

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

MINUTES
June 5, 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
Chris Kintner, Community Development Director
Chris Capizzi, Leisure Services Director
Shad Smith, Public Works Director
Tom Kruger, Economic Development Manager

1. **CALL TO ORDER.** Mayor Boni called the meeting to order at 6:01 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.** Commissioner Shoemaker led the Pledge of Allegiance.
4. **COMMUNITY ANNOUNCEMENTS.** Ms. Longo read the following announcements.
 - A. **The “Downtown Longwood Cruise-In” Car Show will be held on Saturday, June 10, 2023, from 5:00 p.m. until 8:00 p.m. in the Historic District of Longwood.**
 - B. **The Annual “Father and Daughter” Dance will be held on Thursday, June 15, 2023, from 7:00 p.m. until 9:00 p.m. at the**

**Longwood Community Building, 200 West Warren Avenue.
Tickets have sold out for this dance.**

- C. The City of Longwood will host a Flag Retirement Ceremony on Wednesday, June 14, 2023, from 6:00 p.m. until 8:00 p.m., at Reiter Park, 311 West Warren Avenue. American flags that need to be retired can be brought to Reiter Park for proper disposal.**
- D. The City of Longwood will host a “Juneteenth” celebration on Saturday, June 17, 2023, from 11:00 a.m. until 2:00 p.m., at Reiter Park, 311 West Warren Avenue.**

Commissioner Morgan moved to have Item 11A under Public Hearings moved up on the agenda and handled now. Seconded by Deputy Mayor McMillan and carried by a unanimous voice vote.

11. PUBLIC HEARINGS

- A. Read by title only and adopt 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.

Mayor Boni opened the public hearing.

The applicant did not wish to speak.

The following people spoke.

Mike Woods, 971 Arden Street, Longwood, 32750. He spoke in opposition to the item and voiced concerns with added traffic on North Street and low-income housing in this area.

Michelle Omana, 129 Sheridan Court, Longwood, 32750. She spoke in opposition to the item and asked for a continuance on the project for thirty (30) days.

Don Epps, 144 Peacock Drive, Altamonte Springs, 32701. He spoke in opposition to the item and requested a continuance for thirty (30) days. He read a list of questions into the record and submitted the list and photos of the property to the City Clerk.

1. Is the Live Local Act being applied to this project for density purposes?

2. Does the Live Local Act with its provisions play a part in the approval of this project?
3. Where is the mixed-use component for this project?
4. For the record, where are the mixed-use components for the other mixed use approved projects in the City of Longwood?
5. Does the proposed project meet Concurrency standards including the ones that apply to traffic, drainage, and schools?
6. How is the proposed project protecting the Industrial Core as a result of introducing new uses?
7. Does the project meet the bulk requirements of the City's Land Development Code?
8. Does the project meet code requirements as to access and traffic circulation and frontage on a right-of-way?
9. Is the PUD process also subject to the public hearing process?
10. What is the percentage of Industrial property in the city? What is the percentage of Commercial properties in the City?

Cheryl Adamkiewicz, 1655 Oak Valley Drive, Longwood, 32750. She spoke in opposition to the item and read a list of questions into the record and submitted the list to the City Clerk.

1. Where are the closest bus stops to the property and are they under .50 miles from 250 North Street?
2. Are you aware of any wetlands on the property or the adjacent front parcels?
3. Are you aware of the new Muirfield Partners project in Altamonte Springs in process with the City of Altamonte Springs with a proposed 330 apartments?
4. Are you aware that the SCALD report reflects that the zoned schools are at capacity or over capacity as of April 4, 2023? This is prior to the additional students from The Addison Longwood 277 units, the proposed Muirfield apartments 330 units, Astin apartments in Altamonte 268 units, and proposed Alta II North Street 244 units. As of April 4, 2023, Altamonte Elementary is over capacity by 96 students, Milwee Middle School is over capacity by 352 students, Lyman High School has room for 286 students. Do any of the commissioners have children in these schools?
5. Are you aware of the Rolling Hills Corridor Road Improvement project? Do you understand why Seminole

County is investing in improving the following roadways, North Street, Palm Springs and Raymond Avenue as well as the surrounding roadways?

6. Are you aware of the accidents and complaints from residents about the traffic on North Street, Palm Springs Drive, and Raymond Avenue as well as the internal roads adjacent to those roads?
7. Are you aware of the standing water on several locations on 250 North Street?
8. Will there be an entrance and exit from 250 North Street onto North Street?
9. Has anyone on the Commission driven on North Street, Raymond Avenue, Palm Springs Drive or tried to get onto I-4 at State Road 434 during peak times?
10. Would anyone on the Commission live in luxury apartments surrounded by industrial business (the noise, sights, smells and heavy equipment) and active railroad tracks?

Dawn Goss, 1057 Blackwood Street, Altamonte Springs, 32701. She owns a property across from proposed site, a warehouse at 1530 Forrest Avenue. She spoke in opposition to the item and voiced concerns about the impact on traffic congestion, traffic safety concerns, overcrowding the schools, flooding potential, and messing up the natural resources.

Debbie Cossairt, 1871 North Street, Longwood, 32750. She was neither for or against the item. She voiced concerns with additional traffic on North Street with the exit from the apartment complex onto North Street. She proposed not allowing use of the current drive onto North Street, instead making it a pedestrian only entry and exit. She voiced concerns with an industrial entity being built on the property having the only exit on North Street, stating semi-tractor trailers and trucks pulling trailers make more noise than cars.

James Maloney, 255 W. Magnolia Avenue, Longwood, 32750. He spoke in opposition to the item and shared the same concerns with traffic and the schools already mentioned. He voiced concerns about getting another apartment complex when the hospital leaves and that for every additional 2,000 people, more police and fireman need to be hired.

No one else spoke in favor or opposition to the Item.

Commissioner Sackett moved to close the public hearing. Seconded by Commissioner Shoemaker and carried by a unanimous voice vote.

Mr. Langley provided a summary of the Live Local Act and provisions in Affordable housing subsection 7.

Discussion ensued and comments made about the Live Local Act and impacts on the municipalities.

Mayor Boni allowed for questions and the following people came forward to speak.

Sarah Valley, 1312 W. Marvin Street, Longwood, 32750. She asked if the Live Local Act said anything about the fire or police department, or schools, and if they can't comply with the regulations could it be denied.

Michelle Omana, 129 Sheridan Court, Longwood, 32750. She asked what the Commission is going to do about this law that violates home rule, and has heard there are pending lawsuits for July 1. She asked if this zoning change item could be tabled.

Dawn Goss, 1057 Blackwood Street, Altamonte Springs, 32701. She asked who owns the property.

Mr. Kintner addressed questions regarding the number of apartments at the 8.7-acre Thelma Tice, 250 North Street property. He noted it would be 8.7 times 50 dwelling units an acre, the Live Local Act states it would be the highest density allowed in the City for a total of 435 apartments. If the additional acres in the adjacent properties are included for a total 12 acres it would be 600 apartments. Mr. Kintner went over the steps taken by the Commission to set aside land in the City for apartments and space for retail, and implement impact fees on these projects. The impacts of the decision by the state for affordable housing perspective has usurped the ability to handle it the way the City had intended. He went over the planned development process explaining the Commission has more control and input in projects. A "yes" vote on the item means they would enter into this process with a lot of touch points for the Commission. This would not be an option with the "no" vote and with someone who utilizes the Live Local Act. The discussion this evening allows the applicant to move into the planned development process. He noted this is a substantial public process with tonight being the first step. Mr.

Kintner also noted a misconception with multi-family housing is it is relatively low on the list of traffic generation.

Discussion ensued regarding what a “yes” and “no” vote would mean for the City. A “yes” vote does allow the Commission to work with a developer they have previously worked well with and allows for more input in the process.

Mayor Boni allowed for questions and the following person came forward to speak.

Rodney Kilborn, Waterstone Church, 900 North Street, Longwood. He expressed his understanding of what the City was saying and what could be done in the planning phase.

Commissioner Sackett moved to adopt Ordinance No. 23-2237 as presented Item 11A. Seconded by Deputy Mayor McMillan and carried by a four-to-one (4-1) roll call vote with Commissioner Morgan voting nay.

The Commission recessed at 7:24 p.m. and reconvened at 7:38 p.m.

5. PROCLAMATIONS / RECOGNITIONS

A. Proclaiming June 19, 2023, as “Juneteenth Day” in the City of Longwood.

Mayor Boni read the Proclamation and presented it to Winsome Clarke owner of Birdy’s Garden, and Nadia Clark owner of Cherry Bee Collections. Photographs were then taken.

6. BOARD APPOINTMENTS

A. District #2 Nomination to the Land Planning Agency.

Mayor Boni nominated Mohamed Jaffer for reappointment to the Land Planning Agency. Nomination carried by a unanimous voice vote.

7. PUBLIC INPUT

A. Public Participation.

Ananias Lucador, 744 Meadowlark Ct., Longwood, 32750. He was speaking on behalf of his parent’s residence. He explained that they hired a contractor in 2019 to install an air conditioning unit and thought the company completed all the paperwork and inspections needed. In 2020, his parents were served papers. He noted that they are not from

this country and have a language barrier. They recently received a letter about the lien and the amount being over \$100,000. He explained that they thought the A/C Company took care of everything that needed to be done related to the replacement. He stated that no letters related to the lien were received in 2021 or 2022; one was received a few weeks ago. He noted they are currently working with the A/C Company to resolve the issue, but the company is very difficult. He also explained that they did not intentionally mean for this to happen. He attended the meeting to request a release or forgiveness for the lien.

Mayor Boni stated they would have to do some due diligence to research and asked if there was anything to present.

Mr. Gioielli responded that he had some facts presented to him that he could share. He explained that in 2019, a permit was pulled for air-conditioning work at the property. In January 2020, certified mail was sent indicating a violation for not closing out the air conditioning installation permit. January 13, 2020, an inspection was done, and they were not in compliance. Additional inspections were done in February 2020 and were not in compliance. Notification of a violation was done by mail on February 25, 2020, and a Notice of Hearing was sent in April 2020 by certified mail. Another reinspection was done in May 2020 and again in June 2020; both resulted in non-compliance. Certified mail was sent on June 25, 2020, to indicate a formal hearing, and the respondents were not present during the hearing. The Special Magistrate issued a final order on July 2020, the order was received by the property owner, and the fines started on August 19, 2020. This has resulted in an amount of \$103,000 to date. He explained that the staff mails out a courtesy letter each year to make people aware. From the staff's perspective, there was a violation and adequate notice. Staff presented the lien reduction program to the family, which would reduce the lien by fifteen (15%) percent.

Discussion ensued on the violation, inspections, permit process, and who is responsible.

Commissioner Sackett made a motion to release and lower the lien amount to \$500 with the condition that there is confirmation of communication with the A/C Company who did the work at the property. Seconded by Commissioner Morgan and carried with a unanimous roll call vote.

8. MAYOR AND COMMISSIONERS' REPORT

District #3. Deputy Mayor McMillan attended the Icing on Top ribbon cutting and the Concert in the Park, where he received a compliment

from a resident on the quality of the concerts. On Memorial Day, he attended the Longwood VFW Post 8207 Flag Ceremony at the Longwood Memorial Gardens. He wished a happy 76th birthday to his father.

Deputy Mayor McMillan reported on the true, good, and beautiful. For the “true,” he stated June is typically the most rainfall we get in a month averaging five point six (5.6) inches, and hopes we get more since it has been a dry year so far. For the “good,” he mentioned reverence throughout the City on Memorial Day. For the “beautiful” was the weekend weather.

District #4. Commissioner Morgan thanked his fellow Commissioners for coming out on May 21 to participate in the fundraising bowling tournament for the South Seminole Sertoma Club. He congratulated Commissioner Sackett’s grandson, Cameron, and Mayor Boni’s daughter, Olivia, on graduation. He attended the Flag Ceremony at Longwood Memorial Gardens on Memorial Day and thanked Commander Hector from the Longwood VFW Post 8207 for organizing it. He reminded everyone to pay attention and reach out to local and state legislatures regarding decisions they disagree with.

District #5. Commissioner Sackett thanked Mayor Boni and Commissioner Shoemaker for covering meetings that week for him while he dealt with some eye issues. He reported that Candyland Sports Complex looks good, with the items removed and cleaned. He visited the Summer Camp participants and mentioned that Kory was doing a fantastic job. He attended a Community Emergency Response Team (CERT) meeting, and only five (5) members attended. He mentioned there used to be forty (40) to eighty (80) members and wants to keep the group going.

District #1. Commissioner Shoemaker attended the Icing on Top ribbon cutting. On May 19, she attended the Tri-County League of Cities four-hour ethics course. On May 21, she bowled at the fundraiser, and on May 25 attended the Seminole County Chamber Professional Women’s Luncheon. The luncheon featured Alice Weinberg and Bev Winesburgh as speakers and County Commissioner Andria Herr as the moderator. She wished happy birthday to Deputy Mayor McMillan.

District #2. Mayor Boni mentioned that his daughter Olivia who graduated and going into nursing, starts volunteering at Orlando Health tomorrow. He wished happy birthday to Deputy Mayor McMillan. He thanked Northland Church for their Serve Day and twenty (20) members coming to Reiter Park with him to spread over four hundred (400) bails of pine needles in the landscaping.

9. ANY ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Longo requested that the minutes for May 15, 2023, be pulled from the agenda.

10. CONSENT AGENDA

A. Approve the Minutes of May 15, 2023, Regular Meeting.

Minutes for May 15, 2023, Regular Meeting were removed from the Agenda.

B. Approve the Monthly Expenditures for May 2023.

C. Approve a purchase order in the amount of \$65,016.51 to Rep Services, Inc. for shade topper and playground equipment renovations at Shadow Hill Park.

D. Approve a purchase order in the amount of \$67,150.00 to Hydra Service, Inc. for necessary upgrades to Lift Station 18 (Fairmont Plaza Lift Station).

E. Approve a Continuing Professional Services Agreement between the City of Longwood and Pegasus Engineering for Grant Management Services.

Commissioner Morgan moved to approve Items 10B through 10E as presented. Seconded by Deputy Mayor McMillan and carried by a unanimous roll call.

11. PUBLIC HEARINGS

A. Read by title only and adopt 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.

Item addressed after Community Announcements.

12. REGULAR BUSINESS

A. Schedule Wednesday, September 6, 2023, and Monday, September 18, 2023, as regular City Commission Meeting dates and public hearing dates for the adoption of the Fiscal Year 2023/2024 Budget.

Deputy Mayor McMillan moved to approve Item 12A as presented. Seconded by Commissioner Sackett and carried by a unanimous roll call vote.

- B. Read by title only, set June 19, 2023, as the public hearing date and approve the first reading of Ordinance No. 23-2238, a Small-Scale Comprehensive Plan Amendment (SPA 02-23) requesting a land use and zoning change for the property located at 700 Wilma Street.**

Mr. Langley read Ordinance No. 23-2238 by title only.

Mr. Kintner presented the Item.

Commissioner Morgan moved to approve Ordinance No. 23-2238 and set June 19, 2023, as the public hearing date. Seconded by Commissioner Sackett and carried by a unanimous roll call vote.

- C. Read by title only and adopt Resolution No. 23-1630, which amends the Fiscal Year 2022/2023 budget and authorizes funding to cover costs related to critical repairs and upgrades needed for the City's Lift Station.**

Mr. Langley read Resolution No. 23-1630 by title only.

Mr. Smith presented the Item.

Commissioner Morgan moved to adopt Resolution No. 23-1630 as presented Item 12C. Seconded by Deputy Mayor McMillan and carried by a unanimous roll call vote.

- D. City Commission approval of a Sale and Purchase Agreement between the City of Longwood and Lowe Enterprises for the purchase of the private portion of St. Laurent Street and authorize the City Manager to execute associated documents.**

Mr. Gioielli presented the Item and answered questions.

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

- E. City Commission approval of an Easement Agreement between the City of Longwood and Duke Energy for Duke Energy to**

provide power for the City lift station located at 255 W. Florida Avenue.

Mr. Smith presented the Item.

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

13. CITY MANAGER'S REPORT

Mr. Gioielli reported that summer camp started last week and is at capacity. The staff continues negotiating with the unions that have contracts expiring this year and working through the budget planning phase. He stated there are some concerns with estimates coming in for contractual services and maintenance, with an increase ranging between twenty (20%) to one-hundred and thirty percent (130%). The property and liability insurance have increased over twenty-eight percent (28%), and the police and fire pension fund is up thirty-six percent (36%). He is waiting for the health insurance cost to come in. He stated some of the downturns seen have been in fuel, trending less than it was last year at the same time. He noted that staff would be finishing up some field testing and be able to reduce cell phone costs. There will be savings based on decisions made last year with the IT Systems and the structure of that program. The property appraiser estimates a fifteen percent (15%) increase in the ad valorem taxes.

Mr. Gioielli also reported receiving formal notice of a request for an increase from Waste Pro. The total increase is twenty-one (\$0.21) cents per house for the month. Of that twenty-one (\$0.21) cents, seven (\$0.07) cents would go to Waste Pro, and the fourteen (\$0.14) cent increase is a result of an increase in disposal fees which are pass-through costs from Seminole County through Waste Pro to our residents.

14. CITY ATTORNEY'S REPORT

Mr. Langley reported that he emailed each Commissioner an update about the recent Florida ethics disclosure law changes. The Florida Legislature passed "SB 774: Ethics Requirements for Public Officials" last month, and Governor DeSantis signed it into law on May 11, 2023. He explained that starting January 1, 2024, the Mayor and City Commission will no longer file Form 1 financial disclosure and must file Form 6-Full and Public Disclosure of Financial Interest with the Florida Commission on Ethics.

15. CITY CLERK'S REPORT

Ms. Longo reminded the Commission that the Board Appreciation Dinner will be held Thursday, June 8, at the Longwood Community Building.

16. ADJOURN. Mayor Boni adjourned the meeting at 8:25 p.m.

Minutes approved by City Commission: 07-17-2023

Tony Boni, Mayor

ATTEST:

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