

CODE ENFORCEMENT  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
October 3, 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 |

Special Magistrate Holt brought the meeting to order at 1:00 p.m.

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

**II. APPROVAL OF SUMMARY MINUTES**

1. Minutes of September 5, 2023

Special Magistrate Holt saw no revisions to the minutes and approved the summary minutes for the September 5, 2023 meeting.

|                  |                         |
|------------------|-------------------------|
| <b>RESULT:</b>   | <b>Approved</b>         |
| <b>MOVER:</b>    | Special Magistrate Holt |
| <b>SECONDER:</b> | None                    |
| <b>AYES:</b>     | Special Magistrate Holt |

**III. OLD BUSINESS**

1. **SIGN ORDER OF SATISFACTION – VOLUNTARY COMPLIANCE ACHIEVED**

**City of Wildwood Case#2205-0006**

**Respondents: Dikenxons Diogene**

**Violation Address: 910 Powell Street**

**Violations: Chapter 13 Derelict Vehicles**

**Status: The property complies with the City Code of Ordinances.**

Special Magistrate Holt signed the Order of Satisfaction for Case #2205-0006 at 910 Powell

Street. The property has been brought into compliance with the City Code of Ordinances.

**2. City of Wildwood Case#2208-0007 – REDUCTION OF FINE REQUEST**

**Respondents:** Jacqueline, Gary, and Barbara Stephenson

**Violation Address:** 4123 CR 124

**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 complies with the City Code of Ordinances

Code Compliance Manager Tradd presented the Special Magistrate with the case file. This case was under an Order of Enforcement with \$200 per day fines for not coming into compliance. However, as of this hearing date, the property has been brought into compliance and the respondents have requested that the fines accrued of \$24,600 be reduced to \$0. The owner was hospitalized for 52 days after the last hearing, but remained in constant contact with Tradd concerning the non-compliance issues. Tradd recommends the case costs be paid in the amount of \$167.84. Special Magistrate Holt recommended an order that states that if case costs are paid within 30 days, the fines will be reduced to zero. Failure to pay case costs in 30 days will result in the continued accrual of \$200 per day fines.

**IV. NEW BUSINESS**

**1. City of Wildwood Case#2303-0010**

**Respondents:** Rhonda Sennett

**Violation Address:** 600 Powell 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 is non-compliant with the City Code of Ordinances

Code Compliance Manager Tradd presented Case #2303-0010 at 600 Powell Street. She explained that the photos taken of the non-compliance issues are of the side of the property that faces Cleveland Avenue. She has been monitoring this property for approximately five years with little to no progress. She has not heard directly from the owner, but over the years, when she sends a notice, the property has been mowed to bring that issue into compliance. Now, the home is deteriorating rapidly, with many broken windows and an unsafe second floor. The city is requesting a fine of \$200 per day and that the case costs be paid in the amount of \$106.74. Special Magistrate Holt found in favor of the city and entered an Order of Violation with a fine of \$200 per day and that case costs be paid. The order will allow 30 days for the property to be brought into compliance, with the fines accruing retroactively to this hearing date if not achieved.

**2. City of Wildwood Case#2307-0002**

**Respondents:** McCulloch Masonry and Construction

**Violation Address:** 217 Mill 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 is non-compliant with the City Code of Ordinances

Code Compliance Manager Tradd presented Case #2307-0002 at 217 Mill Street. The property has exterior property violations and is overgrown. The property owner did receive the original notice of violation, advised they needed two weeks to bring it into compliance, but then never worked on the property. The city is recommending fines of \$200 per day and case costs be paid in the amount of \$106.74. Special Magistrate Holt found in favor of the city and entered an Order of Violation with a fine of \$200 per day and that case costs be paid. The order will allow 30 days for the property to be brought into compliance, with the fines accruing retroactively to this hearing date if not achieved.

#### V. ADJOURNMENT

The meeting was adjourned at 1:08 p.m.

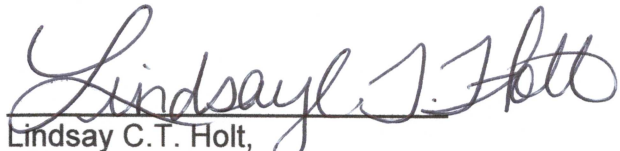
|                  |                         |
|------------------|-------------------------|
| <b>RESULT:</b>   | <b>Adjourned</b>        |
| <b>MOVER:</b>    | Special Magistrate Holt |
| <b>SECONDER:</b> | None                    |
| <b>AYES:</b>     | Special Magistrate Holt |

CODE ENFORCEMENT  
CITY OF WILDWOOD, FLORIDA

SEAL

Date

11/7/2023

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