OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

June 11, 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 Galvan, Alternate Member Butler

Absent: Member Chacon

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 May 14, 2024.

(6:31 pm)
Motion for Approval of the Consent Agenda: Moved by Member Keller, Seconded by Vice-Chair Forges; Motion carried unanimously with Member Chacon absent.

- **OLD BUSINESS - None**

- **NEW BUSINESS**

1. Fountains West PUD – 2nd Substantial Amendment to Lot 8 of Fountains West PUD (Planned Unit Development) **(Zoning Manager Whitfield)**

Zoning Manager Whitfield presented a brief overview of the subject property and the proposed changes to the PUD. She advised that the applicant is requesting an amendment to the PUD to increase the maximum building square footage from 18,000 ft^2 to 24,932 ft^2 for the construction of a Goodwill retail store. The resulting net increase in daily trips is not anticipated to cause any roadway segments to operate below their adopted level of service standards. An existing condition of the PUD requires the applicant to remit payment for their proportionate share of the cost of the future traffic signal at the intersection of Fountains West Boulevard and West Road. Additionally, the previously-constructed stormwater facility on Lot 8 will accommodate this use.

The Board had no comments or questions.

Chair Lomneck invited the applicant team to speak.

Ed Durkee, *CEO of Goodwill Industries of Central Florida*, thanked staff for their presentation and assistance on the project so far. He briefly introduced his project team and described Goodwill's mission, business model, and operations. He further explained the company's zero-waste initiative.

Kelly Kleppin, *Architect with Slam Collaborative*, recounted her long-term professional association with Goodwill and explained why she continues to work with them. She described the proposed facility's design and the intent to make it attractive and safe, and further reiterated that the zero-waste initiative plays a part in the design and architecture.

Chair Lomneck opened the public hearing.

Kellie Beck, *President, Greens at Forest Lake HOA,* spoke in opposition of the project.

Gregory Keethler, *2430 Orsota Circle,* spoke in opposition of the project.

Carl Barrett, *President, Westyn Bay HOA*, spoke in opposition of the project.

Steven Bressler, *2255 Farnham Drive,* spoke in opposition of the project.

Lawrence Szrom, *159 Beacon Pointe Drive,* spoke in opposition of the project.

Chair Lomneck closed the public hearing and invited the applicant team to speak.

Ed Durkee, *CEO of Goodwill Industries of Central Florida* addressed how the organization determines demographics when selecting locations for a store.

Michael Clary, *Former Goodwill Industries of Central Florida Board Member*, addressed wages and benefits for Goodwill employees. He further explained the criteria that are considered when selecting locations.

Chair Lomneck inquired about a Goodwill location at the corner of Silver Star and Hiawassee. **Mr. Clary** addressed his question. Discussion ensued.

Vice-Chair Forges shared his thoughts on the subject property, and remarked that traffic will come regardless, as something will eventually be built on the property.

Chair Lomneck commented about the future traffic signal and the amount of traffic in the area. He mentioned the surrounding county-owned roads, and encouraged the audience to reach out to their County Commissioner.

(7:07 pm)
Motion: Move that the Planning and Zoning Commission, acting as the Local Planning Agency, recommend to the Ocoee City Commission Denial of the 2nd Substantial Amendment to Lot 8 of Fountains West PUD; Moved by Vice-Chair Forges, Seconded by Member Keller; motion carried 3-2 with Chair Lomneck and Member Galvan opposing, and Member Chacon absent.

Chair Lomneck disclosed why he voted in opposition of denial.

Zoning Manager Whitfield clarified that the 18,000 ft^2 [building size] is approved as part of the PUD, so the applicant does have the option to move forward with constructing an 18,000 ft^2 Goodwill if they choose to do so. The recommendation for denial refers to the increase in square footage, not the Goodwill business itself. She also announced the dates of the ordinance First Reading and Second Reading/Public Hearing.

Vice-Chair Forges explained that he made a motion for denial solely as it relates to the proposed additional square footage, and that he believes that the use does fit the zoning.

• MISCELLANEOUS

1. Project Status Report

Development Services Director Rumer updated the Board with the following:

- Planning has received and begun to review the Ocoee Regional Sports Facility plans
- Development is starting to finalize along the Highway 50 and Ocoee Apopka Road corridors
- The City has been meeting with the County regarding items such as Ocoee Apopka Road

Chair Lomneck inquired about Maine Street reopening. **Development Services Director Rumer** addressed his question.

• ADJOURNMENT – 7:13 PM

ATTEST:

Miranda Justice
Miranda Justice, Recording Clerk

APPROVED:

Brad Lomneck, Chair