

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

**MINUTES**  
**July 27, 2023**  
**9:00 A.M.**

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

**Also Present:** Shelly C. Brana, Code Compliance Officer  
Phil Kersey, Building Official  
Rick Skaggs, Respondent  
Bassam Mnayarji, Dounia Development Inc., Respondent

**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 22, 2023 HEARING:**

Special Magistrate Goodblatt approved Minutes from the June 22, 2023 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. CE22-00683 LDC, ARTICLE X SECTION 10.1.0

No Permit  
SKAGGS, RICHARD  
SKAGGS, PAMELA  
610 WESTLAKE CIR  
LONGWOOD FL 32750

Case withdrawn as complied.

- B. CE23-00053 CC, CHAPTER 18 SECTION 18-63  
Minimum Property Standards  
CC, CHAPTER 18 SECTION 18-221  
Outdoor Storage  
KEY, TOMMIE J ENH LIFE ESTATE  
136 GLENDALE DR  
LONGWOOD, FL 32750

Case withdrawn as complied.

**7. REPORTS-CASE UPDATES**

None.

**8. UNFINISHED BUSINESS**

- A. The Order to Impose for CE22-00645 in reference to 401 Valencia Ct. Longwood FL, 32750 was signed by the Special Magistrate.
- B. The Order to Impose for CE22-000648 in reference to 954 W. SR 434 Longwood FL, 32750 was presented to the Special Magistrate. The Respondent Bassam Mnayarji, Dounia Development Inc., was present.

Code Compliance Officer Shelly Brana stated that the Order to Impose reflected the payment of the administrative fine by the respondent on July 11, 2023.

The Special Magistrate noted that the daily fine would be based on 119 days for a total of \$23,800 and called on the Respondent, Bassam Mnayarji of Dounia Development Inc., to give testimony.

Special Magistrate Goodblatt asked if the Respondent had received the notifications from the City of Longwood. The Respondent advised he did not recall signing for any certified mailings from the City of Longwood. The respondent was presented with the evidence of proof of deliveries of the

Notice of Violation, Notice of Hearing, Final Orders, and Order to Impose. The respondent testified that some of the signatures were not his.

Special Magistrate Goodblatt asked if the City had any additional information to provide.

Mr. Giffin Chumley, City Attorney, stated that service was properly made for the violations and hearings. Mr. Chumley stated that he was not willing to compromise on the Order to Impose.

Mr. Philip Kersey, City of Longwood Building Official, noted that the property as a whole has additional outstanding violations but that the unit in question is now compliant. He advised there are multiple issues with the property doing work without a permit.

Special Magistrate Goodblatt advised the respondent that it is ultimately his responsibility for any work being done on his property by his tenants. Special Magistrate lowered the fine to \$5,000 and signed the Order to Impose.

**9. OLD BUSINESS**

None.

**10. NEW BUSINESS**

None.

**11. ADJOURNMENT**

Special Magistrate Goodblatt adjourned the meeting at 9:34 a.m.

---

**Amy Goodblatt, Special Magistrate**

---

**Shelly C. Brana, Code Compliance Officer**

**This Page Left Blank Intentionally.**