

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

March 20, 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, Vice-Chair Forges, Member Keller, Alternate Member Butler

Absent: Member Chacon, Member Galvan

Also present: Zoning Manager Whitfield, Development Services Director Corless, Urban Designer Parish, Planner Belizaire, Commitment and Concurrency Coordinator McFarlane, Utilities Director Bolling, Staff Engineer Burch, Public Works Director Krug, City Attorney Geller, and Recording Clerk Justice

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on January 14, 2025.

(6:31 pm)

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

• OLD BUSINESS – None

• NEW BUSINESS – None

• MISCELLANEOUS

1. Workshop: Envision 2045 Ocoee Comprehensive Plan & Land Development Code Update (**Zoning Manager Whitfield**)

Zoning Manager Whitfield briefly introduced the Comprehensive Plan team. She presented an overview of Envision 2045, the updated Ocoee Comprehensive Plan, which shall be the governing policy framework for direct growth and development in the City over the next twenty years. Envision 2045 shall establish Goals, Objectives, and Policies to achieve its vision for the future of Ocoee. Development Services is working alongside the multi-department Comprehensive Planning Team to complete Envision 2045 and its supporting Data, Inventory

and Analysis (DIA) document. The City's transportation consultancy firm is providing technical assistance regarding the Transportation Element, which will be renamed as the Mobility Element.

Envision 2045 is organized into the following chapters:

- Introduction
- Vibrant, Attractive & Inclusive Community
- Efficient, Reliable & Well-Maintained Infrastructure
- Safe & Convenient Mobility
- Environment-Friendly, Resilient & Sustainable Community
- Responsible, Accessible & Open Governance
- Appendix

Zoning Manager Whitfield touched on the *Introduction* chapter. She followed by opening the presentation on the elements included within Chapter 2, *Vibrant, Attractive & Inclusive Community*.

Zoning Manager Whitfield explained the policies and objectives of the Future Land Use Element.

Planner Belizaire and **Urban Designer Parish** discussed the policies and objectives of the Housing Element.

Development Services Director Corless addressed the Recreation and Open Space Element policies and objectives.

Zoning Manager Whitfield opened the floor for questions regarding Chapter 2.

Member Keller inquired about multimodal access with respect to the Housing Element and the Lynx bus service. **Zoning Manager Whitfield** responded to his question. He also inquired about citywide WiFi. **Zoning Manager Whitfield** responded to his question. **Member Keller** further inquired about bike lane safety and wide sidewalks. **Zoning Manager Whitfield** and **Development Services Director Corless** responded to his concerns.

Chair Lomneck inquired about the national average ratio of number of parks per number of residents. **Development Services Director Corless** responded to his question.

Vice-Chair Forges inquired about activity centers. **Zoning Manager Whitfield** responded to his question.

Zoning Manager Whitfield introduced Chapter 3, *Efficient, Reliable & Well-Maintained Infrastructure*.

Utilities Director Bolling discussed the policies and objectives of the Utilities Sub-Element.

Zoning Manager Whitfield discussed the policies and objectives of the Drainage Sub-Element. She then opened the floor for questions on Chapter 3.

City Attorney Geller provided the definition of NPDES.

Member Keller inquired about reclaimed water availability. **Assistant City Manager Rumer** and **Utilities Director Bolling** addressed his question. He asked about state or federal funding assistance for removing septic tanks. **Utilities Director Bolling** addressed his question. **Member Keller** further inquired about new developments installing sewer infrastructure even if it is not yet available. **Utilities Director Bolling** responded to his inquiry.

Vice-Chair Forges inquired if developers are required or recommended to utilize reclaimed water, and further inquired about natural gas. **Assistant City Manager Rumer** and **Utilities Director Bolling** responded to his inquiries.

Alternate Member Butler asked about the limited circumstances regarding the requirement to connect new development to central utility services. **Utilities Director Bolling** responded to his question.

A brief recess was called at 7:32 pm. The meeting resumed at 7:43 pm.

Vice-Chair Forges inquired about the goal to minimize the use of retention ponds in development. **Public Works Director Krug** addressed his question. Discussion ensued regarding stormwater and drainage alternatives.

Zoning Manager Whitfield introduced Chapter 4, *Safe & Convenient Mobility* and discussed the policies and objectives of the Mobility Element. She then opened the floor for questions on Chapter 4.

Member Keller opined that the City should take care when planning walkable areas, citing Fowler's Grove [in Winter Garden] as an example. He further suggested that driverless cars should be taken into consideration for the future. **Zoning Manager Whitfield** responded to his comments.

Vice-Chair Forges referenced the Envision 2045 presentation promoting 55 and over communities and projecting a 2045 population of 70,000-plus residents. He further pondered if the City might have an inner-city contract with Lynx [to provide public transit] in the future. **Zoning Manager Whitfield** responded to his inquiry.

Zoning Manager Whitfield introduced Chapter 5, *Environment-Friendly, Resilient & Sustainable Community*.

Staff Engineer Burch and **Zoning Manager Whitfield** discussed the Conservation Element.

Zoning Manager Whitfield opened the floor for questions on Chapter 5.

As there were no questions, **Zoning Manager Whitfield** introduced Chapter 6, *Responsible, Accessible, and Open Governance*.

Concurrency & Commitment Coordinator McFarlane discussed the policies and objectives of the Public School Facilities and Intergovernmental Coordination Elements.

Zoning Manager Whitfield discussed the policies and objectives of the Capital Improvements Element. She then opened the floor for questions on Chapter 6.

Member Keller opined that the City should carefully evaluate allowing any additional charter schools, considering how the existing charter schools have affected the City's relationship with Orange County Public Schools (OCPS). **Zoning Manager Whitfield** responded to his comment, referencing charter schools' curriculum requirements, the interlocal agreement with OCPS, and the Land Use Table zoning districts that allow schools by right versus by special exception.

Member Lomneck noted that the City lacks a mechanism to reclaim impact fees from the school board, despite no new schools being planned for Ocoee within the next ten years. He emphasized the need for the City to establish a policy stating, "If you are not going to build, we are not going to pay." **Zoning Manager Whitfield** responded to his comment, advised that the interlocal agreement can be reviewed, and explained how OCPS determines capacity.

A brief recess was called at 8:29 pm. The meeting resumed at 8:40 pm.

Zoning Manager Whitfield and **Urban Designer Parish** provided an update on the goals and schedule for the Land Development Code (LDC). Concurrently with Envision 2045's preparation, Development Services staff, with technical assistance from the Comprehensive Planning Team, are updating the LDC to create zoning districts, urban design and architectural standards, development policies and procedures, and other regulations to implement the Goals, Objectives, and Policies of Envision 2045. They further explained the document's reorganization and layout, and detailed notable changes to the Code.

Urban Designer Parish and **Zoning Manager Whitfield** discussed new Land Development Code standards, the proposed Design Manual, and incorporating the public realm experience.

Zoning Manager Whitfield summarized the next steps and schedule for adopting the LDC.

City Attorney Geller mentioned that he has led tours of Baldwin Park for planners across Florida and offered the same opportunity to staff and Board Members. He noted that Board Members would need to attend separately to comply with Sunshine Law. [Baldwin Park has successfully implemented design standards like those the City of Ocoee seeks to achieve.] He further complimented the City on their efforts to increase the esthetics and functionality within the City.

Urban Designer Parish noted that Central Florida boasts some of the finest examples of new communities. Drawing from her experience studying and working in Charleston, South Carolina, she emphasized the importance of timeless design principles. She stated that

Planning & Zoning Commission
March 20, 2025

Ocoee aims to develop enduring buildings that residents will love and benefit from for years to come.

Zoning Manager Whitfield discussed the benefits of intertwining the Comprehensive Plan and Land Development Code.

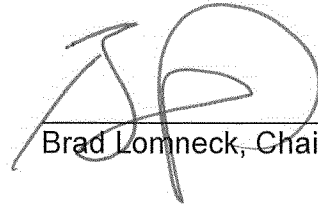
•ADJOURNMENT – 9:06 PM

ATTEST:



Miranda Justice, Recording Clerk

APPROVED:



Brad Lonneck, Chair