



OCOEE CITY COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

February 3, 2026

MINUTES

6:15 PM

REGULAR CITY COMMISSION MEETING

• **CALL TO ORDER 6:15 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 Oliver**. **Acting City Clerk Parks** 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 Acting City Clerk Parks

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

Black History Month Proclamation 2026 – read and proclaimed by **Mayor Johnson**.

Community Relations Representative Pam Jones, with Congressman Daniel Webster's Office, presented each Commissioner with a copy of the Extension of Remarks, which is a Congressional Record. This record highlighted the City of Ocoee's 100-year anniversary celebration.

• **STAFF REPORTS AND AGENDA REVIEW 6:24 PM**

City Manager Shadrix announced that OCPS will provide a brief presentation on the proposed upgrades for Ocoee Middle School at the February 17th City Commission meeting. **City Manager Shadrix** also announced that there was a garbage truck malfunction today and the Windermere Groves subdivision was missed for pickup and will be recovered tomorrow morning. He also announced the kickoff of the Drop Savers Water Conservation Poster Contest; entries are due no later than March 1st, and winners will be announced shortly after that date. **City Manager Shadrix** asked City Attorney Geller to give an update on the statutory changes related to Senate Bill 180.

City Attorney Geller provided a summary of Senate Bill 180 (SB 180), its adoption, and its impact on the City's Envision 2045 project. He also outlined the events following the State Legislature's adoption of SB 180, including the City's filing of an administrative proceeding with the Florida Department of Administrative Hearings (DOAH). The Department responded, and an administrative law judge subsequently issued an order determining that the Department lacks legal authority under the enabling legislation to declare comprehensive plan amendments null and void. Based on this determination, it is the City's opinion that

Regular City Commission
February 3, 2026

Envision 2045 became effective on August 28, 2025, and that the City should proceed accordingly.

• **PUBLIC COMMENTS 6:29 PM**

The following persons addressed the City Commission:

- **Dr. Jim Moyer**, *Ocoee Resident*, presented a PowerPoint to update on the Soil and Water Conservation's recent events and future plans. He also commended the City on the progress at Starke Lake and gave suggestions on complementary initiatives.
- **Agnes Hart**, *Ocoee Resident*, thanked the Mayor and City Commission for allowing him to be the keynote speaker at the Martin Luther King, Jr. celebration.

• **CONSENT AGENDA 6:35 PM**

Consent Agenda Motion

Motion: Move to adopt Consent Agenda Items #1-10, with the noted correction changing the district from District 1 to District 2 in the staff report on item #3; Moved by Commissioner Wilsen, seconded by Commissioner Firstner; Motion carried 5-0.

1. Approval of Minutes from the Regular City Commission Meeting held January 6, 2026. **(Acting City Clerk Parks)**
2. Approval of Ocoee Village Center — New Grocery Store & Fuel Station (Walmart Neighborhood Market) Large Scale Final Site Plan: Project No. LS-2025-007. **(Assistant City Manager Rumer)**
3. Approval of the Rocket Chimp Office Utility Easement. **(Development Engineer Keaton)**
4. Approval of a 60-day Extension to the Temporary Operator Agreement with SSS Down To Earth OPCO LLC, Extending the Term from March 1, 2026, to May 1, 2026, for Interim Operation of the Forest Lake Golf Course. **(Parks and Leisure Director Johnson)**
5. Approval of a Memorandum of Agreement between the Florida Department of Corrections and Ocoee Police Department. **(Police Chief Ogburn)**
6. Approval of Project Awarded Funding under the Hazard Mitigation Grant Program (HMGP). **(Public Works Director Krüg)**
7. Approval to Purchase Emergency Generator for the Ocoee Regional Law Enforcement Training Facility. **(Public Works Director Krüg)**
8. Approval of Easement with Duke Energy Florida, LLC, for the Ocoee Regional Law Enforcement Training Facility. **(Public Works Director Krüg)**
9. Approval of Preconstruction Services RFQ #25-009 Construction Manager at Risk with HJ High for the new Ocoee Fire Station #38 Facility. **(Public Works Director Krüg)**
10. Approval of Name Change and Assignment to Eurofins Drinking Water and Wastewater Southeast LLC from Eurofins Environment Testing Southeast LLC for Laboratory Services. **(Utilities Director Bolling)**

• **SECOND READING OF ORDINANCE 6:36 PM**

11. Second Reading of Annexation Ordinance 2277 Fullers Cross Rd - Barragan Property; Project No. AX-07-25-07. (**Planner I Belizaire**)

Planner I Belizaire presented a brief overview of the subject parcel and the requested annexation. She explained that the property is located on the northwest corner of Fullers Cross Road and N. Lakewood Avenue intersection. The property is approximately 5.09 acres in size and is primarily wooded and vacant; it is within the State Rd 429 overlay district interchange village character area, therefore it is subject to the area design plan. Staff supports approval of the annexation.

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 2026-01 for 2277 Fullers Cross Rd - Barragan Property; Project No. AX-07-25-07; Moved by Commissioner Kennedy, Seconded by Commissioner Oliver; Motion carried 5-0.

• **REGULAR AGENDA 6:41 PM**

12. Code Enforcement Foreclosure and Policy Recommendations. (**Police Chief Ogburn**)

Police Chief Ogburn presented five code enforcement foreclosure and policy recommendations.

Commissioner Kennedy asked for clarification on which violations these recommendations address, and **Police Chief Ogburn** confirmed that these are for residential properties, and that homestead properties are exempt. **Commissioner Kennedy** also commented on the time frame from meeting the maximum daily threshold amount and the time foreclosure proceedings will begin. **Police Chief Ogburn** addressed his comments. **Commissioner Kennedy** also questioned the penalty for Code Enforcement Officers actively patrolling versus responding to complaints. **Police Chief Ogburn** answered his questions.

City Attorney Geller reiterated the minimum and maximum daily fine violation amounts, per Florida Statutes, and he also addressed the difference in actively patrolling code enforcement violations versus complaint-induced responses. **City Attorney Geller** then gave his opinion on the advantage of a Magistrate for code enforcement violations versus having a Code Enforcement Board. **City Manager Shadrax** stated that the city is taking a more active role in educating the community and in doing so, a large number of violations have been resolved.

Commissioner Kennedy expressed his support for switching to a magistrate.

Commissioner Wilsen inquired whether the Code Enforcement Board has a history of reducing fines, and **Police Chief Ogburn** confirmed. **Commissioner Wilsen** further

**Regular City Commission
February 3, 2026**

expressed her concerns with the code enforcement board and her support for switching to a Magistrate.

Police Chief Ogburn stated that since January 2026, a large number of fines have been paid under the lien reduction program. **Commissioner Firstner** questioned how the program works, and **City Manager Shadrix** explained. **Commissioner Firstner** stated that he supports the idea of having a Magistrate and inquired about using the same Magistrate as used in commercial cases. **Police Chief Ogburn** and **City Manager Shadrix** responded to his inquiry.

Commissioner Oliver stated that he would have liked to see the presentation and photos of properties in violation, in the staff report, prior to tonight. He further expressed his desire to adopt a plan to hold property owners accountable for their property's condition.

Mayor Johnson inquired if a rental house, that does not have homestead exemption, can be foreclosed. **City Attorney Geller** responded in the affirmative. **Mayor Johnson** further inquired about the number of Code Enforcement Officers. **Police Chief Ogburn** responded to his inquiry. **Mayor Johnson** discussed the importance of regular patrolling and expressed his support of utilizing a Magistrate.

Commissioner Wilsen inquired about the process of switching to a Magistrate from a board and **City Manager Shadrix** explained the process.

Motion: Move to Reconsider the Prior Vote to Keep the Code Enforcement Board as the Body that Adjudicates Code Enforcement Complaints Against Residential Properties; Moved by Commissioner Oliver, seconded by Commissioner Kennedy; Motion carried 5-0.

Mayor Johnson directed Staff to send letters to the Code Enforcement Board members, advising them of the changes and letting them know that if they are interested in volunteering on another board, they will be appointed as spots are available.

City Attorney Geller advised that an ordinance should be prepared to bring forth the changes discussed.

• COMMENTS FROM COMMISSIONERS 7:16 PM

Commissioner Oliver – Commented on the following: 7:16 PM - 7:21 PM

- 1) Inquired about booting illegally parked vehicles. **Police Chief Ogburn** addressed his question. **City Manager Shadrix** advised that this item can be brought as an item to the next City Commission Meeting.
- 2) Read an inspirational quote.

Commissioner Firstner – No further comments.

Regular City Commission
February 3, 2026

Commissioner Wilsen – Commented on the following: 7:21 PM - 7:23 PM

- 1) Announced the Spring into Conservation event date.
- 2) Announced the tentative date for the next document shredding event sponsored by the Ocoee Police Department, Ocoee Lions Club, and Woman's Club of Ocoee.

Commissioner Kennedy – No further comments.

Mayor Johnson announced the upcoming City events of the months of February and March.

Mayor Johnson – Commented on the following: 7:24 PM - 7:26 PM

- 1) Discussed parking signs along Bluford Avenue, illegal parking, and semi-trailers driving along roads on which they are prohibited.
- 2) Congratulated the Police Department on their awards ceremony.

• **ADJOURNMENT 7:26 PM**

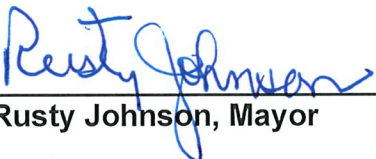
APPROVED:

Attest:



Victoria Parks, Acting City Clerk

City of Ocoee



Rusty Johnson, Mayor