

CODE ENFORCEMENT HEARING

City Commission Chambers

175 West Warren Avenue
Longwood, FL 32750

August 27, 2020

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 July 23, 2020 HEARING:

Special Magistrate Goodblatt approved Minutes from the July 23, 2020 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 20-02-1543R CC, Chapter 38 Section 38-121 Trash & Debris
Longwood Office Park LLC
587 E SR 434
Longwood, FL 32750

CEO Gelm introduced herself and presented a Cost Recovery to the Special Magistrate. The Respondent/Property Owner was not present.

CEO Gelm stated that this property is in violation of CC, Chapter 38 Section 38-121 Trash & Debris. This property is in violation because there is misc furniture and trash scattered around the dumpsters. This property was found guilty on February 27, 2020 for this same violation. This is a REPEAT VIOLATOR case.

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A Notice of Violation was issued on 7/9/2020 and certified mailed to the property owner and Russell Spivey, who was the representative for the property owner at the February Hearing. The NOV was delivered to Mr. Spivey on 7/10/2020.

A Notice of Hearing was issued on 7/10/2020. The NOH was delivered to Mr. Spivey on 7/13/2020. The Notice of Hearing was sent First Class Mail to the property owner on 7/29/2020. The Notice of Hearing was posted at the property and Longwood City Hall on 8/12/2020.

Inspections were completed with failed results on 7/10/2020, 7/13/2020 and 7/15/2020.

Special Magistrate made inquiry of the Code Compliance Officer and Respondent.

The Special Magistrate made her findings in that service was properly made. A nuisance was created at the cited property due to the placement of furniture and trash outside of the dumpsters. Respondent was previously found in violation of this same Code Section in an Order dated March 5, 2020. This property is located within 100 feet of improved property within the City Limits. This property's condition may affect the public health, safety and welfare, as it may attract rodents. Its appearance may negatively impact the land values of adjacent property owners. Respondent shall pay a fine of \$100.00 per day retroactive to July 9, 2020 and continue to accrue for each day the violation continues to exist. Respondent shall pay an administrative cost of \$293.02 within 30 days of receipt of Final Orders.

B. CEH 20-08-1581 CC, Chapter 18 Section 18-63 Min. Property Standards
CC, Chapter 38 Section 38-121 Trash & Debris
Lee, Chao & Chou, Huang-Jen
Whispering Oaks, Parcel: 04-21-30-504-0000-0070
Longwood, FL 32750

Case withdrawn as complied.

7. **REPORTS-CASE UPDATES**

None.

8. **UNFINISHED BUSINESS**

A. CEH 20-07-1562 in reference to 526 E Jessup Ave. Respondent/Property Owner, Mary Hodges, was present to give an update on the sale of the property. Respondent testified that the property was appraised for the third time, and although she does not have a sale date, the buyer is a cash buyer and she expects a closing to occur shortly.

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Building Official Phil Kersey testified that the Respondent provided access to the City as requested and made necessary repairs for it to be secured. The power was also shut off. Although the repairs still need to be made, there is no emergency at present.

The Special Magistrate made inquiry of the City and Respondent.

The Special Magistrate made her findings that the Respondent has violated CC, Chapter 18 Section 18-63 Minimum Property Standards. Compliance requires that the following be done: (1) either the property must be sold within 30 days of the Hearing Date (September 26, 2020) or the Respondent must pull a permit for the roof repairs by that date and complete all repairs and pass all necessary inspections within 30 days of obtaining the permit (2) it is incumbent upon the Respondent to notify the City of Longwood of the closing for her to be in compliance (3) If compliance is not timely met, in addition to the prior Administrative fee previously ordered, Respondent shall pay a fee of \$25.00 per day for each day the violation continues to exist past the date set for compliance. Failure to notify Code Enforcement in a timely manner is itself a violation of the Order.

9. OLD BUSINESS

None.

10. NEW BUSINESS

None.

11. ADJOURNMENT

Special Magistrate Goodblatt adjourned the meeting at 9:19 a.m.

_____/S/
Amy Goodblatt, Special Magistrate

_____/S/
Brittany Kidd Gelm, Code Compliance Officer