

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

MINUTES

March 12, 2024

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 Justice** called the roll and declared a quorum present.

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

Absent: None

Also Present: Development Services Director Rumer, Zoning Manager Whitfield, Recording Clerk Justice

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on February 13, 2024.

Member Crocker inquired about concerns he had raised at the previous meeting. **Zoning Manager Whitfield** reminded him that he had asked about the height of the 474 S Bluford Avenue Townhomes and whether or not there was a variance required. She further explained that she responded that the Land Use Plan for the project capped the height at 33 feet [the original submittal was for 45 feet]. **Member Crocker** then inquired about the minutes not specifying exactly what he had asked. **Recording Clerk Justice** explained that the audio recording and YouTube video are available for review; minutes are not verbatim. **Zoning Manager Whitfield** clarified that since the Land Use Plan states 33 feet, that is what is in place until such a time that the project is brought back for another hearing. **Member Crocker** voiced concerns about the Developer coming back with a new plan, for example, with a height of 45 feet. **Zoning Manager Whitfield** reiterated that the height is stated on the Land Use Plan itself, which is the document that will receive the City stamp.

(6:34 pm)

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

• DISCUSSION

1. Presentation of Data, Inventory & Analysis for City's 2045 Comprehensive Plan Update (Zoning Manager Whitfield)

Development Services Director Rumer introduced and gave a brief explanation for the 2045

Comprehensive Plan Data Inventory Analysis. **Zoning Manager Whitfield** explained that the data is being compiled in-house and listed the departments that are contributing. She delineated changes being made to reorganize the Comprehensive Plan into chapters to match the City's vision, and explained that there will be a separate data analysis document that is not adopted, along with a Goals, Objectives and Policies document that would be adopted. Therefore, if any data needs to be updated, it does not have to go through the State.

Chapter 2 – Vibrant, Attractive & Inclusive Community

Zoning Manager Whitfield presented the first data-inclusive chapter, which includes the future land use, housing, and parks elements. She gave a summary of population growth.

Member Williams inquired about the methodology used to calculate the percentage change in population between periods. **Zoning Manager Whitfield** addressed her question.

Zoning Manager Whitfield summarized the future land use and population potential.

Alternate Member Chacon inquired about the rate per household used for the projections. **Zoning Manager Whitfield** addressed his question. Discussion ensued. **Zoning Manager Whitfield** further explained the proposed population yield and water utility service area analysis.

Development Services Director Rumer explained the water utility service area and Joint Planning Area (JPA) with respect to population projections.

Chair Lomneck inquired about vacant residential parcels, density, and annexing unincorporated parcels. **Zoning Manager Whitfield** addressed his question. Discussion ensued.

Zoning Manager Whitfield summarized the transportation perspective of the future land use element.

Alternate Member Chacon inquired about population growth rates. **Zoning Manager Whitfield** addressed his question and further explained the sources and methodology utilized for population projections.

Development Services Director explained to the board that they will see this data again with the goals and objectives that will be presented for recommendation of approval at a future time. He also remarked that the University of Florida Bureau of Economic and Business Research (BEBR) is considered the official population projection in non-Census years.

Member Crocker inquired about the Live Local Act's effect on the population projections. **Development Services Director Rumer** and **Zoning Manager Whitfield** addressed his question. Discussion ensued.

Vice-Chair Forges inquired about when this type of study was previously conducted.

Development Services Director Rumer addressed his question. Discussion ensued.

Zoning Manager Whitfield outlined the housing element, detailed the research and data analysis performed by staff to calculate the inventory, and also compared future housing needs to land capacity. She further synopsisized the parks and recreation element and the methodologies used for the current Comprehensive Plan and those which staff utilized for ascertaining an inventory and distribution by service area for the update.

Member Crocker inquired if private community facilities with amenities such as pools and playgrounds count towards the park inventory. **Zoning Manager Whitfield** addressed his question.

Zoning Manager Whitfield outlined the City's recommended level of service and future goals for parkland/open space. The National Recreation and Park Association (NRPA) benchmark for a city with a population of 50,000 – 79,999 is 11 acres per 1,000 residents. She further explained that the City does not have a level of service standard with respect to the trail system because they share geographic boundaries with other cities, Orange County, etc.

Development Services Director Rumer restated that when the Goals, Objectives, and Policies are presented at a future public hearing, maps and visual aids depicting all of the park and trail information will be included.

Alternate Member Chacon inquired if the actual underlying data will be available when voting on adoption, or just a summary. **Zoning Manager Whitfield** addressed his question.

Chapter 3 – Efficient, Reliable & Well-Maintained Infrastructure

Zoning Manager Whitfield discussed the Efficient, Reliable & Well-Maintained Infrastructure chapter, which includes the potable water element. She acknowledged that the Utilities Department is utilizing the Central Florida Water Initiative (CFWI) for their water projections, which tie to sewer and reclaimed water, and pointed out that the population numbers for utilities are smaller than the future land use population numbers because some areas will remain on wells and septic systems.

Vice-Chair Forges inquired if this data was only based on the City's utility boundary. **Development Services Director Rumer** addressed his question.

Zoning Manager Whitfield conveyed that the City's water treatment infrastructure has sufficient capacity; the biggest challenge when bringing forth development is facilitating the connections between main lines and service lines to new utility lines. She briefly summarized the anticipated sewer demand between 2025 and 2045.

Zoning Manager Whitfield discussed the drainage element and delineated the extensive research that City Engineer Womack and the Public Works department completed, covering every water body in the City, to update the Comprehensive Plan data. She explained how the department is working to set standards for drainage and drainage facilities. She further

remarked that as a result of Code updates, the City was recently approved at a Class 9 for the Community Rating Survey (CRS), meaning that effective October 1st, homeowners that have flood insurance through the National Flood Insurance Program (NFIP) will be eligible to receive a five-percent (5%) discount on said insurance. Additionally, staff is working on further updates to bring the CRS rating to Class 7 or 8, which would affect more significant discounts on flood insurance.

Chapter 4 – Safe & Convenient Mobility

Zoning Manager Whitfield detailed the Safe & Convenient Mobility chapter, which entails the transportation element. She described the levels of service and illustrated the differences between them. She explained how staff worked with traffic consultant Kimley Horn to extrapolate data and make level of service projections based on proposed improvements.

Development Services Director outlined the planned future roadway improvements, as well as retail and restaurant projects which will reduce some of the local trips on the roadways.

Member Crocker inquired about Windermere Road. **Development Services Director Rumer** addressed his question. Discussion ensued.

Vice-Chair Forges inquired about widening of Lakewood Avenue. **Development Services Director Rumer** addressed his question. Discussion ensued.

Zoning Manager Whitfield briefly discussed transit, which is controlled by Lynx. She further described a study the Department of Transportation (DOT) is conducting to research level of stress for bicyclists and pedestrians, and how the City is working to establish a level of service with respect to bicycle and walking facilities.

Chair Lomneck inquired about bicycles and foot traffic and asked why golf carts are not being considered within that element. **Development Services Director Rumer** addressed his question and explained that golf carts are typically considered vehicles.

Chapter 5 – Environment-Friendly, Resilient & Sustainable Community

Zoning Manager Whitfield annotated the Environment-Friendly, Resilient & Sustainable Community chapter. She interpreted the updated Wetlands map, which considers the City's geographic boundary and illustrates the City's current designated wetlands, as well as Orange County's wetlands within the Ocoee's jurisdiction that the City has not yet claimed in its wetlands data. She further explained hydric and other soils and waterbodies as seen on the Wetlands map, and introduced the Riverine Systems Inventory map.

Development Services Director Rumer explained the protected conservation areas on the Riverine Systems Inventory map, and **Zoning Manager Whitfield** discussed the Floodplains and Lakes Inventories.

Chapter 6 – Responsible, Accessible & Open Governance

Zoning Manager Whitfield briefly discussed the Responsible, Accessible & Open Governance chapter and explained that this chapter encompasses policies that are coordinated with sister agencies and cities; there is no data to present.

Development Services Director Rumer explained how the 2045 Comprehensive Plan will be presented for approval and adoption, and further, that a workshop will be set as the Plan has progressed further. He further explained that once the Comprehensive Plan is adopted, the Land Development Code will be updated to reflect the changes to the Comprehensive Plan. Discussion ensued.

• **OLD BUSINESS - None**

• **NEW BUSINESS - None**

• **MISCELLANEOUS**

1. Project Status Report

Development Services Director Rumer updated the Board with the following:

- Lakewood Avenue is open, staff is working on finalizing the project
- Regional Sports Facility – anticipating submittal in early May

Chair Lomneck inquired about the widening of Ocoee Apopka Road with respect to the Regional Sports Facility opening. **Development Services Director Rumer** addressed his question. Discussion ensued.

- W. McKey Street is being closed March 19-21 to remove and relocate CSX rails

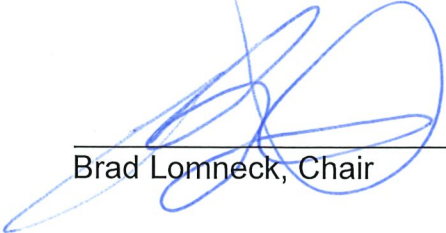
• **ADJOURNMENT - 8:11 PM**

ATTEST:



Miranda Justice, Recording Clerk

APPROVED:



Brad Lomneck, Chair