

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

October 14, 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, Vice-Chair Forges, Members Keller, Chacon, and Alternate Member Butler

Absent: Member Galvan

Also present: Planner Belizaire, 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 September 9, 2025.

(6:16 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. 125 S. Circle Key Dr. - Moody Variance; Project No. VR-25-02 (**Planner Belizaire**)

Planner Belizaire presented a brief overview of the subject parcel and the requested variance. She explained that the property was platted in 1976 as part of the Pioneer Key Park mobile home subdivision and is a substandard lot of record as it does not meet the 7,000 square foot minimum lot area for the RT-1 zoning district. The parcel also has three (3) frontages where it abuts the right-of-way; based on its circumstances and conditions, Staff finds there is sufficient demonstration that the four (4) variance evaluation criteria are met. Staff supports approval of the variance.

Chair Lomneck inquired how the lot's circumstances came to be and asked if the lot was split. **Planner Belizaire** addressed his question.

Vice-Chair Forges asked if there had been a lot split, and further inquired if the variance is not granted, could a different mobile home be installed on the property. **Planner Belizaire** addressed his inquiry.

Member Chacon inquired if there is a mobile home in the lot adjacent to the north. **Planner Belizaire** responded to his question.

Chair Lomneck opened the public hearing.

Gia Lucas, 1002 Featherstone Circle, gave the history of the property since her family took ownership. She further explained that when the trailer, which was purchased to be installed on the property, was inspected and approved, there was miscommunication leading them to believe that it had been authorized for installation on the subject property.

Chair Lomneck closed the public hearing.

Chair Lomneck inquired if a trailer had been on the property previously. **Planner Belizaire** responded in the affirmative.

Vice-Chair Forges inquired if the property is on sewer or septic. **Development Services Deputy Director Whitfield** responded that she is not certain. Discussion regarding lot size with respect to septic tanks ensued.

Development Services Deputy Director Whitfield explained that the parcels in the Pioneer Key mobile home park are subject to potential changes in conjunction with the Land Development Code (LDC) update. For example, the lot sizes would permit the installation of a tiny home in accordance with the update, but the current Code only allows mobile homes to be installed in RT-1 zoning.

Chair Lomneck asked for a refresher on what the new setbacks would be with the updated LDC requirements. **Development Services Deputy Director Whitfield** addressed his inquiry.

(6:27 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 125 S. Circle Key Drive – Moody Property Variance Request, Project Number VR-25-02; Moved by Member Chacon, Seconded by Member Keller; Motion carried 5-0 with Member Galvan absent.

Chair Lomneck opined that the City Commission will likely ask if the property is on sewer or septic when this project is presented for a public hearing.

2. Ocoee Village Center - New Grocery and Fuel Station Large-Scale Preliminary Site Plan (LSPSP); Project No. LS-2024-011 (**Development Services Deputy Director Whitfield**)

Development Services Deputy Director Whitfield presented an overview of the subject properties and the proposed development. The project would also include the abandonment and vacation of unimproved rights-of-way along North Lakewood Avenue and Clarcona Ocoee Road.

Chair Lomneck asked if the elevation being displayed is generic. **Development Services Deputy Director Whitfield** addressed his question.

Development Services Deputy Director Whitfield presented renderings, including landscaping and signage without verbiage. She advised that the Development Review Committee (DRC) met the week prior and unanimously recommended Preliminary Site Plan approval.

The Board had no comments or questions.

Chair Lomneck invited the applicant team to speak.

McGregor Love, *Lowndes Law*, thanked City Staff for their collaboration in helping to bring this development project to the preliminary site plan approval phase.

Vice-Chair Forges inquired where the loading dock would be located. **Development Services Deputy Director Whitfield** addressed his question. Discussion followed regarding the landscape and wall buffer.

Chair Lomneck inquired if the tenant had been named.

Josh Lockhart, *CPH*, explained that he cannot officially confirm the tenant. He further expressed gratitude for City Staff and described some of the design details that are custom to this project resulting from their collaboration.

Vice-Chair Forges commented on the landscape plan, sidewalks, and future mixed-use development. **Development Services Deputy Director Whitfield** addressed his comments.

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

(6:39 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 Village Center New Grocery and Fuel Station Large-Scale Preliminary Site Plan, Project Number LS-2024-11; Moved by Alternate Member Butler, Seconded by Vice-Chair Forges; Motion carried 5-0 with Member Galvan absent.

• **MISCELLANEOUS**

1. Project Status Report

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

- Preapplication meeting took place for the Vermeer site second building
- Palm Drive realignment is under site plan review
- Tentative timeline has been provided for the Regional Sports Complex, resubmittal has been delayed

2. November Meeting Date Discussion

Development Services Deputy Director Whitfield explained that the next Planning and Zoning Commission meeting scheduled for November 11th needs to be rescheduled or canceled due to a conflict with the City's Veteran's Day event. She advised that there are no projects to bring forward to that meeting at this time.

Consensus of the Board was to cancel the November 11th Planning and Zoning Commission meeting.

Development Services Deputy Director Whitfield reminded members that the service calendar is from July to July, and three absences would lead to removal from the board.

• **ADJOURNMENT – 6:44 PM**

ATTEST:



Miranda Justice, Recording Clerk

APPROVED:



Brad Lomneck, Chair