

CODE ENFORCEMENT HEARING

**Longwood City Commission Chambers
175 West Warren Avenue
Longwood, Florida**

**MINUTES
October 26, 2023
9:00 A.M.**

Present: Amy Goodblatt, Special Magistrate
J. Giffin Chumley, City Attorney

Also Present: Phil Kersey, CBO, Building Official
Barry McCullen, Respondent
Edgar Diaz, Nouvo Construction, Respondent
Anas Zaben, Red Sea Restaurant and Lounge, Respondent

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 27, 2023 HEARING:

Special Magistrate Goodblatt approved Minutes from the July 27, 2023 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. CE22-00509 LDC, ARTICLE X SECTION 10.1.0

No Permit
MCCULLEN, BARRY
261 E CHURCH AVE
LONGWOOD FL 32750

Phil Kersey, CBO, City of Longwood Building Official and Code Enforcement Supervisor, introduced himself and presented a cost recovery document to the Special Magistrate. The Respondent was present.

Mr. Kersey stated that the property was in violation of LDC, Article X Section 10.1.0, due to work being completed without a building permit.

A Notice of Violation was issued on 5/23/22 and 7/28/23 and mailed to the property owner via certified mailing.
Confirmation was received of the Notice of Violation being delivered on 8/8/23.

A Notice of Hearing was issued on 10/3/23 and mailed to the property owner via certified mail. Confirmation was received of the Notice of Hearing being delivered on 10/6/23.

Special Magistrate made inquiries of Mr. Kersey.

Respondent Barry McCullen gave testimony, and Special Magistrate Goodblatt asked questions of him.

The Special Magistrate found that the Respondent has violated LDC, Article X Section 10.1.0 for work without a permit.

Service was properly made. The Respondent is to obtain the proper permits and pass all necessary inspections. A Response to Comments must be completed in a timely manner. The Respondent is to pay administrative costs of \$355.40 within 30 days of service of the Final Orders. If the Respondent does not comply within 45 days from the date of service of the Final Orders by responding to comments, obtaining a valid permit, and passing all required inspections, the Respondent shall pay a fine of \$50.00 per day for each day the violation continues to exist beyond the date set for compliance.

B. CE23-00079

LDC, ARTICLE X SECTION 10.1.0
No Permit
NOUVO CONSTRUCTION & INV GROUP LLC
724 E CHURH AVE
LONGWOOD FL 32750

Mr. Kersey introduced himself and presented a cost recovery document to the Special Magistrate. The Respondent was present.

Mr. Kersey stated that this property was in violation of LDC, Article X Section 10.1.0, for work without a permit.

A Notice of Violation was issued on 5/22/23, 6/22/23 and posted on the property and City of Longwood City Hall on 7/3/23.

A Notice of Hearing was issued on 9/15/23.
Confirmation was received of the Notice of Hearing being delivered on 9/19/23.

Special Magistrate made inquiries of Mr. Kersey.

Respondent Edgar Diaz of Nouvo Construction gave testimony, and Special Magistrate Goodblatt asked him questions.

The Special Magistrate found that the Respondent has violated LDC, Article X Section 10.1.0 for work without a permit. The Respondent was to obtain all required permits complete and pass all necessary inspections. The Respondent and their general contractor must meet with Mr. Kersey within 7-10 days of receipt of the Final Orders. The Respondent is to pay administrative costs of \$313.15 within 30 days of service of the Final Orders. If the Respondent does not comply within 30 days from the date of service of the Final Orders by obtaining the required permits, scheduling a meeting with the Building Official in the timeline dictated, and passing all necessary inspections within the time permitted by the Florida Building Code; they shall pay a fine of \$50.00 per day for each day the violation exists.

C. CE23-00085	LDC, ARTICLE X SECTION 10.1.0
	No Permit
	MUKESH & SUDHA INV LLC
	274 W SR 434
	LONGWOOD FL 32750

Mr. Kersey introduced himself and presented a cost recovery document to the Special Magistrate. The Respondent was present.

Mr. Kersey stated that this property was in violation of LDC, Article X Section 10.1.0, for work without a permit.

A Notice of Violation was issued on 5/26/23 and 8/10/23 and sent to the property owner and the business owner via certified mailing. Confirmation was received of the Notice of Violation being delivered on 8/10/23.

A Notice of Hearing was issued on 9/11/23.
Confirmation was received of the Notice of Hearing being delivered on 9/15/23.

Special Magistrate made inquiries of the Building Official.

Respondent tenant gave testimony, and Special Magistrate Goodblatt asked questions of him.

The Special Magistrate made her findings that the Respondent has violated LDC, Article X Section 10.1.0 for work without a permit. The Respondent is to obtain a permit for the sign and pass all inspections required. The Respondent is to pay an administrative fine of \$200 within 30 days of service of Final Orders. If the Respondent does not comply within 30 days from the date of service of the Final Orders by obtaining a permit, they shall pay a fine of \$25 per day for each day the violation exists.

D. CE23-00143	CC, CHAP. 38, SECTION 38-141 High grass & weeds BEBOUT, VICKIE 386 HARBOUR ISLE WAY LONGWOOD FL 32750
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Case withdrawn as complied.

E. CE23-00014	LDC, ARTICLE X SECTION 10.1.0 No Permit DOUNIA DEVELOPMENT INC 986 W SR 434 LONGWOOD FL 32750
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Case withdrawn as complied.

7. REPORTS-CASE UPDATES

None.

8. UNFINISHED BUSINESS

None.

9. OLD BUSINESS

None.

10. NEW BUSINESS

Special Magistrate Goodblatt requested to know from the City of Longwood as soon as possible what the date for the December Magistrate hearing would take place. Mr. Kersey advised her that there would be an answer by the end of the following week.

11. ADJOURNMENT

Special Magistrate Goodblatt adjourned the meeting at 10:09 a.m.

Amy Goodblatt, Special Magistrate

Shelly C. Brana, Code Compliance Officer