

CODE ENFORCEMENT HEARING

City Commission Chambers

175 West Warren Avenue
Longwood, FL 32750

September 22, 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 August 25, 2022 HEARING:

Special Magistrate Goodblatt approved Minutes from the August 25, 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 22-09-1802 LDC, Article X Section 10.1.0 Construction Permit
Park N Shop Inc & 434 Ronald Reagan LLC – P/O
WaWa - Business
162 E SR 434
Longwood, FL 32750

Case withdrawn as complied.

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B. CEH 22-09-1804 CC, Chapter 38 Section 38-141 High Grass & Weeds
THR Florida LP
401 Valencia Court
Longwood, FL 32750

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

CEO Gelm stated that this property is in violation of CC, Chapter 38 Section 38-141 High Grass & Weeds because the entire property is overgrown and is not being mowed and maintained on a regular basis. The City is requesting that the Special Magistrate order entry onto the property to mow after a period of time to come into compliance and to assess costs for same against the Respondent, as the property appears to be vacant and neighbors are complaining about rodents and snakes at the cited property.

A Notice of Violation was issued on 8/2/22 and posted at the property, as well as mailed via certified mail to the property owner. The NOV was delivered to the property owner on 8/9/22.

A Notice of Hearing was issued on 8/23/22 and mailed via certified mail to the property owner. The NOH was delivered to the property owner 8/26/22.

Special Magistrate made inquiry of the Code Compliance Officer.

The Special Magistrate made her findings, that tall grass and weeds existed at the cited property, located within 100 feet of improved property in the City of Longwood. The condition of the property is such that it may impact adjacent landowner's property values and it may furnish a breeding ground for mosquitos. Conditions are favorable to harbor rodents. Service was properly made. Respondent has violated CC, Chapter 38 Section 38-141 High Grass & Weeds. Respondent must pay an Administrative Fine of \$268.25 within 30 days of receipt of Final Orders. In order to come into compliance, Respondent must mow the entire property within 20 days of receipt of Final Orders. If compliance is not met, the City may enter the property to remedy the violation and assess all costs to the property owner.

C. CEH 22-09-1806 LDC, Article X Section 10.1.0 Construction Permit
Dounia Dev. Inc.
954 W SR 434
Longwood, FL 32750

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

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CEO Gelm stated that this property is in violation of LDC, Article X Section 10.1.0 Construction Permit because of new lighting and ceiling grid system that was installed without permits.

A Stop Work Order was issued by the Building Official on 7/27/22. A Notice of Violation was issued on 7/27/22 and mailed via certified mail to the property owner. The NOV was delivered on 7/29/22.

A Notice of Hearing was issued on 8/31/22 and mailed via certified mail to the property owner. The NOH was delivered to the property owner 8/26/22.

The City Building Official, Phil Kersey, testified that the property was cited 18 months ago for interior alterations. The original contractor asked to be removed from the permit due to additional work being done by an unlicensed contractor. The City explained what needed to be done to the Respondent, but they have not heard back.

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

The Special Magistrate made her findings, that development activity in the form of installing a new lighting and ceiling grid system was undertaken without first securing required permits. A Stop Work Order afforded the Respondent until 9/12/22 to come into compliance, but it did not. Service was properly made. In order to come into compliance, Respondent must hire a licensed contractor to secure the permits for the new lighting and ceiling grid system within 15 days of receipt of Final Orders and pass all required inspections in a timely manner. If compliance is not met, Respondent shall pay a daily fine of \$200.00 until compliance is met. Respondent is to pay Administrative Costs of \$293.14 within 30 days of receipt of Final Orders.

D. CEH 22-09-1808 CC, Chapter 86 Section 86-54 Storage of Inop. Vehicle
King, Warren
664 Pasadena Avenue
Longwood, FL 32750

Case withdrawn as complied.

E. CEH 22-09-1812 LDC, Article X Section 10.1.0 Construction Permit
AFD Real Estate Inv. LLC
336-398 N US 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. Respondent was not present.

CEO Gelm stated that this property is in violation of LDC, Article X Section 10.1.0 Construction Permit because of the parking lot being resealed without a permit.

A Stop Work Order was issued on 8/29/22. A Notice of Violation was issued on 8/29/22 and given to the property owner who was on site at the property.

A Notice of Hearing was issued on 9/2/22 and mailed via certified mail to the property owner. On 9/8/22 I checked for NOH service and found that the NOH had been processed through USPS on 9/6/22 but there were no further updates. On 9/8/22 the NOH was mailed via First Class Mail to the property owner with an Affidavit completed. On 9/12/22 the NOH service and found that the NOH had been processed through USPS on 9/6/22 but there were still no updates. The NOH was posted at the property, as well as at Longwood City Hall, with an Affidavit completed.

The City Building Official, Phil Kersey, testified that a permit is required per the Land Development Code.

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

The Special Magistrate made her findings, that the Respondent has violated LDC, Article X Section 10.1.0 Construction Permit. Service was properly made. In order to come into compliance, Respondent must obtain a permit to reseal and restripe the parking lot within 15 days of receipt of Final Orders and pass all required inspections in a timely manner. If compliance is not met, Respondent shall pay a daily fine of \$100.00 until compliance is met. Respondent is to pay Administrative Costs of \$287.98 within 30 days of receipt of Final Orders.

F. CEH 22-09-1813 CC, Chapter 38 Section 38-121 Trash & Debris
Ragoonanan, Mark & Lynette
569 E Magnolia Avenue
Longwood, FL 32750

Case withdrawn as complied.

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G. CEH 22-09-1814 CC, Chapter 38 Section 38-141 High Grass & Weeds
Kiwi 2 LLC
East St. Parcel: 04-21-30-504-0000-0030
Longwood, FL 32750

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

CEO Gelm stated that this property is in violation of CC, Chapter 38 Section 38-141 High Grass & Weeds because the entire property is overgrown and not being mowed and maintained on a regular basis.

A Notice of Violation was issued on 8/8/22 and mailed via certified mail to the property owner. On 8/22/22 the delivery status of the NOV on the USPS website advised it was awaiting the delivery scan as of 8/13/22. The NOV was mailed via First Class Mail to the property owner on 8/22/22, with an Affidavit.

A Notice of Hearing was issued on 9/6/22 and mailed via certified mail to the property owner. On 9/8/22 the delivery status of the NOH on the USPS website advised it was awaiting the delivery scan as of 9/10/22. The NOH was mailed via First Class Mail to the property owner on 9/8/22, with an Affidavit. On 9/12/22, the NOH was posted at the property and Longwood City Hall, with an Affidavit.

Special Magistrate made inquiry of the Code Compliance Officer.

The Special Magistrate made her findings, that a nuisance existed at the cited property due to tall grass and weeds, which is located within 100 feet of improved property in the City of Longwood. The condition of the property is such that it may impact adjacent landowner's property values and it may furnish a breeding ground for mosquitos. Conditions are favorable to harbor rodents. Service was properly made. Respondent has violated CC, Chapter 38 Section 38-141 High Grass & Weeds. Respondent must pay an Administrative Fine of \$268.78 within 30 days of receipt of Final Orders. In order to come into compliance, Respondent must mow the entire property within 20 days of receipt of Final Orders. If compliance is not met, Respondent shall pay a fine of \$100.00 per day until compliance is met.

7. REPORTS-CASE UPDATES

None.

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8. **UNFINISHED BUSINESS**

- A. Special Magistrate signed the Order to Impose for CEH 22-05-1761 in reference to 103 Shomate Drive. The Respondent was not present.

9. **OLD BUSINESS**

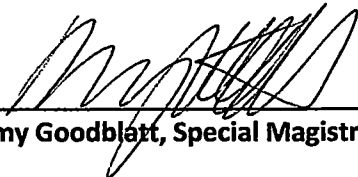
None.

10. **NEW BUSINESS**

None.

11. **ADJOURNMENT**

Special Magistrate Goodblatt adjourned the meeting at 9:32 a.m.



Amy Goodblatt, Special Magistrate



Brittany Gelm, Code Compliance Officer