

## OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers  
1 N. Bluford Avenue  
Ocoee, Florida

February 13, 2024

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 **Commissioner Hart**, followed by the Pledge of Allegiance to the Flag. **Recording Clerk Justice** 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:** Zoning Manager Whitfield, Development Services Director Rumer, Board Attorney Johnson, Board Attorney Mai, and Recording Clerk Justice

#### • CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on December 12, 2023.

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

#### • OLD BUSINESS

1. 474 S Bluford Avenue Condominiums – Comprehensive Plan Future Land Use Map Amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) & Rezoning from R-1AA (Single-Family Residential District) to PUD (Planned Unit Development District) - CPA-2022-005 & RZ-22-12-45 (**Zoning Manager Whitfield**)

**Zoning Manager Whitfield** presented a brief overview of the subject property and the proposed changes in zoning and future land use. The property is located within the Downtown Redevelopment Area; she explained the intent of the overlay and how this project would meet the plan to incorporate various forms of residential uses into the downtown. She further delineated changes to the current proposal compared to that which was presented in February 2023, and also discussed the prospective infrastructure.

**Member Crocker** inquired about parking for the residents. **Zoning Manager Whitfield** addressed his question.

*Chair Lomneck invited the applicant team to speak.*

**Andrew Sechler**, *Architect with Elite Universal*, explained that he sees his team as being responsible for fitting this project in with the redevelopment of Bluford Avenue and the downtown area. He further clarified that the rendering is only an idea, and he disclosed that the building aesthetic can be adjusted based on preference.

*The Board had no comments or questions.*

*Chair Lomneck opened the public hearing.*

**Dan Bright**, 601 S. Lakewood Avenue, voiced concerns about the project. *Discussion ensued.*

**David Blackwell**, 487 S. Bluford Avenue, inquired about the maximum number of units allowed for the proposed project, and commented on brick façades for the proposed townhouse elevations relative to the existing surrounding, single-family detached dwellings. **Zoning Manager Whitfield** and **Development Services Director Rumer** addressed his question. *Discussion ensued regarding approval of the architectural details.*

**Jennifer Hawkins**, 321 S. Bluford Avenue, spoke in opposition of the project.

**Scott Lougheed**, 412 S. Cumberland Avenue, spoke in opposition of the project.

**Melanie Whipple**, 601 S. Lakewood Avenue, spoke in opposition of the project.

*Chair Lomneck closed the public hearing.*

**Member Forges** inquired about variances for the proposed PUD. **Zoning Manager Whitfield** addressed his question.

**Member Crocker** inquired about the height limit for the proposed project. **Zoning Manager Whitfield** addressed his question.

(7:00 pm)

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Comprehensive Plan Future Land Use Map Amendment for 474 S Bluford Avenue, CPA-2022-005; Moved by Vice-Chair Forges, Seconded by Member Williams; motion carried 4-1 with Chair Lomneck opposing.**

Chair Lomneck shared why he voted in opposition of the project.

**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-1AA (Single-Family Dwelling District) to PUD (Planned Unit Development District) for 474 S Bluford Avenue, assigned parcel ID number 17-22-28-6144-04-361 (RZ-22-12-45), with the conditions standing from staff comments, specifically regarding utilities and architecture, which will be addressed at the time of Preliminary Subdivision Plan.**

**Moved by Member Williams, Seconded by Member Crocker; motion carried 4-1 with Chair Lomneck opposing.**

Member Williams shared why she voted in favor of the project.

• **NEW BUSINESS**

1. 440 Ocoee Apopka Road - Parrinello Property Annexation & Rezoning from County A-2 (Farmland Rural District) to City C-3 (General Commercial District) - AX-10-23-07 & RZ-23-10-10 **(Zoning Manager Whitfield)**

**Zoning Manager Whitfield** presented a brief overview of the subject property. The property is logical and eligible for annexation, and its proposed rezoning is consistent with the Future Land Use Map. The property owner has no specific plans for development at this time.

*The Board had no comments or questions.*

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

(7:07 pm)

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 440 Ocoee Apopka Road Annexation, AX-10-23-07; Moved by Member Williams, Seconded by Member Keller; 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 Orange County A-2 (Farmland Rural District) to City C-3 (General Commercial District) for 440 Ocoee Apopka Road, assigned parcel ID number 18-22-28-0000-00-002 (RZ-23-10-10); Moved by Vice-Chair Forges, Seconded by Member Keller; motion carried unanimously.**

2. Mansour Property Rezoning from R-1 (Single Family Dwelling District) to C-2 (Community Commercial District) - RZ-23-12-11 **(Zoning Manager Whitfield)**

**Zoning Manager Whitfield** presented a brief overview of the subject property and explained that the applicant wishes to rezone the property so that its zoning is compliant and consistent with its future land use designation. As it stands, the property cannot be developed as residential or commercial because of the existing conflict. The applicant does not propose a specific use at this time.

*The Board had no comments or questions.*

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

(7:09 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 R-1 (Single Family Dwelling District) to C-2 (Community Commercial District) for the Mansour Property, assigned parcel ID number 18-22-28-3116-02-140 (RZ-23-12-11); Moved by Member Williams, Seconded by Vice-Chair Forges; motion carried unanimously.**

3. W Delaware Street – West Property Small-Scale Comprehensive Plan Amendment from Institutional to Low Density Residential; Project No. CPA-2024-001 (**Zoning Manager Whitfield**)

**Zoning Manager Whitfield** presented a brief overview of the subject property and explained that the existing R-1AA zoning conflicts with the Public Facilities/Institutional future land use designation. Amending the Comprehensive Plan from the existing designation to Low Density Residential is consistent with surrounding properties and will allow the applicant to split the property into three (3) lots to build single-family, detached homes.

**Member Crocker** inquired about location of the property and the number of houses allowed by Low Density Residential. **Zoning Manager Whitfield** addressed his questions.

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

**Chair Lomneck** disclosed his relation to the applicant but stated that he has no financial interest in the project.

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the W Delaware Street – West Property Small-Scale Comprehensive Plan Amendment from Institutional to Low Density Residential, (CPA-2024-001); Moved by Member Keller, Seconded by Vice-Chair Forges; motion carried unanimously.**

4. Ocoee Oaks Joint Venture Large-Scale Preliminary Subdivision Plan LS-2023-004 (**Zoning Manager Whitfield**)

**Zoning Manager Whitfield** presented a brief overview of the subject property. She explained that the property was rezoned in October 2023, and further discussed the planned infrastructure, landscaping, and right-in-right-out entrances along White Road and Clarke Road. Eighteen single-family detached homes are proposed; engineering still needs to be approved.

**Member Crocker** asked who owns the private road. **Zoning Manager Whitfield** addressed his question.

**Member Williams** asked if the subdivision would be gated, and inquired about resident access and putting gates on private roads. She further commented on cut-throughs in the area. **Zoning Manager Whitfield** addressed her questions and comment.

**Vice Chair Forges** inquired if the subdivision to the east has a left-out entrance/exit, and asked about the nearby median. **Zoning Manager Whitfield** addressed his questions.

**Member Keller** inquired if the subdivision is planning to add a gate to the private road, and compared the situation to a similar private road in the area. **Zoning Manager Whitfield** and **Board Attorney Mai** addressed his question and comment. *Discussion ensued.*

*Chair Lomneck invited the applicant team to speak.*

**Logan Opsahl**, *Senior Associate with Lowndes*, introduced the applicant team and briefly explained how the project meets capacity requirements and maintains low-density character.

**Member Williams** inquired about the cut-through issue and the developer's plan regarding a gate. **Mr. Opsahl** addressed her questions. *Discussion ensued.*

**Dave Schmitt**, *Dave Schmitt Engineering*, addressed the Board's concerns regarding the subdivision entrances and surrounding traffic.

*Chair Lomneck opened the public hearing.*

**Doug Gomber**, *405 Misty Meadow Drive*, spoke in support of the project and commended staff, the developer, elected officials, and the applicant team for working together to resolve previous issues and surrounding property owners' concerns.

*Chair Lomneck closed the public hearing.*

**Chair Lomneck** echoed Mr. Gomber's remarks, thanking staff and the developer for working together to bring forward a project that works. He further handed the gavel to Vice Chair Forges in order to make a motion himself.

*(7:33 pm)*

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Ocoee Oaks Joint Venture Large-Scale Preliminary Subdivision Plan, assigned parcel ID number 21-22-28-0000-00-027 (LS-2023-004); Moved by Chair Lomneck, Seconded by Member Williams; motion carried unanimously.**

5. 125 S Lakeshore Drive – Barenburg Property Variance Request; Project No. VR-24-01  
(**Zoning Manager Whitfield**)

**Zoning Manager Whitfield** presented a brief overview of the subject property and the proposed variance. She described R-1AAA zoning provisions, which include the most

restrictive setback requirements, and demonstrated that the property is unique in that it has three frontages. She explained that a previous variance was approved enabling the applicant to construct a garage on the property. She further explained how the applicant meets the four criteria required for variance approval, and illustrated the proposed improvements with renderings the applicant provided.

*The Board had no comments or questions.*

*The applicant did not wish to speak, so Chair Lomneck opened the public hearing. As no speaker forms were received, the public hearing was closed.*

*(7:42 pm)*

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of Staff's Recommendation of approval with respect to the 125 S Lakeshore Drive – Barenburg Property Variance Request (VR-24-01), based on factual interpretation of the code requirements, as presented by staff; Moved by Member Keller, Seconded by Member Williams; motion carried unanimously.**

*A brief recess was called at 7:43 pm. The meeting resumed at 7:56 pm.*

**6. Cambria Suites at Ocoee Large-Scale Preliminary Site Plan; Project No. LS-2023-010 (Zoning Manager Whitfield)**

**Zoning Manager Whitfield** presented a brief overview of the subject property and the CRA Target Area 2, Sub Area 1 overlay, which applies to the property. She delineated the proposed hotel site plan, which matches the vision for Target Area 2, and the amenities, which include a 1,500-square-foot restaurant. She explained that staff will be working with the developer and engineer as the roundabout planned for the intersection of Maine Street and Bluford Avenue progresses, to ensure that turning movements will be safe and traffic circulation is maintained. She further detailed staff conditions for approval, including continued parking analysis with respect to future projects, on-street parking, and the area as a whole. *Discussion on shared parking, nearby hotels, and driveway access ensued.*

*Chair Lomneck invited the applicant team to speak.*

**Chair Lomneck** inquired if there will be transient, non-hotel guest users for the proposed restaurant, and if this will impact parking. **Mitch Collins**, *Project Engineer*, addressed his question.

**Robert Haywood**, *Paramount Hospitality*, explained the parking capacity design as it relates to occupancy, and provided comparison data for the nearby Fairfield Inn. He further explained that if necessary, a valet parking mechanism could be implemented.

**Chair Lomneck** inquired if a tenant had been named yet for the restaurant use. **Mr. Haywood** established that the restaurant will be internally operated and confirmed that there

is not a third-party user.

*Chair Lomneck opened the public hearing. As no speaker forms were received, the public hearing was closed.*

*(8:11 pm)*

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the proposed Large-Scale Preliminary Site Plan for Cambria Suites at Ocoee (Project # LS-2023-010) with the conditions standing from staff comments; Moved by Vice-Chair Forges, Seconded by Member Williams; Motion carried unanimously.**

7. Gardenia Pointe Rezoning from Unclassified District and R-1A (Single-Family Dwelling District) to PUD (Planned Unit Development District) - RZ-23-02-02 (**Zoning Manager Whitfield**)

**Chair Lomneck** requested some history for this property prior to this item being introduced. **Development Services Director Rumer** confirmed for him that this was included within the presentation.

**Zoning Manager Whitfield** presented an overview of the subject property, as well as its zoning, future land use designations, and history. She explained that Tract D has been planned for a public roadway since it was dedicated to the City in 2006, and that the adjacent right-of-way is insufficient to provide a safe rail crossing to access the subject property via A.D. Mims Road. She displayed aerials to give examples of other townhomes within the City, including along Ocoee Vista Parkway, that are separated from a public roadway by an open space tract. She further displayed the preliminary subdivision plan, which also indicates the wetland and buffer areas that will remain untouched.

**Member Keller** inquired about the three easternmost parcels which are planned to remain untouched. He asked if they are all wetlands and wondered if the southern portion could accommodate access to Prairie Lake Boulevard. He further pondered if an agreement could be made with CSX to create access along their right-of-way. *Discussion ensued.*

*Chair Lomneck invited the applicant team to speak.*

**Jason Searl**, *Attorney with Gray Robinson*, concurred with staff recommendations and DRC findings, and acknowledged the importance of wetlands and wildlife preservation. He offered to answer any board or audience questions and asked to respond to public comment.

**Development Services Director Rumer** addressed the eagle's nest and noted that the developer will obtain the appropriate licensing through the Fish and Wildlife Commission during the construction process.

*Chair Lomneck opened the public hearing.*

**Yidaa Rebecca Capio**, 1932 *Compass Flower Way*, voiced concerns about the project.

**Julie Hall**, 2024 *Switchgrass Circle*, voiced concerns about the project. *Discussion ensued.*

**David Brennan**, 1508 *Ison Lane*, voiced concerns about the project and presented information on the wildlife in the subject property's wetlands area.

**Ben Pieper**, 1980 *Switchgrass Circle*, voiced concerns about the project.

**Alex Nasser**, 1226 *Stonewater Circle*, voiced concerns about the project.

**Aubrey Pieper**, 1980 *Switchgrass Circle*, inquired about the distance of the proposed road to the back of the existing townhouses. She further inquired about sidewalks and the widening of Clarke Road. *Discussion ensued.*

**Cheryl King**, 2024 *Switchgrass Circle*, inquired about extending Ocoee Vista Parkway and whether sewer is available. **Zoning Manager Whitfield** addressed her questions.

**Ric Carlson**, 1505 *Ison Lane*, voiced concerns about the conservation area and stated his desire to see a survey completed and for assurance that developer would not cross into that conservation area with construction equipment.

*Chair Lomneck closed the public hearing and invited the applicant team back to the podium.*

**Mr. Searl** and **Jeff Summit**, *Summit Engineering*, addressed the Board's and residents' questions regarding trees and landscaping, buffering, sidewalks, traffic, and fencing.

**Zoning Manager Whitfield** addressed a resident question regarding density.

(8:57 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 R-1A (Single-Family Dwelling District) to PUD (Planned Unit Development District) for Gardenia Pointe, assigned parcel ID numbers 10-22-28-0000-00-003, 10-22-28-0000-00-011, 10-22-28-0000-00-128, and 03-22-28-2834-01-201 (RZ-23-02-02), with the conditions standing from staff comments; Moved by Member Williams, Seconded by Member Crocker.**

After a motion was made, **Chair Lomneck** inquired about the process if the Planning and Zoning and City Commissions were to deny the project. *Discussion ensued.*

**Board Attorney Mai** briefly summarized the judicial process.

**After discussion, motion carried 4-1, with Member Keller opposing.**

**Member Keller** and **Vice-Chair Forges** briefly explained the reasoning for their votes.

8. Annual Comprehensive Plan Text Amendment to Adopt Five-Year Schedule of Capital Improvements and Update the Capital Improvement Element (CIE) - CPA-2023-003  
**(Zoning Manager Whitfield)**

**Zoning Manager Whitfield** presented a brief overview of the Comprehensive Plan and the associated Capital Improvements Element (CIE). She further explained that the CIE is required to be a part of the Comprehensive Plan by Florida Statutes, and that the proposed five-year capital improvements program was approved by City Commission as part of the Fiscal Year 2023-2024 budget.

*The Board had no comments or questions.*

*Chair Lomneck opened the public hearing. As no speaker forms were received, the public hearing was closed.*

*(9:06 pm)*

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Annual Comprehensive Plan Text Amendment to Adopt Five-Year Schedule of Capital Improvements and Update the Capital Improvement Element (CIE) (CPA-2023-003); Moved by Member Keller, Seconded by Vice-Chair Forges; motion carried unanimously.**

9. Ordinance Implementing Live Local Act **(Zoning Manager Whitfield)**

**Zoning Manager Whitfield** presented a brief overview of new Florida Statutes that have a goal of increasing affordable housing in Florida. She further explained the requirements that qualify a project as affordable housing, and the procedures that will be implemented to move these projects through the review process. All municipalities are required to implement an Ordinance based on the requirements of Senate Bill 102 (2023), and the projects must maintain minimum affordability for 30 years from issuance of a Certificate of Occupancy. **Development Services Director Rumer** further explained the requirements set forth by the Senate Bill. *Discussion ensued.*

*Chair Lomneck opened the public hearing. As no speaker forms were received, the public hearing was closed.*

**Member Williams** inquired about property valuation. *Discussion ensued.*

**Vice-Chair Forges** inquired whether the proposed Ordinance has been compared to similar Ordinances from other jurisdictions. **Development Services Director Rumer** addressed his question.

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of proposed Ordinance**

implementing Live Local Act; Moved by Member Keller, Seconded by Member Williams;  
Motion carried unanimously.

• MISCELLANEOUS

1. Project Status Report

**Development Services Director Rumer** updated the Board with the following:

- N. Lakewood Avenue is ready and will be opened soon
- Building plans have been submitted for parking garages, retail, and apartment structures for City Center West Orange
- The cell phone bell tower at Ocoee Oaks Methodist Church has been approved
- The Ocoee Village grocery parcel does not have a proposed tenant
- Comp Plan 2045 is nearing completion of data, inventory and analysis
- Contract has been signed and kick-off meeting has been scheduled on February 15<sup>th</sup> for the LDC update
- Planning Officials Training will take place on April 19<sup>th</sup> at the Lakeshore Center

• ADJOURNMENT - 9:29 PM

ATTEST:



Miranda Justice, Recording Clerk

APPROVED:



Brad Lomneck, Chair