

CITY OF OCOEE
PLANNING AND ZONING COMMISSION
(Acting as the Local Planning Agency)
REGULAR MEETING
MINUTES

JULY 11, 2023

6:30 pm

• **CALL TO ORDER**

Chair Lomneck called the regular session to order at 6:30 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 Heard** called the roll and declared a quorum present.

Present: Chair Lomneck, Member Crocker, Member Forges, Member Williams, Alternate Member Keller

Absent: None

Also Present: Development Services Director Rumer, Zoning Manager Whitfield, Assistant City Attorney Drage, Recording Clerk Heard

• **CONSENT AGENDA**

1. Minutes of the Planning and Zoning Commission Meeting held on May 9, 2023.

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

• **OLD BUSINESS - None**

• **NEW BUSINESS**

1. **Covington Oaks Large Scale Preliminary Subdivision Plan (LS-2023-001). (Zoning Manager Whitfield)**

Zoning Manager Whitfield presented a brief overview of the subject property which is approximately 9.94 acres in size and located at 8667 A.D. Mims Road, District 4. There currently is one single-family residence, and a few scattered surface waters in the northern portion of the property with an existing 20-foot drainage easement at the north property boundary. The applicant is proposing a 17-lot single family detached residential subdivision and 80-foot wide quarter-acre lots. Due to the lack of central sewer, the subdivision will be developed with quarter (1/4) acre lots in order to accommodate private septic systems on each lot. Water will be provided by the City. The proposed PSP will preserve approximately 3.172 acres in the northern portion of the parcel for open space with the stormwater pond around it which will contribute to the 35% open space required. The stormwater pond will be a private pond that will be owned and maintained by the Homeowners Association (HOA).

Zoning Manager Whitfield stated the Development Review Committee (DRC) reviewed this item and made a recommendation of approval subject to the following conditions:

1. Shifting the lots northward by approximately five (5) feet in order to create an open space tract between Lots 1 and 9 and the A. D. Mims Road right-of-way,
2. Revising the 10-Ft Utility and Sidewalk Easement to include "access" to the benefit of the City, and
3. Resolution of outstanding staff comments via a revised Preliminary Subdivision Plan.

She further stated staff recommends approval subject to the conditions recommended by the DRC.

Member Williams inquired whether the Wekiva Study addresses septic tank issues for new development. **Development Services Director Rumer** answered in the affirmative and indicated new septic tanks are required to meet their criteria.

Member Crocker asked if the development will be a gated community and where the trees will be planted. **Zoning Manager Whitfield** answered the development will not be gated and the trees will be planted on the lot side.

Member Keller asked if the streets will be wide enough for fire and parking and whether the open space will be maintained by the Homeowners Association. **Zoning Manager Whitfield** stated the streets are adequate at 12 feet per travel lane, Fire will review the Final Subdivision Plan and make comments if warranted; and further, the open space will be maintained by the HOA.

Applicant was present.

The Public hearing was opened. As no speaker forms were received, the public hearing was closed.

(6:42 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Covington Oaks Large Scale Preliminary Subdivision Plan, LS-2023-001, subject to conditions recommended by the DRC and resolution of the remaining staff comments before the City Commission meeting; Moved by Member Williams, Seconded by Member Keller; motion carried unanimously.

2. **2121 Lauren Beth Avenue, Flores Property – Annexation & Rezoning from Orange County A-1 to City of Ocoee R-1 (AX-05-23-05 & RZ-23-05-05). (Zoning Manager Whitfield)**

Zoning Manager Whitfield presented a brief overview of the proposed annexation and rezoning which is approximately 0.97 acres, contains one (1) single family dwelling, and is located at 2121 Lauren Beth Avenue. The property is located within the Ocoee-Orange County Joint Planning Area (JPA). The annexation is consistent with the Future Land

Use Element (FLUE). The property owner has requested water service from the City, which will become available upon the completion of the construction of Reserve at Lake Meadow development, which surrounds this parcel. Sewer service is not available at this time.

The Board had no comments or questions.

Applicant was not present.

The Public hearing was opened. As no speaker forms were received, the public hearing was closed.

(6:46 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Annexation of the Flores Property, 2121 Lauren Beth Avenue (AX-05-23-05), subject to resolution of the remaining staff comments before the City Commission meeting; Moved by Member Keller, Seconded by Member Forges; motion carried unanimously.

(6:47 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Rezoning from Orange County A-1 to City of Ocoee R-1 of the Flores Property, 2121 Lauren Beth Avenue (RZ-23-05-05), subject to resolution of the remaining staff comments before the City Commission meeting; Moved by Member Williams, Seconded by Member Crocker; motion carried unanimously.

• MISCELLANEOUS

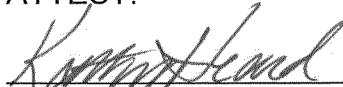
1. Project Status Report

Development Services Director Rumer updated the Board with the following:

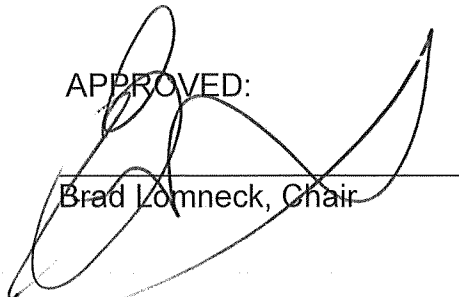
- Staff has finished the preliminary LDC update, and an RFP is in the works to hire a planning firm to assist staff with the LDC update.
- Member Crocker asked about the Inspiration and Regency developments.
- City Center is on track to have all plans submitted by January.
- Discussion ensued regarding Member Mellen's resignation.
- The mast arms for the traffic light at Claracona Ocoee Road have been installed.
- Ethics training will be conducted after the new city attorney is hired.

• ADJOURNMENT 6:55 pm

ATTEST:


Kathy Heard, Recording Clerk

APPROVED:


Brad Lomneck, Chair