



**OCOEE PLANNING AND ZONING COMMISSION**

Ocoee Commission Chambers  
1 N. Bluford Avenue  
Ocoee, Florida

**December 9, 2025**

**MINUTES**

**6:15 PM**

**REGULAR PLANNING AND ZONING COMMISSION MEETING**

**• CALL TO ORDER**

**Chair Lomneck** called the regular session to order at 6:15 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 Parks** called the roll and declared a quorum present.

**Present:** Chair Lomneck, Vice-Chair Forges, Members Keller, Chacon, Galvan, and Alternate Member Butler

**Absent:** None

**Also present:** Concurrency & Commitment Coordinator McFarlene, Board Attorney Johnson, and Recording Clerk Parks

**• CONSENT AGENDA**

1. Minutes of the Planning and Zoning Commission Meeting held on October 14, 2025.

*(6:16 pm)*

**Motion for Approval of the Consent Agenda: Moved by Member Keller, Seconded by Member Galvan; Motion carried unanimously.**

**• OLD BUSINESS - None**

**• NEW BUSINESS**

1. 2277 Fuller Cross Rd. – Barragan Property Annexation; Project No. AX-07-25-07  
**(Concurrency & Commitment Coordinator McFarlene)**

**Concurrency & Commitment Coordinator McFarlene** presented a brief overview of the subject parcel and the requested annexation. He explained that the property is located on the northwest corner of Fullers Cross Rd and N. Lakewood Avenue intersection. The property is approximately 5.09 acres in size and is primary wooded and vacant; it is within the State Rd 429 overlay district interchange village character area, therefore it is subject to the area design plan. Staff supports approval of the annexation.

**Vice-Chair Forges** inquired about the neighboring properties and **Concurrency & Commitment Coordinator McFarlene** addressed his question.

*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.*

(6:20 pm)

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 2277 Fuller Cross Rd. – Barragan Property Annexation; Project No. AX-07-25-7; Moved by Member Keller, Seconded by Member Chacon; motion carried unanimously.**

• **MISCELLANEOUS**

1. Project Status Report

**Assistant City Manager Rumer** updated the Board with the following:

- Apartments across from the High School have received a certificate of completion for their first phase and several of the buildings.
- The mixed-use project on Maguire Rd and Old Winter Garden Rd, The Regency, will begin installing traffic signals for their feeder lanes; the entire project is moving along.
- Business Center on Ocoee Apopka Rd is nearing completion. There is two phases, east and west, and some of the shell buildings have received certificates of completion. They also have tenants that the City will be reviewing design applications for.
- **Chair Lomneck** inquired about pickleball courts being addressed by the City Commission and **Assistant City Manger Rumer** answered his question.
- **Vice-Chair Forges** asked about the proposed Cambria Hotel and **Assistant City Manager Rumer** gave a very brief update, highlighting that CDD requirements must take place, which is a slow process.

• **ADJOURNMENT – 6:26 PM**

ATTEST:

  
Victoria Parks, Recording Clerk

APPROVED:

  
Brad Lomneck, Chair