

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

June 11, 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 May 14, 2024.

- **OLD BUSINESS**

- **NEW BUSINESS**

1. Fountains West PUD - 2nd Substantial Amendment to Lot 8 of Fountains West PUD (Planned Unit Development) (**Zoning Manager Whitfield**)

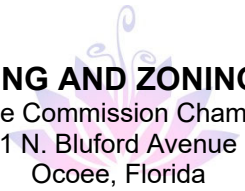
- **MISCELLANEOUS**

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

May 14, 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 **Chair Lomneck**, followed by the Pledge of Allegiance to the Flag. **Recording Clerk Justice** called the roll and declared a quorum present.

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

Absent: None

Also present: Development Services Director Rumer, Zoning Manager Whitfield, Staff Engineer Burch, GIS Analyst Martinez, Board Attorney Johnson, and Recording Clerk Justice

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on April 9, 2024.

(6:31 pm)

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

• OLD BUSINESS - None

• NEW BUSINESS

1. 338 N. Bluford Avenue - Rodriguez Property Small Scale Comprehensive Plan Future Land Use Map Amendment from LDR (Low-Density Residential) to COMM (Commercial) and corresponding Rezoning from R-1AA (Single Family Dwelling) to C-2 (Community Commercial); Project No(s). CPA-2024-005 & RZ-24-03-04 (**Development Services Director Rumer**)

Development Services Director Rumer presented a brief overview of the subject parcel. The property is currently vacant and located in an area that is transitioning to commercial; therefore, the property owner wishes to reclassify the future land use from Low Density Residential (LDR) to Commercial (COMM) and rezone it from R-1AA (Single-Family Dwelling District) to C-2 (Community Commercial). There is no proposed use at this time.

Vice-Chair Forges inquired what the property at the northwest corner of Bluford Avenue and Silver Star Road is zoned. **Development Services Director Rumer** addressed his question.

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.

(6:35 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 338 N. Bluford Avenue - Rodriguez Property Small Scale Comprehensive Plan Future Land Use Map Amendment from LDR (Low-Density Residential) to COMM (Commercial), Project Number CPA-2024-005; Moved by Member Williams, 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 338 N. Bluford Avenue - Rodriguez Property Rezoning from R-1AA (Single Family Dwelling) to C-2 (Community Commercial), Project Number RZ-24-03-04; Moved by Member Williams, Seconded by Member Keller; motion carried unanimously.

2. Fountains West PUD – 2nd Substantial Amendment to Lot 8 of Fountains West PUD (Planned Unit Development) **(Zoning Manager Whitfield)**

(6:36 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, continue the consideration of the 2nd Substantial Amendment to Lot 8 of Fountains West PUD to the June 11, 2024, Planning and Zoning Commission Meeting; Moved by Member Keller, Seconded by Member Crocker; motion carried unanimously.

3. Amendment to the Ocoee Land Development Code (LDC) Pertaining to Part IA, Article VII, Floodplain Management **(Zoning Manager Whitfield)**

Development Services Director Rumer briefly explained National Flood Insurance Program (NFIP) Community Rating System (CRS), which provides discounts on the cost of flood insurance premiums for NFIP policyholders, depending on the Rate Class awarded to the local government. He further introduced **Staff Engineer Burch** and **GIS Analyst Martinez**, and explained that City staff is working to improve the rating score.

Zoning Manager Whitfield, along with **Staff Engineer Burch** and **Development Services Director Rumer** detailed the activities that City staff has undertaken over the past two years to qualify the City to participate in the CRS, and that the City was awarded admittance to the program in December. Proposed changes to the LDC in conjunction with entry into the program are in an effort to improve the City's rating score, which will in turn lead to greater flood insurance cost savings. The points system was further explained, as well as the cost of compliance, the 500-year floodplain, and critical facilities.

Board Members' questions were addressed.

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

(7:18 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Amendment to the Ocoee Land Development Code (LDC) Pertaining to Part IA, Article VII, Floodplain Management; 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:

- The pickleball facility was denied by City Commission
- Gardenia Pointe was continued to the May 21st Commission Meeting

Vice Chair Forges inquired about if the pickleball project would return. **Development Services Director Rumer** addressed his question.

Chair Lomneck inquired about City Center West Orange and reopening Maine Street. **Development Services Director Rumer** addressed his question. Discussion ensued.

Member Keller thanked **Development Services Director Rumer** for the Planning classes and inquired about a group membership for the Planning and Zoning Commission. Discussion ensued.

Chair Lomneck thanked **Member Williams** for her service and long tenure on the Planning and Zoning Commission, and thanked **Member Crocker** for his completion of a term.

Member Williams shared a message of gratitude for her time on the Planning and Zoning Commission.

Member Crocker thanked everyone for the opportunity to participate on the Planning and Zoning Commission.

• **ADJOURNMENT – 7:26 PM**

ATTEST:

APPROVED:

Miranda Justice, Recording Clerk

Brad Lomneck, Chair



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

STAFF REPORT

Meeting Date: June 11, 2024
Item #: 1

Contact Name: Anoch Whitfield, Zoning Manager **Department Director:** Michael Rumer
Subject: Fountains West PUD - 2nd Substantial Amendment to Lot 8 of Fountains West PUD (Planned Unit Development) **(Zoning Manager Whitfield)**

BACKGROUND SUMMARY:

Owner/Applicant: The property is owned by GW Real Estates LLC, represented by Larry Gaboury, and the applicant is Goodwill Industries of Central Florida.

Site Location: The property is within Commission District 1 and is generally located on the north side of Fountains West Boulevard, approximately 342 feet north of West Road.

Property Size & Parcel Identification Number: The property consists of 3.04 acres and is assigned parcel ID number 06-22-28-2863-01-0000.

Existing Site Conditions: The table below summarizes the existing site characteristics of the property.

Current Future Land Use Map (FLUM) Designation	Current Zoning District	Existing Land Use	Unique Features/Overlay Districts
Commercial (COMM) & Light Industrial (LI)	PUD-COMM	Vacant except for an access road to the self-storage facility on the adjacent site	None

The table below lists the jurisdictions, future land use designations, zoning districts, and existing uses of the surrounding properties.

Direction	Jurisdiction	Future Land Use Designation	Zoning	Existing Land Uses
North	City	Commercial & Light Industrial	PUD-COMM	Vacant
South	City	Commercial & Light Industrial	PUD-COMM & PUD-IND	Restaurant use along the southwest portion and retention area for a school along the southeast portion of the property
East	City	Light Industrial	PUD-COMM	Self-storage facility
West	City	Commercial	PUD-COMM	Stormwater pond

Proposed Development: The applicant is requesting an amendment to the 2nd Amendment to Lot 8 of the Fountains West PUD in order to increase the maximum building square footage for retail from 18,000 SF to 24,932 SF for the construction of a Goodwill Retail Store. No other changes are proposed relative to the PUD Land Use Plan or Conditions of Approval.

Transportation and Access: The subject property is within one (1) mile of several corridors, including Fountains West Boulevard, West Road, Clarcona Ocoee Road, and Ocoee Apopka Road. Based on the transportation analysis in 2018 prepared for the 1st Substantial Amendment to Lot 8, Lot 8 had 519 daily trips and 38 PM Peak Hour Trips allotted to it. This transportation analysis further stated that, as a condition of approval for the mini-warehouse/self-storage development (phase 1 of the Lot 8 Substantial Amendment, "impacts from any development beyond the mini-warehouse should be assessed with a traffic impact study and mitigated for as appropriate". Of the 519 daily trips available at that time, the self-storage development used 155 daily trips and 17 PM Peak Hour Trips, leaving 364 daily and 21 PM Peak Hour Trips for Lot 8. Since that time, Lot 8 has been split into multiple lots. The Goodwill development is on Lot 1 of that certain Fountains West Commons Replat. Using the ITE Code 814 (11th edition) for a Variety Store, which is a more conservative (higher trip rate) than a discount store or retail strip center, the 18,000 SF of retail approved in 2018 could generate approximately 1,146 daily trips. The proposed 24,932 SF retail (increase in retail square footage of 6,932 SF) could generate a total of 1,587 daily trips (a net difference of 441 daily trips). The proposed project trips (1,587 daily) minus the vested trips (364 daily) yields a net increase of 1,223 daily trips. Adding 100% of these trips (without accounting for any trip distribution or trip-capture along the various segments and intersections) to the existing 2023 "background plus vested trips" data in the City's current Concurrency Management System (CMS) for all segments showed that no segments are anticipated to operate below the adopted levels of service standard for each of the respective roadway segments.

2023+Vested	2023+Vested+Project Trips (less 364 vested trips)	Service Volume (Based on adopted LOS)	Difference (Volume minus total trips)
Ocoee Apopka Road Segments			
17,029	218,25	21,700	3,448
16,752	517,97	19,530	1,555
16,476	917,69	19,530	1,831
16,149	217,37	19,530	2,158
West Road Segment			
21,118	122,34	32,940	10,599
Clarcona Ocoee Road Segments			
30,035	831,25	33,570	2,312
25,246	526,22	33,570	7,345
22,738	422,37	33,570	11,196
22,555	122,19	33,570	11,379

Per the previous condition of approval for Lot 8 Amendment, the applicant will be required to remit payment of their

proportionate share of the cost of the installation of the traffic signal at the intersection of Fountains West Boulevard and West Road using the methodology previously approved in 2018 prior to the issuance of a site work permit.

Utilities: The Utilities Department did not identify any concerns.

Stormwater: A storm water facility has been constructed within Lot 8 as part of the self-storage facility and will accommodate drainage from this development. Per the approved Land Use Plan for Lot 8, development of the subject property must comply with the approved 70% maximum impervious surface area.

Schools: N/A

Recreation and Open Space: N/A

ISSUE:

Should the Planning and Zoning Commission, acting as the Local Planning Agency, make a recommendation of approval for the proposed 2nd Substantial Amendment to Lot 8 of the Fountains West PUD to increase the maximum building square footage for retail from 18,000 SF to 24,932 SF on the property assigned parcel ID number 06-22-28-2863-01-0000 for purposes of constructing a Goodwill Retail Store?

RECOMMENDATIONS:

Development Review Committee (DRC) Recommendation:

The DRC met on this item on May 7, 2024. Following discussion regarding how the Goodwill Store will manage garbage/solid waste on the site, the DRC made a recommendation of approval of the 2nd Substantial Amendment to Lot 8 of the Fountains West PUD subject to the condition that, at the time of site plan review, the applicant provides documentation to support not having on-site dumpster facility to serve the use.

Staff Recommendation:

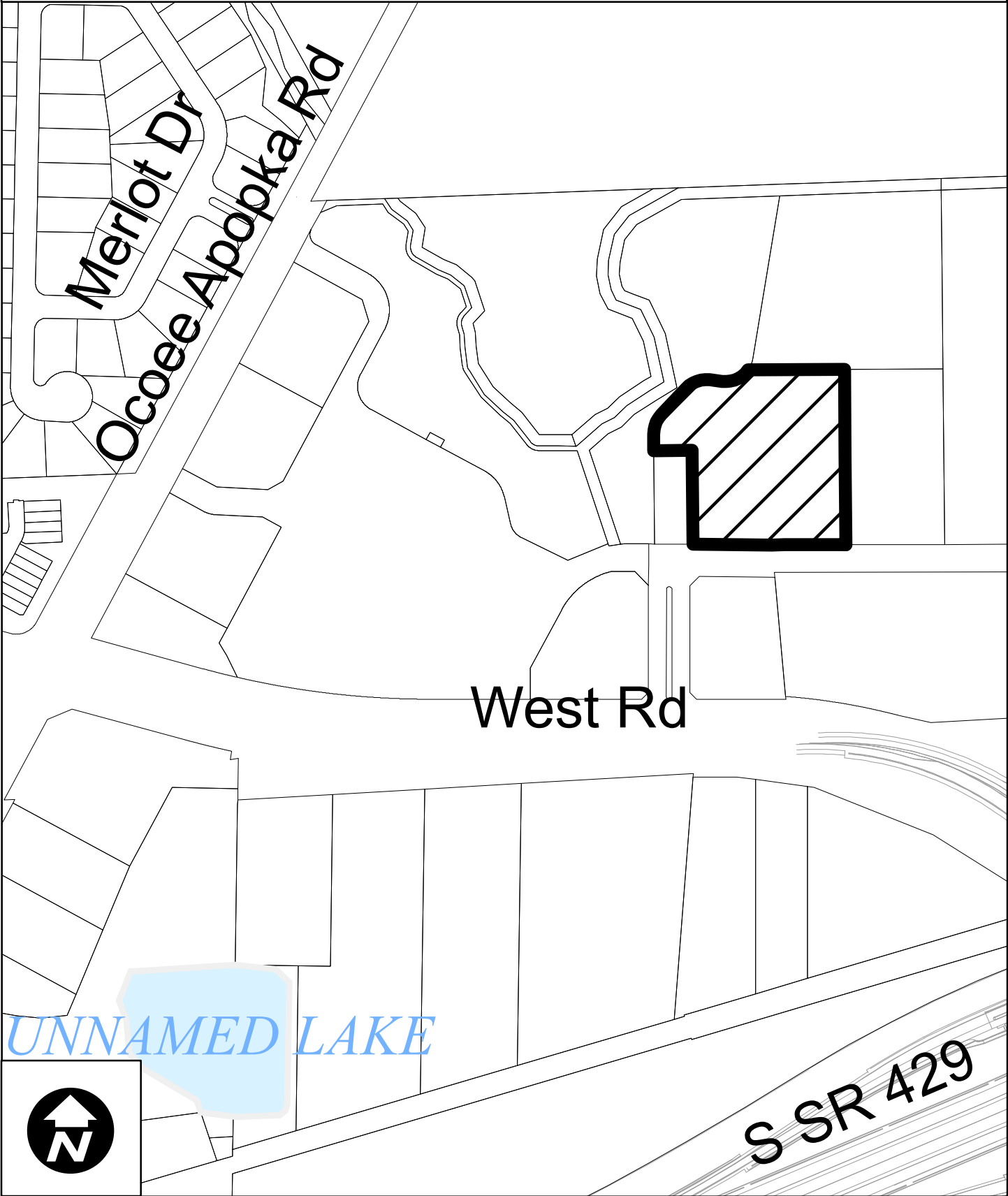
Staff recommends that the Planning and Zoning Commission, acting as the Local Planning Agency, make a recommendation of approval of the 2nd Substantial Amendment to Lot 8 of the Fountains West PUD to increase the maximum building square footage for retail from 18,000 SF to 24,932 SF on the property assigned parcel ID number 06-22-28-2863-01-0000 for purposes of constructing a Goodwill Retail Store subject to the following conditions:

1. At the time of site plan review, the applicant shall provide documentation to support not having on-site dumpster facility to serve the use, and
2. Prior to the issuance of a site work permit, the applicant shall remit payment for their proportionate fair share of the cost of installation of the traffic signal at the intersection of Fountains West Boulevard and West Road.

ATTACHMENTS:

1. Lot 8 Substantial Amendment_Location Map
2. Lot 8 Substantial Amendment_Aerial Map
3. Lot 8 Substantial Amendment_FLUM Map
4. Lot 8 Substantial Amendment_Zoning Map
5. Fountains West PUD - Lot 8 Substantial Amendment LUP
6. Fountains West Substantial Amendment PUD Zoning Ord_2024

**Fountains West PUD - Substantial Amendment to Lot 8
Location Map**



Fountains West PUD - Lot 8 Substantial Amendment

2022 Aerial Photography



Fountains West PUD - Lot 8 Substantial Amendment Surrounding Future Land Use Map



Development Services
Department

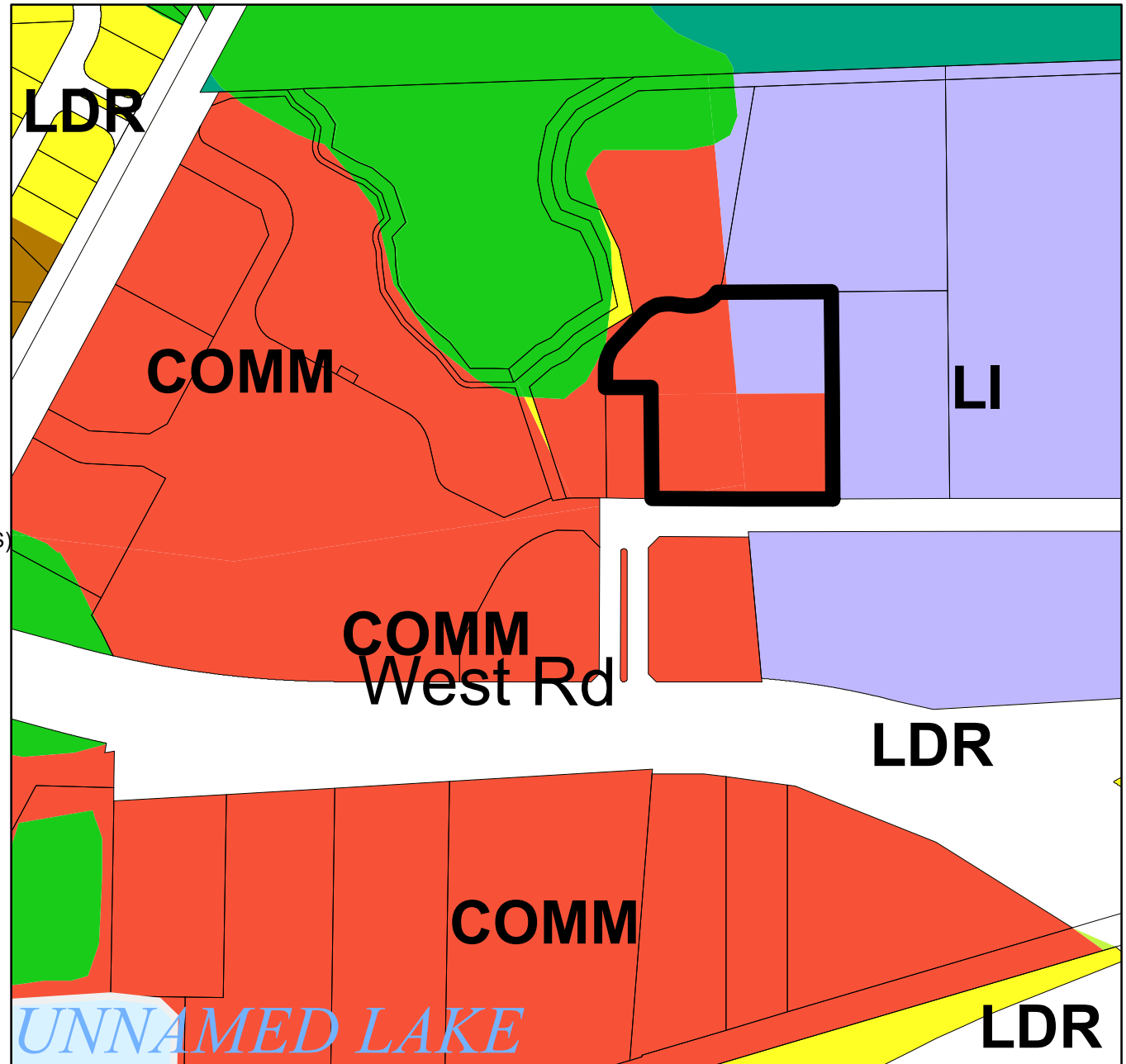
0 70 140 280
Feet

Created: month year

 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)



Fountains West PUD - Lot 8 Substantial Amendment Surrounding Zoning Map



Development Services
Department

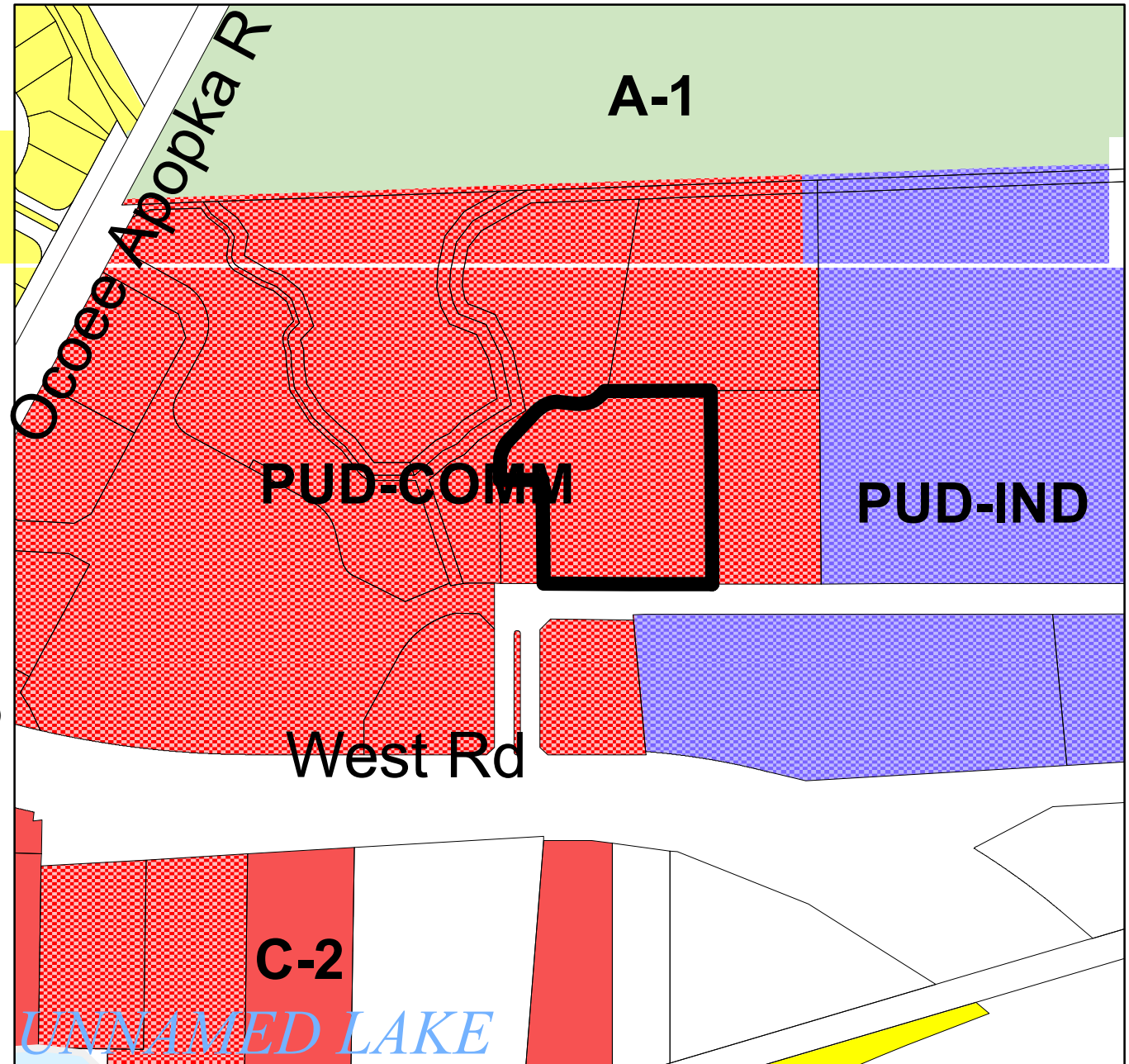
0 75 150 300
Feet

Created: month year

 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



FOUNTAINS WEST PUD

MAJOR AMENDMENT

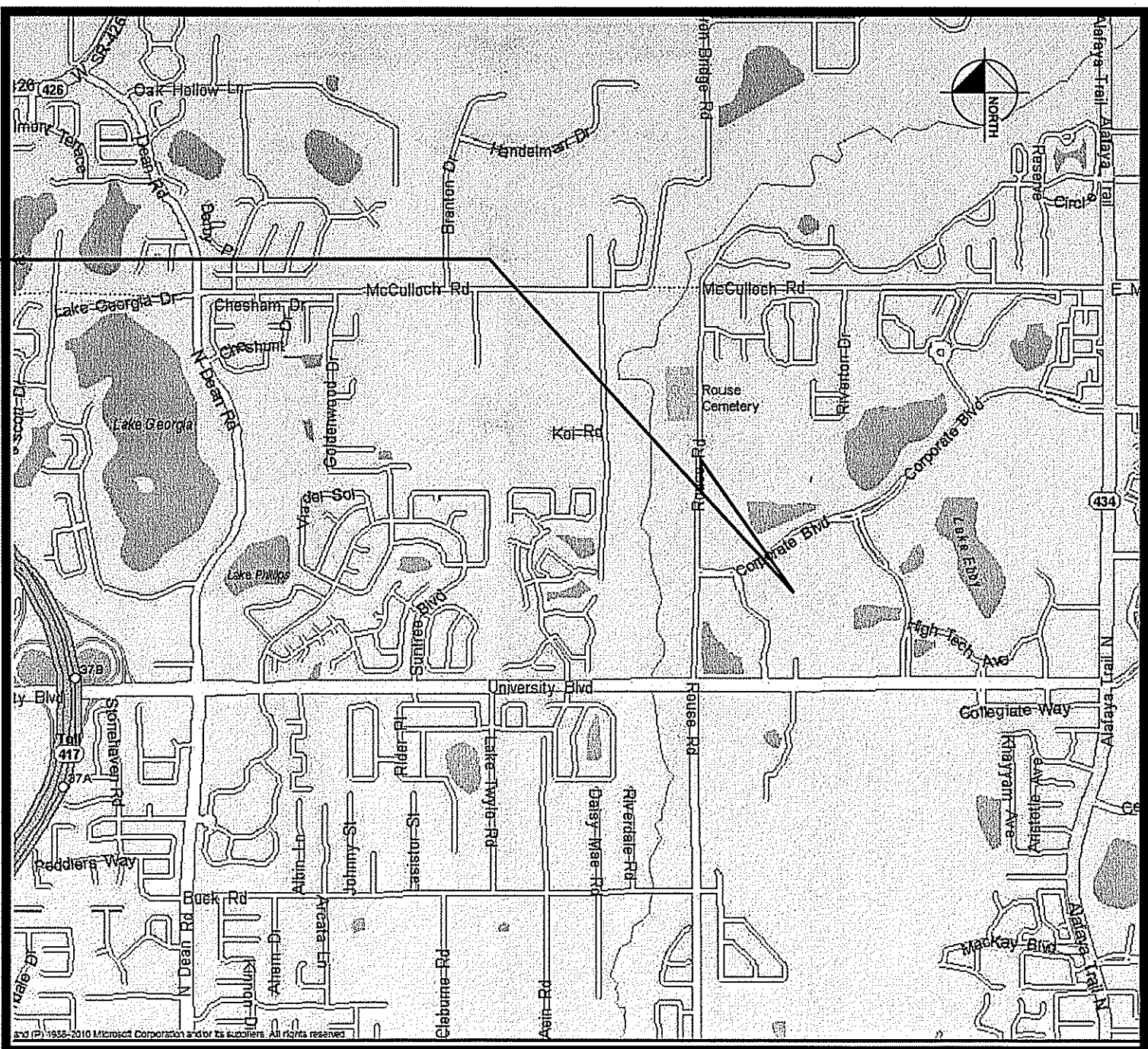
(LOT 8)

City of Ocoee, Florida

May 3, 2024

PARCEL NUMBERS EFFECTED BY CHANGE:
06-22-28-2856-08-000

PROJECT LOCATION



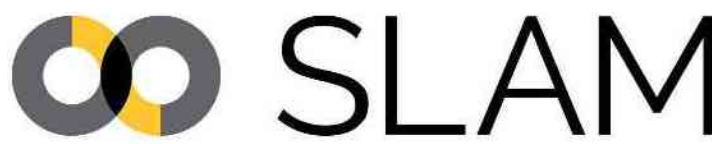
VICINITY MAP

SHEET INDEX

- LUP-1 COVER SHEET
- LUP-2 SITE DATA TABLE
- LUP-3 PHASING PLAN

PREVIOUSLY APPROVED SHEETS SHOWN FOR REFERENCE

- C-0 COVER SHEET
- C-1 PUD LAND USE PLAN
- C-2 PUD BOUNDARY
- C-4 PRELIMINARY UTILITY PLAN
- C-5 PRELIMINARY SITE PLAN WITH FUTURE WEST ROAD REALIGNMENT
- C-6 USDA SOIL SURVEY MAP
- C-7 ADJACENT PARCELS
- C-9 PUD LOT AND TRACT PLAN
- C-10 LOT MATRIX & PARKING SUMMARY
- C-11 SIGN DETAILS
- C-12 LIGHTING DETAILS & CONCEPTUAL BUILDING ELEVATIONS
- SV-1 BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE PARENT PARCELS
- SV-2 BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE PARENT PARCELS



The S/L/A/M Collaborative

150 N. Orange Ave

Suite 420

Orlando, FL 32801

Phone: 407 992.6300

LUP-1

Plotted By:Spence, Robert Sheet Set:Kha Layout:Layout1 April 12, 2018 03:11:44pm K:\ORL_Civil\148876008--Ocoee Self Storage--Commercial\CAADD LANDUSE\PlanSheets\LUP--02.dwg
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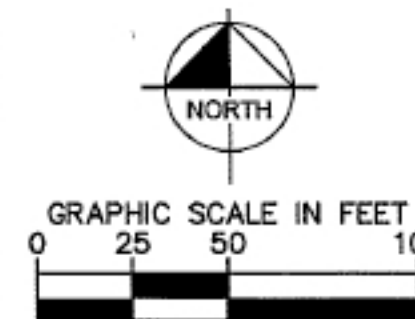
USE	Lots 1 & 2	Lots 3, 4 & 5	Lot 6	Lot 7	Lot 8
Appliance Store	*	*	*	*	*
Bank	*	*	*	*	
Bar (associated with restaurant seating 45 people)		*	*	*	
Car Wash (1)		*		*	*
Clinic, Dental or Medical	*	*	*	*	*
Commercial, Convenience with Gas Sales		*		*	
Commercial, Retail	*	*	*	*	*
Department Store			*		*
Drive in Restaurant (3)		*	*	*	*
Equipment Sales		*	*	*	*
Furniture Store	*	*	*	*	*
Grocery Store/Supermarket			*		
Heating, Ventilating, Plumbing Sales & Service		*	*	*	*
Interior Decorating Store	*	*	*	*	*
Liquor Store, No on--permise consumption		*	*	*	
Miniature Golf Course		*	*	*	*
Movie Theater			*		*
Music, Radio, TV Shop	*	*	*	*	*
Nursery/Garden Supply Store	*	*	*	*	*
Professional Offices	*	*	*	*	*
Restaurant	*	*	*	*	*
Self-Storage Facility					*
Veterinary Hospitals and Kennels when confined with structure	*	*	*	*	*
Child Care Facilities	*	*	*	*	*
Church (2)					*
Club or Community Use	*	*	*	*	*
Recreation Facility, Commercial		*	*	*	*
Permitted Use					
(1) Only as Accessory to Gas/Convenience Store Establishment					
(2) (2300 seats; 45' Steeple/Tower feature; ancillary uses such as church related offices, religious/book store; daycare facility and recreational building)					
(3) This use is not permitted for lot 3					

Approved PUD Waivers

CODE SECTION	CODE REQUIREMENTS	PROPOSED STANDARDS	JUSTIFICATION
LDC, Article VI Section 6-14.C.(1)(b)ii	No more than 50% of the linear roadway frontage shall be devoted to outparcels within a commercial development	70% frontage on Ocoee-Apopka Road in outparcels. No more than 50% frontage on West Road in outparcels	Additional Right-Of-Way dedication on Ocoee-Apopka Road and partial dedication for West Road Realignment on West Road.
LDC, Article VI Section 4-5.M.(3)	50 feet building setback on Ocoee-Apopka Road and West Road	25 feet building setback on Ocoee-Apopka Road and West Road	Additional Right-Of-Way dedication on Ocoee-Apopka Road and West Road

Development Standards

Lot #/Tract	Acerage	Use	FAR	Max. Impervious	Open Space	Max. Height	Max. Sq Ft./Other Use	Ownership & Maintenance Entity	Maximum ADT	Max. PM Peak Hour Trips	SETBACK/LANDSCAPE			ZONE	FLU
											Road	Abutting Lot/Tract	Internal Drive		
1	1.16	Commercial**	0.20	80%	20%	45 Feet	9,900.00	SUNTRUST BANK			25/15	10/5	10/10	PUD	Commerical
2	1.14	Commercial**	0.20	80%	20%	45 Feet	9,900.00	OCOE, LLC			25/15	10/5	10/10	PUD	Commerical
3	1.26	Commercial**	0.18	80%	20%	45 Feet	9,900.00	OCOE, LLC	Lots 1 through 7	Lots 1 through 7	25/15	10/10	10/10	PUD	Commerical
4	1.33	Commercial**	0.17	80%	20%	45 Feet	9,900.00	OCOE, LLC	ADT = 7,665	PM Peak = 708	25/15	N/A	10/10	PUD	Commerical
5	1.20	Commercial**	0.18	80%	20%	45 Feet	9,900.00	OCOE, LLC			25/15	10/10	N/A	PUD	Commerical
6	8.83	Commercial**	0.16	80%	20%	45 Feet	65,500.00	OCOE, LLC			25/15	10/0	N/A	PUD	Commerical
7	1.00	Commercial**	0.11	80%	20%	45 Feet	5,000.00	OCOE, LLC			25/15	10/10	N/A	PUD	Commerical
8	11.73	Public/Facilities/Institutional/Commercial	0.10	70%	30%	45 Feet	Church with 2,300 Seat Auditorium, Day Care Center, Recreational Building, Self Storage and Retail	Living Waters Church Ocoee, Inc	ADT = 519	PM Peak = 38	25/15	10/10 WORY, 10/0 All Others	N/A	PUD	Low Density Residential/ Light Industrial
Tract A	3.86	Wetland/Conservation	N/A				N/A	City of Ocoee							
Tract A1	0.44	25' Buffer Along Wetland	N/A				N/A	City of Ocoee							
Tract A2	0.43	25' Buffer Along Wetland	N/A				N/A	City of Ocoee							
Tract B	3.44	Retention For Lots 1-7	N/A				N/A	OCOE, LLC							
Tract C-1	0.98	Additional R/W West Rd.	N/A				N/A	Orange County*							
Tract C-2	2.68	Additional R/W West Rd.	N/A				N/A	Orange County*							
Tract C-3	0.18	Additional R/W West Rd.	N/A				N/A	Orange County*							
Tract D	0.48	Additional R/W Ocoee Apopka Rd.	N/A				N/A	City of Ocoee							
Road A	0.99	Access Road R/W	N/A				N/A	City of Ocoee							
Tract F	0.80	Water Feature	N/A				N/A	OCOE, LLC							
Tract G	1.10	Public Trail						City of Ocoee							
TOTAL	43.03			80%	20%										



SLAM
The **S/L/A/M** Collaborative

150 N. Orange Ave
Suite 420
Orlando, FL 32801
Phone: 407 992.6300

**ORDINANCE NO. 2024-
(2nd Substantial Amendment to Lot 8 of
the Fountains West PUD)**

TAX PARCEL ID: 06-22-28-2863-01-000

CASE NO. RZ-24-05-06: 2nd Substantial Amendment to Lot 8 of the Fountains West PUD

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, APPROVING THE 2ND SUBSTANTIAL AMENDMENT TO LOT 8 OF THE FOUNTAINS WEST PUD FOR CERTAIN REAL PROPERTY COMPRISING APPROXIMATELY 3.04 ACRES LOCATED ON THE NORTH SIDE OF FOUNTAINS WEST BOULEVARD, APPROXIMATELY 3442 FEET NORTH OF WEST ROAD, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; AMENDING THE MAXIMUM SQUARE FOOTAGE FOR RETAIL USE; FINDING CONSISTENCY WITH THE OCOEE COMPREHENSIVE PLAN; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of certain real property located within the corporate limits of the City of Ocoee, Florida, as hereinafter described owner (the “Owner”), has submitted an application to the City Commission of the City of Ocoee, Florida (the “Ocoee City Commission”) to approve an amendment (the “Amendment”) to the Fountains West PUD Land Use Plan, as approved by the Ocoee City Commission on December 19, 2006, and wherein, Lot 8 was amended as a Substantial Amendment on June 19, 2018 (the “PUD”);

WHEREAS, the Amendment was scheduled for study and recommendation by the Development Review Committee (“DRC”) on May 7, 2024; and

WHEREAS, the DRC recommended approval of said Amendment; and

WHEREAS, the Amendment was scheduled for study and recommendation by the Planning and Zoning Commission of the City of Ocoee (“P&Z”);

WHEREAS, on June 11, 2024, the P&Z held an advertised public hearing on the Amendment and, after discussion, recommended approval; and

WHEREAS, on July 16, 2024, the Ocoee City Commission has held an advertised de novo public hearing with respect to the proposed 2nd Substantial Amendment and this Ordinance and determined that the Amendment to the PUD to increase the building square footage for retail use from 18,000 square feet to 24,932 square feet and this Ordinance are consistent with the City of Ocoee Comprehensive Plan, as amended; and

WHEREAS, this Ordinance has been considered by the Ocoee City Commission in accordance with the procedures set forth in Section 166.041(3), Florida Statutes.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF OCOEE, FLORIDA, AS FOLLOWS:

SECTION 1. Authority. The City Commission of the City of Ocoee has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 166, Florida Statutes.

SECTION 2. Amendment to PUD. The Amended PUD, prepared by The S/L/AM Collaborative, dated May 3, 2024, with such additional revisions thereto, if any, as may be reflected in the minutes of the City Commission of the City of Ocoee meeting approving same, is hereby approved. The Amended PUD is attached hereto as **Exhibit “A”**, and by this reference made a part hereof. As described therein, the Amended PUD amends the previously approved PUD for Fountains West PUD. All references to the PUD or the Amended PUD for Fountains West PUD shall hereafter refer to the previously approved PUD for Fountains West PUD as amended by the attached Amended PUD.

SECTION 3. Ocoee Comprehensive Plan. The Ocoee City Commission hereby finds that this Ordinance is consistent with the Ocoee Comprehensive Plan.

SECTION 4. CONFLICTING ORDINANCES. This ordinance prevails in the event of any inconsistency with all ordinances or parts of ordinances in conflict herewith.

SECTION 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereto.

SECTION 6. Effective Date. This Ordinance shall become effective ten (10) days after its passage and adoption.

ATTEST:

**APPROVED:
CITY OF OCOEE, FLORIDA**

Melanie Sibbitt, City Clerk

Rusty Johnson, Mayor

(SEAL)

ADVERTISED _____, 2024
READ FIRST TIME _____, 2024.
READ SECOND TIME AND ADOPTED
_____, 2024.
UNDER AGENDA ITEM NO. _____

**FOR USE AND RELIANCE ONLY BY THE
CITY OF OCOEE, FLORIDA; APPROVED AS**

TO FORM AND LEGALITY

this _____ day of _____,
2024.

FISHBACK DOMINICK

By: _____
City Attorney

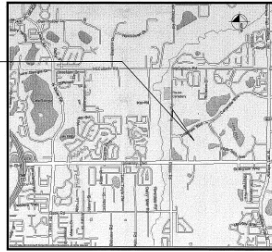
EXHIBIT "A"

FOUNTAINS WEST PUD MAJOR AMENDMENT (LOT 8) City of Ocoee, Florida

May 3, 2024

PARCEL NUMBERS EFFECTED BY CHANGE:
06-22-28-2856-08-000

PROJECT LOCATION



VICINITY MAP

SHEET INDEX
LUP-1 COVER SHEET
LUP-2 SITE DATA TABLE
LUP-3 PHASING PLAN

PREVIOUSLY APPROVED SHEETS SHOWN FOR REFERENCE

C-0 COVER SHEET
C-1 PUD LAND USE PLAN
C-2 PUD BOUNDARY
C-4 PRELIMINARY UTILITY PLAN
C-5 PRELIMINARY SITE PLAN WITH FUTURE WEST ROAD REALIGNMENT
C-6 USDA SOIL SURVEY MAP
C-7 ADJACENT PARCELS
C-9 PUD LOT AND TRACT PLAN
C-10 LOT MATRIX & PARKING SUMMARY
C-11 SIGN DETAILS
C-12 LIGHTING DETAILS & CONCEPTUAL BUILDING ELEVATIONS
SV-1 BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE PARENT PARCELS
SV-2 BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE PARENT PARCELS



The S L A M Collaborative

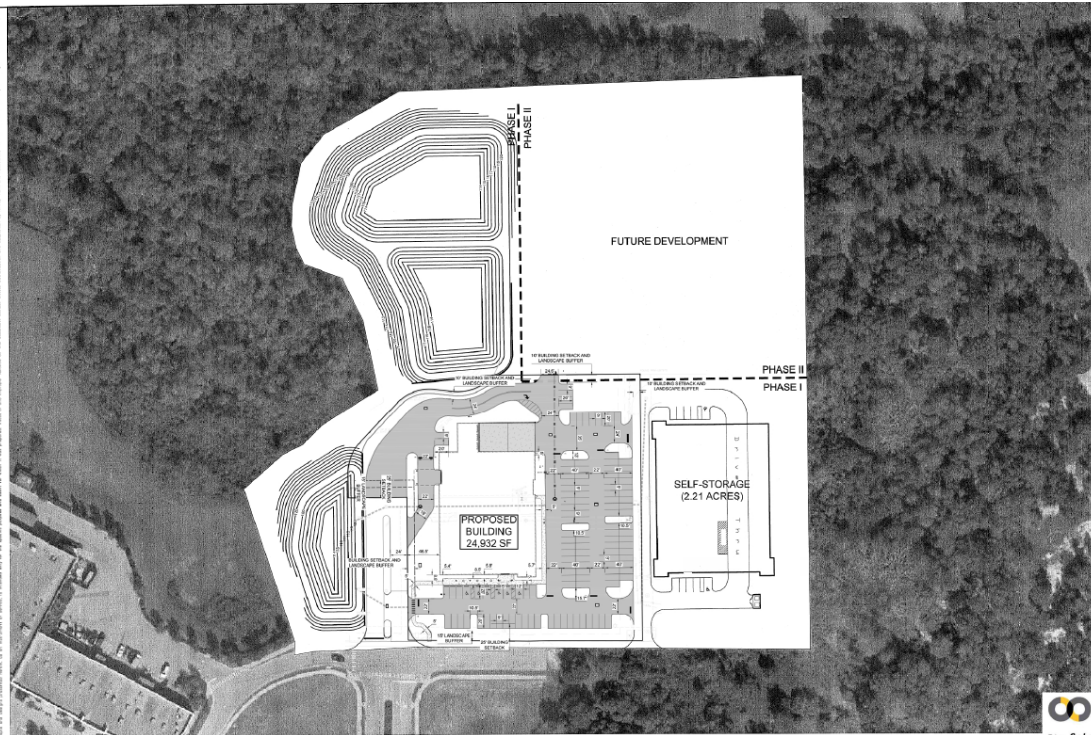
150 N. Orange Ave.

Suite 420

Orlando, FL 32801

Phone: 407.992.6300

FOUNTAINS WEST PUD
PROJECT LOCATION



The S L A M Collaborative

150 N. Orange Ave.

Suite 420

Orlando, FL 32801

Phone: 407.992.6300



June 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
1053 Ocoee Apopka Rd. - MDTL Enterprise LLC Property Sage#2024-0016 Parcel # 07-22-28-0000-00-074 Parcel # 07-22-22-0000-00-105 2.17 acres Commission District 1 – Scott R. Kennedy	Annexation	- Planning & Zoning Meeting: April 9, 2024 - City Commission Meeting 1st Reading: May 7, 2024 - City Commission Meeting 2nd Reading: May 21, 2024 - Under 1st Review
1059 Ocoee Apopka Rd - Rogers Property Sage #2024-0015 Parcel # 07-22-28-0000-00-043 5.01 acres Commission District 1 – Scott R. Kennedy	Annexation	- Planning & Zoning Meeting: April 9, 2024 - City Commission Meeting 1st Reading: May 7, 2024 - City Commission Meeting 2nd Reading: May 21, 2024 - Under 1st Review
1102 & 1104 N. Lakewood Ave. - Lott Property Sage # 2024-0017 Parcel # 07-22-28-0000-00-060 Parcel # 07-22-22-0000-00-057 7.17 acres Commission District 1 – Scott R. Kennedy	Annexation	- Planning & Zoning Meeting: April 9, 2024 - City Commission Meeting 1st Reading: May 7, 2024 - City Commission Meeting 2nd Reading: May 21, 2024 - Under 1st Review
1305 & 1113 Ocoee Apopka Rd - MDTL Enterprise LLC Property Sage#2024-0016 Parcel # 07-22-28-0000-00-039 Parcel # 07-22-22-0000-00-041 4.32 acres Commission District 1 – Scott R. Kennedy	Annexation	- Planning & Zoning Meeting: April 9, 2024 - City Commission Meeting 1st Reading: May 7, 2024 - City Commission Meeting 2nd Reading: May 21, 2024 - Under 1st Review

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	Site Plan Approved Pending Pre-Construction Meeting
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 
FOUNTAINS WEST PUD LOT 8 Sage #2024-0026 Fountains West Blvd. Parcel # 06-22-28-2863-01-000 3.04 acres Commission District 1 – Scott R. Kennedy	Substantial Amendment to the PUD/LUP to Lot 8 to increase the allowable square footage for retail use from 18,000 square feet to 24,932 square feet for the purposes of constructing a Goodwill Retail store	- Planning & Zoning Meeting: May 14, 2024 - City Commission Meeting 1st Reading: June 4, 2024 - City Commission Meeting 2nd Reading: June 18, 2024 - Under 1st Review
GOODWILL AT FOUNTAINS WEST Sage #2024-0014 Fountains West Blvd. Parcel # 06-22-28-2863-01-000 3.04 acres Commission District 1 – Scott R. Kennedy	Small Scale Site Plan for a 24,932 SF Retail building	Under 1st Review (Will require approval of the Fountains West PUD Lot 8 Substantial Amendment)
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 5th Review
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
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

**THE FALLS AT WINTER LAKE
FKA MIXED-USE @ FULLERS
CROSS RD & OCOEE APOPKA
RD**

Sage #2022-0006
Fullers Cross Road
Parcel # 06-22-28-0000-00-056
17.96 acres
Commission District 1 – Scott R. Kennedy

Large Scale Preliminary Site Plan for mixed-use consisting of Apartments and Commercial

- **Planning & Zoning Meeting:** July 12, 2022
- **City Commission Meeting:** TBD
- Under 2nd Review

District 2 – Rosemary Wilsen

Project Name & General Location	Project Description	Status
1 TAYLOR ST. 1 Taylor St. Parcel # 18-22-28-0000-00-049 .21 acres Commission District 2 – Rosemary Wilsen	Comprehensive Plan FLU Amendment from High Industrial (HI) to Commercial (COMM) Rezoning from Light Industrial (I-1) to General Commercial (C-2)	• Planning & Zoning Meeting: April 9, 2024 • City Commission Meeting 1st Reading: May 7, 2024 • City Commission Meeting 2nd Reading: May 21, 2024 Under 1 st Review
*NEW PROJECT 338 N. BLUFORD AVENUE-RODRIGUEZ PROPERTY 338 N. Bluford Avenue Parcel # 18-22-28-4100-00-131 .44 acres Commission District 2 – Rosemary Wilsen	Small-Scale CPA from Low Density Residential (LDR) to Commercial (COMM) Rezoning from Single Family Dwelling (R-1AA) to General Commercial (C-2)	• Under 1st Review
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	1st Review Comments sent November 13, 2023, - Awaiting Resubmittal
OCOE 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 Final Subdivision Plan	Under 9th Review
OCOE 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 
OCOE PICKLEBALL COMPLEX Sage #2024-0011 1000, 1050, & 1100 Jacob Nathan Blvd. Parcel # 21-22-28-3093-06-000 Parcel # 21-22-28-3093-03-000 Parcel # 21-22-28-3093-04-000 6.08 acres Commission District 2 – Rosemary Wilsen	Special Exception request for an indoor and outdoor pickleball complex with a 14,000 sf pro-shop/café in a C-2 Community Commercial District Large-Scale Preliminary Site Plan	Denied at the May 7, 2024 City Commission Meeting:
OCOE 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	Site Plan Approved
O'REILLY'S OCOE 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	Site Plan Approved
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	Plat	Awaiting Submittal
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	Under Construction 
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 
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 Final Site Plan for a one-story 52,800 SF sports training facility	1st Review comments sent April 15, 2024 - Awaiting resubmittal
789 PINE STREET (606 SPORTS TRAINING) Sage #2024-0004 789 Pine St. Parcel # 18-22-28-0000-00-003 2.50 acres Commission District 3 – Richard Firstner	Small-Scale CPA from Low Density Residential (LDR) to Light Industrial (LI) & Rezoning from Single Family Dwelling (R-1A) to Restricted Manufacturing & Warehousing (I-1)	- Planning & Zoning Meeting: April 9, 2024 - City Commission Meeting 1st Reading: May 7, 2024 - City Commission Meeting 2nd Reading: May 21, 2024 - Under 1st Review
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 Final Site Plan for a six-story, 118 room Hotel	Under 1 st Review

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	• 4th Review Comments sent on March 6, 2024 • 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	Daycare Facility Under Construction 
OCOOE-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 

OCOE 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
PRUITT HEALTH 870 Tomyon 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 – George Oliver III		
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 – George Oliver III	Final Subdivision Plan for 17 Single-Family Residential Lots	Under 2nd 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 - George Oliver III	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 - George Oliver III	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 16, 2024 - Continued to May 21, 2024
HOWARD MEADOWS Sage #2023-0032 8708 A. D. Mims Road Parcel # 10-22-28-0000-00-133 2.25 acres Commission District 4 - George Oliver III	Final Subdivision Plan for Six (6) Single-Family Residential Lots	Under 8 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 - George Oliver III	Large Scale Preliminary/Final Subdivision Plan, 88-unit 1,391 SF (per unit) residential townhomes with a 2,400-SF clubhouse	Under Construction 
OCCOE LANDINGS PUD Sage #2022-0026 E. Silver Star Road Parcel # 16-22-28-4532-00-140 1.77 acres Commission District 4 - George Oliver III	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 - George Oliver III	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 - George Oliver III	A Large-Scale Final Subdivision plan for 46 single-family homes	Final Site Plan Approved
*NEW PROJECT SHOPPES ON THE BLUFF Sage #2024-0013, 2024-0018 9251 Clarcona Ocoee Road Parcel # 33-21-28-0000-00-023 Parcel # 04-22-28-0000-00-012 4.29 acres Commission District 4 – George Oliver III	Small-Scale CPA from Low Density Residential (LDR) to PUD & Rezoning from Single Family Dwelling (R-1AA) PUD	Under 1 st Review
WYNWOOD PHASE 1 & 2 FKA CLRM Sage #2020-0014 44 W. McCormick Road Parcel # 33-21-28-0000-00-007 100 E McCormick Road Parcel # 34-21-28-0000-00-022 3201 Trout Lake Road Parcel # 33-21-28-0000-00-020 212.30 acres Commission District 4- George Oliver III	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- George Oliver III	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