

**TOWN COMMISSION REGULAR MEETING MINUTES  
TUESDAY, JANUARY 26, 2021  
7:00 P.M.  
OAKLAND MEETING HALL**

**CALL TO ORDER:**

This meeting was held in-person and virtually through the Zoom meeting platform to allow for guests to participate virtually. Mayor Stark called the meeting to order at 7:18 p.m., followed by the Pledge of Allegiance and Invocation by Commissioner Ramos.

**ROLL CALL:**

COMMISSIONERS PRESENT:                      Commissioner McMullen  
   Commissioner Polland  
   Commissioner Ramos  
   Vice Mayor Satterfield  
   Mayor Stark

COMMISSIONERS ABSENT:                      None

**Ex Parte Communication: None.**

**PRESENTATION(S):**

Chief Peek introduced Officer Shawn Dozier and officially swore him in to his position. Chief Peek said this about Officer Dozier, "Officer Shawn Dozier started his career with the New York Transit Police in 1994. This organization was absorbed by the New York Police Department in 1996. In 1997, Officer Dozier was promoted to the rank of Detective where he started on the NYPD Narcotics Division and then spent eight years in the Vice Enforcement Division. In 2006, Detective Dozier was transferred to the NYPD Intelligence Bureau where he spent the next 14 years working high profile investigations and retired as a Detective 1<sup>st</sup> Grade which is the highest rank attainable for NYPD Investigators. After 26 years of honorable service, Detective Dozier retired in 2020 and moved his family to Florida. Starting in January 2021, Mr. Dozier has come to the Oakland Police Department as an Officer and has agreed to work as our part-time Detective in the Criminal Investigations Unit. Detective Dozier's experience will be an invaluable asset to the Oakland Police Department, and we are glad to have him here protecting our community."

**PUBLIC FORUM:**

None

**CONSENT AGENDA:**

- a. Minutes – 1-12-2021 Town Commission Work Session
- b. Minutes – 1-12-2021 Town Commission Regular Meeting
- c. Manager's Report

Mayor Stark announced the items on the Consent Agenda.

**MOTION** was made by Vice Mayor Satterfield, seconded by Commissioner Polland, to approve the Consent Agenda with one correction to the Town Commission Regular Meeting minutes. On page 8, it should say compliant instead of complaint.

AYE: McMullen, Polland, Ramos, Satterfield, Stark  
NAY: None

**OTHER POLICY MATTERS:**

MetroPlan Orlando Municipal Advisory Committee Representative

We received a letter requesting someone to serve as a MetroPlan Orlando Municipal Advisory Committee Representative. Commissioner McMullen has been serving in this capacity.

**MOTION** was made by Commissioner McMullen, seconded by Vice Mayor Satterfield, to recommend Commissioner Ramos to serve as the Town of Oakland’s MetroPlan Orlando Municipal Advisory Committee Representative and Commissioner McMullen to serve as an alternate.

AYE: McMullen, Polland, Ramos, Satterfield, Stark  
NAY: None

Mayor Stark wanted to say how people think that commission members just show up for meetings and that is it, but all the commission members do more than that and serve on another committee or position. Kudos go out to Commissioner Ramos and Commissioner McMullen for their new appointments.

**PUBLIC HEARINGS:**

**FIRST PUBLIC HEARING – ORDINANCE 2021-03 - AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, ACCEPTING A DEDICATION OF RIGHT-OF-WAY, CONTINUING BROAD STREET TO THE LAKE COUNTY BOUNDARY; PROVIDING FOR SEVERABILITY, CONFLICT, AND AN EFFECTIVE DATE.**

Town Attorney Stuparich read the ordinance title for the record. Assistant Planner Richardson provided a presentation on Ordinance No. 2021-03. Please see PowerPoint for additional details.

Mayor Stark opened the public hearing. There were no comments from the public. Mayor Stark closed the public hearing.

Commissioner Ramos asked how much we will be getting per lot. Assistant Planner Richardson said it is about \$1790 per lot. Commissioner Ramos asked if the performance bond amount will cover improvements. Town Manager Koontz said yes it will.

MOTION was made by Commissioner Polland, seconded by Commissioner Ramos, to approve Ordinance 2021-03 on First Reading.

AYE: McMullen, Polland, Ramos, Satterfield, Stark  
NAY: None

**SECOND PUBLIC HEARING – ORDINANCE NO. 2021-01** - AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, TO CONSIDER AN APPLICATION FOR A SPECIAL EXCEPTION USE TO ESTABLISH AN ACCESSORY DWELLING UNIT AT PROPERTY LOCATED AT 304 N. TUBB STREET; PROVIDING FOR FINDINGS AND CONDITIONS, PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Town Attorney Stuparich read the ordinance title for the record. Assistant Town Planner Richardson previously provided a presentation on Ordinance 2021-01 at the January 12, 2021 meeting.

Mayor Stark opened the public hearing. Donna Reed who is the applicant's sister said thank you very much to everyone who helped with this project. It has been a difficult process but we are finally here so that is good. Mayor Stark closed the public hearing.

MOTION was made by Commissioner Ramos, seconded by Vice Mayor Satterfield, to approve on Ordinance No. 2021-01 on Second Reading.

AYE: McMullen, Polland, Ramos, Satterfield, Stark

NAY: None

**SECOND PUBLIC HEARING - ORDINANCE 2021-02** - AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA; AMENDING THE ZONING CODE/LAND DEVELOPMENT CODE TO ADD DARK-SKY LIGHTING REQUIREMENTS; AND PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

Town Attorney Stuparich read the ordinance title for the record. Planning and Zoning Director Marder previously provided a presentation on Ordinance No. 2021-01 at the January 12, 2021 meeting. Planning and Zoning Director Marder read the amended language for the record. The amended language is as follows:

Retrofit and Changes

Lawfully existing external lighting may continue to be utilized. Retrofitting or otherwise changing or updating lawfully existing external lighting, including but not limited to streetlights, shall comply with dark sky lighting requirements set forth herein.

Mayor Stark opened the public hearing. Resident Donna Reed asked if that means it only needs changed if replaced and not repaired? Planning and Zoning Director Marder said that is correct. Mayor Stark closed the public hearing. Mayor Stark said for the record that these lights do not give off 5G.

MOTION was made by Commissioner Polland, seconded by Commissioner McMullen, to approve Ordinance 2021-02 on Second Reading.

AYE: McMullen, Polland, Ramos, Satterfield, Stark

NAY: None

## **TOWN MANAGER REPORT:**

Public Works Director Parker updated the Town Commission on the following items:

- The sports courts at Speer Park will be complete in a couple weeks. One is a pickleball court and one is replacement of the tennis court.
- Both sides of Cross Street are currently closed as they work on the aprons and swales. Work should be done next week.
- The Turnpike Project construction project will be let soon. Mayor Stark stated that we need a really good communication plan on this project. Town Manager Koontz said absolutely, the Turnpike Authority will be hiring a PIO for this project and we will work closely with them on communications.

Town Manager Koontz updated the Town Commission on the following items:

- The last virtual Coffee with the Town Manager had 16 people in attendance and had good discussion.
- Betty Wade and Town Manager Koontz will be talking to Channel 13 on Thursday about the Historic Cemetery.
- Kudos to Public Works for all of the work that they have been doing around town on swales, stormwater, and road improvements.
- The Roundabout Project will be let in June and planned to start work next Fall.
- M/I Homes at Hull Island – Starting preliminary work on second phase of that property (Rossman/Pinto property). Phase 2 will be another 45 lots.
- Turn lanes for The Avenues will be occurring in the next couple of months. We will make sure to communicate this out to the residents.
- The first Solid Waste Advisory Group (SWAG) is Friday at 3:00 pm.

## **COMMISSION REPORTS:**

Commissioner McMullen – Thanked everyone for their help and support as he moves into the role of President for the Tri-County League of Cities. He attended the virtual Oakland Presbyterian Church Men’s Breakfast this morning and let them know about Friday’s soft opening of the Arts & Heritage Center. There was also discussion about the opening hours of the Arts & Heritage Center matching the opening hours for the Winter Garden Railroad Museum. Mayor Stark says she thinks this is good because people can come into town and make a day out of visiting the railroad museum and the Arts & Heritage Center.

Commissioner Ramos – He will be participating in a VIP walk through of the Arts & Heritage Center with Fred Shepherd Wednesday morning at 9:00 a.m. Vice Mayor Satterfield has brought Dennis through the center as well as Peggy Welch. Betty Wade was there on Monday. Frank Merritt should be there on Thursday. Betsy Vanderley will be bringing her mom to walk through the center on Friday during the soft opening.

Commissioner Polland – The Oakland Nature Preserve is going to have an event on Saturday, February 13<sup>th</sup> from 5:30-8:30 called Pours at the Preserve. The limit has been increased to 125 guests with guests signing up for various timeslots to attend in order to maintain social distancing. Almost all slots have been filled already. Crooked Can is donating all beer for the event. Revel Tales will be having a testing of their beverages at the event.

Vice Mayor Satterfield – Reminder that the Town Commissioners need to still show up Saturday morning at the center at 9:00 a.m.

Mayor Stark – Nothing additional to add.

Commissioner McMullen did want to add that the legislative paper that Town Manager Koontz sent out looked really nice.

**ADJOURNMENT**

There being no further business, Mayor Stark adjourned the meeting at 8:04 p.m.

TOWN OF OAKLAND:

  
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KATHY STARK, MAYOR

ATTEST:

  
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ELISE HUI, TOWN CLERK



# Dedication of Right of Way for Lake Apopka Sound

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OAKLAND TOWN COMMISSION

JANUARY 26, 2021





## Purpose

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For the Town Commission to consider acceptance of a right of way dedication to provide access for Lake Apopka Sound Subdivision, located in Lake County and the Lake Apopka Sound 2 Eagles Landing Subdivision within the Town of Oakland.



# Project Information

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**Applicant:** Eagles Landing at Ocoee

**Location:** End of Broad Street at Intersection of High Street

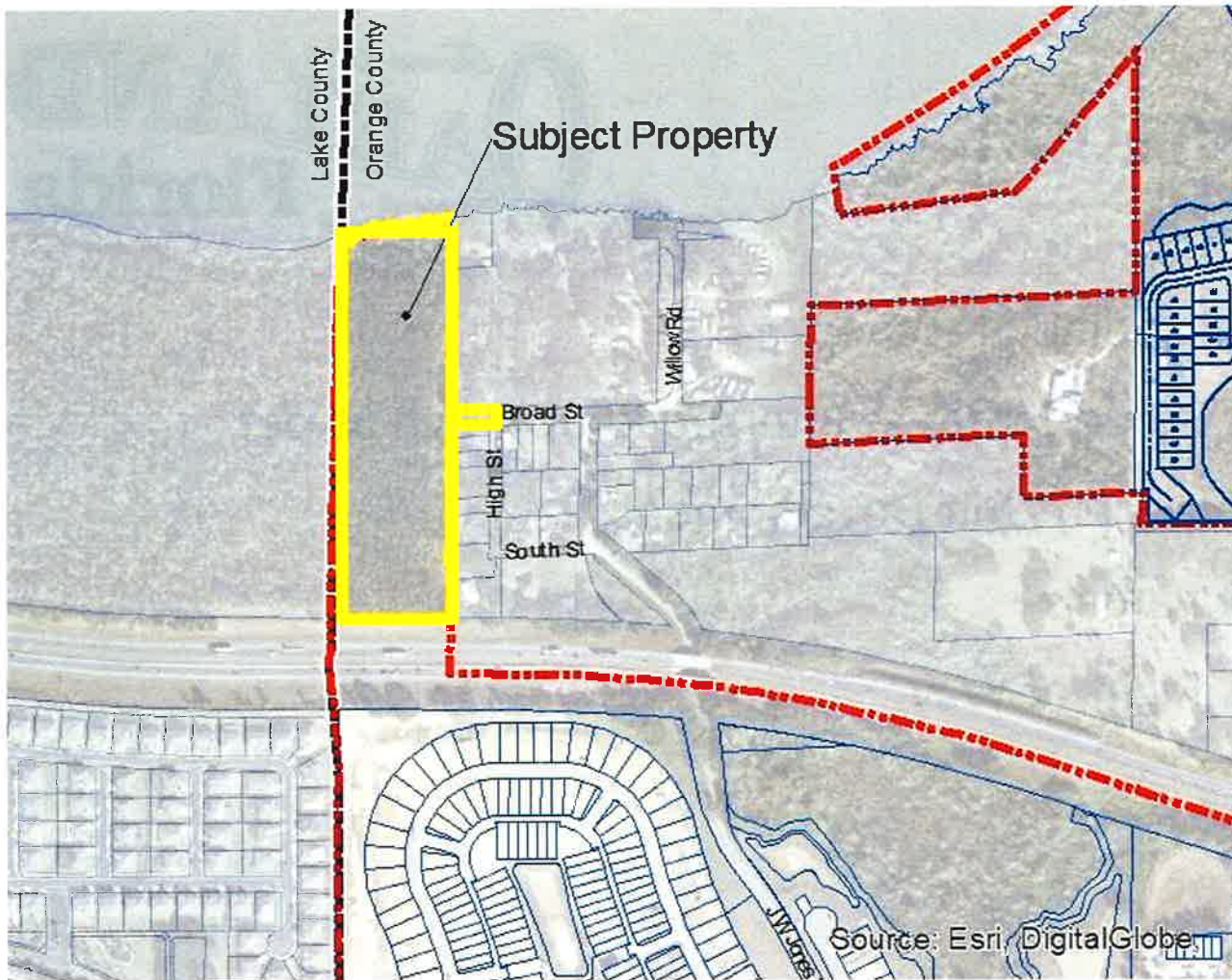
**Zoning:** PUD (Planned Unit Development)

**Current Use:** Vacant Parcels

**Proposed Use:** Access Right of Way



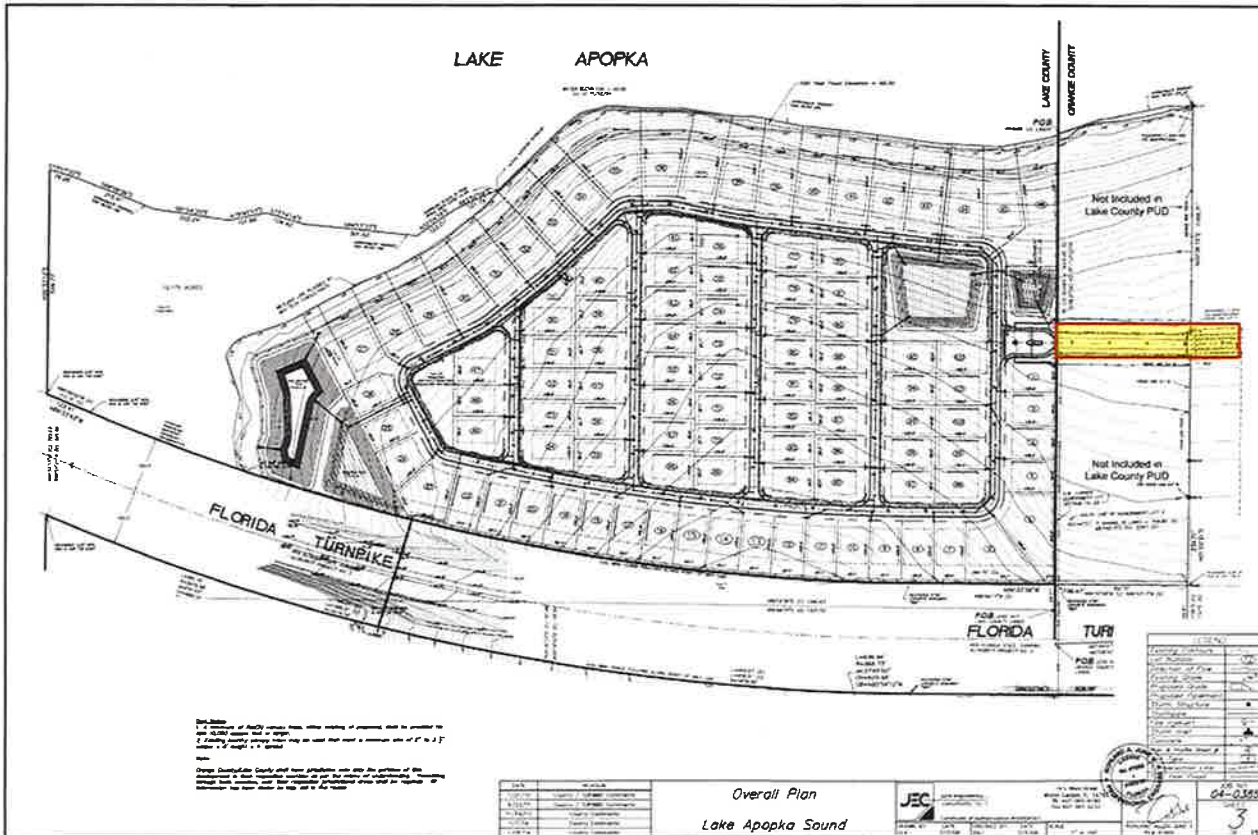




*Town of*  
**OAKLAND**  
**Florida**

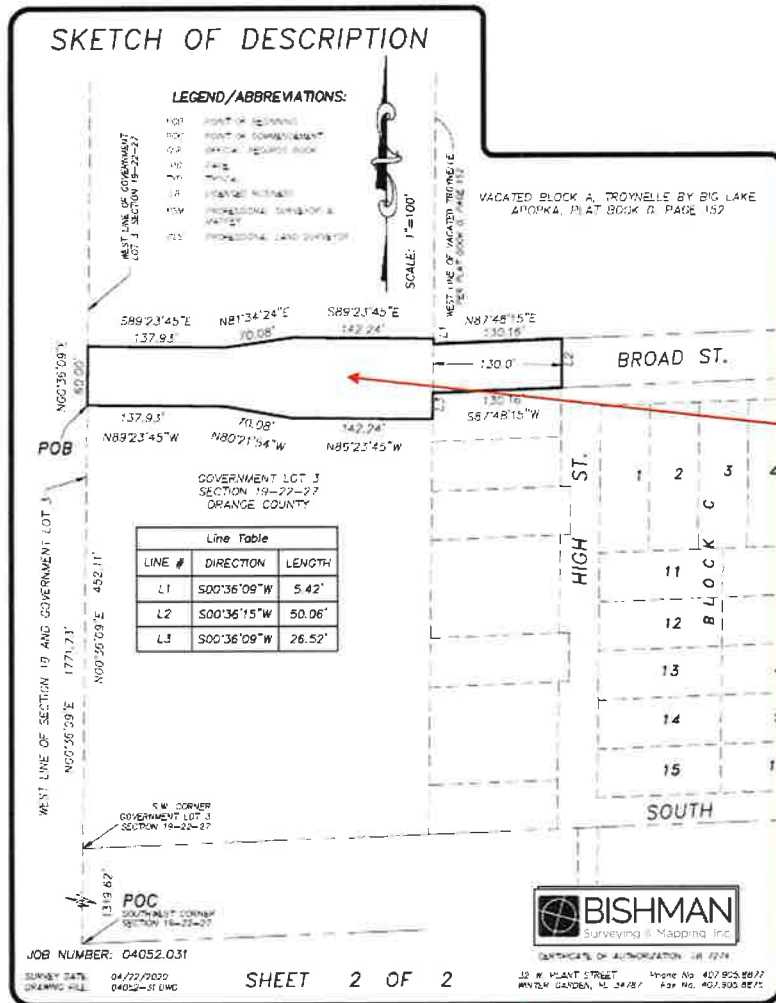
Lake Apopka  
Sound Phase 2 in  
Town of Oakland

# Town of OAKLAND Florida



## Location Overview Of Dedication






Proposed Dedication



# Staff Findings

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- The proposed dedication of right of way, as described by survey / sketch of description, matches the construction plans for Lake Apopka Sound 2 / Eagles Landing Subdivision, currently under review by the Town of Oakland.
  - The Lake Apopka Sound / Eagles Landing PUD is subject to a Development Agreement with the Town of Oakland to provide certain payments for Transportation Impacts and improvements.
  - The Ordinance accepting the dedication of right of way (Ordinance 2021-03) includes a re-wording of the terms and timing of the payments.
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# Proposed Language ORD 2021-03



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Section 3. Eagles Landing at Ocoee, LLC, the Applicant and owner, agrees to immediately execute the terms and conditions of Section 7, paragraph C. Transportation of the Developers Agreement with the Town of Oakland attached as **Exhibit "B"**.

Section 4 Eagles Landing at Ocoee, LLC, the Applicant and owner, agrees to pay to the Town of Oakland the following payments in lieu of Transportation Impact Fees: (a) \$102,000.00 (which sum is the amount equal to the number of lots to be platted in unincorporated Lake County multiplied by \$1,000.00) immediately upon the acceptance of the dedication of right-of-way by the Town of Oakland as set forth herein; and (b) \$102,000.00 (which sum is the amount equal to the number of lots to be platted in unincorporated Lake County multiplied by \$1,000.00) prior to the recording of the final plat for the lots located within the Town of Oakland. The foregoing payments shall constitute full and final payment of all payments in lieu of Transportation Impact Fees in accordance with the Development Agreement.

Section 5. Eagles Landing at Ocoee, LLC, the Applicant and owner, agrees to immediately execute, via performance bond or physical construction, the terms and conditions of Section 8, paragraph D (3) Streets and (4) Bicycle/Pedestrian Path/Sidewalk of the Developers Agreement with the Town of Oakland attached as **Exhibit "B"**.



## Recommended Action

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This is the First Reading of Ordinance 2021-03.

Staff Recommends that the Town Commission consider Approval of Ordinance No. 2021-03;

Dedication of Right of Way described as stated by Legal Description in the Ordinance.

