

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

March 12, 2024

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 & Zoning Meeting held on February 13, 2024.

- **DISCUSSION**

1. Presentation of Data, Inventory & Analysis for City's 2045 Comprehensive Plan Update
(Zoning Manager Whitfield)

- **OLD BUSINESS**

- **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.

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

February 13, 2024

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 **Commissioner Hart**, followed by the Pledge of Allegiance to the Flag. **Recording Clerk Justice** called the roll and declared a quorum present.

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

Absent: None

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

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on December 12, 2023.

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

• OLD BUSINESS

1. 474 S Bluford Avenue Condominiums – Comprehensive Plan Future Land Use Map Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) & Rezoning from R-1AA (Single-Family Residential District) to PUD (Planned Unit Development District) - CPA-2022-005 & RZ-22-12-45 (**Zoning Manager Whitfield**)

Zoning Manager Whitfield presented a brief overview of the subject property and the proposed changes in zoning and future land use. The property is located within the Downtown Redevelopment Area; she explained the intent of the overlay and how this project would meet the plan to incorporate various forms of residential uses into the downtown. She further delineated changes to the current proposal compared to that which was presented in February 2023, and also discussed the prospective infrastructure.

Member Crocker inquired about parking for the residents. **Zoning Manager Whitfield** addressed his question.

Chair Lomneck invited the applicant team to speak.

Andrew Sechler, *Architect with Elite Universal*, explained that he sees his team as being responsible for fitting this project in with the redevelopment of Bluford Avenue and the downtown area. He further clarified that the rendering is only an idea, and he disclosed that the building aesthetic can be adjusted based on preference.

The Board had no comments or questions.

Chair Lomneck opened the public hearing.

Dan Bright, 601 S. Lakewood Avenue, voiced concerns about the project. *Discussion ensued.*

David Blackwell, 487 S. Bluford Avenue, inquired about the maximum number of units allowed for the proposed project, and commented on brick façades for the proposed townhouse elevations relative to the existing surrounding, single-family detached dwellings. **Zoning Manager Whitfield** and **Development Services Director Rumer** addressed his question. *Discussion ensued regarding approval of the architectural details.*

Jennifer Hawkins, 321 S. Bluford Avenue, spoke in opposition of the project.

Scott Loughheed, 412 S. Cumberland Avenue, spoke in opposition of the project.

Melanie Whipple, 601 S. Lakewood Avenue, spoke in opposition of the project.

Chair Lomneck closed the public hearing.

Member Forges inquired about variances for the proposed PUD. **Zoning Manager Whitfield** addressed his question.

Member Crocker inquired about the height limit for the proposed project. **Zoning Manager Whitfield** addressed his question.

(7:00 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Comprehensive Plan Future Land Use Map Amendment for 474 S Bluford Avenue, CPA-2022-005; Moved by Vice-Chair Forges, Seconded by Member Williams; motion carried 4-1 with Chair Lomneck opposing.

Chair Lomneck shared why he voted in opposition of the project.

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-1AA (Single-Family Dwelling District) to PUD (Planned Unit Development District) for 474 S Bluford Avenue, assigned parcel ID number 17-22-28-6144-04-361 (RZ-22-12-45), with the conditions standing from staff comments, specifically regarding utilities and architecture, which will be addressed at the time of Preliminary Subdivision Plan.

Moved by Member Williams, Seconded by Member Crocker; motion carried 4-1 with Chair Lomneck opposing.

Member Williams shared why she voted in favor of the project.

• **NEW BUSINESS**

1. 440 Ocoee Apopka Road - Parrinello Property Annexation & Rezoning from County A-2 (Farmland Rural District) to City C-3 (General Commercial District) - AX-10-23-07 & RZ-23-10-10 (**Zoning Manager Whitfield**)

Zoning Manager Whitfield presented a brief overview of the subject property. The property is logical and eligible for annexation, and its proposed rezoning is consistent with the Future Land Use Map. The property owner has no specific plans for development at this time.

The Board had no comments or questions.

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

(7:07 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 440 Ocoee Apopka Road Annexation, AX-10-23-07; Moved by Member Williams, Seconded by Member Keller; 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 Orange County A-2 (Farmland Rural District) to City C-3 (General Commercial District) for 440 Ocoee Apopka Road, assigned parcel ID number 18-22-28-0000-00-002 (RZ-23-10-10); Moved by Vice-Chair Forges, Seconded by Member Keller; motion carried unanimously.

2. Mansour Property Rezoning from R-1 (Single Family Dwelling District) to C-2 (Community Commercial District) - RZ-23-12-11 (**Zoning Manager Whitfield**)

Zoning Manager Whitfield presented a brief overview of the subject property and explained that the applicant wishes to rezone the property so that its zoning is compliant and consistent with its future land use designation. As it stands, the property cannot be developed as residential or commercial because of the existing conflict. The applicant does not propose a specific use at this time.

The Board had no comments or questions.

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

(7:09 pm)

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-1 (Single Family Dwelling District) to C-2 (Community Commercial District) for the Mansour Property, assigned parcel ID number 18-22-28-3116-02-140 (RZ-23-12-11); Moved by Member Williams, Seconded by Vice-Chair Forges; motion carried unanimously.

3. W Delaware Street – West Property Small-Scale Comprehensive Plan Amendment from Institutional to Low Density Residential; Project No. CPA-2024-001 (**Zoning Manager Whitfield**)

Zoning Manager Whitfield presented a brief overview of the subject property and explained that the existing R-1AA zoning conflicts with the Public Facilities/Institutional future land use designation. Amending the Comprehensive Plan from the existing designation to Low Density Residential is consistent with surrounding properties and will allow the applicant to split the property into three (3) lots to build single-family, detached homes.

Member Crocker inquired about location of the property and the number of houses allowed by Low Density Residential. **Zoning Manager Whitfield** addressed his questions.

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

Chair Lomneck disclosed his relation to the applicant but stated that he has no financial interest in the project.

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the W Delaware Street – West Property Small-Scale Comprehensive Plan Amendment from Institutional to Low Density Residential, (CPA-2024-001); Moved by Member Keller, Seconded by Vice-Chair Forges; motion carried unanimously.

4. Ocoee Oaks Joint Venture Large-Scale Preliminary Subdivision Plan LS-2023-004 (**Zoning Manager Whitfield**)

Zoning Manager Whitfield presented a brief overview of the subject property. She explained that the property was rezoned in October 2023, and further discussed the planned infrastructure, landscaping, and right-in-right-out entrances along White Road and Clarke Road. Eighteen single-family detached homes are proposed; engineering still needs to be approved.

Member Crocker asked who owns the private road. **Zoning Manager Whitfield** addressed his question.

Member Williams asked if the subdivision would be gated, and inquired about resident access and putting gates on private roads. She further commented on cut-throughs in the area. **Zoning Manager Whitfield** addressed her questions and comment.

Vice Chair Forges inquired if the subdivision to the east has a left-out entrance/exit, and asked about the nearby median. **Zoning Manager Whitfield** addressed his questions.

Member Keller inquired if the subdivision is planning to add a gate to the private road, and compared the situation to a similar private road in the area. **Zoning Manager Whitfield** and **Board Attorney Mai** addressed his question and comment. *Discussion ensued.*

Chair Lomneck invited the applicant team to speak.

Logan Opsahl, *Senior Associate with Lowndes*, introduced the applicant team and briefly explained how the project meets capacity requirements and maintains low-density character.

Member Williams inquired about the cut-through issue and the developer's plan regarding a gate. **Mr. Opsahl** addressed her questions. *Discussion ensued.*

Dave Schmitt, *Dave Schmitt Engineering*, addressed the Board's concerns regarding the subdivision entrances and surrounding traffic.

Chair Lomneck opened the public hearing.

Doug Gomber, *405 Misty Meadow Drive*, spoke in support of the project and commended staff, the developer, elected officials, and the applicant team for working together to resolve previous issues and surrounding property owners' concerns.

Chair Lomneck closed the public hearing.

Chair Lomneck echoed Mr. Gomber's remarks, thanking staff and the developer for working together to bring forward a project that works. He further handed the gavel to Vice Chair Forges in order to make a motion himself.

(7:33 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Ocoee Oaks Joint Venture Large-Scale Preliminary Subdivision Plan, assigned parcel ID number 21-22-28-0000-00-027 (LS-2023-004); Moved by Chair Lomneck, Seconded by Member Williams; motion carried unanimously.

5. 125 S Lakeshore Drive – Barenburg Property Variance Request; Project No. VR-24-01 (Zoning Manager Whitfield)

Zoning Manager Whitfield presented a brief overview of the subject property and the proposed variance. She described R-1AAA zoning provisions, which include the most

restrictive setback requirements, and demonstrated that the property is unique in that it has three frontages. She explained that a previous variance was approved enabling the applicant to construct a garage on the property. She further explained how the applicant meets the four criteria required for variance approval, and illustrated the proposed improvements with renderings the applicant provided.

The Board had no comments or questions.

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

(7:42 pm)

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 approval with respect to the 125 S Lakeshore Drive – Barenburg Property Variance Request (VR-24-01), based on factual interpretation of the code requirements, as presented by staff; Moved by Member Keller, Seconded by Member Williams; motion carried unanimously.

A brief recess was called at 7:43 pm. The meeting resumed at 7:56 pm.

6. Cambria Suites at Ocoee Large-Scale Preliminary Site Plan; Project No. LS-2023-010 (Zoning Manager Whitfield)

Zoning Manager Whitfield presented a brief overview of the subject property and the CRA Target Area 2, Sub Area 1 overlay, which applies to the property. She delineated the proposed hotel site plan, which matches the vision for Target Area 2, and the amenities, which include a 1,500-square-foot restaurant. She explained that staff will be working with the developer and engineer as the roundabout planned for the intersection of Maine Street and Bluford Avenue progresses, to ensure that turning movements will be safe and traffic circulation is maintained. She further detailed staff conditions for approval, including continued parking analysis with respect to future projects, on-street parking, and the area as a whole. *Discussion on shared parking, nearby hotels, and driveway access ensued.*

Chair Lomneck invited the applicant team to speak.

Chair Lomneck inquired if there will be transient, non-hotel guest users for the proposed restaurant, and if this will impact parking. **Mitch Collins, Project Engineer**, addressed his question.

Robert Haywood, Paramount Hospitality, explained the parking capacity design as it relates to occupancy, and provided comparison data for the nearby Fairfield Inn. He further explained that if necessary, a valet parking mechanism could be implemented.

Chair Lomneck inquired if a tenant had been named yet for the restaurant use. **Mr. Haywood** established that the restaurant will be internally operated and confirmed that there

is not a third-party user.

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

(8:11 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the proposed Large-Scale Preliminary Site Plan for Cambria Suites at Ocoee (Project # LS-2023-010) with the conditions standing from staff comments; Moved by Vice-Chair Forges, Seconded by Member Williams; Motion carried unanimously.

7. Gardenia Pointe Rezoning from Unclassified District and R-1A (Single-Family Dwelling District) to PUD (Planned Unit Development District) - RZ-23-02-02 (**Zoning Manager Whitfield**)

Chair Lomneck requested some history for this property prior to this item being introduced. **Development Services Director Rumer** confirmed for him that this was included within the presentation.

Zoning Manager Whitfield presented an overview of the subject property, as well as its zoning, future land use designations, and history. She explained that Tract D has been planned for a public roadway since it was dedicated to the City in 2006, and that the adjacent right-of-way is insufficient to provide a safe rail crossing to access the subject property via A.D. Mims Road. She displayed aerials to give examples of other townhomes within the City, including along Ocoee Vista Parkway, that are separated from a public roadway by an open space tract. She further displayed the preliminary subdivision plan, which also indicates the wetland and buffer areas that will remain untouched.

Member Keller inquired about the three easternmost parcels which are planned to remain untouched. He asked if they are all wetlands and wondered if the southern portion could accommodate access to Prairie Lake Boulevard. He further pondered if an agreement could be made with CSX to create access along their right-of-way. *Discussion ensued.*

Chair Lomneck invited the applicant team to speak.

Jason Searl, Attorney with Gray Robinson, concurred with staff recommendations and DRC findings, and acknowledged the importance of wetlands and wildlife preservation. He offered to answer any board or audience questions and asked to respond to public comment.

Development Services Director Rumer addressed the eagle's nest and noted that the developer will obtain the appropriate licensing through the Fish and Wildlife Commission during the construction process.

Chair Lomneck opened the public hearing.

Yidaa Rebecca Capio, 1932 *Compass Flower Way*, voiced concerns about the project.

Julie Hall, 2024 *Switchgrass Circle*, voiced concerns about the project. *Discussion ensued.*

David Brennan, 1508 *Ison Lane*, voiced concerns about the project and presented information on the wildlife in the subject property's wetlands area.

Ben Pieper, 1980 *Switchgrass Circle*, voiced concerns about the project.

Alex Nasser, 1226 *Stonewater Circle*, voiced concerns about the project.

Aubrey Pieper, 1980 *Switchgrass Circle*, inquired about the distance of the proposed road to the back of the existing townhouses. She further inquired about sidewalks and the widening of Clarke Road. *Discussion ensued.*

Cheryl King, 2024 *Switchgrass Circle*, inquired about extending Ocoee Vista Parkway and whether sewer is available. **Zoning Manager Whitfield** addressed her questions.

Ric Carlson, 1505 *Ison Lane*, voiced concerns about the conservation area and stated his desire to see a survey completed and for assurance that developer would not cross into that conservation area with construction equipment.

Chair Lomneck closed the public hearing and invited the applicant team back to the podium.

Mr. Searl and **Jeff Summit**, *Summit Engineering*, addressed the Board's and residents' questions regarding trees and landscaping, buffering, sidewalks, traffic, and fencing.

Zoning Manager Whitfield addressed a resident question regarding density.

(8:57 pm)

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 (Single-Family Dwelling District) to PUD (Planned Unit Development District) for Gardenia Pointe, assigned parcel ID numbers 10-22-28-0000-00-003, 10-22-28-0000-00-011, 10-22-28-0000-00-128, and 03-22-28-2834-01-201 (RZ-23-02-02), with the conditions standing from staff comments; Moved by Member Williams, Seconded by Member Crocker.

After a motion was made, **Chair Lomneck** inquired about the process if the Planning and Zoning and City Commissions were to deny the project. *Discussion ensued.*

Board Attorney Mai briefly summarized the judicial process.

After discussion, motion carried 4-1, with Member Keller opposing.

Member Keller and **Vice-Chair Forges** briefly explained the reasoning for their votes.

8. Annual Comprehensive Plan Text Amendment to Adopt Five-Year Schedule of Capital Improvements and Update the Capital Improvement Element (CIE) - CPA-2023-003
(Zoning Manager Whitfield)

Zoning Manager Whitfield presented a brief overview of the Comprehensive Plan and the associated Capital Improvements Element (CIE). She further explained that the CIE is required to be a part of the Comprehensive Plan by Florida Statutes, and that the proposed five-year capital improvements program was approved by City Commission as part of the Fiscal Year 2023-2024 budget.

The Board had no comments or questions.

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

(9:06 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Annual Comprehensive Plan Text Amendment to Adopt Five-Year Schedule of Capital Improvements and Update the Capital Improvement Element (CIE) (CPA-2023-003); Moved by Member Keller, Seconded by Vice-Chair Forges; motion carried unanimously.

9. Ordinance Implementing Live Local Act (Zoning Manager Whitfield)

Zoning Manager Whitfield presented a brief overview of new Florida Statutes that have a goal of increasing affordable housing in Florida. She further explained the requirements that qualify a project as affordable housing, and the procedures that will be implemented to move these projects through the review process. All municipalities are required to implement an Ordinance based on the requirements of Senate Bill 102 (2023), and the projects must maintain minimum affordability for 30 years from issuance of a Certificate of Occupancy. **Development Services Director Rumer** further explained the requirements set forth by the Senate Bill. *Discussion ensued.*

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

Member Williams inquired about property valuation. *Discussion ensued.*

Vice-Chair Forges inquired whether the proposed Ordinance has been compared to similar Ordinances from other jurisdictions. **Development Services Director Rumer** addressed his question.

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of proposed Ordinance

**implementing Live Local Act; Moved by Member Keller, Seconded by Member Williams;
Motion carried unanimously.**

• **MISCELLANEOUS**

1. Project Status Report

Development Services Director Rumer updated the Board with the following:

- N. Lakewood Avenue is ready and will be opened soon
- Building plans have been submitted for parking garages, retail, and apartment structures for City Center West Orange
- The cell phone bell tower at Ocoee Oaks Methodist Church has been approved
- The Ocoee Village grocery parcel does not have a proposed tenant
- Comp Plan 2045 is nearing completion of data, inventory and analysis
- Contract has been signed and kick-off meeting has been scheduled on February 15th for the LDC update
- Planning Officials Training will take place on April 19th at the Lakeshore Center

• **ADJOURNMENT - 9:29 PM**

ATTEST:

APPROVED:

Miranda Justice, Recording Clerk

Brad Lomneck, Chair



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

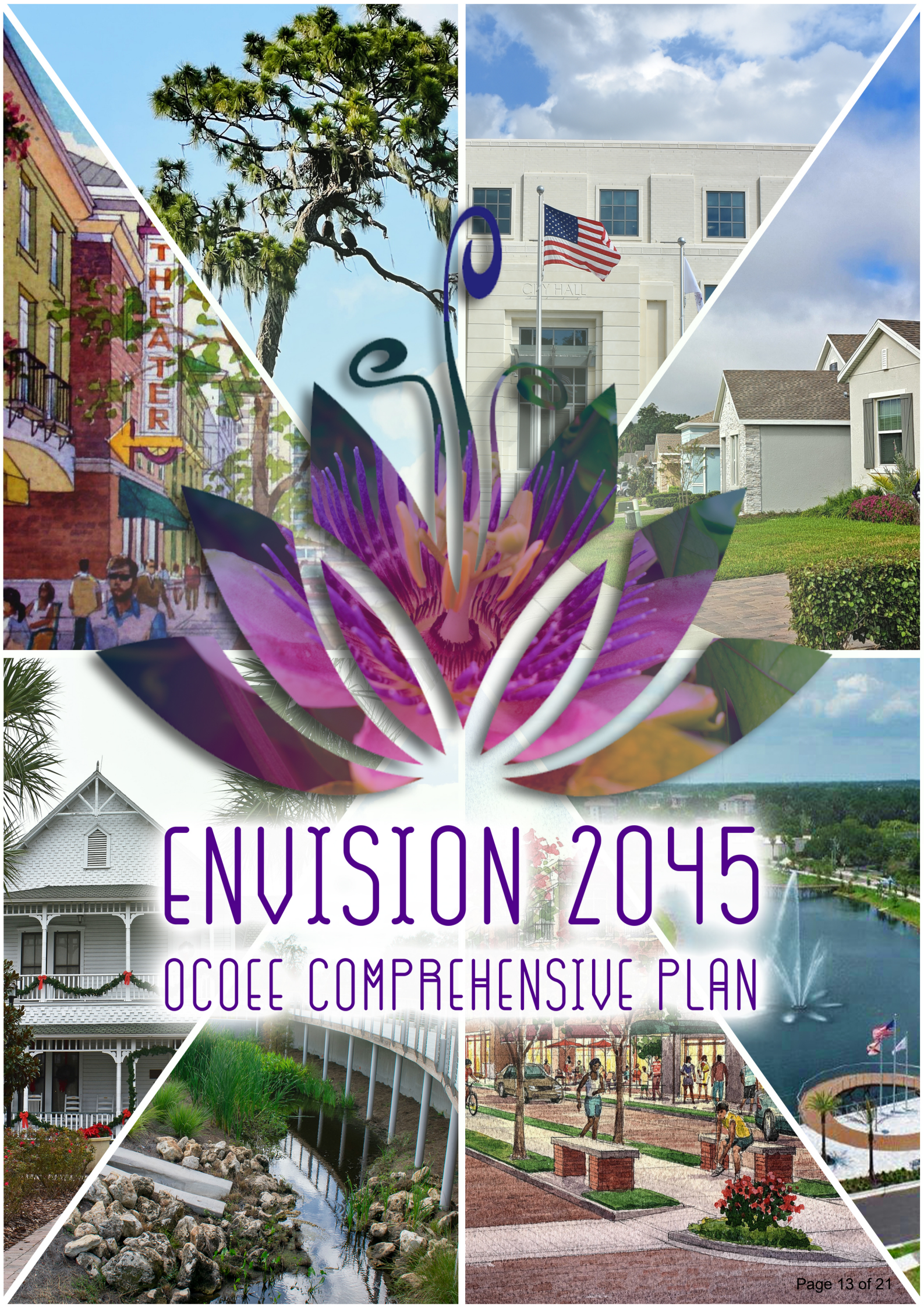
Contact Name: Anoch Whitfield (Zoning Manager)

Department Director: Michael Rumer

DISCUSSION

**PRESENTATION OF DATA, INVENTORY, & ANALYSIS FOR THE CITY'S 2045
COMPREHENSIVE PLAN UPDATE**

Discussion and presentation will be presented during the March 12, 2024, Planning & Zoning Commission Meeting.



ENVISION 2045

Ocoee Comprehensive Plan



March 2024 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 Construction 
THE BACKYARD Sage #2023-0041 2214 West Road Parcel # 06-22-28-0000-00-035 1.1.51 acres Commission District 1 – Scott R. Kennedy	Small Scale Site Plan for a one story 924 SF Indoor and Outdoor Restaurant	1st Review Comments sent November 20, 2023 - Awaiting Resubmittal
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.	Under Construction 
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 Construction 

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 4 th 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
474 S. BLUFORD AVENUE TOWNHOMES Sage #2022-0059 474 S. Bluford Ave. Parcel # 17-22-28-6144-04-361 .94 acres Commission District 2 – Rosemary Wilsen	Small-Scale Comprehensive Plan Amendment from Low Density Residential to Medium Density Residential and Rezoning from R-1AA to PUD	- Planning & Zoning Meeting: February 13, 2024 - City Commission 1st Reading: March 5, 2024 - City Commission Meeting 2nd Reading: April 2, 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 
125 S. LAKESHORE DRIVE – BARENBURG VARIANCE 125 S. Lakeshore Drive Parcel # 17-22-28-5504-06-110 .30 acres Commission District 2 – Rosemary Wilsen	Variance request to construct a pool with a patio, fenced, in the front side yard	Approved at the March 5, 2024 City Commission Meeting
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	1st Review Comments sent November 13, 2023, - Awaiting Resubmittal
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 Subdivision Plan	- Under 7th Review - Approved at the March 5, 2024 City Commission Meeting

OCOEE 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	Under Construction 
OCOEE 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	Under 4 th Review
O'REILLY'S OCOEE 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 OCOEE 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	Under 3 rd Review
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 DELAWARE STREET PROPERTY Sage #2024-0002 W. Delaware St. Parcel # 17-22-28-6144-04-031 1.0 acre Commission District 2 – Rosemary Wilsen	CPA to change Future Land Use from Institutional to Low Density Residential	Approved at the March 5, 2024 City Commission Meeting

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
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 Construction 
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	Under Construction 
440 OCOEE APOPKA ROAD Sage #2023-0048 440 Ocoee Apopka Rd. Parcel # 18-22-28-0000-00-002 0.51 acres Commission District 3 – Richard Firstner	Annexation and Rezoning from Orange County A-2 to Ocoee C-3	Approved at the March 5, 2024 City Commission Meeting
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 - Approved at the City Commission Meeting: November 7, 2023

CAMBRIA SUITES AT OCOEE Sage #2023-0045 924 Maguire Road Parcel # 18-22-28-0000-00-074 2.61 acres Commission District 3 – Richard Firstner	Large Scale Preliminary Site Plan for a six-story, 118 room Hotel	• 3rd Review comments sent February 6, 2024, awaiting resubmital • Planning & Zoning Meeting: February 13, 2024 • City Commission Meeting: March 5, 2024
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 
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	Under 4 th Review
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 
MANSOUR PROPERTY – W. SILVER STAR ROAD Sage #2023-0049 W. Silver Star Rd. Parcel # 18-22-28-3116-02-140 0.28 acres Commission District 3 – Richard Firstner	Rezoning from R-1 to C-2	Approved at the March 5, 2024 City Commission Meeting
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, 2021 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	Final Subdivision Plan for 17 Single-Family Residential Lots	Under 1 st Review
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)	• Planning & Zoning Meeting: February 13, 2024 • City Commission Meeting 1st Reading: March 5, 2024 • City Commission Meeting 2nd Reading: April 2, 2024
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 4 th 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	• Final Site Plan Approved Pending Pre-Construction Meeting • City Commission Meeting (Consent): TBD