

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

June 9, 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 **Member Keller**, 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, Chacon, Galvan, and Alternate Member Butler

Absent: Chair Lomneck

Also present: Planner II Belizaire, Community Development Administrator McFarlane, Development Services Director Lepp, Board Attorney Johnson, and Recording Clerk Justice

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on April 14, 2026.

(6:16 pm)

Motion for Approval of the Consent Agenda: Moved by Member Keller, Seconded by Member Chacon; Motion carried 5-0, with Chair Lomneck absent.

• OLD BUSINESS - None

• NEW BUSINESS

1. 5068 Adair Street - Torres Aguilar/Salcedo Property, Annexation & Rezoning from Orange County A-1 to City of Ocoee R-1; Project No. AX-03-26-01 & RZ-26-03-01 (Planner II Belizaire)

Planner II Belizaire presented a brief overview of the subject parcel. The property is logical and eligible for annexation and will further the City's efforts to reduce enclaves within the city limits. The property is currently zoned County A-1 with Low Density Residential (LDR) designation on the Future Land Use Map (FLUM). A rezoning to conventional City R-1 is proposed, with the property maintaining its current LDR designation. City water is available; the property will be served by a private septic system.

Vice-Chair Forges inquired about the current maintenance requirements of the vacant property. **Planner II Belizaire** responded to his inquiry.

The applicant was not present to speak, so Vice-Chair Forges 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 5068 Adair Street - Torres Aguilar/Salcedo Property Annexation, Project Number AX-03-26-01; Moved by Member Keller, Seconded by Alternate Member Butler; Motion carried 5-0 with Chair Lomneck absent.

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 5068 Adair Street - Torres Aguilar/Salcedo Property Rezoning, Project Number RZ-26-03-01; Moved by Alternate Member Butler, Seconded by Member Chacon; Motion carried 5-0 with Chair Lomneck absent.

2. Walmart Neighborhood Market Sign Variance; Project No. VR-26-02 (Planner II Belizaire)

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

Member Keller inquired about the location of the signs subject to the requested variances. **Planner II Belizaire** addressed his question. **Member Keller** further inquired if the signs being requested are the standard for Walmart Neighborhood Markets, mentioning the store further east on State Road 50. **Planner II Belizaire** responded to his question, noting that the square footage for the store on State Road 50 is almost four times the size of the proposed store, therefore it was allotted a larger copy area. **Member Keller** opined that although he disagrees with granting a variance, he would not want to lose out on good development over the size of their signage.

Vice-Chair Forges asked whether these variances only relate to the wall signs affixed to the building. **Planner Belizaire II** responded in the affirmative.

The applicant was not present to speak, so Vice-Chair Forges opened the public hearing. As no speaker forms were received, the public hearing was closed.

(6:30 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Denial of the Walmart Neighborhood Market Sign Variance, Project No. VR-26-02; Moved by Member Keller, Seconded by Member Chacon; Motion carried 5-0 with Chair Lomneck absent.

3. Text Amendment to the Land Development Code, Creating Section 4-13 to Establish Regulations and Procedures for Certified Recovery Residences (**Community Development Administrator McFarlane**)

Community Development Administrator McFarlane presented a brief overview of the proposed text amendment to establish regulations and procedures for certified recovery residences, including a process for requesting reasonable accommodations, as required by Chapter 2025-182, Laws of Florida. He explained that the text amendment is being proposed to comply with the new State Statute. The City has no Certified Recovery Residences currently.

Member Chacon asked what the impact of adopting the text amendment would entail. **Community Development Administrator McFarlane** responded to his question.

Member Keller asked if the State Statute affects deed-restricted homeowners' associations or only City Code requirements. **Community Development Administrator McFarlane** responded to his inquiry.

Member Keller asked about the implementation of this section regarding conflicting SB 180 versus SB 954. **Community Development Administrator McFarlane** explained that the bills are not actually conflicting, and that SB 954 is supportive of SB 180 because it gives applicants an avenue to seek relief from restrictions that may be put in place regarding Certified Recovery Residences.

Vice-Chair Forges asked about identification of properties that may currently be used as Certified Recovery Residences. **Community Development Administrator McFarlane** answered his question and explained the research he conducted. **Vice-Chair Forges** asked for examples of what potential regulations might look like if they were to be put in place. **Community Development Administrator McFarlane** responded to his question; discussion ensued.

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

(6:45 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Text Amendment to the Land Development Code, Creating Section 4-13 to Establish Regulations and Procedures for Certified Recovery Residences; Moved by Alternate Member Butler, Seconded by Member Keller; Motion carried 5-0 with Chair Lomneck absent.

• **MISCELLANEOUS**

1. Impervious & Open Space Workshop

Development Services Director Lepp provided an overview of impervious surface area and open space requirements with respect to the following:

- What is Impervious Surface?
- How is Impervious Surface Applied in the City of Ocoee?
- Options for Consideration

Development Services Director Lepp provided a synopsis of the City's current impervious surface regulations, including their application throughout the City, and presented several potential options for consideration to provide homeowners with greater flexibility to enhance and utilize their outdoor living spaces.

Member Chacon inquired why 50% is currently the allowed impervious surface maximum for standard residential zoning. **Development Services Director Lepp** responded to his inquiry.

Member Galvan inquired whether the total lot area, including portions located within a lake or floodplain, is used in calculating the maximum allowable impervious surface area. **Development Services Director Lepp** answered in the affirmative and noted that a 25-foot buffer would still be required from the lake or the flood line. Discussion ensued.

Member Keller asked whether there would be a greater flooding risk if the majority of homeowners took advantage of a higher impervious surface coverage allowance. **Development Services Director Lepp** responded to his question. Discussion ensued.

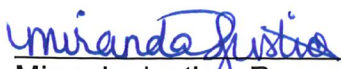
2. Project Status Report

Development Services Director Lepp updated the Board with the following:

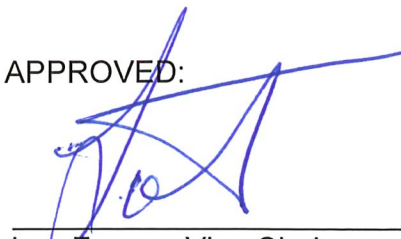
- The northwest sector of Ocoee Village Center should be coming forward for approval soon
- Industrial projects on Ocoee-Apopka Road are forthcoming
- Inquiries have been coming in for downtown properties
- O2B Kids is nearing completion
- Development is coming soon to the pad next to West Orange Creamery
- No current updates on City Center West Orange

• ADJOURNMENT – 7:05 PM

ATTEST:


Miranda Justice, Recording Clerk

APPROVED:


Lou Forges, Vice-Chair