

CODE ENFORCEMENT  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
February 6, 2024 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 |
| Michael Cosseboom | Police Officer          | Present |
| James McMann      | Police Officer          | 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 January 2, 2024

Special Magistrate Holt saw no revisions and approved the summary minutes for the January 2, 2024, 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. City of Wildwood Case#2311-0007  
Respondents: Sharon Corbin  
Violation Address: 702 Wilson 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. –

## **SIGN ORDER OF ENFORCEMENT FROM January 2, 2024**

Special Magistrate Holt read aloud Case #2311-0007. No additions were requested by the city. No comments were offered or received. The order was signed as found at the previous hearing on January 2, 2024.

### **2. City of Wildwood Case#2206-0002**

**Respondents:** Traci McCrae

**Violation Address:** 506 Pitt 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. -

**SIGN ORDER OF ENFORCEMENT FROM November 7, 2023**

Special Magistrate Holt read aloud Case #2206-0002. No additions were requested by the city. No comments were offered or received. The order was signed as found at the previous hearing on November 7, 2023.

## **IV. NEW BUSINESS**

### **1. City of Wildwood Case#2309-0010**

**Respondents:** Martha Enterprises

**Violation Address:** 104 S Main Street

**Violations:** Chapter 7, Exterior Property Maintenance; Chapter 13, Abatement of Nuisances

**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 the property had violations on the side of the building where there was black spray paint that appeared to be graffiti. The property owner and business owner were both notified in August 2023 and asked to either remove it or paint it over. Tradd received a response from the property owner, who advised they intended to apply for the city's facade matching grant. As of the hearing, the grant application had not been submitted. Additionally, there had been a banner on the front monument sign, but it was removed prior to the hearing. The city sought case costs of \$104.64 and a \$100 per day fine. No comments were offered or received. Special Magistrate Holt entered an order of enforcement which required that the property be brought into compliance within 30 days. If compliance was not reached, a fine of \$100 per day would begin to accrue. Additionally, the respondent was ordered to pay case costs within 30 days.

### **2. City of Wildwood Case#2311-0001**

**Respondents:** Speedy Sparrow LLC

**Violation Address:** 5626 C Thomas Road

**Violations:** Chapter 7, Exterior Property Maintenance; Chapter 15, Accumulation of Litter

**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 in October 2023, she received notice from the city's waste hauler, Waste

Management, that the commercial property's waste totes were no longer serviceable due to consistent trash overflow. She requested the respondent work directly with the city's Development Services department to have a concrete pad and dumpster enclosure built for the tenants of the property. As of an inspection on February 2, 2024, the violation remained ongoing. Special Magistrate Holt questioned if Tradd knew whether the respondent had contacted Development Services as she had requested, and they had not, though they had called to advise that they would be present at the hearing to further discuss options. Tradd had also advised the respondent that although the tenants of the commercial property were not complying with the trash requests, the responsibility to bring the property into compliance ultimately fell to the property owner. The city sought case costs of \$104.74 and a fine of \$100 per day.

Janak Desai, the property manager, addressed the Special Magistrate. He confirmed he had received the violation notices and was actively working on correcting the issue. He believed that placing a dumpster or two dumpsters on the property would not help due to the large number of tenants. He was able to identify which tenants were causing the issues, and had terminated their leases. Desai also advised that he planned to label all trash totes so that if there was another problem in the future, he would be able to easily identify the tenant. Additionally, he planned to hire another staff member that would conduct regular checks of the property to address the issues before they made it to Waste Management. He requested additional time from the Special Magistrate in order to implement these plans. A short discussion was held regarding timeframes, lease terminations, and plan implementation. No further comments were offered or received.

Special Magistrate Holt entered an order of violation allowing the respondent 45 days to implement the new plan, as well as 30 days to pay case costs of \$104.74. The order further stated that if the property was not brought into compliance within 45 days, a fine of \$100 per day would begin to accrue.

#### V. ADJOURNMENT

The meeting was adjourned at 1:13 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

3/5/24  
Date

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