

OCOEE CITY COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

February 18, 2025

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 **David Williamson**, *Central Florida Freethought Community*, followed by the Pledge of Allegiance to the Flag led by **Commissioner Kennedy**. **City Clerk Sibbitt** called the roll and declared a quorum present.

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

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

• PRESENTATIONS AND PROCLAMATIONS 6:17 PM

Presentation on Energy Choice Initiatives at Lake Apopka Natural Gas District - **General Manager/CEO Brent Haywood** spoke on the topic of the electrification movement and the cost involved. He summarized the energy choices in Florida and encouraged the City to adopt an ordinance that requires developers to pay for and install natural gas mains as part of their Development Agreements. He shared this proposal will ensure families the right of energy choice.

Mr. Haywood answered all questions from the City Commission regarding the cost-sharing of natural gas installation in new subdivisions, as well as the costs associated with installation in existing subdivisions.

• STAFF REPORTS AND AGENDA REVIEW – None

• PUBLIC COMMENTS 6:42 PM

The following persons addressed the City Commission:

- **Jim Moyer**, *Orange County Water and Soil Conservation District 2 Supervisor*, spoke on the importance of clean water and soil.
- **Brad Lomneck**, *Ocoee Resident*, commented on the natural gas presentation and expressed his discontent with the support of bringing natural gas with new development when existing homes are not offered the same benefit as there are no lines to tie into. **Mayor Johnson** commented that lines have been installed near existing homes and the costs to tie into the lines were minimal.

• CONSENT AGENDA 6:48 PM

Consent Agenda Motion

Commissioner Oliver moved to pull Item #5 for brief discussion and separate consideration. Motion died for lack of second.

Motion: Move to adopt the Consent Agenda Items #1-10; Moved by Commissioner Wilsen, seconded by Commissioner Kennedy; Motion carried 4-1 with Commissioner Oliver opposing.

1. Approval of Minutes from the Regular City Commission Meeting held February 4, 2025. **(City Clerk Sibbitt)**
2. Appointment of an Alternate Member to the 2025 Canvassing Board. **(City Clerk Sibbitt)**
3. Approval of the 429 Business Center Plat. **(Development Engineer Keaton)**
4. Approval of the Assignment of Contract between BeatCreative Marketing LLC (Assignor) to Beyond Marketing & Business Solutions LLC (Assignee) for Marketing Services for the City of Ocoee's 100-Year Anniversary and Annual Sole Source Marketing Services for the Ocoee Lakeshore Center. **(Parks and Leisure Services Deputy Director Gaines)**
5. Approval for the City to Take Control of Ocoee Little League Operations. **(Parks and Leisure Services Director Johnson)**
6. Approval of the Repeal of the Arden Park North 2A and 2B Traffic Enforcement Agreements and Authorize a New Master Traffic Enforcement Agreement with the Arden Park Master Homeowners Association, Inc. **(Police Chief Ogburn)**
7. Approval of Orange County Intergovernmental Radio System Encryption Key Request. **(Police Chief Ogburn)**
8. Approval to Piggyback Volusia County Contract for Coatings for Wet Well and Manholes with Atlantic Pipe Services. **(Utilities Director Bolling)**
9. Approval to Contract Raffetis Financial Consultants, Inc. to Perform a Water, Wastewater, and Reclaimed Water Revenue Sufficiency Study. **(Utilities Director Bolling)**
10. Approval for the Covington Oaks Large Scale Final Subdivision Plan (LS-2024-001). **(Zoning Manager Whitfield)**

• **FIRST READING OF ORDINANCE 6:49 PM**

11. First Reading of Ordinance Amending Chapter 51, Building Code, Code of Ordinances, Providing for Updated and New Permitting and Inspection Fees. **(Concurrency & Commitment Coordinator McFarlane)**

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 City Commission meeting scheduled for March 4, 2025, at 6:15 PM or soon thereafter.

• **SECOND READING OF ORDINANCE – PUBLIC HEARING 6:50 PM**

12. Second Reading 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. The development of the Ocoee Regional Sports Complex, located within the Northwest Activity Center, will involve the removal and disposal of contaminated soil from the Brownfield site. 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).

Zoning Manager Whitfield provided a summary of the subject parcels and the proposed Planned Unit Development (PUD) for the Ocoee Regional Sports Complex. She also outlined the parameters of the required Land Use Plan (LUP) required as part of the proposed PUD, the development sequencing plan, and the proposed emergency access and sheltering plan. At the request of the City Manager, **Zoning Manager Whitfield** summarized the extensive review process of a comprehensive plan amendment, and the agencies who are involved with this review process.

City Attorney Geller read the title of the ordinances for both Items #12 and #13.

The public hearing was opened.

The following persons addressed the City Commission:

- **Marcos Bastian**, *AECOM*, thanked the City staff and 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 planning timeline, design concept, and vision 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 10,000 short-term construction jobs and approximately 5,000 permanent positions, generating an estimated \$500 billion in annual positive economic impact for the local community. **Mr. Bastian** shared that there are plans to enhance the existing roadway network, and that environmental concerns are being addressed through the improvements to the brownfield.
- **Ed Roberts**, *Ocoee Resident*, shared his support of the project and asked about the possibility of installing a sound barrier around his neighboring property. Additionally, he inquired about the access points to his property. **Mr. Douglas** addressed his concerns. **City Manager Shadrix** clarified that this will be addressed as part of the site plan process.
- **Judah Howell**, *Glad Tidings Church Representative*, expressed support for the project

and shared his enthusiasm about the proposed plans.

- **Chris Adkins**, *Ocoee Resident*, inquired about the arsenic, expressed concerns regarding the project's timeline and scale, and voiced his concerns about the low-density residential issue he believes exists in the City. He also asked if there is an agreement or bond in place to protect the City in case the project is not completed. **City Manager Shadrix** addressed his concerns.
- **Victoria Graver**, *Ocoee Resident*, expressed support for the project, stating that it will put Ocoee on the map and benefit the children in the community.

The public hearing was closed.

Jaime Douglas, *Montierre Development*, addressed the concerns raised during public comments and shared that his team is focused on improving the community.

Commissioner Oliver acknowledged that many of the questions regarding property contamination and infrastructure, which were his primary concerns, have been addressed. He also expressed his support for the project and hopes that the citizens will view it as a great addition to the City.

Commissioner Firstner expressed support for the project, citing the economic boost it will bring to the City. He also shared his appreciation for Montierre Development, noting their willingness to collaborate and address every issue raised, as the City Commission shares the same concerns as the residents. He mentioned that infrastructure improvements will be made to help resolve traffic issues.

Commissioner Wilsen also expressed support for the project and stated that she wished other development projects could progress as quickly as this one. She noted that given the scale of the project, the timeline appropriately reflects the progress made.

Commissioner Kennedy commented on the land's multi-use potential and the economic boost it will bring to the City. He pointed out that citizens are excited about the job opportunities. He thanked City Manager Shadrix and the team for their competence in handling the project. He also inquired if there were any disagreements with staff regarding the concerns raised at the DRC meeting. **Mr. Douglas** responded to his question. **Commissioner Kennedy** then asked Mr. Douglas about the likelihood of a single-family home builder cleaning up the brownfield, to which Mr. Douglas provided an answer and explained the extensive process for cleaning the site.

Mayor Johnson commented on the benefits the project will bring to the community, including an expanded tax base and job opportunities for local contractors and residents. He noted that the traffic issues on Ocoee Apopka Road are largely caused by residents from neighboring cities using the road. He also mentioned that the County has provided little assistance in funding to help address this issue. He further commended Mr. Douglas and his team for their excellent work.

Motion: Move to approve Ordinance 2025-01 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, subject to

staff's recommendation; Moved by Commissioner Wilsen, Seconded by Commissioner Firstner; Motion carried unanimously.

13. Second Reading of Ordinance for the Ocoee Regional Sports Complex Rezoning to PUD; Project No. RZ-24-09-07. **(Zoning Manager Whitfield)**

Zoning Manager Whitfield presented this item in conjunction with Item #12.

City Attorney Geller read the title of the ordinance under Item #12.

The public hearing was opened and comments were heard under Item #12 before the vote below.

Motion: Move to approve Ordinance 2025-02 for Ocoee Regional Sports Complex Rezoning to PUD; Project No. RZ-24-09-07, subject to staff's recommendations; Moved by Commissioner Kennedy, Seconded by Commissioner Oliver; Motion carried unanimously.

Jaime Douglas, *Montierre Development*, expressed his gratitude to the City Commission and City staff for their support and the time they have dedicated throughout this process.

14. Second Reading of Ordinance Updating Chapter 45, Arbor Code, and Chapter 163, Trees on Public Lands, Code of Ordinances, Relating to the Definition of a Protected Tree and Tree Protection, Trimming, and Removal Requirements. **(Development Services Director Corless)**

Development Services Director Corless summarized the proposed ordinance for updating Chapter 45, Arbor Code, and Chapter 163, Trees on Public Lands, Code of Ordinances, relating to the definition of a Protected Tree and Tree Protection, Trimming, and Removal Requirements. She outlined the related regulations, requirements, and the application process for tree removal.

Commissioner Kennedy asked about the penalty for failing to use a certified arborist, not submitting the required report within 10 days, cutting a tree without a permit, or not planting replacement trees. **Development Services Director Corless** addressed his questions. He also asked whether stump grinding is required and requested clarification on the terminology regarding not altering the aesthetic character. **Development Services Director Corless** addressed his question.

Commissioner Firstner asked if the City would be reaching out to the HOAs and tree companies to inform them about the changes to the arbor code. **Development Services Director Corless** responded to his question and explained the outreach process.

Commissioner Oliver thanked the City for maintaining the balance between the ecosystem and development.

City Attorney Geller read the title of the ordinance.

The public hearing was opened.

The following persons addressed the City Commission:

- **Frances Roberts**, *Ocoee Resident*, asked if it would be possible to require fruit trees instead of just shade trees to benefit the environment. **Development Services Director Corless** addressed her question.

The public hearing was closed.

Motion: Move to approve Ordinance 2025-03 Updating Chapter 45, Arbor Code, and Chapter 163, Trees on Public Lands, Code of Ordinances, Relating to the Definition of a Protected Tree and Tree Protection, Trimming, and Removal Requirements, subject to staff's recommendation; Moved by Commissioner Kennedy, Seconded by Commissioner Firstner; motion carried unanimously.

- **PUBLIC HEARING** - None
- **REGULAR AGENDA** - None
- **COMMENTS FROM COMMISSIONERS** 8:22 PM

Commissioner Oliver – Commented on the following: 8:22 PM - 8:25 PM

- 1) Announced that Clarke Road is nearly complete and is expected to be fully open by February 28th.
- 2) Announced the Municipal Election on March 11th and reminded those wishing to vote by mail that you must re-register their vote by mail request.
- 3) Announced that he wanted to discuss Item #5 from the consent agenda, because he would like to see a full business plan.
- 4) Read an inspirational quote.

Commissioner Firstner – No further comments. 8:26 PM

Commissioner Wilsen – Commented on the following: 8:26 PM - 8:28 PM

- 1) Announced the date, time, and location for the Shred to Protect and Spring into Conservation events held in March.

Commissioner Kennedy – Commented on the following: 8:28 PM - 8:32 PM

- 1) Stated that for Item #5 of the consent agenda, the City is not taking over a business and there is no business plan. He stated that the board that runs the little league dissolved and the City is taking control of the operations.
- 2) Asked for clarification on the voter registration information. **City Clerk Sibbitt** announced the voter registration deadline date, stating the information is located on the City's website. She also suggested that voters go to the Supervisor of Elections website for more voter registration information. **Commissioner Kennedy** encouraged residents to go to the website for accurate information on voter registration information.

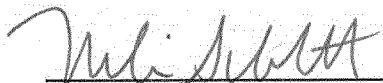
Mayor Johnson – Commented on the following: 8:32 PM - 8:41 PM

- 1) Announced the Annual Black History Month Essay Contest.
- 2) Announced upcoming City events taking place in March
- 3) Announced the March 11th Municipal Election and urged residents to visit the City's website for up-to-date information.
- 4) Addressed a concern regarding his attendance at the Political Forum hosted by the Ocoee Women's Club on February 12th, clarifying that he attended as a resident.
- 5) Read the eligibility requirements for a resident to run for the Office of Mayor or Commissioner and announced that he will be running for Mayor again, in 2027.
- 6) Addressed comments made by a Commissioner to their congregation and expressed his disappointment with those remarks.

• ADJOURNMENT 8:41 PM

APPROVED:

Attest:



Melanie Sibbitt, City Clerk

City of Ocoee



Rusty Johnson, Mayor