

# CODE ENFORCEMENT HEARING

## City Commission Chambers

175 West Warren Avenue  
Longwood, FL 32750

July 23, 2020

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 June 25, 2020 HEARING:**

Special Magistrate Goodblatt approved Minutes from the June 25, 2020 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 20-07-1562 CC, Chapter 18 Section 18-63 Minimum Property Standards  
Hodges, Mary  
526 E Jessup Avenue  
Longwood, FL 32750

CEO Gelm introduced herself and presented a Cost Recovery to the Special Magistrate. The Respondent/Property Owner, Mary Hodges, was present.

CEO Gelm stated that this property is in violation of CC, Chapter 18 Section 18-63 Minimum Property Standards because the roof on the back side of the house has collapsed.

A Notice of Violation was issued on 11/6/2019. The NOV was delivered on 11/12/2019.

A Notice of Hearing was issued on 5/8/2020. The NOH was delivered on 5/11/2020.

Building Official Phil Kersey provided testimony about the violation. Mr. Kersey testified that he has been working with the property owner who requested an extension through March of 2020.

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The Respondent Property Owner, Mary Hodges, testified that she lost her job and her husband receives very little social security. Her sister was going to assist her in making the repairs but her husband passed away so she was unable to. The property is under contract for a short sale with Mr. Cooper and she is awaiting approval from the mortgage company. The property is vacant and fenced in.

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

The Special Magistrate made her findings in that service was properly made. This property fails to meet Minimum Property Standards in that the collapsed roof has left the property in an unsafe and unsanitary condition. In order to come into compliance, Respondents must obtain a permit to repair the roof and back side of the property. Make all necessary repairs and pass all required inspections. Respondent must permit the City on to the property to confirm it is secured on or before July 31, 2020. If either the City is not permitted to enter the property or if the property is not secured, Respondent shall have 5 days from the date of the service of this Order to apply for a permit and complete the repairs and pass all inspections within 30 days thereafter or Respondent shall pay a fine of \$100.00 per day for each day the violation continues to exist beyond the date set for compliance. If the property is secured, Respondent shall attend the next Special Magistrate Hearing to provide a status of the sale of the property. Respondent shall pay an administrative cost of \$50.00 within 30 days of receipt of Final Orders.

B. CEH 20-07-1563 CC, Chapter 18 Section 18-63 Minimum Property Standards  
Griffin, James & Jo  
160 E Marvin Avenue  
Longwood, FL 32750

Case withdrawn as complied.

C. CEH 20-03-1555 LDC, Article X Section 10.1.0 Construction Permit  
Belair, Larry & Chris  
594 W Church Avenue  
Longwood, FL 32750

Case withdrawn as complied.

D. CEH 17-08-1192R CC, Chapter 86 Section 86-54 Storage of Inoperable Vehicle  
Balsavage, Amy  
795 Meadowlark Court  
Longwood, FL 32750

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

CEO Gelm stated that this property is in violation of CC, Chapter 86 Section 86-54 Storage of Inoperable Vehicle as a Repeat Violator because there is a tan car in the driveway with a flat tire and expired tag. This property was found guilty in August 2017 for this same violation.

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A Notice of Violation was issued on 3/31/2020. The NOV was delivered on 4/2/2020.

The Respondent Property Owner told the City the vehicle belonged to her late father and she would repair the tire but did not, nor did she update the tag.

A Notice of Hearing was issued on 5/8/2020. The NOH was delivered on 5/11/2020.

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

The Special Magistrate made her findings in that service was properly made. The Respondent violated CC, Chapter 86 Section 86-54 by storing an inoperable vehicle in the driveway of the cited property, not garaged or screened. The vehicle is inoperable due to the expired tag and flat tire. The Respondent was previously found guilty of this same Code Section on September 6, 2017. The violation starts retroactive to April 2, 2020. In order to come into compliance, the vehicle must be stored inside a garage, on the side or rear yard behind a six foot tall fence, or the vehicle must be made operable by inflating the tire and affixing a valid tag or the vehicle must be removed from the property. Respondent shall pay an administrative cost of \$263.26 within 30 days of receipt of Final Orders. Respondent shall pay a fine of \$25.00 per day beginning April 2, 2020 and continuing at that rate until the property is in compliance. In order to be in compliance and stop the fine, the Respondent must notify the City of the compliance and the City must confirm compliance.

E. CEH 20-07-1566 CC, Chapter 86 Section 86-83 Boat, Trailer & RV Parking  
US Bank Trust – Trustee  
c/o: WRI Property Mgmt LLC  
1415 Meadowlark Street  
Longwood, FL 32750

Case withdrawn as complied.

F. CEH 20-07-1573 CC, Chapter 38 Section 38-141 High Grass & Weeds  
Webb, Irma  
458 Reider Avenue  
Longwood, FL 32750

CEO Gelm introduced herself and presented a Cost Recovery 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 because there is high grass throughout the entire property. Several complaints have been received about grass at this property.

A Notice of Violation was issued on 6/9/2020. The NOV was delivered on 6/13/2020.

A Notice of Hearing was issued on 6/24/2020. The NOH was delivered on 6/26/2020.

Special Magistrate made inquiry of the Code Compliance Officer.

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The Special Magistrate made her findings in that service was properly made. The Respondent violated CC, Chapter 38 Section 38-141 High Grass & Weeds. A nuisance was created at the subject property due to the existence of untended growth of tall grass on a lot located within 100 feet of improved property within the City Limits. The condition of the property is such that it may become inhabited by rodents or wild animals. Mosquitos may be attracted to the property for breeding purposes. Its condition is so unsightly, it may impair the land values of adjacent property owners. In order to come into compliance, the entire property must be mowed and maintained on a regular basis, including the area around the vehicle in the front yard. Respondent shall pay an administrative cost of \$240.25 within 30 days of receipt of Final Orders. If Respondent does not comply within 5 days from the date of service of the Order, Respondent shall pay a daily fine of \$50.00 until compliance is met.

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 9:46 a.m.

Minutes approved by Special Magistrate: 08-27-2020

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Amy Goodblatt, Special Magistrate Goodblatt

\_\_\_\_\_/S/\_\_\_\_\_  
Brittany Kidd Gelm, Code Compliance Officer

The Official signed minutes are on file in the City Clerk's Office.