OCOEE CITY COMMISSION
Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

November 18, 2025 **AGENDA** **6:15 PM**

REGULAR CITY COMMISSION MEETING

- **CALL TO ORDER** 6:16 PM

Mayor Johnson called the regular session to order at 6:16 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 **Commissioner Wilsen**. **City Clerk Sibbitt** called the roll and declared a quorum present.

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

Absent: None

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

- **PRESENTATIONS AND PROCLAMATIONS** 6:17 PM

Presentation on Downtown from the Downtown Master Developer Consultant

Assistant City Manager Rumer introduced G3 Development Business Group, who was selected through a Request for Qualifications to work with the City to develop a vision for Downtown.

Jake Guenther, *G3 Development Business Group*, presented the Master Developer Report, highlighting some of its main points. Topics included:

- Executive Overview – Why Now?
- The City's Adopted Vision
- Development Framework
- Financial Reality – Grounding the Vision
- Tools to Bridge the Gap
- Key Assets and Opportunities
- Implementation Roadmap
- Next Steps – From Planning to Action

Commissioner Oliver noted he envisioned the proposed bandshell being more along the water to allow for more seating in the existing grassy area.

Commissioner Firstner opined that he would prefer to see a more upscale restaurant in lieu of the proposed fish camp-style restaurant.

Commissioner Wilsen remembered a downtown plan from years past that included a bandshell and noted she feels the City is in a better position now to move forward in bringing plans to fruition. She complimented the City of Wildwood on its new parking garage and how its downtown area has grown. She further commented that Starke Lake is one of the Ocoee's crown jewels which the City should capitalize on, and she hopes to see a lot of the proposed development in Ocoee completed in her lifetime.

Commissioner Kennedy concurred with Commissioner Firstner's opinion regarding the proposed lakefront restaurant. He asked Mr. Guenther's opinion about the distance and connection between the proposed bandshell and the downtown merchants, noting that live music is part of the leverage to get citizens into downtown, but currently those businesses must provide the music themselves. He inquired how Mr. Guenther would fix that issue. **Mr. Guenther** responded to his question.

City Manager Shadrix commented that it is a matter of scale regarding a bandshell. He noted that an option could be to place a smaller bandshell to activate the downtown area and a main bandshell at Bill Breeze Park to attract larger events. Discussion ensued regarding the importance of scale and mutual exclusivity.

Commissioner Kennedy asked what Mr. Guenther recommends the City do today regarding fiscal policy to facilitate the proposed downtown development in the future. **Gerry Guenther**, *G3 Development Business Group*, addressed his inquiry.

Commissioner Kennedy inquired about a timeline regarding development financial thresholds and rent costs in the downtown area. **Mr. Guenther** answered his question.

Mayor Johnson noted that foresight is needed to keep moving forward downtown and opined that the bandshell should be further off the water to allow for loading and setup. He further described locations he has visited that match what he envisions. **Mr. Guenther** responded to his comments.

Mayor Johnson requested a workshop regarding the downtown plan. **City Manager Shadrix** addressed his request. **Consensus of the City Commission was to approve a future workshop.**

- **STAFF REPORTS AND AGENDA REVIEW** 6:45 PM

City Manager Shadrix requested that Item #10, the Approval of the Addendum to the School Resource Agreement, be pulled from the Consent Agenda, as further legal review determined the addendum is not necessary at this time. He also shared that the Christmas lights are currently being installed and that City staff began conducting nightly inspections last night. He further commended Duke Energy, particularly Lisa Curran, for their cooperation in replacing the receptacles. He concluded by commending Orlando Health for their outstanding partnership with the community and announced the launch of a new health initiative for City employees.

- **PUBLIC COMMENTS** 6:48 PM

The following persons addressed the City Commission:

- **Joseph McMullen**, *HAPCO Music Foundation*, spoke about his nonprofit program and thanked the City Commission for allowing it to operate in the City of Ocoee and for their strong partnership and support. He also shared the history of the HAPCO Music Foundation and provided an overview of their Jazz Clinic Program.

Commissioner Wilsen thanked Mr. McMullen for running a wonderful program. **Commissioner Oliver** inquired about their next Jazz Concert event. **Mr. McMullen** addressed his question. **Commissioner Kennedy** inquired if this event is permanently in the budget. **City Manager Shadrix** responded to his question and explained that the City Commission has traditionally approved this request. He added that, if the Commission wishes to direct him to budget for it going forward, he would be glad to do so. He also noted that sufficient funds have been budgeted this year to support this event. Brief discussion ensued.

Motion: Move to designate $10,000 from Contingency Funds for the HAPCO Music Foundation concert event and to waive the facility rental fees for this event; Moved by Commissioner Kennedy, seconded by Commissioner Oliver; Motion carried 5-0.

- **CONSENT AGENDA** 7:04 PM

Consent Agenda Motion

Motion: Move to adopt Consent Agenda Items #1-12 with Item #10 being pulled as requested by the City Manager; Moved by Commissioner Wilsen, seconded by Commissioner Firstner; Motion carried 5-0.

1. Approval of Minutes from the Regular City Commission Meeting held October 21, 2025, and the Special Session held October 21, 2025. (**City Clerk Sibbitt)**
2. Approval of Reappointment to the Citizen Advisory Council for Ocoee Fire Department (CACOFD). **(City Clerk Sibbitt)**
3. Approval to Award Contract for Hackney Prairie Roadway Improvements. **(City Engineer Womack)**
4. Approval of FY 2025-2026 Budgeted Vehicle and Equipment Purchases. **(CIP Administrator Gajadhar)**
5. Approval of Change to Lease Agreement with Holiday Outdoor Decor for Pole-Mounted Holiday Decorations. **(CIP Administrator Gajadhar)**
6. Approval of a Two-Year Warranty Surety Bond and Maintenance, Materials, and Workmanship Agreement for SFG Ocoee Owner, LP for the 429 Business Center Phase 2 East and West. **(Development Engineer Keaton)**
7. Approval of Declaration of Surplus and Disposal of Assets from FY24/25 Annual Inventory. **(Finance Director Weber)**
8. Approval of Interlocal Agreement between Orange County and the City of Ocoee for Medical Direction. **(Deputy Fire Chief Van Camp)**

9. Approval to Piggyback on the Orange County Master Purchase Agreement to Purchase Police Radios. **(Police Chief Ogburn)**
10. Approval of Addendum to School Resource Officer Agreement. **(Police Chief Ogburn)**
11. Approval for the Granting of 10-foot Utility Easements for Three Properties on Woodson Ave. **(Utilities Director Bolling)**
12. Approval to Advertise Resolution of Intent to Use the Uniform Method of Collection for Non-Ad Valorem Special Assessment. **(Utilities Director Bolling)**

- **FIRST READING OF ORDINANCE** - None

- **SECOND READING OF ORDINANCE – PUBLIC HEARING** 7:05 PM

13. Second Reading of Ordinance Amending Section 124-8 through Section 124-11 of the Code of Ordinances for Smoking and Vaping Prohibited in Portions of Recreational Property. **(Parks and Leisure Services Deputy Director Gaines)**

Parks and Leisure Services Deputy Director Gaines explained that the City was approached by the Tobacco Free Partnership of Orange County asking that they amend Chapter 124 of the Ocoee Code of Ordinances to address Vape and Vaping. The Tobacco Free Partnership stated that any updated signage can be paid for by them.

Mayor Johnson asked for clarification on the sections being amended. **Parks and Leisure Services Deputy Director Gaines** addressed his question.

City Attorney Geller read the title of the ordinance.

The public hearing was opened.

The following persons addressed the City Commission:

- **Victoria Laney,** *Ocoee Resident*, thanked Steve Schaefer from Tobacco Free Florida for responding when she reached out with concerns about vaping at public events. She also expressed appreciation to City staff for meeting with the organization to assist with the ordinance update. Additionally, she thanked the Ocoee Police Department for their recent sting at vape shops, noting that it may not have been directly related but occurred around the same time as this request.

Commissioner Oliver inquired about the phrase "prohibited in portions of recreational property" and asked if some portions of the park allow smoking. **City Attorney Geller** addressed his question and read a section of the ordinance**. City Manager Shadrix** advised that the ordinance does allow the City to designate smoking areas with the City Commission's approval.

- **Norine Dworkin,** *VoxPopuli,* asked whether the ordinance prohibits smoking in any Ocoee parks and expressed concerns about imposing outdoor restrictions. **City Attorney Geller** addressed her question by reading the section of the ordinance related to designating smoking areas.

The public hearing was closed.

Motion: Move to approve Ordinance 2025-21, Amending Article II of Chapter 124 of the Ocoee Code of Ordinances to Establish Section 124-8 through Section 124-11, Smoking and Vaping Prohibited in Portions of Recreational Property; Moved by Commissioner Wilsen, Seconded by Commissioner Kennedy; Motion carried 5-0.

14. Second Reading of Ordinance for FY 2025 Year-End Budget Amendment. **(Assistant Finance Director Lawitzke)**

City Manager Shadrix explained that this is the second reading of the ordinance and that the request is a customary year-end closeout action for FY 2025, with no impact on the current budget. He added that they have good news because when they previously requested to true up the solid waste fund, the projected amount was higher than the actual year-end figure.

City Attorney Geller read the title of the ordinance.

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

Motion: Move to approve Ordinance 2025-22 for FY 2025 Year-End Budget Amendment; Moved by Commissioner Kennedy, Seconded by Commissioner Firstner; Motion carried 5-0.

- **PUBLIC HEARING** 7:16 PM

15. Public Hearing for 125 S. Circle Key Dr. - Moody Variance Request; Project No. VR-25-02. **(Planner I Belizaire)**

Planner Belizaire presented a brief overview of the subject parcel and the requested variance. She explained that the property was platted in 1976 as part of the Pioneer Key Park mobile home subdivision and is a substandard lot of record as it does not meet the 7,000 square foot minimum lot area for the RT-1 zoning district. The parcel also has three (3) frontages where it abuts the right-of-way; based on its circumstances and conditions, Staff finds there is sufficient demonstration that the four (4) variance evaluation criteria are met. Staff supports approval of the variance, and further, at their meeting on October 14, 2025, the Planning and Zoning Commission voted to recommend approval.

Commissioner Kennedy shared that he watched the Planning and Zoning Commission (PZC) meeting and noted that there was another lot in a similar situation. He inquired whether that homeowner had received a variance. **Planner Belizaire** addressed his question.

Gia Lucas, *Daughter to the Applicant,* explained that the mobile home is used and noted that the installer misunderstood the process, and installed the mobile home after receiving approval from the inspector that it met compliance.

Commissioner Oliver inquired how the mobile home was tied down. **Ms. Lucas** addressed his question. **Assistant City Manager Rumer** briefly explained the mobile home inspection process, which is not the same as a zoning approval.

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

Motion: Move to approve the 125 S. Circle Key Drive – Moody Variance Request; Project No. VR-25-02 as based on the specific criteria of the variance; Moved by Commissioner Kennedy, Seconded by Commissioner Firstner; Motion carried 5-0.

16. Public Hearing for Ocoee Village Center - New Grocery and Fuel Station Large-Scale Preliminary Site Plan (LSPSP); Project No. LS-2024-011. **(Deputy Development Services Director Whitfield)**

Development Services Deputy Director Whitfield presented an overview of the subject properties and the proposed development. The project would also include the abandonment and vacation of unimproved rights-of-way along North Lakewood Avenue and Clarcona Ocoee Road. She presented renderings, including signage without verbiage, for the project. She further advised that the Development Review Committee (DRC) unanimously recommended Preliminary Site Plan approval, and at their meeting on October 14, 2025, the Planning and Zoning Commission also voted to recommend approval.

McGregor Love, *Lowndes Law,* thanked City Staff for their collaboration in helping to bring this development project to the preliminary site plan approval phase.

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

Commissioner Kennedy wished the applicant success and shared that everyone in his district has been looking forward to this project.

Motion: Move to approve the Ocoee Village Center – New Grocery and Fuel Station Large-Scale Preliminary Site Plan; Project No. LS-2024-011; Moved by Commissioner Kennedy, Seconded by Commissioner Oliver; Motion carried 5-0.

- **REGULAR AGENDA** 7:32 PM

17. RFP # 25-006 for the Lease and Operation of the Forest Lake Golf Club. **(Assistant City Manager Rumer)**

Assistant City Manager Rumer explained the history of the City's search for a permanent operator for the Forest Lake Golf Club.

Commissioner Kennedy stated his preferred operator and offered a suggestion for a contingency plan.

Commissioner Oliver explained how he weighed the available options and stated that he would like the City to evaluate taking full ownership of the golf course.

Commissioner Firstner expressed that he did not feel the three potential operators had the City's best interest in mind. He concurred with Commissioner Oliver's request.

Commissioner Wilsen opined that she would like to extend the contract with the Temporary Operator to enable time to evaluate if the City can take over operations internally.

Mayor Johnson discussed looking at what is the best for the City. He stated his preferred operator and commented that the City cannot keep dragging out the process. He further advised that he does not want to extend the contract with the temporary operator. Discussion ensued.

City Manager Shadrix advised that the Commission approve a 90-day extension to the contract with the Temporary Operator. Discussion ensued.

Motion: Move to reject all three proposals in their entirety, along with any additional proposals received for RFP #25-006; to extend the current contract with Down to Earth; and to direct staff to establish a process to collaborate with the City Commission in order to meet the goals of both the Commission and the citizens; Moved by Commissioner Firstner, Seconded by Commissioner Oliver; Motion carried 5-0.

Mayor Johnson read a list of upcoming City events.

- **COMMENTS FROM COMMISSIONERS** 7:56 PM

Commissioner Oliver – Commented on the following: 7:56 PM – 7:59 PM

1) Expressed gratitude to Commissioner Kennedy for encouraging the City to hold the Veterans' Day ceremony on the actual holiday and shared his satisfaction with the caliber of this year's event.
2) Shared that the time has returned to Eastern Standard Time and advised everyone to be aware of children outside when there is less daylight.
3) Gave kudos to City staff for the extension of additional Christmas lights along Clarke Road.
4) Shared an inspirational message.

Commissioner Firstner – No Further Comments.

Commissioner Wilsen – Commented on the following: 7:59 PM – 8:00 PM

1) Wished everyone a Happy Thanksgiving.
2) Noted that Operation Santa is also a means of collecting toys for those in need.
3) Reminded everyone that there will be two Commission meetings during December.

Commissioner Kennedy – Commented on the following: 8:00 PM – 8:04 PM

1) Thanked Commissioner Oliver for his comments about Veterans' Day and expressed

gratitude to City Manager Shadrix and City staff for the events.

2) Inquired about highlighting volunteer and donation opportunities on the City website, especially during the holidays.
3) Asked about enforcing golf cart laws with respect to age limitations. **City Manager Shadrix** responded to his comments.

Mayor Johnson – Commented on the following: 8:04 PM – 8:09 PM

1) Asked if the City can discuss middle school drop-off locations with the school board. **City Manager Shadrix** addressed his comment. Discussion ensued.
2) Thanked City Staff for their exceptional work making Ocoee Music Fest a success.

- **ADJOURNMENT** 8:09 PM

APPROVED:

Attest:

Melanie Sibbitt, City Clerk

City of Ocoee

Rusty Johnson, Mayor