



**CITY OF OVIEDO FLORIDA
COUNCIL REGULAR SESSION MINUTES
MONDAY, APRIL 21, 2025**

The City Council of the City of Oviedo, Florida, met in a Regular Session on Monday, April 21, 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, City Manager Bryan Cobb, Assistant City Attorney David Hall, Finance Director Jerry Boop, Fire Chief Michael Woodward, Police Chief Dale Coleman

CEREMONIAL ITEMS AND PRESENTATIONS

1. **Recognition of Hagerty High School's Emiaj Jamie for Winning the Girls 110-pound Weight Class at the 2025 FHSAA State Weightlifting Championship**

Mayor Sladek and the Councilmembers recognized Hagerty High School's Emiaj Jamie as the 2025 FHSAA State Weightlifting Champion in the Girls 110-pound Weight Class.

2. **Annual Comprehensive Financial Report for the Fiscal Year Ended September 30, 2024**

Finance Director Jerry Boop provided a presentation.

Mr. Mathew Ganoe, Audit Director for Purvis Gray provided the audit presentation.

3. **Oviedo Conservation Grant Program**

Ms. Karen Harriet Chairman of the Seminole County Soil and Water Conservation District and Mayor Megan Sladek provided a presentation.

The presenters and Councilmembers discussed the grant program.

APPROVAL OF MINUTES

4. **Approval of Minutes for the April 7 and 14, 2025, Attorney Selection Committee**

A motion to approve the minutes for the April 7 and 14, 2025 Attorney Selection Committee 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.

Mr. Stephen Schenck, 112 Boardwalk Ave, Oviedo, stated that previously there was a similar water conservation program and encouraged Council to look at the results of that program.

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

CONSENT AGENDA

- 6. Resolution No. 4584-25, Fiscal Year 23-24 & 24-25 Annual Road Resurfacing Bid – 25-17**
- 7. Resolution No. 4591-25, Mid-Year Budget Amendment**
- 8. Resolution No. 4595-25, Sweetwater Creek Debris Removal and Vegetative Hazard Mitigation**

Councilmember Ott requested to pull items 6 and 8 off the consent agenda.

Deputy Mayor Teuchert changed item 6 to 8a and item 8 will remain the same number.

City Clerk River called the roll call vote.

A motion to approve the consent agenda was made by Megan Sladek; seconded by Alan Ott. Motion Carried 5 – 0. For: Megan Sladek, Jeff Boddiford, Keith Britton, Natalie Teuchert, Alan Ott

8. Resolution No. 4595-25, Sweetwater Creek Debris Removal and Vegetative Hazard Mitigation

City Manager Bryan Cobb provided background.

City Clerk Rivera called the roll call vote.

A motion to adopt Resolution No. 4595-25 was made by Megan Sladek; seconded by Alan Ott.

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

8a. Resolution No. 4584-25, Fiscal Year 23-24 & 24-25 Annual Road Resurfacing Bid – 25-17

City Manager Bryan Cobb provided background.

Assistant Public Works Director Alexis Stewart commented that they conduct a pavement management analysis using a standardized scale to assess road conditions and prioritize resurfacing. The most recent analysis done in 2018 outlines which streets need paving to maintain an average Pavement Condition Index (PCI) of 70, based on both data analysis and field verification. Resurfacing projects are budgeted between \$500,000 and \$800,000 annually, with work grouped geographically for efficiency.

Councilmember Britton stated that ground-penetrating radar is used to detect damage beneath the road surface. That if a road appears fine on top, failing to address base issues can result in costly repairs later.

Councilmember Ott requested that the report be posted on the website.

City Clerk Rivera called the roll call vote.

A motion to adopt Resolution No. 4584-25 was made by Megan Sladek; seconded by Alan Ott.

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

PUBLIC HEARINGS

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

Development Services Director Teresa Correa provided a presentation.

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

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

Mayor Sladek commented that she wants to protect everyone's free speech rights equally and opposes making distinctions between campaign and free speech signs. She proposed merging the two categories and simplifying the process, so residents do not have to register as a Political Action Committee (PAC) to share messages with voters.

Councilmember Ott requested clarification on what is constituted as campaign sign.

Deputy Mayor Teuchert stated that staff will clarify before the next public hearing.

Mr. Cobb explained that the city distinguishes commercial from free speech and recommends amending the code because campaign signs are temporary, while free speech signs can be indefinite. Campaign signs will be allowed in public rights-of-way and must be removed within five days post-election, while free speech signs have no strict removal deadline unless tied to an event. Staff recommend separating them due to these functional and legal differences. Both sign types follow similar permitting rules on private property, but only campaign signs are proposed for city property at polling places.

City Clerk Rivera called the roll call vote.

A motion to schedule a public hearing for Ordinance No.1756, Oviedo City Hall, City Council Chambers, May 5, 2025, 6:30 p.m., 400 Alexandria Boulevard, Oviedo, FL 32765 was made by Megan Sladek; seconded by Jeff Boddiford.

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

FIRST READING OF ORDINANCES

10. 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.

Assistant Development Services Director Debra Pierre and Development Services Director Teresa Correa provided a presentation on Ordinance No. 1754 and Ordinance No. 1755.

Deputy Mayor Teuchert opened public comment.

Mr. John Hildebrandt, 2712 Running Springs Loop, spoke against the development and that there has not been a large demand to build on that property.

Ms. Johanna Rivera Fuentes, 2340 Pinebrook Ct, Oviedo, stated that there is a lot of traffic in that area and asked if the water plant can support the additional development.

Mr. Ed Stork, 677 Evening Sky Dr, Oviedo, commented that the project does not fit the current Comprehensive Plan.

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

There was discussion on how the proposed mixed-use development aligns with the comprehensive plan. While the project does not match the future land use map, it fits

the broader goals and policies in the plan's text, such as promoting walkability, mixed-use development, and diverse housing options. Staff acknowledged this inconsistency but emphasized that the policy support justifies the change. Public Works confirmed adequate infrastructure capacity, including water. Regarding the rezoning process, the Land Planning Agency (LPA) initially voted against the changes but reversed their decision after being advised that competent and substantial evidence is required in quasi-judicial proceedings. They then voted to recommend approval if the council decides to amend the future land use map.

Mr. Logan Opsahl, 215 N Eola Dr, Orlando, explained the reasons for the age restriction and answered questions regarding parking and costs.

Councilmember Britton expressed concern about the financial strain from recent state homestead exemptions and the need to increase commercial development. That this area is not part of the city's designated growth zones, but mixed-use development is being considered to accommodate steady population growth through vertical, compact development. He commented on the balance between property rights with city planning and commercial entitlements.

Mayor Sladek discussed with Dr. Correa that a property cannot be clear-cut without an approved project, and areas with wetlands are subject to additional protections. While both commercial and mixed-use developments may result in land clearing, commercial projects could have a greater impact depending on their design. Regardless of the type of development, significant tree removal is likely. If the property is developed under existing commercial entitlements, it would not require a public hearing, as it would follow the current Development Agreement and Land Development Code through the site plan process.

Deputy Mayor Teuchert thanked staff and residents for their time and input on the project. That development is inevitable on the parcel and that it is the same property the city lost a \$4 million lawsuit.

City Clerk Rivera called the roll call vote.

A motion to schedule a public hearing for Ordinance No.1754, Oviedo City Hall, City Council Chambers, May 5, 2025, 6:30 p.m., 400 Alexandria Boulevard, Oviedo, FL 32765 was made by Jeff Boddiford; seconded by Alan Ott.

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

11. **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 Clerk Rivera called the roll call vote.

A motion to schedule a public hearing for Ordinance No.1755, Oviedo City Hall, City Council Chambers, May 5, 2025, 6:30 p.m., 400 Alexandria Boulevard, Oviedo, FL 32765 was made by Jeff Boddiford; seconded by Megan Sladek.

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

12. **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.

City Manager Bryan Cobb provided background.

City Clerk Rivera called the roll call vote.

A motion to schedule a public hearing for Ordinance No. 1757, Oviedo City Hall, City Council Chambers, May 5, 2025, 6:30 p.m., 400 Alexandria Boulevard, Oviedo, FL 32765 was made by Jeff Boddiford; seconded by Megan Sladek.

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

RESOLUTIONS

13. **None.**

DISCUSSION ITEMS

14. **None.**

CITY MANAGER'S REPORT

City Manager Bryan Cobb stated that he had a wonderful time last Saturday at Arbor Day and that the city gave out close to 600 trees. That this coming Saturday will be the 100th anniversary celebration from 3-9:30 pm.

CITY ATTORNEY'S REPORT

No report.

COMMUNICATIONS AND REPORTS

Mayor Megan Sladek

Mayor Sladek stated that 7,061 addresses use more than 8,000 gallons of water.

Councilmember Alan Ott

No report.

Councilmember Jeff Boddiford

Councilmember Boddiford stated that Arbor Day was a great event, that during the 100th anniversary there will be a shuttle service at City Hall and the Aquatic Center. That Water Safety Day is on March 3rd, the Mother Son Dance is on May 10th and although sad, there was great turnout for Ofc. Torres memorial.

Councilmember Keith Britton

Councilmember Britton commented that he was proud of the support for Ofc. Torres. He gave a shout out to senior leaders and citizens Ophelia Moore on her 95th birthday.

Deputy Mayor Natalie Teuchert

Deputy Mayor Teuchert commented that the Mayor and herself were invited to Tri-County meeting on April 24th.

FUTURE MEETING DATES

Future meeting dates as follows:

Monday, April 28, 2025, 5:30 pm, Work Session
Monday, May 5, 2025, 6:30 pm, Regular Session
Monday, May 19, 2025, 6:30 pm, Regular Session
Monday, May 26, 2025, 5:30 pm, Work Session

ADJOURNMENT

Meeting adjourned at 9:00 pm.

City Clerk

Mayor