

175 West Warren Avenue
Longwood, FL 32750

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CODE ENFORCEMENT HEARING

City Commission Chambers

175 West Warren Avenue
Longwood, FL 32750

A Notice of Violation was issued on 5/28/2020 and certified mailed to the property owner.

A Notice of Hearing was issued on 10/20/2020 and certified mailed to the property owner. The NOH was First Class Mailed to the property owner on 10/28/2020. On 11/23/2020 The NOH was posted at the property and Longwood City Hall.

Numerous extensions were granted to the property owner by the City.

Mr. Garcia testified that the property owner is his cousin and he is asking for consideration as the property owner lives in California, is in the Navy and has been deployed frequently. Respondent submitted exhibits explaining their position.

Phil Kersey, Building Official for the City of Longwood testified that the City has been more than accommodating to this property owner.

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

The Special Magistrate made her findings, finding that service was properly made. The property owner was found in violation of LDC, Article X Section 10.1.0 Construction Permit. Respondents have until 2/1/2021 to come into compliance by obtaining a permit to replace the exterior doors and then 30 days after issuance of the permit to pass the final inspection successfully. Should the property not come into compliance, a fine in the amount of \$50.00 per day will be imposed until compliance is met. Respondents must also pay an Administrative Fine of \$100.00 within 30 days of receipt of Final Orders.

B. CEH 20-12-1606 CC, Chapter 18 Section 18-63 Min. Property Standards
 CC, Chapter 38 Section 38-141 High Grass & Weeds
 CC, Chapter 38 Section 38-121 Trash & Debris
 Webb, Duane & Irma
 986 N Wayman Street
 Longwood, FL 32750

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

CEO Gelm stated that this property is in violation of CC, Chapter 18 Section 18-63 Min. Property Standards, CC, Chapter 38 Section 38-141 High Grass & Weeds and CC, Chapter 38 Section 38-121 Trash & Debris because the entire property has high grass and weeds, there is a pile of fence debris in the back yard and the fence is falling down.

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A Notice of Hearing was issued on 10/13/2020. The NOH was delivered on 10/16/2020.

Special Magistrate made inquiry of the Code Compliance Officer.

The Special Magistrate made her findings, finding that service was properly made. The property owner has created a nuisance by failing to weed/mow tall weeds on the property. The property owner was found in violation of CC, Chapter 38 Section 38-141 High Grass & Weeds. Respondents have 5 days from receipt of Final Orders to come into compliance by mowing and maintaining the entire property to include the flower bed area in the front yard. Should the property not come into compliance, a fine in the amount of \$25.00 per day will be imposed until compliance is met. Respondents must also pay an Administrative Fine of \$241.63 within 30 days of receipt of Final Orders.

D. CEH 20-12-1615 LDC, Article X Section 10.1.0 Construction Permit
 Jake 55 LLC
 327 S Ronald Reagan Blvd
 Longwood, FL 32750

CEO Gelm introduced herself and presented a Cost Recovery document and photos to the Special Magistrate. The Respondent/Property Owner was not present. Building Official, Phil Kersey, was also present.

CEO Gelm stated that this property is in violation of LDC, Article X Section 10.1.0 Construction Permit because there are interior alterations that were completed without permits. A Stop Work Order was issued by the Building Official.

A Notice of Violation was issued on 10/15/2020 and mailed via certified mail to the property owner. The NOV was delivered on 10/17/2020.

A Notice of Hearing was issued on 10/27/2020 and mailed via certified mail to the property owner. The NOH was delivered on 10/29/2020.

Building Official Phil Kersey testified that electrical work, walls, duct work and pipes were altered without permits. He met with the property owner, but no communications have occurred since.

Special Magistrate made inquiry of the Code Compliance Officer.

The Special Magistrate made her findings, finding that service was properly made. The Respondent was found in violation of LDC, Article X Section 10.1.0 by making exterior and interior alterations without permits. Respondents have 10 days from receipt of Final Orders to come into compliance by applying for a construction permit and 60 days after issuance to complete all work and pass all inspections successfully. Should the property

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not come into compliance, a fine in the amount of \$100.00 per day will be imposed until compliance is met. Respondents must also pay an Administrative Fine of \$241.63 within 30 days of receipt of Final Orders.

E. CEH 20-12-1617 CC, Chapter 18 Section 18-63 Min. Property Standards
Walker, Eulah & Harris, Rita – P/O
Wendy's - Tenant
815 W SR 434
Longwood, FL 32750

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

CEO Gelm stated that this property is in violation of CC, Chapter 18 Section 18-63 Min. Property Standards because there is a fence on the side of the property that is rotted and falling down.

A Notice of Violation was issued on 10/20/2020 and certified mailed to the property owner and tenant. The NOV was delivered on 10/26/2020 to the property owner.

A Notice of Hearing was issued on 11/12/2020 and mailed via certified mail to the property owner and tenant. The NOH was delivered on 11/4/2020 to the tenant and 11/16/2020 to the property owner.

The City did receive communication from a representative of the property owner. She expressed that she felt this was not the property owner's responsibility. A Wendy's representative, Miguel, indicated that the fence would be removed the week of November 30, 2020. It had not been removed as of December 9, 2020.

Special Magistrate made inquiry of the Code Compliance Officer.

The Special Magistrate made her findings, finding that service was properly made. The property failed to meet Minimum Property Standards in that the fence at the property is unsafe and not being maintained, as it is rotting and falling down. Respondents have 10 days from receipt of Final Orders to come into compliance by removing or repairing the fence. Should the property not come into compliance, a fine in the amount of \$75.00 per day shall be imposed until compliance is met. Respondents must also pay an Administrative Fine of \$259.35 within 30 days of receipt of Final Orders.

7. REPORTS-CASE UPDATES

None.

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8. UNFINISHED BUSINESS

- A. Special Magistrate signed the Order to Impose for CEH 20-07-1562 in reference to 526 E Jessup Avenue.
- B. The Order to Impose for CEH 20-02-1543R in reference to 587 E SR 434 was continued.

9. OLD BUSINESS

None.

10. NEW BUSINESS

None.

11. ADJOURNMENT

Special Magistrate Goodblatt adjourned the meeting at 9:53 a.m.

 /S/
Amy Goodblatt, Special Magistrate

 /S/
Brittany Kidd Gelm, Code Compliance Officer