

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

September 9, 2025

MINUTES

6:15 PM

REGULAR PLANNING AND ZONING COMMISSION MEETING

• CALL TO ORDER

Chair Lomneck called the regular session to order at 6:23 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, Galvan, and Alternate Member Butler

Absent: Vice-Chair Forges and Member Chacon

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

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on August 12, 2025.

(6:23 pm)

Motion for Approval of the Consent Agenda: Moved by Member Keller, Seconded by Member Galvan; Motion carried 4-0, with Vice-Chair Forges and Member Chacon absent.

• OLD BUSINESS - None

• NEW BUSINESS

1. Ocoee Pickleball Complex – Vasant Sports LLC Large-Scale Preliminary Site Plan; Project No. LS-2025-005 (**Development Services Deputy Director Whitfield**)

Development Services Deputy Director Whitfield presented an overview of the subject properties and the proposed development. She advised that although this project was submitted as a Preliminary/Final Large-Scale Site Plan, the applicant and Development Review Committee (DRC) elected to split the application and proceed to public hearings for a Preliminary Site Plan only at this time, to allow for the applicant to work with staff regarding the engineering and utilities requirements applicable to the Final Site Plan. As such, the DRC and staff recommend approval of the Preliminary Site Plan with no conditions.

The Board had no comments or questions. Chair Lomneck opened the public hearing.

Eileen Staples, Ocoee Resident of *The Hammocks*, expressed appreciation that the

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developer transitioned the facility from outdoors to indoors but noted ongoing concerns about the single outdoor championship court. She requested consideration of a fence or barrier to shield The Hammocks neighborhood from visibility and noise impacts.

Chair Lomneck inquired about where Montgomery Avenue would eventually spur out. **Development Services Deputy Director Whitfield** responded to his question.

William Cordell, *Ocoee Resident of The Hammocks*, inquired about additional fencing or tree barriers along the north end of the project, citing concerns about vehicles driving over the City's retention pond and onto his property. He also expressed appreciation to the applicant for incorporating residents' input in the project redesign.

Chair Lomneck closed the public hearing.

Development Services Deputy Director Whitfield advised that the applicant was available for questions.

Chair Lomneck re-opened public hearing and invited the application to speak.

Sravan Tummala, *Vasant Sports*, addressed the public comments and stated that the developers would consider the concerns raised as they work to ensure the project benefits the City of Ocoee.

Chair Lomneck closed the public hearing.

(6:44 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Ocoee Pickleball Complex – Vasant Sports LLC Large-Scale Preliminary Site Plan, Project Number LS-2025-005; Moved by Member Keller, Seconded by Member Galvan; motion carried 4-0, with Vice-Chair Forges and Member Chacon absent.

• **MISCELLANEOUS**

1. Project Status Report

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

- Presented and explained the redesigned Development Services New Development Update document

Chair Lomneck inquired if a project is in place at Carlo's Diner on Wurst Road. **Development Services Deputy Director Whitfield** addressed his inquiry.

• **ADJOURNMENT – 6:49 PM**

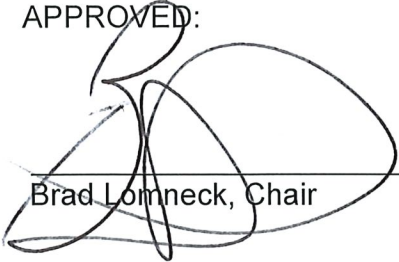
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ATTEST:



Miranda Justice, Recording Clerk

APPROVED:



Brad Lonneck, Chair