

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

MINUTES
March 4, 2024
6:00 P.M.

Present: **Mayor Tony Boni**
 Deputy Mayor Matt Morgan
 Commissioner Abby Shoemaker
 Commissioner Matthew McMillan
 Commissioner Brian D. Sackett
 Dan Langley, City Attorney
 Clint Gioielli, City Manager
 Michelle Longo, City Clerk
 David Dowda, Police Chief
 Mike Peters, Fire Chief
 Chris Kintner, Community Development Director

- 1. CALL TO ORDER.** Mayor Boni called the meeting to order at 6:03 p.m.
- 2. OPENING INVOCATION.** Pastor Tom Myers with Neighborhood Alliance Church gave the invocation.
- 3. THE PLEDGE OF ALLEGIANCE.** Mayor Boni led the Pledge of Allegiance.
- 4. COMMUNITY ANNOUNCEMENTS.** Ms. Longo read the following announcements.
 - A. Longwood Movie in the Park will be held on Friday, March 8, 2024 beginning at 7:00 p.m. at Reiter Park, 311 West Warren Avenue. This is a free event and the movie will be Sonic the Hedgehog 2.**
 - B. The “Downtown Longwood Cruise-In” Car Show will be held on Saturday, March 9, 2024, from 5:00 p.m. until 8:00 p.m. in the Historic District of Longwood.**
- 5. PROCLAMATIONS / RECOGNITIONS**

A. District #4 Presentation of the Business Person of the Month Award for March 2024 to Nancy Johnston, Speech-Language Pathologist & Owner of Central Florida Therapy Solutions, Inc.

Deputy Mayor Morgan read a brief biography on Nancy Johnston and then presented her with the Business person of the Month Award for March 2024.

6. BOARD APPOINTMENTS. None.

7. PUBLIC INPUT

A. Public Participation.

Marcos Bigucci, 7917 KingsPointe Pkwy, Suite 17, Orlando. He explained that his family decided to invest in America four (4) years ago and chose the City of Longwood. They acquired fifty percent (50%) of a building at 587 State Road 434 and were financial investors. They partnered with a local partner, but unfortunately, they got into a scam, and the guy left after mismanaging the property. He stated that in July 2020, someone left a sofa in the parking lot of their building, and they received a Code Enforcement fine of \$100 a day that had accrued for almost one year. He became aware of this situation a few months ago, and the fine was now \$36,000. He was aware of a resolution that allowed him to get fifteen percent (15%) off the fine. He applied for the reduction and asked the Commission to consider his application. He said the old partner was removed, and they have hired new attorneys and a new property management company. They are trying to fill the building with tenants, which is currently ninety-five percent (95%) empty. They are struggling with the bank as they make loan payments. He asked the Commission to accept fifteen percent (15%) of the debt. He came from Brazil to fix this situation and noted that he does not live here. He said his new property manager, who was present at the meeting, would take care of his business matters.

8. MAYOR AND COMMISSIONERS' REPORT

District #4. Deputy Mayor Morgan attended the Seminole County Prayer Breakfast on February 23, and later that day, Longwood Elementary held a Fun Run to raise funds for a playground shade structure. He reported that the school raised \$39,000, which will cover the cost of the shade structure. He attended the Seminole County Commission meeting on February 27. He invited all five (5) Seminole County Commissioners and staff to the Walk for Autism Awareness & Inclusion on April 27 at Reiter Park from 11:00 a.m. until 1:00 p.m. He thanked Seminole County

Commissioner Bob Dallari for his assistance in getting media exposure for the event. He attended the Annual State of the County luncheon on February 29 and commended Mayor Boni on his presentation. He thanked Mr. Gioielli for his help with a meeting with him and a business owner and for his ability to listen while holding true to the City code.

Deputy Mayor Morgan attended an event on behalf of Heroes Strong for local artist and veteran Jose Belen. He attended the Opening Day Ceremony for the Central Florida Bambino Buddy Ball League in Altamonte Springs. He commended Altamonte Springs Vice-Mayor Sarah Reece and her son Seth Reece for their support of the league. He was proud that the City of Longwood continues to host upper-aged children in the Buddy Ball League at Candyland Sports Complex.

Deputy Mayor Morgan asked the Commission for a motion to declare March Women's Appreciation Month and March 8 International Women's Day in partnership with Nancy Cancel-Acevedo on behalf of the Seminole County Sheriff's Office.

Mr. Gioielli stated that one proclamation could be prepared to cover both observances.

Discussion ensued on the request to wait until the next Commission meeting to discuss the proclamation. Time was of the essence to get it prepared because there was an International Women's Day Event on Friday, March 8, at the Seminole County Sheriff's Office.

Commissioner Shoemaker made a motion to approve the preparation of a Proclamation for Women's History Month to be ready to sign at the next meeting. Seconded by Deputy Mayor Morgan.

Discussion ensued about drafting the proclamation and not having it come back to a meeting. Deputy Mayor Morgan had a draft of the requested proclamation provided by Ms. Cancel-Acevedo. Comments were made that special observances are good, but it was too late to request a proclamation.

Motion carried by a four-to-one (4-1) voice vote with Commissioner Sackett voting nay.

Deputy Mayor Morgan asked for a Certificate of Recognition for Nan & Pop's Ice Cream Shop in Longwood for their work in the community, including the Longwood Rotary Club and sponsors of various non-profit events, and hosting fundraiser events for artist Jose Belen.

Mr. Gioielli responded that a vote from the Commission would be needed to bring back a Certificate of Recognition for the mayor to sign at the next meeting.

Discussion ensued on the request, and it was suggested that it would be better served as a Business Person of the Month recognition.

Deputy Mayor Morgan wanted the request for a Certificate of Recognition brought back to the next meeting for a vote.

District #5. Commissioner Sackett attended Trivia Night at Alestone Brewing Co. in Longwood. He met with Longwood Babe Ruth Baseball officials, and unfortunately, their Opening Day Ceremony was canceled due to the rain, but the league will hold a Closing Day Ceremony. He received a list of thirty-five (35) things that needed to be done at Candyland Sports Complex from Longwood Babe Ruth and forwarded it to Mr. Gioielli. He received a call from Leisure Services Director Chris Capizzi. Then he told the league to send any future items directly to Mr. Capizzi or have their president go through Mr. Gioielli. He announced that the Buddy Ball League raised \$25,000 at their recent fundraiser, which will go towards fields, uniforms, and equipment.

Commissioner Sackett said he missed the Seminole County Prayer Breakfast because he attended a dance show his granddaughter was asked to light direct at the college she attends. He attended Longwood Pirate Days, which he thought had a lighter attendance. He commented that the show was good and the meal prices were decent. He missed the reenactment of a fire entrapment. He asked Mr. Gioielli if the Fire Chief could present the details and accomplishments of the reenactment at the next Council of Local Governments in Seminole County (CALNO), which Longwood would host.

Commissioner Sackett attended a Meat Bingo held by Andre Klass of Christian Tech Center Ministries and said about eighty (80) people participated. He attended the Annual State of the County luncheon and mentioned that Mayor Boni did a great job in his presentation. He helped fundraise for the golf team at Lyman High School, and they raised tens of thousands of dollars for graduating seniors. The seniors had to write essays to be considered for the awards, and he was part of the essay writing committee. Awards averaged \$1,000, \$500, and \$300; all funds received would be given out.

District #1. Commissioner Shoemaker attended the Seminole County Prayer Breakfast on February 23. On February 24, she attended the

Longwood Pirate Days at Reiter Park and commented that the crowd was light but steady. On February 27, she attended the multi-agency equipment exercise but was late. She got to see everyone clean up and disassemble the crash and was impressed with all the cities working together. She attended the Annual State of the County luncheon on February 29. She mentioned that Seminole County shared its accomplishments with the penny sales tax, and each mayor and other branches of government shared their accomplishments. She liked the new format and commented that Mayor Boni did an outstanding job in his presentation.

Commissioner Shoemaker said she hoped Mr. Gioielli or a commissioner would address the fifteen percent (15%) reduction in code violations mentioned during Public Participation. She thought the request for a reduction in fees could be made without the Commission's approval.

District #2. Mayor Boni attended the Annual State of the County luncheon. He was happy to see the City of Longwood well-represented by the city manager, commissioners, and staff. He attended the Longwood Pirate Days and tryouts for the Orlando Prowlers Professional Dance Team. His favorite event was the fire entrapment exercise hosted by Longwood's Fire Department, which included surrounding city and county fire departments. He congratulated Fire Chief Mike Peters, Deputy Fire Chief Troy Freist, and Training Battalion Chief Chris Clayton for organizing the event.

Mayor Boni attended the Seminole County Prayer Breakfast. He commented that the Rotary Club of Longwood has grown since its five-month start in the community, and they are introducing a reading program at Longwood Elementary School. He invited any interested business that wishes to join the club to contact him. He announced that *Be the Change for Seniors*, in partnership with Mercy Road at Northland Church, will host a class for seniors on diabetes beginning April 3 for a six-week program. The class will be held every Wednesday from 9:00 a.m. until Noon at Northland Church. Those interested in the class can contact Northland Church or Mayor Boni.

District #3. Commissioner McMillan attended the Pine Castle Pioneer Days in Cypress Grove Park, Orlando, on February 24 and 25 on behalf of the Longwood Historic Society. He brought items from the Bradley McIntyre Museum and mentioned Longwood's Pirate Days, scheduled that same weekend. He noted that a couple from Albuquerque, New Mexico, took a tour of the Bradley McIntyre House after talking to him. He received compliments on Longwood events. He thanked the Leisure Services Department and staff for their hard work on the City's events.

He attended Longwood Pirate Days on Saturday evening and the tryouts for the Prowlers Dance Team.

Commissioner McMillan attended the Seminole County Prayer Breakfast and the Annual State of the County luncheon. He started the Community Law Enforcement Academy from the Seminole County Sheriff's Office, and the program will run every Wednesday until May.

Commissioner McMillan reported on the true, good, and beautiful. For the "true," he stated a legal fact about homeowner associations (HOA) governed by Florida Code Chapter 720. In his review, he found that the governing law that governs them just in the definition section has been changed numerous times since 1995, and likely more changes have occurred in other provisions. He said this demonstrates how complicated it could be for the City to interpret who was right or wrong when there was a dispute between HOA members, as discussed in past Commission meetings. For the "good," he saw vitality when he saw the pirates at Reiter Park, the Prowler dancers warming up, a bridal party on Warren Avenue getting their photo taken in front of the Community Building, and another wedding reception at Alestone Brewing Co. He said these are the kind of things he wants to see happening in Longwood's Historic District. For the "beautiful," he saw azaleas starting to bloom in all different colors.

Mayor Boni brought up Mr. Bigucci's comments during public participation. He stated he could deal directly with staff regarding a fifteen percent (15%) reduction in fines. He stated staff has complete control over reducing the fine to fifteen percent (15%) without getting the Commission's approval.

Mr. Gioielli added that there was an issue that the Mayor was unaware of involving multiple violations on the property. There were nine (9) documented violations. He said that because these were repeat violations, the staff did not have the authority to approve the fifteen percent (15%) lien reduction because one of the requirements was that there was no repeat violation. He stated that the property was now in compliance, and the owners had changed property management companies. In addition, staff found out that trash previously dumped there was not from the owners or their tenants and likely was from other people dumping their trash there.

Commissioner Sackett made a motion to approve a fifteen percent (15%) reduction in liens for the property located at 587 State Road 434. Seconded by Commissioner Shoemaker and carried by a unanimous roll call.

Deputy Mayor Morgan asked if Mayor Boni could attend an International Women's Day event at the Seminole County Sheriff's Office on March 8, from 11:00 a.m. until Noon on his behalf to represent Longwood and present the proclamation. He was unable to attend due to previous plans for his son's field trip.

Mayor Boni responded that he would attend, arriving at 11:30 a.m. after another meeting.

9. ANY ADDITIONS OR DELETIONS TO THE AGENDA. None.

10. CONSENT AGENDA

- A. Approve the Minutes of the February 19, 2024, Regular Meeting.**
- B. Approve the Monthly Expenditures for January 2024.**
- C. Approve a donation of \$2,000 to the Scouts of America Central Florida Council from the State Law Enforcement Confiscation Fund.**
- D. Approve an increase in the amount of \$17,747.18 to purchase order #24-00265 for Advanced Data Processing to cover patient billing services until the contract expiration date on April 30, 2024.**
- E. Approve an increase in the amount of \$30,000 to purchase order #24-00036 for Emergency Vehicle Repair, Inc for emergency vehicle preventative maintenance and repair.**

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

11. PUBLIC HEARINGS

- A. Read by title only, set March 18, 2024 as the second public hearing date, and approve the first reading of Ordinance No. 24-2249, which would approve a Development Agreement for the Alta Trilogy project located near the intersection of Ronald Reagan Boulevard and Dog Track Road at 1050 South Ronald Reagan Boulevard.**

Mr. Langley stated that this was a quasi-judicial matter, and anyone wishing to speak on behalf or in opposition to Ordinance

No. 24-2249 was requested to stand and be sworn in. He then swore in those wishing to speak.

Mr. Kintner presented the Item. He reviewed the main consideration of whether the project that the developer submitted and was reviewed by staff matches what was shown at an earlier conceptual public hearing. He added that there were some minor changes, but it was largely the project the Commission had seen before. He said there were some comments regarding stormwater that the staff was working through. He explained that the Development Order would not be issued until everything was resolved. If the Commission approves the Development Agreement, the developer still has to meet everything in the code, including school concurrency and traffic with Seminole County. He noted that the agenda memo's recommendation section includes the criteria the City Attorney mentioned. Staff feels the project meets the criteria discussed in the memo. He mentioned the following deviations:

- A density bonus from 15 dwelling units per acre to 28 dwelling units per acre, which is below the Comprehensive Plan maximum of 35 dwelling units per acre
- Deviations from the number of parking spaces, ten units going 13 square feet lower than the 650 square foot minimum
- Building height increasing from 50 to 56 feet
- Landscape buffer at 10 feet in width, which is less than the minimum required of 20 feet - not a building setback, the building is set back significantly further than 10 feet from property lines

Staff considered the above deviations minor. He provided an estimate of what the project will pay in impact fees and noted that there are no financial incentives from the City. He stated that at 244 units, the developer would pay impact fees to the City of Longwood in the amount of \$478,484, divided as follows:

- Parks and Recreation: \$188,856
- Fire/EMS: \$163,236
- Police: \$73,200
- Public Works/Administration: \$53,192
- Impact fees are paid prior to release of the building permit, which, if the PD is approved, is on track to occur within FY 24

- The Police Chief, Fire Chief, and Public Works Director have all indicated that there are no staffing increases necessary specific to the approval of this project

The project is anticipated to generate \$621,716 in water, wastewater, and sewer connection fees and an increase in ad valorem taxes of \$322,134 based on the current millage rate.

Mr. Kintner answered questions from the Commission regarding the building height, parking spaces, garages, student concurrence number, and the North Street entrance.

Brian Borland with Wood Partners, 398 West Morse Boulevard, Suite 201, Winter Park 32789. He addressed the comments made by Mr. Kintner. He agreed that urban apartments historically generate fewer students, so in effect, apartments subsidize schools. Regarding parking, he stated the total reduction was seventeen (17) spaces, and some of that was for detached garages that take more space. He noted they feel a greater value and demand for the detached garages. This will enhance the project and provide a buffer for the surrounding industrial uses. They have no incentive to under-park their community, which would be a detriment in serving their residents. They typically look at having at least one space per bedroom. He commented that he would like a secondary entrance on North Street to allow residents to travel in another direction. All visitor traffic and prospective resident traffic would be steered at the main entrance off Ronald Reagan Boulevard. He reviewed the amenities, including a dog park, an active pool courtyard, a passive courtyard with seating, fire pit areas, grilling areas, and a walking path. Renderings of the project were displayed on the screen.

Mayor Boni opened the public hearing. No one spoke in favor or opposition to Ordinance No. 24-2249.

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

Deputy Mayor Morgan moved to approve Ordinance No. 24-2249 and set March 18, 2024 as the public hearing date. Seconded by Commissioner Sackett and carried by a unanimous roll call vote.

- B. Read by title only and adopt Ordinance No. 24-2251 annexing and amending the corporate limits of the City of Longwood pursuant to an application for voluntary annexation by Foxtail Coffee on behalf of Present Equity Retail, LLC, the property owners for 385 South Highway 17-92.**

Mr. Langley read Ordinance No. 24-2251 by title only.

Mr. Kintner presented the Item.

Mayor Boni opened the public hearing. No one spoke in favor or opposition to Ordinance No. 24-2251.

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

Deputy Mayor Morgan moved to adopt Ordinance No. 24-2251 as presented Item 11B. Seconded by Commissioner Shoemaker and carried by a unanimous roll call vote.

12. REGULAR BUSINESS

- A. Read by title only and adopt Resolution No. 24-1657 authorizing the execution and delivery of Amendment 2 to the Clean Water State Revolving Fund Construction Loan Agreement No. WW590550 to provide the City with a time extension to complete construction services relating to the East Longwood Phase II Septic Tank Abatement and Wastewater System Improvement and Expansion Project.**

Mr. Langley read Resolution No. 24-1657 by title only.

Mr. Gioielli presented the Item.

Deputy Mayor Morgan moved to adopt Resolution No. 24-1657 as presented Item 12A. Seconded by Commissioner McMillan and carried by a unanimous roll call vote.

13. CITY MANAGER'S REPORT

Mr. Gioielli reported WOW!, a new internet provider, struck a city sewer line, causing a lot of work for staff, and they were still working to bring everything back online. It was the City's position that this issue was due to the fault of WOW!, which will be charged for the work of staff, supplies, and equipment, as well as a third-party vendor brought in to assist. This issue may result in a state violation, and WOW! paying state

finer. He stated that the City has received notice from MetroNet, a competitor of WOW!, that in May 2024, they plan to start work in Longwood. He said the good news was that MetroNet will have less extensive work being done in their underground utility services being added. Any areas in which the City had difficulties with WOW! have been marked to ensure there was less likelihood of another mistake. He pointed out that while the City can regulate some rules and safety considerations, Florida law allows these companies to come in, and the City cannot stop them.

Mr. Gioielli stated he has been working with Deputy Mayor Morgan on the City applying for the FEMA flooding community rating system. While cities are expected to maintain a minimum standard for flooding, those cities that have advanced standards in place and applied to FEMA can be awarded a rating system that will inevitably, if approved, reduce insurance premiums for flood insurance for their residents. He said Seminole County has proposed to all cities an interlocal agreement that will outline whether the City should share revenues for recyclables and solid waste or charge the City should it not be profitable. In his experience, it has not been profitable, and the City will have to go into negotiation with Seminole County, which has taken the majority of that cost in the past. Still, all cities are going to be requested to offset the cost of recyclables.

Mr. Gioielli responded to Mayor Boni's question about traffic safety when WOW! was present on the roadways. He said staff has notified WOW! that it is a requirement that flagmen be present if they are using a vehicle or have people in the roadway.

- 14. CITY ATTORNEY'S REPORT.** No report.
- 15. CITY CLERK'S REPORT.** No report.
- 16. ADJOURN.** Mayor Boni adjourned the meeting at 7:35 p.m.

Minutes approved by City Commission: 03-18-2024.

Tony Boni, Mayor

ATTEST:

Michelle Longo, MMC, FCRM
City Clerk

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