

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
August 1, 2023 1:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Tara Tradd	Code Compliance Manager	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Police Lieutenant	Present

The Special Magistrate brought the meeting to order at 1:02 p.m.

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

Staff and audience members were sworn in by the Special Magistrate.

II. APPROVAL OF SUMMARY MINUTES

1. July 11, 2023

The Special Magistrate approved the July 11, 2023, meeting minutes upon minor correction of the prior City Clerk's full name in the roll call. No other comments were offered.

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

III. OLD BUSINESS

1. **City of Wildwood Case#1905-0005/Parcel#:** G05259 - Continued from July 11, 2023
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: Abandoned new construction, unsecured building, overgrown property, and an expired building permit.

Special Magistrate Holt read aloud the title of Case #1905-0005/Parcel #G05259, which was continued from the July 11, 2023 meeting. Code Compliance Manager Tradd explained the violation was brand new construction that had been abandoned for approximately one year. The building permit had expired, the property was grossly overgrown, and the building was unsecured. Since that hearing, the owner has secured the building, mowed and maintained the vegetation, and applied for all new permits. As of this meeting, the property is considered in compliance. There are no costs that the city is seeking to recover at this time.

2. **City of Wildwood Case#2305-0001** Parcel ID# G07-111 - Continued from July 11, 2023

Respondents: Cobblestone II WLF LLC and Tom Hart

Violation Address:806 Huron Street

Violations: Chapter 7 Property Maintenance and the IPMC Chapter 3

Status: No violations observed by Inspector. The property is in compliance.

Special Magistrate Holt read aloud the title of Case #2305-0001 Parcel ID #G07-111, which was continued from the July 11, 2023 meeting. Code Compliance Manager Tradd explained the code violations were regarding flooring in the home. The property had been brought into compliance before the previous hearing, but at the time, the tenants came forward and noted that there were violations in the bathroom that they had not made the inspector aware of. Tradd received an email from Sumter County, which completed that inspection. As of this meeting, the property is considered in compliance. There are no costs that the city is seeking to recover at this time. The tenant, Celestine Sumpter, approached to confirm the details of the property. Upon review of the correspondence from the county, Holt found no further violations for this property.

IV. NEW BUSINESS

1. **City of Wildwood Case#2302-0002/Parcel#:** G05D084

Respondents: Rhonda Lee Hammond and Donna Terry Elrick

Violation Address: 710 Lee Street

Violations: Chapter 7, Exterior Property Maintenance; Chapter 15, Accumulation of Litter and Debris and 2009 IPMC Property Maintenance Standards for Exterior Buildings

Status: The property remains non-compliant with the City Code of Ordinances.

Special Magistrate Holt read aloud the title for Case #2302-0002/Parcel #G05D084. Code Compliance Manager Tara Tradd explained that on or before April 2023, the property had a heavy accumulation of junk and debris. Tradd has been working with the respondent, Donna Elrick, who was present in the audience. The respondent has had health issues and other obstacles bringing the property into compliance, so the city is requesting a 30-day extension for her to complete the cleanup. There are associated case costs of \$97.73. If the property remains non-compliant at the end of the extension, the city recommends an accrual of fines of \$100 per day retroactive to August 1st. Respondent Donna Elrick approached to provide comments on the case. Holt questioned if 30 days was enough time for Elrick to bring the property into compliance. Holt entered an order with an extension of 45 days to bring the property into compliance and pay the case costs. The order included that if the respondent fails to comply, an accrual of fines retroactive to August 1st will apply.

2. **City of Wildwood Case#2304-0004/Parcel#:** G04N250

Respondents: Sunbelt Investments LLC – Action Gator Tire

Violation Address: 5167 Sundance Trail

Violations: Land Development Regulations Chapter 3.24 Sign Code Standards

Status: The property remains non-compliant with the City Land Development Regulations, Chapter 3.24 – Banner Signs for permanent use.

Special Magistrate Holt read aloud the title of Case #2304-0004/Parcel #G04N250. Code Compliance Manager Tradd explained the code violations for this business as being inappropriate signage per Land Development Regulations (LDR) Chapter 3. Per the LDRs, the respondent has 30 days to comply. Therefore, the city requests an order of 30 days for the respondent to remove the signs or apply for zoning approval to keep them. Additionally, the city requests the recovery of case costs of \$97.73 and a \$50 per day fine if they fail to comply, retroactive to August 1st. Holt entered an order of violation that would reflect the requests from the city.

3. **City of Wildwood Case#2304-0010/Parcel#:** G05-082

Respondents: Michael Maitland and Joanna Lynn Palazzolo

Violation Address: 505 Barwick Street

Violations: Chapter 7, Exterior Property Maintenance; Chapter 15, Accumulation of Litter and Debris and 2009 IPMC Property Maintenance Standards for Exterior Buildings

Status: The property remains non-compliant with the City Code of Ordinances

Special Magistrate Holt read aloud the title of Case #2304-0010/Parcel #G05-082. Code Compliance Manager Tradd explained the property contains a single-family home that had junk items being stored on the front porch. The home is also peeling and deteriorating and needs to be painted. Holt confirmed with Tradd that while the respondent has cleared some debris from the porch, there are still some remaining items. The city is asking for 30 days for the property to be cleared of junk and debris, and 60 days for the home to be painted. The city is also requesting recovery of case costs of \$97.73, as well as accrual of fines of \$100 per day retroactive to August 1st. Respondent Michael Maitland approached to discuss the painting of the home. He expressed his inability to afford to paint the entire house within the requested 60-day period. Holt entered an order of violation for 30 days to clear the debris and 120 days to paint the home.

4. **City of Wildwood Case#2304-0013/Parcel#:** G06H005

Respondents: Martha Taylor Butler

Violation Address: 311 Gray Street

Violations: Chapter 7, Exterior Property Maintenance; Chapter 15, Accumulation of Litter and Debris and 2009 IPMC Property Maintenance Standards for Exterior Buildings

Status: The property remains non-compliant with the City Code of Ordinances

Special Magistrate Holt read aloud the title of Case #2304-0013/Parcel #G06H005. Code Compliance Manager Tradd explained that the case is for a single-family rental property with an accumulation of miscellaneous furniture items and appliances. The property has seen much improvement from the initial finding of violation. Additionally, the house needs pressure washing, and the front door needs to be painted. The respondent has advised they will be able to bring the property into compliance. The city is requesting an additional 30 days for the respondent to complete all requirements, as well as recovery of case costs in the amount of

\$97.73. If the respondent fails to bring the property into compliance, the city requests an accrual of fines of \$100 per day retroactive to August 1st. The tenant, Johnny Clinton Jr., approached to explain that he has been working on cleaning up the property. Holt entered an order of violation that would reflect the requests from the city.

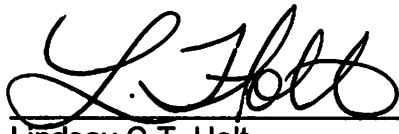
V. ADJOURNMENT

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

SEAL

9/5/2023
Date

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CITY OF WILDWOOD, FLORIDA



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