

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
November 1, 2022 1:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER

ATTENDANCE	TITLE	STATUS
Lindsay C.T. Holt	Special Magistrate	Present
Tara Tradd	Code Enforcement Officer	Present
Susan Patterson	City Clerk	Present
Melanie Peavy	Development Services Director	Present
Jason Martin	Utility Supervisor	Present

1. Special Magistrate, Overview of the Code Enforcement Process
2. Swear in City Staff

Special Magistrate Holt brought the meeting to order, followed by the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Minutes of September 6, 2022

Special Magistrate Holt approved the summary of minutes from the September 6, 2022 meeting.

RESULT:	Adopted
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

III. OLD BUSINESS

1. None

None.

IV. NEW BUSINESS

1. City of Wildwood Case# 2208-0012 / Parcel#: G05-251

Sumter County Case# CE-WW2022-0017

Respondents: The Villages Owner, LLC – Jeremy Bronfman

Violation Address: 775 Huey Street

Violations: 2009 IPMC and Wildwood Chapter 7; Unsafe Building Units and Unsafe Driveway; Exterior Building Maintenance

Status: The property is an apartment complex with Townhouse style homes. The City's code case relates to an unsafe driveway, and the County's code case relates to unsafe housing in Units D16 & D17.

Special Magistrate Holt read the title of Case # 2208-0012 - Parcel # G05-251. The Villages Owner, LLC - Jeremy Bronfman - Cypress Commons fka Club Wildwood at 775 Huey Street. Code Enforcement Officer Tara Tradd stated that the violation was an unsafe driveway. Tradd stated that the driveway had been repaired and inspected and was now in compliance. Tradd stated that the second violation was unsafe building units. Tradd stated that there was a leak in the walls between units D16 and D17. Tradd stated that the leak was coming from the air conditioning unit and had caused damage to the drywall and baseboards on the first floor in both apartments, and there was damage to the ceiling in unit D16, which was caused by a leak in the upstairs bathroom. Tradd stated that D16 is vacated and D17 is occupied at this time. Steve Wilcox, a representative from the county, stated that he had not been able to get into the two apartments for another inspection, so he had no new information. Sandra Santana, the apartment manager, stated that the apartment management company had acquired a company to start repairs but that she did not have a time frame for when they would begin work. Santana submitted a mitigation proposal to Tradd. Special Magistrate Holt stated that she would enter an Order of Violation and give them 30 days to bring the property into compliance. Holt stated that Santana or the apartment management company would need to reach out to the city and county to make them aware of the completion of the work or if they would need an extension. Holt stated that after the 30 days, a fine would begin at \$250 per day until the property is brought into compliance. Holt stated that she would award costs to the county and city for their administrative fees.

2. City of Wildwood Case# 2208-0016/Parcel#: G06-095 & G06-096

Respondents: Iris and Robin Williams

2nd Respondents: Mike Scott Plumbing

Violation Address: 311 Huey Street

Violations: Chapter 19 Sewer Connection without City Permits or meeting City construction standards.

Status: The vacant lot adjacent to the home was connected to the home's sewer connection to be used as a sewer dump for an RV. This connection was not approved or inspected by the City.

Special Magistrate Holt read the title of Case # 2208-0016 Parcel G06-095 & G06-096. Iris and Robin Williams, 311 Huey Street, second respondent Mike Scott Plumbing. Code Enforcement Officer Tradd stated that the violation was a Chapter 19 sewer connection without city permits or meeting city construction standards. Tradd stated that a vacant adjacent lot to the home was connected to the home's sewer connection to be used as a sewer dump for an RV. Tradd stated that this connection was not approved or inspected by the city. Tradd stated that the property owners had combined the two lots, and they are now one lot. Holt clarified that the property was in compliance with the county but not the city code. Robin and Iris Williams stated that they had gone through all the proper channels to get a licensed plumber and pulled the proper permits to have the work done. How was it that the county did not mention that the city would need to inspect and approve the work being

done? Keith Tietjen a representative for Mike Scott Plumbing, stated that they had pulled permits, appeared before the plan review committee, called, and had utility locates done on the property. Tietjen stated the work was completed and passed inspection, the lines were covered over, and then the company received a letter stating they were violating the code. Utility Supervisor Jason Martin stated that when a line is changed or modified, the city code states that a backwater valve and a concrete pad are to be installed. Martin stated that this would need to be done to bring the property into compliance with the city code. Holt stated that a site plan would need to be submitted to Development Services. Holt stated that the city is asking for \$111.24 for administrative fees and that she was issuing an order for 90 days to bring the property into compliance.

3. **City of Wildwood Case# 2210-0002 / Parcel#: G06P004**

Respondents: Emma Hattie Lucille Holland Johnson Ennis

Violation Address: 339 Young Circle

Violations: City of Wildwood Code of Ordinances, Chapter 7 Property Maintenance, and Chapter 15 Solid Waste and Weeds

Status: The property has excessive outdoor storage, creating a blighting influence on the neighborhood.

Special Magistrate Holt read the title of Case # 2210-0002 Parcel # G06P004, Emma Hattie Lucille Holland Johnson Ennis, 339 Young Circle. Tradd stated the violation was Chapter 7 Property Maintenance and Chapter 15 Solid Waste and Weeds. Tradd stated that the property has excessive outdoor storage, blighting the neighborhood. Tradd stated that the owner had asked for another 30-day continuance due to health issues. Tradd stated that the city was agreeable to the 30-day extension. Holt stated that she was agreeable and that an order would not have to be entered into unless Tradd felt it was necessary.

V. ADJOURNMENT

The meeting was adjourned at 1:29 p.m.

RESULT:	Adjournment
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

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CITY OF WILDWOOD, FLORIDA

SEAL

12/6/2022
Date


Lindsay C.T. Holt,
Special Magistrate
City of Wildwood, Florida