



OCOEE PLANNING AND ZONING COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

October 8, 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. **City Clerk Sibbitt** 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, Assistant City Manager Rumer, Board Attorney Johnson, and City Clerk Sibbitt

• CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting held on September 10, 2024.

(6:30 pm)

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

• OLD BUSINESS - None

• NEW BUSINESS

1. Ocoee Regional Sports Complex Large-Scale Comprehensive Plan Future Land Use Map (FLUM) Amendment from Low Density Residential (LDR) and Conservation (CON) to Commercial (COMM) and corresponding text amendment to the Future Land Use Element; Project No. CPA-2024-006 (**Zoning Manager Whitfield**)

Zoning Manager Whitfield presented an overview of the Ocoee Regional Sports Complex Large-Scale Comprehensive Plan Future Land Use Map Amendment to convert approximately 117.7 acres of Low Density Residential and 32.3 acres of Conservation to approximately 150 acres of Commercial future land use designation. She further briefed the Planning and Zoning Commission on the proposed text amendment to certain provisions and policies within the Future Land Use Element for the Ocoee Regional Sports Complex. A Conceptual Plan was shown that highlighted the project facilities. **Zoning Manager Whitfield**

explained staff's analysis to be sure there is consistency with Chapter 163 F.S. and JPA, internal consistency with adopted elements, access and circulation, transportation (based on the maximum 17,960 net new external daily trips), utilities (water, sewer, wastewater), stormwater, environmental resources (wetlands, surface waters, flora, fauna, habitat), and public safety (fire and police).

The Development Review Committee recommended approval of the proposed Large-Scale Comprehensive Plan Future Land Use Map (FLUM) Amendment without any conditions.

Chair Lomneck invited the applicant team to speak.

Jaime Douglas, *Montierre Development*, introduced himself and expressed his appreciation to the City for its ongoing collaboration with the company over the years to bring this project forward.

Anne-Marie Douglas, *Montierre Development*, introduced herself and conveyed her enthusiasm for a bright future in partnership with the City of Ocoee.

Marcos Bastian, *AECOM*, introduced his team and thanked the Planning and Zoning Commission for their time. He remarked on the high level of support and collaboration he has received from staff since the start of the project and expressed his gratitude for all organizational levels within the City. He further presented a PowerPoint which highlighted the vision and approach of the Ocoee Regional Sports Complex. He noted the development would include multi-purpose sports fields, hotels, retail, restaurants, entertainment, and indoor sports. This project is expected to create nearly 10,000 short-term construction jobs and approximately 5,000 permanent positions, generating an estimated \$500 million in annual positive economic impact for the local community.

Zak Nawrocki, *AECOM*, presented renderings and gave an overview of the design concept.

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

Chair Lomneck conveyed his desire to ensure that no work begins until the necessary road improvements are made. **Zoning Manager Whitfield** addressed his concerns; discussion ensued. **Assistant City Manager Rumer** emphasized that the rezoning to PUD and the large-scale site plan processes still need to be presented for approval by Planning and Zoning and City Commission. Additionally, he acknowledged that it is impractical to expect road improvements to be fully completed before the project begins.

Chair Lomneck opened the public hearing to allow the applicant to address questions from the Planning and Zoning Commission.

Marcos Bastian, *AECOM*, reiterated Mr. Rumer's comments and shared that between now and January, their team will be preparing a project-specific development agreement outlining

various commitments and timelines. He also recognized that concurrent development may take place with respect to the road improvements.

The public hearing was closed.

Vice-Chair Forges announced that he would need to abstain from voting on this project due to a conflict. He also requested clarification on the number and locations of the access points. **Zoning Manager Whitfield** addressed his question; discussion ensued.

Member Galvan inquired about the projected start date.

Chair Lomneck opened the public hearing to allow the applicant to address additional questions from the Planning and Zoning Commission.

Mr. Douglas addressed **Member Galvan's** question; discussion ensued.

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 Ocoee Regional Sports Complex Large-Scale Comprehensive Plan Future Land Use Map (FLUM) Amendment from Low Density Residential (LDR) and Conservation (CON) to Commercial (COMM) and corresponding text amendment to the Future Land Use Element, Project Number CPA-2024-006; Moved by Member Keller, Seconded by Member Galvan; motion carried 4-0 with Member Chacon absent and Vice-Chair Forges abstaining. (Form 8B on file in the City Clerk's Office)

• MISCELLANEOUS

1. Project Status Report

Assistant City Manager Rumer updated the Board with the following:

- WAWA is under construction
- Magnolia Reserve townhomes sitework permit has been inspected and completed
- The Inspiration PUD off of Tomyon Boulevard is being redesigned and re-platted to combine some residential lots to include detached single-family homes with the townhomes
- Within the Business Character Area, the walls will soon be poured for the final building in the 429 Commercial Center project, and there are new public roads in the area as part of the development

Chair Lomneck announced the promotions of **Mike Rumer** to **Assistant City Manager** and **Ginger Corless** to **Acting Development Services Director**, extending his congratulations to both.

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Chair Lomneck inquired about tree removal for the Regency development at the intersection of Maguire Road and Old Winter Garden Road. **Assistant City Manager Rumer** addressed his question; discussion ensued.

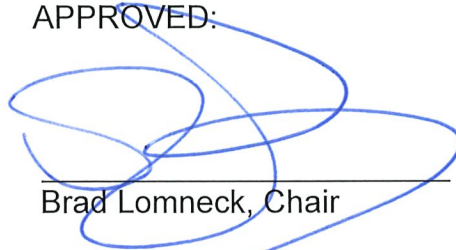
• **ADJOURNMENT – 7:24 PM**

ATTEST:



Melanie Sibbitt, Recording Clerk

APPROVED:



Brad Lomneck, Chair

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME FORGES LOU		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE PZC	
MAILING ADDRESS PO BOX 1261		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY OCECH	COUNTY ORANGE	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 10/8/24		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, LOW FURBER, hereby disclose that on Oct 8, 2024

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☒ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

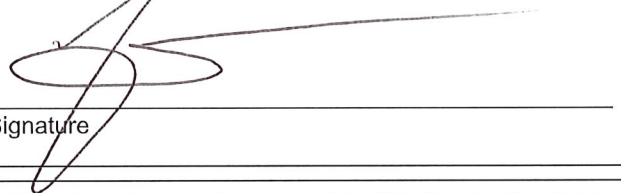
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

10/8/24

Signature



NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.