

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 7, 2022 1:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

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

Property owners and City Staff were sworn in.

Attendee Name	Title	Status
Lindsay C.T. Holt, Esq.	Special Magistrate	Present
Tara Tradd	Code Compliance Manager	Present
Kyla Luna	Development Services Planner	Present
Susan Patterson	City Clerk	Present
Aprèl Gordon and Ronnie Holloman	Property Owner	Present

II. APPROVAL OF SUMMARY MINUTES

1. May 3, 2022

The minutes were approved and signed by Special Magistrate Holt.

III. OLD BUSINESS

1. **City of Wildwood Case# 1803-0006** – Request for Reduction of Fine:
Property Owners: Juprel Properties LLC;
Address: 401 Dr. Martin Luther King Jr., Avenue, Wildwood, FL;
Violation(s): Chapter 15, Solid Waste and Weeds; Chapter 7 Building Maintenance Violations – Overgrown lawn, broken fence, blighting influence.
First Notified by Code Enforcement – 03/16/2018

Code Enforcement Officer Tara Tradd presented the case and evidence to the Special Magistrate. Tradd stated that the property at 401 Dr. Martin Luther King Jr. Avenue, has come into compliance and that during the foreclosure sale of this property, there were no surplus funds to apply to the recorded Code Enforcement Lien.

The Respondent, Juprel Properties LLC., was properly served with notice of these proceedings ten (10) days before the hearing. The respondent was present for today's hearing.

The violations and code enforcement lien which are the subject of this proceeding occurred on real property located in the City of Wildwood, Sumter County, Florida, described as 401 Dr. Martin Luther King Jr., Avenue, Wildwood, FL 34785, Parcel Number G06-J034.

Since on or before March 3, 2018, the property has violated the City of Wildwood Code Ordinances: Chapter 7 (Property Maintenance – broken fence); Chapter 9 (Health and Sanitation – Abatement of Nuisances.); Chapter 15 (Solid Waste and Weeds - an overgrown lot, with an accumulation of trash, junk, and debris), as well as any other codes or laws that may apply.

The property was brought into compliance on July 13, 2021, and has been maintained since then.

In February 2022, the property was foreclosed, and Juprel Properties LLC took ownership and has continued to maintain the exterior. Due to the lack of surplus funds available from the foreclosure to pay the code enforcement fines. Juprel Properties LLC requests a reduction of fines and release of the lien.

The outstanding fines have accumulated to \$27,900.00, and the costs associated with this file are \$304.32 for a total of \$28,204.32. A representative of Juprel Properties LLC, Ronnie Holloman, expressed Juprel's desire to fix this home to include a new roof, landscaping, and interior renovation work.

CONCLUSIONS OF LAW

The respondent has maintained compliance with the City Code of Ordinances. And has spent over \$800.00 since February on maintaining the property's exterior. The owner has also obtained quotes for a new roof and will be working on interior renovations.

Based on the information provided through the evidence and testimony, a recommendation to reduce the fine and costs associated with the file of \$500.00 is warranted in this case.

ORDER

The Special Magistrate Lindsay C.T. Holt made a recommendation before the City Commission to reduce the fines to \$500.00 and, once paid, record the lien release with the Sumter County Clerk of Courts.

Within 30 days of this hearing, the reduced fine of \$500.00 shall be payable to the City of Wildwood, 100 N Main Street, Wildwood, FL 34785. Should the fine not be paid within the 30 days, the fine will revert to the original amount of \$ 28,204.32

IV. NEW BUSINESS

1. NONE

V. ADJOURNMENT

The meeting adjourned at 1:09 PM

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CITY OF WILDWOOD, FLORIDA



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