

LONGWOOD CODE ENFORCEMENT HEARING

Longwood City Commission Chambers
175 West Warren Avenue
Longwood, Florida

AGENDA

February 26, 2026
9:00 AM

1. CALL TO ORDER
2. APPROVAL OF MINUTES
 - A. Approval of minutes from the January 22, 2026 hearing.
3. SPECIAL MAGISTRATE'S EXPLANATION OF PROCEEDINGS
4. ROLL CALL OF SCHEDULED CASES
5. SWEARING IN OF ALL WITNESSES
6. PUBLIC HEARINGS
 - A. CE25-00258: NORTH CENTER LLC, 490 NORTH ST
Violation: LDC, ARTICLE X SECTION 10.1.0 NO PERMIT
 - B. CE26-00006: WILLIAMS, GREGORY, 1090 TALMO STREET WINTER SPRINGS
Violation: CC, CHAPTER 86 SECTION 86-54 STORAGE OF INOPERABLE VEHICLE
CC, CHAPTER 38 SECTION 38-121 TRASH AND DEBRIS
CC, CHAPTER 18 SECTION 18-185 POSTING OF ADDRESS NUMBERS
 - C. CE26-00014: SIMON PARRILLA MANAGEMENT LLC, 295 SOUTH RONALD REAGAN BOULEVARD
Violation: LDC, ARTICLE X SECTION 10.1.0 NO PERMIT
 - D. CE26-00015: ZLOTOLOW, EMANUEL, 55 JASPER LLC, 4150 SAWGRASS, 2025 ROGERS LLC, C/O REALTY CAPITAL ADVISORS, 256 N US HWY 17-92
Violation: LDC, ARTICLE X SECTION 10.1.0 NO PERMIT
7. REPORTS-CASE UPDATES
8. UNFINISHED BUSINESS
 - A. CE25-00186: PETIT, WENDY, 105 S HAMLIN CT.
Order to impose lien. Continued from January meeting.

9. OLD BUSINESS

A. CE25-00298: HERITAGE VILLAGE AT LONGWOOD LTD, 347 ORANGE AVE.

Respondent requested to address the Special Magistrate in reference to the duration of the daily fines and the work that is being done.

10. NEW BUSINESS

11. ADJOURN

Liane Cartagena, City Clerk

Notice: All persons are advised that if they decide to appeal any decision made at these hearings, they will need a verbatim record of the proceedings and for such purpose they will need to ensure that a verbatim record is made, this record to include the testimony and evidence upon which the appeal is made. The City of Longwood does not provide this verbatim record. Persons with disabilities needing assistance to participate in any of these proceedings should contact the ADA Coordinator at (407) 260-3466, 48 hours in advance of the meeting.

This is a public meeting, and the public is invited to attend. The agenda is subject to change. Persons can obtain an electronic copy of the agenda packet for this meeting by making a public records request to the City Clerk's Office by calling (407) 260-3441 or emailing clerk@longwoodfl.org.