

OCOEE CITY COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

April 2, 2024

MINUTES

6:15 PM

REGULAR CITY COMMISSION MEETING

• SWEARING IN CEREMONY OF DISTRICT 4 COMMISSIONER - 6:00 PM

• 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 **Commissioner Firstner**. **City Clerk Sibbitt** called the roll and declared a quorum present.

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

Absent: Commissioner Kennedy

Also Present: City Manager Frank, City Attorney Geller, City Clerk Sibbitt

• PRESENTATIONS AND PROCLAMATIONS 6:17 PM

2024 Arbor Day proclaimed by **Mayor Johnson**.

2024 Water Conservation Month proclaimed by **Mayor Johnson**.

• STAFF REPORTS AND AGENDA REVIEW - None

• PUBLIC COMMENTS 6:17 PM

The following persons addressed the City Commission:

- **Yan Lu**, *Asian American Heritage Council of Central Florida (AAHC)*, presented a PowerPoint outlining their mission and many accomplishments. She concluded by requesting a waiver of the rental fees for the Lakeshore Center and Bill Breeze Park to host the 2024 AAHC Asian Cultural Festival. She addressed questions from the City Commission and City Manager related to the event date, attendance count, and liability insurance.

Motion: Move to waive the Lakeshore Center and Bill Breeze Park rental fees to host the 2024 AAHC Asian Cultural Festival; Moved by Commissioner Firstner, seconded by Commissioner Wilsen. Motion carried 4-0 with Commissioner Kennedy absent.

- **Jonathan Blount**, stated that Essence Magazine will be celebrating their 54th Anniversary next month, and expressed his congratulations to Commissioner Oliver on his victory in the last election. He also shared a brief story on a sign that was said to be located in Ocoee many years ago.

- **Patti LeRoy**, *Ocoee Resident*, expressed that there should be a different form of memorializing Ocoee's veterans. She asked for consideration by the City Commission on placing memorial bricks around the walkway, in front of the Veteran's Memorial, instead of benches. She also suggested that it be open to any Veteran and not just Ocoee residents. **Consensus of the City Commission was for Parks and Recreation Director Johnson to look into this.**

- **Steven Lewis**, *President and CEO of the West Orange Chamber of Commerce*, expressed his thanks to the City and the City Commission for the support with their signature event, Best Fest, which was held on March 28, 2024.
- **Jim Moyer**, *Ocoee Resident*, spoke on various items, including expressing thanks to former Commissioner Ages Hart for serving as the Interim District 4 commissioner, and welcoming Commissioner Oliver back to the dais. He also asked the City to work with the County to put a roundabout in front of Arden Park on Clarcona Ocoee Road and lastly, stated that April is Arab American Heritage Month.
- **Eli Salhab**, *Ocoee Resident*, stated that there are holes on the basketball court at Coventry Park and inquired what can be done to upgrade the park and the courts.

• **CONSENT AGENDA 6:41 PM**

Consent Agenda Motion

Commissioner Oliver, seconded by Commissioner Firstner, moved to discuss Item #8.

Commissioner Oliver shared an issue with a sign placed at Vandergrift Central Park and inquired if it could be raised for better viewing of the rules and regulations. **Consensus of the City Commission was to have Parks and Recreation Director Johnson look into his request, and raise the sign.**

Motion: Move to adopt the Consent Agenda Item #1-9; Moved by Commissioner Wilsen, seconded by Commissioner Firstner; Motion carried 4-0 with Commissioner Kennedy absent.

1. Approval of Minutes from the Regular City Commission Meeting held March 5, 2024. **(City Clerk Sibbitt)**
2. Approval to Submit Application to the Fire Prevention and Safety Grant Program for the Purchase of Fire Safety Education Equipment. **(Deputy Fire Chief Van Camp)**
3. Approval of a Two-Year Warranty Surety and Maintenance, Materials, and Workmanship Agreement for Lake Lilly Apartments Private Access Road (Public Right of Way Portion). **(Development Engineer Keaton)**
4. Approval of a Performance Surety and Agreement for Ocoee Village Center Offsite Potable-Reclaim Cross Connection. **(Development Engineer Keaton)**
5. Approval for the Award of the Master Developer for Downtown Ocoee. **(Development Services Director Rumer)**
6. Approval of the Collateral Assignment of the Escrow and License Agreement and Collateral Assignment of Development Agreement and Transportation Impact Fee Agreement for Ocoee Crown Point Mixed Use Project. **(Development Services Director Rumer)**

7. Authorization to Proceed with a Final Contract with Fortress Secured LLC for the Construction of a New Fire Station #38. **(Finance Director Roberts)**
8. Approval to Piggyback Omnia's Contract for the Vandergrift Central Park Playground Project. **(Parks and Recreation Director Johnson)**
9. Approval of the Diversity Drives Ocoee Speaker Series as Requested by the Human Relations Diversity Board (HRDB). **(Support Services Director Gaines)**

• **FIRST READING OF ORDINANCE 6:45 PM**

10. First Reading of Ordinance Amending the City of Ocoee Municipal General Employees' Retirement Trust Fund. **(Municipal Pension Board Chair Cowan)**

City Attorney Geller read the title of the ordinance, and it was announced this will be presented as a second reading and public hearing at the next scheduled City Commission meeting on April 16, 2024, at 6:15 PM or soon thereafter.

• **SECOND READING OF ORDINANCE – PUBLIC HEARING 6:47 PM**

11. Second Reading of Ordinance for 474 S. Bluford Avenue Townhomes - Small-Scale Comprehensive Plan Future Land Use Map Amendment from Low-Density Residential (LDR) to Medium Density Residential (MDR) & Rezoning from R-1AA to PUD; Project No(s). CPA-2022-005 & RZ-22-12-45. **(Zoning Manager Whitfield)**

Zoning Manager Whitfield presented a brief overview of the subject property. The property is located on the east side of South Bluford Avenue, beginning approximately 235 feet north of East Orlando Avenue and is within the Downtown Redevelopment Area. She explained the intent of the overlay and how this project would meet the plan to incorporate various forms of residential uses into the downtown. She further explained the proposed changes in zoning and future land use, and summarized changes to the current proposal compared to those presented in February 2023.

City Attorney Geller read the titles of the ordinances.

The public hearing was opened.

Judy Black, *Representative for the Applicant*, addressed concerns that she had heard from neighboring residents about the density, height, lighting, and noise.

The following person(s) addressed the City Commission:

- **Dan Bright**, *601 S. Lakewood Avenue*, voiced his concerns about the project related to: 1) tree canopies and green space, 2) addition of sidewalks, 3) traffic plans, and 4) a design that compliments existing homes on Bluford Avenue.

The public hearing was closed.

Commissioner Firstner inquired if all staff comments have been met. Zoning Manager Whitfield answered in the affirmative. Commissioner Wilsen shared she is not in favor of the project based on concerns heard from her district residents. Commissioner Oliver inquired about the utility issues. Zoning Manager Whitfield addressed his question.

Motion: Move to adopt the Small-Scale Comprehensive Plan Future Land Use Amendment for 474 S Bluford Avenue, CPA-2022-005, subject to staff's recommendation; moved by Commissioner Firstner, seconded by Commissioner Oliver; Motion failed 2-2 with Mayor Johnson and Commissioner Wilsen opposing; and Commissioner Kennedy absent.

No motion was made to adopt the Rezoning from R-1AA (Single-Family Dwelling District) to PUD (Planned Unit Development District) for 474 S Bluford Avenue, assigned parcel ID number 17-22-28-6144-04-361 (RZ-22-12-45), due to the failed motion on the Small-Scale Comprehensive Plan Land Use Amendment.

12. Second Reading of Ordinance for Gardenia Pointe Rezoning from Unclassified District and R-1A (Single-Family Dwelling) to PUD (Planned Unit Development District; Project No.RZ-23-02-02. THIS ITEM IS BEING CONTINUED TO THE APRIL 16TH REGULAR CITY COMMISSION MEETING. (Zoning Manager Whitfield)

City Attorney Geller announced this will be presented as a second reading and public hearing at the next scheduled City Commission meeting on April 16, 2024, at 6:15 PM or soon thereafter.

13. Second Reading of Ordinance Implementing Live Local Act. THIS ITEM IS BEING POSTPONED TO A FUTURE DATE TO BE DETERMINED. (Zoning Manager Whitfield)

City Attorney Geller explained that due to additional provisions in the Live Local Act that were approved by the legislature in late February, this item is being postponed to a future date to be determined.

• **PUBLIC HEARING - None**

• **REGULAR AGENDA 6:46 PM**

14. Discussion and Direction regarding Golf Carts and Low-Speed Vehicle use within the City of Ocoee. (Assistant City Manager Shadrix)

This item was moved out of Agenda order and heard before Second Reading – Public Hearing.

Assistant City Manager Shadrix asked for this item to be continued to a later date to allow Commissioner Kennedy to be present, as this was being brought before the City Commission at his request.

• **COMMENTS FROM COMMISSIONERS 7:17 PM**

Commissioner Oliver – Commented on the following:

- 1) Thanked everyone for the support during the election and shared he will be open to others' ideas in the interest of moving the City forward.
- 2) Announced different adult sports leagues and programs that are available within the city, and provided the contact information to the Parks and Recreation Department.

Commissioner Firstner – Commented on the following:

- 1) Announced the Ocoee Music Festival and the Fire Station Open House dates and time.
- 2) Announced Autism Awareness Month and stated that Jonathan's Landing, in Orlando, provides support and resources to young autistic adults.

Commissioner Wilsen – Commented on the following:

- 1) Announced the Shred It Event date and time and provided details on the event.
- 2) Kudos to the Parks and Recreation Department for the wonderful Eggstravaganza event.
- 3) Asked for support from the City Commission to unify the zip code changes they proposed several years ago. Discussion ensued on what occurred with their past request. **Consensus of the City Commission was to have staff move forward on this request.**

Mayor Johnson – Commented on the following:

- 1) Announced that Ocoee Music Fest is next week.
- 2) Announced the addition of Pickleball Courts which is also a program available for adults.
- 3) Commented on several topics to include his voter turnout during the last election, backlash shared throughout the election, and addressed the comment about a rumored sign.

• **ADJOURNMENT 7:33 PM**

APPROVED:

Attest:

City of Ocoee



Melanie Sibbitt, City Clerk



Rusty Johnson, Mayor



Oath of Office

I, George Oliver, III, do solemnly swear that I will support, protect and defend the Constitution and Government of the United States of America and of the State of Florida, and the Charter and Ordinances of the City of Ocoee; that I will bear true faith, loyalty, and allegiance to the same; that I am entitled to hold office under the State Constitution and the City Charter; that I will faithfully perform all duties of the office of District 4 Commissioner of the City of Ocoee, which I am about to enter, so help me God.


George Oliver, III

SWORN and Subscribed before me this
2nd day of April, 2024.


Melanie Sibbitt, MMC
City Clerk