

OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

April 9, 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 **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, Member Keller, Member Williams, Member Crocker, Alternate Member Chacon

Absent: Vice-Chair Forges

Also present: Zoning Manager Whitfield, Development Services Director Rumer, Board Attorney Johnson, and Recording Clerk Justice

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on March 12, 2024.

(6:32 pm)

Motion for Approval of the Consent Agenda: Moved by Member Keller, Seconded by Member Williams; motion carried 5-0, with Vice-Chair Forges absent.

• OLD BUSINESS - None

• NEW BUSINESS

1. Ocoee Pickleball Complex – Vasant Sports LLC Special Exception; Project No. 03-24-SE-031 (**Zoning Manager Whitfield**)

Zoning Manager Whitfield presented a brief overview of the subject parcels and proposed development, and explained that per Table 5-1 in the Land Development Code, a Special Exception is required for outdoor commercial recreational uses on property with C-2 zoning. She conveyed that the proposed project meets the standards established by section 4-8B of Article IV, Land Development Code for the Special Exception to be granted. She explained that modifications to ingress/egress and circulation may be necessary at the time of site plan review and approval to accommodate fire truck movement. She also advised that staff has researched similar facilities because the Land Development Code does not set a parking standard for recreational uses. There are

concerns that the proposed parking ratio is insufficient; the Development Review Committee and staff recommend that the parking demand be evaluated at the time of site plan review and approval. Code does allow for alternative options such as shared or offsite parking.

Member Keller inquired if any thought has been given to rotating the pickleball courts, placing the outdoor courts on the south side of the property to deter noise from the residential subdivision to the north. **Zoning Manager Whitfield** responded that this had not been discussed and deferred to the applicant.

Chair Lomneck invited the applicant team to speak.

Chris Leppert, Civil Engineer with Kimley Horn, emphasized the importance of the number of courts for the project. He further explained that although the current plan was designed to achieve greater visibility from the surrounding roadways, the orientation of the buildings and layout of the courts is flexible and the applicant will work with staff to determine the best location.

Member Crocker inquired if there is only one entrance in and out, and what would happen in case of fire. **Mr. Leppert** addressed his question. Discussion ensued.

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

(6:45 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 Pickleball Complex – Vasant Sports LLC Special Exception, Project Number 03-24-SE-031, subject to conditions as recommended by staff; Moved by Member Keller, Seconded by Member Williams; motion carried 4-1, with Member Crocker opposed and Vice-Chair Forges absent.

2. 789 Pine Street Small-Scale Comprehensive Plan Amendment from Low-Density Residential (LDR) to Light Industrial (LI) & Rezoning from Single-Family Dwelling (R-1A) to Restricted Manufacturing & Warehousing (I-1); Project Nos. CPA-2024-002 & RZ-24-02-01 (**Development Services Director Rumer**)

Development Services Director Rumer presented a brief overview of the subject property and its current and proposed future land use designation, zoning, and overlays. He further described that it is proposed to serve as the stormwater facility for the 606 Ocoee Apopka Road project.

Chair Lomneck inquired if the entire property would be used for stormwater. **Development Services Director Rumer** addressed his question. Discussion ensued.

The applicant was not present, so Chair Lomneck opened the public hearing.

nor the parcel to the south. He inquired if this would cause any issues down the road with the narrow parcel being zoned Low Density Residential in between two (2) parcels zoned Light Industrial. **Zoning Manager Whitfield** advised she believes there is a slight mapping error and addressed his question.

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.

(7:09 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 1102 & 1104 N. Lakewood Avenue – Lott Property Annexation, Project Number AX-03-24-01; Moved by Member Williams, Seconded by Alternate Member Chacon; motion carried 5-0, with Vice-Chair Forges absent.

4. 1305 & 1113 Ocoee Apopka Road - MDTL Enterprise LLC Property Annexation; Project No. AX-03-24-02 (**Zoning Manager Whitfield**)

Zoning Manager Whitfield presented a brief overview of the subject parcels. The property is logical and eligible for annexation, and will further the City's efforts to reduce enclaves within the city limits. Rezoning to a City zoning classification has not been proposed at this time.

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.

(7:11 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 1305 & 1113 Ocoee Apopka Road – MDTL Enterprise LLC Property Annexation, Project Number AX-03-24-02; Moved by Alternate Member Chacon, Seconded by Member Williams; motion carried 5-0, with Vice-Chair Forges absent.

5. 1059 Ocoee Apopka Road – Rodgers Property Annexation; Project No. AX-03-24-03 (**Zoning Manager Whitfield**)

Zoning Manager Whitfield presented a brief overview of the subject parcel. The property is logical and eligible for annexation, and will further the City's efforts to reduce enclaves within the city limits. Rezoning to a City zoning classification has not been proposed at this time.

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.

(7:12 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 1059 Ocoee Apopka Road – Rodgers Property Annexation, Project Number AX-03-24-03; Moved by Member Williams, Seconded by Member Keller; motion carried 5-0, with Vice-Chair Forges absent.

6. MDTL Enterprise LLC Property Annexation; Project No. AX-03-24-04 (**Zoning Manager Whitfield**)

Zoning Manager Whitfield presented a brief overview of the subject parcels. The property is logical and eligible for annexation, and will further the City's efforts to reduce enclaves within the city limits. Rezoning to a City zoning classification has not been proposed at this time.

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.

(7:14 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the MDTL Enterprise LLC Property Annexation, Project Number AX-03-24-04; Moved by Member Williams, Seconded by Alternate Member Chacon; motion carried 5-0, with Vice-Chair Forges absent.

7. 1 Taylor Street Small-Scale Comprehensive Plan FLU Amendment from Heavy Industrial (HI) to Commercial (COMM) & Rezoning from Restricted Manufacturing and Warehousing (I-1) to Community Commercial (C-2); Project Nos. CPA-2024-004 & RZ-24-03-02 (**Development Services Director Rumer**)

Development Services Director Rumer presented a brief overview of the subject parcel, which is located within the City's Downtown Redevelopment Area (DRA) and was purchased by the City in January, removing years of Code violations. The Land Use Amendment and Rezoning are proposed to ensure the property entitlements remain only for commercial, office, retail, and restaurant uses, which are in line with the vision and future planning of the City Downtown Master Plan.

The Board had no comments or questions.

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

(7:16 pm)

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 1 Taylor Street Small-Scale Comprehensive Plan FLU Amendment from Heavy Industrial (HI) to Commercial (COMM), Project Number CPA-2024-004; Moved by Member Keller, Seconded by Member Williams; motion carried 5-0, with Vice-Chair Forges absent.

Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 1 Taylor Street Rezoning from Restricted Manufacturing and Warehousing (I-1) to Community Commercial (C-2), Project Number RZ-24-03-02; Moved by Member Keller, Seconded by Member Williams; motion carried 5-0, with Vice-Chair Forges absent.

• **MISCELLANEOUS**

1. Project Status Report

Development Services Director Rumer updated the Board with the following:

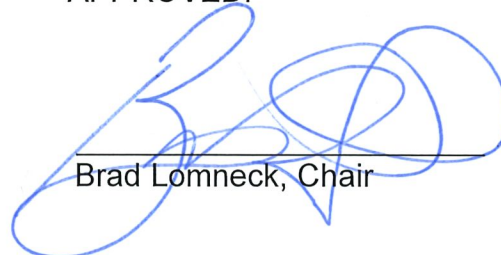
- Ocoee Village:
 - The apartments have been finalized and CO'd
 - Lakewood Avenue is open at Clarcona Ocoee Road
 - 7-11 is and the strip center that will have Chipotle are coming along
- Orange Technical College campus is nearing completion
- Ocoee Crown Point Mixed Use project is kicking off
- The front three (3) buildings are starting to be checked off for the industrial project on Ocoee Apopka Road near Demastus Lane
- The Alibi project has been inspected and finalized
- A hotel has been proposed off of West Road
- The hotel on Hwy 50 is wrapping up
- The Comprehensive Plan update is in process
- The Land Development Code update has kicked off

• **ADJOURNMENT – 7:20 PM**

ATTEST:


Miranda Justice, Recording Clerk

APPROVED:


Brad Lomneck, Chair