

OCOEE CITY COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

November 5, 2024

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

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

Also Present: Assistant City Manager Rumer, City Attorney Geller, City Clerk Sibbitt

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

Week of the Family Proclamation read and proclaimed by **Mayor Johnson**, and accepted by **Victoria Laney**.

Recognition of Gordon Applegate for his Years of Service on the City of Ocoee Parks and Recreation Advisory Board by **Commissioner Wilsen**. Mr. Applegate's daughter, Michelle Cummings, and his wife, Sherrall Applegate, accepted the plaque on his behalf and expressed their gratitude to the City Commission for recognizing his 34 years of dedicated service as a board volunteer.

Day of Remembrance Proclamation proclaimed by **Mayor Johnson**.

• **STAFF REPORTS AND AGENDA REVIEW 6:26 PM**

City Clerk Sibbitt explained a memorandum placed on the dais from Police Chief Ogburn to inform the City Commission of a scrivener's error in a consent agenda item approved on October 15, 2024. She clarified that no action is required, as the memo serves only to clarify language, and the agreement approved by the City Commission remains correct.

• **PUBLIC COMMENTS 6:27 PM**

The following persons addressed the City Commission:

- **Larry Johnson**, *Ocoee Resident*, voiced his concerns with the odor coming from the lift station near his home. **Acting Utilities Director Bolling** responded, acknowledging the odor issue and assuring that efforts are underway to resolve it.
- **Jim Moyer**, *Ocoee Resident*, announced Election Day and highlighted several upcoming Veteran's Day Celebrations around the county. He also noted that this month is both National Family Caregivers Month and National Native American Heritage Month.

• **CONSENT AGENDA 6:33 PM**

Consent Agenda Motion

Motion: Move to adopt the Consent Agenda Items #1-13; Moved by Commissioner Wilsen, seconded by Commissioner Kennedy; Motion carried 5-0.

1. Approval of Minutes from the Regular City Commission Meeting held October 15, 2024. **(City Clerk Sibbitt)**
2. Approval of ALS 360 Contract with Stryker. **(Deputy Fire Chief Van Camp)**
3. Approval of Cepra Landscape Contract Amendment No. 1. **(Parks and Leisure Services Director Johnson)**
4. Approval of Contract for the City Hall and Maguire House Holiday Decorations. **(Parks and Leisure Services Director Johnson)**
5. Approval for Victims of Crime Act (VOCA) Grant for 2024-2025. **(Police Chief Ogburn)**
6. Approval to Piggyback on the Orange County Master Purchase Agreement to Purchase Police Radios. **(Police Chief Ogburn)**
7. Approval of Five-Year Contract Renewal with Axon Enterprises Inc. **(Police Chief Ogburn)**
8. Approval of FY 2024-2025 Traffic Signal Capital Improvement Projects with Control Specialists. **(Assistant Public Works Director Gajadhar)**
9. Approval of FY 2024-2025 Traffic Signal Repair and Replacement Projects with Control Specialists. **(Assistant Public Works Director Gajadhar)**
10. Approval of Holiday Pole-Mounted Decoration Lease Agreement from Holiday Outdoor Decor. **(Assistant Public Works Director Gajadhar)**
11. Notification of an Emergency Purchase Oxidation Ditch Rotor #4 Components in accordance with Section 21.6 of the City of Ocoee Code of Ordinances. **(Acting Utilities Director Bolling)**
12. Approval to Purchase Wachs Actuator Trailer. **(Acting Utilities Director Bolling)**
13. Approval of Road Closure for the Crossing Guard's Christmas Party - Sleepy Harbour Drive. **(Zoning Manager Whitfield)**

• **APPEAL HEARING - Quasi-Judicial**

14. Appeal to Vesting Determination for Ocoee Gateway - Live Local Project. **AT THE REQUEST OF THE APPELLANT, THIS ITEM IS BEING CONTINUED TO JANUARY 7, 2025.** **(City Attorney Geller)**

City Attorney Geller summarized the intent of the appeal and advised this item is being continued at the request of the appellant to the January 7, 2025, Regular City Commission Meeting. **Mayor Johnson** inquired if there were any citizens in attendance to address this item not were not aware of the continuance.

George Gibson, *Ocoee Resident*, was provided the opportunity to speak, and expressed concerns about the need for housing.

- **FIRST READING OF ORDINANCE** - None
- **SECOND READING OF ORDINANCE – PUBLIC HEARING** - None
- **PUBLIC HEARING 6:35 PM**

15. First Reading Transmittal and Public Hearing of an Ordinance for Ocoee Regional Sports Complex Large-Scale Comprehensive Plan Future Land Use Map (FLUM) Amendment from Low Density Residential (LDR) and Conservation (CON) to Commercial (COMM) and corresponding text amendment to the Future Land Use Element; Project No. CPA-2024-006. (**Zoning Manager Whitfield**)

Zoning Manager Whitfield presented an overview of the Ocoee Regional Sports Complex Large-Scale Comprehensive Plan Future Land Use Map Amendment to convert approximately 117.7 acres of Low Density Residential and 32.3 acres of Conservation to approximately 150 acres of Commercial future land use designation. She further briefed the City Commission on the proposed text amendment to certain provisions and policies within the Future Land Use Element for the Ocoee Regional Sports Complex. A Conceptual Plan was shown that highlighted the project facilities. **Zoning Manager Whitfield** explained staff's analysis to be sure there is consistency with Chapter 163 F.S. and JPA, internal consistency with adopted elements, access and circulation, transportation (based on the maximum 17,960 net new external daily trips), utilities (water, sewer, wastewater), stormwater, environmental resources (wetlands, surface waters, flora, fauna, habitat), and public safety (fire and police).

City Attorney Geller read the title of the ordinance. This item will be transmitted to the Florida Department of Commerce and other applicable regional and state agencies for their review and comments. It will be presented as a second reading and public hearing during a City Commission meeting at a future date to be determined.

The public hearing was opened.

Jaime Douglas, Montierre Development, introduced himself and expressed his appreciation to the City for its ongoing collaboration with the company over the years to bring this project forward.

Marcos Bastian, AECOM, introduced his team and thanked the City Commission for their time. He remarked on the high level of support and collaboration he has received from staff since the start of the project and expressed his gratitude for all organizational levels within the City. He further presented a PowerPoint which highlighted the vision and approach of the Ocoee Regional Sports Complex. He noted the development would include multi-purpose sports fields, hotels, retail, restaurants, entertainment, and indoor sports. This project is expected to create nearly 9,800 short-term construction jobs and approximately 5,000 permanent positions, generating an estimated \$500 million in annual positive economic impact for the local community.

Dan Picard, MDSX, outlined the sports complex project's goal of uniting youth sports, education, and family activities.

Zak Nawrocki, AECOM, presented renderings and gave an overview of the design concept.

The public hearing was closed.

Commissioner Kennedy expressed appreciation to the Montierre Development team for promptly sharing information with the public and encouraged them to maintain those efforts.

Commissioner Oliver noted that the community is eagerly anticipating this project, and the feedback he has received has been very positive. He thanked the Montierre team and City staff for their efforts in bringing the project to this stage.

Commissioner Firstner inquired if this will be the largest sports complex in the Country. **Mr. Douglas** addressed his question. **Commissioner Firstner** echoed his support on the project and commended the Montierre team on creating another destination location in Central Florida.

Commissioner Wilsen inquired whether the resort would be open for local residents in the community to visit and enjoy. **Mr. Douglas** addressed her question.

Mayor Johnson praised the Montierre Team for their collaboration with City staff, noting that youth sports are in high demand within the City. He highlighted that this project will provide not only sports facilities but also restaurants and job opportunities for local residents. He mentioned that infrastructure issues near the sports complex are being addressed and should be resolved as the project moves forward.

Motion: Move to approve First Reading Transmittal of the Ordinance for the Ocoee Regional Sports Complex Large-Scale Comprehensive Plan Future Land Use Map (FLUM) Amendment from Low Density Residential (LDR) and Conservation (CON) to Commercial (COMM) and corresponding text amendment to the Future Land Use Element; Project No. CPA-2024-006 to the Florida Department of Commerce and other applicable state and regional agencies for their review; moved by Commissioner Oliver, seconded by Commissioner Kennedy; Motion carried 5-0.

Jaime Douglas, *Montierre Development*, expressed gratitude to the additional teams, including AECOM and MDSX, for their tireless work on the sports complex project.

- **REGULAR AGENDA** – None
- **COMMENTS FROM COMMISSIONERS 7:04 PM**

Commissioner Kennedy – No Comment

Commissioner Wilsen – **Commented on the following:**

- 1) Apologized for overlooking the Parks and Recreation Board Members present, during the presentation to Mr. Gordon Applegate: Jane Rainer, Jim Moyer, and Brad Lomneck.

Commissioner Firstner – No Comment

Regular City Commission
November 5, 2024

Commissioner Oliver – Commented on the following:

- 1) Thanked the City staff for collaborating with the County on Clarke Road and Clarcona-Ocoee Road to implement the left turn signals, going north and southbound. Although they are not yet operational, they should be soon. Staff responded swiftly and changes in the traffic patterns are already noticeable.
- 2) Read an inspirational quote.

Mayor Johnson – Commented on the following:

- 1) Announced the City of Ocoee Veterans Day Ceremony date and location.
- 2) Announced Family Movie Night and Community Market date and location.
- 3) Announced Stuff the Police Car Toy Drive date and location.
- 4) Spoke on a previous City of Ocoee Mayor who was enthusiastic about the youth and sports.

• **ADJOURNMENT 7:07 PM**

APPROVED:

Attest:



Melanie Sibbitt, City Clerk

City of Ocoee



Rusty Johnson, Mayor