



OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

December 12, 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, and Member Keller

Absent: Member Williams, Member Crocker, and Alternate Member Chacon

Also Present: Zoning Manager Whitfield, Board Attorney Mai, and City Clerk Sibbitt

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on November 14, 2023.

Motion for Approval of the Consent Agenda: Moved by Member Keller, Seconded by Vice-Chair Forges; Motion carried unanimously with Member Williams, Member Crocker and Alt. Member Chacon absent.

• OLD BUSINESS - *None*

• NEW BUSINESS

1. Ocoee Oaks Joint Venture Preliminary Final Subdivision Plan - LS-2023-004 (Zoning Manager Whitfield)
CONTINUED TO A FUTURE DATE TO BE DETERMINED

2. 16 Floral Street - Wright Property Variance - VR-23-03 (Zoning Manager Whitfield)

Zoning Manager Whitfield presented a brief overview of the variance request for the property located at 16 Floral Street. The applicant is requesting approval of one (1) variance from Section 5-14A and corresponding Table 5-2 as follows: 1) 17.7-foot (representing a 69%) reduction of the minimum front building setback from 25 feet to 7.7 feet along the west property line to accommodate an attached garage for a single-family home on a corner lot. The subject property is a corner lot with roadway right-of-way (ROW) frontage along the north (Floral Street) and west (South Cumberland Avenue). The primary entrance of the residence is along the north. Per Section 5-4G, Article V, LDC, "on a corner lot", the applicable front yard setback shall apply to both street frontages. Consequently, both the north and west property line are considered a front yard

and, as such, are subject to the required front yard setback of 25 feet.

According to Chapter 4-9 A., the variance application/applicant must demonstrate:

1. Special conditions and circumstances exist that are peculiar to the land, structures or required subdivision improvements involved and are not applicable to other lands, structures or required subdivision improvements;
2. That a literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties with similar conditions;
3. That the special conditions and circumstances do not result from the actions of the applicant; and
4. That the granting of the variance requested will not confer of the applicant any special privilege that is denied by these regulations to other lands, structures or required subdivision improvements under similar conditions.

Staff provided testimony that the variance demonstrates satisfaction with the four (4) review criteria and supports the request.

The Board had no comments or questions.

Chair Lomneck opened the public hearing.

Patricia Gleason, neighbor, spoke in support of the variance request and shared it would enhance the property. This addition would not negatively impact the neighboring residents.

Chair Lomneck closed the public hearing.

(6:40 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Variance Request for 16 Floral Street – Wright Property – VR-23-03, based on factual interpretation of the code requirements, as presented by staff, and public testimony related; Moved by Member Keller, Seconded by Vice-Chair Forges; motion carried unanimously with Member Williams, Member Crocker and Alt. Member Chacon absent.

• MISCELLANEOUS

1. Project Status Report

Zoning Manager Whitfield updated the Board with the following:

- LDC and Comp Plan Update
- Announced next agenda will have about six (6) items

Planning & Zoning Commission
December 12, 2023

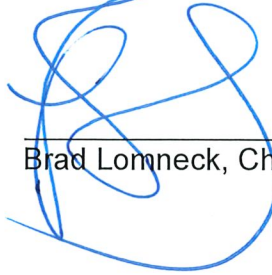
• ADJOURNMENT - 6:43 PM

ATTEST:



Melanie Sibbitt, City Clerk

APPROVED:



Brad Lomneck, Chair