUMED BEARINGS

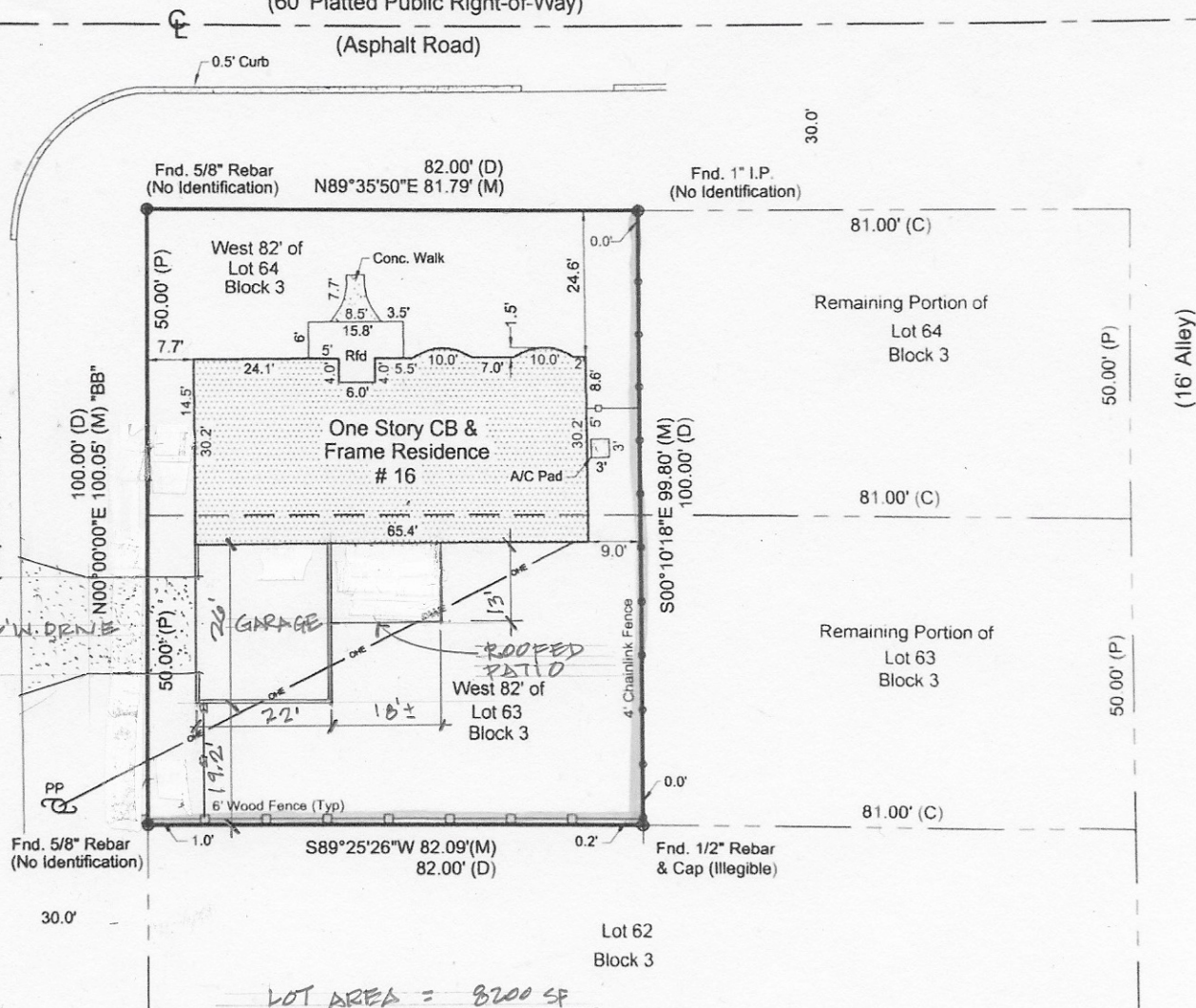
FLORAL STREET

(60' Platted Public Right-of-Way)

CUMBERLAND AVE

(60' Platted Public Right-of-Way)

(Asphalt Road)



LOT AREA = 8200 SF

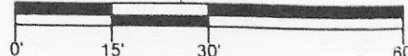
EXIST'G IMP. = 2130 SF

PROPOSED IMP. = 929 SF

TOTAL PROPOSED

IMPERVIOUS = 3060 SF = 37.3 %

Graphic Scale



Scale: 1"=30'

Serial Number
23-04591W

WEST ORANGE Times

West Orange Times
Published Weekly
Winter Garden , Orange County, Florida
COUNTY OF ORANGE

STATE OF FLORIDA

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

being a Notice of Public Hearing

in the matter of Public Hearing on December 12, 2023
Ocoee Oaks Joint Venture

in the Court, was published in said newspaper by print in the
issues of 11/30/2023

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
OCOEE OAKS JOINT VENTURE
LARGE-SCALE PRELIMINARY/FINAL SUBDIVISION PLAN
CASE NUMBER: LS-2023-004

NOTICE IS HEREBY GIVEN, pursuant to Section 4-4G of Article IV of the Ocoee Land Development Code, that the OCOEE PLANNING & ZONING COMMISSION will hold a PUBLIC HEARING on TUESDAY, DECEMBER 12, 2023, at 6:30 P.M. or as soon thereafter as possible, at the Ocoee City Commission Chambers, 1 North Bluford Avenue, Ocoee, Florida, in order to consider the Preliminary/ Final Subdivision Plan for the Ocoee Oaks Joint Venture Subdivision. The property is located in the southern 5.71-acre portion of the property addressed at 201 S. Clarke Road, assigned Parcel ID # 21-22-28-0000-00-027, and is generally located in the northeast corner of the South Clarke Road and White Road intersection. The property received rezoning approval by the City Commission from A-1 (General Agriculture District) to R-1A (Single Family Dwelling District) on October 4, 2022, for the proposed development of an 18-lot single-family residential subdivision.

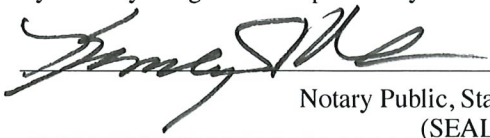
Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file may be inspected at the Ocoee Development Services Department located at 1 North Bluford Avenue, Ocoee, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, 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.
November 30, 2023

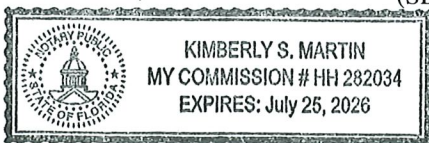
23-04591W


Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,
30th day of November, 2023 A.D.

by Lindsey Padgett who is personally known to me.


Notary Public, State of Florida
(SEAL)





November 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 #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 5th Review
THE BACKYARD Sage #2023-0041 2214 West Road Parcel # 06-22-28-0000-00-035 1.1.51 acres Commission District 1 – Larry Brinson, Sr.	Small Scale Site Plan for a one story 924 SF Indoor and Outdoor Restaurant	Under 1st Review
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	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  2nd Review comments sent October 25, 2023 - Awaiting 3rd submittal
MAGNOLIA RESERVE TOWNHOMES Sage #2022-0057 2199 West Road Parcel # 05-22-28-0000-00-029 5.08 acres Commission District 1 – Scott R. Kennedy	Large Scale Final Subdivision Plan proposing Townhome Subdivision with a minimum living area of 1,500 SF	- Under 5th Review - Approved by City Commission October 3, 2023

MAGNOLIA RESERVE TOWNHOMES Sage 2023-0023 Sage #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 #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 #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
16 Floral Street – Wright Variance 16 Floral St. Parcel # 17-22-28-6144-03-631 .19 acres Commission District 2 – Rosemary Wilsen	Variance request to construct a patio and garage with a 7.7-foot set, instead of the allowed 25-foot front setback	Planning & Zoning Meeting: December 12, 2023 City Commission Meeting: January 16, 2024
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 #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 #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 #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	2nd Review Comments sent October 9, 2023 - Awaiting 3rd Review

OCOOE OAKS UMC Sage #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 #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 #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 #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 #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	1st Review Comments sent October 18, 2023 - Awaiting resubmittal
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	Small Scale Site Plan for 28,000 SF Office Building	Under Construction 
WENDYLYN'S BEAUTY SALON, FKA 54 REWIS STREET Sage #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 #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 # 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 #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 #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 #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 #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 #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	- Under Revised 1st Review - Planning & Zoning Meeting: October 10, 2023 - City Commission Meeting: November 7, 2023

CHRISTIAN BROTHERS AUTOMOTIVE Sage #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 #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 #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 #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	1st Review Comments sent October 16, 2023 - Awaiting resubmittal
HAMPTON INN BY HILTON AKA COMFORT INN – MAINSTAY SUITES Sage #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 #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 #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 #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 #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 #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 Tomin 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 #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 #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 #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)	• 2nd Review comments sent October 25, 2023 • Awaiting Resubmittal

HOWARD MEADOWS Sage #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 #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 2nd 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 #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 #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 #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 #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	• Under 2nd submittal • City Commission Meeting (Consent): TBD