

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

April 14, 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, Galvan, and Alternate Member Butler

Absent: None

Also present: 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 March 10, 2026.

(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. Maguire Plaza Large-Scale Preliminary Final Site Plan; Project No. LS-2025-006
(Development Services Director Lepp)

Development Services Director Lepp presented an overview of the subject property and proposed project, consisting of three (3) single-story buildings totaling 42,750 square feet of flex space for commercial office use, along with on-site parking, stormwater management, and supporting infrastructure on 3.63 acres. Access to the site will be from Maguire Road, with a planned future connection to Franklin Street. Utilities will be provided by the City. The project is consistent with Chapter 163, Florida Statutes, and the Downtown Mixed-Use District. The architectural design is consistent with the Plant Street Character Area Gateway District.

Assistant City Manager Rumer noted that the subject property is located within the Plant Street Character Area Gateway District and that the City had previously anticipated

completion of the Franklin Street and Silver Star Corridor realignment and roadway improvement designs. He explained that the Silver Star realignment project is not yet funded through FDOT; although it remains in the program, its priority ranking has not been sufficient to secure funding. He further stated that the Expressway Authority recently completed relocation of the exit ramp from SR 429, which included widening a portion of Franklin Street to accommodate dual left-turn lanes. The City funded installation of a twelve-foot wide-walk along Franklin Street in conjunction with the widening. He added that, for the proposed project, westward access is anticipated via a future roadway connection to Bowness Avenue.

Vice-Chair Forges inquired why the project was being presented for approval if it meets Zoning specifications. **Assistant City Manager Rumer** addressed his question. Discussion followed regarding the property's history of proposed projects and utility-related logistical challenges.

Chair Lomneck inquired if the developer is providing right-of-way for future expansion of the road. **Assistant City Manager Rumer** responded in the negative, explaining that it was not necessary to accommodate the expansion.

Chair Lomneck invited the applicant to speak.

David F. Glunt, P.E., Spruce Creek Civil Engineering, advised that he is available for any questions.

The Board had no questions, so Chair Lomneck opened the public hearing. As no speaker forms were received, the public hearing was closed.

(6:25 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Maguire Plaza Large-Scale Preliminary Final Site Plan, Project Number LS-2025-006; 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:

- Announced the grand opening for The Regency
- Elan Crown Point is nearing completion
- An accessory structure is being installed behind the Floors Direct store
- O2B Kids is nearing completion
- An update for the Cambria Hotel is anticipated soon, now that they have moved forward with the City Center West Orange CDD
- Eight Large-Scale Site Plans have been submitted within the last two weeks
- A preconstruction for Walmart Neighborhood Market occurred today

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- Development plans for the northwest corner of Ocoee Village Center are forthcoming and may be presented at the next Planning & Zoning Commission Meeting
- Improvements are being made at Forest Lake Golf Club, including dining options
- The Recording Clerk will reach out to members whose terms are up for reappointment

•ADJOURNMENT – 6:31 PM

ATTEST:



Miranda Justice, Recording Clerk

APPROVED:



Brad Lomneck, Chair