

LONGWOOD CITY COMMISSION
Longwood City Commission Chambers
175 West Warren Avenue
Longwood, Florida

MINUTES
May 15, 2023
6:00 P.M.

Present: Mayor Tony Boni
Deputy Mayor Matthew McMillan
Commissioner Abby Shoemaker
Commissioner Matt Morgan
Commissioner Brian D. Sackett
Dan Langley, City Attorney
Clint Gioielli, City Manager
Michelle Longo, City Clerk
David Dowda, Police Chief
Judith Rosado, Financial Services Director
Chris Kintner, Community Development Director
Chris Capizzi, Leisure Services Director

1. **CALL TO ORDER.** Mayor Boni called the meeting to order at 6:00 p.m.
2. **OPENING INVOCATION.** There was no volunteer invocation speaker present at the meeting, therefore a moment of silent meditation was observed.
3. **THE PLEDGE OF ALLEGIANCE.** Boy Scout Troop 691 led the Pledge of Allegiance.
4. **COMMUNITY ANNOUNCEMENTS.** Ms. Longo read the following announcements.
 - A. **The Senior Matinee will be held on Wednesday, May 17, 2023, from 1:30 p.m. until 4:30 p.m. at the Longwood Community Building, 200 West Warren Avenue. This month's feature is *Top Gun: Maverick*.**
 - B. **A Concert in the Park will be held on Saturday, May 20, 2023, from 7:00 p.m. until 9:00 p.m. at Reiter Park, 311 West Warren**

Avenue. The concert will begin at 7:00 p.m. and feature *Three Forks Road*.

5. PROCLAMATIONS / RECOGNITIONS

- A. Recognizing Commissioner Matt Morgan for his dedicated service to the City as Mayor, from May 2022 to May 2023.**

Mayor Boni recognized Commissioner Morgan for his service to the City as Mayor. He then presented him with a plaque and photographs were then taken.

- B. Proclaiming May 9 through May 20, 2023, as “National Police Week”; and “Peace Officers Memorial Day.”**

Mayor Boni read the Proclamation and presented it to Police Department staff. Photographs were then taken.

- C. Proclaiming May 21 through May 27, 2023, as “National Public Works Week” in the City of Longwood.**

Commissioner Shoemaker read the Proclamation and presented it to Shad Smith, Public Works Director, and staff. Photographs were then taken.

- D. Proclaiming May 21 through May 27, 2023, as “Emergency Medical Services Week” in the City of Longwood.**

Commissioner Sackett read the Proclamation and presented it to Fire Department staff. Photographs were then taken.

- E. Proclaiming May 15 through May 21, 2023, as “National Salvation Army Week” in the City of Longwood.**

Deputy Mayor McMillan read the Proclamation and presented it to Lieutenant Omar Lugo. Photographs were then taken.

6. BOARD APPOINTMENTS. None.

7. PUBLIC INPUT

- A. Presentation: McDirmit, Davis & Company, LLC will be giving a presentation on the Annual Comprehensive Financial Report (Audit) for the Fiscal Year Ended September 30, 2022.**

Tammy Campbell gave a presentation on the highlights of the 2022 financial report. The City complied with all the laws and

regulations and the one prior year management comment has been fixed. She noted there are no new comments.

B. Public Participation. None.

8. MAYOR AND COMMISSIONERS' REPORT

District #2. Mayor Boni recognized Larissa Morgan and the Parks and Recreation Advisory Board for their work on the Longwood Luau event; it was phenomenal. He mentioned he had been a Rotarian for twenty years (20) with the downtown Orlando Club. He is re-charting the Longwood Rotary Club, which has been missing for several years.

District #3. Deputy Mayor McMillan congratulated Mayor Boni on his election as mayor. He attended the unveiling of the new Fire Station along with fellow commissioners. He felt the project demonstrates the city's commitment to public safety and accentuates Longwood's Historic District. On April 20, he attended Lake Mary's State of the City presentation hosted by the Seminole County Chamber, noting Lake Mary celebrated its 50th Anniversary. He attended the Tri-County League of Cities Meeting, the Outreach Mission Board Meeting at Wekiva Island, and the PARC's Foundation fundraiser also at Wekiva Island, which plans to build an all-inclusive playground in unincorporated Longwood.

Deputy Mayor McMillan attended the Longwood Jazz Festival featuring local school bands. On April 28 and 29, he attended the Florida League of Cities (FLC) Institute for Elected Municipal Officials II (IEMO II) at the Embassy Suites in Altamonte Springs. IEMO is an educational program for elected officials, and he noted that the opportunity to have discussions with leaders from other cities was helpful. He attended the Walk for Autism Awareness & Inclusion and mentioned it was well attended. On May 3, he attended a National Day of Prayer Service at the San Pedro Center Mary Mother of God Chapel in Winter Park hosted by the Seminole County Sheriff's Department (SCSO) Faith-Based Community Team. He attended the Longwood Luau, which was full of families and children. On May 12, he and fellow commissioners participated in a Mother's Day Celebration at the Tiny Tiger Daycare. He commented that the business owner from Australia purchased the former Pee Wee Ranch Child Care and held a big party with Disney characters, food trucks, and a band.

Deputy Mayor McMillan reported on the true, good, and beautiful. For the "true," he stated inflation in April was down to 4.9 percent, a slight decrease from March but significantly lower than the 6 percent in February. He noted that the country's inflation had been higher than 5 percent for two (2) years, and grocery store prices continue to climb. For

the “good,” he mentioned gratitude from the owner of Tiny Tiger Daycare, who expressed his thanks for being in Longwood. For the “beautiful,” he saw all the families and children at the Longwood Luau enjoying the music and weather.

District #4. Commissioner Morgan said he and Deputy Mayor McMillan went to a free comic book day at Acme Superstore in Longwood and mentioned that the business attracts people from other areas. He attended the Longwood Luau and commended his wife, Larissa, Chair of the Parks and Recreation Advisory Board, for organizing the event. He also thanked Horsepower Ranch and owners Mr. and Mrs. McElroy for participating. On May 11, Commissioner Morgan and his family attended the 1st Annual Mother & Son Dance, a sold-out event. This dance was a request from mothers following the Father & Daughter Dance last year, and he thanked Mr. Capizzi and Mr. Rinaldo for their assistance in adding this event. On May 12, he helped a Longwood family as an IEP Advocate and afterward met with a state representative candidate, Sarah Henry, to discuss the opioid crisis in Seminole County. He also attended the celebration at Tiny Tiger Early Learning Center, the former Pee Wee Ranch Daycare. He mentioned that the new owner had put a lot of money into the property and was grateful for the investment in the City. He, Mayor Boni, and Deputy Mayor McMillan attended a Longwood Council Lunch & Learn at the Longwood Community Building. They heard President Shawn Molsberger of Orlando Health South Seminole Hospital speak about future plans to turn the Longwood hospital into a regional emergency center. He commented that the hospital is a good community partner working with City Economic Team to ensure the project can also draw people to Reiter Park and the Historic District.

Commissioner Morgan requested a review of the sponsorship contract for the Amphitheater at Reiter Park. He said attendance at park events continues to increase, offering prime exposure for a prospective sponsor. On May 18, he planned to attend the Seminole County Law Enforcement Memorial at the Sheriff’s Office Heroes Memorial and later attend the Seminole County Night of Champions at Hagerty High School in Oviedo. On May 19, he planned to attend ethics training in Casselberry, and on May 21, he planned to participate in a fundraising bowling tournament for the South Seminole Sertoma Club. He paid for a team and invited fellow commissioners to participate. Individual tickets were also available. On May 23, he planned to visit the Galileo School in Sanford to speak about opioid addiction and later go to Markham Woods Church in Longwood.

Commissioner Morgan commented on a post on the Longwood 32750, 32779 Facebook Page regarding a home in Longwood, which has been a

lot of trouble regarding opioids. He said the person who lives at the house is in the hospital, and her 25-year-old daughter, with two young children, wants to go into that home and raise her family. He remarked that the situation at the house was unsafe, and he accompanied her to pick up her things. He stated he is proud of how the Police Department is handling the situation correctly, along with the Seminole County Sheriff's Department.

District #5. Commissioner Sackett said he wore two shirts that night to recognize two local high schools, Winter Springs and Lyman. He said that Lyman High School held a Blue and Gold Gala last week, and this week they will hold a spring football game. He mentioned that Barbara Albright was named the first-ever recipient of the Dede Schaffner Legacy of Service Award. She has dedicated hundreds of hours to area elementary schools and Lyman High School. Commissioner Sackett commented that Warren Brown, past president of Longwood Babe Ruth Board of Directors, and his wife were working on the Warren Brown Baseball Tournament at Candyland Sports Complex last Saturday. The tournament featured thirty-one (31) teams and over fifteen hundred (1,500) attendees. He noted that parking was very limited with cars from Arbor Dog Park and the Pickleball Courts. He heard comments from people in surrounding areas that the parks in Longwood are the best.

Commissioner Sackett stated that there is a traffic mess at Rangeline Road and E.E. Williamson Road. He hoped the City portion of the construction was completed.

Mr. Gioielli responded that the City should be finalizing the project.

Commissioner Sackett said that according to his last bill, Sunshine Utilities is raising rates. He asked Commissioner Shoemaker if she could attend a Council of Local Governments in Seminole County (CALNO) meeting on his behalf on June 7 at 6 p.m. in the City of Sanford., and Mayor Boni to attend a MetroPlan meeting on June 8 at 9:30 a.m. He has eye surgery scheduled and will be unable to attend.

Commissioner Sackett requested a future agenda item regarding term limits for City Board Members for Commission discussion.

District #1. Commissioner Shoemaker asked about the sponsorship of the Reiter Park Amphitheater and whether the reason for the review was to bid out to another hospital.

Commissioner Morgan replied no. He was referring to an example from 2018 when Reiter Park first opened, leading to the current sponsorship

by Orlando Health. He said that with the majority of the hospital leaving for the opening of an Emergency Room, he thought it was only fair to open up the contract again to the highest bidder for sponsorship.

Commissioner Shoemaker referred to an audit item stating that Orlando Health is the current sponsor of the Reiter Park Amphitheater, and she clarified that once the contract expires, it may be open to bidding to other sponsors. She stated that the City received many compliments in its financial audit, quoting, "There are now over one hundred and ten (110) events throughout the year. No other municipality in the county offers more city-sponsored or partner events." She stated that the City should be proud of its Finance Department. Commissioner Shoemaker and Jammie Tackett visited an employee of the Public Works Department who is recovering and is anxious to return to work.

Commissioner Shoemaker attended the Longwood Luau and said it was well attended. She thanked Commissioner Morgan and his wife, Larissa, for organizing the event. On May 13, she attended the Downtown Longwood Car Show, missed the affordable hamburgers for sale by the Longwood Historic Society, and stated there was still a nice display of cars due to the rainy weather.

Commissioner Sackett mentioned that Lyman High School graduation was Wednesday, and Winter Springs High School was the following Tuesday. Three of his family members were graduating from the local high schools and holding graduation parties at his house.

Deputy Mayor McMillan said he took his mother on a Mother's Day tour of the Bradley-McIntyre House, which she really enjoyed. He commented tours of the historic house are held on the second and fourth Sunday of the month from 1:00 p.m. to 4:00 p.m. and are open to the public.

9. **ANY ADDITIONS OR DELETIONS TO THE AGENDA.** None.
10. **CONSENT AGENDA**
 - A. **Approve the Minutes of the May 1, 2023, Regular Meeting.**
 - B. **Approve the Monthly Expenditures for May 2023.**
 - C. **Approve the Monthly Financial Report for April 2023.**
 - D. **Acceptance of the Annual Comprehensive Financial Report (Audit) for the Fiscal Year Ended September 30, 2022.**

Commissioner Sackett moved to approve Items 10A through 10D as presented. Seconded by Commissioner Morgan and carried by a unanimous roll call.

11. **PUBLIC HEARINGS.** None.

12. **REGULAR BUSINESS**

A. **Read by title only, set June 5, 2023, as the public hearing date and approve the first reading of Ordinance No. 23-2237, a Small-Scale Comprehensive Plan Amendment (SPA 01-23) requesting a land use and zoning change to Infill and Mixed-Use for the property located at 250 North Street.**

Mr. Langley read Ordinance No. 23-2237 by title only.

Mr. Kintner stated that the applicant was present to introduce their proposal, and he would follow up with a staff presentation.

Mr. Bryan Borland, Vice President with Wood Partners. He presented their proposal. He explained that Alta Cypress II, a proposed apartment community, would be the third development in the City of Longwood. He reviewed the proposal stating that Alta Cypress II is west of Alta Cypress at the intersection of Ronald Reagan Boulevard and North Street. It is a 244-unit, four-story project, the smallest of the three developments. It consists of 8.7 acres, and 2.8 acres of frontage parcels are not part of the application, set aside for general commercial use. He believed the development and the parcels would meet the City's objective to bring high-quality retail use to this area. He displayed images of the conceptual site plan and building.

David Gabai with Colliers International, a full-service real estate company, represents the owner of the 2.8 acres of frontage parcels. He spoke about the retail aspect of the project and the importance of that for the Wood Partners development. He reviewed his background in out parcel retail and the restaurants he represents. He stated that the proposed, up-scale apartments are appealing to restaurants in addition to the median household income of Longwood of \$70,000. He estimated that about 1,000 people are moving to Central Florida a week, with many looking for places to live. He reviewed his company's successful projects in Sanford and Lake Nona. He noted the inquiries they have received indicate the site looks promising and asking when is the residential component going to be complete, and when it will begin.

Discussion ensued on the desire to attract sit-down restaurants versus fast food chains, the reason nearby apartments have yet to attract retail or restaurant development, access point to the property, and concern that the City has too many apartments.

Mr. Kintner presented the Item requesting a land use change from industrial to infill and mixed-use. He reviewed what the Commission had done last April to set aside a large portion of the corridors for general commercial use, which was previously a broad, mixed-use category leading to many apartments. Staff also received direction from the Commission to seek retail and restaurant developments. Regarding the property at 250 North Street, he asked for the support of the concept that more residents will mean a better chance of getting the middle and higher-end restaurants. The City has not received a proposal for multi-family for about a year until this current one.

Mr. Kintner pointed out that the state legislature recently approved the Live Local Act, or Senate Bill 102, to address the affordable housing crisis. This particular Bill has dramatically impacted how staff evaluates this specific application in their recommendation to the Commission. It has preempted some of the regulations the Commission passed last year. He provided an overview of the Bill. The impact to the City is that the Bill requires municipalities to authorize multi-family and mixed residential in any area zoned for commercial, industrial, or mixed-use if at least 40 percent of the residential units are set aside as affordable for at least 30 years. It also prohibits cities from requiring multi-family developments to go through any special process like a planned development, conditional use, or special exception for building height, zoning, and densities. He explained that if Wood Partners were not here today, someone could purchase that property for affordable housing, go straight to the site plan process, and start developing it at the highest density that the City allows, which is fifty (50) dwelling units to an acre. There is no special exception nor Commission involvement required. He stated staff has already taken phone calls regarding affordable housing. If Commission approves this proposal, Wood Partners will move through a plan development process. He went over this process and what happens at each step.

Mr. Kintner mentioned discussing this with the City consultant Cindy, and she is excited about the possibility of this proposed project in terms of what she can market. She had been at an

International Council of Shopping Centers (ICSC) conference. She shared a statistic that 85 percent of new retail entering the market has some type of residential component. He said the staff sees the project's positive impact on the parcels at that corner, which is rare to be at a major intersection with frontage, good visibility, and vacant.

Commission comments were made about the Live Local Act, which binds a city's ability to control development within its City. The proposed project is from a partner who already has produced a good product in the City. If the project moves forward, there is more involvement to be sure it meets the City's goals. The alternative could be a bigger apartment complex with more density. The frontage parcels of the project can attract retail and restaurant developments, but there is no guarantee of what type.

Commissioner Sackett moved to approve Ordinance No. 23-2237 and set June 5, 2023, as the public hearing date. Seconded by Deputy Mayor McMillan and carried by a four-to-one (4-1) roll call vote, with Commissioner Morgan voting nay.

Commissioner Morgan suggested a town hall meeting or social media to inform residents of the new Live Local Act for their understanding of the law and its impact on the City.

Mayor Boni addressed the applicant, saying he wants to see real commercial opportunities going forward over the next three (3) hearings of the proposed project.

- B. Read by title only and adopt Resolution No. 23-1629, authorizing the execution and delivery of Amendment 2 to the Clean Water State Revolving Fund Construction Loan Agreement No. WW590540 to adjust the project costs and reduce the semiannual loan payment relating to the Longdale Septic Tank Abatement and Wastewater System Improvement and Expansion Project.**

Mr. Langley read Resolution No. 23-1629 by title only.

Mr. Smith presented the Item.

Deputy Mayor McMillan moved to adopt Resolution No. 23-1629 as presented Item 12B. Seconded by

Commissioner Sackett and carried by a unanimous roll call vote.

C. City Commission to consider a Voluntary Billboard Agreement with OutFront Media, LLC.

Mr. Kintner and Mr. Gioielli presented the Item and answered questions.

Discussion ensued, and questions were asked regarding the cost to advertise on a digital billboard, the City's right to remove the digital billboard and prohibit its replacement, local businesses able to co-op and share advertising costs, and that the City can advertise emergencies and upcoming events free of charge.

Commissioner Morgan moved to approve Item 12C as presented. Seconded by Deputy Mayor McMillan and carried by a four-to-one (4-1) roll call vote with Commissioner Sackett voting nay.

D. City Commission to consider a License Agreement for Outdoor Seating with Pixie's Magical Corner, a bakery at 1014 West State Road 434.

Mr. Kintner presented the Item and explained the location of the seating.

Commissioner Shoemaker moved to approve Item 12D as presented. Seconded by Commissioner Morgan and carried by a unanimous roll call vote.

E. City Commission approval of a set of banners created to be installed along Ronald Reagan Boulevard as part of the approved promotional banner program with CGI Communications, Inc.

Mr. Capizzi presented the Item and the updates made to the designs.

Discussion ensued on the designs. Comments made were to include the City logo at the top of banners, that the butterfly and dragonfly are not attractive nor relatable, the word "Longwood" needs enlargement and prominent display, no understanding of squiggly lines on the first set of banners, challenging to read busy banners while driving, the purpose of banners for recognition of

business sponsors, and to use symbols or photographs of City landmarks.

It was the consensus of the Commission to have additional options brought back.

F. City Commission approval of the replacement of the Police Departments roof due to damage caused by Hurricane Ian.

Chief Dowda and Mr. Gioielli presented the Item and answered questions.

Commissioner Morgan moved to approve Item 12F as presented. Seconded by Commissioner Sackett and carried by a unanimous roll call vote.

13. CITY MANAGER'S REPORT

Mr. Gioielli stated that hurricane season starts June 1, and staff is ensuring the City is prepared and collaborating with Seminole County Emergency Management. He said that regarding the E.E. Williamson project, the City has completed its portion of the work, but it does not relieve any traffic issues because the County is now going to work in the same area. He added that to further compound the situation, staff has been informed that the County anticipates closing Longwood Hills Road west of Ronald Reagan Boulevard in early June for six (6) to eight (8) weeks. The closure will be the entire road, not just one lane.

Commissioner Morgan asked about the option to do road work at night.

Mr. Gioielli replied that staff had asked the County many questions and expressed issues with some of the work. Staff voiced concerns about water runoff from 14th Avenue. He stated that information would be distributed to residents once the staff had the details. Detours are expected.

Commissioner Morgan commented that the road work would affect a major artery in the City and suggested that residents attend a County Commission meeting to express their concerns.

Mr. Gioielli responded that he would make further inquiries regarding the road work.

Mr. Gioielli reported that the City would receive its new ladder truck for the Fire Department in August. He stated that the Tri-Annual Accreditation inspection cycle for the Police Department would start the

next day with a mock assessment in preparation for their final assessment. He reported that staff is field testing T-Mobile as an alternative to their current carrier Verizon recognizing that if it offers the same quality service and connection, it could save taxpayers over \$19,000 a year.

14. CITY ATTORNEY'S REPORT. No report.

15. CITY CLERK'S REPORT

Ms. Longo reported that City offices will be closed Monday, May 29, in observance of Memorial Day. The Mayors and Managers Group meeting will be held tomorrow, Tuesday, May 16, 2023, at 11:30 a.m. The City of Oviedo is hosting the meeting in its Council Chambers. There will be a Ribbon Cutting Event tomorrow at 5:00 p.m. for Icing on Top, located at 950 W SR 434. The Tri-County League of Cities will not have its regular meeting; instead, the City of Casselberry is hosting an Ethics Training on Friday, May 19, from 10:00 a.m. until 2:30 p.m. at the Casselberry Recreation Center. The Board Appreciation Dinner will be held on Thursday, June 8, at the Longwood Community Building.

16. ADJOURN. Mayor Boni adjourned the meeting at 8:58 p.m.

Minutes approved by City Commission: 06-05-2023

Tony Boni, Mayor

ATTEST:

**Michelle Longo, MMC, FCRM
City Clerk**