

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

MINUTES
April 23, 2026
9:00 AM

PRESENT: Amy Goodblatt, Special Magistrate
Benjamin Schafer, City Attorney

ALSO PRESENT: Shelly Brana, Code Enforcement Officer
Eric Givens, Respondent
Marjorie Martell, Respondent
Litza Pease, Respondent

1. CALL TO ORDER

Special Magistrate Goodblatt called the meeting to order at 9:00 a.m.

2. APPROVAL OF MINUTES

A. Approval of Minutes from the March 26, 2026 hearing.

Special Magistrate Goodblatt approved the Minutes from the March 26, 2026, meeting.

3. SPECIAL MAGISTRATE'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. CE26-00004: GIVENS, ERIC L ENH LIFE EST, 1061 ALAMEDA DR.
Violation: LDC, ARTICLE X SECTION 10.1.0 No Permit

CEO Brana presented a cost recovery document and photos to the Special Magistrate and the Respondent. The Respondent was present.

Initial notification was delivered on January 14, 2026. Notice of this hearing was duly served on Eric L. Givens, ENH Life Estate, 1061 Alameda Dr., by US First Class Mail and posted at the City of Longwood on April 8, 2026, after Certified Mail was sent but receipt was not received. The Respondent(s) were cited with the violation of LDC, ART V 5.3.3 Fences, which must be installed per Longwood City Code, and FBC, LDC, ART V 5.3.1(A) Fence-Swimming Pool.

CEO Brana testified that the pool at the cited property is not properly enclosed. The fence surrounding the entire property is in disrepair as it is missing slats and is falling down. It is not sturdy. The property owner was originally notified of the violation in November 2025. Some fence slats were replaced, but the property is still not in compliance, as a permit must be pulled for the fence. The Respondent must comply with the requirements of both State and City codes.

Eric Givens testified that he apologized for the condition of the fence. He has been a resident of Longwood since 1999. He has applied for a permit for the fence and has ordered the materials for the fence. He has had financial issues, but can now meet the City's deadlines and will comply by May 15, 2026.

The Code Enforcement Special Magistrate made inquiry of the CEO and the Respondent.

The Code Enforcement Special Magistrate determined the following pertinent facts exist with respect to the cited property: The pool at the cited property is not properly enclosed. The fence is not constructed in accordance with the Longwood Development Code. It is not sturdy, as it is falling down in places, has gaps, and is missing slats.

The Respondent has violated LDC ART V 5.3.3 AND LDC ART V 5.3.1(A).

Compliance requires the following be done:

1. Replace the fence with a permit from the City of Longwood Building Department and conform the fence to State and City codes.
2. The Respondent shall notify the CEO when he is in compliance.

The Respondent is to pay administrative costs of \$100.71 within 30 days of service of the Final Orders. If the Respondent does not comply by obtaining a permit for the fence and replacing it with a proper pool enclosure built to the specifications of the permit, on or before May 15, 2026, the Respondent shall pay a fine of \$50 per day for each day the violation continues to exist beyond the date set for compliance.

**B. CE26-00026: STILLS UPHOLSTERY & DESIGN INC, 1206 N RONALD REAGAN BLVD.
Violation: LDC, ARTICLE VI SECTION 6.7.6 SIGNS-MAINTENANCE**

Case withdrawn due to compliance.

**C. CE26-00038: SUSQUEHANNA HOLDINGS CO, 600 SAVAGE CT.
Violation: LDC, ARTICLE VI SECTION 6.7.6 SIGNS-MAINTENANCE**

CEO Brana presented a cost recovery document and photos to the Special Magistrate. The Respondent(s) were not present.

Initial notification was received on February 2, 2026. Notice of this hearing was duly served on Susquehanna Holdings Co, Respondent Property owner, by certified mail on April 6, 2026. The Respondent(s) were cited with the violation of LDC, ART VI 6.7.6 Signs-Maintenance.

CEO Brana testified that the sign at the cited property has several empty sign slots and some of them are tattered. They are not filled in with blank space holders. The violation continued past the date set for compliance.

The Code Enforcement Special Magistrate made inquiry of the CEO.

The Code Enforcement Special Magistrate determined the following pertinent facts exist with respect to the cited property: The Longwood Trace Center sign is in disrepair. It is missing several slots. The slots were not replaced with framed blank faces or qualified business names. The violation continued past the date set for compliance. Service was properly made.

The Respondent(s) has violated LDC ART VI 6.7.6 Signs-Maintenance.

Compliance requires the following be done:

1. All slots on the business sign must be filled with either a framed blank face or the names of businesses in operations at the premises.
2. The Respondent shall notify the CEO when it is in compliance.

Respondent(s) are to pay an administrative cost of \$61.88 within 30 days of service of the Final Orders. If the Respondent does not comply within 10 days from the date of service of this Order, Respondent shall pay a fine of \$25 per day for each day the violation continues to exist beyond the date set for compliance.

**D. CE26-00043: FDT INV LLC, 1015 S US HWY 17-92.
Violation: LDC, ARTICLE VI SECTION 6.7.6 SIGNS-MAINTENANCE**

Case withdrawn due to compliance.

**E. CE26-00067 & CE26-00078: WHEELER CAMPBELL REV TRUST, 310 FERDINAND DR.
Violation: LDC, ARTICLE X SECTION 10.1.0 NO PERMIT
CC, CHAPTER 38 SECTION 38-121 TRASH & DEBRIS
CC, CHAPTER 38 SECTION 38-31 NUISANCE**

CEO Brana presented a cost recovery document and photos to the Special Magistrate. The Respondent(s) were not present.

Initial notification was received on February 28, 2026. It was posted on the property and at the City on February 25, 2026. Notice of this Hearing was duly served on, Wheeler Campbell Rev Trust, 1411 S. Grant St., Respondent Property owner, by US First Class Mail on April 8, 2026, and by posting said property at 310 Ferdinand Dr. and at the City of Longwood on April 8, 2026, after Certified mail was sent but not signed for prior to the hearing. The Respondent(s) were cited with the violation(s) of LDC, ART X 10.1.0 No permit, CC, CHAP 38 SECTION 38-121 Trash & Debris, and CC, CHAP 38 SECTION 38-31 Nuisance.

CEO Brana testified that the shed was built at the cited property without first obtaining the necessary permit. Exterior work was also done at the property without a permit. The back yard of the cited property is filled with trash and debris, so as to harbor rodents. A Stop Work Order for the exterior work was posted at the property. The shed has been removed, but no permit has been issued for the exterior work. The trash and debris remain on the property. The Property Owner told the City the tenants were being evicted, but the property is still not in compliance prior to the hearing, nor was the City updated further.

The Code Enforcement Special Magistrate made inquiry of the CEO.

The Code Enforcement Special Magistrate determined the following pertinent facts exist with respect to the cited property: A nuisance was created at the cited property due to the accumulation of trash and debris in the rear yard. Rodents are present as a result of the trash and debris. A shed was constructed at the cited property without first obtaining a permit, but has been removed. Additionally, exterior work is being performed at the cited property without first obtaining the necessary permits. Service was properly made.

The Respondent(s) have violated LDC, ART X 10.1.0 No permit, CC, CHAP 38 SECTION 38-121 Trash & Debris, and CC, CHAP 38 SECTION 38-31 Nuisance.

Compliance requires the following be done:

1. Remove all trash and debris from the cited property, obtain a permit for the exterior improvements to the property and comply with the requirements of the permit in a timely manner.
2. The Respondent shall notify the CEO when it is in compliance.

Respondent(s) are to pay an administrative cost of \$76.86 within 30 days of service of the Final Orders. If the Respondent does not comply within 15 days from the date of service of this Order, Respondent shall pay a fine of \$50 per day per each violation for each day the violation continues to exist beyond the date set for compliance.

**F. CE26-00022: ZLOTOLOW, EMANUEL D TR, 55 JASPER LLC, 4150 SAWGRASS, 2025 ROGERS LLC, C/O REALTY CAPITAL ADVISORS, 180 N US HWY 17-92
VIOLATION: CC, CHAPTER 82 SECTION 82-32 BUSINESS TAX RECEIPT
LDC, ARTICLE VI SECTION 6.6.1 SIGNS-TEMPORARY**

CEO Brana presented a cost recovery document and photos to the Special Magistrate and the Respondent(s). The Respondent(s) were present.

Initial notification was received on January 26, 2026. Notice of this hearing was duly served on Respondent Property Owners at 500 Winderley Pl., Suite 112, Maitland FL, by certified mail on April 6, 2026. The Respondent(s) were cited with the violation of LDC, ART VI 6.6.1 Signs-Temporary, and CC, CHAPTER 82 SECTION 82-32 Business Tax Receipt.

CEO Brana testified that a temporary banner was posted at the cited property without first obtaining a temporary sign permit. Nishi Wholesale is operating at the cited property without having paid for a business tax receipt. The Business Tax Receipt was applied for in October of

2025, but Nishi failed the Fire inspection required by the city. The Respondent asked to continue today's Hearing, but the City did not agree. No additional permits were applied for after the original October 2025 request.

Marjorie Martell, the Operations Manger for Realty Capital Advisors, testified that a former Property Manager advised the Tenant about the violation in January 2026. Likewise, Mrs. Martell advised the Tenant on April 1, 2026 that it needed to cure the violation. She continued to ask the Tenant to comply multiple times and was told in early April he would cure the violations. Emails substantiating the Property Owner's efforts to secure compliance by the Tenant were submitted into evidence.

The Code Enforcement Special Magistrate made inquiry of the CEO and Respondent.

The Code Enforcement Special Magistrate determined the following pertinent facts exist with respect to the cited property: A temporary sign was erected at the cited property without first obtaining a temporary sign permit. Nishi Wholesale operates a business at the cited property, but has not yet obtained a Business Tax Receipt.

The Respondent(s) have violated LDC, ART VI 6.6.1 Signs-Temporary, and CC, CHAPTER 82 SECTION 82-32 Business Tax Receipt.

Compliance requires the following be done:

1. Nishi Wholesale must secure a temporary sign permit for the banner or remove it.
2. Nishi Wholesale must secure a Business Tax Receipt if it operates at the premises.
3. The Respondent shall notify the CEO when it is in compliance.

Respondent(s) are jointly and severally to pay an administrative cost of \$68.15 within 30 days of service of the Final Orders. If the Respondent does not comply within 10 days from the date of service of this Order, Respondent shall pay a fine of \$25 per day per each violation for each day the violation continues to exist beyond the date set for compliance.

7. REPORTS-CASE UPDATES

None.

8. UNFINISHED BUSINESS

None.

9. OLD BUSINESS

None.

10. NEW BUSINESS

CEO Brana requested to not have a Special Magistrate hearing for May. The Special Magistrate and City Attorney agreed with her request. The hearings will resume in June.

11. ADJOURN

Special Magistrate Goodblatt adjourned the meeting at 9:40am.



Amy Goodblatt, Special Magistrate



Shelly C. Brana, Code Compliance Officer