

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

March 10, 2026

MINUTES

6:15 PM

REGULAR PLANNING AND ZONING COMMISSION MEETING

• CALL TO ORDER

Vice-Chair Forges called the regular session to order at 6:15 PM in the Commission Chambers of City Hall. The invocation was led by **Alternate Member Butler**, followed by the Pledge of Allegiance to the Flag. **Recording Clerk Justice** called the roll and declared a quorum present.

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

Absent: Chair Lomneck and Member Chacon

Also present: Planner Belizaire, Concurrency & Commitment Coordinator McFarlane, Development Services Director Lepp, Assistant City Manager Rumer, Board Attorney Johnson, and Recording Clerk Justice

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on January 13, 2026.

(6:17 pm)

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

Assistant City Manager Rumer introduced new Development Services Director Nick Lepp and gave a brief overview of his 20-year history of collaborating with the City of Ocoee in various roles.

• OLD BUSINESS - None

• NEW BUSINESS

1. 1248 Verde Pines Court – Thomas Property Variance; Project No. VR-26-05 (**Planner Belizaire**)

Planner Belizaire presented a brief overview of the subject property and the requested variance, explaining that the applicants do not meet the four criteria required to approve a variance. She advised that Staff recommends denial the variance.

Member Keller inquired about fence requirements on pie-shaped lots, and whether the

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proposed structure, if it were behind a fence, would be eligible to be placed where it is being requested. **Planner Belizaire** responded to his questions.

Vice-Chair Forges asked if the Arden Park South subdivision has recreational amenities. **Assistant City Manager Rumer** addressed his question.

Vice-Chair Forges invited the applicant to speak.

Landon Fleming, *Contractor for the Applicant*, explained that there are plans for a 6' privacy fence, and that there is an existing screened-in pool in the rear yard which precludes the pickleball court from being installed there.

Vice-Chair Forges inquired if the applicant had taken the noise level for a pickleball court into consideration. **Mr. Fleming** responded in the affirmative and advised that the applicant has spoken to his surrounding neighbors.

Vice-Chair Forges opened the public hearing.

Karen Corbin, *1242 Verde Pines Court*, spoke in opposition to the project, citing drainage and erosion concerns.

Assistant City Manager Rumer explained the limits of the zoning-specific review for this stage of proposed project.

Vice-Chair Forges closed the public hearing.

Alternate Member Butler referenced noise complaints associated with other local pickleball courts and asked with how many surrounding neighbors the applicant had discussed the proposed project. **Mr. Fleming** responded to his question.

Vice-Chair Forges commented that he did not see a benefit to neighboring residents in the installation of a private pickleball court when other amenities are available to all homeowners.

Member Galvan inquired about the slope and elevation where the pickleball court would be installed. **Mr. Fleming** responded to his question.

(6:36 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Denial of the 1248 Verde Pines Court – Thomas Property Variance; Moved by Member Keller, Seconded by Alternate Member Butler; Motion carried 4-0 with Chair Lomneck and Member Chacon absent.

2. 1460 N. Lakewood PUD - Annexation & Rezoning to PUD (**Concurrency & Commitment Coordinator McFarlane**)

Concurrency & Commitment Coordinator McFarlane presented a brief overview of the

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subject property and the proposed PUD Land Use Plan. The property is considered logical and eligible for annexation, and the proposed rezoning aligns with Florida Statutes, the Joint Planning Area, Comprehensive Plan, and Future Land Use Map. The Development Review Committee (DRC) and Staff have made recommendations of approval.

Vice-Chair Forges inquired about the ten-foot right-of-way and the proposed curb cuts, specifically how traffic would enter and exit the subdivision. **Concurrency & Commitment Coordinator McFarlane** and **Assistant City Manager Rumer** addressed his question.

Vice-Chair Forges invited the applicant to speak.

Dave Schmitt, *Dave Schmitt Engineering*, expressed that City staff have been great to work with and advised that he and the applicants are available for any questions.

Vice-Chair Forges opened the public hearing.

Bruce Gerry, *1607 N. Lakewood Avenue*, spoke in opposition to the project, citing traffic concerns.

Concurrency & Commitment Coordinator McFarlane explained the traffic methodology used as part of the project submittal. He further noted that the Comprehensive Plan identifies N. Lakewood Avenue as a future three-lane roadway. **Mr. Gerry** referenced recent development that has increased traffic in the area and asked whether traffic impacts would be addressed prior to completion of the project. **Assistant City Manager Rumer** responded to his inquiry.

Steven Morden, *1631 N. Lakewood Avenue*, spoke in opposition to the project, citing traffic concerns.

Vice-Chair Forges closed the public hearing.

(6:55 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 1460 N. Lakewood PUD – Annexation, Project Number AX-12-25-09; Moved by Member Alternate Member Butler, Seconded by Member Keller; Motion carried 4-0 with Chair Lomneck and Member Chacon absent.

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 1460 N. Lakewood PUD – Rezoning to PUD, Project Number RZ-25-12-09; Moved by Member Galvan, Seconded by Alternate Member Butler; Motion carried 3-1 with Member Keller opposing and Chair Lomneck and Member Chacon absent.

3. Holiday Inn Express Special Exception; Project No. 15-25-SE-034 (**Concurrency & Commitment Coordinator McFarlane**)

Concurrency & Commitment Coordinator McFarlane presented a brief overview of the subject property, the proposed project, and its history. The current iteration encompasses a hotel on a 3.71-acre parcel that is part of the Ladybird Academy PUD, to include C-2 zoning uses. In accordance with Permitted Use Regulations Table 5-1, Section 5-8A of Article V, a Special Exception is required to place a hotel on property zoned C-2. He advised that the Development Review Committee (DRC) recommended approval of the Special Exception with the condition that if the brand name or user of the hotel changes in the future, a new Special Exception would be required to be approved by the City Commission.

The Board had no comments or questions.

Vice-Chair Forges invited the applicant to speak.

Russell Maynard, *Central Florida Engineering Consultants*, explained that the project was denied in the past due to the allowed length of stay. He advised that the proposed Holiday Inn Express is a standard hotel.

Vice-Chair Forges opened the public hearing. As no speaker forms were received, the public hearing was closed.

Vice-Chair Forges stated that he remembered when this project was presented previously, some of the reasons for denial were the use and concern surrounding the uncertainty whether the brand would change. He inquired if that was considered with the conditional approval of this submittal. **Concurrency & Commitment Coordinator McFarlane** responded in the affirmative and explained the conditions. Discussion ensued regarding the difference between changes in user and changes in brand.

Alternate Member Butler requested confirmation that the project was proposed as an extended-stay the first time it was presented. **Concurrency & Commitment Coordinator McFarlane** confirmed that this project was originally proposed as a HomeTowne Studios extended-stay hotel.

(7:07 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Holiday Inn Express Special Exception, Project Number 15-25-SE-034, conditional upon if the brand name or user of the hotel changes, a new Special Exception would be required to be approved by the City Commission; Moved by Member Keller, Seconded by Alternate Member Butler; Motion carried 4-0 with Chair Lomneck and Member Chacon absent.

4. Annual Comprehensive Plan Text Amendment to Adopt Five-Year Schedule of Capital Improvements & Update the Capital Improvement Element (CIE); Project No. CPA-2026-001 (**Concurrency & Commitment Coordinator McFarlane**)

Concurrency & Commitment Coordinator McFarlane presented a brief overview of the Comprehensive Plan and the associated Capital Improvements Element (CIE). He further explained that the CIE is required to be a part of the Comprehensive Plan by Florida Statutes, and that the proposed five-year capital improvements program was approved by the City Commission as part of the Fiscal Year 2025-2026 budget.

Member Keller commented on the police firing range. **Assistant City Manager Rumer** addressed his comment.

Vice-Chair Forges opened the public hearing. As no speaker forms were received, the public hearing was closed.

(7:13 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Ordinance to amend the Capital Improvements Element and update the Five-Year Schedule of Capital Improvements within the City's Comprehensive Plan in accordance with Section 163.3177(3), Florida Statutes, Project Number CPA-2026; Moved by Member Keller, Seconded by Alternate Member Butler; Motion carried 4-0 with Chair Lomneck and Member Chacon absent.

• **MISCELLANEOUS**

1. Project Status Report

Assistant City Manager Rumer updated the Board with the following:

- The Elan at Crown Point project is being finalized, one building and a retail pad are forthcoming on the south side
- Oakland Avenue streetscape improvements are complete
- Bluford Avenue Streetscape project plans are at 90%
- Inquiries have been coming in regarding properties along the west side of Ocoee-Apopka Road, with the potential for good commerce, jobs, and migration of jobs to the area
- City Center West Orange properties have been divided up and are now under multiple ownerships; the pads and roads have been installed, and any proposed changes to the development must fit within the parcels and existing infrastructure
- Roundabouts will be constructed at Geneva Street and Maine Street in conjunction with the Bluford Avenue Streetscape project

• **ADJOURNMENT – 7:17 PM**

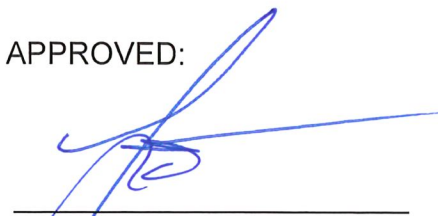
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ATTEST:



Miranda Justice, Recording Clerk

APPROVED:



Lou Forges, Vice-Chair