

CODE ENFORCEMENT HEARING

City Commission Chambers

175 West Warren Avenue
Longwood, FL 32750

May 26, 2022

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 April 12, 2022 HEARING:

Special Magistrate Goodblatt approved Minutes from the April 12, 2022 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 22-05-1751 CC, Chapter 86 Section 86-83 Boat, Trailer & RV Parking
Spurr, Vicki
113 S Wayman Street
Longwood, FL 32750

CEO Gelm introduced herself and presented a Cost Recovery document and photos to the Special Magistrate. Respondent Property Owner Vicki Spurr was present.

CEO Gelm stated that this property is in violation of CC, Chapter 86 Section 86-83 Boat, Trailer & RV Parking because there is a trailer being improperly stored on the property.

A Notice of Violation was issued on 2/10/22 and posted at the homestead property.

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A Notice of Hearing was issued on 3/14/22 and mailed via certified mail to the property owner. The NOH was delivered to the property owner 3/17/2022.

The Respondent Property Owner testified that she agrees with the Code Officer. She complimented the City for working with her. She intends to remove the trailer by the end of Memorial Day Weekend.

Special Magistrate made inquiry of the Code Compliance Officer and Respondent.

The Special Magistrate made her findings, that the trailer was stored in front of the house past the date set for compliance. The Respondent has violated CC, Chapter 86 Section 86-83 Boat, Trailer & RV Parking. Service was properly made. In order to come into compliance, the trailer must be properly stored in the side or rear yard behind the front line of the house or actual side corner lot building line. Respondent is to pay Administrative Costs of \$150.00 within 30 days of receipt of Final Orders. If Respondent does not comply within 10 days from the date of service of this Order, Respondent shall pay a fine of \$50.00 day for each day the violation continues to exist beyond the date set for compliance.

B. CEH 22-05-1752 CC, Chapter 86 Sec. 86-54 Storage of Inoperable Vehicle
Blodgett, Stephen
225 E Warren Avenue
Longwood, FL 32750

CEO Gelm introduced herself and presented a Cost Recovery document to the Special Magistrate. Respondent was not present.

CEO Gelm stated that this property is in violation of CC, Chapter 86 Sec. 86-54 Storage of Inoperable Vehicle there is a green truck and a silver car with expired tags in the driveway.

A Notice of Violation was issued on 2/4/22 and posted at the property. On 2/28/22 the NOV was mailed via certified mail to the property owner.

A Notice of Hearing was issued on 3/14/22 and mailed via certified mail to the property owner. The NOH was mailed via First Class Mail on 3/30/22 to the property owner. On 3/31/22 the NOH was posted at the property and at Longwood City Hall.

An individual who identified himself as a friend of the property owner called the Code Officer and advised the property owner passed away in 2021 and no one is caring for the property.

Special Magistrate made inquiry of the Code Compliance Officer.

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The Special Magistrate made her findings, that an inoperable vehicle was stored, not properly garaged or screened, at the cited property, past the date set for compliance. The vehicle was inoperable due to an expired tag. As a result, it may not be legally driven on a public street. Service was properly made. No Administrative Fee was ordered as the City indicated there is evidence to believe that the property owner may be deceased. The Respondent has violated CC, Chapter 86 Sec. 86-54 Storage of Inoperable Vehicle. In order to come into compliance, all vehicles on the property must be removed from the property, or made operable by affixing a valid tag to them or they may be stored in a garage or side yard behind a 6' tall solid fence, wall, or healthy evergreen hedge. If Respondent does not comply within 10 days from the date of service of this Order, Respondents shall pay a fine of \$25.00 day for each day the violation continues to exist beyond the date set for compliance.

C. CEH 22-05-1755 LDC, Art. X Sec. 10.1.0 Construction Permit
SRAM Pack 1-A LLC
280 E Church Ave
Longwood, FL 32750

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

CEO Gelm stated that this property is in violation of LDC, Art. X Sec. 10.1.0 Construction Permit because there were interior and exterior alterations done without permits. A fence was installed without a permit. Also, electrical, mechanical (including A/C alterations) were made without permits. The property was re-piped without first obtaining permits.

A Notice of Violation was issued on 2/17/22 and mailed via certified mail to the property owner. The NOV was delivered to the property owner 2/22/22.

A Notice of Hearing was issued on 5/10/22 and mailed via certified mail to the property owner. The NOH was delivered to the property owner 5/14/2022.

The property changed hands twice during the Code Enforcement process. A window/door permit was issued in February of 2022. An electrical permit was issued 5/12/22. The mechanical permit was applied for but not issued due to defects in it.

The Building Official testified that the property has changed ownership several times. There has been contact with the most recent owners, but the property is not yet in compliance.

Special Magistrate made inquiry of the Code Compliance Officer and City Building Official.

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The Special Magistrate made her findings, that a fence was installed and/or replaced at the cited property without first securing a construction permit. The property was re-piped and electrical and mechanical (A/C) alterations were made without the required permits. Service was properly made. The Respondent has violated LDC, Art. X Sec. 10.1.0 Construction Permit. In order to come into compliance, Respondent must obtain permits for the fence, the re-pipe and the mechanical work. Comply with the terms of the permits and pass all required inspections. Respondent is to pay Administrative Costs of \$280.79 within 30 days of receipt of Final Orders. If Respondent does not comply within 10 days from the date of service of this Order by obtaining the permits and by completing the work and passing all required inspections within 30 days thereafter, Respondent shall pay a fine of \$100.00 day for each day the violation continues to exist beyond the date set for compliance.

D. CEH 22-05-1756 CC, Chapter 18 Section 18-221 Outdoor Storage
Knoepflein, Joseph & Margaret
560 Highland St
Longwood, FL 32750

Case was withdrawn as complied.

E. CEH 22-05-1761 CC, Chapter 18 Section 18-63 Minimum Prop. Standards
Geddes, Shawn & Teresa
103 Shomate Drive
Longwood, FL 32750

CEO Gelm introduced herself and presented a Cost Recovery document to the Special Magistrate. Respondent was not present.

CEO Gelm stated that this property is in violation of CC, Chapter 18 Section 18-63 Minimum Property Standards because the wooden fence is falling down.

A Notice of Violation was issued on 3/9/22 and mailed via certified mail to the property owner. The NOV was mailed via First Class Mail to the property owner on 3/17/22.

A Notice of Hearing was issued on 3/23/22 and mailed via certified mail to the property owner and business. The NOH was delivered to the property owner 3/25/22.

Special Magistrate made inquiry of the Code Compliance Officer.

The Special Magistrate made her findings, that this property failed to meet minimum property standards as the fence is rotted and unsafe. Service was properly made. The Respondent has violated CC, Chapter 18 Section 18-63 Minimum Property Standards. In

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order to come into compliance, the wooden fence must be removed from the property. If the fence is to be replaced, a permit must first be obtained. Respondents shall pay Administrative Costs of \$275.00 within 30 days of receipt of Final Orders. If Respondent does not comply within 5 days from the date of service of this Order, Respondents shall pay a fine of \$50.00 day for each day the violation continues to exist beyond the date set for compliance.

F. CEH 22-05-1763 LDC, Art. X Sec. 10.1.0 Construction Permit
LQ Home Improvements Service Inc.
772 E Church Avenue
Longwood, FL 32750

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

CEO Gelm stated that this property is in violation of LDC, Art. X Sec. 10.1.0 Construction Permit because interior and exterior alterations were being completed without permits. The work includes, but is not limited to, window/door replacement, exterior siding/finish replacement, (2) A/C replacements, electrical, plumbing, framing and in-fill of exterior openings.

A Notice of Violation was issued on 3/11/22 and mailed via certified mail to the property owner. The NOV mailed via First Class mail on 3/17/22 to the property owner. On 3/18/22 the NOV was posted at the vacant property.

A Notice of Hearing was issued on 3/29/22 and mailed via certified mail to the property owner. The NOH was delivered to the property owner 3/31/2022.

The Building Official testified that the alterations to the interior and exterior were substantial. The Property Owner inquired with the City what needed to be done. The City offered to speak with the owner's engineer or architect, but no one ever contacted the City. The Property Owner has had other issues with the City concerning building codes. There may be additional violations that need to be cured, but until the City is granted access to the property, it will not be certain as to the extent of the repairs needed.

Special Magistrate made inquiry of the Code Compliance Officer and City Building Official.

The Special Magistrate made her findings, that the Respondent failed to obtain permits for the following alterations to the property before undertaking them: window/door replacement, exterior siding/finish replacement, (2) A/C units replaced, electrical, plumbing, framing and in-fill of exterior openings. Additional work may be needed to meet the Code when the City has access to the property. Service was properly made. The Respondent has violated LDC, Art. X Sec. 10.1.0 Construction Permit. In order to come

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into compliance, Respondent must obtain permits for window/door replacement, exterior siding/finish replacement, (2) A/C units replaced, electrical, plumbing, framing and in-fill of exterior openings. Complete the work and satisfactorily pass all required inspections. Additional requirements for work necessary to be Code compliant if later discovered by the City, shall also be completed within these time frames. Respondent is to pay Administrative Costs of \$299.89 within 30 days of receipt of Final Orders. If Respondent does not comply within 10 days from the date of service of this Order by obtaining the permits and by completing the work and passing all required inspections within 180 days thereafter, Respondent shall pay a fine of \$100.00 day for each day the violation continues to exist beyond the date set for compliance.

7. REPORTS-CASE UPDATES

None.

8. UNFINISHED BUSINESS

None.

9. OLD BUSINESS

None.

10. NEW BUSINESS

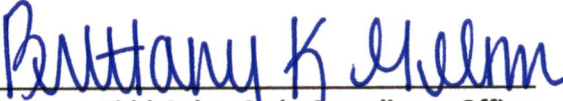
None.

11. ADJOURNMENT

Special Magistrate Goodblatt adjourned the meeting at 9:40 a.m.



Amy Goodblatt, Special Magistrate



Brittany Kidd Gelm, Code Compliance Officer