



OCOE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

June 18, 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, Alternate Member Butler

Absent: Member Galvan

Also present: Planner Belizaire, Zoning Manager Whitfield, Urban Designer Parish, Assistant City Manager Rumer, Board Attorney Griffith, and Recording Clerk Justice

• **CONSENT AGENDA**

1. Minutes of the Planning and Zoning Commission Meeting held on May 13, 2025.

(6:31 pm)

Motion for Approval of the Consent Agenda: Moved by Member Keller, Seconded by Alternate Member Butler; Motion carried 5-0, with Member Galvan absent.

• **OLD BUSINESS - None**

• **NEW BUSINESS**

1. 703 Center Street – Mazariegos Property Annexation & Rezoning; Project No: AX-05-25-05 & RZ-25-05-05 (**Planner Belizaire**)

Planner Belizaire presented a brief overview of the subject parcel. The property is logical and eligible for annexation and will further the City's efforts to reduce enclaves within the city limits. The property is currently zoned County R-1 with Low Density Residential (LDR) designation on the Future Land Use Map (FLUM). A rezoning to conventional City R-1A is proposed, with the property maintaining its current LDR designation. City water is available, and the property will continue to utilize a private septic system.

Vice-Chair Forges asked whether the property already had a house. **Planner Belizaire** responded in the affirmative.

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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.

(6:34 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 703 Center Street Annexation, Project Number AX-05-25-05; Moved by Member Keller, Seconded by Member Chacon; motion carried 5-0 with Member Galvan absent.

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 703 Center Street Rezoning, Project Number RZ-25-05-05; Moved by Alternate Member Butler, Seconded by Vice-Chair Forges; motion carried 5-0 with Member Galvan absent.

• MISCELLANEOUS

1. Workshop: Land Development Code Update (Zoning Manager Whitfield & Urban Designer Parish)

Zoning Manager Whitfield provided an overview of the Land Development Code (LDC) and the objectives for its revision. The new LDC will include updates to the following:

- Definitions
- Application submittal requirements and review procedures
- Zoning classifications and permissible uses
- Development standards to transition from suburban to urban patterns

The LDC will also be reorganized and it is proposed to feature:

- Provision for Administrative Waiver
- Simplified development standards for single-family and duplex dwellings
- Enhanced urban and architectural design standards for development within the Downtown Mixed-Use District
- Administrative amendment to the Zoning Map

Zoning Manager Whitfield provided a synopsis of the current residential zoning classifications and outlined the proposed classifications, including their permitted uses and development standards.

Vice-Chair Forges inquired about the proposed elimination of the minimum living area requirement in certain zoning districts. **Zoning Manager Whitfield** responded to his question. Discussion ensued and it was determined that additional research would be done along with consideration given for a compatibility clause.

Urban Designer Parish explained the reasoning for introducing smaller living area sizes.

Zoning Manager Whitfield summarized the existing non-residential zoning classifications and described the fieldwork conducted to inform potential square footage standards for the proposed categories. She also outlined the proposed classifications and their permitted uses.

Zoning Manager Whitfield introduced the proposed development standards by product type. She further explained differences in building siting, site design, building design, and accessory structures, between suburban and urban patterns.

A brief recess was called at 7:28 pm. The meeting resumed at 7:34 pm.

Urban Designer Parish pondered neighborhood character, with respect to the minimum square footage, massing, and architectural standards in established neighborhoods. Discussion ensued.

Vice-Chair Forges inquired where lodging fits in the non-residential zoning classifications and asked about zoning for adult entertainment versus a night club. **Zoning Manager Whitfield** and **Assistant City Manager Rumer** addressed his questions. Discussion ensued.

Urban Designer Parish discussed the proposed development standards by product type related to building siting, site design, building design, and accessory structures from an architectural perspective. She and **Zoning Manager Whitfield** also discussed how some of the development standards address the public realm.

Member Chacon inquired about accessibility. **Zoning Manager Whitfield** addressed his inquiry.

Urban Designer Parish explained that language is proposed to restrict or omit faux façade treatments; she further mentioned regulating the scale of buildings through articulation.

Member Keller asked about the comfortability of bicyclists in conjunction with pedestrians within these design standards. **Zoning Manager Whitfield** addressed his question. **Urban Planner Parish** mentioned a possible bicycle and pedestrian trail conversion project and potential trail connections throughout the city. Discussion ensued.

Zoning Manager Whitfield discussed the implementation of the 15-Minute City concept outlined in Envision 2045. She reviewed the provided Zoning Map, which highlights potential commercial zones within one-quarter and one-half-mile radii of residential areas.

Member Chacon noted that the map presented did not illustrate these zones on the south side of the City. **Zoning Manager Whitfield** explained that the area is already zoned for and well-served by commercial uses, and many residents live in gated communities where biking or walking to commercial areas is less common.

2. Project Status Report

Zoning Manager Whitfield updated the Board with the following:

- Cell phone tower on Clarke Road is complete
- Staff are working on the Everest Rehabilitation Hospital CO
- Site plan for Lake Lilly Lot 1 has been submitted for its first round of reviews
- The pickleball project has been re-submitted as an all-indoor facility
- Gardenia subdivision has submitted the first application for its subdivision plan
- Walmart Neighborhood Market is on its second round of review
- The northwest corner of commercial for Ocoee Village Center has been through its first round of reviews

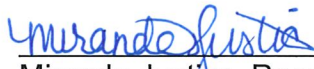
Chair Lomneck inquired about changing the meeting times from 6:30 PM to 6:15 PM, beginning with the July 8th meeting. **Zoning Manager Whitfield** advised that Planning staff did not have an issue with the change. **Recording Clerk Justice** advised that that she would address the request with the City Clerk.

Board members in attendance voiced no objections to changing the meeting start time from 6:30 PM to 6:15 PM.

Zoning Manager Whitfield announced that the election of Chair and Vice-Chair would take place at the July meeting and requested that all board members attend.

• **ADJOURNMENT – 8:11 PM**

ATTEST:



Miranda Justice, Recording Clerk

APPROVED:



Brad Lomneck, Chair