



OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

November 14, 2023

MINUTES

6:30 PM

REGULAR PLANNING AND ZONING COMMISSION MEETING

• 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. **City Clerk Sibbitt** called the roll and declared a quorum present.

Present: Chair Lomneck, Vice-Chair Forges, Member Keller, Member Williams, Member Crocker, and Alternate Member Chacon

Absent: None

Also Present: Development Services Director Rumer, Assistant Board Attorney Mai, and City Clerk Sibbitt

• CONSENT

1. Approval of Minutes from the Planning & Zoning Meeting Held on October 10, 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. Chinapen Property Small-Scale Comprehensive Plan Amendment from Low-Density Residential to Commercial & Rezoning from R-1A to C-2 - CPA-2023-002 & RZ-23-09-09 (**Zoning Manager Whitfield**)

Development Services Director Rumer presented a brief overview of the small-scale comprehensive plan amendment for the subject property which is located in Commission District 3 on the north side of Palm Drive, east of SR 429, and west of Ocoee Apopka Road. The property contains approximately 1.65 acres and is assigned parcel ID number 18-22-28-0000-00-109. The property has a zoning of R-1A and the applicant is seeking to rezone the property to C-2. He explained that the applicant currently does not have a proposed use and only seeks to amend the FLUM designation and rezone the property to allow for commercial development in the future. The property is currently vacant with no unique environmentally sensitive features.

The subject property is located within Sub-Area A of the Business Center Character Area of the State Road (SR) 429 Overlay District, adopted by Ordinance No. 2017-020 on July 18, 2017. The property owner's request to convert the property to Commercial with a C-2 zoning district is consistent with the intent of the Business Center Character Area to provide opportunities for office

and retail uses in Sub-Area A.

The Board had no comments or questions.

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

(6:37 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 601 Palm Drive Small-Scale Comprehensive Plan Amendment from Low Density Residential to Commercial, CPA-2023-002; Moved by Member Keller, Seconded by Vice-Chair Forges; motion carried unanimously.

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 R-1A (Low Density Residential) to C-2 (Community Commercial District) of the 601 Palm Drive, assigned parcel ID number 18-22-28-0000-00-109 (RZ-23-09-09) Moved by Member Williams, Seconded by Member Keller; motion carried unanimously.

• MISCELLANEOUS

1. Project Status Report

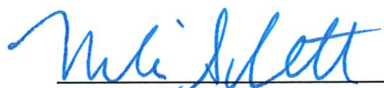
Development Services Director Rumer updated the Board with the following:

- North Lakewood completion and opening
- New construction of 7-11, and possible Chipotle in the retail building located on the corner of West Road
- OCPS Westside Tech is almost completed

Member Keller inquired about the removal of the tree located on Clarke Road by Duke Energy. **Development Services Director Rumer** addressed his question.

• ADJOURNMENT - 6:42 PM

ATTEST:



Melanie Sibbitt, City Clerk

APPROVED:



Brad Lomneck, Chair