



**CITY OF OVIEDO FLORIDA
COUNCIL REGULAR SESSION MINUTES
MONDAY, MAY 5, 2025**

The City Council of the City of Oviedo, Florida, met in a Regular Session on Monday, May 5, 2025, Oviedo City Hall, 400 Alexandria Boulevard.

Present: Mayor Megan Sladek, Councilmember Jeff Boddiford, Councilmember Keith Britton, Deputy Mayor Natalie Teuchert, Councilmember Alan Ott, City Clerk Elianne Rivera, Deputy City Clerk Madelyn Bui, City Manager Bryan Cobb, Assistant City Attorney David Hall, Development Services Director Teresa Correa, Public Works Director Bobby Wyatt

CEREMONIAL ITEMS AND PRESENTATIONS

1. National Police Week Proclamation

Mayor Sladek and the Councilmembers recognized Law Enforcement with National Police Week and Peace Officer's Memorial Day Proclamation.

2. Professional Municipal Clerks Week Proclamation

Mayor Sladek and the Councilmembers recognized City Clerk Elianne Rivera and Deputy City Clerk Madelyn Bui with a proclamation designating May 5-11 as Municipal Clerks Week.

3. Opening of the Art in the Chambers exhibition of local artist Wonda Granville

Development Services Teresa Correa introduced local artist Ms. Wonda Granville.

Ms. Granville provided background on her art.

APPROVAL OF MINUTES

4. Approval of Minutes for the March 3, 2025, Regular Session.

A motion to approve the minutes for the March 3, 2025, Regular Session was made by Jeff Boddiford; seconded by Megan Sladek.

Motion Carried 5 – 0. For: Megan Sladek, Jeff Boddiford, Keith Britton, Natalie Teuchert, Alan Ott

PUBLIC COMMENT

5. Citizen Comment

Deputy Mayor Teuchert opened public comment.

Ms. Jennifer McDonald Fiedler, 1049 Long Branch Ln, Oviedo, asked council what the city is doing about the wild boars around River Woods Park at Twin Rivers.

Hearing no one else wishing to speak, public comment was closed.

CONSENT AGENDA

6. None

PUBLIC HEARINGS

7. Ordinance No. 1754, Future Land Use Map Amendment for Arya at Oviedo Mixed-Use Development from Low Density Residential (LDR) to Mixed Use (MU)

Assistant City Attorney David Hall read the ordinance by title only.

Development Services Director Teresa Correa provided a presentation and answered Council's questions about the allowable number of units and the Live Local Act.

Representing the applicant Logan Opsahl of Lowndes Law, 215 N. Eola Dr, Orlando, provided a presentation.

Deputy Mayor Teuchert opened public comment.

Ms. Nina Blankenship, 2131 Rocky Bluff Ct, expressed concern that increasing the building height beyond approved limits would disrupt eagle habitats and violate federal protections. She added that an eagle nest survey has not been done yet, though one is planned for October. She requested Council deny the height increase and asked residents to report eagle nests to federal authorities.

Mr. Paul Blankenship, 2131 Rocky Bluff Ct, expressed concerns about the needs of future senior residents being overlooked, including frequent visitors and caregivers increasing traffic. He also warned about inadequate flood control and the danger posed to seniors trying to reach nearby stores like Publix, predicting accidents if proper safety measures are not taken.

Ms. Meghan McCollum, 541 Farmingham Ct, Oviedo supports senior housing and

sustainable development but opposes the proposed Arya project on Lockwood Blvd due to serious concerns about increased traffic, pedestrian safety, and the height of the planned five-story buildings. She stated that the area is already congested and lacks proper pedestrian infrastructure, making walkability unsafe. She would support the project if the buildings were limited to three stories.

Mr. John Hildebrant, 2712 Running Springs Loop, opposed the proposed apartment complex, citing traffic congestion, strain on city resources, and loss of commercial land. He stated that the location is near an already problematic busy intersection. He questioned whether this is the best site for senior housing, as medical facilities are not nearby.

Mr. James Rutherford, 393 Evening Sky Dr., discouraged building a five-story apartment complex on Lockwood Blvd as it threatens a key conservation area and could trigger further zoning changes and unchecked development. He stated that while growth is good, uncontrolled building is harmful, and Oviedo should stick to its established development plan.

Mr. Howard Rand, 410 Augustine Ct., stated that the Local Planning Agency (LPA) voted against the project because it does not align with the comprehensive plan. He expressed concerns about traffic safety and flow, noting that the five-story building would be out of place and create major congestion.

Ms. Deborah Alvis, 1900 Ashland Trl., spoke against the project due to its location on a residential road surrounded by single-family homes. She is worried it sets a precedent for more rental developments and changes the character of the area. She is against the location not the project.

Mr. Ed Stork, 677 Eden Sky Dr., requested the city honor its planning efforts, reject the amendment, and encourage the developer to propose a commercial project that better fits the area.

Mr. Alberto Buster, 501 Wellesly St., expressed concerns about traffic and safety near the proposed development. He asked what will happen if the developer cannot rent to 55+ due to rising costs. That approving this could open the door to more high-density developments along Lockwood.

Ms. Jennifer Summer, 381 Evening Sky Dr., shared her concerns about worsening traffic at the Lockwood and CR419 intersection, especially with increased congestion from nearby road projects. She fears the area may soon require widening due to poor traffic flow. She stated her concern for safety, particularly for 55+ residents crossing Lockwood to reach Publix.

Ms. Gail Hudson, 719 Evening Sky Dr., expressed concerns about fire safety, questioning whether Oviedo has the equipment to respond to emergencies in a five-story building. She stated that the proposed building would overlook her home and bedroom.

Ms. Jennifer McDonald Fiedler, 1049 Long Branch Ln., emphasizes that residents do not support the project at this location. She acknowledges the developer's work, but stated it is in the wrong spot. She chose the area for its low-density character and urged the city to stick to the comprehensive plan.

Hearing no one else wishing to speak, public comment was closed.

Councilmember Ott asked and received clarification for the following: The Arya project not setting a precedence for future projects; the developer's agreement; traffic flow; and that the new Land Development Code (LDC) increased the height for commercial buildings. He believes that the traffic comparison does not make sense, since there are already similar stores nearby. He added that people do not shop more because there are more shopping option, and it would not cause a jump in traffic. He stated that mixed-use projects can reduce trip lengths, but that this specific project does not fit where it is being proposed. Councilmember Ott commented that the city already has a plan in place that puts higher-density development downtown and should not change the comprehensive plan based on what a developer owns.

Mayor Sladek commented that Florida's new Live Local Act could override the city's comprehensive plan, allowing developers to build much denser housing than currently allowed. That while the current proposal for 172 age-restricted units might not be ideal, it could be better than what might happen if a developer uses state law to build even more dense, non-age-restricted housing. She received confirmation that removing commercial space will reduce traffic compared to a high-density residential project under the state law.

Deputy Mayor Teuchert asked Fire Chief Woodward to speak on the height capabilities of the ladder truck.

Fire Chief Woodard stated that the ladder struck has the capability to reach 8-9 stories depending on how close they can get to the buildings, and it will not have an issue with this project height proposed.

Councilmember Britton expressed concerns about poor visibility in that area and was informed that the engineering plans are typically reviewed during planning.

Mr. Opsahl answered questions regarding the community meetings for the project and that a survey will be done to comply with the eagle requirements.

Dr. Correa explained the process of the developer's agreement. She stated that the development agreement was evaluated based on its impact and how it aligns with city planning goals. That the proposed five-story building does not match the current land use map, it does align with many goals in the comprehensive plan, such as providing housing for an aging population (55+), promoting mixed-use and vertical development, and preserving open space. She added that future growth needs to be more sustainable, compact, and efficient, given land limitations.

Mr. Opsahl stated that the applicant is agreeable to 60 ft max as a condition of approval.

Environmental Consultant, David Macon from Resource Environmental Solutions 34 E Pin St, Orlando, educated on the bald eagle and gopher tortoise rules.

Mr. Opsahl answered Councilmember Boddiford's questions on the crosswalk location, golf carts, age restrictions and the amount of mixed-use space.

Deputy Mayor Teuchert stated that the city currently lacks 55+ age restricted housing. That she is aware that traffic on Lockwood Blvd is already a major issue, but improvements are in the long-term mobility plan. She is in favor of limiting the height to 60 ft and prefers this proposal over what could be built under the state's Live Local Act, which might allow taller, denser, and less suitable development. She asked if homes flooded in that area.

Mr. Wyatt was not aware of water going into homes in that area.

City Clerk Rivera called the roll call vote.

A motion to approve Ordinance No. 1754 was made by Alan Ott; seconded by Megan Sladek.

Motion Carried 3 – 2. For: Megan Sladek, Jeff Boddiford, Natalie Teuchert

8. **Ordinance No. 1755, Zoning Map Amendment for Arya at Oviedo Mixed-Use Development from River Oaks Reserve Planned Unit Development (PUD) to Arya at Oviedo Planned Unit Development (PUD)**

Assistant City Attorney David Hall read the ordinance by title only.

City Manager Bryan Cobb provided background.

Representing the applicant Logan Opsahl, 215 N. Eola Dr, Orlando stated he was available to answer questions.

Deputy Mayor Teuchert opened public comment. Hearing no one else wishing to speak,

public comment was closed.

A motion to adopt Ordinance No. 1755 with the change to 60 ft and a restaurant was made by Megan Sladek; seconded by Keith Britton.

Mayor Sladek believes that building fewer apartments is better, but if the proposed comprehensive plan change had been denied, developers likely would have built even more units possibly up to what is allowed under state law. That the focus should shift to negotiating a developer's agreement that benefits current residents like allowing a restaurant.

City Clerk Rivera called the roll call vote.

Motion Failed 1 – 4. For: Megan Sladek. Against: Natalie Teuchert, Alan Ott, Keith Britton, Jeff Boddiford

A motion to adopt Ordinance No. 1755 with the change to 60 ft was made by Megan Sladek; seconded by Jeff Boddiford.

Councilmember Ott commented that Live Local zoning would result in significantly denser development, and that the need for structured parking makes it economically unfeasible. That denying the current proposal might still lead to a similar outcome, possibly with added commercial space.

City Clerk Rivera called the roll call vote.

Motion Carried 4 – 1. For: Megan Sladek, Jeff Boddiford, Keith Britton, Natalie Teuchert. Against: Alan Ott

Deputy Mayor Teuchert called a recess at 9:13 pm and the meeting resumed at 9:19 pm.

9. **Ordinance No. 1756, Amendments to Land Development Code Article XIV Signs, Section 14.10 Temporary Signs**

Assistant City Attorney David Hall read the ordinance by title only.

Deputy Mayor Teuchert opened public comment.

Mr. David Williamson, 774 Temple Ter, expressing concern that the current language might unintentionally regulate hand-carried free speech and campaign signs. He pointed out that carried and placed signs are mentioned together in Section 2, Paragraph B(2) (page 3), and Section 2, Paragraph D(1) (page 4), which could lead to confusion. He suggested adding language to clarify that size and setback standards do

not apply to hand-carried signs, unless that regulation is intentional.

Hearing no one else wishing to speak, public comment was closed.

City Clerk Rivera called the roll call vote.

A motion to adopt Ordinance No. 1756 and add in that the regulations do not apply to signs being carried was made by Megan Sladek; seconded by Jeff Boddiford.

Motion Carried 5 – 0. For: Megan Sladek, Jeff Boddiford, Keith Britton, Natalie Teuchert, Alan Ott

10. **Ordinance No. 1757, Amendments to the Code of Ordinances Section 30-3: Political Campaign Signs, Advertisements Prohibited on City-owned Property**

Assistant City Attorney David Hall read the ordinance by title only.

Deputy Mayor Teuchert opened public comment.

Mr. David Williamson, 774 Temple Ter, offered feedback on the sign ordinance, suggesting clearer language on sign responsibilities and terminology to avoid regulating hand-carried signs. He also warned that restricting campaign signage outside the 150-foot no-solicitation zone may violate Florida election law.

Hearing no one else wishing to speak, public comment was closed.

A motion to adopt Ordinance No. 1757 was made by Megan Sladek; seconded by Jeff Boddiford.

Mayor Sladek stated that the proposed resolution conflicts with state law.

Mayor Sladek withdrew her motion.

A motion to Table Ordinance No. 1757 until May 19, 2025, was made by Megan Sladek; seconded by Alan Ott.

Mr. Cobb received clarification to research Sec. 30-3(b, c & e) to ensure it does not conflict with state law and add allowing campaign signs on the same side and across from a polling location inside the right of way to Sec.30-3(c).

City Clerk Rivera called the roll call vote.

Motion Carried 5 – 0. For: Megan Sladek, Jeff Boddiford, Keith Britton, Natalie Teuchert, Alan Ott

FIRST READING OF ORDINANCES

11. Ordinance No. 1758, Revision to City Code of Ordinances Section 38-99

Assistant City Attorney David Hall read the ordinance by title only.

City Manager Bryan Cobb provided background.

Councilmember Ott stated that rate sheet information is exempt from public records according to Florida Statute 119.0713.

City Clerk Rivera called the roll call vote.

A motion to schedule a public hearing for Ordinance No. 1758, Oviedo City Hall, City Council Chambers, May 19, 2025, 6:30 p.m., 400 Alexandria Boulevard, Oviedo, FL 32765 was made by Megan Sladek; seconded by Alan Ott.

Motion Carried 5 – 0. For: Megan Sladek, Jeff Boddiford, Keith Britton, Natalie Teuchert, Alan Ott

RESOLUTIONS

12. Resolution No. 4597-25 Non-Exclusive Commercial Solid Waste Franchise Agreement for Coastal Waste and Recycling, Inc.

City Manager Bryan Cobb provided background.

Councilmember Britton asked if the agreement prohibits waste haulers from parking overnight in parking lots.

Mr. Cobb stated that there are no provisions that would prohibit them.

City Clerk Rivera called the roll call vote.

A motion to adopt Resolution No. 4597-25 was made by Megan Sladek; seconded by Jeff Boddiford.

Motion Carried 5 – 0. For: Megan Sladek, Jeff Boddiford, Keith Britton, Natalie Teuchert, Alan Ott

13. Resolution No. 4598-25, New City Attorney Selection and Approval

City Manager Bryan Cobb provided background.

Mr. Wade Vose thanked council for the opportunity.

Deputy Mayor Teuchert opened public comment. Hearing no one wishing to speak, public comment was closed.

City Clerk Rivera called the roll call vote.

A motion to adopt Resolution No. 4598-25 with the new start date of June 1, 2025 was made by Megan Sladek; seconded by Alan Ott.

Motion Carried 5 – 0. For: Megan Sladek, Jeff Boddiford, Keith Britton, Natalie Teuchert, Alan Ott

DISCUSSION ITEMS

14. **None.**

CITY MANAGER'S REPORT

No report.

CITY ATTORNEY'S REPORT

City Attorney David Hall issued an apology to Mayor Sladek for accusing her of inserting herself in the City Attorney agreement.

COMMUNICATIONS AND REPORTS

Councilmember Alan Ott

Councilmember Ott stated that he had a great time at the 100th anniversary celebration and thanked staff for putting it on.

Councilmember Jeff Boddiford

Councilmember Boddiford asked if the property owner is responsible for hiring a trapper for the wild hogs behind Riverside and Live Oak.

Mr. Cobb stated that the city will work with a trapper and survey the area.

Councilmember Boddiford commented that the 100th anniversary celebration was a great event.

Councilmember Keith Britton

No report.

Deputy Mayor Natalie Teuchert

No report.

Mayor Megan Sladek

No report.

FUTURE MEETING DATES

Future meeting dates as follows:

Monday, May 19, 2025, 6:30 pm, Regular Session

Tuesday, May 27, 2025, 5:30 pm, Work Session

Monday, June 2, 2025, 6:30 pm, Regular Session

ADJOURNMENT

Meeting adjourned at 9:49 pm

City Clerk

Mayor