

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 11, 2023 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 Manager	Present
Jessica Barnes	Administrative Assistant	Present
Susan	City Clerk	Present
Brian Harrie	Police Lieutenant	Present

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

Special Magistrate Holt swore in city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. June 13, 2023

Special Magistrate Holt approved the summary of minutes from the June 13, 2023 meeting. No comments were offered or received.

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

III. OLD BUSINESS

1. **City of Wildwood Case#** 2009-0006/Parcel#: G06L152
Respondents: City of Wildwood
Violation Address: 101 S Main Street
Violations: Chapter 7 Unsafe Structure
Status: The property has been brought into compliance by the City. Staff requests a reduction of the fines and release of the lien.

Special Magistrate Holt read the title of Case # 2009-0006 Parcel G06L152. The City of Wildwood 101 S. Main Street. Violation of Chapter 7 Unsafe Structure. Code Enforcement Manager Tradd stated that the City had taken possession of the property and had brought it into compliance. Staff are requesting a reduction of the fines and the release of the lien. Special Magistrate Holt asked if the City had foreclosed on the property or if it was purchased. Tradd stated that the City had purchased the property and demolished the existing building. Tradd also stated that the updated deed was provided. Special Magistrate Holt stated that she would reduce the fines to zero and sign a release of lien on this property.

2. **City of Wildwood Case# 2009-0005/Parcel#:** G06L156

Respondents: City of Wildwood

Violation Address: 107 S Main Street

Violations: Chapter 7 Unsafe Structure

Status: The property has been brought into compliance by the City. Staff requests a reduction of the fines and release of the lien.

Special Magistrate Holt read the title of Case # 2009-0005 Parcel G06L156. The City of Wildwood 107 S. Main Street. Violation of Chapter 7 Unsafe Structure. Code Enforcement Manager Tradd stated that the City had taken possession of the property and had brought it into compliance. Staff are requesting a reduction of the fines and the release of the lien. Special Magistrate Holt asked if the City had foreclosed on the property or if it was purchased. Tradd stated that the City had purchased the property and demolished the existing building. Tradd also stated that the updated deed was provided. Special Magistrate Holt stated that she would reduce the fines to zero and sign a release of lien on this property.

IV. NEW BUSINESS

1. **City of Wildwood Case#1905-0005/Parcel#:** G05259

Respondents: Sandra Holland

Violation Address: 501 Barwick Street

Violations: Chapter 7, Exterior Property Maintenance; Abandoned Structure; Chapter 15, Solid Waste and Weeds; and LDR Expired Building Permit

Status: New construction that has been abandoned, the building is not secure, the property is overgrown, and the building permit has expired.

Special Magistrate Holt read the title of Case # 1905-0005 Parcel G05259. Sandra Holland 501 Barwick Street. Violations Chapter 7, Exterior Property Maintenance. Code Enforcement Manager Tradd stated that the property had been abandoned and that notice had been sent by USPS to the owner but had not yet been received. Special Magistrate Holt stated that she would like to push this case to next month since the notice had not yet been received and felt that the owner would contact the city once they received the letter.

2. **City of Wildwood Case#2304-0006** Parcel ID# G07A021

Respondents: Dev Food Mart LLC, Jitendra Patel

Violation Address: 405 S Main Street

Violations: Land Development Regulations, Chapter 3 Sign Code Standards

Status: The property has a sign that has not been maintained and blighting influences the downtown area.

Special Magistrate Holt read the title of Case # 2304-0006 Parcel G07A021. Dev Food Mart LLC, Jitendra Patel, 405 S Main Street. Violation of Land Development Regulations, Chapter 3 Sign Code Standards. Code Enforcement Manager Tradd stated that the property sign has

not been maintained and blighting influences the downtown area. Tradd stated that the sign had been painted, but the lettering still needed to be brightened up so the sign could be seen. Tradd stated that Patel had requested more time to bring the sign into compliance, and the city had granted Patel another 90 days. Special Magistrate Holt confirmed that the city would like to continue this case to be able to give Patel an extra 90 days to fix the lettering on the sign. Patel requested an extra 2 years due to hardship. Special Magistrate Holt gave Patel 90 days to bring the sign into compliance and explained to Patel if the sign was not brought into compliance in 90 days, an Order of Violation would then be filed, giving him an additional amount of time to bring the sign into compliance or remove the sign.

3. **City of Wildwood Case#2304-0014** Parcel ID# G07-111
Respondents: Cobblestone II WLF LLC and Tom Hart
Violation Address: 806 Huron Street
Violations: Chapter 7 Property Maintenance and the IPMC Chapter 3
Status: Interior of the mobile home revealed unsafe subfloors, which are a hazard to the occupants. The property is currently non-compliant.

Special Magistrate read the title of Case # 2304-0014 Parcel # G07-111. Cobblestone II WLF LLC and Tom Hart. 806 Huron Street, a violation of Chapter 7 Property Maintenance and IPMC Chapter 3. Tradd stated the interior floors were unsafe and that inspections had been made again on July 6th, and the property had been brought into compliance. Tradd stated that there were no costs associated with the case. Celestine Sumpter stated that there is a big hole in the bathtub so you can only take a shower. Sumpter stated that at the time the city inspector came out, the dogs were put in the bathroom so as not to bother the city inspector. Special Magistrate Holt stated that she would prefer to continue this case and have a re-inspection done and have the case be brought back in August.

4. **City of Wildwood Case#2305-0001** Parcel ID# G05F037
Respondents: WTG Properties IV LLC
Violation Address: 604 Pleasantdale Drive
Violations: IPMC Chapter 3 Electrical Code Violations
Status: The property is still non-compliant.

Special Magistrate Holt read the title of Case # 2305-0001 Parcel G05F037. WTG Properties IV LLC, 604 Pleasantdale Drive. Violation of IPMC Chapter 3 Electrical Code Violations. Code Enforcement Manager Tradd stated that as of June 30, 2023, the property had been brought into compliance.

V. ADJOURNMENT

The meeting was adjourned at 1:21 p.m.

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

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA

SEAL

Date

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