

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

January 13, 2026

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 (*arrived at 6:19 PM*), Galvan, and Alternate Member Butler

Absent: Member Galvan

Also present: Assistant City Manager Rumer, Board Attorney Johnson, and Recording Clerk Justice

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on December 9, 2025.

(6:16 pm)

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

• OLD BUSINESS - None

• NEW BUSINESS

1. 8801 Hackney Prairie Rd - Daka Property Annexation & Rezoning from Orange County A-1 (Citrus Rural District) to City of Ocoee R-1A (Single-Family Dwelling District); Project No. AX-11-25-08 & RZ-25-11-08 (**Planner I Belizaire**)

Assistant City Manager Rumer announced the applicant is asking for a continuance to a date uncertain due to a utility comment that needs to be addressed.

(6:17 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, continue to a future date uncertain consideration for the 8801 Hackney Prairie Rd - Daka Property Annexation & Rezoning; Project No. AX-11-25-08 & RZ-25-11-08; Moved by Member Keller, Seconded by Alternate Member Butler; Motion carried 4-0 with Members Chacon and Galvan absent.

• MISCELLANEOUS

1. Project Status Report

Assistant City Manager Rumer updated the Board with the following:

- Development Services Deputy Director Whitfield accepted a position with the Alachua County Metropolitan Planning Organization in Gainesville.
- The Ocoee Village Center Walmart Neighborhood Market is in final site plan review. The developer is currently realigning Westbridge Court, constructing Banyan Cove Boulevard, and preparing the grocery store site to be pad-ready.
- Commercial development is anticipated soon on the north side of Ocoee Village Center near the apartment complex.
- The Dynasty project should soon show progress.
- The Shoppes on the Bluff project, located at the intersection of Clarcona-Ocoee Road and Clarke Road, is awaiting the developer's return with engineering plans.
- The wood fence that was installed around the HVAC equipment at the O2B Kids daycare will be inspected, and the developer will be required to replace it with PVC material
- The property proposed for the Cambria Hotel is within the City Center West Orange Community Development District (CDD). The developer is actively coordinating with the CDD to advance the project.
- The City's Building Official passed away in December. The Deputy Building Official is in the process of obtaining licensure, and Universal Engineering is working under contract to provide Building Official services.
- Board member terms scheduled to expire in June were discussed.

• ADJOURNMENT – 6:25 PM

ATTEST:



Miranda Justice, Recording Clerk

APPROVED:



Brad Lomneck, Chair