

LONGWOOD CODE ENFORCEMENT HEARING

Longwood City Commission Chambers

175 West Warren Avenue

Longwood, Florida

MINUTES

June 25, 2026

9:00 AM

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

ALSO PRESENT: Shelly Brana, Code Enforcement Officer
Justin Recca, Respondent
Margory Castro, 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 April 23, 2026, hearing.

Special Magistrate Goodblatt approved the Minutes from the April 23, 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. CE26-00122: 401 COMMERCE WAY LLC, 401 COMMERCE WAY. Violation: LDC, ARTICLE X SECTION 10.1.0 No Permit

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

Initial notification was delivered on April 30, 2026 by Certified Mail. Notice of this hearing was duly served on 401 Commerce Way, LLC, 852 Sweetwater Island Cir. Longwood, Respondent Property Owner, via Certified Mail on June 1, 2026.

The Respondent(s) were cited with the violation of LDC, ARTICLE X SECTION 10.1.0 NO PERMIT.

CEO Brana testified the site work was undertaken at the cited property without first obtaining a construction permit. A portion of a retaining wall was removed. Also, dirt was removed from the cited lot and dumped elsewhere.

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: Development activity in the form of removing a portion or a retaining wall, removing dirt from the cited property, and dumping was undertaken without first obtaining a construction permit. Service was properly made.

The Respondent has violated LDC ARTICLE X SECTION 10.1.0 NO PERMIT.

Compliance requires the following be done:

1. Obtain a construction permit from the City of Longwood Building Division and comply with its terms.

The Respondent is to pay administrative costs of \$61.61 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 for each day the violation continues to exist beyond the date set for compliance.

B. CE26-00104: ACME COMICS CARDS & COLLECTIBLES INC, 905 E SR 434 #100.
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 was not present.

Initial notification was delivered on March 25, 2026 by Certified Mail. Notice of the Hearing was duly served on, Acme Comics Cards & Collectibles, Inc., 2862 Buccaneer Dr. Winter Park FL, Respondent Property Owner, via Certified Mail on June 5, 2026.

Respondent was cited with violation of: LDC ARTICLE VI SECTION 6.7.6 SIGN MAINTENANCE.

CEO Brana testified the monument sign at the cited property is in disrepair. It is discolored and weathered. The foundation that supports the sign is in a deteriorated condition that appears unclean and not in good repair. The Property Owner spoke to the City as to what he needed to do to come into compliance. He indicated that Sign King gave him a quote on June 24, 2026, however the City has heard nothing further from the Respondent.

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 monument sign at the cited property is in disrepair. Its foundation is showing wear and tear. The sign itself is weathered and discolored. Its appearance is not neat and clean. The foundation may be unsafe. Service was properly made.

The Respondent has violated LDC, ARTICLE VI SECTION 6.7.6 SIGN MAINTENANCE.

Compliance requires the following be done:

1. Maintain, fix and update the foundation and the sign to be in good repair so as to present a neat and clean appearance. The foundation must be safe and sturdy.

Respondent(s) are to pay an administrative cost of \$80.42 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 for each day the violation continues to exist beyond the date set for compliance

C. CE26-00050: PARK PLAZA TWO LLC, 165 N US HWY 17-92
Violation: LDC, ARTICLE VI SECTION 6.7.6 SIGNS-MAINTENANCE

Case withdrawn due to compliance.

D. CE26-00053: POSTER PLAZA LLC, 700 N US HWY 17-92.
Violation: LDC, ARTICLE III SECTION 3.6.0 (C) 4 STORAGE IN
PARKING SPACES
CC, CHAPTER 18, SECTION 18-221 OUTDOOR STORAGE

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

Initial notification was received on April 7, 2026. Notice of the Hearing was duly served on Poster Plaza LLC, 151 Lookout Pl., Maitland, FL, Respondent Property owner, via Certified Mail.

Respondent was cited with violation of:
CC, CHAPTER 18 SECTION 18-221 OUTDOOR STORAGE
LDC, ARTICLE III SECTION 3.6.0 (C) STORAGE IN PARKING SPACES

CEO Brana testified that multiple trailers are being stored at the cited property in parking spaces behind the building. There is an advertisement that lists 12 spaces for lease as storage.

The Respondent Property Owner gave the following testimony: Justin Recca is the Owner/Property Manager of the property. He inadvertently missed the original Notice of Violation and advised the tenant, who has been there for a long time, will comply. The tenant could move the trailers with ten (10) business days' notice. He inquired about a variance and was told by the Special Magistrate and the City that is not in her purview to grant variances, but he is

free to speak with other appropriate City bodies, such as the Community Development Department.

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: Trailers are being stored in parking spaces at the cited property. Parking spaces must be used for parking only. The storage spaces are advertised for lease as storage spaces on Facebook. Service was properly made.

The Respondent(s) has violated CC, CHAPTER 18 SECTION 18-221 and LDC ARTICLE III SECTION 3.6.0 (C) 4.

Compliance requires the following be done:

1. Remove the trailers from the property.

Respondent(s) are to pay an administrative cost of \$105.50 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 \$75 per day for each day the violation continues to exist beyond the date set for compliance.

E. CE26-00073: 130 E SR 434.

Violation: LDC, ARTICLE V SECTION 5.3.0B(2) CLOTHING BOX

Case withdrawn due to compliance.

F. CE26-00019: 1184 AUTUMN BROOK CIR.

VIOLATION: CC, CHAPTER 18 SECTION 18-221 OUTDOOR STORAGE

CC, CHAPTER 18 SECTION 18-63 MINIMUM PROPERTY STANDARDS

CC, CHAPTER 38 SECTION 38-121 TRASH & DEBRIS

CC, CHAPTER 38 SECTION 38-141 HIGH GRASS & WEEDS

LDC, ARTICLE V SECTION 5.3.3(A) FENCE UNSAFE OR INSTALLED IMPROPERLY

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 26, 2026. Notice of this hearing was duly served on Respondent Property Owners, 1184 Autumn Brook Cir, Longwood, by First Class Mail and by posting said property and at the City of Longwood, 174 W Warren Ave. Longwood FL on June 15, 2026, after Certified Mail was not received.

Respondent was cited with violation of:

CC, CHAPTER 18 SECTION 18-221 OUTDOOR STORAGE

CC, CHAPTER 18 SECTION 18-63 MINIMUM PROPERTY STANDARDS

CC, CHAPTER 38 SECTION 38-141 HIGH GRASS/WEEDS

CC, CHAPTER 38 SECTION 38-121 TRASH AND DEBRIS
LDC, ARTICLE V SECTION 5.3.3 (A) FENCE UNSAFE OR INSTALLED IMPROPERLY

CEO Brana testified that outdoor storage, trash, and debris were present at the cited property past the date set for compliance but these violations were cured before the Code Enforcement hearing. The fence at the cited property is in disrepair. The backyard is overgrown with high grass and weeds. The condition of the fence is rotted and moldy, and as such, fails to meet minimum property standards.

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: There is untended tall grass and weeds in excess of 10 inches in height at the cited property. The fence at the property is moldy and is missing slats and is unsafe as it is falling down in places. Service was properly made.

The Respondent(s) have violated CC, CHAPTER 18 SECTION 18-63; CC, CHAPTER 38 SECTION 38-141 and LDC, ARTICLE V SECTION 5.3.3 (A).

Compliance requires the following be done:

1. Remove the fence or replace the fence. The fence must be replaced if there is an unenclosed pool behind it.
2. Mow and maintain the entire yard regularly.

Respondent(s) are to pay an administrative cost of \$113.25 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, the 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.

7. REPORTS-CASE UPDATES

None.

8. UNFINISHED BUSINESS

None.

9. OLD BUSINESS

**A. CE25-00199: SAMPSON, RICHARD & LAUA, 817 LONGDALE AVE.
ORDER TO IMPOSE LIEN**

Postponed to a later hearing.

**B. CE22-00303: RACHELS CANAL CO LLC, 1016 SAVAGE CT.
REQUEST LIEN REDUCTION TO \$1,000**

This case appeared for a hearing before the Special Magistrate at the request of the Respondent to reduce the fine/lien recorded by the City of Longwood from \$3,500 to \$1,000.

The Respondent, Margory Castro, Property Management, advised they would pay \$1,000 to the City of Longwood on or before June 30, 2026, to satisfy this fine/lien.

The Code Enforcement Special Magistrate conditionally reduced the fine/lien to \$1000, if and only if the City is paid the full \$1,000 on or before June 30, 2026. If it is timely paid, the lien will be recorded as Satisfied by the City, if it is not, the full amount of the lien will be reinstated to \$3,500.

10. NEW BUSINESS

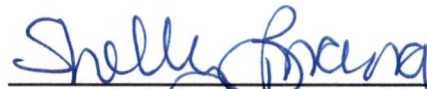
None.

11. ADJOURN

Special Magistrate Goodblatt adjourned the meeting at 9:43 a.m.



Amy Goodblatt, Special Magistrate



Shelly C. Brana, Code Compliance Officer