



**FIFTY
WEST**

OCOEE COMMUNITY REDEVELOPMENT AGENCY

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

August 5, 2025

AGENDA

5:00 PM

CRA REGULAR MEETING

• CALL TO ORDER

Roll Call and Determination of Quorum

• PUBLIC COMMENTS

• OLD BUSINESS

• NEW BUSINESS

1. Approval of Minutes of the June 3, 2025, CRA Regular Meeting
2. FY 2025-2026 Budget Overview
3. Building & Site Improvement Grant Application
4. FY 2025-2026 Meeting Dates

• MISCELLANEOUS

1. Project Updates
2. Redevelopment Plan Update

• BOARD COMMENTS

• ADJOURNMENT

NOTICE: IN ACCORDANCE WITH FLORIDA STATUTE 286.0105: ANY PERSON WHO DESIRES TO APPEAL ANY DECISION AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THIS PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH FLORIDA STATUTE 286.26: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK, 1 N. BLUFORD AVENUE, OCOEE, FL 34761, (407) 905 -3105, 48 HOURS IN ADVANCE OF THE MEETING.



FIFTY
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OCOEE COMMUNITY REDEVELOPMENT AGENCY

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

June 3, 2025

MINUTES

5:00 PM

CRA REGULAR MEETING

• CALL TO ORDER

Chair Kennedy called the Community Redevelopment Agency Board to order at 5:00 PM in the Commission Chambers of City Hall. **Recording Clerk Justice** called roll and declared a quorum present.

Roll Call: Chair Kennedy, Vice-Chair Koovakada, Member Wilsen, Member Firstner, Member Oliver, and Member June

Absent: Member Johnson

Also Present: City Manager Shadrix, Assistant City Manager Rumer, Development Services Director/CRA Administrator Corless, Redevelopment Program Manager Vaca, Acting Finance Director Lawitzke, and Recording Clerk Justice

• PUBLIC COMMENTS

No speaker reservation forms were received.

• OLD BUSINESS - None

• NEW BUSINESS

1. Approval of Minutes of the March 4, 2025, CRA Regular Meeting

5:03 PM

Member Firstner, seconded by Member Wilsen, moved to approve the CRA Regular Meeting Minutes of March 4, 2025, as presented. Motion carried 6-0 with Member Johnson absent.

2. 2024 Audit Presentation

Redevelopment Program Manager Vaca advised that Acting Finance Director Lawitzke would come up, followed by the auditing team.

Acting Finance Director Lawitzke introduced herself and announced the auditing team from Purvis Grey.

Matthew Ganoë, *Purvis Grey*, introduced himself and other members of the auditing team. He presented a brief overview of the 2024 CRA Financial Statement, including compliance reports. He further explained that the CRA complied in all material aspects with the requirements of Chapters 163 and 218 of Florida Statutes.

Chair Kennedy asked for a quick summary of GASB 100 and inquired whether Mr. Ganoë worked with the former Finance Director or the current Acting Finance Director. **Mr. Ganoë** addressed his question.

Chair Kennedy asked for clarification regarding GASB 101 versus GASB 100, which was mentioned in the provided letter. **Mr. Ganoë** addressed his question.

Member Oliver inquired about compliance, non-compliance reporting, and procedures for the audit. **Mr. Ganoë** addressed his questions.

3. Fiscal Year 2025 Budget Amendment

Redevelopment Project Manager Vaca provided an overview of the proposed budget amendment, outlining the adjustments and fund transfers recommended to support the proposal.

5:16 PM

Member Oliver, seconded by Vice-Chair Koovakada, moved to adopt CRA Resolution No. 2025-001; Motion carried 6-0, with Member Johnson absent.

• MISCELLANEOUS

1. Project Updates

Redevelopment Program Manager Vaca updated the Board with the following:

- 1) The Wellness Park restroom is nearing completion, with a punch-list walkthrough expected the week of June 12th.
- 2) Storm repairs have been completed at Wellness Park, and the replacement of small shade sails began today.

Development Services Director/CRA Administrator Corless updated the Board with the following:

- 3) Staff have received the following with respect to the Bluford Avenue Streetscape Project:
 - a. 90% construction documents for Old Winter Garden Road to Geneva Street
 - b. 60% construction documents for Geneva Street to Delaware Street
 - c. CPH is addressing comments from St. Johns River Water Management District (SJRWMD)
- 4) Redevelopment Plan Update – Proposed state legislation that would have affected the timing of the plan update did not pass. Staff have met and negotiated with Orange County; **Development Services Director/CRA Administrator Corless** explained the County's

proposal and why staff are against the proposal. A meeting with the County Administrator has been set to further discuss negotiations.

City Manager Shadrix explained potential options for moving forward with the Redevelopment Plan.

Member June inquired whether a meeting [with Orange County] has already been scheduled. **City Manager Shadrix** addressed his question.

• **BOARD COMMENTS**

Member Oliver inquired when Development Services Director/CRA Administrator Corless's final date [of employment] is. She responded to his question. **Member Oliver** expressed his gratitude for her exemplary service and commitment to the CRA.

• **ADJOURNMENT**

The meeting was adjourned at 5:28 PM.

Attest:

APPROVED:

Miranda Justice, Recording Clerk

Chair

Amended Orange County / City of Ocoee / Ocoee Community Redevelopment Agency Rebate Calculation

ESTIMATE only	Fiscal Year 2026
City of Ocoee Current Year CRA Tax Increment Payment	\$1,912,439.94
Orange County Current Year CRA Tax Increment Payment	\$1,713,353.00
Total Tax Increment Payment and Amount to be Rebated by Ocoee CRA	\$3,625,792.94
Pro-rata Contribution Share for the City of Ocoee	52.7454%
Pro-rata Contribution Share for Orange County	47.2546%
Rebate Distribution to Orange County <i>(Rebate should be paid within 60 days of receipt of increment funding)</i>	\$214,005.90
Total Rebate	\$214,005.90

Upon receipt of Orange County's payment as set forth in paragraph 5 (a) hereof, the City hereby agrees to rebate, or cause the CRA to rebate to Orange County each year, within sixty days of receipt of said payment, the following portion of the amount deposited by Orange County in the Community Redevelopment Trust fund established by the City pursuant to Section 163.387, Florida Statutes, for the particular year (such payment being herein referred to as the "Rebate")

- (1) Thirty percent (30%) of the amount in **excess of \$1,000,000.00** but less than or equal to \$2,000,000.00, plus,
- (2) Fifty percent (50%) of the amount in excess of \$2,000,000.00



FIFTY WEST

BUILDING & SITE IMPROVEMENT GRANT APPLICATION

Application Date 6/9/2025 Application Number: (to be completed by CRA)

Grant Applicant Information (Please Print or Type)

Applicants Name Joseph Daka Tenant Name _____

Business Name Joecee Capital LLC

Parcel Number/(PID) _____ Type of Business _____

Address 1550 MAGUIRE RD

Contact Person JOSEPH DAKA Email Address JOECOEEHOLDINGS@GMAIL.COM

Phone Number 914-217-7660 Fax Number _____

Is the applicant a small business (less than 10 employees), as defined by the U.S. Small Business Association? Yes No

Property Owner Information (if different from applicant)

Property Owners Name SAME AS ABOVE

Address _____

Contact Person _____ Email Address JOECOEEHOLDINGS@GMAIL.COM

Phone Number _____ Fax Number _____

Grant Category: Place a check by the requested grant category (see grant program overview for additional information).

Landscape Grant Requested Amount _____

Façade & Site Improvement Grant Requested Amount \$276,000



FIFTY WEST

BUILDING & SITE IMPROVEMENT GRANT

Application Continued

Applicant: JOECOEE CAPITAL LLC **Date:** 6/9/2025

Project Description: Please provide a summary of proposed work. Please be specific and provide as many details as possible (attach additional sheets if necessary).

Project Budget: Please provide estimated costs for the project so the entire scope of the project can be understood, and eligibility determination can be made. Note that funding award will not increase if final costs exceed proposed project budget.

Proposed Project Budget		
Project Item	Cost (\$)	Eligible Expense <small>(y/n to be completed by CRA Administrator)</small>
1. STORE FRONT (1/2)	\$100,000	
2. LANDSCAPE	\$42,000	
3. DEMOLITION	\$30,000	
4. AWINGS(PATIO AREA)	\$69,000	
5. PAINT	\$15,000	
6. TILE/WOOD/STONE FACA	\$20,000	
7.		
8.		
9.		
10.		
Subtotal	\$276,000	
Eligible Expenses TOTAL <small>(to be completed by CRA)</small>		
50% of Eligible Expenses <small>(to be completed by CRA)</small>		



FIFTY WEST

**BUILDING & SITE IMPROVEMENT GRANT
Application Checklist**

Please submit the following information with your initial application:

- Completed and signed application Form
- At least four (4) photographs clearly showing existing conditions of the building/site to be improved
- Drawings or sketches showing the proposed improvements to the building and placement of other features around the building (examples of landscaping, paint colors, etc.)
- Copy of property / liability insurance
- Proof of property ownership
- Documentation identifying that any loans and mortgages on the property are current and in good standing, or a copy of the title if no mortgage exists
- Written and notarized consent from the property owner if owner is different from applicant (see Property Owner Authorization Form). If you are the owner, you do not need to complete this form.
- Two (2) estimates / quotes for requests under \$10,000 and three (3) estimates / quotes for projects over \$10,000
- City of Ocoee Vendor Application and W9 Forms.

Estimated Cost of Project \$3,700,000 Grant Amount Requested \$276,000

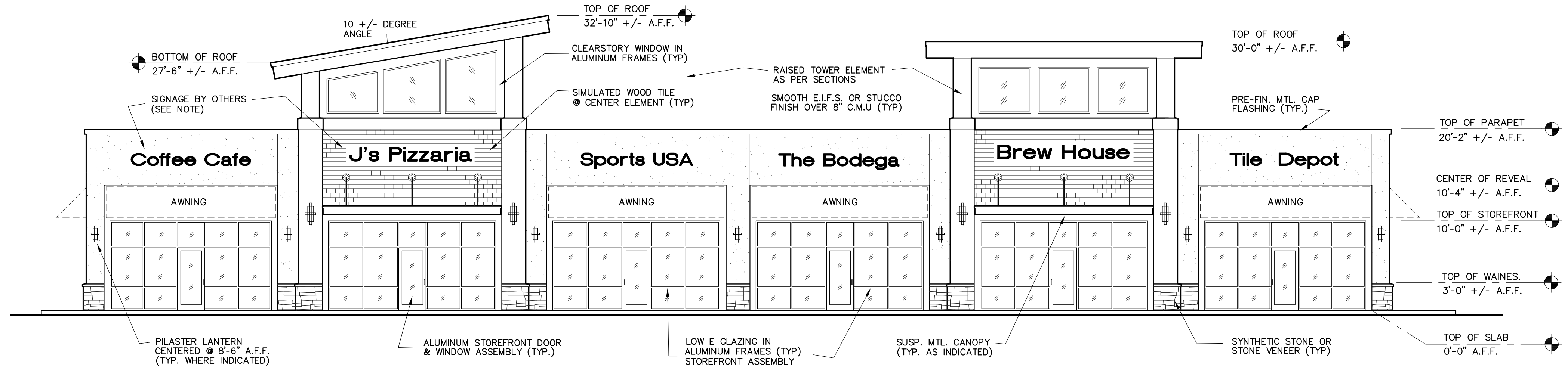
I agree that the information provided above and within this application is accurate and correct to the best of my knowledge.

Signature of Applicant JOSEPH DAKA Date 6/9/2025

Submit Application to the CRA Administrator 1 North Bluford Avenue Ocoee, FL 34761

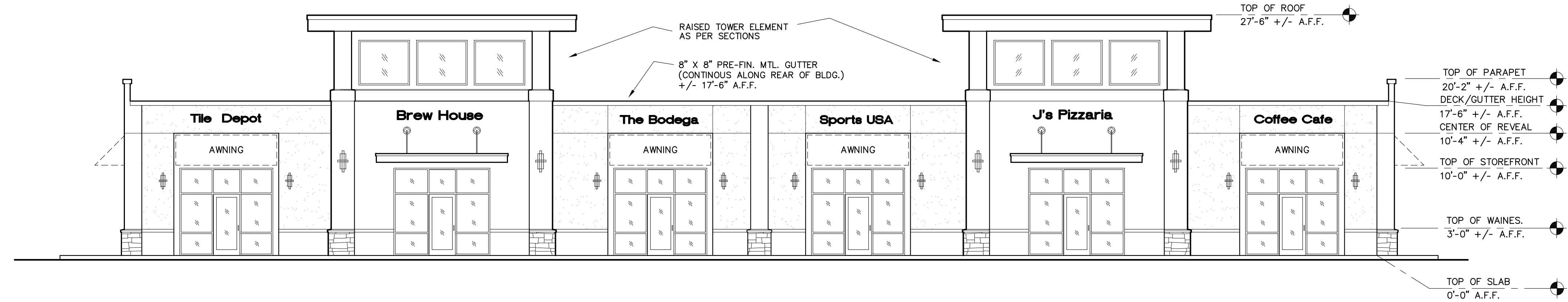
Application Reimbursement Checklist (to be provided upon completion of work)

- Photographs of all completed work
- Copies of all invoices and proof of payment, i.e. copies of checks, credit card receipts, etc.
- All utilities up to date
- No Code Enforcement fines or liens
- All regulatory requirements met, i.e. building inspections, approvals and final completions, etc.

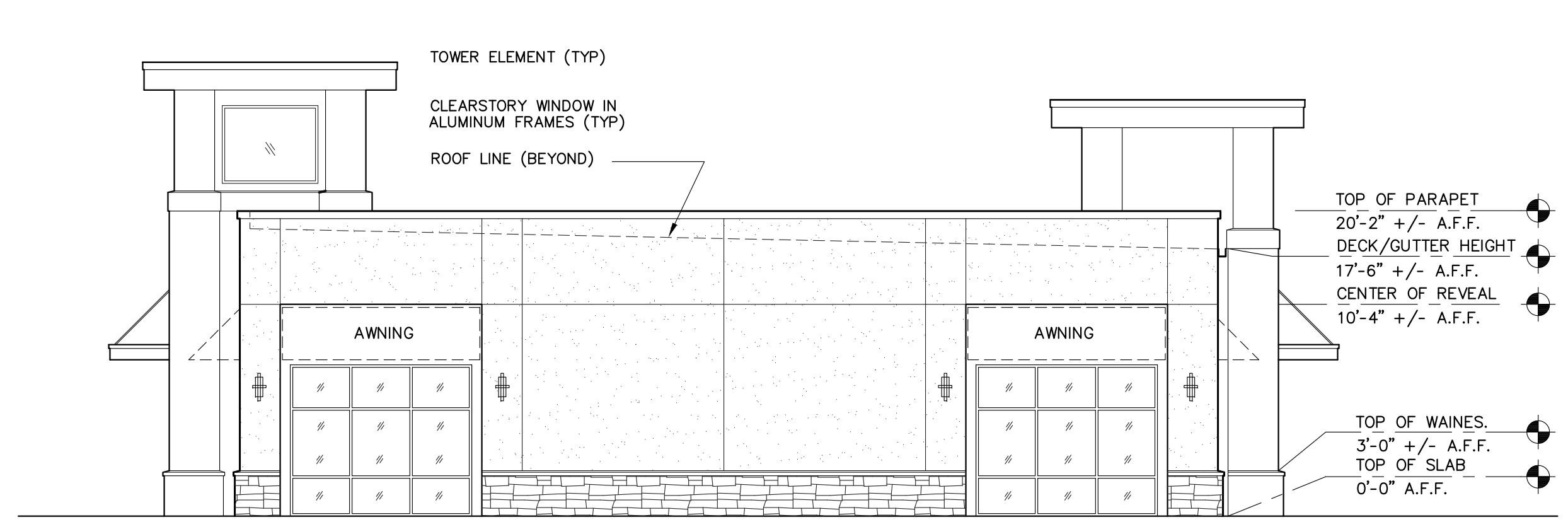


1 WEST ELEVATION
A-2 MAQUIRE ROAD SCALE: 1/8" = 1'-0"

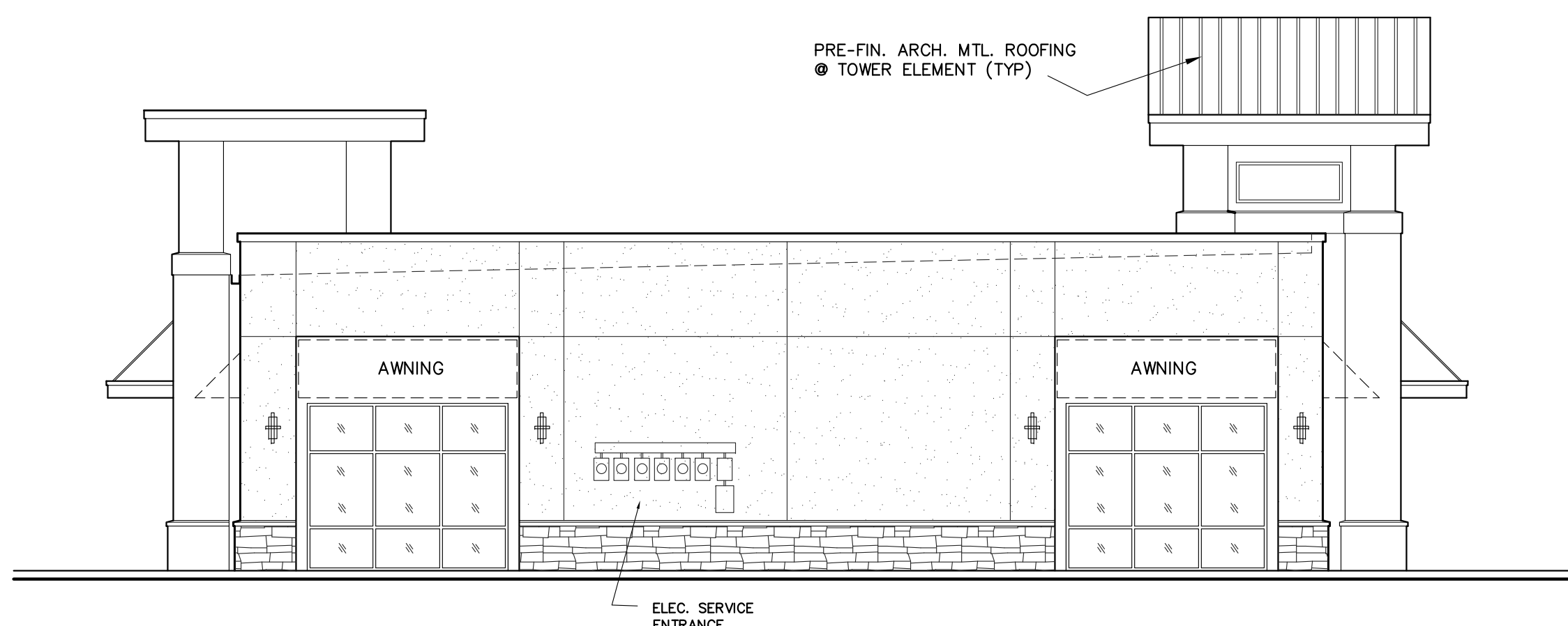
- ELEVATION NOTES :**
1. ALL NOTES AND DIMENSIONS ARE TYPICAL FOR SUBSEQUENT DRAWINGS UNLESS OTHERWISE INDICATED.
 2. SEE COLORED COMPUTER RENDERINGS FOR COLORS & PERSPECTIVE VIEWS.
 3. ALL SIGNAGE SHALL BE BY OTHERS AND BY SEPARATE PERMIT.
 4. E.I.F.S. SUPPLIER SHALL SUBMIT PLANS & SAMPLES OF ALL ELEMENTS AND TRIM FOR APPROVAL PRIOR TO FABRICATION.
 5. SUSPENDED CANOPIES SHALL BE PRE-ENG. & PRE-FINISHED BY SUPPLIER.
 6. FABRIC CANOPIES SHALL BE PRE-ENG. & PRE-FINISHED BY SUPPLIER.



2 EAST ELEVATION
A-2 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
A-2 SCALE: 1/8" = 1'-0"



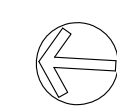
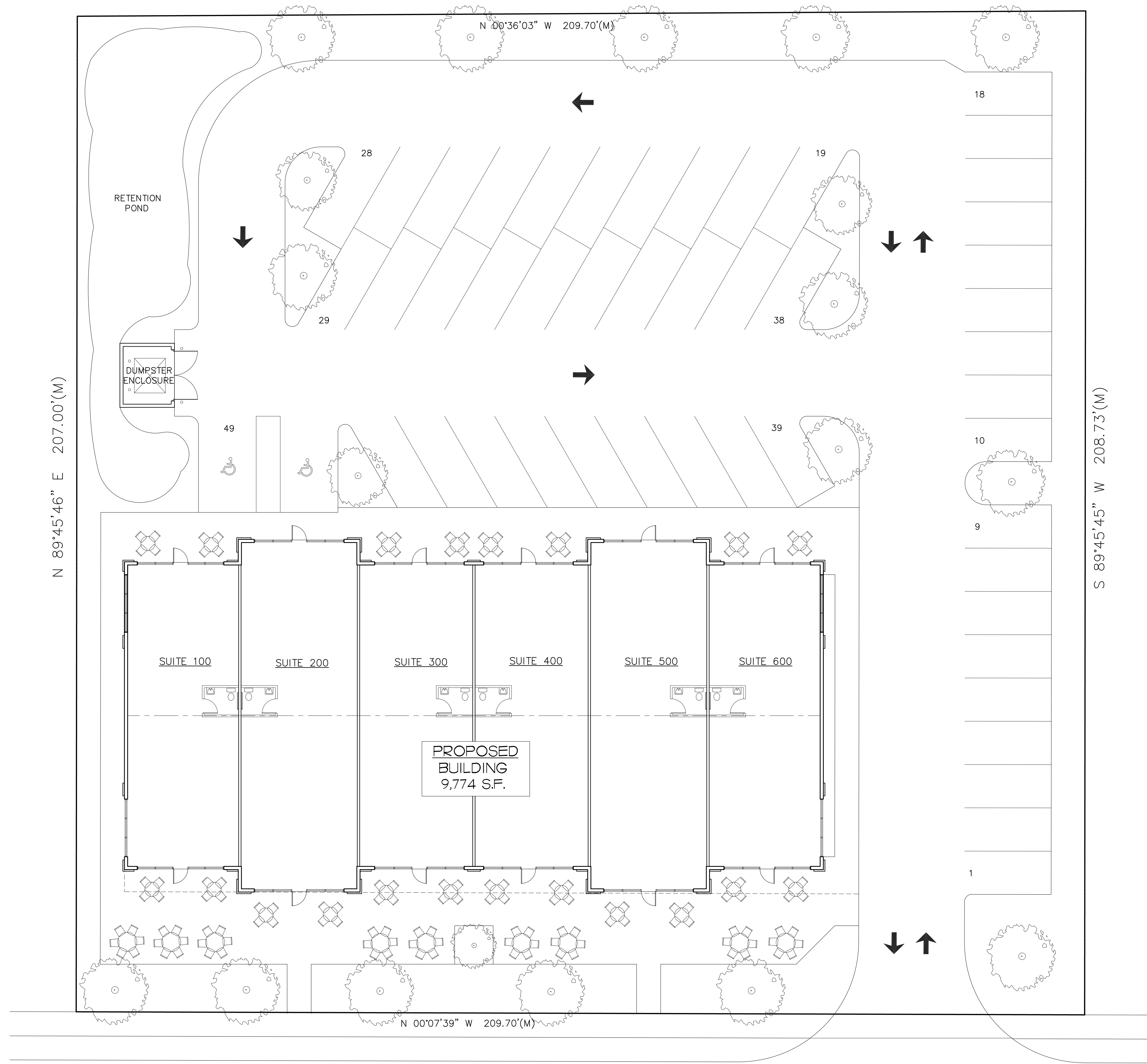
4 NORTH ELEVATION
A-2 SCALE: 1/8" = 1'-0"

DATE	07/16/24
FILE	23-1388
DRN	JJM
PHASE	ADDENDUM
NO.	5
REV.	CA

Architectural Resource Group, Inc.
299 Loraine Drive Suite 2003 • Altamonte Springs, FL 32714 • (407) 774-6700

PROPOSED NEW COMMERCIAL BUILDING :
DAKA PLAZA ON MAQUIRE
1550 MAQUIRE ROAD - DCDEE, FL. 34761
For : JOECCOE HOLDINGS LLC

SHEET: **A-2** OF 6
SFT. NO. 4



1
A-0

ARCHITECTURAL SITE PLAN

SCALE: 3/32" = 1'-0"

THIS SITE PLAN IS FOR GENERAL REFERENCE ONLY. SEE SITE ENGINEER'S AND/OR LANDSCAPE ARCHITECT'S PLANS FOR INFORMATION NOT SHOWN HERE.

A-0

SHEET NO. 1 OF 6

PROJECT PROPOSED NEW COMMERCIAL BUILDING :
DAKA PLAZA ON MAQUIRE

1550 MAQUIRE ROAD - DCODEE, FL. 34761
For : JDECODEE HOLDINGS LLC

Architectural Resource Group, Inc.
299 Loraine Drive Suite 2003 • Altamonte Springs, FL 32714 • (407) 774-6700

REVISIONS	DATE	FILE	DCN	PHASE	S	P	CA
1	06/21/25	25-1988	JJM		1		
2					2		
3					1		
ADDEDUM					2		



**FIFTY
WEST**

MEMORANDUM

TO: Ocoee Community Redevelopment Agency (CRA)
FROM: Carolina Vaca, Redevelopment Program Manager
DATE: August 5, 2025
RE: Proposed City of Ocoee CRA Meeting Schedule for FY 2025-2026

Pursuant to the Bylaws of the CRA, below are possible dates to be considered for the four (4) required meetings for Fiscal Year 2025-2026. Please be prepared to adopt these dates, or provide alternate meeting dates for consideration, at the August 5, 2025, CRA Board Meeting.

1. Meeting #1:

Tuesday, December 2, 2025, at 5:00 p.m. (before City Commission meeting)

2. Meeting #2:

Tuesday, March 3, 2026, at 5:00 p.m. (before City Commission meeting)

3. Meeting #3:

Tuesday, June 2, 2026, at 5:00 p.m. (before City Commission meeting)

4. Meeting #4:

Tuesday, September 15, 2026, at 5:00 p.m. (before City Commission Meeting)

Staff requests adoption of the FY 2025-2026 meeting calendar as printed or as modified at the August 5, 2025, CRA Board Meeting.