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

MINUTES
February 17, 2025
6:00 PM

Present: **Mayor Matthew McMillan**
Commissioner Tony Boni
Commissioner Matt Morgan
Deputy Mayor 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
Ryan Rinaldo, Recreation Manager

Absent: **Commissioner Abby Shoemaker (excused)**

1. **CALL TO ORDER.** Mayor McMillan called the meeting to order at 6:01 p.m.

2. **OPENING INVOCATION.** Pastor Eric Scholten, with First Baptist Church of Longwood gave the invocation.

3. **THE PLEDGE OF ALLEGIANCE.** Mayor McMillan led the Pledge of Allegiance.

4. **COMMUNITY ANNOUNCEMENTS.** Ms. Longo read the following announcements.

   A. **The Senior Matinee will be held on Wednesday, February 19, 2025, from 1:30 p.m. until 3:30 p.m. at the Longwood Community Building, 200 West Warren Avenue. This month's feature is *Wicked*.**

   B. **The Longwood Movie in the Park will be held on Friday, February 21, 2025, beginning at 7:00 p.m. at Reiter Park, 311 West Warren Avenue. This is a free event and the movie will be *Trolls World Tour.***

   C. **The Longwood Strawberry Fest will be held on Saturday, March 1, 2025, from 12:00 p.m. until 5:00 p.m. at Reiter Park. There will be strawberries available for purchase from pints to flats, live music, food vendors, an inflatable kid zone for $5 per child, free carnival games, contests, and the Longwood Farmer's Market.**

5. **PROCLAMATIONS / RECOGNITIONS**

A. **Recognition of the 2024 sponsors for the Annual Celebrate the Season and Breakfast with Santa events.**

Mr. Capizzi and Mr. Rinaldo, recognized the business sponsors of the 2024 Annual Celebrate the Season and Breakfast with Santa events and presented them with a certificate. Photographs were then taken.

B. **Recognition of the 2024 Longwood Christmas Parade winners.**

Mr. Capizzi and Mr. Rinaldo, recognized the winners of the Longwood Christmas Parade and presented them with an award. Photographs were then taken.

C. **District #5 Nomination of the Business Person of the Month Award for March 2025.**

Nomination was deferred to the next meeting.

6. **BOARD APPOINTMENTS**

A. **District #1 Nomination to the Parks & Recreation Advisory Board.**

Nomination deferred to the next meeting.

B. **District #5 Nomination to the Land Planning Agency.**

Nomination was deferred to the next meeting.

7. **PUBLIC INPUT**

A. **Public Participation.**

Joy Stricker, Longwood 32779. She spoke in favor of ending the fluoridation of city water.

Rachel Bitner, Longwood 32779. She spoke in favor of ending the fluoridation of city water.

Kelly Shilson, 224 Slade Drive, Longwood 32750. She spoke in favor of ending the fluoridation of city water.

Justin Harvey, 103 S. Osceola Avenue, Orlando. He spoke in favor of ending the fluoridation of city water.

Nicole King, Sorrento. She spoke in favor of ending the fluoridation of city water.

Leslie Kirschenbaum, 110 Cedar Point Lane, Longwood 32779. She spoke in favor of ending the fluoridation of city water.

Jessica Tillmann, 124 Rock Lake Road, Longwood 32750. She spoke in favor of ending the fluoridation of city water.

David Levitt, 100 Primose, Longwood 32779. He spoke in favor of ending the fluoridation of city water.

Commissioner Morgan moved to have Item 12C under Regular Business up on the agenda and handled now. Seconded by Commissioner Boni and carried by a unanimous voice vote with Commissioner Shoemaker absent.

12. REGULAR BUSINESS

C. City Commission consideration of the continuation of the Fluoridation of City of Longwood Community Water.

Discussion ensued on the information in the packet about the fluoridation of city water provided by staff, the utility's role in providing water, and an individual's choice on whether they want additional fluoride. It was noted that Sunshine Utility, the city of Casselberry, and the city of Winter Springs do not fluoridate their water.

Commissioner Morgan moved to stop the community water fluoridation. Seconded by Commissioner Boni and carried by a unanimous roll call vote with Commissioner Shoemaker absent.

8. MAYOR AND COMMISSIONERS' REPORT

A. District #5. Deputy Mayor Sackett noted he had been out of town and asked for updates on the medians on State Road 434 and the OutFront Media billboards. He asked that the city manager address these items under his report.

District #1. No report.

District #2. Commissioner Boni thanked Chief Dowda and Chief Feist, along with the police and fire departments, for keeping the city safe and healthy.

District #3. Mayor McMillan apologized for missing the last meeting and the JOY Awards. He attended the Mayors and Managers meeting last month held at the Ultimate Global Innovation Lab, a new initiative Altamonte Springs is bringing in high-tech AI and technology that can help local governments. He stated there would be a request at some point to get involved with them and sign an agreement to share information. On Friday, January 24, with the City Clerk, they hosted a Girl Scout Troop in the Commission Chambers, had a presentation, and answered questions about local government. The meeting ended in a friendship circle, which he participated in with the girls. On January 31, he attended a Leadership Seminole event at Northland Church, the Annual Leadership Summit. He had the Leadership Seminole Arts and Culture Day at the beginning of February, and they went to different locations around Seminole County. They had a tour at the Casselberry Art House and did the Sanford Walking Tour. His Leadership Seminole Class 34 held their casino night at The Sanford Galleon to raise money for their class project. Their project is to help the Christian Help Food Pantry across from Dog Track

Road on Seminola Boulevard. He stopped by City Hall for the Valentine Workshop in the Commission Chambers and made a Valentine's card. He attended the Chili Cook-Off and the Car show. He participated in handing out the trophies to the second-place winner, Holy Smokes from St. Stephen's Orthodox Church, and first-place to the Rotary Club of Seminole County South. He congratulated the winners and noted that the people's choice was awarded to Brisket Bros., three guys who liked cooking and had never entered a contest. He attended the Strickland Brothers Ten Minute Oil Change ribbon cutting a little later after a meeting and a Seminole Chamber ribbon cutting for the Tool Kingdom on Church Avenue and U.S. Highway 17-92 next to Burger King. He attended the Ukrainian Festival at Reiter Park and spoke at the opening ceremony. He commented that they had the best sound setup for anything he had heard at the park. For the "true," it was a historical fact that on February 1, 2003, the Space Shuttle Colombia broke up, and the entire crew was lost. He listed the names of those who lost their lives. For the "good," was remembering a childhood friend's father whose memorial he attended. His name was Earl Welsh, and he was his scoutmaster when he was a Boy Scout. Upon reflection, he recognized that some of what he learned about leadership in his time in the scouts was under Mr. Welsh, who was an example of a very good, fair, and even-tempered man. For the "beautiful," he walked past the Longwood Community Building while at the Car Show and saw the roses in bloom.

District #4. Commissioner Morgan had gone to Hawaii to visit his wife’s family. Earlier today at noon, he was a guest speaker at the Longwood edition of the Seminole County Chamber of Commerce and then again at 2:30 p.m. at the Red Suitcase Ministry nonprofit organization at Heathrow Country Club. He thanked his fellow commissioners for their due diligence, talking to residents, and reviewing everything related to the fluoridation issue.

9. COMMISSION AND STAFF ADDITIONS OR CHANGES

A. ADDITIONAL ITEMS RAISED DURING MAYOR'S AND COMMISSIONERS' REPORTS

Deputy Mayor Sackett asked if the salaries for the police officers were discussed at the Mayors and Managers Group Meeting. He also noted that he heard that the city of Casselberry would be addressing their salary also.

Mr. Gioielli responded that the Mayors and Managers Group Meeting would be tomorrow.

Deputy Mayor Sackett also mentioned that Sunshine Utility sent another notice to raise their rates. He would like to have another discussion with them.

Discussion ensued about Sunshine Utility and the city's options. It was noted that the last time the new president came before the Commission, he tried to be diplomatic but was unwilling to discuss selling. It was discussed that the underground utility infrastructure is in poor condition and could be expensive to fix if the city were to take it over. The City Manager will review options and see if there is a mechanism for communicating their displeasure as a board representative of the people and creating a forum that would allow everybody to communicate with them.

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

10. CONSENT AGENDA

A. Approve the Minutes of the February 3, 2025, Regular Meeting.

B. Approve the Monthly Expenditures for January 2025.

C. Approve the Monthly Financial Report for December 2024.

D. Approve a donation of $2,500 to the Scouting America Central Florida Council from the State Law Enforcement Confiscation Fund in accordance with Florida Statute 932.

E. Approve an increase in the amount of $60,000 to purchase order #25-00220 for Fortiline Waterworks to purchase water and sewer materials and supplies essential for the maintenance and repair of the City's water and sewer distribution systems.

F. Approve a purchase order in the amount of $62,500 to Air Tech of Central Florida for the purchase of a new air conditioning system for the Longwood Community Building.

Deputy Mayor Sackett moved to approve Items 10A and 10F as presented. Seconded by Commissioner Morgan and carried by a unanimous roll call vote with Commissioner Shoemaker absent.

11. PUBLIC HEARINGS

A. City Commission to hold a public hearing to consider a Major Conditional Use Permit (CUP 01-25) to allow the reestablishment of an Assisted Living Facility (ALF) at 480 East Church Avenue.

Mr. Langley stated this was a quasi-judicial matter, and anyone wishing to speak on behalf or in opposition to this Conditional Use Permit (CUP 01-25) was requested to stand and be sworn in. He then swore in those wishing to speak. He explained that the Commission will decide based on the criteria in the Code and apply the facts and evidence presented to determine if the applicant meets the criteria of the Code.

Mr. Kintner presented the Item. He stated that the applicant, Vasan Holding LLC, wants to continue the most recent operation as an Assisted Living Facility at 480 East Church Avenue. The ALF operation ceased in 2022. The current property owner closed on the property in December of 2024. The property is zoned Medium Density Residential (MDR-15), and an ALF is not an allowable use in that zoning district. Per the City's Land Development Code (LDC), once a previously legally non-conforming use ceases to operate continuously for a period of 365 days, the legally non-conforming status no longer exists for the property. The LDC allows a property owner to re-establish the legally non-conforming use by applying for a Conditional Use Permit (CUP), which the applicant has opted to do. Per the LDC, CUPs need to appear before the City Commission for a public hearing. He said the property has been on the market for some time, and staff has fielded several inquiries for similar proposals. Staff also contacted several local homebuilders, including those who had completed townhome projects in the area, to gauge their interest in bidding on the property. Prospective applicants had indicated concerns about the sale price, the cost of demolishing the existing structure, and the cost of bringing the structure up to code as barriers to their purchase of the property. The current property owner is aware of these requirements and has stated that they are willing and able to make the required improvements for this building to be utilized as an assisted living facility. A full fire sprinkler system will have to be installed throughout the entire building, upgrades to the fire alarm system will be required, any alterations to the building, interior or exterior, structural or non-structural, and any extensions to the existing systems (electrical, mechanical or plumbing), including any minor wall removal or changes at any location (including the nurse's station) will require signed and sealed plans and approved permits before commencing. City Engineering staff has also indicated that based on the understanding of the project, there are no modifications to the property that will impact the existing drainage or motor vehicle access and circulation. Staff has required an updated landscape plan, and the Conditional Use Permit also includes a requirement for re-surfacing and re-striping before opening. He said that LDC 10.3.2. outlines the criteria for issuance for the CUP's. Overall, the staff is comfortable with the application meeting the intent of this section. LDC 10.3.2.K "Non-Conforming Uses" includes review criteria to be considered for the issuance of CUPs.

- The resulting condition is in the best interest of the City.
- The applicant has provided a justification for why the non-conforming use should be expanded or re-established, and detailed efforts taken to ensure that any negative impacts of the non-conforming use have been mitigated to the maximum extent practicable.
- The request is not so common as to be applicable to numerous sites, thus establishing a precedent that could be reasonably expected to undermine the codes that made the use non-conforming in the first place.
- The expansion or re-establishment of the use could not reasonably be considered detrimental to economic development goals of the city.

Mayor McMillan opened the public hearing.

Philip Flavin, 431 E. Church Avenue, Longwood, 32750. He spoke in opposition, and his concerns include the age of the building, the repairs needed to bring it up to code, the large vehicles (semi-trucks) making deliveries to the property, and, at times, driving onto others' property. He would desire to have homes in that area.

Sharon Fussell, 553 E. Warren Avenue, Longwood, 32750. She spoke in opposition, and her concerns included that she did not want apartments put in and was relieved that would not happen, how their property values would be affected, and what would be in the best interest of the citizens.

No one else spoke in favor or opposition to the Conditional Use Permit.

> Commissioner Boni moved to close the public hearing. Seconded by Deputy Mayor Sackett and carried by a unanimous voice vote with Commissioner Shoemaker absent.

Discussion ensued on the item. It was noted that there would be additional repairs needed to be brought up to code. The approval is specific to this applicant and cannot be transferred to someone else. Delivery trucks were also discussed, and whether to add a condition about the truck size allowable should be added. The applicant stated they would not need to utilize large delivery trucks, and if there was a need for a big truck to deliver, they could try to deliver at night after hours when there is limited traffic.

Commissioner Morgan moved to approve the Conditional Use Permit as presented Item 11A. Seconded by Commissioner Boni and carried by a three-to-one (3-1) roll call vote with Deputy Mayor Sackett voting nay and Commissioner Shoemaker absent.

12. REGULAR BUSINESS

A. Read by title only and adopt Resolution No. 25-1687, amending the Fiscal Year 2024/2025 budget to authorize funding for additional critical repairs and upgrades to the City's Lift Stations.

Mr. Langley read Resolution No. 25-1687 by title only.

Mr. Smith presented the Item.

Deputy Mayor Sackett moved to approve Resolution No. 25-1687 as presented Item 12A. Seconded by Commissioner Boni and carried by a unanimous roll call vote with Commissioner Shoemaker absent.

B. Approve a purchase order in the amount of $64,844.41 to cover cost related to critical repairs and upgrades needed for the Columbus Harbour Lift Station #28.

Mr. Smith presented the Item.

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

C. City Commission consideration of the continuation of the Fluoridation of City of Longwood Community Water.

Item addressed after Public Participation.

13. CITY MANAGER'S REPORT

Mr. Gioielli reported on the OutFront billboards, and the last time staff contacted them, they said that the property owners at one location of the signs were not cooperating and were at a standstill. He noted they were committed to taking the sign down, but the property owner did not want to do so. He said there was some issue with losing value to their property or some income due to renting out the property sign or the advertising there, so it is currently on hold. He said the Commission could bring the item back to discuss further if they were interested in rescinding the offer, and staff could research it further to do that if needed. He said that regarding the medians, the staff was set with engineering plans and included some additional work at Interstate 4 (I-4) around the retention pond. He said the police department was coordinating a Citizen Academy. He reported that due to a law that took effect last year, the Blue-Collar Union has been decertified and is no longer a union because of a lack of participation in its membership. There were several things that they had negotiated that affected them operationally, like safety, and things that allowed them to have benefits specifically. He said the decision was made that they would not reduce or change anything at this time that would impact their operations or their paychecks. He assumed the Commission would be supportive because they had approved the contract when it was still active. He said that Orlando Health Emergency Room would have its ribbon cutting that Thursday at 10:00 a.m. He reported they were moving forward with getting the parking lot resurfaced at Longwood City Hall. Mr. Gioielli read a letter into the record regarding him submitting his intention to retire from the City, and his last day is April 19, 2025. He said he was prepared to work with Human Resources to coordinate the recruitment efforts for the position should that be the desire of the Commission. He wants to task Human Resources and work with them to present what they think would be a way to collect viable candidates, considering what is stated in the City Charter. He said he would meet with each Commissioner to get their input. He indicated he would stay until a new candidate was found. The Commission was okay with his suggestion to move forward.

14. CITY ATTORNEY'S REPORT. No report.

15. CITY CLERK'S REPORT

Ms. Longo reported that the preparations for the Annual Board Appreciation Dinner have begun, and the date selected was Tuesday, June 10. She asked the Commission to let her know if anyone had any conflicts regarding that date. If there were none, she would finalize the date that week, begin looking for a caterer, and send out the Save the Date invitations. She advised that she had received a request from the G8 to Donate, the group that hosts the 5K run for Organ donation at Lyman High School, and they would like to attend a Commission meeting to present a Shadow Box to the City as a thank you. If there were no objections, she would place the presentation on the March 3rd agenda and confirm the date with the group.

16. ADJOURN. Mayor McMillan adjourned the meeting at 7:50 p.m.

Minutes approved by City Commission: 03-03-2025.

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Matthew McMillan, Mayor

ATTEST:

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Michelle Longo, MMC, FCRM
City Clerk