

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

MINUTES
October 2, 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
Craig Dunn, Information Technology 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.** Deputy Mayor McMillan led the Pledge of Allegiance.
4. **COMMUNITY ANNOUNCEMENTS.** Ms. Longo read the following announcement.
 - A. **National Night Out will be held on Tuesday, October 3, 2023, from 5:30 p.m. until 8:00 p.m. at Candyland Sports Complex, 599 Longdale Avenue.**
 - B. **The City of Longwood will host a “Food Truck Battle & Concert in the Park” on Saturday, October 7, 2023, from 4:00 p.m. until 9:00 p.m. at Reiter Park. The band will be *Hypersona*.**

- C. **The “Downtown Longwood Cruise-In” Car Show will be held on Saturday, October 14, 2023, from 5:00 p.m. until 8:00 p.m. in the Historic District of Longwood, located off Church Avenue.**

5. PROCLAMATIONS / RECOGNITIONS

- A. **Presentation of the Beautification Award to Get Fueled Meals at 343 North Ronald Reagan Boulevard.**

Commissioner Morgan will present the certificate to them at their location.

6. BOARD APPOINTMENTS

- A. **District #2 (At Large) Nomination to the Parks & Recreation Advisory Board.**

Mayor Boni deferred the nomination until the next meeting.

7. PUBLIC INPUT

- A. **Public Participation.**

Lazaro Jesus Gonzalez, 969 Wildflower Way, Longwood. He stated he bought his house three (3) years ago and was replacing a roof. He applied for a permit with the City and Homeowners Association (HOA). The City accepted his permit but not the HOA. He explained that his proposed roof was the same architectural type and color as his neighbors. A person from his HOA requested a 3-tab shingle, which he said cannot withstand the same amount of wind nor has the same durability as an architectural type of roof. He thought this decision was too much for one person to determine. He was asking the City for help.

Shawn Geddes, 103 Shomate Drive, Longwood. He stated he recently completed a divorce. He took over the property full-time in June of last year. His ex-wife was residing in the house prior to that time and let things go. When he took over the property, he discovered liens totaling \$310,000. He asked the Commission for assistance since he was now upside down on the property with the liens and mortgage and a single father raising his son. He contacted the Code Enforcement Officer, and they have worked together to take care of issues at the property. He has done additional work with interior remodeling. He has to refinance the house by court order to get his ex-wife’s name off the mortgage; however, he cannot do that by being upside down. He said the house looks good now with a new, white vinyl fence and other improvements he has made. He was never aware of any liens on the property while his ex-wife lived there and has been in compliance since last year.

Joseph Andrew Diaz, 855 N. US Highway 17-92, Longwood. He spoke about his art museum in the Longwood area but governed by Seminole County. His goal was to either have someone purchase the building or annex it into the City of Longwood so it can be under the jurisdiction that aligns better with their culture. He said the museum was a respectable place with a lot of nice equipment, furniture, and art.

Charles Peoples, partner with Mr. Andrew, 548 Fox Hunt Circle, Longwood. He would like the City of Longwood to utilize the museum. Mayor Boni visited the museum when it first opened. They would like the community to also utilize the museum and hoped to provide some educational programs.

Mr. Andrew Diaz noted they have been very limited with their current situation with challenges with Seminole County and their landlord. It has cost them money.

8. MAYOR AND COMMISSIONERS' REPORT

District #5. Commissioner Sackett spoke about the property at Wildflower Way and noted that the ordinance dealing with that type of issue was put in place in 2001. It is time for an update to remove the City from being in the middle of disputes, and would he like to see this item on the agenda for the next Commission meeting. He addressed Mr. Geddes's concern, and Mr. Gioielli will research the case going back to 2019 and how it progressed up to this date. He welcomed Mr. Diaz into the City of Longwood, leaving the jurisdiction of Seminole County.

Commissioner Sackett commented that he was glad to see the pickleball competition postponed until November. The pickleball courts were in full use the past weekend, along with baseball games. He noticed that leaving Candyland Sports Complex, many people were driving the wrong way out. He suggested that staff put up signs with arrows on how to exit safely. He attended the Ultimate Car Show. He reported that Lyman High School was hosting their Homecoming that week, and the football team beat Winter Springs High School 40-0.

Commissioner Sackett stated Sleepy Hollow continued to have problems with the management of mowing the neighborhood. He thanked staff for looking into the concern, and the landscaping company went to the site to review the situation. He has not received any more phone calls and believes it must have been worked out. He noted another issue regarding a backed-up toilet system on State Road 434, and a company dumped sludge in a parking lot near a runoff pond, hitting a woman's car.

Staff went out and dealt with the problem. He appreciated the flags at Hero's Monument in memory of 9/11.

District #1. Mr. Gioielli spoke about the issue Mr. Gonzalez addressed during public participation. He stated that the City Code requires the City to issue a building permit once the City has received approval from the HOA. The intent likely was to ensure some consistency in a neighborhood with an HOA and that the City was supporting that process. One of the issues staff was running into was these conflicts, as explained tonight, where an HOA has only one (1) member, an HOA was expired, or not correctly registered with the state. These HOAs are offering a denial to residents to get necessary work done to their houses, or there was an extended amount of time that is causing a delay. Because of these issues, the City was not able to issue a permit based on this Code and interjects the City into a dispute with the two entities. Mr. Gioielli reported that staff recommended changes to the Code to remove the City from the process. The City was still responsible for the building code and safety laws, and it did not remove any authority imposed by the HOA. If this change should take place, there would still be an issue between Mr. Gonzalez and his HOA.

Mr. Langley supported the recommendation by the staff. He noted that none of the cities he represents have this process in their Code where they hold up the building permit for an HOA approval. He explained that Longwood has many older neighborhoods, and it was difficult to know what HOAs are in fact, legitimate. These neighborhoods are private deed restrictions, and the City was not a party to these restrictions. Someone getting a permit from the City who lives in a deed-restricted community must recognize their deed restrictions and be liable to the HOA for penalties and fines if they break their covenants. Likewise, if an HOA unjustly denies someone approval, the owners can go through the court system.

Discussion ensued on whether residents received protection under the current Code, an option to file a grievance or lawsuit, and the current Code puts the City in the middle of a private dispute between the resident and HOA.

Commissioner Shoemaker asked for clarification that staff would prepare changes to the current Code, and the Commission will have two (2) readings at a meeting. She added Mr. Gonzalez cannot pull a permit because, under the current Code, he has to have the HOA's approval. If changes to the Code are approved in November, Mr. Gonzalez can pull a permit and get his roof done. During the interim time, Mr. Gonzalez can speak with his HOA and let them know of upcoming code changes.

It was confirmed that it was accurate.

Commissioner Shoemaker addressed the issue with Mr. Geddes, and Mr. Gioielli will put together information on the case and share it at the next Commission meeting.

Commissioner Shoemaker addressed the situation with Mr. Diaz and Mr. Peoples and welcomed them to annex into the City; however, was unclear about their situation mentioned involving their landlord.

Mr. Gioielli stated he met with one of the gentlemen, and the issue was that they were tenants regulated under the Seminole County government. If their landlord was unwilling to annex as he has indicated, then the City's hands are tied. He suggested that these gentlemen may need to move to another location within city limits or purchase the current property.

Commissioner Shoemaker attended the inaugural Brightline Trains grand opening in Orlando. On September 27, she attended an event of the League of Women Voters entitled Girls in Government for students at the South Seminole Academy of Law, Leadership, and Advanced Studies. About fifty (50) girls participated in the event, which included women from the Seminole County School Board, local city commissions, and state legislature. A second Girls in Government event will be at the school on March 6, 2024. On September 30, she attended the Ultimate Car Show.

District #2. Mayor Boni announced that the Rotary Club of Longwood was official, and Rotary District Governor Don Harris inducted eighteen (18) members that morning. Several Rotarians from Lake Mary, Downtown Orlando, and Sanford came to show their support. Lake Mary and Downtown Orlando clubs are sponsors of the Rotary Club of Longwood. The Rotary Club of Longwood meetings are held every Monday from 7:30 a.m. until 9:00 a.m. at the Longwood Historic Civic Center, 135 West Church Street.

Mayor Boni attended the Ultimate Car Show and judged cars in the classic section. The winner for the classic section was a 1972 Oldsmobile Delta 88, which was original. He thanked LiquidTech for show sponsorship benefiting Meals on Wheels. He attended the ribbon cutting for Brightline Trains in Orlando. He attended a Mayors and Managers meeting with Mr. Gioielli.

District #3. Deputy Mayor McMillan reported he was glad fellow commissioners attended the Ultimate Car Show since he was at a conference. Regarding the issue of Mr. Geddes, he explained that liens are in place to get everyone into compliance, and it sounds like he was now in compliance. He met candidate William Scheiner for State Attorney 2024 at an event at Rookies Cantina in Longwood. The current state attorney representing Brevard and Seminole Counties was retiring from the Eighteenth Circuit Court.

Deputy Mayor McMillan attended the Oktoberfest Celebration at Hourglass Brewing and purchased their double stein promotion. He missed the Alestone Brewing event due to a Rescue Outreach Mission Poker Tournament. The shelter for people experiencing homelessness is located in Sanford; it is the only emergency shelter in Seminole County. As a member of the organization's board, he appreciated the support of his fellow commissioners and announced a Lunch Gala fundraiser scheduled for October 12 at the Marriott Lake Mary. He missed the Brightline Train event due to a lack of parking and inadequate directions, but he did hear plans for the new train at a Seminole County Chamber Longwood Council Lunch and Learn. He commented that the State Auditor released a preliminary report on the City of Winter Springs. The report reviewed many processes ranging from procurement policies to fraud detection policies. He thought this audit allowed Longwood to review its policies. He attended the Blue Mass at St. James Cathedral in downtown Orlando, which was offered for all police, firefighters, paramedics, and any other first responders.

Deputy Mayor McMillan thanked the City for the gracious proclamation five (5) years ago in honor of his grandfather, Robert, who turned 100 years old. That day, October 2, would have been his 105th birthday. He thought it fitting that he became a Rotarian since his grandfather was very active in another civic organization known as the Kiwanis Club. He thanked Mayor Boni for bringing the Rotary Club to Longwood.

Deputy Mayor McMillan reported on the true, good, and beautiful. For the "true," he mentioned a fun fact about what is an Oktoberfest beer. For the "good," he saw public service at the charter meeting of the Rotary Club of Longwood. The two mottos of the Rotary Club are Service Above Self and One Profits Most Who Serves Best. For the "beautiful," he saw the architecture of the new townhomes being built around the SunRail station in Longwood.

District #4. Commissioner Morgan addressed the situation with Mr. Geddes and noted that the City was interested in keeping property values up. He understands the situation that when Mr. Geddes took over the

property, he was not aware there was a \$310,000 lien. The property has been cleaned up, and improvements made. Commissioner Morgan asked Mr. Gioielli for assistance.

Mr. Gioielli responded that he would collect information and data and present it to the Commission.

Commissioner Morgan met with Seminole County Commissioners Jay Zembower, Bob Dallari, and Lee Constantine about the traffic at the Seminole County Trail construction along Longwood Hills Road and E.E. Williamson Road. They contacted the construction project manager for Seminole County and received an update. The contract time so far has been 81%, and the contract amount paid is 89%. The contractor was currently 8% ahead of schedule, and the anticipated completion date was the first quarter of 2024. Other work remaining was completing the pedestrian bridge on Longwood Hills Road and Rangeline Road intersection improvements, reconstructing a portion of Longwood Hills Road, and replacing the asphalt trail section with concrete in front of the North Cove subdivision.

Commissioner Morgan also discussed with Commissioner Dallari about the intersection of State Road 434 and Ronald Reagan Boulevard. He pointed out that the busy intersection was not a city road but a State and County road. One item suggested was adaptive signalization with SunRail, which he explained. This suggestion, which was made about four (4) years ago, would help with traffic congestion. Another idea was grade separation, which means going underground or 3- and 4-way intersections. He said the penny sales tax may help with improvements at the intersection.

Mr. Gioielli responded that the State had recognized the issue with the intersection mentioned by Commissioner Morgan due to the fact that it was on their major project list with the Florida Department of Transportation (FDOT). Improvements to the intersection include adding an additional left turn lane for both east and westbound State Road 434 and dedicated right turn lanes for both east and westbound State Road 434. He stated that the next step for that project, which was already approved, was to get it funded and suggested utilizing current networks and relationships.

Commissioner Sackett reported he met last week with MetroPlan Orlando and he discussed this particular intersection, bumping it into a higher standard.

Commissioner Morgan thanked County Commissioner Dallari, who has been chairman of MetroPlan Orlando multiple times, for his support to get the project moved up the list.

Commissioner Morgan had a fun time judging a talent show in Sanford. He thanked Mayor Boni for raising \$8,500 for Rescue Outreach Mission with a poker tournament. He urged others to contribute to the only homeless shelter in Seminole County, commenting that \$40 pays for one night, breakfast, lunch, and dinner for a homeless individual. He reminded everyone that the next night was National Night Out at Candyland Sports Complex. He announced that the Boys & Girls Clubs in Seminole County will hold a fundraiser, "Faces of the Future," on Wednesday at 7:30 a.m. at the Sanford location. He attended an event at Rookies Cantina featuring candidate William Scheiner for State Attorney 2024.

Commissioner Morgan stated that Heroes Strong, a non-profit organization, raised money the night before at Topgolf for a Longwood resident and veteran, Mr. Ryan O'Connor. After serving his country, Mr. O'Connor returned and started having seizures. Heroes Strong partnered with Mr. O'Connor and his non-profit called ROC (Ryan O'Connor) Stop Seizures. The event was well attended. Commissioner Morgan thanked Colonel Johnny Richardson and their son, DJ Drizzy, who contributed his services to the event.

9. **ANY ADDITIONS OR DELETIONS TO THE AGENDA.** None.
10. **CONSENT AGENDA**
 - A. **Approve the Minutes of the September 6, 2023 Regular Meeting.**
 - B. **Approve the Monthly Expenditures for September 2023.**
 - C. **Approve a purchase order in the amount of \$50,941.30 to Futron Incorporated for renewal of an information technology managed services agreement and authorize the City Manager to sign the City of Longwood MNS Renewal document.**
 - D. **Approve a purchase order in the amount of \$65,000 to Ricoh USA Inc. for expenses related to an equipment lease with toner and service inclusion.**

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

11. PUBLIC HEARINGS

A. Read by title only and adopt Ordinance No. 23-2240, a Longwood Development Code Amendment related to the implementation of the Live Local Act.

Mr. Langley read Ordinance No. 23-2240 by title only.

Mr. Kintner presented the Item.

Mayor Boni opened the public hearing. No one spoke in favor or opposition to Ordinance No. 23-2240.

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

Commissioner Sackett moved to adopt Ordinance No. 23-2240 as presented Item 11A. Seconded by Deputy Mayor McMillan and carried by a unanimous roll call vote.

B. Read by title only and adopt Ordinance No. 23-2241, a Longwood Development Code Amendment addressing uses restricted by the passage of Ordinance No. 23-2236.

Mr. Langley read Ordinance No. 23-2241 by title only.

Mr. Kintner presented the Item.

Mayor Boni opened the public hearing. No one spoke in favor or opposition to Ordinance No. 23-2241.

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

Commissioner Sackett moved to adopt Ordinance No. 23-2241 as presented Item 11B. Seconded by Deputy Mayor McMillan and carried by a unanimous roll call vote.

12. REGULAR BUSINESS

A. City Commission approval of two possible locations for the installation of a temporary decorative LED Christmas Tree during the holiday season.

Mr. Capizzi presented the Item and the two possible locations to install the tree during the holiday season.

It was the consensus of the Commission to approve location one (1) in the grass portion of the brick City parking lot between Ronald Reagan Boulevard and the Longwood Historic Inn.

- B. City Commission approval of an Environmental Protection Agency 319(h) Grant Award Agreement No. NF118 between the State of Florida Department of Environmental Protection and the City of Longwood providing for Federal Financial Assistance and Funding related to the East Longwood Septic Tank Abatement Phase III Project, and authorize the City Manager to execute all associated documents, including any time extensions.**

Mr. Gioielli presented the Item.

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

13. CITY MANAGER'S REPORT

Mr. Gioielli stated that the City was in the process of receiving a full copy of the State audit from Winter Springs. He agreed that audit can be used as a teaching instrument. He restated National Night Out was scheduled the next day at 5:30 p.m. at Candyland Sports Complex.

Mr. Gioielli reported that upgrade work was completed in the Hidden Oaks subdivision, including restriping of the roadway and a significant amount of sidewalk repair. He announced the City was hosting a Longwood Business Scavenger Hunt Bingo in celebration of Florida City Government Week, October 16-22. The City already has twenty-two (22) businesses signed up, and residents will be encouraged to visit those businesses. Prizes are available to those who complete the Bingo card. He stated that at the request of the Parks and Recreation Advisory Board, staff had organized a Halloween Dance Party on October 25 at 6:30 p.m. at the Longwood Community Building. The costs are being covered by ticket sales for the event. This was the first Halloween dance held by the City and could be repeated in the future if successful.

14. CITY ATTORNEY'S REPORT. No report.

15. CITY CLERK'S REPORT

Ms. Longo reminded the Commission of the ribbon cutting for Eddie's Pizza on Wednesday, October 4, at 5:00 p.m. They are located at 1616 N Ronald Reagan Boulevard. Mayor Boni will not be at the October 16 meeting because he is out of town for work and requested that his absence be excused. The Commission was invited to join the 2023 Lyman Homecoming Parade on Friday, October 6, at 1:30 p.m. to kick off their Homecoming Prep Rally. It will be held at Lyman High School, and it was requested to arrive at the campus to check in at the front office at 12:30 p.m.

Ms. Longo stated that at the Commission on Monday, September 18, there was a request to update the beautification sign and bring options to the Commission. She noted that Ms. Cartagena was kind enough to work on design options showcasing the City Colors, and the Commissioners reviewed the five (5) options.

The options were discussed, and the Commission agreed on option #2. They did request that the word "AWARD" be filled in with color, one option with Gold and one with Blue. It was also suggested to change the logo to Green. The changes will be made and presented to the Commission for review.

Ms. Longo received input on whether to have the Beautification Award once quarterly or if it should be done twice a year. She requested the Commission's feedback on having the Beautification Award presented to a business or commercial property twice a year.

It was the consensus of the Commission to continue the award quarterly.

16. ADJOURN. Mayor Boni adjourned the meeting at 7:19 p.m.

Minutes approved by City Commission: 10-16-2023

Tony Boni, Mayor

ATTEST:

Michelle Longo, MMC, FCRM
City Clerk

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