

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

July 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 Deputy Director Whitfield, Urban Designer Parish, Board Attorney Johnson, and Recording Clerk Justice

Election for Chair

Chair Lomneck opened the floor for nominations of Chair and Vice-Chair.

(6:31 pm)

Vice-Chair Forges nominated to re-elect Chair Lomneck for another term ending in July 2026; Moved by Vice-Chair Forges, Seconded by Member Chacon; Motion carried unanimously.

Election for Vice-Chair

Chair Lomneck handed the gavel to Member Chacon.

(6:31 pm)

Chair Lomneck nominated to re-elect Vice-Chair Forges for another term ending in July 2026; Moved by Chair Lomneck, Seconded by Member Keller; Motion carried unanimously.

• **CONSENT AGENDA**

1. Minutes of the Planning and Zoning Commission Meeting held on June 18, 2025.

(6:32 pm)

Motion for Approval of the Minutes of the Planning and Zoning Commission Meeting held on June 18, 2025: Moved by Member Keller, Seconded by Vice-Chair Forges;

Motion carried unanimously.

2. Proposed Planning & Zoning Meeting Time Change

(6:32 pm)

Motion: Move to recommend to the Ocoee City Commission Approval to change the Planning and Zoning Commission Meeting start time from 6:30 PM to 6:15 PM: Moved by Vice-Chair Forges, Seconded by Member Galvan; Motion carried unanimously.

• **OLD BUSINESS - None**

• **NEW BUSINESS**

1. 977 East Crown Point Rd. - Showers of Grace Evangelical Christian Mission Inc. Property Annexation & Rezoning from Orange County A-1 (Citrus Rural District) to City of Ocoee RCE-2 (Rural Country Estates District); Project No. AX-05-25-06 & RZ-25-05-06. **(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 A-1 with Low Density Residential (LDR) designation on the Future Land Use Map (FLUM). A rezoning to conventional City RCE-2 is proposed, with the property maintaining its current LDR designation. City water is available; however, a water main will need to be extended to the north property line and a public hydrant installed with an automatic flusher device. The property owner's engineer must ensure that the existing 8" potable water main will provide adequate fire service to the property, or the property owner must upsize the water main appropriately. Sewer lines are available and would require an extension; the property is currently served by a private septic system.

Vice-Chair Forges inquired what businesses surround the subject property. **Planner Belizaire** addressed his question.

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

(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 977 East Crown Point Road Annexation, Project Number AX-05-25-06; 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 977 East Crown Point Road Rezoning, conditionally subject to the submittal of an offsite plan for the water extension to include a fire hydrant and flushing apparatus, Project Number RZ-25-05-06; Moved by Member Keller, Seconded by Member Chacon; Motion carried unanimously.

• **MISCELLANEOUS**

1. LDC Workshop (**Development Services Deputy Director Whitfield**)

Development Services Deputy Director Whitfield provided an overview of the proposed Land Development Code (LDC) revision with respect to the following:

- Non-conforming structures and use regulations
- Signage
- Vehicular and bicycle parking ratios and designs

Development Services Deputy Director Whitfield explained the differences between legal and illegal non-conforming uses and structures. She further addressed how the updated LDC will address these and explained the proposed changes to compliance timeframes and repair ratio requirements.

Chair Lomneck referenced a downtown building and asked what changes would be required if a new business were to move into a building with existing nonconformities after the current tenant vacates. **Development Services Deputy Director Whitfield** addressed his question. Discussion ensued regarding architecture and allowed uses.

Member Keller asked if this situation falls under the Kaufman Law. **Board Attorney Johnson** addressed his inquiry.

Member Galvan expressed concern that use restrictions may discourage investors from purchasing property in the downtown area. **Development Services Deputy Director Whitfield** inquired if he is only referring to investors that are interested in auto sales. Discussion ensued.

Board Attorney Johnson advised that further research would be required. Discussion ensued regarding depriving an owner of its property and diminished sales value when a non-conforming, existing use is no longer allowed.

Vice-Chair Forges inquired what is considered abandonment of property. **Development Services Deputy Director Whitfield** addressed his question. Discussion ensued regarding application to residential versus non-residential uses and a change in tenancy versus a change in ownership.

Development Services Deputy Director Whitfield described changes and additions to the signage requirements, including appearance, size, materials, lighting, landscaping, area and copy area calculations, and sight distance triangle safety. She also discussed prohibited and exempt signage.

Chair Lomneck inquired about downtown master plan specifications for signage being incorporated into the updated LDC. **Development Services Deputy Director Whitfield**

addressed his inquiry.

Member Keller inquired about the timeframe requirements for political signs and the use of flashing EMC signs at public schools. **Development Services Deputy Director Whitfield** addressed his questions and advised that the previous changes to the LDC [Article VIII, Section 8-6.G., amended by Ordinance No. 2022-07] regarding political signs remain unchanged.

Development Services Deputy Director Whitfield detailed proposed vehicular parking ratios, required bicycle parking, and requirements to evaluate alternative parking and ridesharing options.

Chair Lomneck inquired about low-speed vehicle [golf cart] language and parking. **Development Services Deputy Director Whitfield** responded to his question. Discussion ensued.

Vice-Chair Forges inquired about low-speed vehicle parking requirements versus allowances, where low-speed vehicles are allowed. Discussion ensued.

2. Project Status Report

Development Services Deputy Director Whitfield updated the Board with the following:

- Announced the date, time, and location for the community meeting regarding the proposed 7/11 at the intersection of Clarke Road and Ocoee Vista Parkway

• ADJOURNMENT – 7:32 PM

ATTEST:



Miranda Justice, Recording Clerk

APPROVED:



Brad Lomneck, Chair