

  
**OCOEE PLANNING AND ZONING COMMISSION**  
Ocoee Commission Chambers  
1 N. Bluford Avenue  
Ocoee, Florida

**May 14, 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, Vice-Chair Forges, Member Keller, Member Williams, Member Crocker, Alternate Member Chacon

**Absent:** None

**Also present:** Development Services Director Rumer, Zoning Manager Whitfield, Staff Engineer Burch, GIS Analyst Martinez, Board Attorney Johnson, and Recording Clerk Justice

**• CONSENT AGENDA**

1. Minutes of the Planning and Zoning Commission Meeting held on April 9, 2024.

*(6:31 pm)*

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

**• OLD BUSINESS - None**

**• NEW BUSINESS**

1. 338 N. Bluford Avenue - Rodriguez Property Small Scale Comprehensive Plan Future Land Use Map Amendment from LDR (Low-Density Residential) to COMM (Commercial) and corresponding Rezoning from R-1AA (Single Family Dwelling) to C-2 (Community Commercial); Project No(s). CPA-2024-005 & RZ-24-03-04 (**Development Services Director Rumer**)

**Development Services Director Rumer** presented a brief overview of the subject parcel. The property is currently vacant and located in an area that is transitioning to commercial; therefore, the property owner wishes to reclassify the future land use from Low Density Residential (LDR) to Commercial (COMM) and rezone it from R-1AA (Single-Family Dwelling District) to C-2 (Community Commercial). There is no proposed use at this time.

**Vice-Chair Forges** inquired what the property at the northwest corner of Bluford Avenue and Silver Star Road is zoned. **Development Services Director Rumer** addressed his question.

*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.*

(6:35 pm)

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the 338 N. Bluford Avenue - Rodriguez Property Small Scale Comprehensive Plan Future Land Use Map Amendment from LDR (Low-Density Residential) to COMM (Commercial), Project Number CPA-2024-005; Moved by Member Williams, 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 338 N. Bluford Avenue - Rodriguez Property Rezoning from R-1AA (Single Family Dwelling) to C-2 (Community Commercial), Project Number RZ-24-03-04; Moved by Member Williams, Seconded by Member Keller; motion carried unanimously.**

2. Fountains West PUD – 2<sup>nd</sup> Substantial Amendment to Lot 8 of Fountains West PUD (Planned Unit Development) (Zoning Manager Whitfield)

(6:36 pm)

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, continue the consideration of the 2<sup>nd</sup> Substantial Amendment to Lot 8 of Fountains West PUD to the June 11, 2024, Planning and Zoning Commission Meeting; Moved by Member Keller, Seconded by Member Crocker; motion carried unanimously.**

3. Amendment to the Ocoee Land Development Code (LDC) Pertaining to Part IA, Article VII, Floodplain Management (Zoning Manager Whitfield)

**Development Services Director Rumer** briefly explained National Flood Insurance Program (NFIP) Community Rating System (CRS), which provides discounts on the cost of flood insurance premiums for NFIP policyholders, depending on the Rate Class awarded to the local government. He further introduced **Staff Engineer Burch** and **GIS Analyst Martinez**, and explained that City staff is working to improve the rating score.

**Zoning Manager Whitfield**, along with **Staff Engineer Burch** and **Development Services Director Rumer** detailed the activities that City staff has undertaken over the past two years to qualify the City to participate in the CRS, and that the City was awarded admittance to the program in December. Proposed changes to the LDC in conjunction with entry into the program are in an effort to improve the City's rating score, which will in turn lead to greater flood insurance cost savings. The points system was further explained, as well as the cost of compliance, the 500-year floodplain, and critical facilities.

**Board Members'** questions were addressed.

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

(7:18 pm)

**Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Approval of the Amendment to the Ocoee Land Development Code (LDC) Pertaining to Part IA, Article VII, Floodplain Management; 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:

- The pickleball facility was denied by City Commission
- Gardenia Pointe was continued to the May 21<sup>st</sup> Commission Meeting

**Vice Chair Forges** inquired about if the pickleball project would return. **Development Services Director Rumer** addressed his question.

**Chair Lomneck** inquired about City Center West Orange and reopening Maine Street. **Development Services Director Rumer** addressed his question. Discussion ensued.

**Member Keller** thanked **Development Services Director Rumer** for the Planning classes and inquired about a group membership for the Planning and Zoning Commission. Discussion ensued.

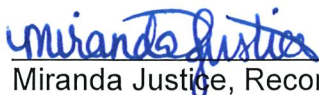
**Chair Lomneck** thanked **Member Williams** for her service and long tenure on the Planning and Zoning Commission, and thanked **Member Crocker** for his completion of a term.

**Member Williams** shared a message of gratitude for her time on the Planning and Zoning Commission.

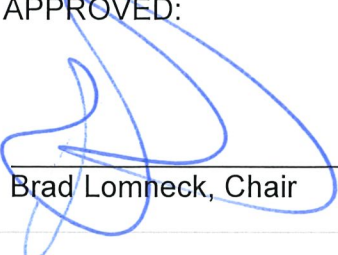
**Member Crocker** thanked everyone for the opportunity to participate on the Planning and Zoning Commission.

• **ADJOURNMENT – 7:26 PM**

ATTEST:

  
Miranda Justice, Recording Clerk

APPROVED:

  
Brad Lomneck, Chair