

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

MINUTES

August 8, 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 Chacon, Member Crocker, Member Keller, Member Williams

Absent: Member Forges

Also Present: Development Services Director Rumer, Zoning Manager Whitfield, Board Attorney Mai, Recording Clerk Heard

Chair Lomneck welcomed new Member Chacon and asked if he would like to introduce himself.

Member Chacon introduced himself and stated he recently finished serving on the Charter Review Commission.

Chair Lomneck welcomed new Board Attorney Mai with Fishback Dominic.

• **CONSENT AGENDA**

1. Minutes of the Planning and Zoning Commission Meeting held on July 11, 2023.

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

• **OLD BUSINESS – None**

• **NEW BUSINESS**

1. **Howard Meadows Large Scale Preliminary Subdivision Plan (PSP) (LS-2023-016). (Zoning Manager Whitfield)**

Zoning Manager Whitfield presented a brief overview of the subject property which is located at 8708 A. D. Mims Road, on the south side, beginning approximately 160 feet west of Prairie Lake Boulevard. The property is approximately 2.25 acres, is currently vacant, and was recently annexed into the City and rezoned to City R-1AA. The applicant is proposing a six (6) lot residential subdivision on quarter (1/4) acre lots with one (1) stormwater tract and two (2) open space tracts. She clarified this project is a large scale PSP, because it is introducing a new public road.

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

1. Continuation of the utility easement along all lot fronts, and
2. Relocation of the water line from the utility easement within the lots to within the ROW between the sidewalk and roadway, and
3. Creation of open space tracts between Lots 1 and 6 (these tracts will also allow for utility, landscaping, and signage), and
4. Minimum lot size (at time of final engineering and permitting) needed to accommodate a private septic system on each lot, and
5. Revision to Landscape Note that lot tree selection shall be from the Arbor Code.

Chair Lomneck inquired if the road will be wide enough for parking and firetruck access. **Zoning Manager Whitfield** answered in the affirmative.

Member Crocker asked about the width of the road and whether there will be enough room for a firetruck if cars are parked on each side of the road. **Development Services Director Rumer** explained the width is the standard 24 feet. **Member Crocker** inquired if this subdivision will landlock the adjacent parcel. **Zoning Manager Whitfield** explained the adjacent parcel is a flag lot. Discussion ensued regarding the adjacent lot.

Member Keller asked where Lot 3 ends in case the adjacent parcel to the south wants to build in the future. **Zoning Manager Whitfield** explained the driveway of the adjacent lot.

Chair Lomneck asked if the applicant is present.

Winston Moxey, *Applicant, 1026 Home Grown Drive, Winter Garden*, indicated his engineer is not present; however, cars should have no issues accessing this proposed subdivision.

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

Member Chacon inquired what impact, if any, this subdivision and the one to the northeast (Covington Oaks) might have on traffic flow and whether the surrounding neighbors have been informed. **Zoning Manager Whitfield** explained the concurrency management system and said the two (2) subdivisions will not affect the level of service; and further, the surrounding neighbors have all been notified and no feedback was noted.

(6:59 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Howard Meadows Large Scale Preliminary Subdivision Plan (PSP) (LS-2023-016), subject to resolution of the remaining staff comments before the City Commission meeting; Moved by Member Crocker, Seconded by Member Williams; motion carried unanimously with Member Forges absent.

• **MISCELLANEOUS**

1. Comprehensive Planning 101 (Zoning Manager Whitfield)

Development Services Director Rumer announced that staff has been working on an internal amendment to the Comprehensive Plan, and currently they are at the data and analysis segment in hopes to start bringing items to this commission as the Land Planning Agency.

Development Services Director Rumer and **Zoning Manager Whitfield** gave a brief history of growth in Ocoee. They provided overviews and information with regards to the following elements within the Comprehensive Plan:

- Future Land Use Element (FLU)
- Transportation Element
- Housing Element
- Infrastructure Element
- Conservation Element
- Recreation & Open Space Element
- Capital Improvements Element
- Intergovernmental Coordination Element
- Public Schools Facilities Element
- Private Property Rights Element

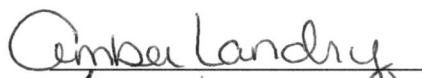
2. Project Status Report

Development Services Director Rumer updated the Board with the following:

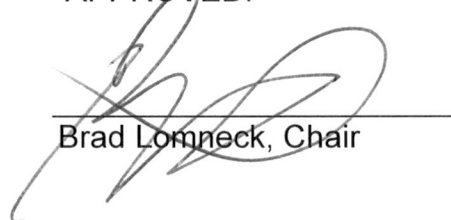
- Advised the next meeting will entail elections for Chair and Vice-Chair, and Sunshine Law training will be provided at a future meeting.
- An update was provided on the mast arms for Lakewood Avenue.
- An update was provided on the Ocoee Village Center.
- An update was provided on the Alibi Apartments.
- An update was provided on the expansion of Clarke Road.

• **ADJOURNMENT 8:15 pm**

ATTEST:


(for Kathy Heard)

APPROVED:


Brad Lonneck, Chair