

# CODE ENFORCEMENT HEARING

## City Commission Chambers

175 West Warren Avenue  
Longwood, FL 32750

February 25, 2021

9:00 A.M.

**Present:** Amy Goodblatt, Special Magistrate  
J. Giffin Chumley, City Attorney

**Also Present:** Brittany Kidd Gelm, Code Compliance Officer

**1. CALL MEETING TO ORDER:**

Special Magistrate Amy Goodblatt called the meeting to order at 9:00 a.m.

**2. APPROVAL OF THE MINUTES FROM THE January 28, 2021 HEARING:**

Special Magistrate Goodblatt approved Minutes from the January 28, 2021 meeting.

**3. SPECIAL MAGISTRATE GOODBLATT'S EXPLANATION OF PROCEEDINGS:**

Special Magistrate Goodblatt explained the hearing process for the attendees.

**4. ROLL CALL OF SCHEDULED CASES:**

Special Magistrate Goodblatt did a roll call of the scheduled cases to determine which Respondents were present.

**5. SWEARING IN OF ALL WITNESSES:**

Special Magistrate Goodblatt swore in all witnesses.

**6. PUBLIC HEARINGS:**

A. CEH 21-02-1635 CC, Chapter 18 Section 18-63 Minimum Prop. Standards  
LQ Home Improvements Service, Inc.  
526 E Jessup Avenue  
Longwood, FL 32750

Case withdrawn as complied.

B. CEH 21-01-1636 LDC, Article X Section 10.1.0 Construction Permit  
Tom Morris RE Holding, LLC – P/O  
Auction Auto Mall - Tenant  
151 N HWY 17-92  
Longwood, FL 32750

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CEO Gelm introduced herself and presented a Cost Recovery document and photos to the Special Magistrate. The Respondent/Property Owner was not present.

CEO Gelm stated that this property is in violation of LDC, Article X Section 10.1.0 Construction Permit because site work and asphalt paving were completed with a permit.

A Notice of Violation was issued on 1/6/2021 and mailed via certified mail to the property owner. The NOV was delivered on 1/8/2021.

A Notice of Hearing was issued on 1/15/2021 and mailed via certified mail to the property owner and business. The NOH was delivered on 1/19/2021 to the property owner and business.

Special Magistrate made inquiry of the Code Compliance Officer.

The Special Magistrate made her findings, finding that service was properly made. Site work, in the form of asphalt paving, was undertaken without the necessary permit. A Stop Work Order was issued. Respondents are to pay jointly and severally Administrative Costs of \$271.34 within 30 days of receipt of Final Orders. Respondents have 10 days from receipt of Final Orders to come into compliance by obtaining a permit and completing and passing all required inspections within 30 days thereafter. Should the property not come into compliance, a fine in the amount of \$75.00 per day will be imposed jointly and severally until compliance is met.

C. CEH 21-02-1637 CC, Chapter 38 Section 38-141 High Grass & Weeds  
CC, Chapter 38 Section 38-121 Trash & Debris  
Ace Bldrs. Inc.  
Winding Oak Retention, Parcel: 32-20-30-519-0G00-0000  
Longwood, FL 32750

CEO Gelm introduced herself and presented a Cost Recovery document and photos to the Special Magistrate. The Respondent/Property Owner was not present.

CEO Gelm stated that this property is in violation of CC, Chapter 38 Section 38-141 High Grass & Weeds and CC, Chapter 38 Section 38-121 Trash & Debris because there is a fallen tree on the property and high grass throughout the property.

A Notice of Violation was issued on 12/19/2020 and mailed via certified mail to the property owner. The NOV was delivered on 1/4/2021.

Code Compliance received communication from the former Officer/Director who advised they are not part of the business.

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The City requested to enter the property to remedy the violations.

A Notice of Hearing was issued on 1/19/2021 and mailed via certified mail to the property owner and former Officer/Director. The NOH was delivered on 1/21/2021 to both parties.

Special Magistrate made inquiry of the Code Compliance Officer.

The Special Magistrate made her findings, finding that service was properly made. Nuisances existed at the cited property located within 100 feet of improved properties within the City of Longwood due to a fallen tree and untended tall grass and weeds. The condition of the property is such that it may attract rodents or vermin and could furnish a breeding ground for mosquitos. Its unsightliness may impact adjacent property owner's land values. Respondents have 30 days from receipt of Final Orders to come into compliance by mowing and maintaining the property regularly. The fallen tree must be removed from the property. Should the property not come into compliance, the City may enter the property to remedy the violations and assess the costs to the property owner. Respondents must also pay an Administrative Fine of \$241.40 within 30 days of receipt of Final Orders.

D. CEH 21-02-1642 LDC, Article X Section 10.1.0 Construction Permit  
Longwood Commerce Park, LLC – P/O  
Native Screen Print - Tenant  
1225 Bennett Drive #138  
Longwood, FL 32750

Case withdrawn as complied.

E. CEH 20-02-1493R CC, Chapter 38 Section 38-141 High Grass & Weeds  
Primemed Longwood LLC  
390 W SR 434  
Longwood, FL 32750

CEO Gelm introduced herself and presented a Cost Recovery worksheet to the Special Magistrate. The Respondent/Property Owner was not present.

CEO Gelm stated that this property is in violation of CC, Chapter 38 Section 38-141 High Grass & Weeds as a Repeat Violator because the property has high grass and was found guilty for this violation by the Special Magistrate on October 17, 2019.

A Notice of Violation and Notice of Hearing were issued on 2/8/2021 and mailed via certified mail to the property owner. The NOV and NOH were delivered on 2/10/2021.

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Special Magistrate made inquiry of the Code Compliance Officer.

The Special Magistrate made her findings, finding that service was properly made. This property was found in violation of this same code section by Order dated October 17, 2019. Tall grass and weeds were present at the cited property beginning at least February 10, 2021. The property is located within 100 feet of improved property in the City of Longwood. The property is a nuisance, as it may attract rodents and may furnish a breeding ground for mosquitoes. The appearance of the property is so unsightly, it may impact the property values of adjacent properties. Respondent shall pay a fine of \$100.00 per day retroactive to February 10, 2021 until Respondent comes into compliance. Respondent must also pay an Administrative Fine of \$235.65 within 30 days of receipt of Final Orders.

7. **REPORTS-CASE UPDATES**

None.

8. **UNFINISHED BUSINESS**

- A. Special Magistrate signed the Order to Impose for CEH 21-12-1611 in reference to 380 Harbour Isle Way.
- B. Special Magistrate signed the Order to Impose for CEH 20-03-1556 in reference to 1213 Eagle Trail.
- C. Special Magistrate signed the Order to Impose for CEH 20-12-1606 in reference to 986 N Wayman Street.

9. **OLD BUSINESS**

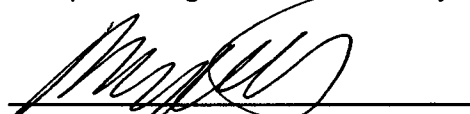
None.

10. **NEW BUSINESS**

None.

11. **ADJOURNMENT**

Special Magistrate Goodblatt adjourned the meeting at 9:23 a.m.

  
Amy Goodblatt, Special Magistrate

  
Brittany Kidd Geln, Code Compliance Officer