

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

August 13, 2024

AGENDA

6:30 PM

REGULAR PLANNING AND ZONING COMMISSION MEETING

• CALL TO ORDER

Invocation

Pledge of Allegiance

Roll Call and Determination of Quorum

Annual Elections

• CONSENT

1. Approval of Minutes from the Planning & Zoning Meeting held on June 11, 2024.

• SUNSHINE LAW

1. Sunshine Law Training

• DISCUSSION

1. Status of 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

June 11, 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 Galvan, Alternate Member Butler

Absent: Member Chacon

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

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on May 14, 2024.

(6:31 pm)

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

• OLD BUSINESS - None

• NEW BUSINESS

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

Zoning Manager Whitfield presented a brief overview of the subject property and the proposed changes to the PUD. She advised that the applicant is requesting an amendment to the PUD to increase the maximum building square footage from 18,000 ft² to 24,932 ft² for the construction of a Goodwill retail store. The resulting net increase in daily trips is not anticipated to cause any roadway segments to operate below their adopted level of service standards. An existing condition of the PUD requires the applicant to remit payment for their proportionate share of the cost of the future traffic signal at the intersection of Fountains West Boulevard and West Road. Additionally, the previously-constructed stormwater facility on Lot 8 will accommodate this use.

The Board had no comments or questions.

Chair Lomneck invited the applicant team to speak.

Ed Durkee, *CEO of Goodwill Industries of Central Florida*, thanked staff for their presentation and assistance on the project so far. He briefly introduced his project team and described Goodwill's mission, business model, and operations. He further explained the company's zero-waste initiative.

Kelly Kleppin, *Architect with Slam Collaborative*, recounted her long-term professional association with Goodwill and explained why she continues to work with them. She described the proposed facility's design and the intent to make it attractive and safe, and further reiterated that the zero-waste initiative plays a part in the design and architecture.

Chair Lomneck opened the public hearing.

Kellie Beck, *President, Greens at Forest Lake HOA*, spoke in opposition of the project.

Gregory Keethler, *2430 Orsota Circle*, spoke in opposition of the project.

Carl Barrett, *President, Westyn Bay HOA*, spoke in opposition of the project.

Steven Bressler, *2255 Farnham Drive*, spoke in opposition of the project.

Lawrence Szrom, *159 Beacon Pointe Drive*, spoke in opposition of the project.

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

Ed Durkee, *CEO of Goodwill Industries of Central Florida* addressed how the organization determines demographics when selecting locations for a store.

Michael Clary, *Former Goodwill Industries of Central Florida Board Member*, addressed wages and benefits for Goodwill employees. He further explained the criteria that are considered when selecting locations.

Chair Lomneck inquired about a Goodwill location at the corner of Silver Star and Hiawassee. **Mr. Clary** addressed his question. Discussion ensued.

Vice-Chair Forges shared his thoughts on the subject property, and remarked that traffic will come regardless, as something will eventually be built on the property.

Chair Lomneck commented about the future traffic signal and the amount of traffic in the area. He mentioned the surrounding county-owned roads, and encouraged the audience to reach out to their County Commissioner.

(7:07 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Denial of the 2nd Substantial Amendment to Lot 8 of Fountains West PUD; Moved by Vice-Chair Forges, Seconded by Member Keller; motion carried 3-2 with Chair Lomneck and Member Galvan opposing, and Member Chacon absent.

Chair Lomneck disclosed why he voted in opposition of denial.

Zoning Manager Whitfield clarified that the 18,000 ft² [building size] is approved as part of the PUD, so the applicant does have the option to move forward with constructing an 18,000 ft² Goodwill if they choose to do so. The recommendation for denial refers to the increase in square footage, not the Goodwill business itself. She also announced the dates of the ordinance First Reading and Second Reading/Public Hearing.

Vice-Chair Forges explained that he made a motion for denial solely as it relates to the proposed additional square footage, and that he believes that the use does fit the zoning.

• **MISCELLANEOUS**

1. Project Status Report

Development Services Director Rumer updated the Board with the following:

- Planning has received and begun to review the Ocoee Regional Sports Facility plans
- Development is starting to finalize along the Highway 50 and Ocoee Apopka Road corridors
- The City has been meeting with the County regarding items such as Ocoee Apopka Road

Chair Lomneck inquired about Maine Street reopening. **Development Services Director Rumer** addressed his question.

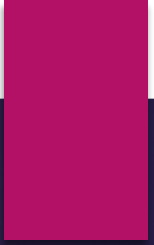
• **ADJOURNMENT – 7:13 PM**

ATTEST:

APPROVED:

Miranda Justice, Recording Clerk

Brad Lomneck, Chair



City of Ocoee Planning and Zoning Commission Sunshine Law Presentation

PRESENTED BY FISHBACK DOMINICK
LLP



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

STAFF REPORT

Meeting Date: August 13, 2024
Item #: 1

Contact Name: Anoch Whitfield, Zoning Manager

Department Director: Michael Rumer

Subject: Status of 2045 Comprehensive Plan Update (**Zoning Manager Whitfield**)

BACKGROUND SUMMARY:

Section 163.3177, Florida Statutes (FS), requires that each local government adopt a Comprehensive Plan. The Comprehensive Plan has to include at least two (2) planning periods, one covering at least the first 10-year period occurring after the plan's adoption and one covering at least a 20-year period. It must provide the "principles, guidelines, standards and strategies for orderly and balanced future economic, social, physical, environmental and fiscal development" for the City and is implemented through goals, objectives, and policies (GOPs) within required elements. Section 163.3177(6), FS, details the required elements, which are as follows:

1. Future Land Use Element
2. Transportation Element
3. Housing Element
4. General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element
5. Conservation Element
6. Recreation and Open Space Element
7. Intergovernmental Coordination Element
8. Capital Improvements Element
9. Private Property Rights Element

The currently adopted 2002 Comprehensive Plan includes the above elements generally as listed, and where each element typically lives on its own. However, in the preparation of the 2045 Comprehensive Plan Update, staff has reorganized the various elements into chapters based on focus areas that complement each other, as depicted in the table below.

Chapter #	Chapter Focus Areas	Statutory Elements
1	Introduction	Background history of the City
2	Vibrant, Attractive & Inclusive Community	Future Land Use Element Housing Element Recreation & Open Space Element
3	Efficient, Reliable & Well-maintained Infrastructure	Infrastructure (Potable Water, Reclaimed Water, Wastewater) Element Drainage Element
4	Safe & Convenient Mobility	Mobility Element (fka Transportation Element)
5	Environment-Friendly, Resilient & Sustainable Community	Conservation Element (Aquifer Protection and Natural Resource Protection GOPs will be moved to this Element)

6	Responsible, Accessible & Open Governance	Public Schools Facilities Element Intergovernmental Coordination Element Capital Improvements Element Private Property Rights Element
7	Appendix	Definitions & Acronyms Capital Improvements Schedule Water Supply Plan

In accordance with Florida Statutes, the development of the elements must be based on data, inventory, and analysis (DIA). In March 2024, staff presented the findings from the DIA for each of the elements of the Comprehensive Plan. Based on the DIA findings, an evaluation of the special area plans and overlay district plans approved by the City Commission in the past several years, and the requirements of Section 163.3177, FS, staff developed a Vision Statement for the Comprehensive Plan to guide each element.

To achieve the Vision Statement, staff prepared draft goals and objectives to be presented to the Planning and Zoning Commission, acting as the Local Planning Agency, for its consideration and feedback prior to proceeding with development of the implementing policies.

ISSUE:

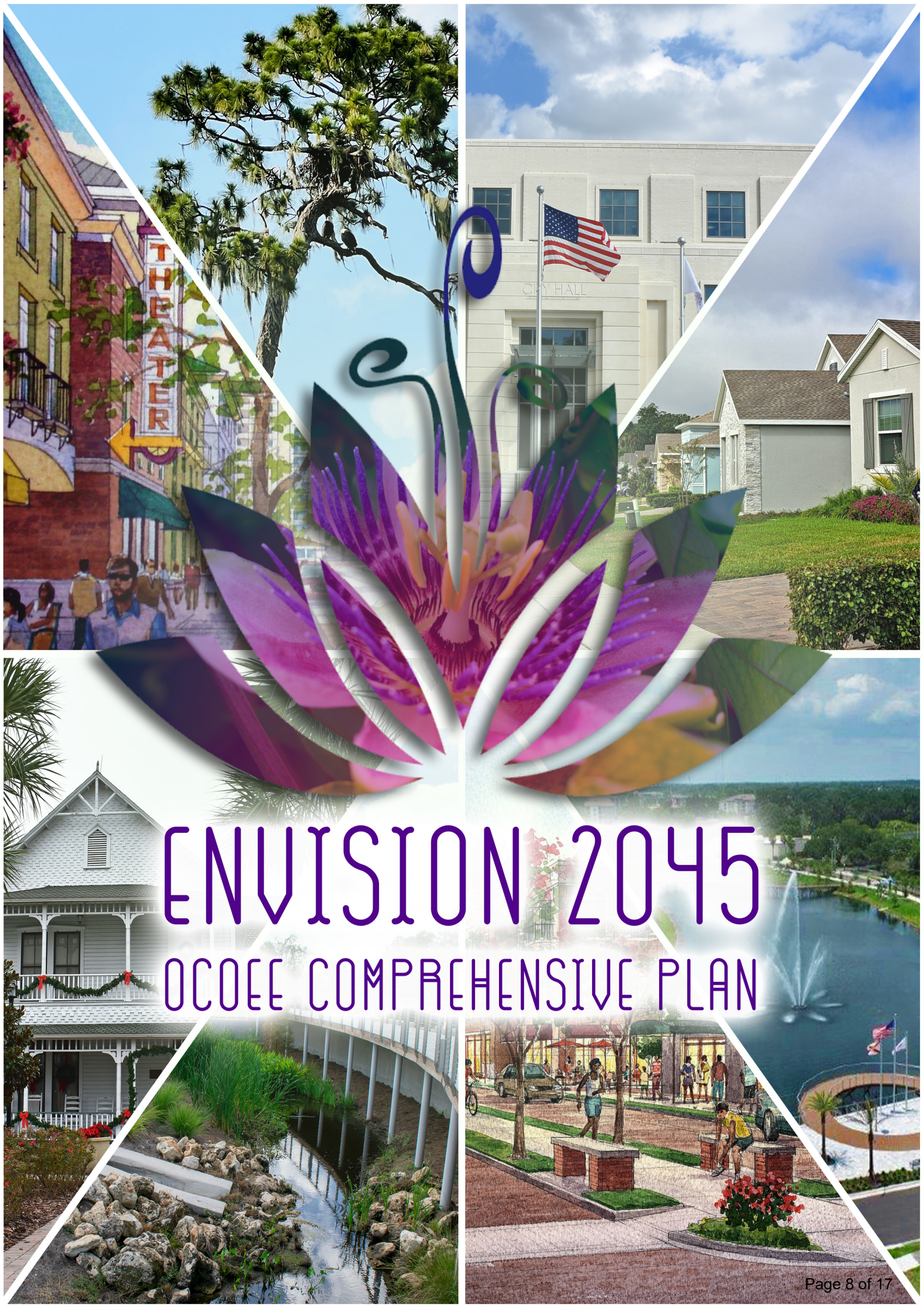
N/A

RECOMMENDATIONS:

Staff is seeking feedback from the Planning & Zoning Commission, acting as the Local Planning Agency, on the draft goals and objectives.

ATTACHMENTS:

1. Cover.Graphic.FINAL



ENVISION 2045

Ocoee Comprehensive Plan



August 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	Under Construction 
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	Withdrawn

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	1st Review comments sent May 9, 2024, awaiting resubmittal
HOMETOWNE STUDIOS OCOEE Sage #2024-0027 West Road Parcel # 06-22-28-0000-00-008 3.71 acres Commission District 1 – Scott R. Kennedy	Special Exception to the existing Commercial PUD to allow Hotel Use	- Under 2nd Review - Scheduled for September PZC
HOMETOWNE STUDIOS OCOEE Sage #2024-0028 West Road Parcel # 06-22-28-0000-00-008 3.71 acres Commission District 1 – Scott R. Kennedy	Large Scale Site Plan for a four-story, 124 room, 51,880 square foot Hotel	Under 1st Review
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	Approved
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	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 
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	2nd Review comments sent June 14, 2024, awaiting resubmittal Planning & Zoning Meeting: TBD City Commission Meeting: TBD
District 2 – Rosemary Wilsen		
Project Name & General Location	Project Description	Status
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)	Approved at the June 18, 2024 City Commission Meeting
Aquasonic Car Wash Sage #2024-0034 Clarke Road Parcel # 21-22-28-6328-00-070 1.11 acres Commission District 2 – Rosemary Wilsen	Small Scale Site Plan 4,400 SF Car Wash	Under 2nd review
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 Final Subdivision Plan	City Commission Consent: June 18, 2024
OCOEE 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 in a C-2 Community Commercial District Large-Scale Preliminary Site Plan	Denied by City Commission
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 Construction 
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	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 AKA TOM'S PLACE Sage #2024-0002 W. Delaware St. Parcel # 17-22-28-6144-04-031 1.0 acre Commission District 2 – Rosemary Wilsen	Plat creating (3) three parcels from one (1) parcel	1st Review comments sent July 11, 2024, awaiting resubmittal
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
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
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	- Under 2nd Review - City Commission August 20th
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 3 rd Review
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
INSPIRATION Sage #2024-0030 Excellence Circle 9 acres Commission District 3 – Richard Firstner	Plat – Phase 2 Platting 30 Parcels to 47 Resulting Parcels	Under 1 st Review

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 
Ocoee Regional Sports Complex Sage #2022-0023 880 Bluford Avenue Parcel # 07-22-28-0000-00-001 Parcel # 07-22-28-0000-00-023 Parcel # 07-22-28-0000-00-039 Parcel # 07-22-28-0000-00-041 Parcel # 07-22-28-0000-00-043 Parcel # 07-22-28-0000-00-105 Parcel # 07-22-28-0000-00-074 Parcel # 07-22-28-0000-00-060 Parcel # 07-22-28-0000-00-057 150.9 acres combined Commission District 3 – Richard Firstner	Large Scale Comprehensive Plan Amendment from Low Density Residential (LDR) to PUD	Under 2 nd Review
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
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 #2024-0024 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 3rd 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)	Approved at the May 21, 2024 City Commission Meeting
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 Construction 
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 
OCOEE 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
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	Under Construction 
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 2 nd t Review Planning & Zoning Commission Meeting September 10 th .

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