

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
December 5, 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

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

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

II. APPROVAL OF SUMMARY MINUTES

1. Minutes of November 7, 2023

Special Magistrate Holt saw no revisions and approved the summary minutes for the November 7, 2023 meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. City of Wildwood Case#2208-0010
Respondents: Greater Piney Grove Baptist Church
Violation Address: Peters Street
Violations: Chapter 7, Exterior Property Maintenance; Chapter 15, Accumulation of Litter and

Debris and Overgrown

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

Code Compliance Manager Tradd presented the case and evidence to Special Magistrate Holt. Tradd stated that the property located on Peters Street was a vacant lot and had been overgrown with an accumulation of trash since August 2022. The church received the last notice of violation in October 2023, but she had not had any communication from them. There were no representatives for the case present at the hearing. Special Magistrate Holt found the property to be in violation and entered an order of violation per the cited code provisions. The order will request fees in the amount of \$100.44 to cover the city's case costs due in 30 days. Additionally, Holt assessed a fine of \$100 per day to begin immediately.

2. City of Wildwood Case#2304-0001

Respondents: Brenda Fluitt, Tahj Clements, and Tiffany Bird

Violation Address: 604 Clay Drain Road

Violations: Florida Building Code, Unsafe Structure, Chapter 7, Exterior Property Maintenance; City of Wildwood Land Development Regulations, Zoning Violation and 2009 IPMC Property Maintenance Standards for Exterior Buildings and Unsafe Structures

Status: The property is non-compliant with the Florida Building Code, City Code of Ordinances, and Land Development Regulations.

Code Compliance Manager Tradd presented the case and evidence to Special Magistrate Holt. Tradd stated that the property located at 604 Clay Drain Road originally had a code case between June and August 2023 due to multiple accessory structures being used as housing without permits. When the city first communicated with the property owner, they stated the sheds with porches were to be used for housing family members, specifically their adult children. The city researched Land Development Regulations in order to help the property owner work under the tiny home development regulation. The owner did receive a development permit, but was notified that the structures were not to be occupied until all permitting and building permits were obtained. In October 2023, the city received a complaint from a tenant of one of the structures who was not a family member regarding electrical and sewer violations with raw sewage on the ground and unsafe electrical connections. At that time, Tradd was in contact with Steve Wilcox of the Sumter County Building Department, who then performed an inspection and ordered the electricity be shut off to all the units due to unsafe conditions. As of the hearing, no electrical or sewer permits had been pulled for the property, nor did the city have any further site plans for the tiny home development. Due to these issues, the city requested the development permit be rescinded. Wilcox was present at the hearing, and stated there was still one tenant living in one of the structures during his inspection.

Respondent Tahj Clements was present at the hearing and addressed the Special Magistrate. Clements stated that he was renting out one or more structures prior to receiving the first code violation, and had a pending eviction case for the last remaining tenant. He then provided information to the Special Magistrate detailing a rental agreement with the tenant beginning in March 2022 and ending in March 2023. Clements also stated there had recently been a gas leak on the property, officers evacuated the premises, and he and his family had not been living on the property since until it could be further inspected.

Pandora Hobson of 604 Clay Drain Road addressed the Special Magistrate. Hobson stated the rental agreement began in May 2022, and she had been paying weekly since that time. At the most recent county court hearing, the judge did not evict her and ordered her to pay only the remaining agreed upon \$170. The gas leak evacuation discussed by Clements was issued

on October 19, 2023, and she received clearance from TECO to return to her home the next day. Upon her return, Hobson found the electricity and water had been shut off, but the meter was still running, and the property owner had their own personal lock on the property's breaker box. She then discovered the other tenants on the property had been placed in a motel. Hobson also claimed the property owner blocked the gate access to the property several times, making it difficult to gain access to her home. Special Magistrate Holt clarified with Hobson that she still did not have running water or electricity as of the date of the hearing, since October 20, 2023. Special Magistrate Holt also confirmed that Hobson was the tenant that filed a complaint with the city regarding unsafe conditions in October 2023. Holt questioned the weekly rent amount, and Hobson stated it was recently raised to \$300 per week with a \$75 late fee.

Tradd stated there was a case cost of \$100.44 and a proposed fine of \$500 per day. Clements stated he had an appointment booked with an engineer to finish the required permits on January 19, 2024, and requested the case be extended until then so he would not be charged the fine. Based on the case and evidence presented, Special Magistrate Holt found the property in violation. The order immediately revoked the development permit with the option for the owner to reapply in the future. Special Magistrate Holt also ordered the respondent to pay associated case costs within 30 days and assessed a fine of \$500 per day to begin immediately.

3. City of Wildwood Case#2309-0003

Respondents: Wilbur and Cora Lee Rimes

Violation Address: 305 Mill Street

Violations: Florida Building Code, Unsafe Structure, Chapter 7, Exterior Property Maintenance; and 2009 IPMC Property Maintenance Standards for Exterior Buildings and Unsafe Structures

Status: The property is non-compliant with the Florida Building Code, City Code of Ordinances.

Code Compliance Manager Tradd presented the case and evidence to Special Magistrate Holt. Tradd stated the property located at 305 Mill Street suffered from roof damage and exterior damage to windows. Unbeknownst to the city, the property owners listed in the case information were deceased, and the property was entered into a tax deed sale in September 2023. On December 4, 2023, Tradd communicated with the property's new owners, which led the city to request that the case's hearing be postponed for 90 days to allow the new owners time to bring the property into compliance. Theresa Williams, the property's new owner, was present at the hearing and did not object to the continuance. Special Magistrate Holt granted an indefinite continuance.

RESULT:	Continued Indefinitely
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

4. City of Wildwood Case#2309-0005

Respondents: Niatikgua Burt

Violation Address: 1108 Huey Street

Violations: Chapter 7, Exterior Property Maintenance; Chapter 15, Accumulation of Litter and Debris and Overgrown; Chapter 13, Derelict Vehicles and 2009 IPMC.

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

Code Compliance Manager Tradd presented the case and evidence to Special Magistrate Holt. Tradd stated that the property located at 1108 Huey Street is a vacant lot being used to store derelict vehicles and campers. It previously had a fence that was deteriorating, but had since been repaired. The property owner's father was present for the hearing, and reported to the city that the camper had been removed on December 4, 2023. Tradd stated the property was now partially compliant. The city requested case costs of \$101.74 and a proposed fine of \$100 per day. Gary Coleman, the respondent's father, addressed the Special Magistrate and stated that by the end of the month the property should be completely cleared and in compliance. Special Magistrate Holt granted the respondent 30 days to bring the property into compliance and pay associated case costs, after which fines would begin accruing if compliance is not reached.

5. City of Wildwood Case#2311-0005

Respondents: Robert Novak, Claywoods LLC

Violation Address: Nova Filters, Clay Drain Road

Violations: City of Wildwood Stormwater Ordinance

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

Code Compliance Manager Tradd presented the case and evidence to Special Magistrate Holt. The case related to a stormwater violation on a project that had been under construction since 2022. On behalf of the city, Stormwater Coordinator Tracy Kelley was present as a technical representative for the case. The violation had been an issue with the business almost since commencement of construction in November 2022. Just prior to the hearing, Kelley visited the site to reinspect, and the property owners were in compliance and were working to pave the improvements. The respondent, Robert Novak, planned to be present at the hearing, but Kelley advised him that it was not necessary at this time and that she would continue to monitor the property. The city requested case costs of \$91.89. Special Magistrate Holt granted 30 days for the respondent to pay the associated case costs.

V. ADJOURNMENT

The meeting was adjourned at 1:31 p.m.

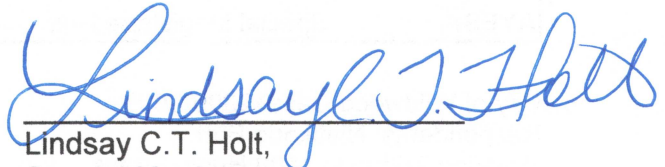
RESULT:	Adjourned
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA

SEAL

Date

01/02/2024


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