

CODE ENFORCEMENT HEARING
Longwood City Commission Chambers
175 West Warren Avenue
Longwood, Florida

MINUTES
June 22, 2023
9:00 A.M.

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

Also Present: Shelly Brana, Code Enforcement Officer
Phil Kersey, Building Official
Brittany Gelm, Senior Administrative Assistant
Michelle Longo, City Clerk

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 OCTOBER 27, 2022 HEARING:

Special Magistrate Goodblatt approved Minutes from the October 27, 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. CE22-00805 LDC, ARTICLE X SECTION 10,.1.0 No Permit
FAIRWINDS FEDERAL CREDIT UNION

800 E SR 434
LONGWOOD FL 32750

Case withdrawn as complied.

B. CE23-00060 CC, CHAPTER 38 SECTION 38-31 Nuisance
FIFTH THIRD BANK
940 W SR 434
LONGWOOD FL 32750

Code Enforcement Officer (CEO) Brana introduced herself and presented a Cost Recovery document and photos to the Special Magistrate. Respondent was not present.

CEO Brana stated that this property is in violation of CC, Chapter 38 Section 38-31 Nuisance due to pot holes in the parking lot and drive isle.

A Notice of Violation was issued on 5/3/23 and mailed to the property owner via certified mailing. Confirmation was received of the Notice of Violation being delivered on 5/6/23.

A Notice of Hearing was issued on 6/7/23 and mailed via certified mail to the property owner. Confirmation was received of the Notice of Hearing being delivered on 6/12/23.

Special Magistrate made inquiry of the Code Compliance Officer.

The Special Magistrate made her findings, a nuisance exists at the cited property due to the number of pot holes and cracks on the pavement of the property. These conditions endanger the public safety. The condition evidences a lack of maintenance. The violation continued past the date set for compliance. Service was property made. In order to come into compliance, the Respondent must fill in the pot holes, repair the parking lot. If Respondents do not comply within 30 days from the date of service of this Order, Respondents shall pay a fine of \$100.00 per day for each day the violation continues to exist beyond the date set for compliance. Respondent is to pay Administrative Costs of \$276.75 within 30 days of receipt of Final Orders.

C. CE23-00008 CC, CHAPTER 18 SECTION 18-63
Minimum Property Standards
PROGRESS RESIDENTIAL BORROWER 5 LLC
377 BALOGH PL
LONGWOOD FL 32750

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

CEO Brana stated that this property is in violation of CC, Chapter 18 Section 18-63 Minimum Property Standards due to the fence being dirty and in disrepair.

A Notice of Violation was issued on 4/17/23 and mailed via certified mail to the property owner. The Notice of Violation was delivered 4/22/23. On 5/16/23 communication was had with Olivia at the property management agency in reference to remedies.

A Notice of Hearing was issued on 6/6/23 and mailed via certified mail to the property owner. The Notice of Hearing was delivered to the property owner 6/13/23.

Special Magistrate made inquiry of the Code Compliance Officer.

The Special Magistrate made her findings, that the property fails to meet minimum property standards in that the fence is covered with mold and fungus. It is in a state of disrepair. Service was properly made. In order to come into compliance, either the fence is removed or a permit must be sought to erect a new fence, which must pass all required inspections. If Respondents do not comply within 10 days from the date of service of this Order, Respondents shall pay a fine of \$50.00 per day for each day the violation continues to exist beyond the date set for compliance. Respondent is to pay Administrative Costs of \$277.52 within 30 days of receipt of Final Orders.

D. CE23-00013 LDC, ARTICLE V SECTION 5.3.1 (A)
Fencing-Swimming Pool
LDC, ARTICLE X SECTION 10.1.0 No Permit
HPA BORROWER 2018-1 MC LLC
328 HEATHER AVE
LONGWOOD FL 32750

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

CEO Brana stated that this property is in violation of LDC, ARTICLE V SECTION 5.3.1 (A) Fence-Swimming pool and LDC, ARTICLE X SECTION 10.1.0 No permit because the swimming pool is not properly secured as required by the Florida Building Code, due to inoperable gates, and portions of the fence was installed without a permit with the wrong side out.

A Notice of Violation was issued on 4/14/23 was sent via certified mail and posted at the property. Confirmation was received that the Notice of Violation was delivered on 4/20/23.

A Notice of Hearing was issued on 6/6/23 and mailed via certified mail to the property owner. The Notice of Hearing was delivered to the property owner 6/13/23.

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

The Special Magistrate made her findings, that the swimming pool at the cited property is not fenced in compliance with the Florida Building Code. The fence is improperly installed and it does not secure the pool as it is in a state of disrepair. Service was properly made. In order to come into compliance, the Respondent must obtain a permit for the fence, make all required repairs or replace it and pass all inspections. If Respondents do not comply within 10 days from the date of service of this Order, Respondents shall pay a fine of \$75.00 per day for each day the violation continues to exist beyond the date set for compliance. Respondent is to pay Administrative Costs of \$276.76 within 30 days of receipt of Final Orders.

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 9:24 a.m.

Amy Goodblatt, Special Magistrate

Shelly C. Brana, Code Compliance Officer