

# OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers  
1 N. Bluford Avenue  
Ocoee, Florida

August 12, 2025

MINUTES

6:15 PM

## REGULAR PLANNING AND ZONING COMMISSION MEETING

### • CALL TO ORDER

**Chair Lomneck** called the regular session to order at 6:15 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, Members Keller, Chacon, Galvan, and Alternate Member Butler

**Absent:** Vice-Chair Forges

**Also present:** Development Services Deputy Director Whitfield, Urban Designer Parish, Board Attorney Johnson, and Recording Clerk Justice

### • CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on July 8, 2025.

*(6:16 pm)*

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

### • OLD BUSINESS - None

### • NEW BUSINESS - None

### • 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:

- Minimum living area within the Traditional Neighborhood (TN) District
- Zoning Districts Correlations Table
- Residential Zoning Classifications
- Non-Residential Zoning Classifications
- Proposed Changes to Threshold for Development

**Development Services Deputy Director Whitfield** recapped the previous discussion regarding minimum living area within the Traditional Neighborhood (TN) District. She stated that, following earlier workshops, Staff determined the most appropriate standards for that District would be to maintain a minimum living area and set it at 1,000 square feet for detached single-family residences and 650 square feet per unit for duplexes. Board Members had no objections or comments.

**Development Services Deputy Director Whitfield** presented the Zoning Districts Correlations Table, explaining how zoning classifications align with compatible Future Land Use Designations, and outlined the proposed permissible uses and special exceptions for each Residential Zoning District. She also reviewed the permissible uses for the Non-Residential Zoning Classifications.

**Chair Lomneck** asked whether constructing a new car wash would require I-1 zoning. **Development Services Deputy Director Whitfield** responded, and discussion followed regarding existing I-1 zoning.

**Chair Lomneck** asked whether churches require a special exception rather than receiving automatic approval. **Development Services Deputy Director Whitfield** responded, and discussion ensued. **Chair Lomneck** opined that churches should require special exceptions within all zoning districts that may allow them to avoid conflicts with minimum locational criteria for alcohol sales and consumption. **Member Keller** agreed. Additional discussion addressed churches and schools requiring special exceptions, as well as the distinction between public or private schools and daycares.

**Development Services Deputy Director Whitfield** then outlined the special exceptions and prohibited uses for the proposed Non-Residential Zoning Classifications.

**Chair Lomneck** inquired whether there were any updates regarding legal, non-conforming changes of occupancy based on the previous workshop. **Development Services Deputy Director Whitfield** and **Board Attorney Johnson** responded.

**Development Services Deputy Director Whitfield** explained the proposed changes to development thresholds, which would include the reduction from 25,000 SF to 10,000 SF and a proposed application's impact on capacity, regardless of square footage.

In response to **Chair Lomneck's** request for an example, she noted that a gas-inclusive convenience store may be under 5,000 square feet yet generate more than 200 trips per fueling position per day. Discussion followed regarding the typical number of fueling positions in new gas-inclusive convenience stores, plus additional examples and adopted levels of service within the adopted Comprehensive Plan in relation to development thresholds.

2. Project Status Report

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

- Announced the date and time for the Pickleball Community Meeting
- Staff are working to update the Project Status document and make it interactive
- There have recently been pre-application meetings and technical staff review meetings; however, no projects are ready to present to Commission at this time
- The mass grading permit for Dynasty has come back and is ready for approval; the next step is sitework permitting
- Announced the tentative date for the Regional Law Enforcement Training Center groundbreaking

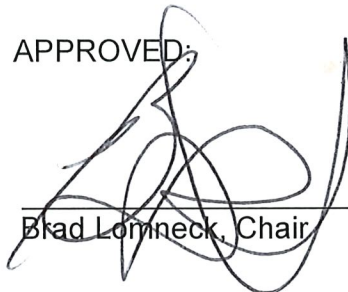
**Member Galvan** inquired about the road work on Rewis Street and Flewelling Avenue. **Development Services Deputy Director Whitfield** responded to his question.

• **ADJOURNMENT – 7:10 PM**

ATTEST:

  
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Miranda Justice, Recording Clerk

APPROVED:

  
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Brad Lomneck, Chair