

OCOEE CITY COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

June 17, 2025

MINUTES

6:15 PM

REGULAR CITY COMMISSION MEETING

• CALL TO ORDER 6:15 PM

Mayor Johnson called the regular session to order at 6:15 PM in the Commission Chambers of City Hall. The invocation was led by **Ages Hart**, *Ocoee Resident*, followed by the Pledge of Allegiance to the Flag led by **Winter Park Scout Troop #246**. **City Clerk Sibbitt** called the roll and declared a quorum present.

Present: Mayor Johnson, Commissioner Kennedy, Commissioner Wilsen, Commissioner Oliver

Absent: Commissioner Firstner

Also Present: City Manager Shadrix, City Attorney Geller, and City Clerk Sibbitt

PRESENTATIONS AND PROCLAMATIONS 6:20 PM

Juneteenth Independence Day Proclamation – read and proclaimed by **Mayor Johnson**.

Mayor Johnson recognized **Janet and Robert Zorn**, *Ocoee Residents*, for their commitment to cleaning the streets of Ocoee.

• STAFF REPORTS AND AGENDA REVIEW 6:27 PM

City Manager Shadrix announced that Item #2 on the Consent Agenda will need to be pulled due to some changes that need to be made by the Department of Environmental Protection (DEP). This item is expected to be returned for consideration at the July 15th City Commission Meeting. He also provided the City Commission with an update on Duke Energy's Neighborhood Energy Saver Program, noting that he recently met with Duke Energy representatives. A presentation on the program is scheduled for August 5th, followed by a Dinner Community Meeting at the Ocoee Lakeshore Center tentatively scheduled on August 12th. Additionally, he provided a handout with the profit and loss revenue figures for Forest Lake Golf Course for the Commission's review and reminded the City Commission that the RFP for leasing and operating the golf course is currently open for submissions. He emphasized that, during this period, no ex-parte communication should occur with any companies intending to submit a proposal.

City Manager Shadrix announced that the Legislature has passed the State budget, which is \$1.5 billion less than the previous year. At present, the City still has \$1 million allocated in the State budget for the new fire station project. The City remains hopeful that the Governor will not veto this funding. He concluded by stating that Public Works Director Krug would give a brief update on the sidewalk and asphalt repaving program, and that Utilities Director Bolling would provide an update on water-related matters emerging from Tallahassee.

City Manager Shadrix briefly mentioned that he met with the County Administrator last week to discuss several matters and took the opportunity to remind him about the letter authorized by the City Commission regarding the traffic signal at Apopka Vineland and McCormick Road.

Public Works Director Krug provided an update on the City's resurfacing and sidewalk projects and informed the City Commission about how the public can access project details on the City's website. The City Commission inquired about how the online tracking system will function and raised concerns about potholes in Sleepy Harbour Drive, tree roots damaging sidewalks, and the budgeted funding for the upcoming fiscal year.

Utilities Director Bolling provided an update on the Utilities Department, covering the discontinuation of fluoride in the City's water, an explanation of the drinking water quality report, and water conservation programs that will be available soon.

• **PUBLIC COMMENTS 6:54 PM**

The following persons addressed the City Commission:

- **Doug Gomber**, *Ocoee Resident*, requested an update on Envision 2045. **Development Services Director Corless** provided an update on the status of the transmitted documents and noted that staff plans to present the plan for adoption at an upcoming City Commission meeting. **Commissioner Kennedy** inquired if there were any Land Development Code (LDC) updates forthcoming. **Development Services Director Corless** addressed his question.

• **CONSENT AGENDA 6:57 PM**

Consent Agenda Motion

Motion: Move to adopt Consent Agenda Item #1; Moved by Commissioner Wilsen, seconded by Commissioner Kennedy; Motion carried 4-0 with Commissioner Firstner absent.

1. Approval of Minutes from the Regular City Commission Meeting held June 3, 2025.
(**City Clerk Sibbitt**)
2. Approval of the Florida Springs Grant Agreement SR005 from the Florida Department of Environmental Protection for the City of Ocoee Downtown Sewer Connections Project.
(**Utilities Director Bolling**)

This item was pulled at the request of City staff and will be brought back to a future meeting.

• **FIRST READING OF ORDINANCE - None**

• **SECOND READING OF ORDINANCE – PUBLIC HEARING 6:57 PM**

3. Second Reading of Ordinances for 524, 518 & 508 Woodson Ave. - Legacy Homes FL LLC Annexation & Rezoning from Orange County R-1 (Single-Family Dwelling District) to City of Ocoee R-1A (Single-Family Dwelling District); Project No(s): AX-04-25-04, AX-04-25-03, AX-04-25-02, RZ-25-04-04, RZ-25-04-03, & RZ-25-04-02. (**Planner I Belizaire**)

Planner Belizaire presented a brief overview of the annexation and rezoning request of the subject parcels located at 524, 518 & 508 Woodson Avenue. The properties are logical and eligible for annexation and will further the City's efforts to reduce enclaves within the city limits. The properties are currently zoned County R-1 with Low Density Residential (LDR) designation on the Future Land Use Map (FLUM). A rezoning to conventional City R-1A is proposed, with the properties maintaining the LDR designation. City water is available, and the properties will continue to utilize private septic systems.

City Attorney Geller read the titles of the ordinances.

The public hearing was opened. As no one wished to speak, the public hearing was closed.

Motion: Move to Approve Ordinance 2025-08 Annexation for 524 Woodson Ave - Legacy Homes FL LLC, Project Number AX-04-25-04, as presented by staff; Moved by Commissioner Wilsen, seconded by Commissioner Kennedy; Motion carried 4-0 with Commissioner Firstner absent.

Motion: Move to Approve Ordinance 2025-10 Annexation 518 Woodson Ave - Legacy Homes FL LLC; Project Number AX-04-25-03, as presented by staff; Moved by Commissioner Wilsen, seconded by Commissioner Kennedy; Motion carried 4-0 with Commissioner Firstner absent.

Motion: Move to Approve Resolution 2025-12 Annexation for 508 Woodson Ave – Legacy Homes FL LLC; Project Number AX-04-25-02, as presented by staff; Moved by Commissioner Wilsen, seconded by Commissioner Kennedy; Motion carried 4-0 with Commissioner Firstner absent.

Motion: Move to Approve Ordinance 2025-09 Rezoning for 524 Woodson Ave - Legacy Homes FL LLC; Project Number RZ-25-04-04, as presented by staff; Moved by Commissioner Kennedy, seconded by Commissioner Wilsen; Motion carried 4-0 with Commissioner Firstner absent.

Motion: Move to Approve Ordinance 2025-11 Rezoning for 518 Woodson Ave - Legacy Homes FL LLC; Project Number RZ-25-04-03, as presented by staff; Moved by Commissioner Kennedy, seconded by Commissioner Wilsen; Motion carried 4-0 with Commissioner Firstner absent.

Motion: Move to Approve Resolution 2025-13 Rezoning for 508 Woodson Ave – Legacy Homes FL LLC; Project Number AX-04-25-02, as presented by staff; Moved by Commissioner Kennedy, seconded by Commissioner Wilsen; Motion carried 4-0 with Commissioner Firstner absent.

• **PUBLIC HEARING** - None

• **REGULAR AGENDA 7:07 PM**

4. Approval of Code Enforcement Board Reappointments and Discussion on Changing Meeting Day. **(City Clerk Sibbitt)**

City Clerk Sibbitt explained that the staff report consists of two parts and began by addressing the reappointments. She noted that three regular member seats have terms expiring in June 2025. Staff contacted the three members, Joe Bandur, William Mann, and Laini Schultz, to confirm their interest in reappointment and requested updated applications. Members Bandur and Schultz have expressed interest in continuing to serve and have submitted updated applications. However, Member Mann has not responded, and as a result, his seat will be considered vacant at the end of the month.

Motion: Move to approve the reappointment of Joe Bandur and Laini Schultz to the Code Enforcement Board for another three-year term to end June 2028; Moved by Commissioner Wilsen, seconded by Commissioner Oliver:

Commissioner Kennedy pointed out that, unlike other advisory boards, this board does not have equal representation from all districts. He noted that District 3 currently lacks a representative. Discussion followed regarding the shortage of applications from District 3, concerns about maintaining a quorum, and the open alternate member seats.

Motion carried 4-0 with Commissioner Firstner absent.

City Clerk Sibbitt explained that at the May 20th City Commission Meeting questions were raised about the cancellation of the Board's November and December meetings. Upon reviewing past meeting minutes, staff determined that the Board began canceling its December meetings in 1993, with subsequent cancellations continued by Board motions in the following years. If the City Commission prefers that the November and December meetings continue as scheduled, staff recommends considering a change in the meeting day to the third Thursday of each month to help avoid conflicts with holiday weeks. Brief discussion ensued.

Motion: Move to change the Code Enforcement Board Meeting Day to evenings of the third Thursday each month as soon as possible; Moved by Commissioner Wilsen, seconded by Commissioner Kennedy; Motion carried 4-0 with Commissioner Firstner absent.

5. Discussion and Direction on Planned Actions in Reference to Code Enforcement and Parking Concerns. **(Police Chief Ogburn)**

Police Chief Ogburn provided a PowerPoint presentation outlining parking violations and enforcement, prohibited parking zones, commercial and industrial parking restrictions, and regulations related to home occupation parking. He concluded the presentation by presenting several options for the Commission's consideration, along with proposed next steps.

Following the presentation, City Commission comments included support for implementing the

strictest level of enforcement and the highest possible fines, exceeding those for red light camera and speeding violations. Additional suggestions included placing a hold on vehicle registrations, as well as backing the use of 48-hour notice stickers that could result in vehicle immobilization or towing at the owner's expense. Further discussion ensued regarding the current fines in place and the feedback provided by the City Commission. Additionally, staff noted that a future meeting will include a discussion on implementing a lien program aimed at recovering the \$3.6 million in outstanding non-homesteaded lien fees. Discussion ensued on the re-vamp of the foreclosure program, and commercial code violation enforcement.

City Attorney Geller read and explained portions of the City Code that outline the maximum allowable fine amounts and how they may be applied. **City Manager Shadrix** explained that the purpose of having staff present this evening was to facilitate this dialogue and allow City staff to receive clear direction moving forward. He advised that they received extensive feedback from the City Commission, which was their goal, and stated they will bring an item back for the Commission's approval at a future meeting.

6. Approval of Ocoee Remembers Event - November 1, 2025. **(Parks and Leisure Services Deputy Director Gaines)**

Parks and Leisure Services Deputy Director Gaines presented the proposed program for the upcoming 2025 Ocoee Remembers Event. He noted that during the planning phase, the City was unexpectedly contacted by the Alliance for Truth and Justice (ATJ), who, without prior coordination, informed staff via email of their intention to host their own remembrance events for descendants on November 1st and requested the City's partnership. City staff informed ATJ that the City was already in the process of planning its own event and would follow up once a final decision has been made.

Staff addressed the question from Commissioner Kennedy about whether ATJ had clarified what they meant by partnership. Following a brief discussion, the City Commission unanimously expressed support for the proposed program presented by City staff.

Motion: Move to authorize city staff to move forward with the Ocoee Remembers Event to be held on Saturday, November 1, 2025; Moved by Commissioner Oliver, seconded by Commissioner Kennedy; Motion carried 4-0 with Commissioner Firstner absent.

• **COMMENTS FROM COMMISSIONERS 7:57 PM**

Commissioner Oliver – Commented on the following: 7:57 PM – 8:01 PM

- 1) Announced that the Habitat for Humanity's Restore Program is now open and accepting applications and provided their contact information.
 - 2) Attended the City's Comprehensive Plan meeting and stated that it is an excellent plan; he is very proud of the plan and encouraged residents to take a look at it on the City's website.
 - 3) Addressed the traffic light at the intersection of McCormick and Apopka Vineland Road; he requested a copy of the approval of the plan made with the Developer and Orange County.
- City Manager Shadrix** stated that a copy will be sent to the Commission, and he confirmed

that the County has been provided with a copy as well; an answer on schedule and timing is forthcoming.

4) Read an inspirational message.

8:01 PM - 8:04 PM

Mayor Johnson announced the Florida League of Cities' Annual Conference and requested a decision be made on a voting delegate.

Motion: Move to elect Mayor Johnson as the voting delegate for the Florida League of Cities' Annual Conference; Moved by Commissioner Wilsen, seconded by Commissioner Kennedy; Motion carried 4-0 with Commissioner Firstner absent.

He further announced the upcoming City events for the months of June and July.

Commissioner Wilsen – Commented on the following: 8:04 PM – 8:05 PM

- 1) Announced the cancellation of the July 1st City Commission meeting.
- 2) Acknowledged the Casting With A Cop event, which was held this past Saturday and encouraged residents to attend city events throughout the year.

Commissioner Kennedy – Commented on the following: 8:05 PM - 8:08 PM

- 1) Thanked Commissioner Oliver for his comments on the Ocoee Remembers Event. He also confirmed that the Ocoee Remembers event is open to the public.
- 2) Thanked City staff for the Forest Lake Golf Club financial update.

Mayor Johnson – Commented on the following: 8:08 PM - 8:09 PM

- 1) Announced that he attended the grand opening for The Backyard and stated that they did a great job.
- 2) Expressed heartfelt gratitude to everyone, especially the City of Ocoee, for their compassion and support during his and his family's recent time of mourning following the loss of his son.

• **ADJOURNMENT 8:09 PM**

APPROVED:

Attest:



Melanie Sibbitt, City Clerk

City of Ocoee



Rusty Johnson, Mayor