

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

April 8, 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, Member Chacon, Member Galvan, Alternate Member Butler

Absent: None

Also present: Planner Belizaire, Development Services Director Corless, Zoning Manager Whitfield, City Engineer Womack, Board Attorney Johnson, and Recording Clerk Justice

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on March 20, 2025.

(6:31 pm)

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

• OLD BUSINESS - None

• NEW BUSINESS

1. 283 10th Avenue - Cox Property Annexation & Rezoning from Orange County R-2 to City of Ocoee R-1; Project No. AX-02-25-01 & RZ-25-02-01 (**Planner Belizaire**)

Planner Belizaire presented a brief overview of the subject property. The property is considered logical and eligible for annexation, and the proposed rezoning aligns with the [Joint Planning Area] JPA and Future Land Use Map. The property owner is seeking annexation in order to connect to City water service.

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.

Zoning Manager Whitfield advised that an audience member wished to speak but had not provided a speaker form. Chair Lomneck reopened the public hearing.

Rosa Bell Johnson, 271 10th Avenue, stated that she received the [300-foot notice] letter and expressed that she does not wish to annex or connect to City water. **Chair Lomneck** informed her that her property was not under consideration for annexation at this meeting. **Planner Belizaire** clarified that Ms. Johnson received the notice because the owner of the adjacent property at 283 10th Avenue had submitted a request for annexation, which triggered the public hearing notification.

Chair Lomneck closed the public hearing.

(6:36 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 283 10th Avenue Annexation, Project Number: AX-02-25-01; Moved by Member Keller, Seconded by Member Chacon; 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 283 10th Avenue Rezoning, Project Number: RZ-25-02-01; Moved by Member Keller, Seconded by Member Galvan; motion carried unanimously.

2. Envision 2045 Ocoee Comprehensive Plan Large Scale Update to Replace Ocoee's Comprehensive Plan in its Entirety (**Zoning Manager Whitfield**)

Development Services Director Corless provided a brief summary of the March 20, 2025, workshop and outlined the two years of work involved in the Envision 2045 initiative. She expressed pride in the team's accomplishments and gratitude for their efforts, and further highlighted Zoning Manager Whitfield's dedication to the process.

Zoning Manager Whitfield explained the structure of the current 2002 Comprehensive Plan and the statutory requirement for its update. She detailed the 2045 Comprehensive Plan (Comp Plan) formatting, and further explained that the Goals, Objectives, and Policies (GOPs) is the policy framework that will be adopted, and the Data Inventory Analysis (DIA) will serve as the support document for the GOPs. 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 explained that the totality of the Comprehensive GOPs is intended to help Ocoee become the community envisioned in the Vision Statement. She then briefly discussed the *Introduction* chapter and followed by opening the presentation on the elements included within Chapter 2, *Vibrant, Attractive & Inclusive Community*.

Zoning Manager Whitfield explained the data, goals, objectives, and policies of the Future Land Use, Housing, and Recreation and Open Space Elements.

Zoning Manager Whitfield next introduced Chapter 3, *Efficient, Reliable & Well-Maintained Infrastructure*, and discussed the data, goals, policies, and objectives of the Utilities and Drainage Sub-Elements.

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

The Board had no comments or questions.

A brief recess was called at 7:15 pm. The meeting resumed at 7:23 pm.

Chair Lomneck announced that public comments would be taken again after the presentation of the last chapter.

Zoning Manager Whitfield introduced Chapter 4, *Safe & Convenient Mobility* and discussed the data, goals, objectives, and policies of the Mobility Element.

Zoning Manager Whitfield introduced Chapter 5, *Environment-Friendly, Resilient & Sustainable Community* and discussed the data, goals, objectives, and policies of the Conservation Element.

Zoning Manager Whitfield introduced Chapter 6, *Responsible, Accessible and Open Governance* and discussed the data, goals, objectives, and policies of the Public School Facilities Element.

Member Galvan asked what the codes mean on the table of proposed future OCPS schools. **Zoning Manager Whitfield** responded to his question.

Zoning Manager Whitfield explained the data, goals, objectives, and policies of the Intergovernmental Coordination and Capital Improvements Elements.

Member Keller requested clarification regarding gaps in the sidewalk network, specifically asking whether the inventory includes only City-owned sidewalks or those located along County-owned rights-of-way as well. He also inquired about any State Statutes that might oblige the County to share in the costs associated with constructing or maintaining sidewalks adjacent to County-owned land. **Zoning Manager Whitfield** and **City Engineer Womack** responded to his inquiries.

Chair Lomneck opened the public hearing.

Emmanuel Ortiz, 51 Maguire Road, explained that he had been working with City staff for several months on a development plan for his properties prior to the moratorium. He noted that the plans comply with the current Zoning and Future Land Use (FLU) designations, though not necessarily with those proposed under Envision 2045. Mr. Ortiz asked what remedies might be available, given he was unable to submit his final plans before the moratorium and has already incurred significant costs. He also inquired whether the Mixed-Use FLU designation would always require a residential component and requested clarification specific to his property. Lastly, he asked about potential delays related to the development review process and emphasized the loss of time and increased costs associated with those delays. **Zoning Manager Whitfield** responded to his comments. She also addressed the Plant Street Character Area overlay, which already applies to the parcels, along with existing utility challenges for the property and planned construction of a roundabout at the nearby intersection.

Chair Lomneck closed the public hearing.

Zoning Manager Whitfield explained that staff is reviewing the requirements for residential, office, and commercial [with respect to the Mixed-Use FLU designation], and stated that the goal is to create some mixture. She noted that especially with small acreages, City Staff will assist applicants to figure out what will work for their specific site.

Chair Lomneck inquired about the use of “also” with respect to the Mixed-Use classification. **Zoning Manager Whitfield** addressed his question.

(8:00 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Ordinance to Repeal the Current 2002 Comprehensive Plan in its Entirety and Replace it with an Updated Comprehensive Plan, Entitled Envision 2045; Moved by Member Keller, Seconded by Member Galvan; motion carried unanimously.

• **MISCELLANEOUS**

1. Project Status Report

Zoning Manager Whitfield updated the Board with the following:

- Wawa should be opening soon
- The pickleball project will come back with all indoor courts, therefore a special exception is no longer required

• **ADJOURNMENT – 8:02 PM**

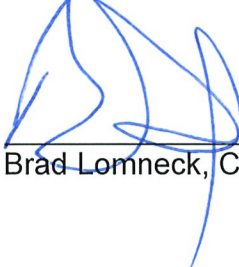
Planning & Zoning Commission
April 8, 2025

ATTEST:



Miranda Justice, Recording Clerk

APPROVED:



Brad Lomneck, Chair