

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

January 14, 2025

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, Member Keller, Member Chacon, Member Galvan, Alternate Member Butler

Absent: Vice-Chair Forges

Also present: Zoning Manager Whitfield, Planner Belizaire, Board Attorney Johnson, and Recording Clerk Justice

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on November 12, 2024.

(6:31 pm)

Motion for Approval of the Consent Agenda: Moved by Member Keller, Seconded by Member Chacon; Motion carried 5-0, with Vice-Chair Forges absent.

• OLD BUSINESS - None

• NEW BUSINESS

1. 304 Calliope Street - Renwick Variance; Project No. VR-24-03 (**Planner Belizaire**)

Zoning Manager Whitfield briefly introduced **Planner Belizaire**.

Planner Belizaire provided an overview of the subject property and the requested variance. She noted that Code Enforcement action was initiated due to unpermitted improvements made in 2020. These improvements included the installation of pavers, which increased the property's Impervious Surface Area (ISA) to 64%, its current state.

Planner Belizaire summarized the applicants' justification for the variance but emphasized that Staff found it insufficient to meet the four evaluation criteria. The property's maximum allowable ISA is 50%. The proposed survey, under the requested variance, includes adding

Planning & Zoning Commission
January 14, 2025

more pavers to the rear yard, which would increase the ISA from 64% to 80%. This represents a 61.2% variance from the limits specified in Table 5-2 of the Land Development Code. As a result, Staff does not support the variance request.

The Board had no comments or questions.

Chair Lomneck invited the applicants to speak.

Johanna Renwick, homeowner of 304 Calliope Street, stated that her property and community have faced rodent infestations due to a sewage pump for Thornebrooke Elementary located nearby. To address this health and safety concern, her family installed the pavers in their yard. **Ms. Renwick** apologized for her family previously not following the Code and submitted letters from neighbors supporting the variance request.

Rodolfo Renwick, homeowner of 304 Calliope Street, expressed gratitude to the Planning & Zoning Commission for their time and consideration.

Chair Lomneck inquired if the homeowners had talked to Thornebrooke Elementary or Orange County Public Schools (OCPS). **Ms. Renwick** confirmed she has brought the matter to their attention.

Chair Lomneck opened the public hearing.

Yvonne Michalczyk, 388 Calliope Street, spoke on behalf of the applicants in support of their variance request and discussed her concerns regarding the rodent problem.

Chair Lomneck closed the public hearing.

Member Galvan inquired if approving the variance would set a standard for surrounding homeowners to request the same ISA. **Chair Lomneck** shared his thoughts on setting a precedent. **Planner Belizaire** addressed **Member Galvan's** question.

Member Keller questioned whether a precedent could be set limited to the properties within proximity to the sewage pump. He also suggested that the County and School Board should address the rodent infestation issue and wondered if they would intervene. **Planner Belizaire** addressed his question and discussion ensued.

Zoning Manager Whitfield addressed **Member Keller's** comments. Discussion ensued.

Chair Lomneck handed the gavel to Member Chacon.

(6:51 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Denial of the Renwick Variance, Project Number VR-24-03; Moved by Chair Lomneck, Seconded by Member Galvan; Motion carried 4-1 with Member Keller opposed and Vice-Chair Forges absent.

2. Ocoee Regional Sports Complex Rezoning to PUD; Project No. RZ-24-09-07 (Zoning Manager Whitfield)

Zoning Manager Whitfield provided a summary of the subject parcels and the proposed Planned Unit Development (PUD) for the Ocoee Regional Sports Complex. She also outlined the parameters of the required Land Use Plan (LUP) required as part of the proposed PUD, the development sequencing plan, and the proposed emergency access and sheltering plan.

Chair Lomneck invited the applicant team to speak.

Marcos Bastian, AECOM, commended City Staff on their cooperation and assistance throughout the planning stages of the Ocoee Regional Sports Complex. **Mr. Bastian** gave a presentation of project renderings that detail various elements of the complex, including a new City Park. He further explained the next steps to move forward with the project.

Jamie Douglas, Montierre Development, expressed his continued gratitude for City Staff working closely with the applicant team to move this project forward. He further shared that he looks forward to breaking ground in the next couple of months.

Alternate Member Butler inquired about assurances for mitigating the contaminants and pollutants associated with the Brownfield-designated portion of the property. **Mr. Bastian** addressed his question.

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

(7:17 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 Regional Sports Complex Rezoning, Project Number RZ-24-09-07; Moved by Member Keller, Seconded by Member Butler; Motion carried 5-0, with Vice-Chair Forges absent.

• **MISCELLANEOUS**

1. Project Status Report

Zoning Manager Whitfield updated the Board with the following:

- Steady progress is being made with the Comprehensive Plan update
- Staff have received the first draft of the Land Development Code update
- Wawa construction and the plat to split off a portion of the parcel are moving along
- Staff are awaiting plan resubmittal for the Walmart Neighborhood Market

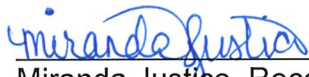
Planning & Zoning Commission
January 14, 2025

Member Keller asked about the method for determining the installation of high divider walls in the median along certain sections of North Clarke Road. **Zoning Manager Whitfield** addressed his question.

Chair Lomneck inquired about the status of Ocoee Gateway. **Zoning Manager Whitfield** addressed his question.

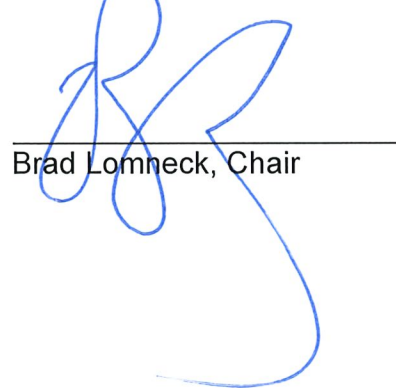
• **ADJOURNMENT – 7:23 PM**

ATTEST:



Miranda Justice, Recording Clerk

APPROVED:



Brad Lomneck, Chair